

SCHEDULE OF MATERIAL AMENDMENTS

Application type: application for a Minor Material Amendment

Application reference: 2013/8020/P

Revision Number: B

Date: 18.11.15

Address:

23a Hampstead Hill Gardens

London NW3 2PJ

The minor material amendments listed below should be read in conjunction with the 'approved' and 'proposed' drawings submitted via the planning portal.

Following a meeting and detailed discussions with Charles Thuaire we have outlined below in bullet points the minor material amendments to the currently approved scheme '2013/8020/P.'

ITEM	Description
1.0	Access into the Property
1.1	Access into the property was amended following a consultation between Walker Bushe Architects and Camden's Access & Services Development Officer, Michelle Horn. The changes listed below are a result of the advice received. The full email correspondence is appended to the back of this document ' <i>Appendix 01_Access & Services Development Officer comments.</i> '
	Please note, the correspondence was based on the application 2015/0936/P. To date a draft decision has been issued subject to the S106 being agreed.
1.2	The gradient of the entrance ramp is 1:15 to comply with Camden's Lifetime Home Standards. The length of the ramp has been reduced as the internal porch has been omitted.
1.3	In accordance with the Access Officer's comments and to comply with building regulations three steps have been added with 150mm risers and a handrail to one side.
2.0	Internal Levels
2.1	Adjustments to internal levels have been listed below due to their effect on the fenestration and external door openings. The overall height of the building and parapet level in relation to the surrounding buildings are unaltered from the approved scheme. In the proposed drawings all datum levels are 190mm higher due to an error with the initial survey information.
2.2	The step at ground floor level has been omitted to comply with Lifetime Homes requirements.

- 2.3 The ground floor level has been raised slightly due to the issues listed below.
- a) The existing slab level has to be retained, as the property is located above a Network Rail tunnel. The existing slab is shown hatched in grey on the proposed sections drawings '596_30.1 Proposed section A' and '596_36.1 Proposed section D'
 - b) The floor build-up above the existing slab has been kept to a minimum. This is based on the minimum depth of insulation required to deliver the U-values needed to comply with Part L of the building regulations.
 - c) The minimum ceiling height at lower-ground floor is set at 2.3m to comply with Camden Planning Guidance CPG2 'Housing.'
- 2.4 The first floor level has been raised to achieve a ground floor ceiling height of 2.7m and first floor ceiling height of 2.5m.
- 2.5 On lower-ground floor a step down has been introduced at the rear of the property to achieve a ceiling height of 2.3m. The structural scheme dictates that the ground floor build-up is greater at the rear of the property. Refer to the proposed sections drawings '596_30.1 Proposed section A' and '596_36.1 Proposed section D' for details.
- 3.0 Front Elevation**
- 3.1 The front door has been simplified to a solid painted timber door and fixed panel. The internal porch has been omitted and the front door has been moved forward to the front external face of the building.
- 3.2 A minimal polyester powder coated canopy has been introduced above the front door.
- 3.3 All the windows have been resized. The top of all internal window cills are positioned 800mm above finished floor level to comply with Part K of the building regulations, protection from falling.
- 3.4 The spacing between the windows on ground floor and first floor is now equal.
- 3.5 The strips of rubbed brick have been omitted and brick voussoirs have been introduced above all fenestration and the external doors.
- 3.6 Room FF06 'First floor study/bedroom' now has two windows in the front elevation.
- 3.7 Room LG03 'Lower-ground floor gym/bedroom' now has a single painted timber framed hinged door and fixed window into the lightwell.
- 4.0 Flank Elevation**
- 4.1 The external face of the flank elevation has been moved to the boundary line to 25 Hampstead Hill Gardens.

4.2 The flank elevation is now a solid party wall. All window openings shown on the approved scheme have been removed and replaced with 20mm indented window blanks.

4.3 The detailing to the flank elevation has been simplified, to reflect the detailing on the front and rear elevation. The false chimney has been removed and stringcourses introduced.

5.0 Rear Elevation

5.1 The rear spiral staircase connecting the ground floor balcony to the garden has been omitted.

5.2 The structural opening from the lower-ground floor to the garden has been increased. Polyester powder coated sliding doors have been introduced.

5.3 The iron railings to the rear balconies shown on the approved scheme have been omitted and replaced with glass balustrades.

5.4 All the windows have been resized. The top of all window cills are positioned 800mm above finished floor level to comply with Part K of the building regulations, protection from falling.

5.5 The timber framed hinged doors and fixed window to the balconies are amended to three equal panels.

5.6 Brick voussoirs are shown above all fenestration and the balcony doors.

6.0 Roof

6.1 The slate mansard roof shown in the approved scheme has been removed and replaced with a flat roof. The height of the parapet remains unaltered from the approved scheme.

6.2 A fixed rooflight has been introduced above the internal staircase.

6.3 In order to achieve the required 25% improvement on the target carbon dioxide emissions rate 12x Solar Photovoltaics have been introduced. These will be hidden from view behind the raised parapet.

Please refer to the submitted 'Sustainability Statement-revised proposal' produced by Briary Energy Consultants.

7.0 Lower-ground floor passage

7.1 The existing lower-ground floor passage to 23 Hampstead Hill Gardens at the front of the building has been retained.

8.0 Front Landscape

8.1 The refuse and bike store have moved away from the lightwell and toward the front

fence to increase daylight into the lower-ground floor.

