

DISCHARGE OF PLANNING CONDITIONS

Conversion of existing building to 2no. flats

FOR

TAYLOR WIMPY CENTRAL LONDON

AT

PULSE HOUSE, BONNY STREET
CAMDEN NW1 9PG

SUBMISSION 3 - APRIL 2014



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Rayleigh, Essex SS6 7BP

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INTRODUCTION

Planning consent ref: 2011/2072/P was granted on 23rd September 2011 for development at Twyman House, 31-39 Camden Road, NW1 9LR. Proposals for Pulse House were included under the umbrella of that application and approval.

An application for Discharge of Conditions was submitted on 14th March 2014, with London Borough of Camden planning application reference **2014/1930/P**. This application stated that details in respect of sliding sash windows were to be submitted for consideration and approval at a later date.

Approval 2011/2072P - Schedule of conditions remaining to be discharged:

The applicant seeks written and formal discharge of conditions from the LPA, to the relevant remaining items, based upon the following

- **Condition 2 - Windows to North (Garden) Elevation and East (Garden) Elevation (Vertical sliding sash windows)**

Condition 2: External Materials

Windows - Vertical Sliding Sash

The original application identified aluminium framed vertical sliding sash windows to match closely to the existing pattern as Kawneer GT70 Slimline Renovation windows.

It has become apparent that the Kawneer GT70 Slimline Renovation window pattern is no longer available as a vertical sliding sash, and an appropriate sensitive alternative for conservation areas has been sought. The relevant windows to which this application refers are:

Bonny Street Side- Garden (East) Elevation:

Existing windows are to be removed and replaced with aluminium framed, double glazed Duration 'Royale' slimline aluminium sash windows within the existing structural opening, to match closely to existing window details.

Aluminium glazing sections will be PPC finished colour RAL 9010 white to match existing. Glazing overlooking adjoining spaces to be obscured glass.

Windows numbered W1.04 and W0.05 and W0.06 apply

See Appendix A - Drawings Numbered 3471/4, 5, 8, and 3471/PC/W2A and 4 refer.

Bonny Street Rear - Garden (North) Elevation:

Existing windows are to be removed and replaced with aluminium framed, double glazed Duration 'Royale' slimline aluminium sash windows within the existing structural opening, to match closely to existing window details.

Aluminium glazing sections will be PPC finished colour RAL 9010 white to match existing. Glazing overlooking adjoining spaces to be obscured glass.

Windows numbered W1.05 and W1.06 apply

See Appendix A - Drawings Numbered 3471/4, 7, and 3471/PC/W2A refer.

Bonny Street Rear - South Elevation:

Existing windows are to be removed and replaced with aluminium framed, double glazed Duration 'Royale' slimline aluminium sash windows within the existing structural opening, to match closely to existing window details.

Aluminium glazing sections will be PPC finished colour RAL 9010 white to match existing.

Windows numbered W1.02 applies.

W1.02 is a vertical sliding sash window, but is concealed behind a vertical timber louvre screen.

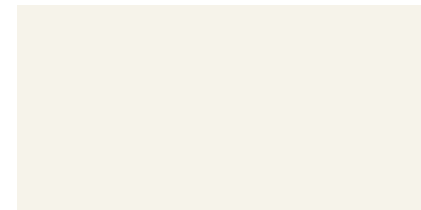
See Appendix A - Drawings Numbered 3471/4, 9, and 3471/PC/W/3 refer.

The relevant windows above are referenced and located on the attached General Arrangement Plans as:

Ground Floor: Windows W1.04, W1.05 and W1.06. Window W1.02.

1st Floor: Windows W0.05 and W0.06

Colour references for windows:



Colour finish RAL 9010 - Pure White

APPENDIX A

DRAWING DETAILS

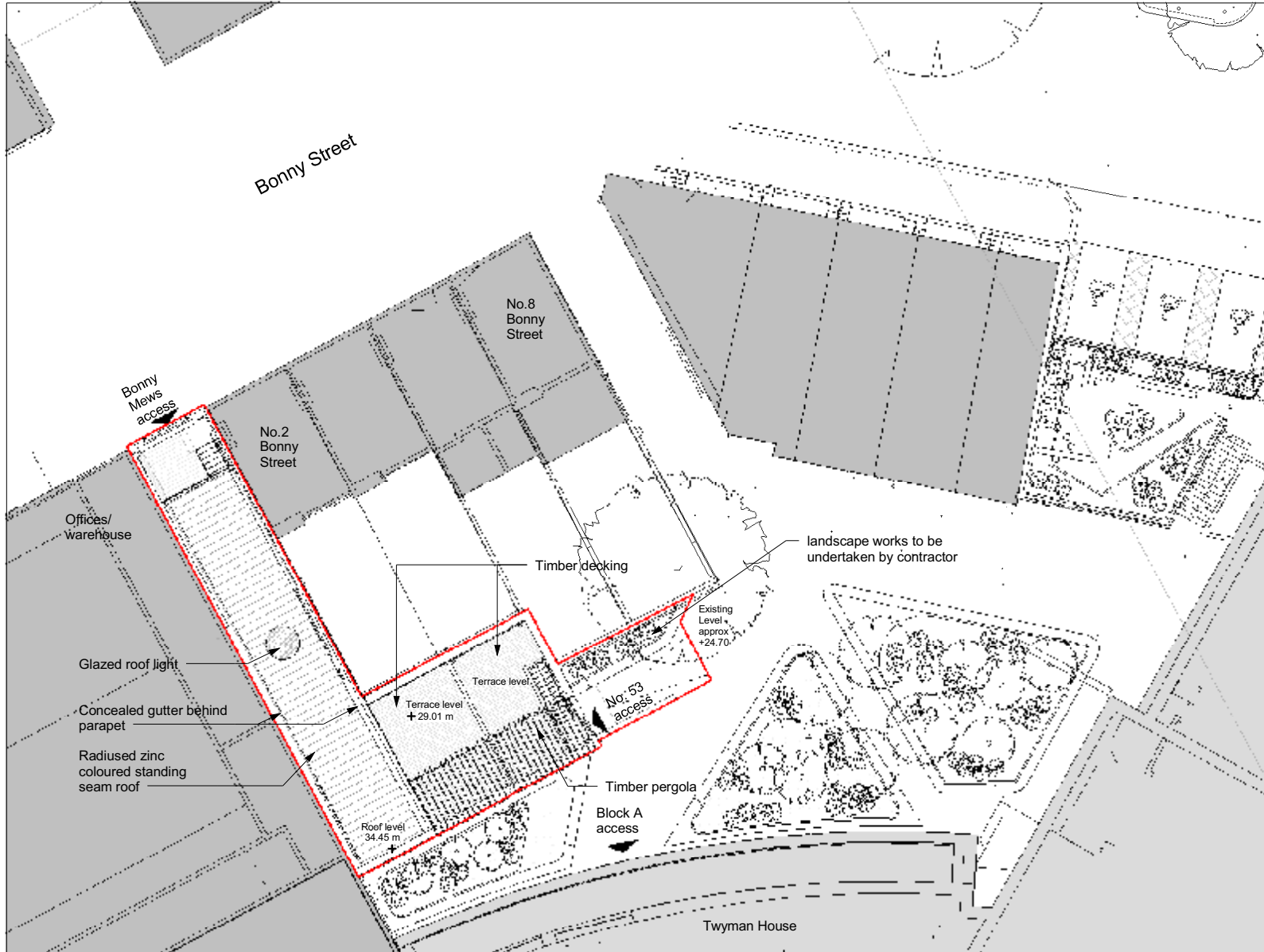
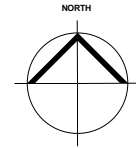
Appendix A - Drawings Schedule

AL (00)0100	-	SITE PLAN
3471/4	-	GROUND FLOOR GA PLAN
3471/5	-	FIRST FLOOR GA PLAN
3471/7	-	PROPOSED NORTH ELEVATION (BACK GARDEN)
3471/8	-	PROPOSED EAST ELEVATION (BACK GARDEN)
3471/9	-	PROPOSED SOUTH ELEVATION
3471/PC/W/2A	-	SASH WINDOW DETAILS - 1
3471/PC/W/3	-	SASH WINDOW DETAILS - 2
3471/PC/W/4	-	SASH WINDOW DETAILS - 3

