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Duty Planning Officer
London Borough of Camden
Culture and Environment (Planning department)
Town Hall Extension
Argyle Street
London
WC1H 8 EQ

02 April 2014

Dear Sirs,

**NON MATERIAL AMENDMENTS SUBMISSION to PLANNING APPLICATION REFERENCE
No. 2008/0718/P.
86-88 DELANCEY STREET, LONDON NW1 7SA**

Please find enclosed our submission for non material amendments for planning application 2008/0718/P. Please note that we have previously issued a similar application which we then withdrew as we were awaiting a decision on the implementation of the works.

As part of the Section 106 agreement for the planning approval we are required to achieve a Very Good or Excellent rating for the office units when assessed under BREEAM, Level 3 of the Code for Sustainable Homes for the residential units, and compliance with Lifetime Homes standards. Many of the amendments listed below are a result of developing the design to comply with these standards.

Please note that the area at the rear of 103/105 Parkway adjoining the site at 86-88 Delancey Street has been included. The two maisonettes at 103/105 Parkway and the alteration of the area in front of the units to provide step free access from 86-88 Delancey Street has been previously approved under application reference 2011/0399/P.

We appreciate that there are a number of areas highlighted in this submission and would welcome the opportunity to discuss the attached documentation should clarification be required.

1. Ground floor

Please refer to the approved drawings P-012, P-046 rev01, P049; and the proposed drawings P-070 and P-049 Rev A

- a. Amendments to the internal courtyard area to accommodate access to the two maisonettes, this access was approved previously under a separate application (2011/0399/P).
- b. Increase in the size of the refuse and recycling storage to comply with Code for Sustainable Homes and BREEAM Offices requirements (please refer to item 4, below). As a result the pedestrian entrance and the vehicle gate and waiting area have been adjusted accordingly.

- c. Alteration to the external paving materials. The 600x600 concrete surface pavers approved for the courtyard area are not suitable for vehicle movement and we propose to replace these with a 100x200 block paver. This has a similar appearance to the 600x600 pavers but with a smoother surface. Due to restrictions imposed by Network Rail in removing the surface material over the railway tunnel we propose to replace the approved 600x600 concrete surface pavers in front of the office units with a resin bonded gravel. This will require less material to be taken off the top of the tunnel and will be more suitable for the complex geometry in this area.

2. Floor plan reconfiguration

Please refer to the approved drawing P-019-02 and the proposed drawing P-075.

- a. Minor alterations to the building envelope adjacent the neighbouring 84 Delancey St due to Party Wall requirements. This change is reflected in all of the floor plans.
- b. Glass corner to the fourth floor adjacent to the neighbouring 103 Partway proposed as a solid wall. This is due to the fourth floor extension of the neighbouring building which was not present at the time of our original planning application.

3. Main building façade

Please refer to the approved drawings P-015-02 to P-018-02 and P-021-02; and the proposed drawings P-076 and P-071 to P-074.

- a. The window configuration to the rendered area of the main building rear elevation has been altered. Please note that this configuration was previously approved in a separate application (2010/2911/P) and the overall glazed area has not increased from the approved drawings.
- b. To comply with Code for Sustainable Homes standards some flats have been designed for natural ventilation, to achieve the required flow rate we propose an additional slot window to the corridors of apartments 2, 4, 6, 8, 10, 12 and 13. Please refer to the main building rear elevation.
- c. Windows to the rear façade have been reduced in width to match adjacent windows and create a more consistent appearance. These are identified on the plan drawings by the note 'opaque glazing'.
- d. Doors to the ground floor facing Delancey St have been adjusted to improve the access to bin stores and the office units.

4. Courtyard building (B1 unit space) roof and facade

Please refer to the approved drawing P-019-02, the proposed drawing P-075, and drawing P-077 which shows existing and proposed elevations.

- a. To improve the buildability the envelope of the building has been reduced at first floor level. This reduction will improve the outlook for the neighbouring properties.
- b. Omission of solar thermal panels to the roof areas. Detail design has identified that solar thermal panels in this location will provide an over supply of hot water to the B1 unit and are not in line with the BREEAM Offices requirements.
- c. Minor alterations to the façade to improve buildability and allow access for cycle storage. Please note that the façade faces developments internal courtyard.

5. Bin store reconfiguration

Please refer to the approved drawing P-032 and proposed drawing P-080

Proposal to increase the size and shape of refuse and recycling storage. The recycling storage is divided into two separate areas, one for residents use and one for offices. Collection is proposed as follows in line with the standards in the Code for Sustainable Homes:

- Refuse for residents - Council
- Recycling for residents - separate arrangements
- Refuse and recycling for office space - separate arrangements

The new layout satisfies both the Council waste collection requirements and the requirements of Code for Sustainable Homes and BREEAM.

6. Cycling provisions reconfiguration

Please refer to the approved drawing P-030, P-031; and proposed drawings P-081, P-082.

- To comply with Code for Sustainable Homes standards we propose to increase the number of cycle storage for residents from 14 units to 24 units. These will be located in a secured area within the basement. Sheffield cycle stands are proposed for these locations.
- To comply with BREEAM standards secured internal cycle stores have been added to the rear building and the main building. A three point cycle locking system will be provided by the V- Lock cycle vertical rack (see specifications enclosed). This is an approved system under the BREEAM Offices.

Please find enclosed:

- Original and 3 copies of the following drawings:
 - 1104-P-049 Rev A
 - 1104-P-070
 - 1104-P-071
 - 1104-P-072
 - 1104-P-073
 - 1104-P-074
 - 1104-P-075
 - 1104-P-076
 - 1104-P-077
 - 1104-P-080
 - 1104-P-081
 - 1104-P-082
 - 0703-P-015-rev02
 - 0703-P-016-rev02
 - 0703-P-017-rev02
 - 0703-P-018-rev02
 - 0703-P-019-rev02
 - 0703-P-021-rev02
 - 1018-P-030
 - 1018-P-031
 - 1018-P-032
 - 1103-P-012-rev01
 - 1104-P-046-rev01
 - 1104-P-049 Rev A
- A cheque for £195 made payable to London Borough of Camden.
- Original and 3 copies of the application form

Yours Faithfully,



Alyn O'Donnell