- 8.2 The hedge, which lined the lightwell and passage between 23a and 23 Hampstead hill gardens, has been replaced with a brick wall.
- 8.3 The low-level brick wall and hedge lining the pavement have been replaced with a sweet chestnut timber fence. The central brick pier shown on the approved scheme has been omitted.
- 8.4 A sweet chestnut electric gate to the driveway has been introduced.
- 8.5 The box hedge and steel balustrade lining the lightwell in the approved scheme has been replaced with glazed balustrading.
- 8.6 Painted iron railings have been introduced above the brick wall to the right hand side of the driveway to comply with Part K of the building regulations.

9.0 Rear Landscape

- 9.1 The amendments in this section refer to the application for approval of details reserved by condition. Condition 6 in planning application 2015/0936/P.

Application type: Application for approval of details reserved by condition

Application reference: 2015/2822/P

Application Status: Final Decision 'Granted'

- 9.2 The corten fence shown on the approved scheme which runs along the rear elevation and elevation to 23 Hampstead Hill Gardens has been replaced with a sweet chestnut fence. The height of the fence has been partially reduced along the rear elevation and boundary to 23 Hampstead Hill Gardens. Refer to drawings, '*596_LD05 Proposed rear landscape*' and '*596_30.1 Proposed section A.*'
- 9.3 The brick garden wall along the flank elevation has been reduced in height from the approved scheme and now steps with the landscape. A sweet chestnut fence has been introduced above the brick wall. Refer to drawing '*596_596_41.1 Proposed flank elevation.*'
- 9.4 The lawn has been extended across the width of the rear garden and the finished floor level has been increased by c.500mm.
- 9.5 The corten terraced steps running the width of the garden in the approved scheme have been removed and replaced with 2m wide timber steps framed by a low-level planted border.

APPENDIX

Application type: application for a Minor Material Amendment

Application reference: 2015/0936/P

Address:

23a Hampstead Hill Gardens

London NW3 2PJ

APPENDIX 01

The email correspondence shown between Walker Bushe Architects and Camden's Access & Services development officer has been attached in reference to Item 1.0 'Access into the Property' on the Schedule of Material Amendments.

EMAIL EXTRACT A

Email correspondence between Sarah Bromley (Architect at Walker Bushe Architects) and Michelle Horn (Camden's Access & Service Development Officer)

Date: 22.09.2015

Hi Sarah

Apologies not to get back to you this morning.

The ramped driveway and then steps would appear to be the most suitable solution in this instance. The steps will however need to have a maximum rise of 150mm & minimum 280mm tread, to meet Building Regulations, so a handrail to one side will be required.

As this is a residential building a sesame lift would be an unnecessary addition as there are site constraints limiting the access.

Kind Regards

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Michelle Horn

Access & Service Development Officer (Tues - Thur)

Telephone: 020 7974 5124

EMAIL EXTRACT B

*Email correspondence between Sarah Bromley (Architect at Walker Bushe Architects) and Michelle Horn (Camden's Access & Service Development Officer)
Date: 17.09.2015*

----- Forwarded Message

From: Sarah <sarah@walkerbushe.co.uk>

Date: Thu, 17 Sep 2015 15:49:27 +0100

To: <michelle.horn@camden.gov.uk>

Cc: Richard Walker <richard@walkerbushe.co.uk>, <Charles.Thuaire@camden.gov.uk>

Conversation: 596_HHG ref:2015/0936/P

Subject: 596_HHG ref:2015/0936/P

Hi Michelle,

Following our conversation earlier today regarding 23a Hampstead Hill Gardens NW3 2PJ, I have attached our proposed GF plan and long section showing the amended driveway layout, access into the front of the building and internal GF level. I have also attached the approved GF plan and long section for your reference, application ref: 2015/0936/P.

Approved Drawings:

GF plan: 1003_rev K

Long section: 1206_rev C

Proposed Drawings:

GF plan: 596_21.1_rev C

Long section: 596_36.1_rev B

As discussed, we are proposing the following amendments to the approved scheme:

01. Driveway Ramp

We have reduced the gradient of the entrance ramp to 1:15 to comply with Lifetime Homes Standards

02. Retractable steps with an integrated platform lift

We have included 2 no. steps to access the level platform at the front of the property. We are proposing the steps are retractable and have an integrated platform lift to BS requirements, for disabled access. We have attached an image of a retractable stair lift for your information; please refer to image 'retractable stair lift.'

03. Ground Floor level

We are proposing that the GF level is raised from 73.020m to 73.145m (125mm). The change in level is a result of the following factors.

-The property is located above a Network Rail tunnel, Network Rail require the existing slab to be retained (shown hatched in grey on our proposed section).

-We have calculated the floor build-up's based on the structural scheme and depth of insulation required to deliver the U-values needed to comply with Part L of the building regulations.

-We have indicated a ceiling height of 2.3m on LGF to comply with the minimum basement ceiling heights required to comply with CPG2.

We are hoping to submit the revisions listed above as an amendment to the existing application. Can you please let us know your thoughts to help us proceed with the application?

If you would like to discuss the above, please give me a call on the number below.

Kind Regards,
Sarah Bromley

Sarah Bromley

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----- End of Forwarded Message

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