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size



Site Plan
1 : 200

01/11/13	A	KS	RM	Minor amendments for TaylorWimpey Central London
date	rev	name	chk	note

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PROJECT
Pulse House Refurbishment
Bonny Street, Camden, London, NW1 9PG

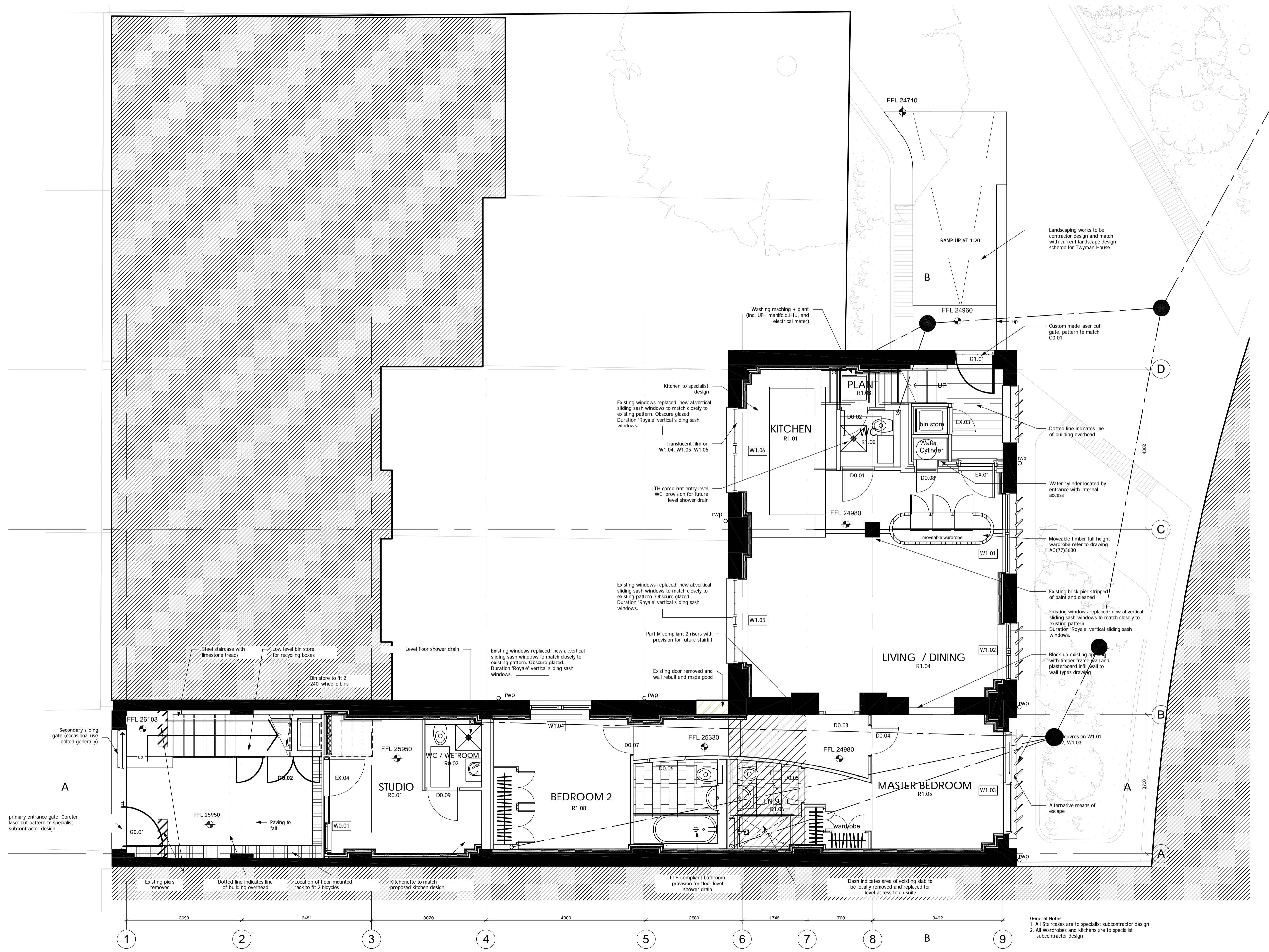
DRAWING TITLE
Site Plan

STATUS			
TENDER ISSUE			
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	25.10.13	KS	RM
PROJECT NUMBER	DRAWING NUMBER	REVISION	
80350	AL(00)0100	A	

01/11/2013 09:28:38 C:\Revit Local\80350_Pulse House_Tender Model_Rob Mawson.rvt

Notes

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Ground Floor

A	----	---/---
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Ground Floor Plan
 Proposed General Arrangement

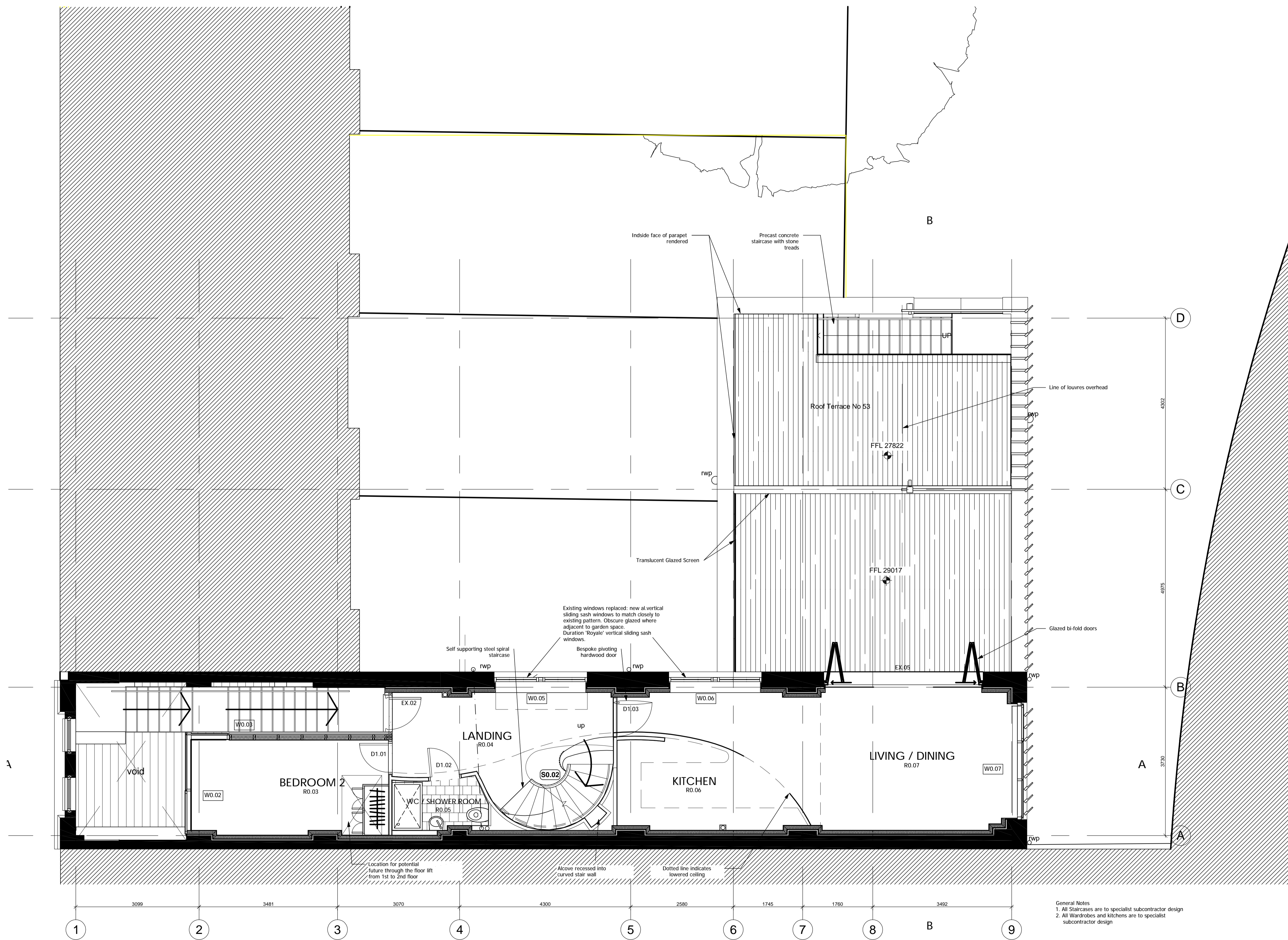
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drawing number 3471 / 4	revision -

