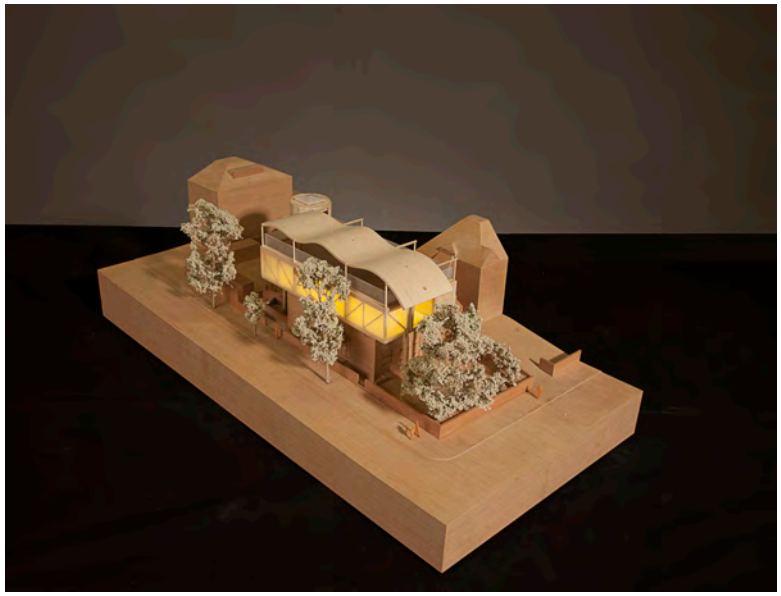
3 Stone Court, High Street, Great Rollright, Oxfordshire OX7 5RY – Telephone: 07899 665252 – Email: profd@clelland.org.uk **Doug Clelland**

THE MULBERRY HOUSE SCHOOL, SHOOT UP HILL, LONDON NW2 3XL



A: CONDITIONS APPLIED TO THE PLANNING PERMISSION (APPLICATION NO. 2015/5184/P)

B: PROPOSED AMENDMENTS TO PLANNING PERMISSION NO. 2015/5184/P

Report to the Planning Officer: Zenab Haji-Ismail

20 May 2016

Professor Doug Clelland, Chartered Architect
AADipl, Dipl. -Ing(Arch), ARIAS, RIBA
Jarvie Architecture and Writing Limited – Registered in England and Wales Number 4862654 – Registered Office: 3rd Floor, 5 Temple Square, Temple Street, Liverpool L2 5RH

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Report to the Planning Officer: Zenab Haji-Ismail 20 May 2016

This report is in two parts. Firstly at **A** it addresses the 4 conditions placed on the permission in the Decision letter dated 20 November 2015.

Secondly at **B** it describes the minor amendments that have been necessary since that date – requesting that they be approved in order that construction can proceed without delay to the programme determined largely by the use of school holidays for major works.

A CONDITIONS APPLIED TO THE PLANNING PERMISSION (APPLICATION NO. 2015/5184/P)

Condition(s):

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Response: **Construction of the foundations of the building has commenced and completion is programmed for December 2106.**

2 The development hereby permitted shall be carried out in accordance with the following approved plans OS Extract, MUL-AL(0)02 Rev B, MUL-AL(0)03 Rev B, MUL-AL(0)04 Rev B, MUL-AL(0)05 Rev B, MUL-AL(0)06 Rev B, MUL-AL(0)07 Rev A, MUL-AL(0)08 Rev A, MUL-AL(0)09 Rev C, MUL-AL(0)10 Rev D, MULAL(0)11 Rev D, MUL-AL(0)12 Rev C, MUL-AL(0)13 Rev C, MUL-AL(0)14 Rev C, MUL-AL(0)11 Rev A, MUL-AL(0)15 Rev D, MUL-AL(0)16 Rev D, MUL-AL(0)17 Rev D, MUL-AL(0)18 Rev D, MUL-AL(0)19 Rev D, MUL-AL(0)20 Rev C. Supporting documents: Design and Access Statement (dated September 2015), Gillieron Scott Noise Impact Assessment (dated September 2015), Preliminary CMP (dated September 2015), Sustainability Report, Perspective of Roof Playground, Axonometric Studies and Existing Building Survey (dated May 2015).

Response: **The construction of the building will not deviate from these documents other than in the matters of amendment that follow in Part B of this report.**

3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Response: **This level of performance is confirmed to be the case.**

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4 Prior to commencement of development, a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Response: **For structural reasons the green roof has needed to be omitted (see below)**

Informatives

1 Reasons for granting permission

Response: **This requires no response from the Applicant or their Agent.**

2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/ environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

Response: **This information has been passed on by the Applicant and will be complied with by the building contractors Rooff Ltd. and their sub-contractors.**

3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts, which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

Response: **Anthony Bourke of Camden Council's Building Control Service is acting as BCO for the development.**

4 You are reminded that all works must be undertaken in accordance with the Code of Considerate Practice (part of the considerate constructors scheme).

Response: **The appointed contractor Rooff Ltd. is a member of the 'Considerate Contractors' body.**

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B PROPOSED AMENDMENTS TO PLANNING PERMISSION NO. 2015/5184/P

During design development and also due to discussions held, and agreements reached, with Anthony Bourke the Camden Building Control Officer responsible for the Mulberry House School building extension, the following amendments are submitted for consideration, and your approval.

1 Alteration to Elevation C

Due to necessary changes in the structural design of the steel truss (that lies behind the glass façade) there will be a reduction in the truss's height to Level 68.00 (glazing now more consistent). I attach the revised elevation (MUL-A(0)C33) at page 5 of this report.

2 Revised holes in the 'Cloud' roof

The number of 'lenses' has been reduced to 4 in order to intensify their significance. They all have differing geometrical angles that will allow direct sun to come straight down from due south onto the play area at midday on 1 June – International Children's Day. I attach the revised roof plan (MUL-A(0)C20) at page 6 of this report.

3 Heat pump and enclosure

During design development, it has become necessary / desirable to utilise a Heat Pump for the generation of energy for the building's ventilation systems. This will be located to the rear side of the Beanstalk on the low wall adjacent to the garage wall to 66 Shoot Up Hill. On 23 April 2016 the M&E Engineers for the building p3r (Mike Popper) wrote: **"Doug … they (Gillieron Scott Acoustic Consultants) have confirmed that no acoustic measures are required."** The enclosure therefore will be visual only – of mill finish natural aluminium construction (as 4). I attach part of drawing (MUL-A(0)C16) and proposed material at page 7 of this report.

