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Camden Council Planning Department
Sixth Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

For the attention of Peter Higginbottom

1st August 2014

PGB/H13/079(7.1)

Dear Sirs,

**SUFFOLK HOUSE, 1-8 WHTFIELD PLACE & 114-116 WHITFIELD STREET W1T 5JU
(REF: 2010/5185/P)**

Discharge of Planning Condition 2 (Details of Facing and Other Materials)

With regard to the above planning condition, we wish to re-submit the following online:

- 1) The Application Form for Discharge of Conditions.
- 2) The planning drawings as listed within the body of this letter
- 3) An application fee for discharge of condition 2 for £97.

2.1 Windows.

Windows fall into 3 categories: traditional (replacement) windows in original brick section of building, domestic hinged casement windows to new top floor extension and "curtain walling" glazing to large ground and first floor street elevations.

a) Traditional (replacement) windows: windows generally to be new double glazed vertical sliding tilt & turn sash units to match original patterns, in timber factory painted gloss white (RAL 9010). Original

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part-glazed doors on upper levels also to be reconstructed to original pattern and factory painted gloss white (RAL 9010). Refer detail drawings H13 079 - (60) 340, (60) 341, (60) 350, (60) 351.

(For details of new Juliet balconies, refer section 2.3a below)

b) Top floor windows: windows generally to be new double glazed fixed units or top hung reversible aluminium units with polyester powder coating in mid grey colour (RAL7031). Manufacturer *Schueco* or similar equal approved. Refer detail drawings H13 079 - (60) 320, (60) 321, (60) 325, (60) 326, (60) 327, (60) 331.

c) Curtain Wall Glazing to Unit A1 (ground and first floors): windows generally to be new double glazed fixed units or top hung (reversible on first floor) aluminium units with polyester powder coating in mid grey colour (RAL7031), with adjacent fixed aluminium panels in identical finish. Manufacturer *Schueco* or similar equal approved. Privacy film fitted to windows to 1100mm AFFL (above finished floor level) on ground floor. Refer detail drawings H13 079 - (60) 000, (60) 001, (60) 002, (60) 003, (60) 004.

(For details of new low level metal screen, refer section 2.3b below)

d) Curtain Wall Glazing to Unit A2 (ground floor): windows generally to be new double glazed fixed units or top hung aluminium units with polyester powder coating in mid grey colour (RAL7031), with adjacent fixed aluminium panels in identical finish. Manufacturer *Schueco* or similar equal approved. Privacy film fitted to windows to 1800mm AFFL. Refer detail drawing H13 079 - (60) 010.

(For details of new low level metal screen, refer section 2.3b below)

e) Curtain Wall Glazing to ground floor porch/ wintergardens (Unit A3, A4 on ground floor): full height glazed sliding/folding screen with aluminium polyester powder coated frame in mid grey colour (RAL7031). Manufacturer *SolarLux* or similar equal approved. Privacy film fitted to windows to 900mm AFFL. Refer detail drawing H13 079 - (60) 020.

(For details of new low level metal screen, refer section 2.3b below)

f) Curtain Wall Glazing to Communal Entrance (ground floor): windows generally to be new double glazed fixed units or top hung aluminium units with polyester powder coating in mid grey colour (RAL7031), with adjacent fixed aluminium panels in identical finish. Manufacturer *Schueco* or similar equal approved. Privacy film fitted to windows to 1800mm AFFL. Refer detail drawings H13 079 - (60) 050, (60) 054, (60) 059.

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(For details of new adjacent louvres, refer section 2.4b below)

2.2 External Doors.

a) Front door to Units A1 & A2: Aluminium framed solid door with vertical profiled aluminium infill panel, powder coated mid grey colour (RAL7031). Manufacturer *Schueco* or similar equal approved.

Refer detail drawings H13 079 - (60) 000, (60) 003.

b) Front door to Units A3/ A4: Aluminium framed glazed door with full height glazed panel, frame powder coated mid grey colour (RAL 7031). Manufacturer *Schueco* or similar equal approved. Privacy film fitted to windows to 1100mm AFFL approx. (to top of adjacent privacy screen)

Refer detail drawing H13 079 - (60) 020.

c) Refuse Store Doors: Aluminium framed solid double doors with vertical profiled aluminium infill panel, powder coated mid grey colour (RAL 7031). Manufacturer *Schueco* or similar equal approved.

Refer detail drawing H13 079 - (60) 054.

d) Main Communal Entrance Door: Aluminium framed glazed door with full height glazed panel, frame powder coated mid grey colour (RAL 7031). Manufacturer *Schueco* or similar equal approved

Refer detail drawings H13 079 - (60) 054, (60) 059.

e) Fire Escape Doors (secondary escape stair exit to street): Steel-faced double doors, powder coated mid grey colour (RAL 7031). Manufacturer *Fitzpatrick Doors* or similar equal approved.

2.3 Balustrading.

a) Juliet balconies to existing upper level double doors. 12x12mm solid square section PPC steel vertical bars within perimeter frame of 30 x 10mm steel flats. Balconies to be resin anchored, with countersunk fixings, to existing brick reveals. Handrails welded to main frame, made from 30 x 10mm steel flats. All metalwork powder coated mid grey colour (RAL 7031).

Refer detail drawings H13 079 - (60) 350, (60) 351 and elevation H13-079-(08)-001

b) Privacy screens to ground floor windows on Plots A1, A2, A3 & A4: PPC Aluminium channel sections 3mm thick with a fixed width of 220mm and variable spacing. Handrails: Stainless steel cover trim over PFC section. All metalwork powder coated mid grey colour (RAL 7031). 1100mm high balustrade includes gate on Unit A1.

