

# Construction Phasing Sequence

Hampstead Manor – Kidderpore Avenue Development

Submitted to London Borough of Camden  
By Mount Anvil Ltd  
22<sup>nd</sup> April 2016



Proposed Planning Condition submission phasing programme  
Summary of elements



ELEMENTS		DATE	MAY					JUNE				JULY				AUGUST				
			2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29
Pre-commencement																				
All pre-commencement conditions					PC															
New Build																				
LC, RF, QMH, TH, PAV																				
1	Facing materials and Manufacturers Specifications											1								
2	Windows, Doors, Vents, Gates																			
3	Roof coverings, Dormers, Chimneys																			
4	Balustrades, external iron mongery															2				
5	2 x 2 Sample Panel																			
6	External servicing, vents, flues, SVPs, RWP's																	3		
Conversions/Listed																				
LY, DB, SL, MW, BH, KH, CH																				
1	Facade treatments											1								
2	Roof repairs, renovation, new dormers, new opening																			
3	Windows and Doors (internal & External)													1a						
4	Underpinning and Structural interventions																			
5	External metal work, balustrades, railings															2				
6	External and internal services distribution																	3		
7	Internal finishes, lighting, ceilings, floors, staircases, fireplaces																			
8	Building Control upgrades																			

## Planning Conditions Phasing Schedule

Kidderpore Avenue

Submission Group Key

Group	Submission Date
	Submitted
PC	prior to 23.05.16
pre-commencement	
1	11.07.16
1a	25.07.16
2	08.08.16
3	22.08.16

Condition No.	Condition	Description	Submission Group	Proposed Submission Date
<b>PRIOR TO COMMENCEMENT OF DEMOLITION/ COMMENCEMENT</b>				
4		Prior to commencement of development a site plan detailing the sequence of works and phasing of development on site, shall be submitted to an approved in writing by the local planning authority. The works shall thereafter be implemented in accordance with the approved plan unless otherwise agreed in writing with the local planning authority.	PC	23.05.16
9		<b>Lady Chapman Hall</b>		
		Prior to the commencement of any development to Lady Chapman Hall detailed drawings, or samples of materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.		
	a	Details drawings of all architectural features on the rear façade of Lady Chapman at a relevant scale of 1:10, 1:5 or 1:1 including but not restricted to cornices, chimney stacks, brickwork aprons, window eills and any other mouldings.	PC	23.05.16
	b	A report and methodology statement demonstrating the extent of materials to be salvaged from the demolition of the rear façade of Lady Chapman and a schedule demonstrating where these are to be reused in the proposed rebuilt structure.	PC	23.05.16
	c	Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates	1a	25.07.16
	d	Details of all new external doors at a scale of 1:10 including sections through cil, jamb and head of door openings.	1a	25.07.16
	e	Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).	2	08.08.16
	f	Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).	1	11.07.16
	g	Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.	3	22.08.16
	h	Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys.	1	11.07.16
	i	A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.	2	08.08.16
		All external architectural features to the proposed rear elevation of Lady Chapman shall match those of the existing rear façade. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.		
14		No development, other than demolition works to Queen Mother's Hall, Lord Cameron Hall and/or Rosalind Franklin shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	PC	23.05.16
16		All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work, this will include a schedule of site monitoring: such details shall follow guidelines and standards set out in BS5837:2012		29.04.16
17		Details of the design of building foundations and the layout of each phase, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	PC	23.05.16
26		Prior to commencement of any development other than site clearance & preparation, a lifetime maintenance plan demonstrating how the sustainable drainage system as approved (Drainage Strategy Statement and appendices, Tully De'Ath Consultants, June 2015) will be maintained submitted to and approved in writing by the local planning authority. The sustainable drainage system as approved (Drainage Strategy Statement and appendices, Tully De'Ath Consultants, June 2015) shall be installed as part of the development to achieve at least a 50% reduction in run off rate for all storms up to and including a 1:100 year storm with a 30% provision for climate change. The system shall include permeable paving, green roofs, and a total of 307m3 attenuation storage, as stated in		Submitted 29.04.16
33		Prior to commencement of works a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing. This shall include approaches to mitigate the impact on bats, including impact of lighting during works. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.		29.04.16
36		Prior to commencement of any development other than site clearance & preparation details of the feasibility of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.		Submitted 29.04.16
38		Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, prepared in consultation with the sewerage undertaker had been submitted to and approved in writing by the Local Planning Authority. No discharge fould or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.	PC	23.05.16
25.7	2015/4099/L	<b>Summerhouse Listed Building Consent</b>		
1		The works hereby permitted shall be begun not later than the end of three years from the date of this consent.		
2		All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.		
3		The works hereby approved are only those specifically indicated on the drawing(s) referred to above.		
4		A comprehensive building recording of the Summerhouse including measured drawings (plans, elevations and sections) and a photographic record shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works to dismantle the building.	PC	23.05.16
5		A method statement and drawings (plans, elevations and sections) for the Summerhouse's dismantling, on-site storage and rebuilding including a programme of repair and restoration as part of a schedule of works shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works on site. All works to dismantle and store the Summerhouse shall be completed in accordance with details thus	PC	23.05.16
6		Drawings (plans, elevations and sections), method statements and sample materials of any new features to be incorporated into the Summerhouse including but not limited to fireplaces shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved.	3	22.08.16
7		Drawings (plans, elevations and sections) of all new service runs, pipes, vents and fixtures and fittings demonstrating their relationship with historic fabric shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved.	3	22.08.16



## Planning Conditions Phasing Schedule

Kidderpore Avenue

Submission Group Key

Group	Submission Date
	Submitted
PC	prior to 23.05.16
pre-commencement	
1	11.07.16
1a	25.07.16
2	08.08.16
3	22.08.16