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General Notes
 1. All Staircases are to specialist subcontractor design
 2. All Wardrobes and kitchens are to specialist subcontractor design

First Floor

Revision: A ---

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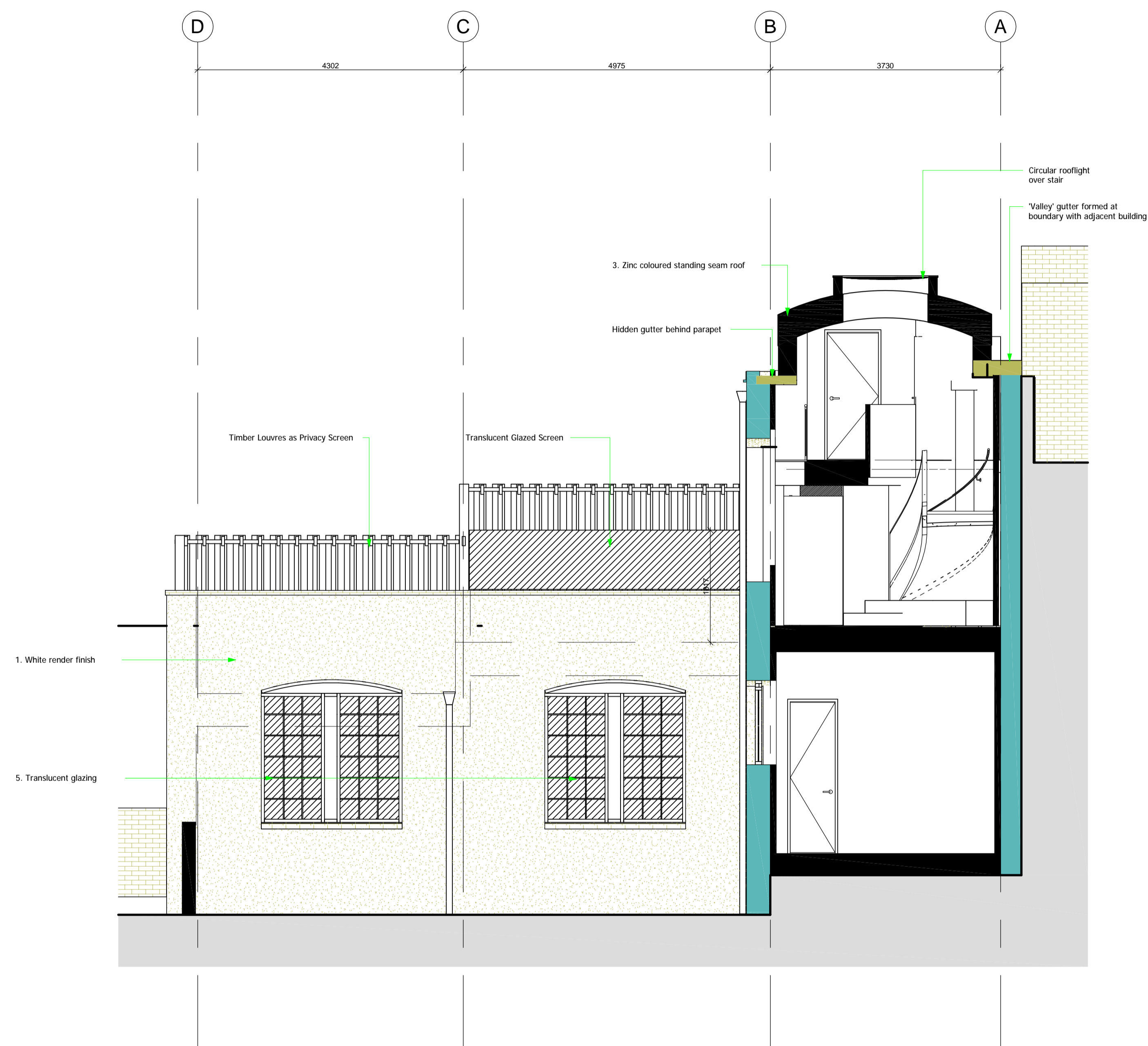
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drawn		GPP	
checked		--	
revision		-	

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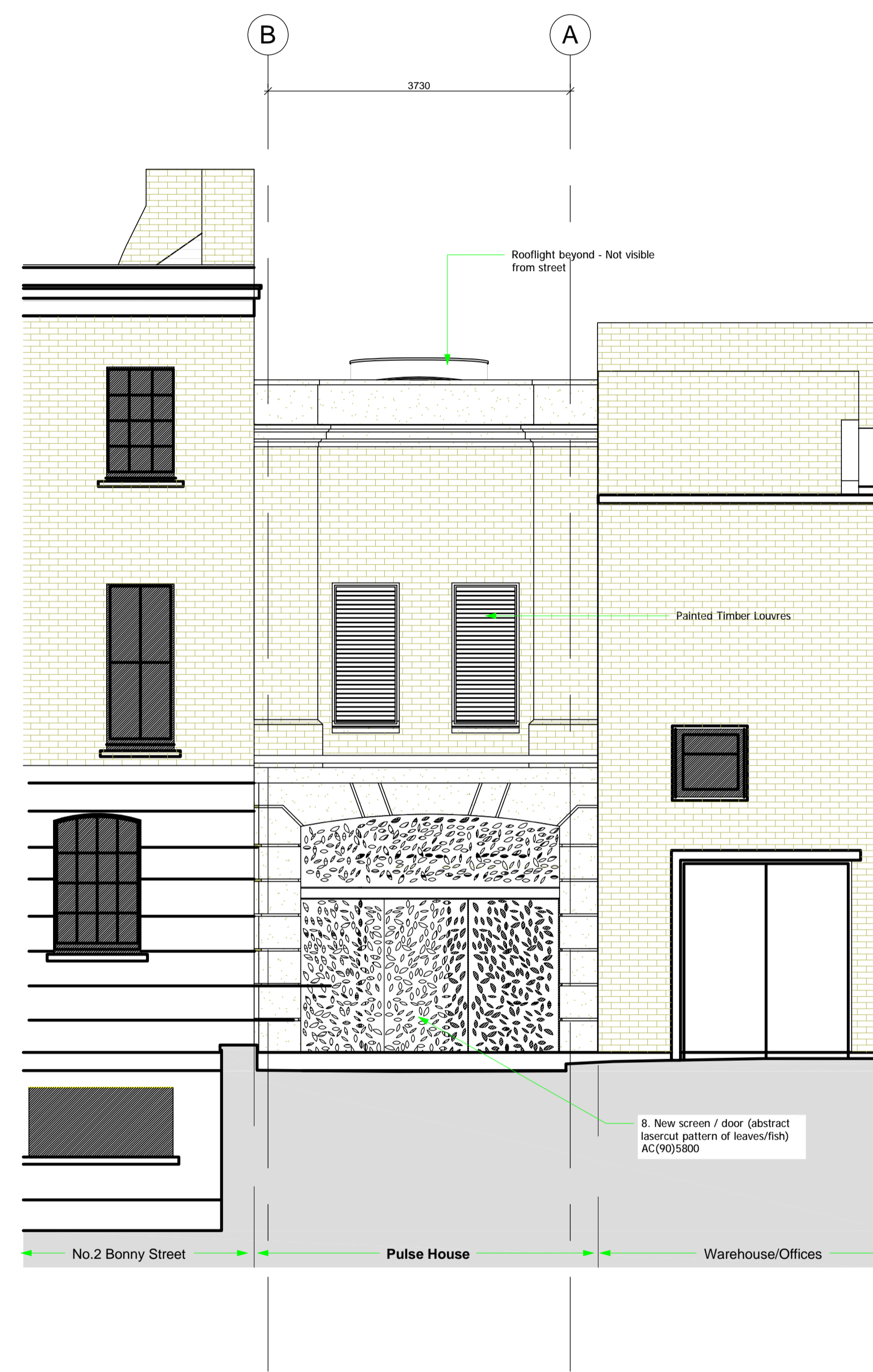
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Proposed North Elevation
(Back Garden)



Proposed North Elevation
(Bonny Street)

A	----	---/---
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Proposed Elevations - 1 of 3
North Elevation

date February 2014	drawn GPP
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scale 1:50 @ A1	checked --
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drawing number	revision
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3471 / 7