4 Cladding to the 'beanstalk' stair and lift altered to satisfy the Building Control Officer

Due to flame-spread reasons, the use of polycarbonate to clad the 'Beanstalk' lift and stair element does not meet the requirements of the Building Regulations. We therefore propose to use a mill finish natural aluminium sheet (as 3), but with differing sized perforations as cladding. I attach an example of the type of holes to be used (differing sizes – differing sized kids) to be in natural aluminium and not black as illustrated; the relevant elevation (part of drawing MUL-A(0)C32; and a photograph of the model of the building that shows the 'Beanstalk'. These are found on page 8 of this report.

5 Removal of small areas of green roof on existing building due to structural limitations

Due to the limited structural carrying capacity of the existing roof of the school, the proposed extension building spans across the existing superimposing zero stresses on the existing walls. This limitation also affects the original intention to have two small areas of 'green roof', one on either side of the internal stair. As these small parts of the project will not be visible from inside the building or indeed significantly from the surrounding buildings, a single membrane roof will replace the existing felt roof and will not result in a significant loss. I attach an extract of the roof plan of the affected areas (MUL-A(0)C18) at page 9 of this report.

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6 **Two small windows added to existing building to provide light and ventilation to toilets**

Due to the removal of a rooflight to enable the construction of the extension, there are two toilets on the Minster Road side of the school that are now in darkness, requiring artificial light and therefore energy consumption at all times of the day. It is therefore proposed that two small windows are introduced into the existing wall, sized with the existing kitchen window in mind. I attach the revised elevation MUL-A(0)C31H at page 10 of this report.

7 **Three small vision panels to Classroom 2 in the translucent glazing on Minster Road**

It is good practice that inhabitants of a building have orientation to the external environment. While the new classrooms facing the front and the rear of the extension have both transparent and translucent glazing, the classroom in the centre only has translucent glazing in the permitted design. We therefore propose the introduction of three high-level transparent vision panels to provide views of the sky. The attached elevation MUL-A(0)31H at page 11 indicates these proposals. I also attach a view of these on the model at page 12.

8 **New front door screen and canopy**

To provide protection from weather, a canopy is proposed as a miniaturisation of the 'Cloud' roof over the roof play area. I attach drawing MUL-AC(3)7 Illustrating this canopy and its generating geometry at page 13 of this report. A new front door to replace the – 'tired' – existing one is proposed. This will be etched in glass to the design found on page 14 of this report.

9 **Two etched window panels**

The client wishes to subtly indicate that this is a school. Two of the translucent glazing panels therefore are proposed to have etched additions to the glass. One is on the furthest left panel of the Minster Road elevation (Elevation B) and the second is on the furthest left panel of the Shoot Up Hill elevation (Elevation A).
The proposals for these two panels are found at page 15 of this report.

10 **Flood lighting**

Subtle up-lighting of the building is desired in a way that will result in no light pollution for neighbours. There will be two low level lamps to the front and one low level lamp to the rear. They will be located as shown on drawing MUL-AL(0)C16H and their type can also be found on Page 16 of this report.

I hope that the need for / desirability of these 10 amendments has been adequately described in this report and I trust that we will have your approval for their implementation.

Doug Clelland (Design Architect).

Professor Doug Clelland, Chartered Architect
AADipl, Dipl. -Ing(Arch), ARIAS, RIBA
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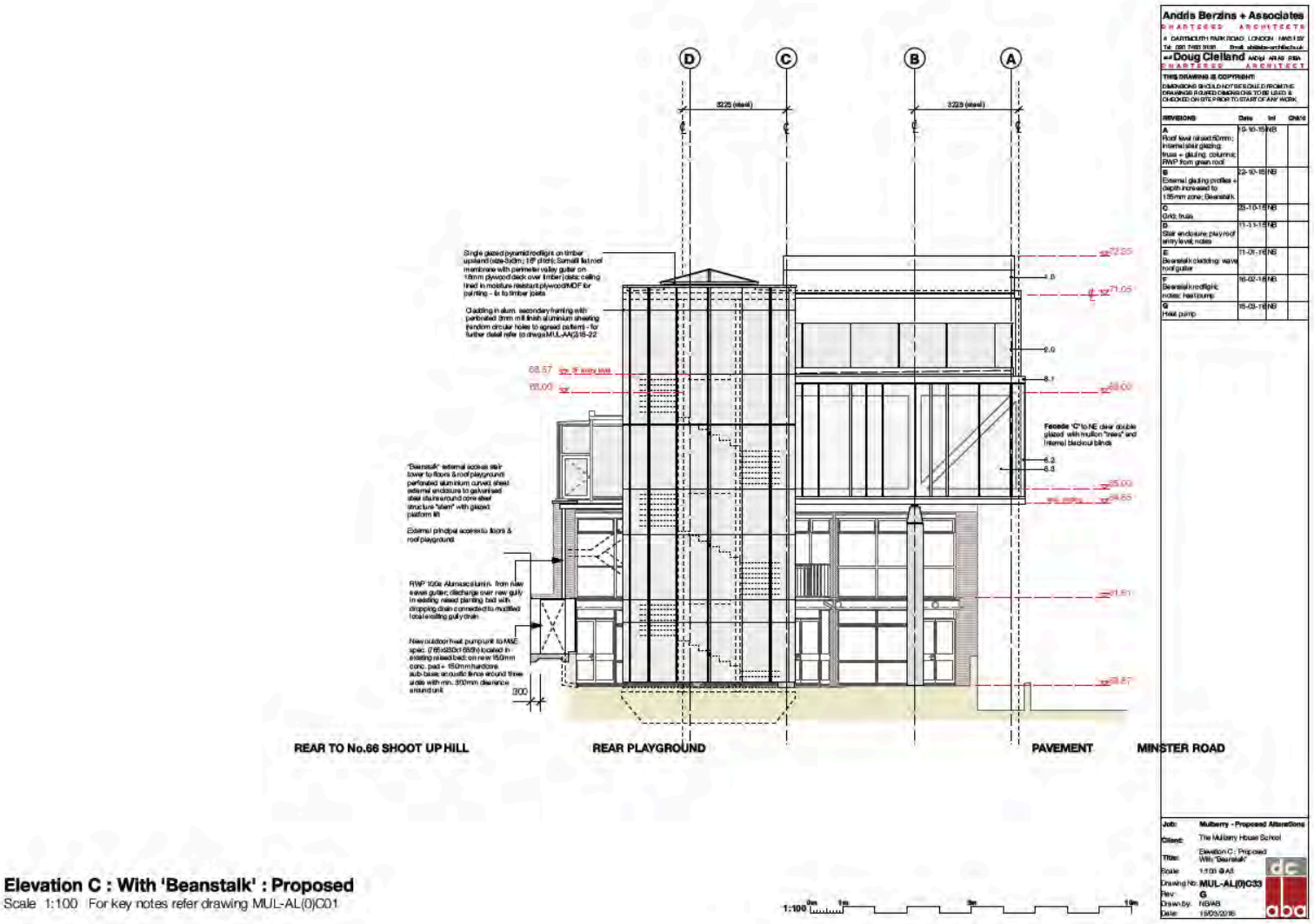

