WOOLLACOTT GILMARTIN ARCHITECTS
48b Netherhall Gardens London NW3 5RG 0207 431 9983 / 07933 672 917
woollacottgilmartin.com
wgarchitects@mac.com

21.09.2015

48b Netherhall Gardens
ref 2015/4588/P
Summary of Non-Material Amendments

Basement Level

1. Front Lightwell:
White brickwork lining to the faces of the retaining wall to increase light reflection into basement level bedroom.

2. Front Windows to Lightwell
Windows enlarged slightly to increase light levels to basement level bedroom.

3. Basement Sumps
Planting to light well within pots, and basement level sumps relocated to the front light well to allow more sanitary external access during servicing and maintenance of the pumps.

Ground Floor:

4. Front Entry Gate
An entry gate with magnetic lock controlled by a keypad has been added to provide additional security to the front garden cycle parking as agreed in discussion with Camden Highways.

5. Front Entry Door
Sand blasted glazed panel introduced to provide natural light to the front entry hall.

6. Accessible Toilet Window
The orientation of the narrow fixed glass window has been changed (rotated 90º to face the street) to improve light levels and privacy to the adjacent Accessible Toilet

7. Front Elevation Vertical Sliding Sash Windows to Kitchen
Cills lowered nominally (100 mm) to align with the durable, low-level red brick base to the house.

8. Front Elevation High Level Fixed Glass Window to Kitchen
Window size reduced slightly (100 mm) to accommodate height of fridge/freezer behind.

9. Courtyard Doors:
Two side hung doors (instead of three accordion doors) installed to simplify threshold and make Courtyard more accessible.

10. Courtyard South, West, & North Internal Elevations
White brickwork has been used to increase light reflection and levels. The walls are not visible from any adjacent property or external viewpoint. This use of white brick was always intended, but this may not have been clear on previous applications.

WOOLLACOTT GILMARTIN ARCHITECTS
48b Netherhall Gardens London NW3 5RG 0207 431 9983 / 07933 672 917
woollacottgilmartin.com
wgarchitects@mac.com

11. Southwest Corner of Rear Elevation
A small area of the boundary wall has been finished in brickwork instead of hanging tile. This is a more practical finish for a boundary wall given the possible inconvenience of arranging and gaining access over neighbouring land.

12. Southeast Corner of Rear Elevation
A single leaf of red brickwork has been added at low level to the small portion of 48c Netherhall Gardens' elevation which forms a boundary wall that faces directly onto the garden of 48b. This brickwork continues the line of the adjacent red brick garden wall and it masks what would be an incongruous area of black brickwork facing onto the rear garden of 48b.

13. Rear Garden Planting:
Minor variations to planting. Note that all the changes increase the biodiversity of the planting scheme in excess of the requirements of the recommendations of the approved Arboricultural and Ecological Planting Plan as required by Code for Sustainable Homes:
– Additional birch trees planted (Betula Pendular)
– Wildflower borders increased in size

14. Clothes Line
This was required under the Code for Sustainable Homes

<u>First Floor</u>

15. Accessible Toilet Extract
The exact location and form of the extract flue is shown.

16. Kitchen Extract & Gas Boiler Termini
The exact locations and forms of the extract and the flue termini are shown.

17. Front & Rear Elevation Windows
The window cills have been lowered by 100 mm to suit the tile coursing and in accordance with the detailed design of the junction between the tile hanging and the zinc cill flashing

18. Shower Room & Accessible Bathroom Windows to West Elevation
These windows are slightly narrower and the top of the window has been raised. The overall size of the window is nominally larger, but light levels have been increased internally through an improved "sky factor." The risk of overlooking is not effected.

19. "Main (Front) Bedroom" Window
The small south facing window to the courtyard has been changed from a vertically sliding sash to a side hung window to improve accessibility to the window controls. This change does not effect the risk of overlooking.

20. Large Back Bedroom Window
Fixed glass replaced by vertically sliding sash window. This improves the natural ventilation of the room.