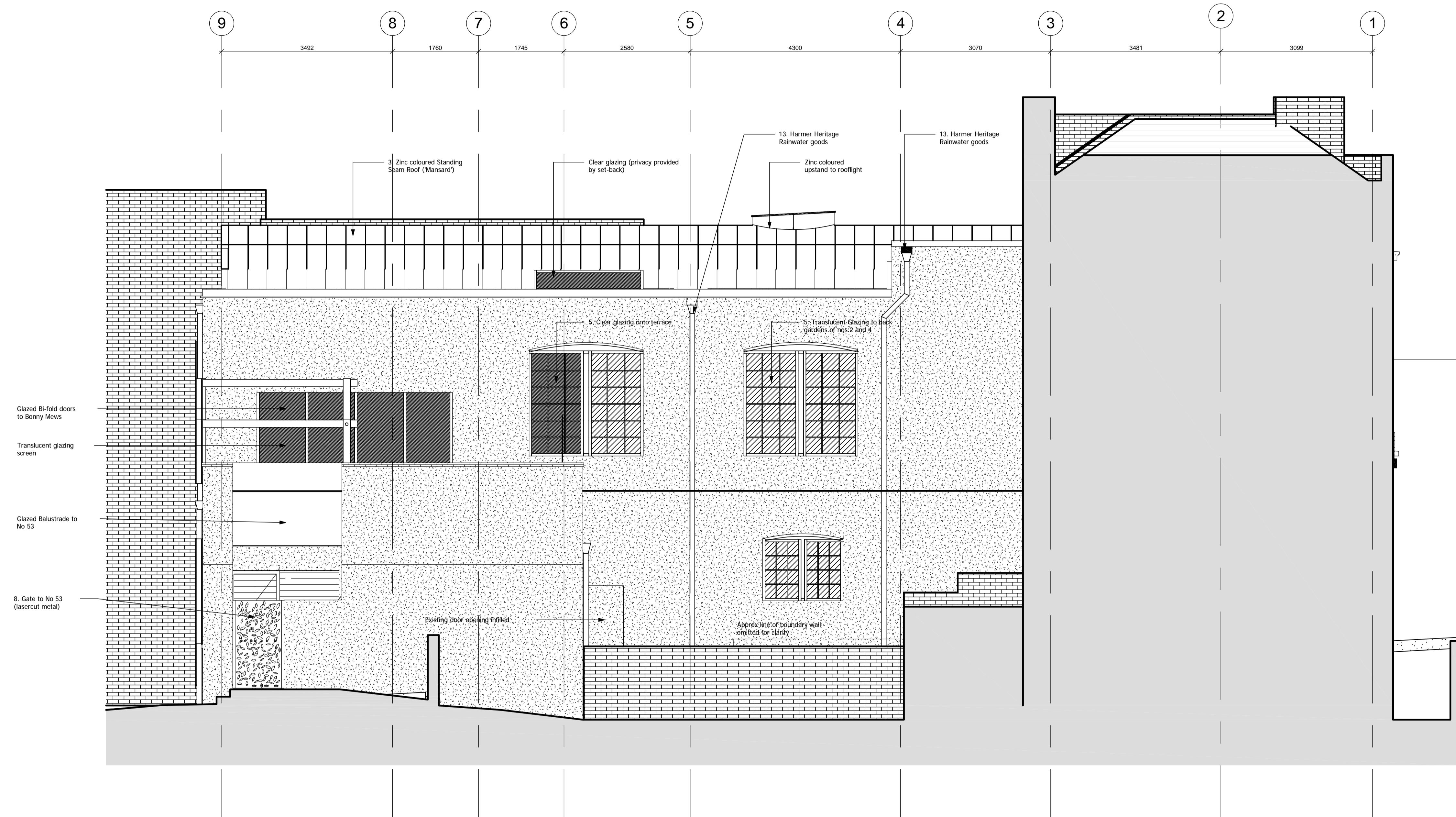
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**Proposed East Elevation
(Back Garden)**

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drg title Refurbishment & Alterations
Pulse House, Bonny Street, Camden

Proposed Elevations - 2 of 3
East Elevation

date February 2014 drawn GPP

scale 1:50 @ A1 checked --

drawing number revision

3471 / 8

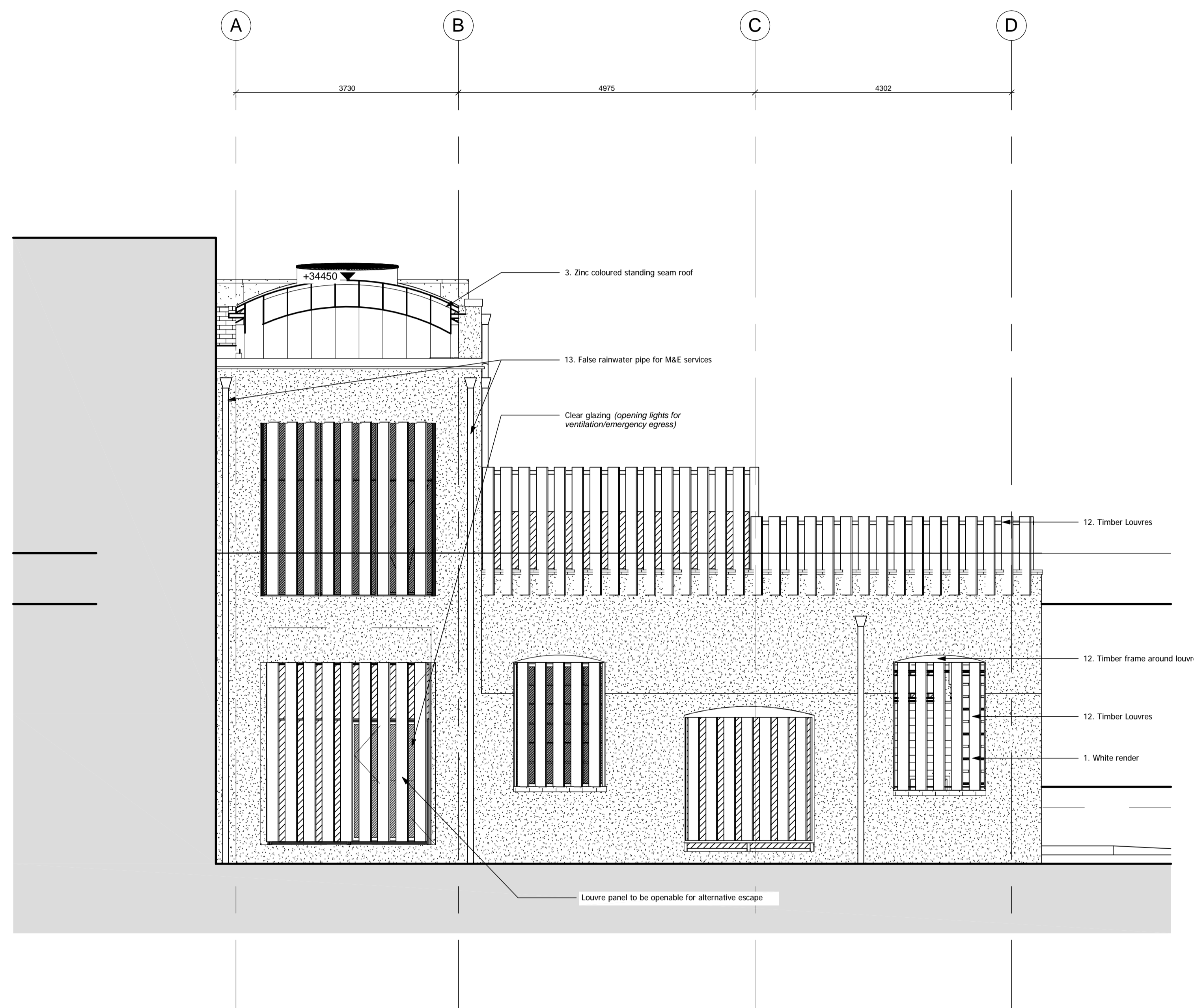
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Proposed South Elevation
(Courtyard)

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Proposed Elevations - 3 of 3
South Elevation