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Refer detail drawings H13 079 - (60) 000, (60) 001 (Plot A1), (60) 010, (60) 020 and elevations H13-079-(08)-001 & H13-079-(08)-002.

c) Shared balustrade detail (2nd floor) and Private roof terrace to Unit A1 (1st floor): PPC Aluminium channel sections 3mm thick with a fixed width of 220mm and variable spacing. Handrails: Stainless steel cover trim over PFC section. All metalwork powder coated mid grey colour (RAL 7031).

Refer detail drawings H13 079 - (50) 106 (Plot A1), (50)141

d) External Access/ Escape Walkway detail (2nd & 3rd floors) PPC Aluminium channel sections 3mm thick with a fixed width of 220mm and variable spacing. Handrails: Stainless steel cover trim over PFC section. All metalwork powder coated mid grey colour (RAL 7031).

Refer detail drawings. H13 079 - (50) 140, (50)141

2.4 Louvres.

a) Smoke Ventilation Louvres to external façade on rear elevation (within original window openings). Horizontal louvres linked to smoke detection system; manufacturer Colt International Limited, or similar approved. All metalwork powder coated mid grey colour (RAL 7031).

Refer detail drawing H13 079 - (60) 360

b) Vertical Louvres within curtain walling system adjacent to refuse store doors. Powder coated aluminium blades in mid grey colour (RAL 7031). Manufacturer *Schueco* or similar equal approved.

Refer detail drawings H13 079 - (60) 054

2.5 Facing Materials.

a) Facing brickwork (wall extensions, patching in etc.). Reclaimed London stock bricks to be sourced to match existing building fabric. Coloured mortar to match existing. To be laid in English Bond using snapped headers where required to maintain existing appearance. To be treated with 'Soot wash' by to marry in with existing brickwork.

b) Render. Locations: to south-east elevation of 116 Whitfield Street (high level) and south-east/north-west elevation of 116 Whitfield Street (Unit A2) at ground level. Product proposed: proprietary through-colour render system: Manufacturer *Sto* or similar approved. Existing render is to be removed prior to application. Colour: white (RAL 9010).

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c) External Wall Panels/Roof (Rainscreen cladding system): Top floor extension and low parapets above existing roof of no. 116. Material proposed: Anthra Zinc. Secret fixed system using clips.

Manufacturer: VM Zinc Colour: Charcoal/Slate – see on-site by contacting Daniel Graham (Allenbuild)

Refer detail drawings H13 079 - (50) 108, (50) 110

d) Standing seam Façade/Roof : Top floor extension and low parapets above existing roof of no. 116. Material proposed: Anthra Zinc. Secret fixed system using clips.

Manufacturer: VM Zinc Colour: Charcoal/Slate - see on-site by contacting Daniel Graham (Allenbuild)

Refer detail drawings H13 079 - (50) 108, (50) 110

e) External Metalwork: "shadow gap" junctions between new rainscreen cladding and existing brick structure. Material proposed: Anthra Zinc. Secret fixed system using clips.

Manufacturer: VM Zinc Colour: Charcoal/Slate – see on-site by contacting Daniel Graham (Allenbuild)

Refer detail drawing H13 079 - (50) 105

2.6 Living Roof

The type of living roof specified is also known as a Brown Roof, or Biodiverse Green Roof. This requirement is most commonly met by a low-nutrition substrate and a vegetation mix suited to the area, selected to attract aphids and other invertebrates to encourage Biodiversity. There is no requirement for irrigation and access is for maintenance only. As a form of extensive green roof, biodiverse roofs require only a shallow substrate depth. The increasing use of extensive and biodiverse roofs in cities significantly reduces risk of flooding, as 50-90% of rainfall is retained in the green roof system, from which it evaporates slowly. This natural evaporation from the substrate cools the air and reduces dirt and smog levels.

The roof is to be constructed using tapered insulation on a flat plywood deck (conventional warm roof construction) as follows:

Substrate: 18mm WBP plywood

Vapour Control Layer: Sarnafil Sarnavap

Insulation: Kingspan TT46 with 1:60 falls

Waterproof Membrane: Sarnafil G410-EL

Protection Layer: Geotextile Polyester 200g/m2 by Flag Soprema UK Ltd.

Drainage Layer: Oldroyd Xv20 Green Xtra by Oldroyd Membranes

Filter Layer: Oldroyd Tp by Oldroyd Membranes

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Root Barrier: Rootstop WSB80-PO by Alumasc Ltd

Topping: Extensive growing medium, average depth 100mm to allow colonisation by native wildlife.

Refer detail drawing H13-079-(50)-130

[Note: a separate planning application has been made to discharge planning condition 9, including the details as listed above]

I also enclose a set of current plans and elevations as suggested by the wording of the condition on the decision notice as follows:

[Plans] H13-079 (07) 001, H13-079 (07) 002, H13-079 (07) 003, H13-079 (07) 004, H13-079 (07) 005, H13-079 (07) 006, H13-079 (07) 007

[Elevations] H13-079 (08) 001, H13-079 (08) 002, H13-079 (08) 003

Please can you confirm that this information is sufficient to discharge planning condition 2 of the approved development. If you require any additional information, please contact me on 01825 768377.

Yours faithfully

PHILIP BAKER
PROJECT MANAGER