Condition No.	Condition	Description	Submission Group	Proposed Submission Date
<b>PRIOR TO COMMENCEMENT RELEVANT WORKS</b>				
		<b>Lord Cameron</b>		
5		Prior to the commencement of any development to Lord Cameron Hall other than demolition, site clearance and preparation, detailed drawings and		
	a	Details of all windows, sections at 1:10 (including jambs, head and sill), ventilation grills, external doors and gates	1	11.07.16
	b	Details of all new external doors at a scale of 1:10 including sections through oil, jamb and head of door openings.	1	11.07.16
	c	Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).	2	08.08.16
	d	Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).	1	11.07.16
	e	Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.	3	22.08.16
	f	Detailed drawings are a scale of no less than 1:20 of all new dormers and alterations to existing dormers.	1	11.07.16
	g	Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys.	1	11.07.16
	h	A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.	2	08.08.16
		<b>Rosalin Franklin Hall</b>		
6		Prior to the commencement of any development to Rosalind Franklin Hall other than demolition, site clearance and preparation, detailed drawings, or samples of materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.		
	a	Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates.	1	11.07.16
	b	Details of all new external doors at a scale of 1:10 including sections through oil, jamb and head of door openings.	1	11.07.16
	c	Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).	2	08.08.16
	d	Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).	1	11.07.16
	e	Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.	3	22.08.16
	f	Detailed drawings are a scale of no less than 1:20 of all new dormers and alterations to existing dormers.	1	11.07.16
	g	Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys.	1	11.07.16
	h	A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.	2	08.08.16
		<b>Queen Mother's Hall</b>		
7		Prior to the commencement of any development to Queen Mother's Hall other than demolition, site clearance and preparation, detailed drawings, or samples of materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.		
	a	Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates.	1	11.07.16
	b	Details of all new external doors at a scale of 1:10 including sections through oil, jamb and head of door openings.	1	11.07.16
	c	Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).	2	08.08.16
	d	Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).	1	11.07.16
	e	Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.	3	22.08.16
	f	Detailed drawings are a scale of no less than 1:20 of all new dormers and alterations to existing dormers.	1	11.07.16
	g	Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys.	1	11.07.16
	h	A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.	2	08.08.16
		<b>Dudin Brown</b>		
8		Prior to the commencement of any development to Dudin Brown other detailed drawings, or samples of materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.		
	a	Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates.	1a	25.07.16
	b	Details of all new external doors at a scale of 1:10 including sections through oil, jamb and head of door openings.	1a	25.07.16
	c	Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).	2	08.08.16
	d	Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).	1	11.07.16
	e	Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.	3	22.08.16
	f	Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys.	1	11.07.16
	g	A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.	2	08.08.16
		<b>Town Houses</b>		
10		Prior to the commencement of any development to Town Houses detailed drawings, or samples of materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.		
	a	Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates.	1	11.07.16
	b	Details of all new external doors at a scale of 1:10 including sections through oil, jamb and head of door openings.	1	11.07.16
	c	Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).	2	08.08.16
	d	Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).	1	11.07.16
	e	Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.	3	22.08.16
	f	Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys.	1	11.07.16
	g	A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.	2	08.08.16
		<b>Pavilion Buildings</b>		
11		Prior to the commencement of any works to the Pavilion buildings other than site clearance, detailed drawings, or samples of materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.		
	a	Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates.	1	11.07.16
	b	Details of all new external doors at a scale of 1:10 including sections through oil, jamb and head of door openings.	1	11.07.16
	c	Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).	2	08.08.16
	d	Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).	1	11.07.16
	e	Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.	3	22.08.16
	f	Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys.	1	11.07.16
	g	A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.	2	08.08.16

## Planning Conditions Phasing Schedule

Kidderpore Avenue

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PC	prior to 23.05.16
<i>pre-commencement</i>	
1	11.07.16
1a	25.07.16
2	08.08.16
3	22.08.16

Condition No.	Condition	Description	Submission Group	Proposed Submission Date
12		Prior to the erection of any permanent boundary treatment, detailed plans of all boundary treatment at a relevant scale of 1:10, 1:5 or 1:1 shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	1	11.07.16
19		Prior to commencement of the superstructure construction, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.	1	11.07.16
24		No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.	1	11.07.16
28		Before the relevant part of each Phase commences full details of a lighting strategy, to include information about potential light spill on to buildings, trees and lines of vegetation, shall be submitted to an approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.	3	22.08.16
31		Prior to commencement of works for the Pavilion buildings and the rear extension at Skeel Library 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 an initial 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 of the Pavilion buildings and the Skeel Library and	3	22.08.16
32		Full details in respect of the pond located within the western courtyard as indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant phase of the development commences. The buildings of The Chapel, Townhouses, Pavilions and Queen Mothers Hall shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.	3	22.08.16
35		Before the construction of the basement level car park detailed plans shall be provided to the Council for approval in writing indicating the location 20% active and 20% passive electric vehicle charging points of each Phase's car parking spaces. The charging points shall be provided in their entirety prior to occupation of any units, in accordance with the details thus approved and thereafter be permanently maintained and retained.	1	11.07.16
37		All units within the new replacement buildings of Lord Cameron Hall, Rosalind Franklin Hall, Queen Mother's Hall, the Townhouses and Pavilion shall be designed and constructed in accordance with Building Regulations Part M 4(2) with the exception of 10% of units (no 15) which would be adaptable to M4(3). Details of the location of these units shall be submitted prior to commencement of the superstructure of the replacement buildings of Lord Cameron Hall, Rosalind Franklin and Queen Mothers Hall.	1	11.07.16
25.2	2015/4116/L	Kidderpore Hall Listed Building Consent		
1		The works hereby permitted shall be begun not later than the end of three years from the date of this consent.		
2		All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.		
3		The works hereby approved are only those specifically indicated on the drawing(s) referred to above.		
4		Detailed drawings, sample of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before commencement of the relevant part of works at Kidderpore Hall:		
		a New internal lighting including scale drawings showing design and fixing methods.	3	22.08.16
		b New external lighting including scale drawings showing design and fixing methods.	3	22.08.16
		c New fireplaces, grates and hearths.	3	22.08.16
		d The refurbishment of the historic daylight at second floor including any details to incorporate artificial lighting to highlight this feature.	3	22.08.16
		e Roof repairs demonstrating materials and techniques to be used, including the upgrading of insulation and the treatment of exposed internal purlins.	1	11.07.16
		f Any underpinning and structural works to the building, including method statements and details of materials and techniques to be used.	1a	25.07.16
		g Any upgrading works to satisfy Building Control including noise insulation and fire separation.	3	22.08.16
		h The new secondary staircase that shall include drawings at a scale of 1:10.	3	22.08.16
		i The modifications to existing railings, balustrading, parapet walls to be used as a balustrade and drawings of all new railings.	2	08.08.16
		j Suspended ceilings and raised floors.	3	22.08.16
5		Details of all new internal and external service runs, rainwater goods, vents, flues, extracts, cabling, heating equipment, and demonstrating their relationship with historic fabric shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of works. The submission shall include plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:5 also showing where applicable: new service cupboards, bulkheads and boxing in for all new bathrooms and kitchens including risers and pipework and radiators. The relevant part of the works shall be carried out in accordance with the details thus approved.	3	22.08.16
6		Details of all new windows and refurbishment works including a window schedule, drawings for all new and repaired windows, justification for proposals and method statements as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include works to associated joinery such as internal and external cills and sash boxes where appropriate. The works shall be carried out in accordance with the details thus approved.	1a	25.07.16
7		Details of all new internal and external doors and refurbishment works to retained doors including a door schedule, drawings for all new doors, justification for proposals and method statements for all new and repaired doors as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new doors shall include a typical plan, elevation and section drawings at a scale of 1:10 with moulding profiles at 1:1 for each door type. The relevant part of the works shall be carried out in accordance with the details thus approved.	1a	25.07.16
8		Notwithstanding all approved drawings and supporting documents, damp proofing shall achieved by a dry lining membrane system.	3	22.08.16