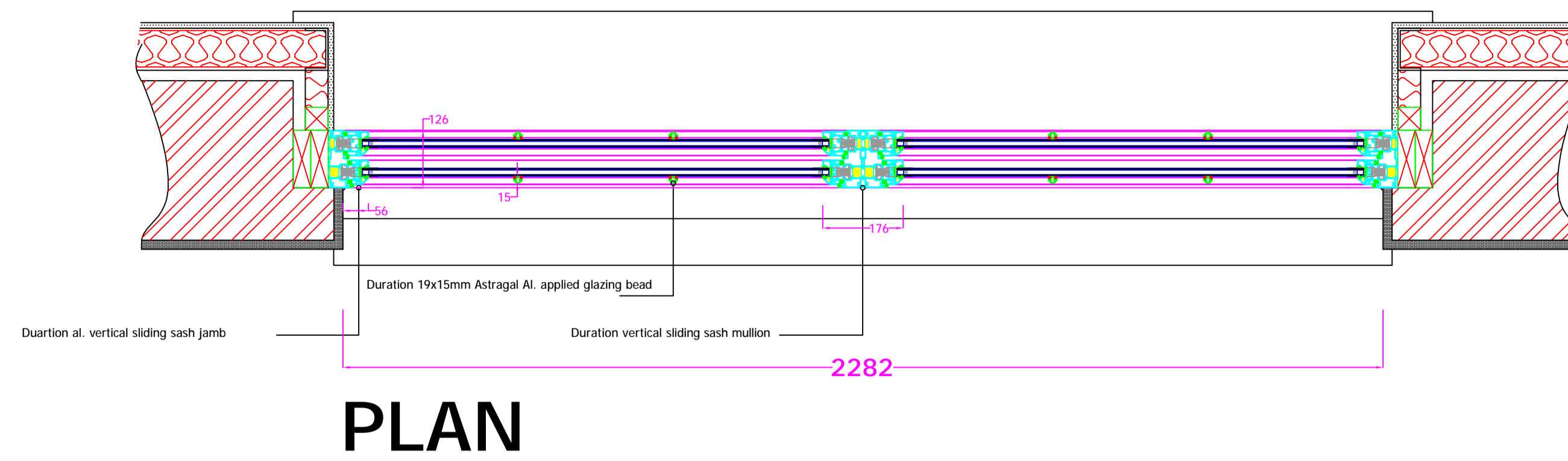
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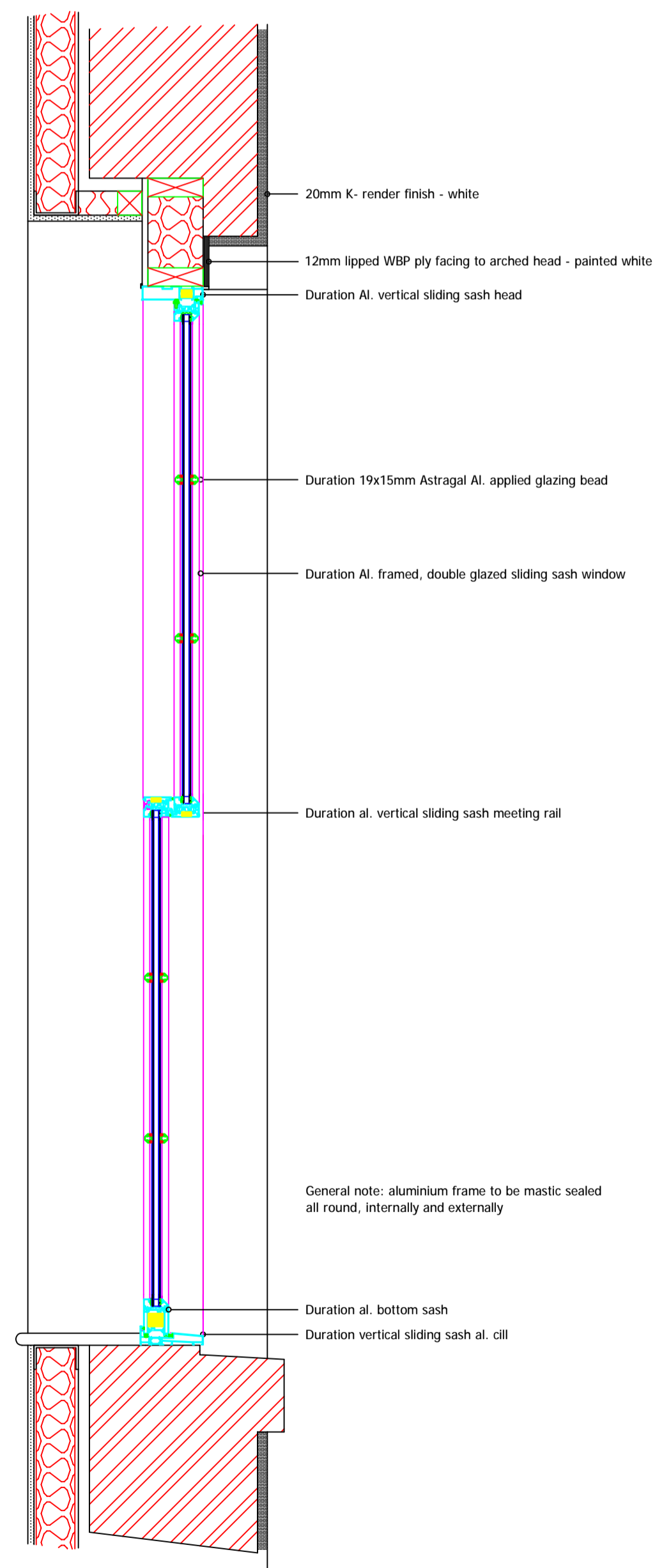
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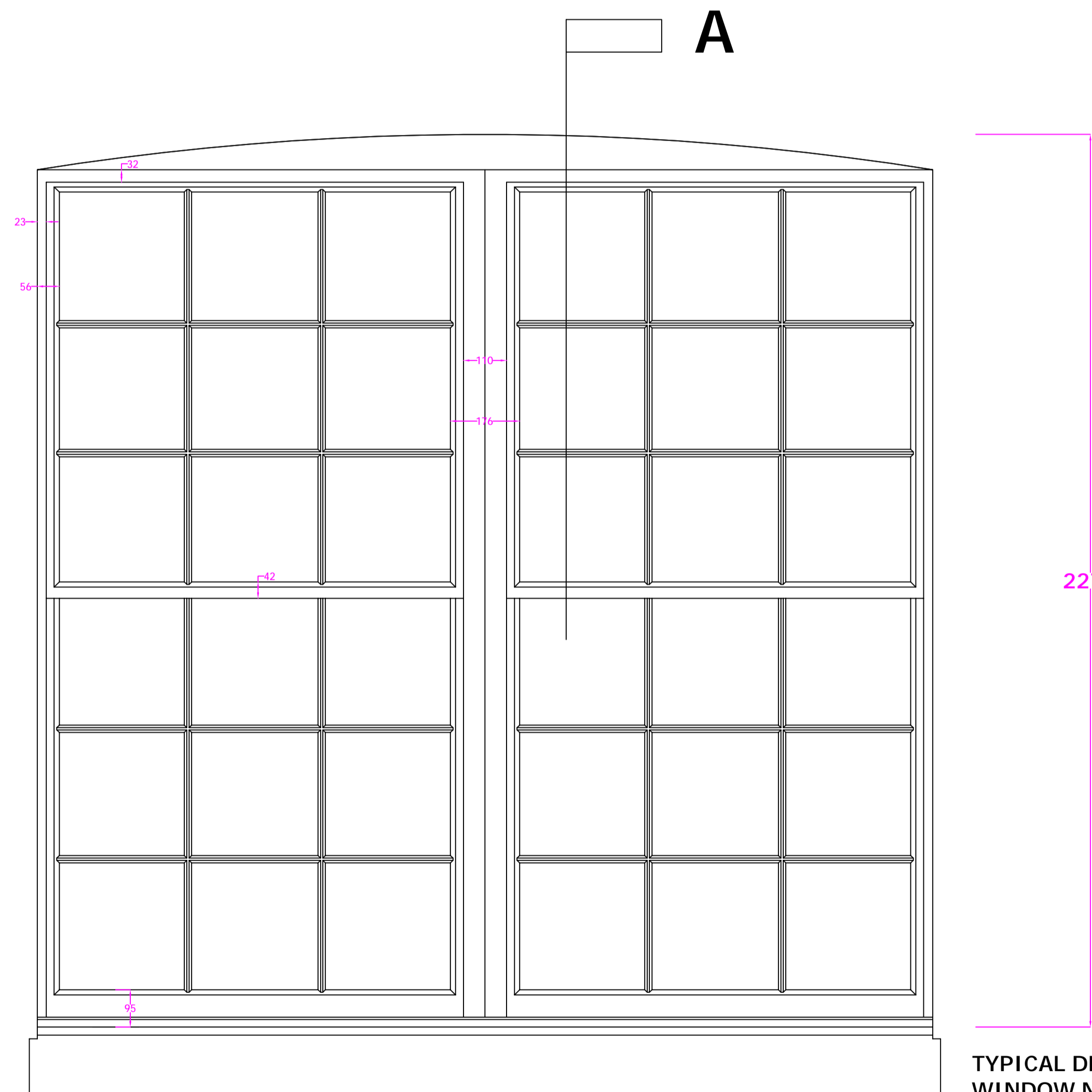
All dimensions to be verified on site prior to work commencing.