Alteration to Elevation C – changed level of the underside of the top chord of the steel truss behind the glazing

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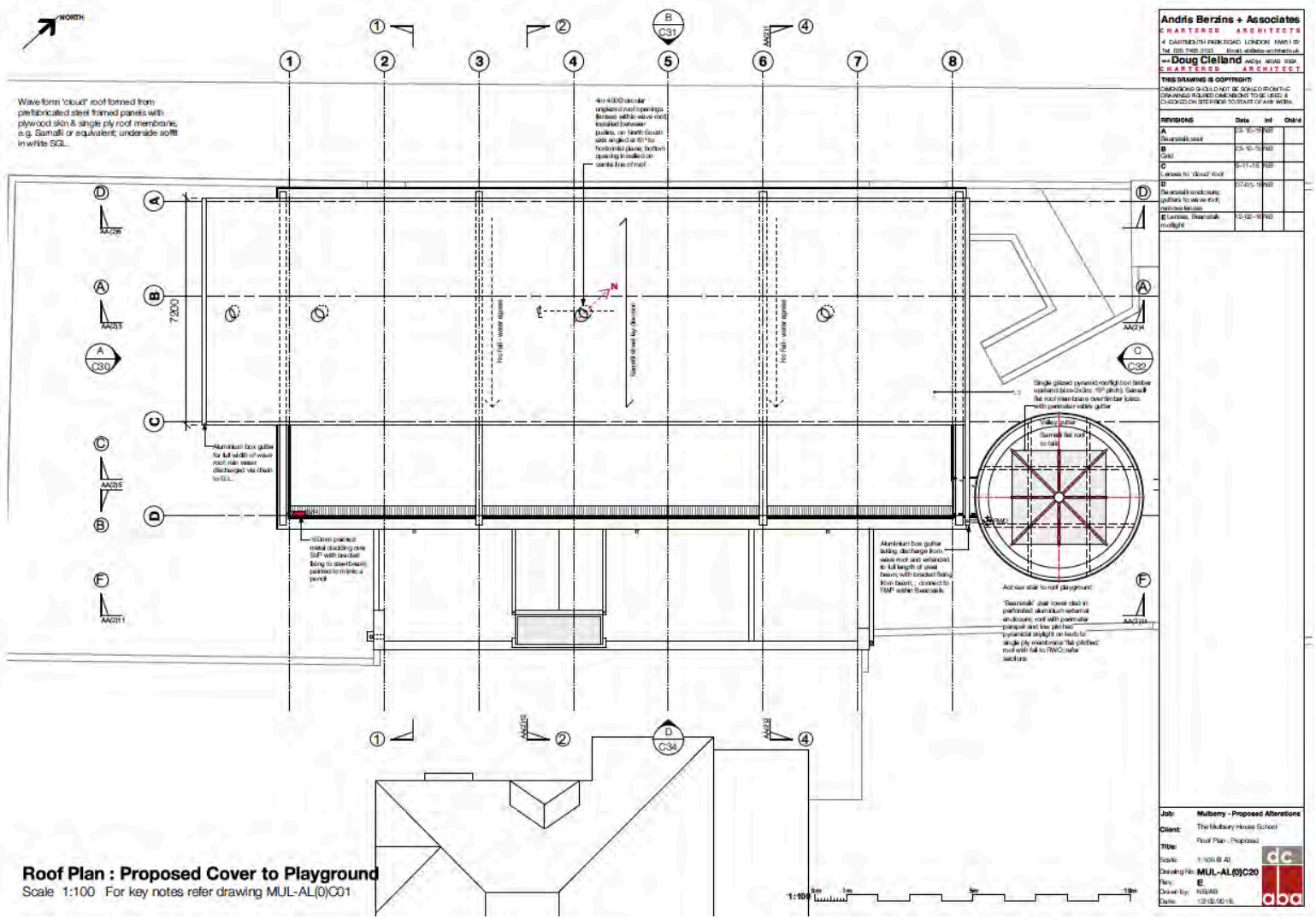

Revised holes in the 'Cloud' roof: four face due south bringing sunlight onto the play area at midday on 1 June – International Children's Day.