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PC	prior to 23.05.16
pre-commencement	
1	11.07.16
1a	25.07.16
2	08.08.16
3	22.08.16

Condition No.	Condition	Description	Submission Group	Proposed Submission Date
25.3	2015/4124/L	Chapel Listed Building Consent		
1		The works hereby permitted shall be begun not later than the end of three years from the date of this consent.		
2		All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.		
3		The works hereby approved are only those specifically indicated on the drawing(s) referred to above.		
4		Detailed drawings, sample of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before commencement of the relevant part of works at Kidderpore Hall:		
		a New internal lighting including scale drawings showing design and fixing methods.	3	22.08.16
		b New external lighting including scale drawings showing design and fixing methods.	3	22.08.16
		c The junction between the proposed mezzanine and the historic fabric of the listed building shown at a scale of 1:5 including fixing method.	1	11.07.16
		d Works to all historic joinery including but not limited to dado panelling and parquet flooring.	3	22.08.16
		e New joinery especially as it is joined to historic fabric.	3	22.08.16
		f Details of all new balustrading on the mezzanine floor including a 1m x 1m sample of the proposed glazing.	2	08.08.16
		g The junction between the external wall of the Chapel building and the new extension.	1	11.07.16
		h All works to plaster walls and the decorative ceiling.	3	22.08.16
		i Any underpinning and structural works to the building, including method statements and details of materials and techniques to be used as well as a report detailing the impact upon historic fabric and finishes.	1a	25.07.16
		j Any upgrading works to satisfy Building Control including noise insulation and fire separation.	3	22.08.16
		k Roof repairs demonstrating materials and techniques to be used, including the upgrading of insulation.	1	11.07.16
5		Details of all new internal and external service runs, rainwater goods, vents, flues, extracts, cabling, heating equipment, and demonstrating their relationship with historic fabric shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of works. The submission shall include plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:5 also showing where applicable: new service cupboards, bulkheads and boxing in for all new bathrooms and kitchens including risers and pipework and radiators. The relevant part of the works shall be carried out in accordance with the details thus approved.	3	22.08.16
6		Details of all new windows and refurbishment works including a window schedule, drawings for all new and repaired windows, justification for proposals and method statements as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include works to associated joinery such as internal and external cills and sash boxes where appropriate. The works shall be carried out in accordance with the details thus approved.	1a	25.07.16
7		Details of all new internal and external doors and refurbishment works to retained doors including a door schedule, drawings for all new doors, justification for proposals and method statements for all new and repaired doors as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new doors shall include a typical plan, elevation and section drawings at a scale of 1:10 with moulding profiles at 1:1 for each door type. The relevant part of the works shall be carried out in accordance with the details thus approved.	1a	25.07.16
8		Notwithstanding all approved drawings and supporting documents, damp proofing shall achieved by a dry lining membrane system.	3	22.08.16
25.4	2015/4123/L	Skeel Listed Building Consent		
1		The works hereby permitted shall be begun not later than the end of three years from the date of this consent.		
2		All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.		
3		The works hereby approved are only those specifically indicated on the drawing(s) referred to above.		
4		Detailed drawings, sample of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before commencement of the relevant part of works at Kidderpore Hall:		
		a New internal lighting including scale drawings showing design and fixing methods.	3	22.08.16
		b New external lighting including scale drawings showing design and fixing methods.	3	22.08.16
		c New fireplaces, grates and hearths.	3	22.08.16
		d New internal stair from first to second floor at a scale of 1:10.	3	22.08.16
		e Suspended ceilings including fixing method to existing.	3	22.08.16
		f All new external railings.	2	08.08.16
		g Roof repairs demonstrating materials and techniques to be used, including the upgrading of insulation.	1	11.07.16
		h Any underpinning and structural works to the building, including method statements and details of materials and techniques to be used.	1a	25.07.16
		i Any upgrading works to satisfy Building Control including noise insulation and fire separation.	3	22.08.16
5		Details of all new internal and external service runs, rainwater goods, vents, flues, extracts, cabling, heating equipment, and demonstrating their relationship with historic fabric shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of works. The submission shall include plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:5 also	3	22.08.16
6		Details of any proposed re-pointing, including the proposed materials and pointing style shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the work. The relevant part of the works shall be carried out in accordance with the details thus approved.	1	11.07.16
7		Details of any brick cleaning, including the cleaning method and undertaking of trials shall be submitted to and approved in writing by the Council as local planning authority, prior to the commencement of the relevant part of works. The work shall be carried out in accordance with such approved trials.	1	11.07.16
8		Details of all new windows and refurbishment works including a window schedule, drawings for all new and repaired windows, justification for proposals and method statements as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include works to associated joinery such as internal and external cills and sash boxes where appropriate. The works shall be carried out in accordance with the details thus approved.	1a	25.07.16
9		Details of all new internal and external doors and refurbishment works to retained doors including a door schedule, drawings for all new doors, justification for proposals and method statements for all new and repaired doors as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new doors shall include a typical plan, elevation and section drawings at a scale of 1:10 with moulding profiles at 1:1 for each door type. The relevant part of the works shall be carried out in accordance with the details thus approved.	1a	25.07.16
10		Notwithstanding all approved drawings and supporting documents, damp proofing shall achieved by a dry lining membrane system.	3	22.08.16

## Planning Conditions Phasing Schedule

Kidderpore Avenue

Submission Group Key

Group	Submission Date
	Submitted
PC <i>pre-commencement</i>	prior to 23.05.16
1	11.07.16
1a	25.07.16
2	08.08.16
3	22.08.16