PLAN



SECTION A-A



ELEVATION

TYPICAL DETAIL
 WINDOW NO'S: W1.05, W1.06, W0.05 AND W0.06.
 DURATION ALUMINIUM RESTORATION WINDOW - VERTICAL
 SLIDING SASH WITH MOULDED GLAZING BARS.
 U-VALUE 0.16W/m²K (AS SAPS CALCULATIONS)

A Window note amended 19/03/14
 Revision

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SASH WINDOW DETAILS - 1

date March 2014 drawn GGP

scale 1:10 @ A1 checked --

drawing number revision

3471/PC/W/2 A

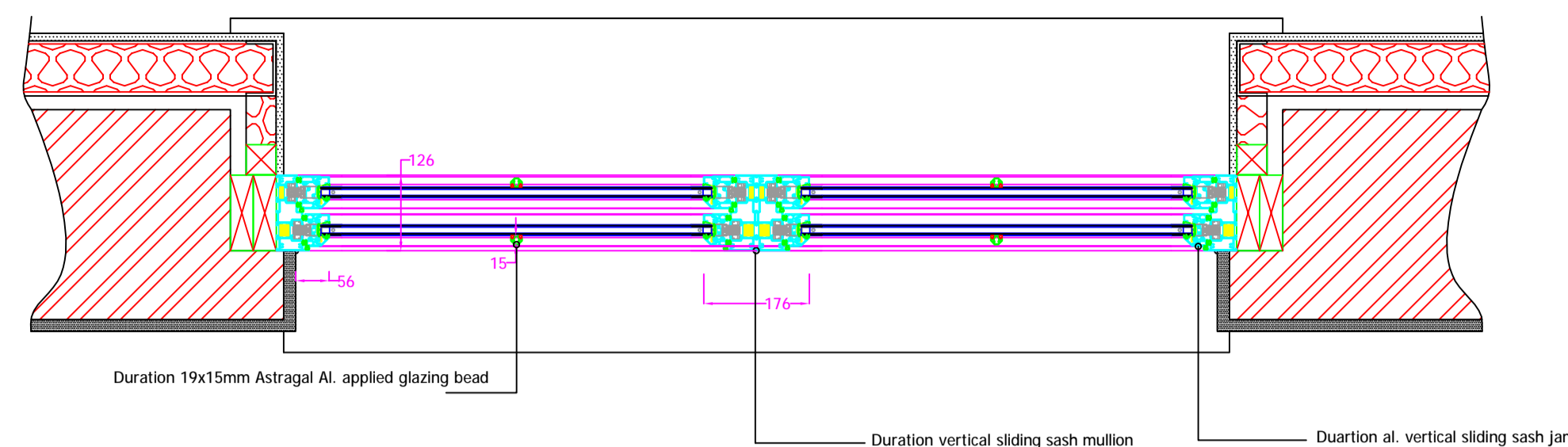
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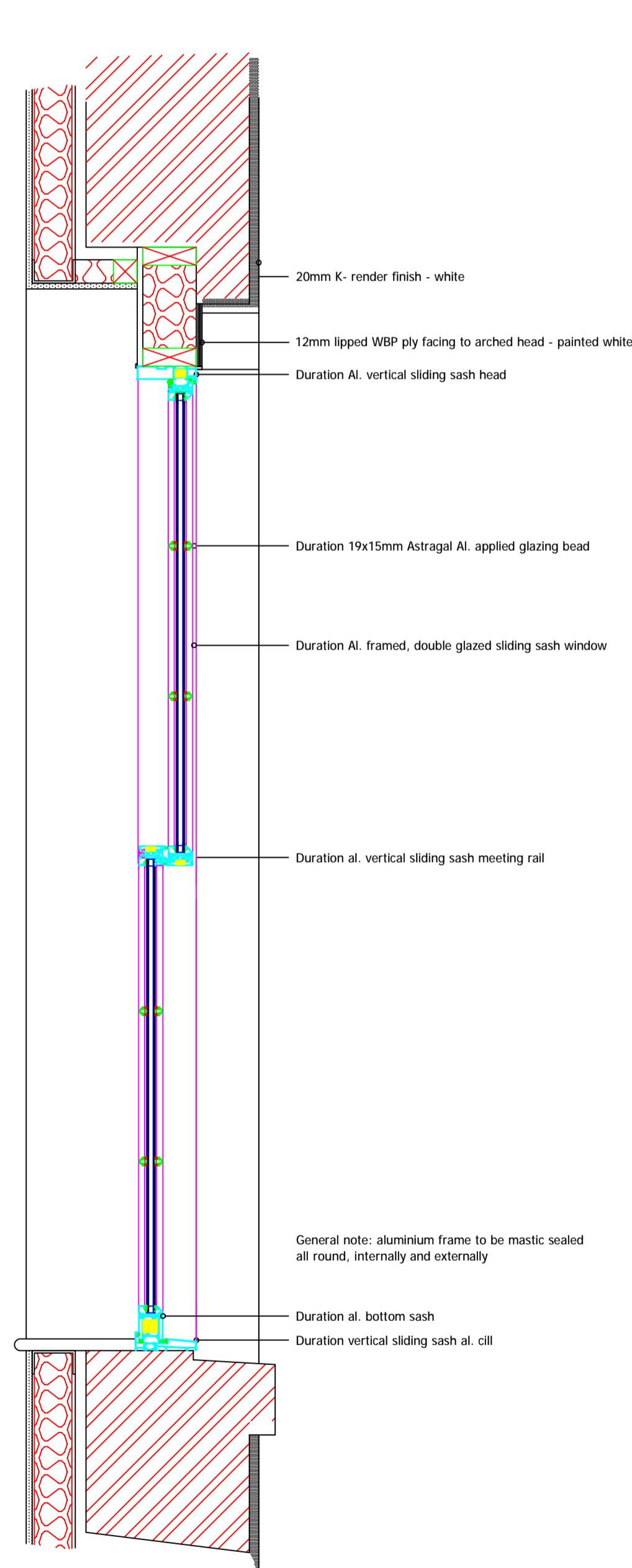
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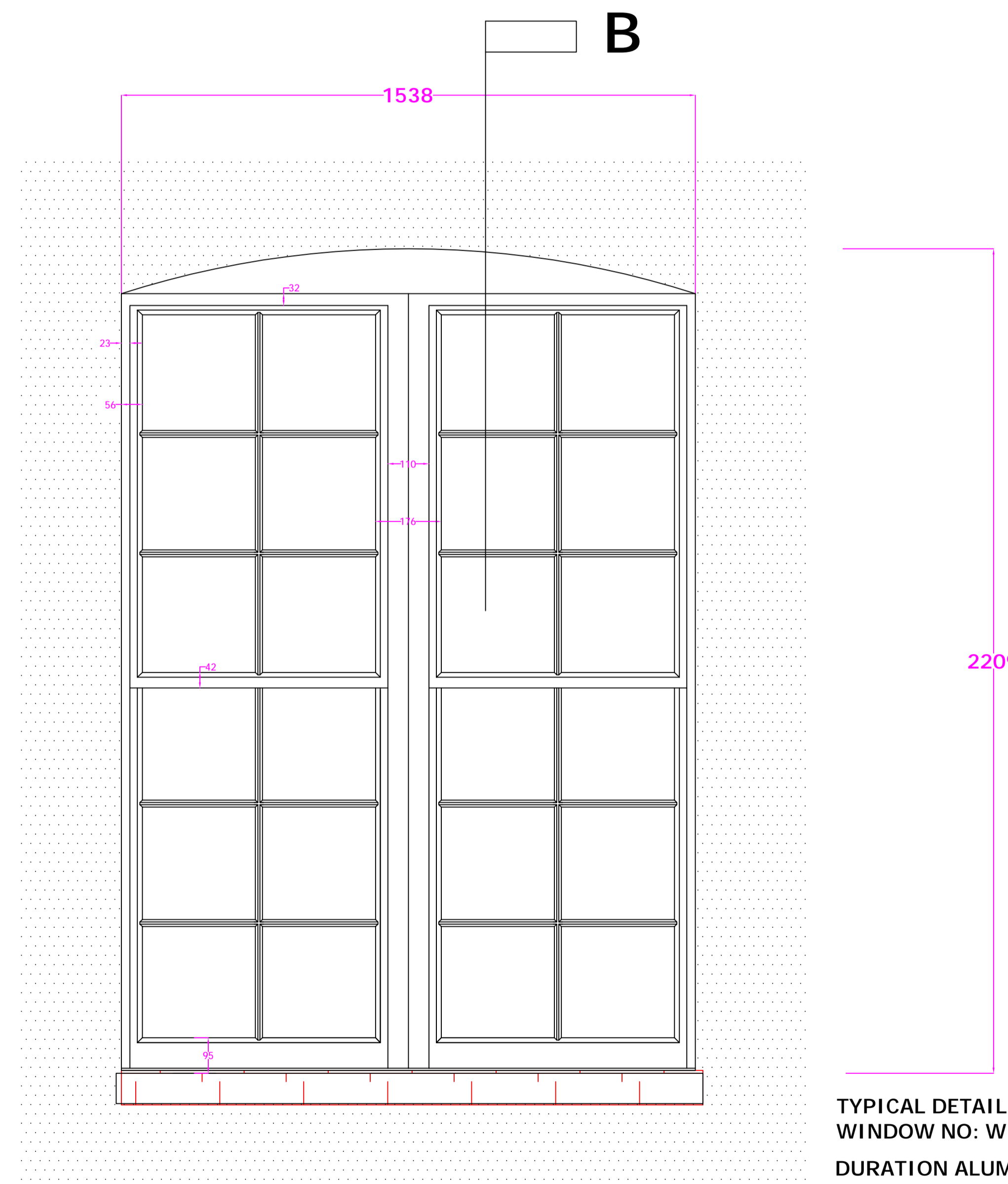
All dimensions to be verified on site prior to work commencing.