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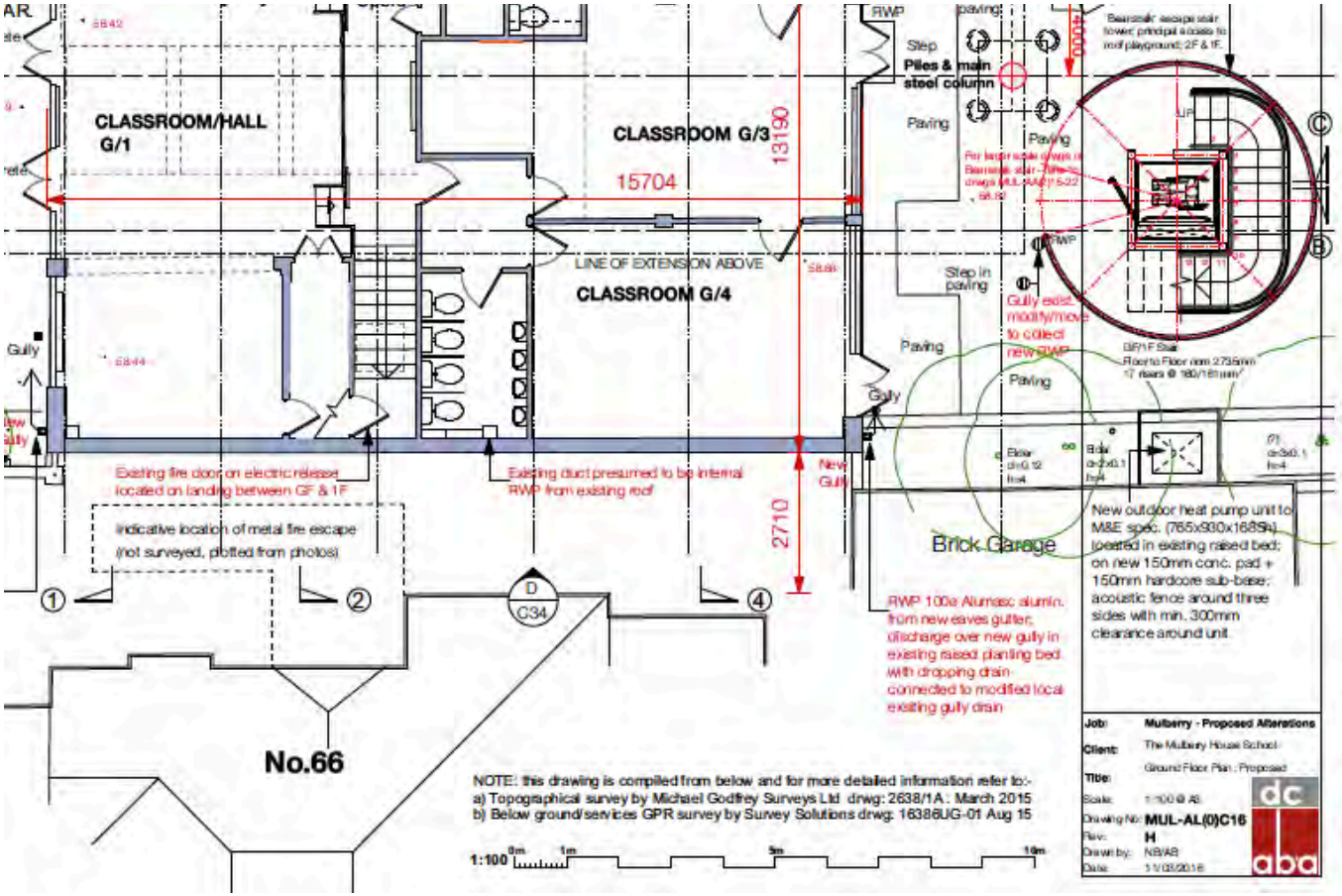

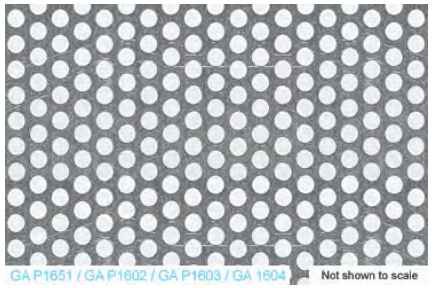

Location of heat pump and material for visual-only enclosure (as there are no requirements for acoustic treatment) to the side of the 'Beanstalk'

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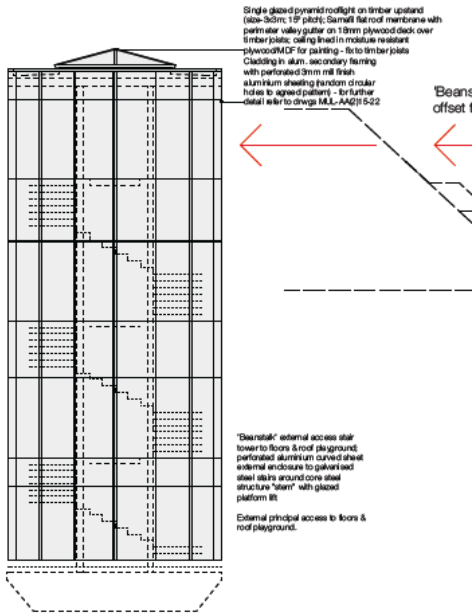

Cladding to the 'beanstalk' stair and lift altered to perforated aluminium to satisfy the Building Control Officer on spread of fire

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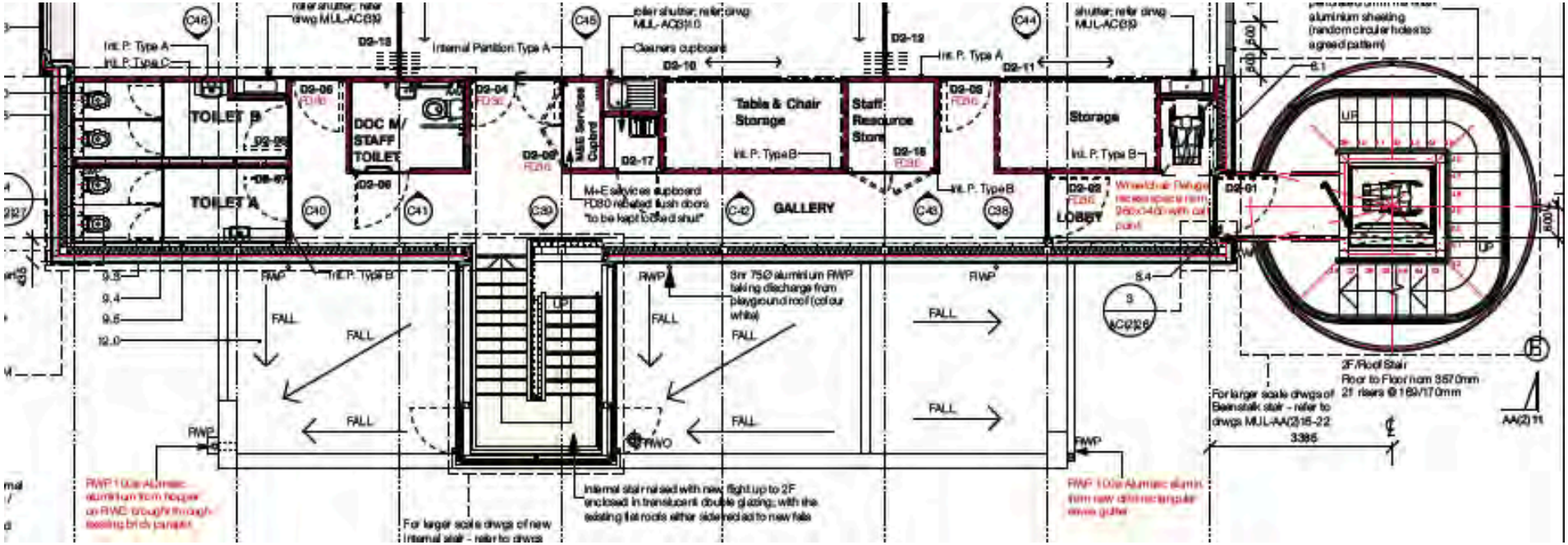

Removal of small areas of green roof on existing building on both sides of the internal stair due to structural limitations