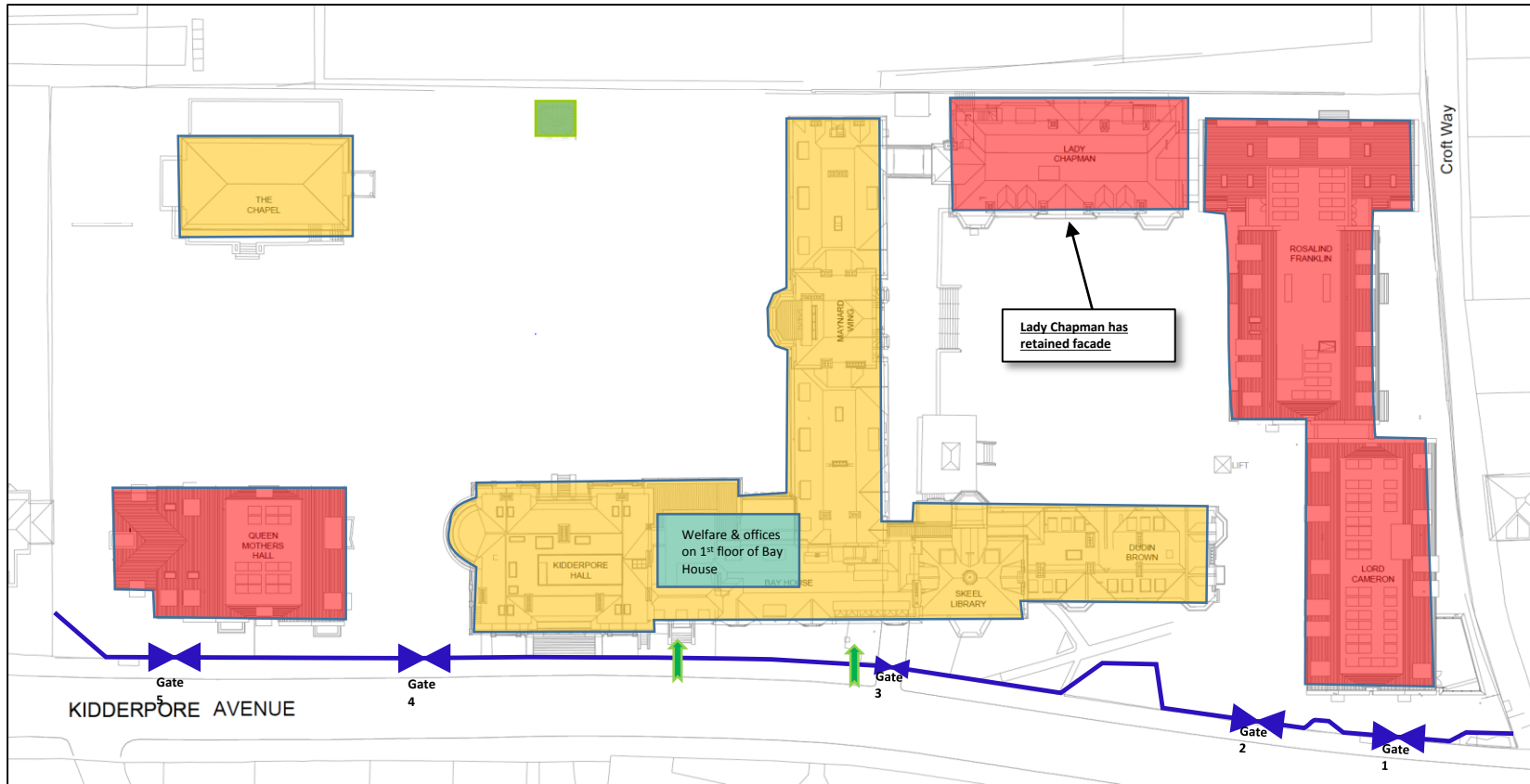
Condition No.	Condition	Description	Submission Group	Proposed Submission Date
25.5	2015/4122/L	<b>Maynard Listed Building Consent</b>		
1		The works hereby permitted shall be begun not later than the end of three years from the date of this consent.		
2		All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.		
3		The works hereby approved are only those specifically indicated on the drawing(s) referred to above.		
4		Detailed drawings, sample of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before commencement of the relevant part of works at Kidderpore Hall:		
		a New internal lighting including scale drawings showing design and fixing methods.	3	22.08.16
		b New external lighting including scale drawings showing design and fixing methods.	3	22.08.16
		c New fireplaces, grates and hearths.	3	22.08.16
		d New internal staircase at a scale of 1:10.	3	22.08.16
		e Suspended ceilings including fixing method to existing.	3	22.08.16
		f New external railings or modifications to existing railings.	2	08.08.16
		g Roof repairs demonstrating materials and techniques to be used, including the upgrading of insulation.	1	11.07.16
		i Any upgrading works to satisfy Building Control including noise insulation and fire separation.	3	22.08.16
5		Details of all new internal and external service runs, rainwater goods, vents, flues, extracts, cabling, heating equipment, and demonstrating their relationship with historic fabric shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of works. The submission shall include plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:5 also	3	22.08.16
6		Details of any proposed re-pointing, including the proposed materials and pointing style shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the work. The relevant part of the works shall be carried out in accordance with the details thus approved.	1	11.07.16
7		Details of any brick cleaning, including the cleaning method and undertaking of trials shall be submitted to and approved in writing by the Council as local planning authority, prior to the commencement of the relevant part of works. The work shall be carried out in accordance with such approved trials.	1	11.07.16
8		Details of all new windows and refurbishment works including a window schedule, drawings for all new and repaired windows, justification for proposals and method statements as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include works to associated joinery such as internal and external cills and sash boxes where appropriate. The works shall be carried out in accordance with the details thus approved.	1a	25.07.16
9		Details of all new internal and external doors and refurbishment works to retained doors including a door schedule, drawings for all new doors, justification for proposals and method statements for all new and repaired doors as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new doors shall include a typical plan, elevation and section drawings at a scale of 1:10 with moulding profiles at 1:1 for each door type. The relevant part of the works shall be carried out in accordance with the details thus approved.	1a	25.07.16
10		Notwithstanding all approved drawings and supporting documents, damp proofing shall be achieved by a dry lining membrane system.	3	22.08.16
25.6	2015/4120/L	<b>Bay House Listed Building Consent</b>		
1		The works hereby permitted shall be begun not later than the end of three years from the date of this consent.		
2		All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.		
3		The works hereby approved are only those specifically indicated on the drawing(s) referred to above.		
4		Detailed drawings, sample of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before commencement of the relevant part of works at Kidderpore Hall:		
		a New internal lighting including scale drawings showing design and fixing methods.	3	22.08.16
		b New external lighting including scale drawings showing design and fixing methods.	3	22.08.16
		c The enlarged dormer to the rear at second floor where it is proposed to create a door to the external terrace. Drawings shall be submitted at a scale of 1:10.	1	11.07.16
		d Roof repairs demonstrating materials and techniques to be used, including the upgrading of insulation.	1	11.07.16
		f Any upgrading works to satisfy Building Control including noise insulation and fire separation.	3	22.08.16
		g Suspended ceilings including fixing method to existing.	3	22.08.16
		h All new balustrading or proposed modifications to existing balustrading.	2	08.08.16
5		Details of all new internal and external service runs, rainwater goods, vents, flues, extracts, cabling, heating equipment, and demonstrating their relationship with historic fabric shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of works. The submission shall include plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:5 also	3	22.08.16
6		Details of any proposed re-pointing, including the proposed materials and pointing style shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the work. The relevant part of the works shall be carried out in accordance with the details thus approved.	1	11.07.16
7		Details of any brick cleaning, including the cleaning method and undertaking of trials shall be submitted to and approved in writing by the Council as local planning authority, prior to the commencement of the relevant part of works. The work shall be carried out in accordance with such approved trials.	1	11.07.16
8		Details of all new windows and refurbishment works including a window schedule, drawings for all new and repaired windows, justification for proposals and method statements as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include works to associated joinery such as internal and external cills and sash boxes where appropriate. The works shall be carried out in accordance with the details thus approved.	1a	25.07.16
9		Details of all new internal and external doors and refurbishment works to retained doors including a door schedule, drawings for all new doors, justification for proposals and method statements for all new and repaired doors as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Kidderpore Hall. The submission for all new doors shall include a typical plan, elevation and section drawings at a scale of 1:10 with moulding profiles at 1:1 for each door type. The relevant part of the works shall be carried out in accordance with the details thus approved.	1a	25.07.16
10		Notwithstanding all approved drawings and supporting documents, damp proofing shall be achieved by a dry lining membrane system.	3	22.08.16