PLAN



SECTION B-B



ELEVATION

TYPICAL DETAIL
 WINDOW NO: W1.02.
 DURATION ALUMINIUM RESTORATION WINDOW - VERTICAL SLIDING SASH WITH MOULDED GLAZING BARS.
 U-VALUE 0.16W/m²K (AS SAPS CALCULATIONS)

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SASH WINDOW DETAILS - 2

date March 2014 drawn GGP

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drawing number revision

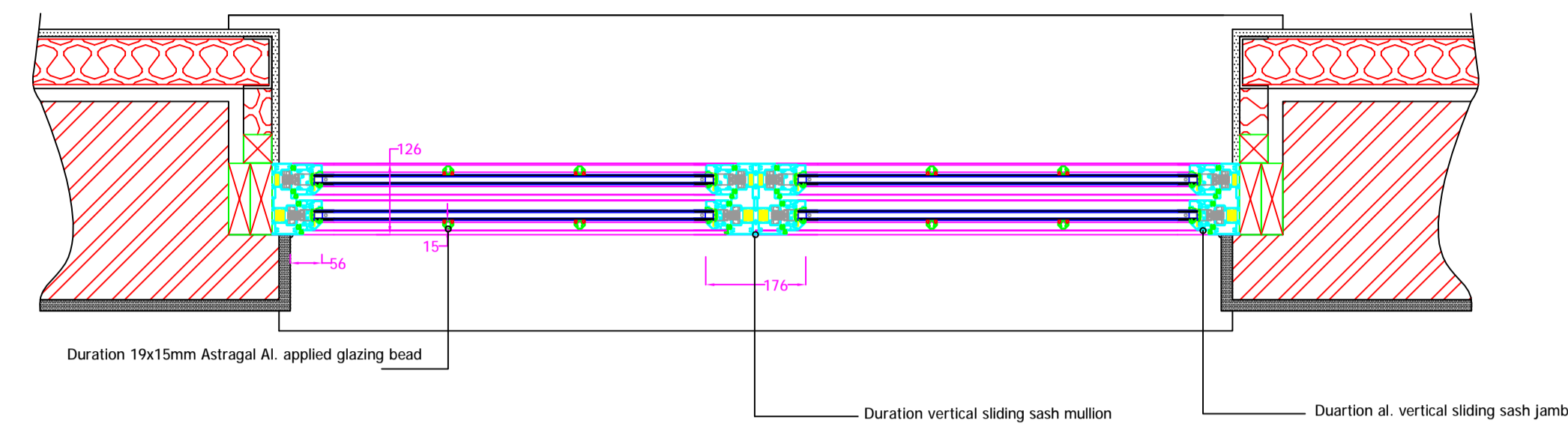
3471/PC/W/3 ~

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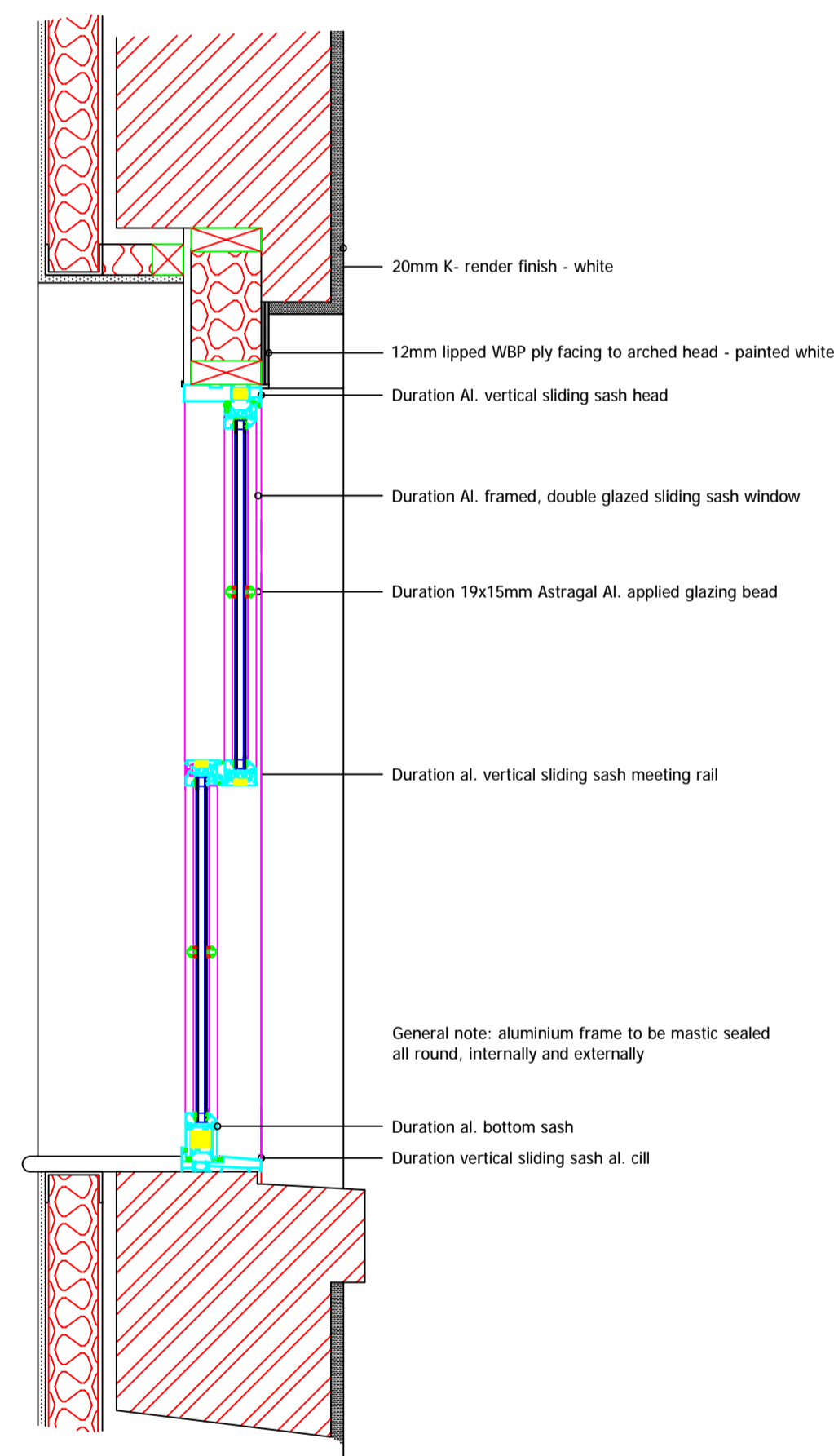
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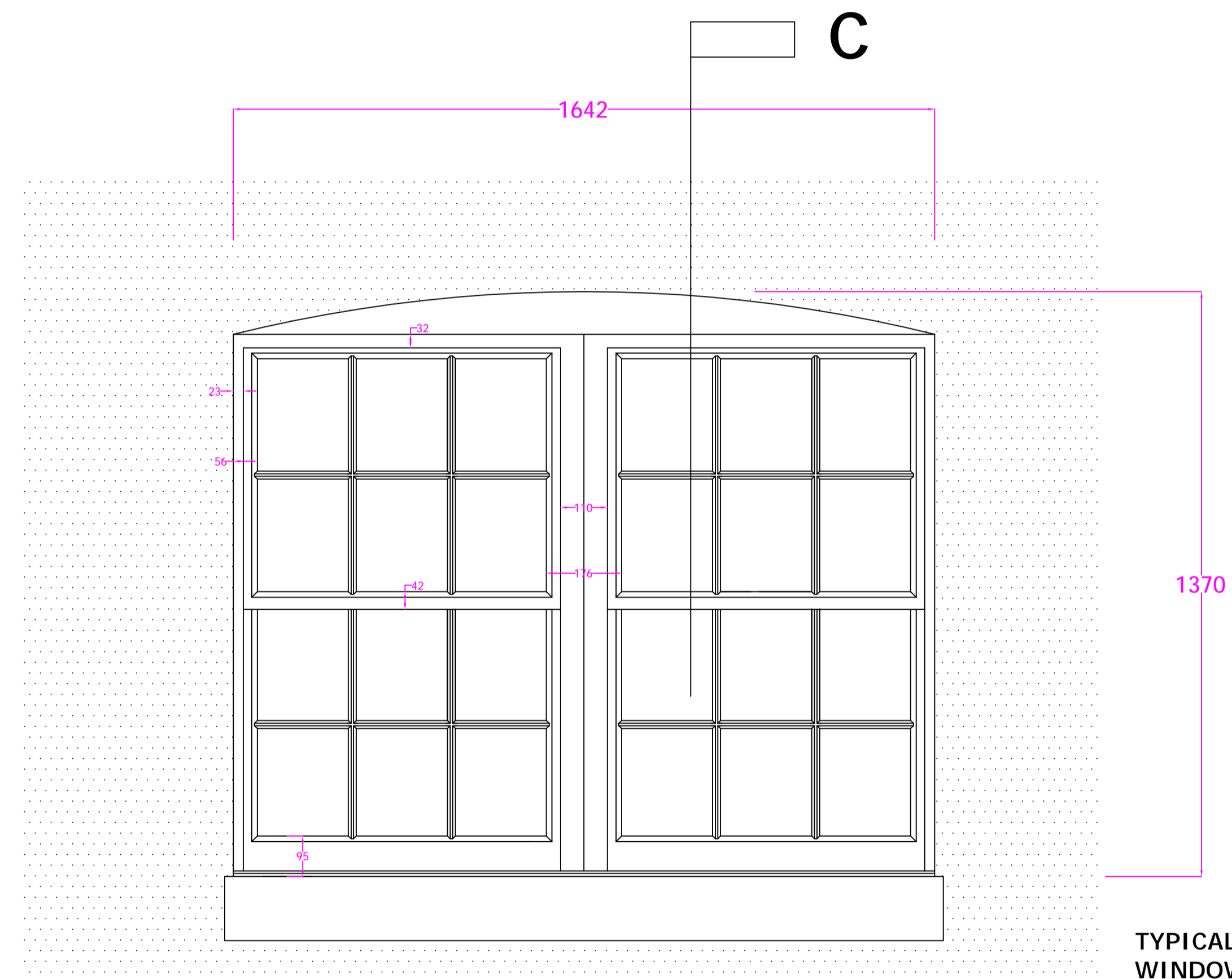
All dimensions to be verified on site prior to work commencing.



PLAN



SECTION C-C



ELEVATION

TYPICAL DETAIL
WINDOW NO: W1.04.
DURATION ALUMINIUM RESTORATION WINDOW - VERTICAL SLIDING SASH WITH MOULDED GLAZING BARS.
U-VALUE 0.16W/m²K (AS SAPS CALCULATIONS)

A -
 Revision

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SASH WINDOW DETAILS - 3

date April 2014 drawn GPP

scale 1:10 @ A1 checked --

drawing number revision

3471/PC/W/4 ~

APPENDIX B

MANUFACTURERS INFORMATION

Appendix B - Manufacturers Information

DURATION WINDOWS 'ROYALE' SASH WINDOWS

Aluminium Vertical Sliders

'Royale' Sash Windows

Authentic Slim-line Aluminium Sash Windows



Duration Windows

Units 4-5,
Charfleets Road,
Canvey Island,
Essex. SS8 0PQ

t: 01268 681612 (15 lines)

f: 01268 510058

e: sales@duration.co.uk

w: www.duration.co.uk



DURATION WINDOWS

Supplying high quality aluminium products since 1985

Our Royale Sash Windows

Our Royale Sash Window incorporates the traditional styling of wooden box sash windows with the advantages of a thermally broken aluminium profile. A stylish, low maintenance and authentic sash window that is suitable for use in heritage and conservation areas, or where Georgian and Victorian architecture is predominate. The ease of operation and excellent natural ventilation means that these Vertical Sliders are also suitable for use in high occupancy buildings.