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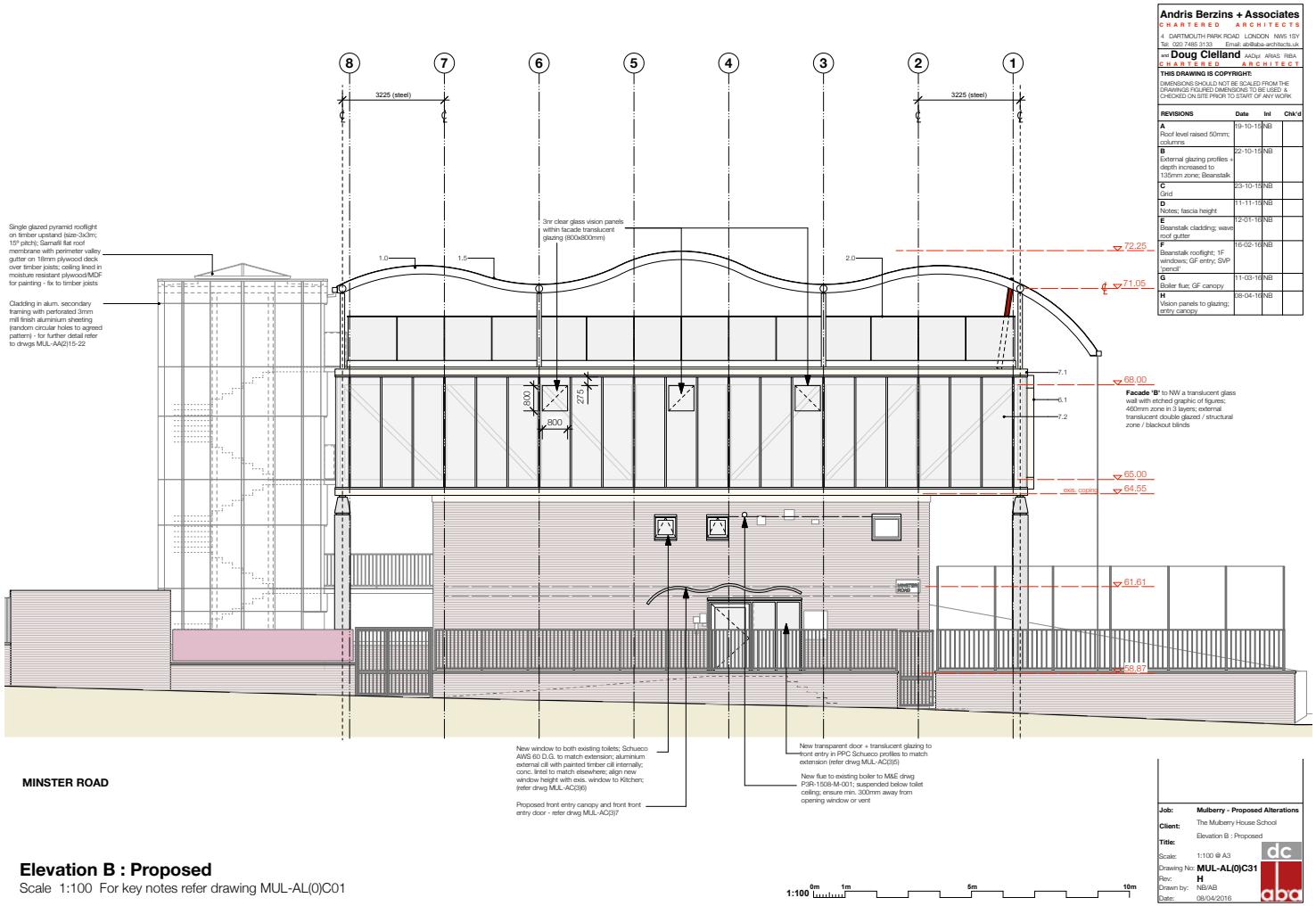

Elevation B : Proposed
Scale 1:100 For key notes refer drawing MUL-AL(0)C01

Two small windows added to existing building to provide light and ventilation to toilets

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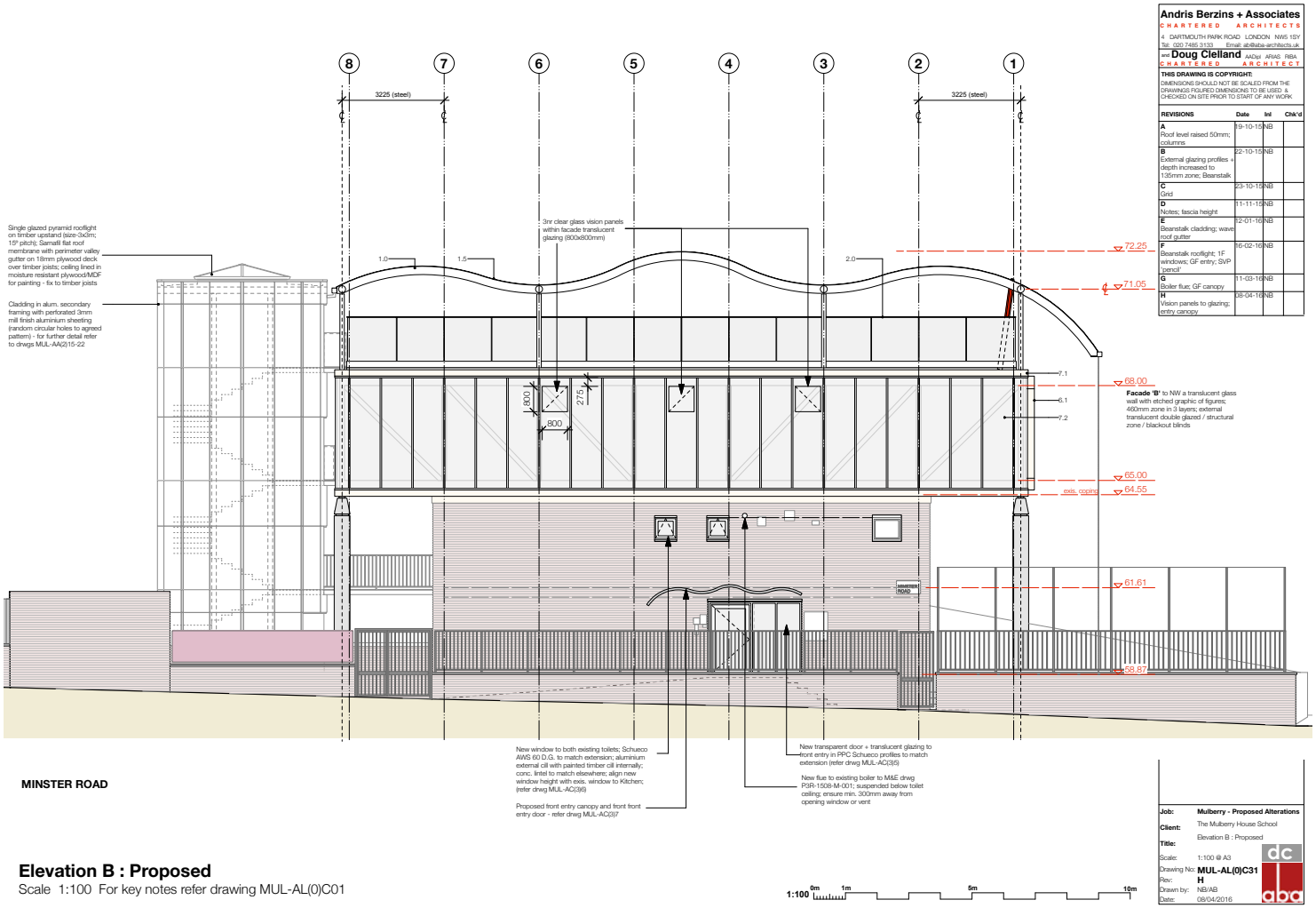