# Project Phasing & Handover Sequence July to September 2016

2016												2017												2018											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

## July to September 2016:

1. Removal off site of summerhouse for refurbishment and future re-install.
2. Demolish Queen Mother Hall, Lord Cameron, Rosalind Franklin and Lady Chapman
3. Structural alterations to listed and retained buildings



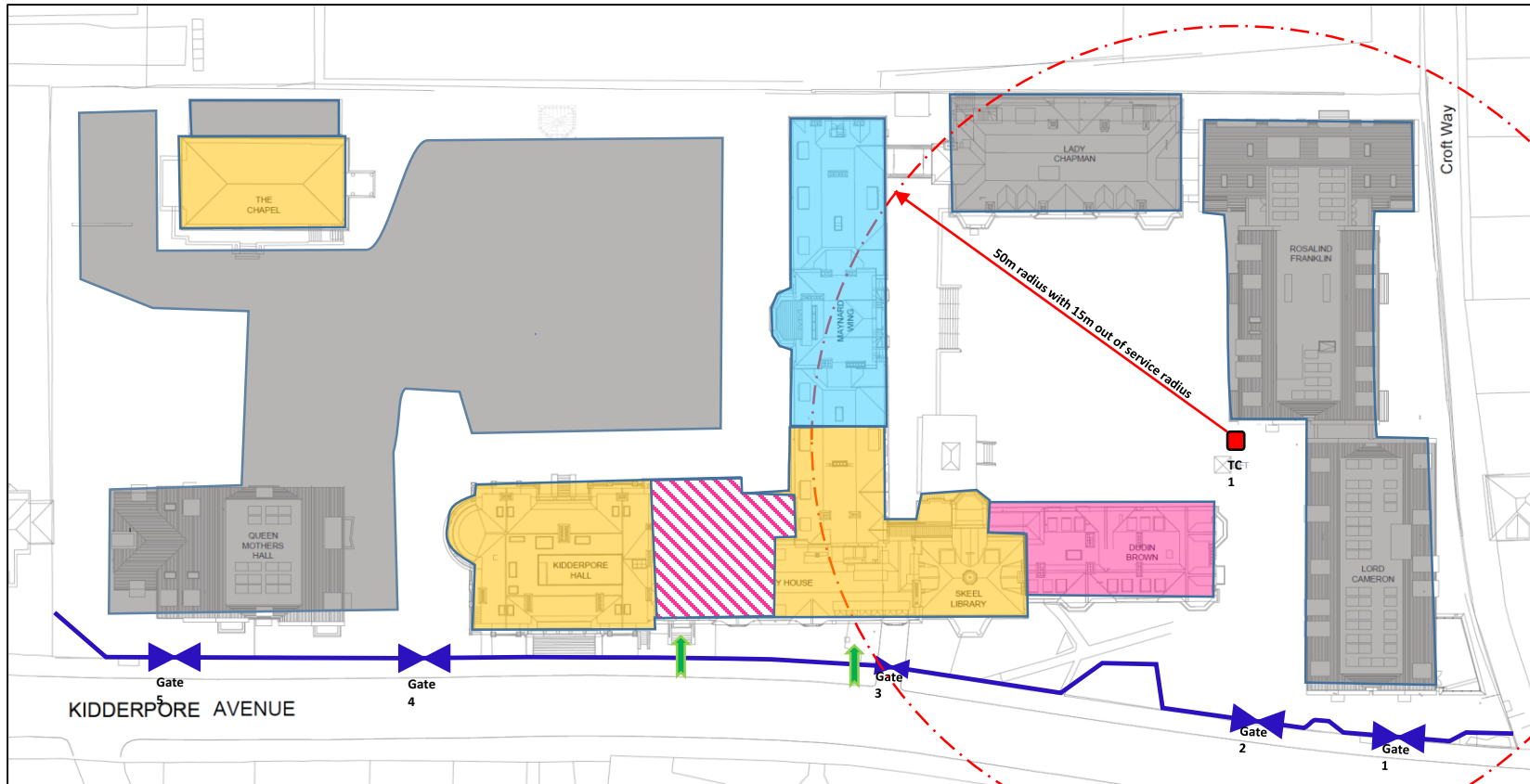


# Project Phasing & Handover Sequence September to December 2016

2016												2017												2018											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

## September to December 2016:

1. Fit Out to Dudin Brown, Marketing Suite & Bay Hall P1
2. Substructure & RC Works to Lord Cameron, Rosalind Franklin, Lady Chapman and new basement carpark.
3. RC Frame to Chapel extension
4. Structural alterations to the Chapel and Kidderpore Hall
5. Tower crane 1 installed November 2016
6. Marketing suite due to open December 2016