The Royale Sash Window comes with authentic hardware and features a 'tilt in' operation, which facilitates the cleaning of the external glass. It comes with sash horns and you can choose between a range of authentic glazing and deep bottom rail options, in order to retain the character of your property. This window system is highly thermally efficient and has 18mm krypton gas filled sealed units and can achieve an excellent U values and a WER C.

Features

- Slim sight-lines and the slim meeting rails of just 42mm.
- Traditional styling with an authentic 45° putty-line sash detail.
- Maintenance free alternative to wooden box sash windows.
- Choice of flush square cill or sloped projection cill.
- Choice of standard or slim jamb section.
- 126mm outer frame with a double polyamide thermal break.
- Attractive locking catches - available in a variety of colours.
- Internally beaded sashes take 18mm krypton gas filled double glazed sealed units.
- Can be fitted into existing or new timber frames or direct to brick.
- Includes various optional extras for dressing your windows, including sash horns and deep bottom rail for traditional installations.
- Both sashes can tilt in - allowing for easy access to external glass for cleaning.
- Fully compliant to Doc L (Oct 10) of the Building Regulations, can achieve excellent U values and WER 'C' rating.
- Suitable for use in Heritage and Conservation areas. Replacement and refurbishment projects, as well as New Build.
- Concealed drainage and a concealed coupling option.
- Available with traditional hardware and glazing options including A-shaped astragal bars.
- Finish your installation with our unique colour matched aluminium quad trim.

Recommended Size Limitations

Recommended Sizes	
Min. Width	750mm
Max. Width	1600mm
Min. Height	725mm
Max. Height	2800mm
Max. Sash Weight	50kg

This is a new product, which is still in development. E.&O.E.



Traditional Residential Installation



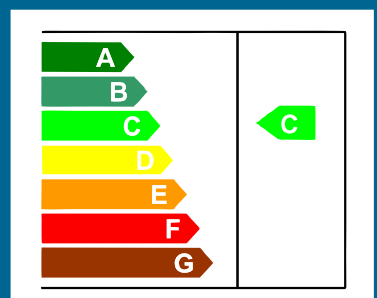
Attractive Key Locking Fitch Catch



Tilt-In Facility For Easy Cleaning



Authentic Furniture



Can Achieve WER 'C' Rating

06 Dec 2013