



**PRIMROSE HILL PRIMARY SCHOOL
SUMMARY DOCUMENT TO DISCHARGE CONDITONS: NOS 3, 4, 5, 8
REVISED TO INCLUDE CONDITION 4: 18.11.2016**

ROBERT LOADER ARCHITECT

LB CAMDEN REGISTERED NUMBER: 2016/2321/P, 19.08.2016

This document describes proposals to discharge Conditions nos:

3. Details of the sedum flat roof.
4. Details of the cycle storage.
5. Details of the timber screen to boundary.
8. Details of the Caretaker's House forecourt.

CONDITION 3 SEDUM FLAT ROOF

The sedum roof covering is to be provided by Bauder roofing as an integral part superimposed on the Bauder Total Roofing system, a warm roof construction.

The sedum planting is to be an extensive roof covering comprising a mix of eleven species. This will be a relatively lightweight roof that also provides rainwater attenuation and a softened view to the neighbouring properties. A link to the supplier's website is here:

<http://www.bauder.co.uk/green-roofs/non-accessed-green-roofs/lightweight-low-maintenance/sedum-blanket-system>

A photo from the supplier of extensive sedum covering is illustrated below.



Photo from Bauder website of sedum blanket.

CONDITION 4 CYCLE STORAGE

It is proposed to install a covered cycle storage area at the rear of the school playground. The minimum size of store of 2.0m wide x 2.15m deep can hold 4-6 cycles against Sheffield-type stands.

A link to the supplier's website is here:

<http://www.direct2u.co.uk/cycle-shelters/shelters/dudley-cycle-shelter.html>

A photo from the supplier of the type of shelter and stands is illustrated below.



Photo from suppliers website to illustrate a 'Dudley' shelter. The proposed shelter is to be two metres wide with two Sheffield stands installed.

CONDITION 5 BOUNDARY SCREEN

It is proposed to ensure that there is a two metre high screen along the boundary between the 2 year-old external terrace and the neighbouring properties in Waterside Place. The 2m height of the screen will be measured from the terrace level. Most screening will be achieved by the existing brick boundary wall, but an additional extension of approximately 400mm above the top of the brick wall will be achieved by close-boarded, tongued & grooved timber fencing.

A link to the supplier's website is here:

https://www.jacksons-security.co.uk/12K_acoustic_envirofence.aspx

A photo from the proposed supplier is illustrated below.



Photo from Jacksons website of 12K Envirofence. Boards are 125mm high.

CONDITION 8 CARETAKER'S HOUSE FORECOURT

The previous submitted proposals are to be superseded by the following:

The primary entrance to the 2 year-old unit is to be through the adjacent 'Boys' gate rather than the gate directly in front of the Caretaker's House. This achieves slightly improved ramp gradients than previously proposed. Consequently there will be little structural change to the Caretaker's House forecourt (drawings EX351 H and PR352 H).

The proposed buggy store is retained in its previously proposed location. However, following suggestions by the PHCAAC, cedar shakes are specified to the roof and sides. Also, the two parts of the buggy store are unequal size so each fits wholly on upper or lower part of forecourt. If there is little demand for buggy storage the lower part could be unscrewed and removed (drawing PR353 H).

A new gate between the 'Boys' entrance and the Caretaker's House is required with an associated maintenance gate at the top of the steps down to the lower playground. These will be constructed in a manner similar to the contemporary fence installed in 2012 (drawing PR354 H).



View from the street of the Caretaker's House and main building. The gates installed in 2011 are to be fixed shut. The revised entrance for the two year-old unit is to be through the Boys gate to the right.

DRAWINGS

DRAWINGS TO ACCOMPANY THE APPLICATIONS

PROPOSED DRAWINGS FOR CONDITION 8 APPLICATION

1:50 Ground Plan As Existing: 2 YO Entrance Access	PHPS EX 351 H
1:50 Ground Plan As Proposed: 2 YO Entrance Access	PHPS PR 352 H
1:25 Plan, Section & Elevation As Proposed: Buggy Store	PHPS PR 353 H
1:25 Elevations As Proposed: 2 YO Entrance Gates	PHPS PR 354 H
1:500 Block Plan As Proposed: Cycle Store Location	PHPS PR 011 E