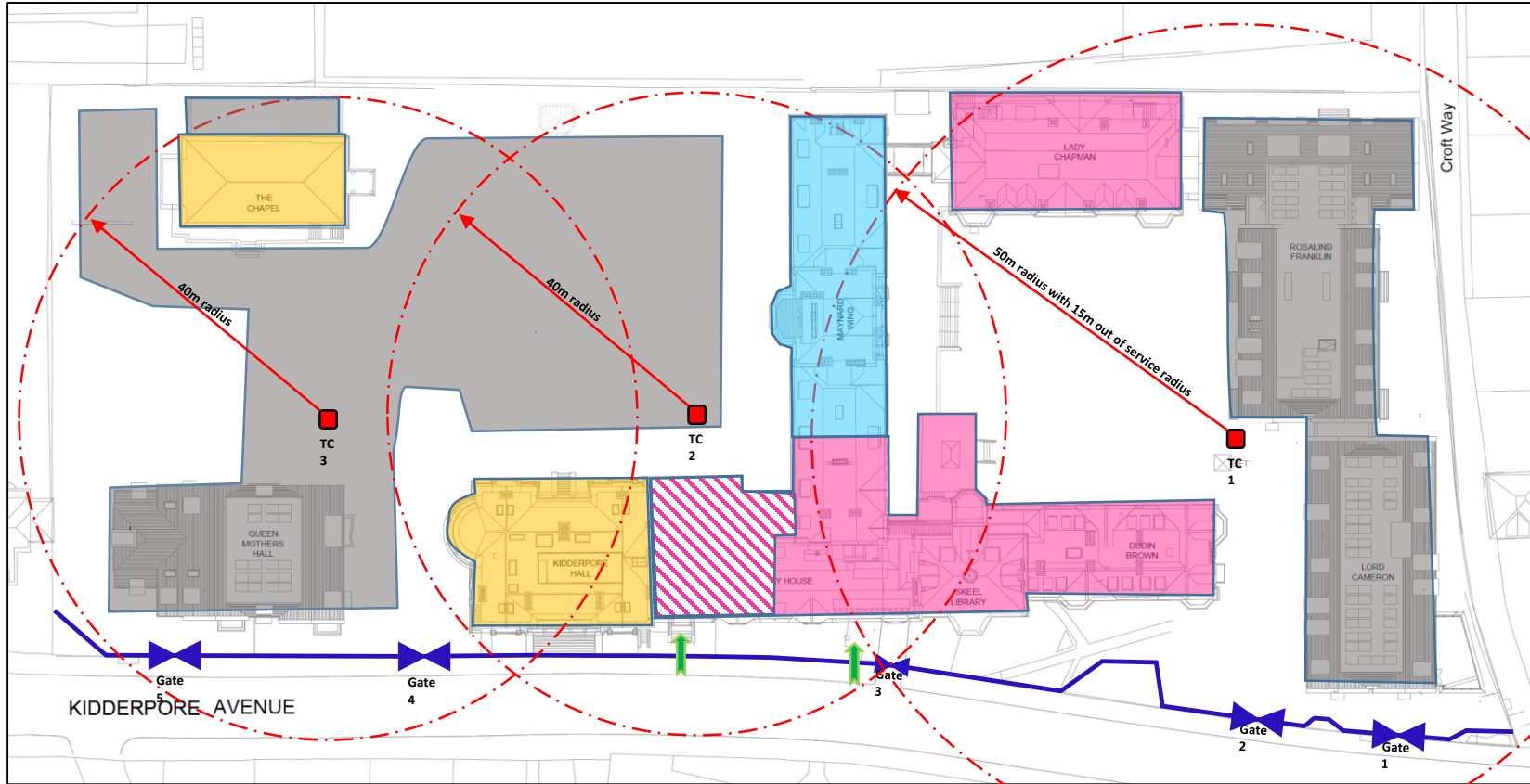
- = marketing suite demise
- = Tower Crane
- = Vehicular Access Gate
- = Pedestrian Access
- = Site offices & welfare facilities

## Project Phasing & Handover Sequence January to April 2017

2016												2017												2018											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

### January to April 2017:

1. Continue fit Out to Dudin Brown
2. Start fit out to Skeel Library and Bay Hall P1 in January 2017
3. Start Lady Chapman in April 2017
4. RC Frame Works to Lord Cameron, Rosalind Franklin and new basement carpark.
5. Structural alterations to the Chapel and Kidderpore Hall
6. TC 2 installed March 2017
7. TC 3 installed April 2017




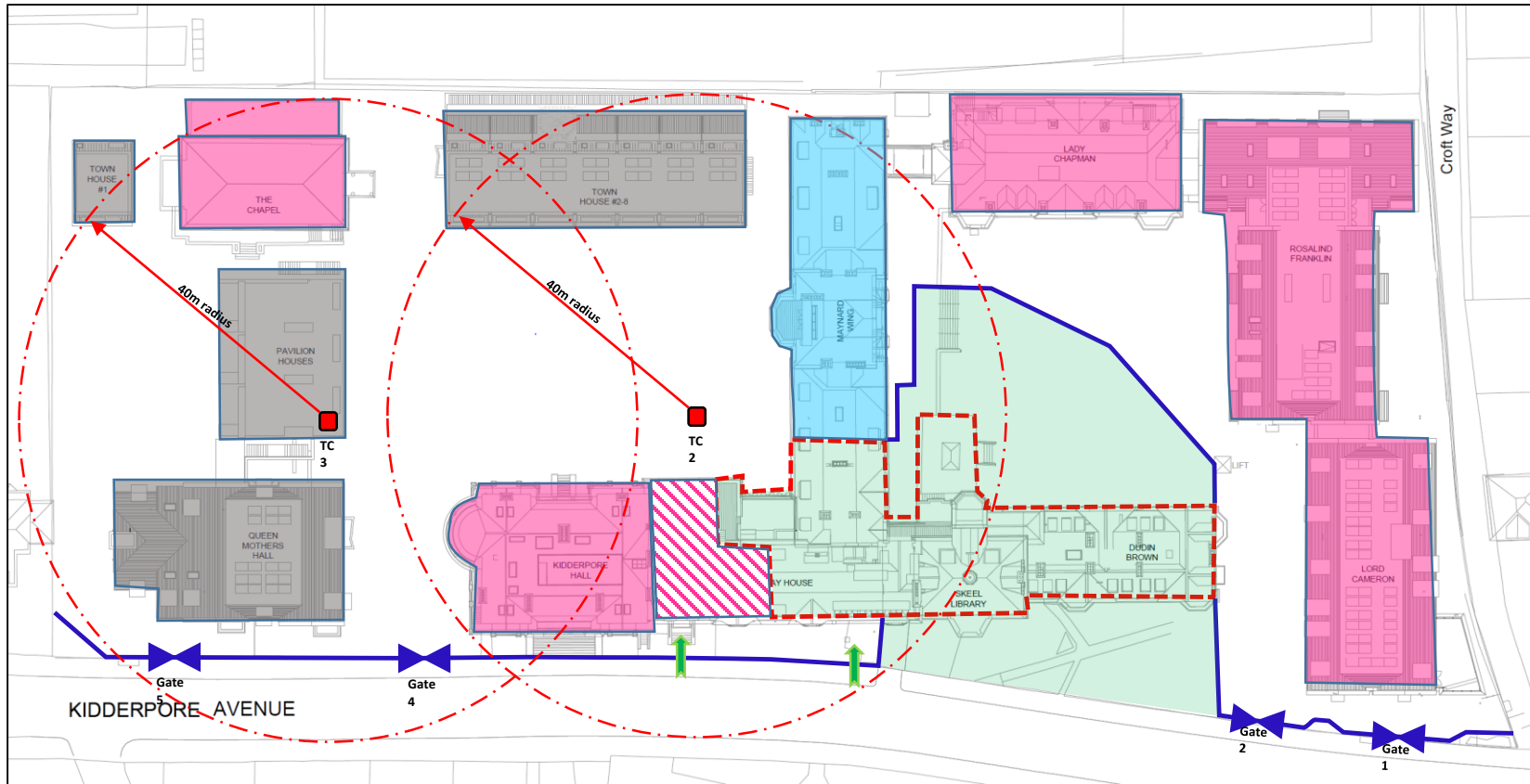
# Project Phasing & Handover Sequence May to September 2017

