

Planning Application 2008/1669/P
Alteration and Additions
2C Ospringe Road
NW52JE
London

Supporting statement to Application for approval of planning conditions

31.08.2014

Planning application 2008/1669/P approval imposes 2 conditions. This submission seeks the approval of these conditions.

Condition 1 required that the works were started within 3 years of planning approval. The approval is dated May 2008, and the works were started in June 2009, thereby complying with the condition.

Condition 2 required details of glazing, aluminium and zinc works to be submitted and approved in advance of this application. As the majority of the works have been carried out already, the requirement for approval in advance of implementation has not been fulfilled. As owner and client for this works, I was not aware of this, and therefore apologize to the planning authority. I do however trust that this submission communicates that the care and attention to detail taken in addressing this condition, and has achieved the aim set out in the planning officers report:

“ the contemporary design and use of modern materials would provide an interesting contrast that would not be considered out of the character with the property. The extension is therefore considered acceptable and complimentary to the site and surrounding area”

I trust the information is clear, thorough and suitable, but would be pleased to provide further details if necessary

Regards

Malcolm Smith
Owner
2C Ospringe Road
Nw52JE

Condition 1 - Compliance

Condition 1 of this planning approval requires that:

“development must be begun not later than the end of three years from the date of permission.

The approval letter is dated 30 May 2008.
Development started in June 2009.

Condition 2 - Compliance

Condition 2 of this planning approval requires that:

“the details of the (layout, sections, elevations and facing materials) to be used on the building shall not be otherwise that as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. (Such details shall include proposed aluminum, glass, zinc and timber screen) The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved’.

The works on the glazing, zinc and aluminium components of the house have been carried out already, and therefore approval is sought of the details as built. The timber screen has yet to be installed and therefore approval is sought in advance of implimentation.

The construction details, which reflect the as built condition for all the works for the glazing and the zinc works, and the timber screen as proposed, is shown on Drawings 07-17/W/001, 3, 4, 5, 6, 7, 8, 10, 11, 12, 16 and 17. The detailing of the works overall, and specifically the glazing and zinc was undertaken by an experienced architect, was closely and professionally supervised during construction by the same architect, and used materials that are acknowledged as best in class and in accordance with the planning approval.

A clear and simple strategy was established for the detailing, material choices and implimentation of the works. The design recognizes the subtle context of London Stock buildings, the importance of simplicity and carefull detaing in



Street Elevation beofre Alterations and Additions



As built street elevation

creating the contemporary aesthetic. The final window proportions were carefully considered to ensure where appropriate, a sense of verticality was achieved that related to the surrounding window systems. The high environmental performance, double glazed windows, have an external aluminum facing on a timber frame. The manufacturer of the most of the windows is Ideal Combi, an award winning manufacturer. The frame is 35mm wide, and where this has been doubled up, a 10mm shadow gap has been inserted to articulate the components. The aluminum facing is finished in a matt black anodized finish to minimize their presence and relate to the grey zinc facings and existing slate tiles in which they most commonly sit. The windows are carefully inserted into the house with a surrounding 10mm shadow gap to create a delicacy of detail.

The front entry glazing is a frameless double glazed system in order to de-emphasize the glazing and emphasize the surrounding London stock brickwork. The glazed external canopy over the front door is single glazed supported on a black aluminum frame, creating a delicate glass canopy with a fine edge to the street elevation.

The zinc cladding is a soft grey zinc sheet, formed with standing vertical seam joints at approximately 600mm centers on the larger areas of the extension. This detailing was chosen to also emphasize the verticality of the house and relate to the surrounding forms. Flashing details at the roof edge and the existing dormer window use the same material. The zinc will form a natural oxidied layer over time which further softens its appearance.

The slate tiles on the existing sections of mansard roof are the existing tiles that have been refixed following installation of new insulation and sarking.

New and repaired brickwork users reclaimed London Stock bricks which match the existing and surrounding brick palette.



Detail of framed windows and zinc panelling



Detail of frameless entry glazing



Overall Zinc detailing from north side



As built with natural screen in Winter



As built street Elevation



s built street elevation in wider context