Elevation B : Proposed
Scale 1:100 For key notes refer drawing MUL-AL(0)C01

Three small vision panels to Classroom 2 in the translucent glazing on Minster Road

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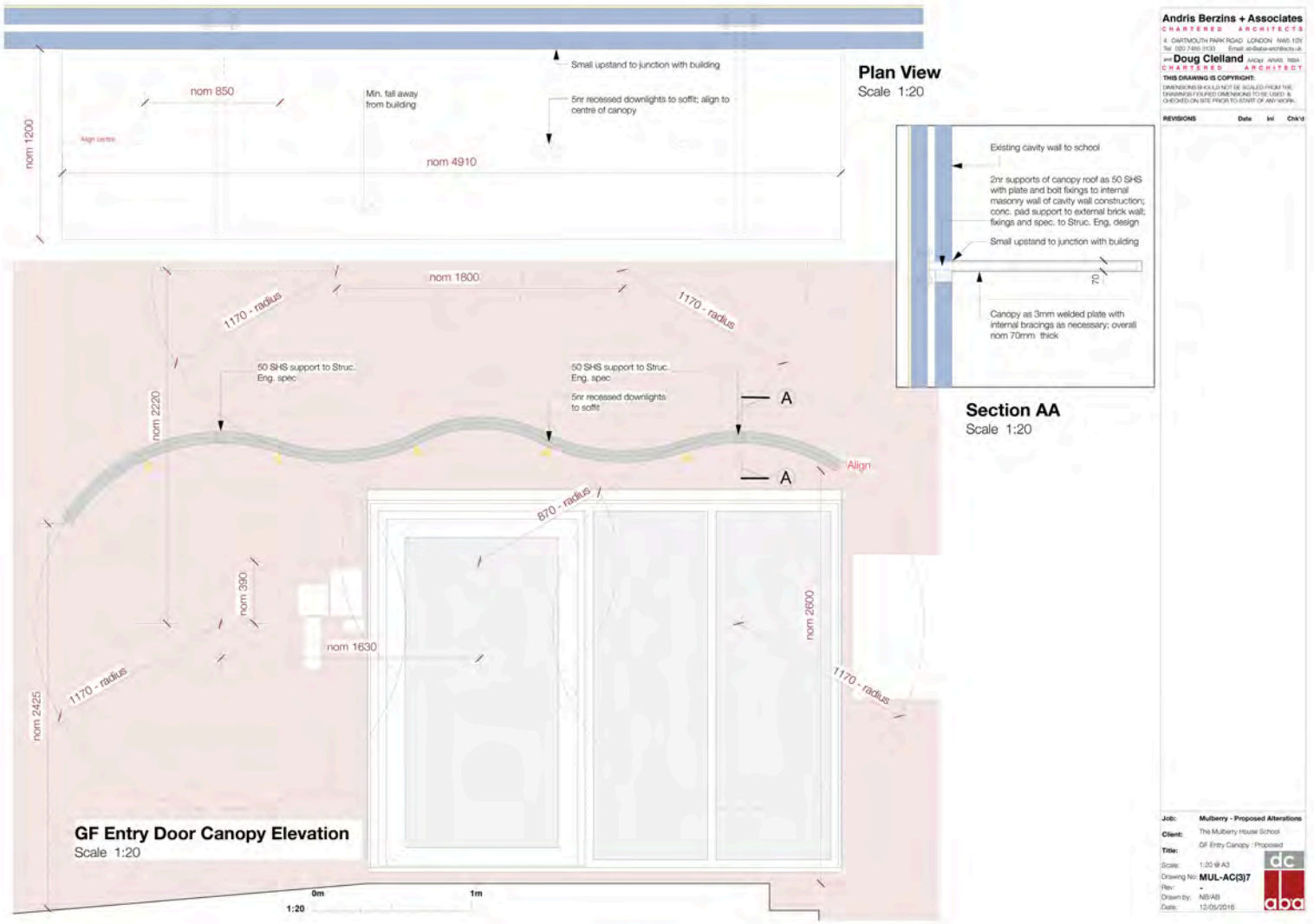