2016												2017												2018											
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## May to September 2017:

1. Fit Out to Lord Cameron, Rosalind Franklin and Lady Chapman, Kidderpore Hall and The Chapel
2. Substructure & RC Works to Lord Cameron, Rosalind Franklin, Lady Chapman and new basement carpark.
3. TC1 removed in August 2017
4. Dudin Brown, Skeel Library and Bay House P1 complete September 2017

-  = Completed & occupied dwellings.
-  = marketing suite demise
-  = Tower Crane
-  = Vehicular Access Gate
-  = Pedestrian Access
-  = Site offices & welfare facilities









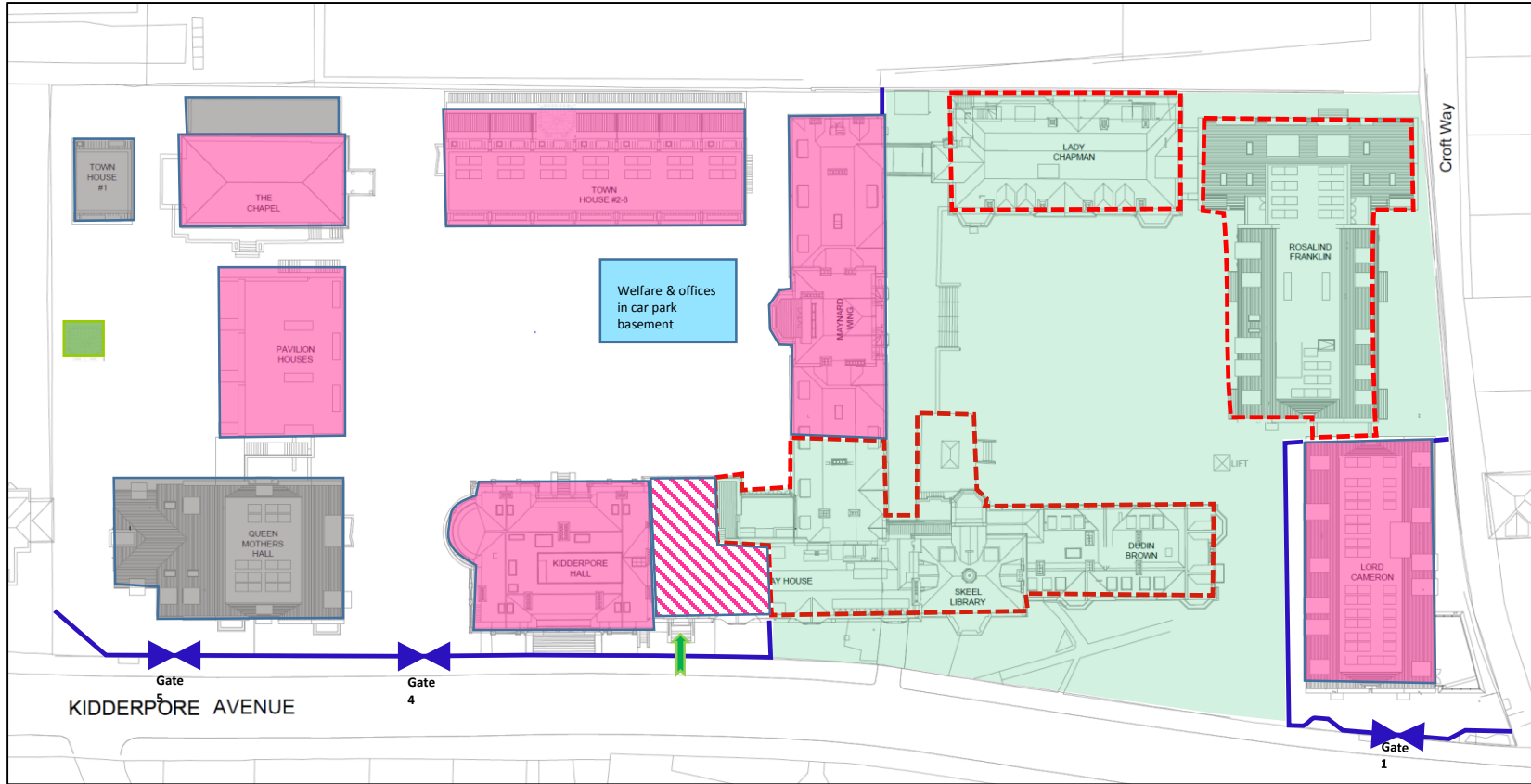
# Project Phasing & Handover Sequence October to December 2017

2016												2017												2018											
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## October to December 2017:

1. Fit Out to Lord Cameron, Rosalind Franklin, Lady Chapman, Kidderpore Hall and The Chapel
2. Substructure & RC Works to Lord Cameron, Rosalind Franklin, Lady Chapman and new basement carpark.
3. Summerhouse re-opens to public in December 2017
4. TC2 removed October 2017
5. TC3 removed December 2017
6. Lady Chapman complete November 2017
7. Rosalind Franklin complete December 2017

-  = Completed & occupied dwellings.
-  = marketing suite demise
-  = Tower Crane
-  = Vehicular Access Gate
-  = Pedestrian Access
-  = Site offices & welfare facilities