WOOLLACOTT GILMARTIN ARCHITECTS
48b Netherhall Gardens London NW3 5RG 0207 431 9983 / 07933 672 917
woollacottgilmartin.com
wgarchitects@mac.com

Second Floor & Related Roof

21. Chimney
To improve insulation levels and reduce cold bridging the chimney has been formed in zinc and hanging tile instead of brick. Minor alterations to the size of the chimney were also made to increase insulation levels in accordance with the requirements of the Code for Sustainable Homes. To shorten the flue runs to the gas fires the flues have not been taken up through the chimney. A fixed glass roof light has been fitted to the top of the chimney form. If summer overheating should become a problem (due to global warming) an openable roof light could be fitted which would improve passive stack effect ventilation to the Master Bedroom and the house generally.

22. West Elevation Fixed Glass Window & Zinc Flashing
The window has been reduced in size to lessen heat losses and the risk of summer overheating in accordance with the requirements of the Code for Sustainable Homes. The flat area of zinc in front of the window has been lowered slightly to increase the zinc up-stand below the window cill. This reduces the risk of water penetration from windblown rain and in case of snow buildup on the roof (possible increased risk due to global warming).

23. Balcony Door & Window
The balcony door has been enlarged and the fixed glass window has been omitted resulting in an overall reduction in glazed area. This lessens heat losses and the risk of summer overheating in accordance with the requirements of the Code for Sustainable Homes.

24. Balcony
The width of the balcony has been reduced slightly in accordance with the changes to the balcony window and door. This reduces the overall surface area of the roof and lessens heat losses. A planting area has been added along the west edge of the balcony to support climbers on the adjacent privacy screen. The privacy screen has been extended slightly past the edges of the balcony to reduce the risk of overlooking from diagonal views.

Roof Generally

25. Photovoltaic & Solar Domestic Hot Water Panels
These have been omitted. Although inclusion would have gone some way towards satisfimg the requirements of the Code for Sustainable Homes, during detailed design it was determined that the panels were inefficient due to orientation and overshadowing. Angling the panels (off the plane of the roof) to improve performance would have been detrimental to the appearance of the conservation area. The requirements of the Code for Sustainable Homes were instead more efficiently and intelligently achieved through reductions in heat losses (minor reductions in window and building surface area, and small increases in insulation) and through improved air tightness. These minor changes are detailed elsewhere in this document. Wiring has been provided for the possible future installation of photovoltaic panels should technology or other changes make this practical.

26. Gas Fire Flue, Ventilation Extract, & Soil Pipe Vent Termini:
The detailed locations and forms of the termini are shown.

WOOLLACOTT GILMARTIN ARCHITECTS
48b Netherhall Gardens London NW3 5RG 0207 431 9983 / 07933 672 917
woollacottgilmartin.com
wgarchitects@mac.com

27. Roof Profile
The front and back edges of the flat roof have been altered very slightly (±100 mm). This minor rationalisation of the roof simplified the form and reduced a nominal “twist” in the plane of parts of the sloping roof area.

28. Dormer Profile
The dormer has been reduced in size slightly, and therefore the visual intrusion of the dormer on the clarity of the primary roof form is lessened. This change relates to the reductions in window areas to the dormer detailed above. Together they result in reduced heat losses through reductions in window and roof surface area. The dormer has also been designed to drain back to an internal valley gutter. This visually simplifies the dormer by obviating the need for bulky rainwater guttering along the leading roof edge of the dormer.

29. Flat Roof-Lights
The roof-lights to the front sloping area of the roof have been repositioned to the less visible flat areas of the roof, and they can no longer be seen from the street. Internally the new position results in improved passive stack effect ventilation to the Master Bedroom, and helps to lessen the risk of summer overheating.

30. Main Roof-Light
The proportions of the main roof-light have been altered slightly. These changes relate to the detailed design of the roof-light and the staircase volume under, and they work to improve passive stack effect ventilation.

31. Lightning Protection
During detailed design it was determined that lightning protection should be provided. The conducting rod is positioned at high level in a visually discrete location behind the chimney. The earth conducting tapes are hidden behind rainwater downpipes on the front and rear elevations.

32. TV Aerial & Satellite Dish
These have been positioned in a visually discrete location to rear facing side of the roof dormer (with the necessary south facing view of the sky).

* * * * *