New canopy

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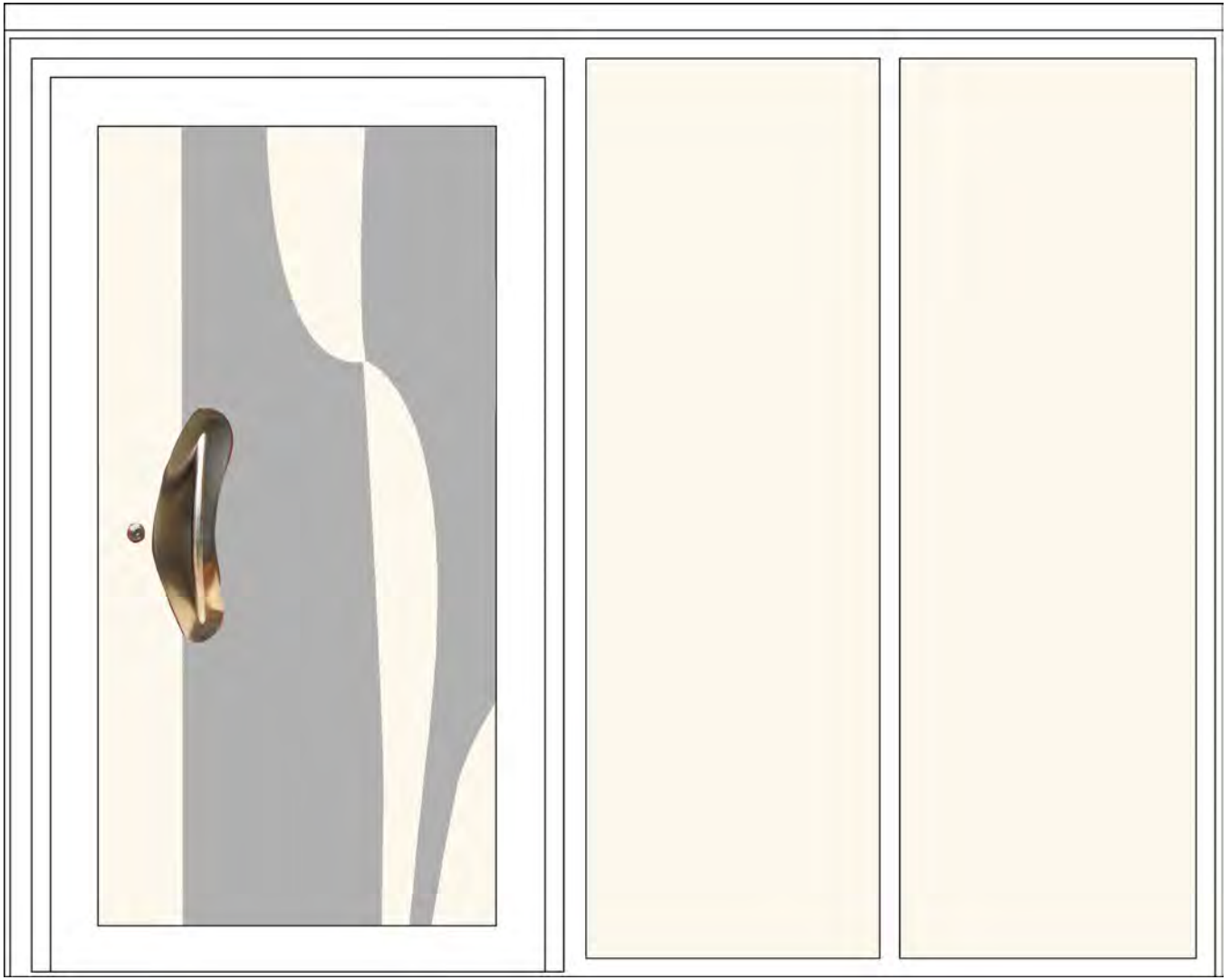

New front door and screen – etching on glass providing vision panels

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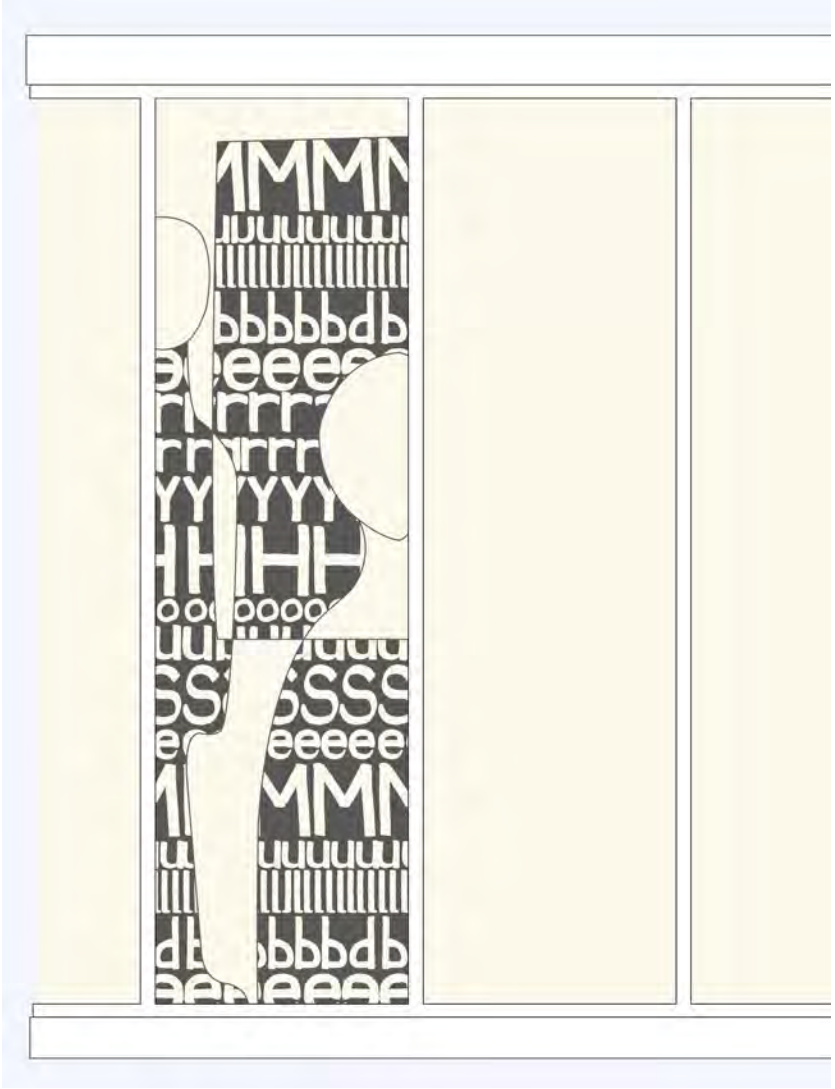