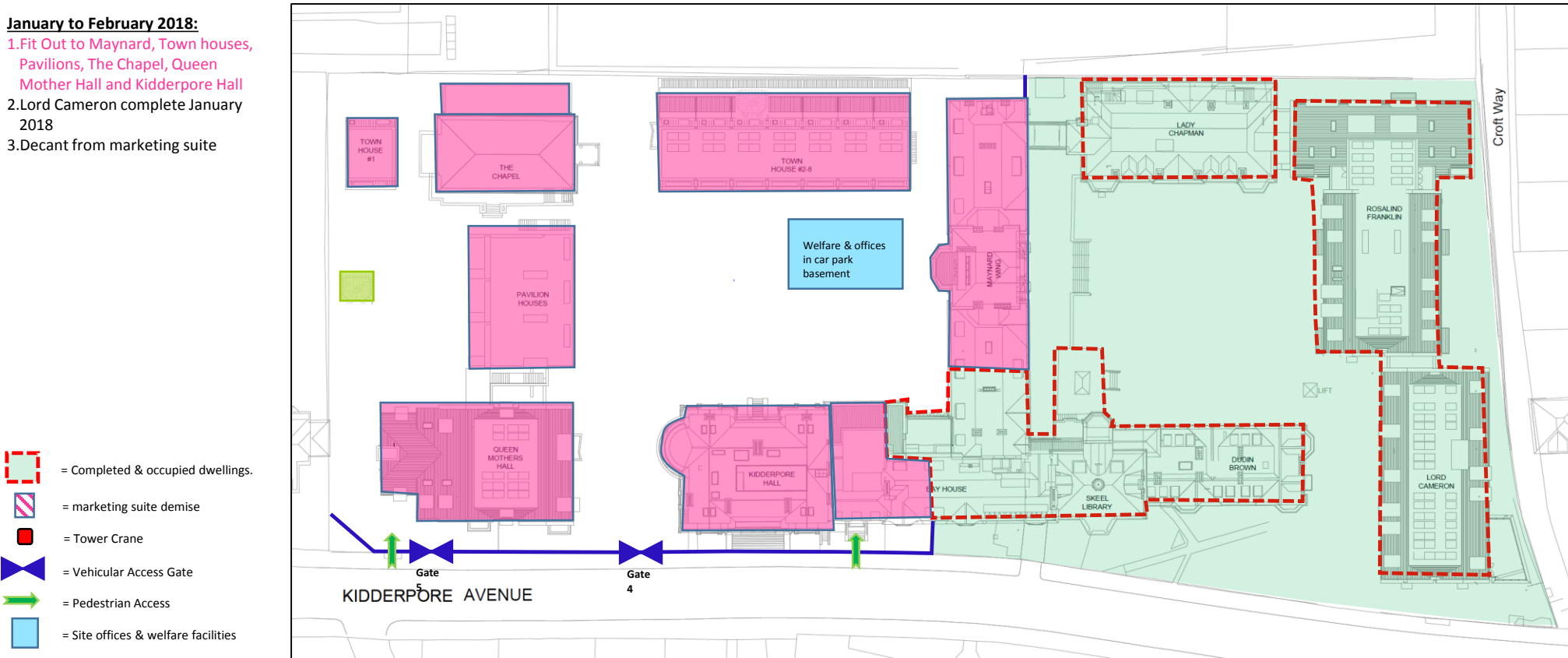


# Project Phasing & Handover Sequence January to February 2018

2016												2017												2018											
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## January to February 2018:

1. Fit Out to Maynard, Town houses, Pavilions, The Chapel, Queen Mother Hall and Kidderpore Hall
2. Lord Cameron complete January 2018
3. Decant from marketing suite









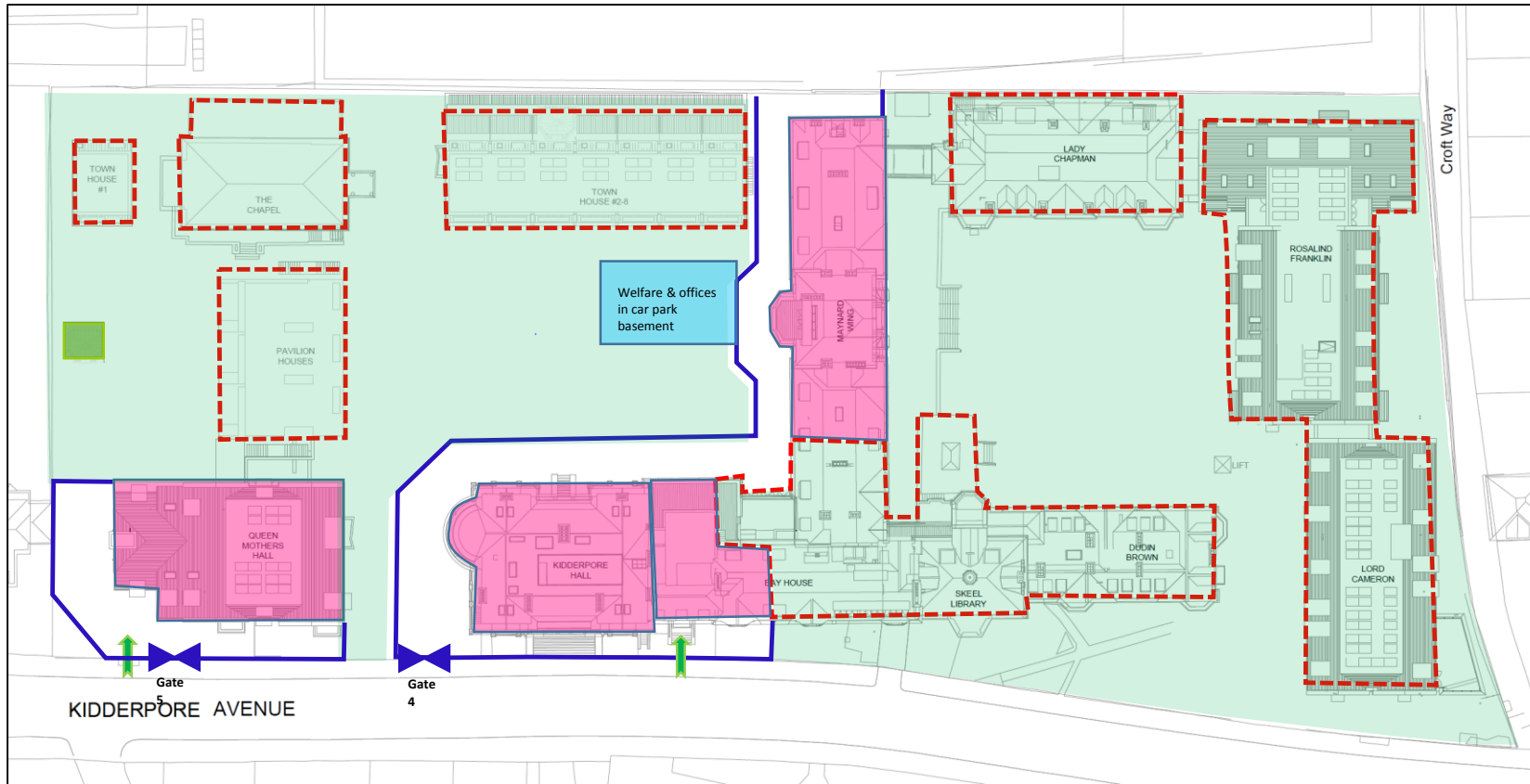
# Project Phasing & Handover Sequence March to May 2018

2016												2017												2018											
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## March to May 2018:

1. Fit Out to Maynard, Queen Mother Hall and Kidderpore Hall
2. The Chapel complete in March 2018
3. The Townhouses complete in March 2018
4. The pavilions complete in March 2018

-  = Completed & occupied dwellings.
-  = marketing suite demise
-  = Tower Crane
-  = Vehicular Access Gate
-  = Pedestrian Access
-  = Site offices & welfare facilities



# Project Phasing & Handover Sequence June to October 2018

2016												2017												2018											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

## June to October 2018:

1. Queen Mother Hall complete in September 2018
2. Kidderpore Hall complete in October 2018
3. Maynard Wing complete in October 2018
4. Project Complete end October 2018

