JIM GARLAND
ARCHITECTS LIMITED

Submission in respect of the

Discharge of Condition 4
of
planning permission 2013/6388/P
and
as required by Breach of Condition Notice to
Kings College Court Ltd
Dated 15/11/16

This submission is made to discharge Condition 4 of planning permission reference 2013/6388/P dated 19/06/2014. This submission is also made to comply with the Breach of Condition Notice dated 15/11/16 and served on Kings College Court Ltd. It requires that the following steps are taken:

*1. To submit the details as required by condition (4) attached to the planning permission granted on 19th June 2014, reference 2013/6388/P and such details to be approved in writing by the Local Planning Authority, prior to implementing the relevant part of the works.*

For ease of reference, Condition 4 states:

*"No development shall take place until samples and manufacturers details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted and approved in writing by the local planning authority. The materials panel must include an on-site facing brickwork panel demonstrating the proposed colour, texture, face-bond and pointing. Development shall be carried out in accordance with the approved details."*

This condition should be read in conjunction with the original development description below:

*"Remodeling and refurbishment of existing building to include 3 new floors of residential accommodation comprising 4 apartments. Refurbishment to include balconies to all existing flats, addition of an external insulated render including brick slips to match existing masonry. Further improvements include new entrance vestibule with ramped access to parking, refurbishment of all common parts to include upgrade to ventilation and fire safety measures. External works include the provision of covered cycle parking and improvements to Tobin Close to include resurfacing of road, controlled parking and landscaping."*

The external elevations as existing are comprised of 3 elements, namely brick, render and windows. The application description of the works therefore proposes:

*"an external insulated render including brick slips to match existing masonry".*

More detail is given in the design and access statement, which states:

*"The vertical cladding will remain as brick, in the form of slips applied over new insulation. This presents the opportunity to reclad with more appealing brick colour and texture, details of which can be a reserved matter."*

The use of the term "*as brick*" is deliberate, as at that point research was being undertaken into a number of potential systems, including clay and acrylic brick slips.

In selecting the most appropriate brick slip cladding system, a number of key considerations needed to be met:

1. The cladding must be certified for use at heights of up to 37m above ground level.

2. The cladding must be certified for use in conjunction with an external wall insulation.

3. The cladding must be able to run seamlessly from the refurbishment aspect of the existing lower floors, where it is to be fixed onto solid masonry construction, and the lightweight metal framing construction of the new upper floors.

4. The cladding must be suitable for use in refurbishment of an existing building, and have an appropriate flexibility in its installation to accommodate differing coursing requirements, pier widths etc, and overcome intricate detailing at the junction with the new balconies.

5. The cladding system is to be BBA certified and durable.

A thorough review of all the brick slip cladding systems listed on the RIBA Product Selector was undertaken, and it quickly became evident that the only product to meet all of the above requirements was the Sto Brick Slip System. It uses acrylic brick slips as the finished face of a comprehensive cladding system which includes external wall insulation as standard. Each brick slip is individually adhered to the substrate thereby providing the flexibility to accommodate the uneven coursing found in the existing brickwork and provide a seamless transition from the masonry wall construction of the existing building to the lightweight steel frame construction of the new upper floors. The system includes pistol brick slips to provide absolute authenticity to window reveals and other openings.

In accordance with the requirements of Condition 4, a bespoke brick facing panel has been commissioned to demonstrate the proposed colour, texture, face-bond and pointing, and remains on site[1]. The colour and texture of the Sto brick slips are almost indistinguishable from the existing brickwork.

An application to discharge Condition 4 has already been submitted to and rejected by the Council, and is the subject of a planning appeal. When considering the previous application officers indicated that they did not object to either the appearance or texture of the sample facing brickwork panel, and that their only concern was with the durability of the brick slips, specifically their long term weathering, colour fastness and long term adhesion to the substrate. The purpose of this submission is to provide further evidence to address the Council's concerns.

There is no evidence that the Sto Brick Slip System is not durable. It should be noted that since the first submission for discharge of Condition 4, it has come to light that the British Board of Agrement are in the process of updating the certificate for the Sto Vario system from a minimum durability of 30 years to a minimum durability of at least 60 years. The comparable Stotherm Mineral K system[2] already benefits from a minimum 60 year expectancy, subject to a planned inspection and maintenance schedule, which includes an inspection after 12 months, and thereafter inspections every 5 years. This compares favourably against the annual inspection regime generally stipulated for a clay brick slip system to achieve a 30 year expectancy.

Since the previous submission, further research has been undertaken to allay officers' concerns, including a visit to the Whiston Hospital in Merseyside to view first hand a large installation of Sto Brick Slips completed in 2010[3]. The brick slips are on all elevations and appear in excellent condition, with no signs of weathering in an unsightly manner.

Further evidence[4] is included in this submission which demonstrates the durability of the Sto brick slip system.

[1] See Appendix A
[2] BBA Certificate 95/3132
[3] See Appendix B
[4] See Appendix C

Finally, an inspection was made of a social housing refurbishment at the Roundshaw Estate in Croydon. This was completed in August 2009 and seven years later exhibits no sign of poor weathering. The installation continues to look very good, and shows no sign of wear and tear[5].

This submission also includes new evidence direct from the manufacturer which provides further assurance about the product.

Conclusion

In accordance with Condition 4 and the Breach of Condition Notice, we hereby submit the Sto Brick Slip System for approval under Condition 4 of planning permission 2013/6388/P. The product is agreed to be of suitable appearance and texture, and the only previous concern of the LPA was its long term adhesion and durability. Since its inception in 1986, some 1.5 million square metres have been installed, with no known failures. Due to the success and proven longevity of the product, the British Board of Agrement are in the process of updating its certified durability to at least 60 years, twice that of the majority of clay brick slip systems. In short, the Sto Brick Slip System is a high quality product which will look good on first installation, and will continue to look good for many years thereafter.

Jim Garland *RIBA*

7th December 2016

[5] See Appendix D