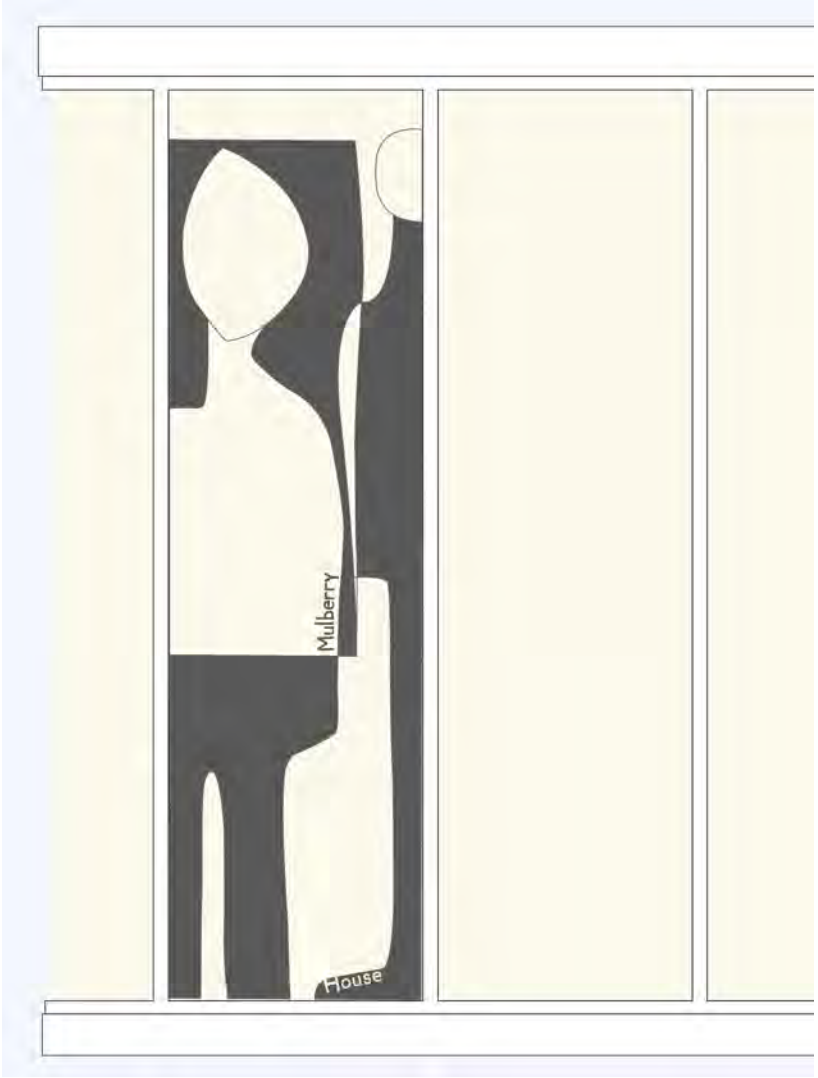

Two etched window panels – leftmost glass panel on Minster Road on the left – and leftmost glass panel on Shoot Up Hill on the right

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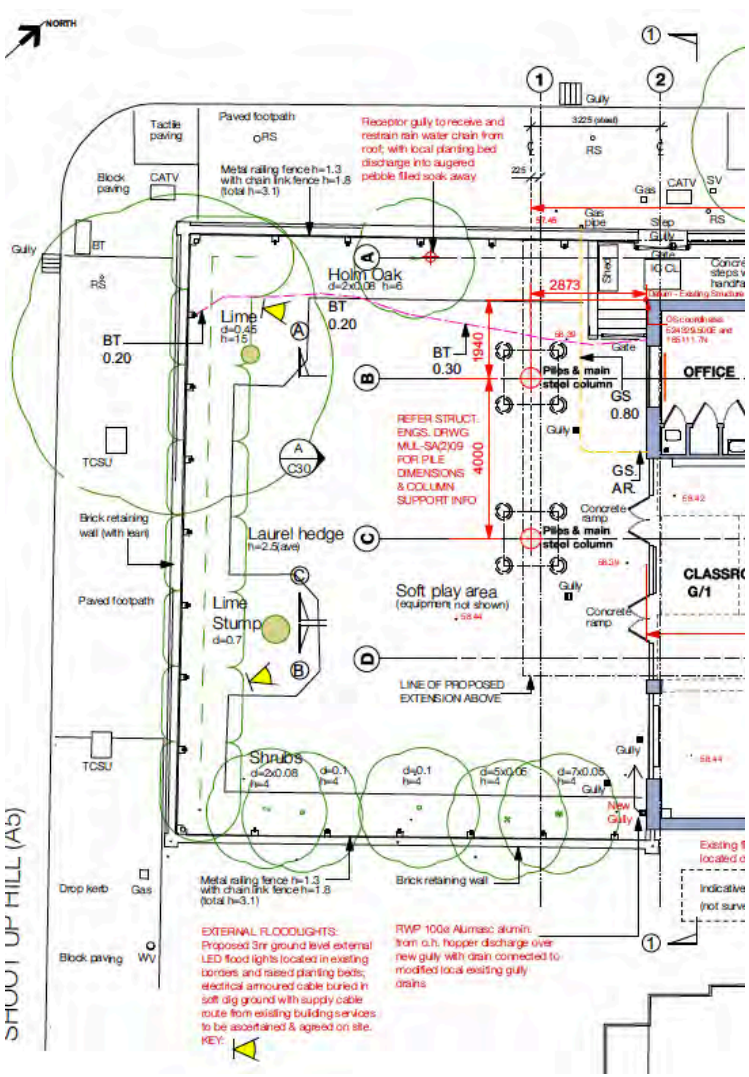

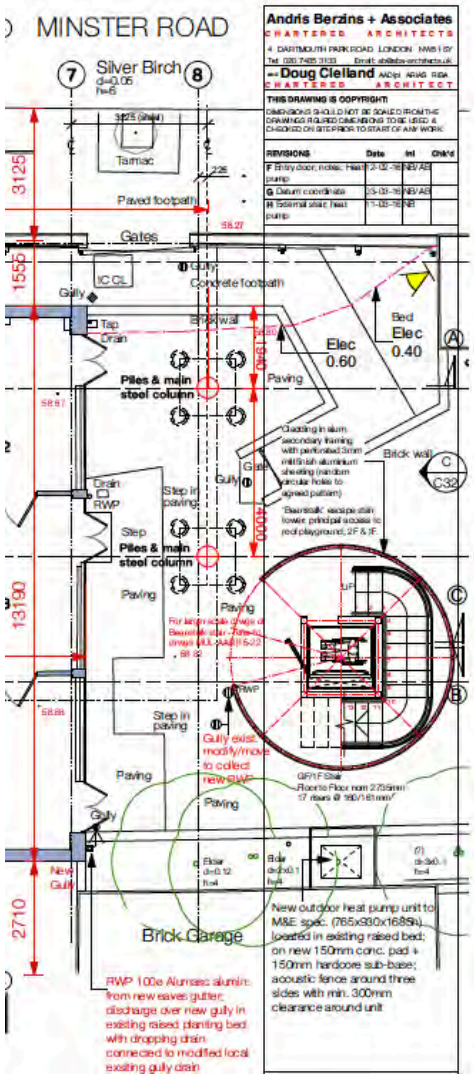

Flood lighting – two low level lamps in the front playground and one low level lamp in the rear playground (shown in yellow) / the lamp type

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