



28 Belsize Lane, NW3 5AB
Application for Approval of Details
Reserved by Condition 09 & 10
ref: PP-05913365
15.03.2017

ABA
Alison Brooks Architects Ltd

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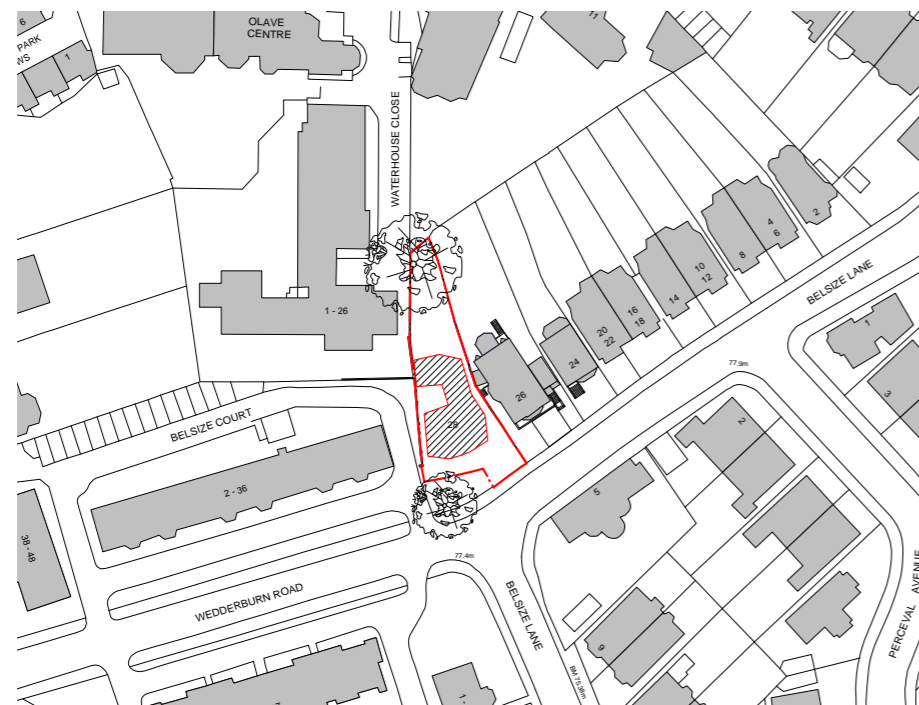
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Introduction

The purpose of this document is to provide information required by London Borough of Camden, Planning Department in accordance with condition 09 & 10 of the approved planning application 2010/3112/P for works at 28 Belsize Lane.

Condition 09 requires that, 'before use commences, the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant shall be provided in accordance with the scheme hereby approved by the Council.'

Condition 10 requires 'details of the location, design and method of waste storage and removal (including recycled materials)' to be submitted and approved by the Council. This condition has been approved in February 2014 (ref: 2014/0246/P). The information enclosed proposes a variation to the approved condition while maintaining the characteristics and principles already approved.

Both conditions are imposed to safeguard the amenities of the adjoining premises and the area generally in accordance with the London Borough of Camden Local Development Framework (LDF) Core Strategy (CS) and policies of London Borough of Camden Local Development Framework Development Policies (DP).

This document includes approved planning drawings for reference and supplementary information. Please refer to the appendix.

Should any further information be required, please contact Ross McDonald, Alison Brooks Architects Ltd.

Condition 10 (PC10)

Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Waste Strategy

Condition 10 has been previously discharged under approval 2014/0246/P. Following extensive review of the adjacent context along Belsize Lane, the proposals have been revised to accommodate landscape on the street edge and extend the bin store away from the street edge. Thus, continuing the rhythm of soft landscaping to enhance the area and interface with the pedestrian footpath.

Belsize Lane properties tend to have bin stores the length of the front land and are of a height to accommodate wheeled bins. Some properties have bins exposed to the street which are unsightly. The bin stores vary in levels of quality and are typically timber clad, of various colours and finishes.

The images (right) were recorded in March 2017 and describe the range of different designs for bin stores on Belsize Lane which is part of Fitzjohn's Netherhall Conservation Area. Two images (top left) display exposed external air conditioning units which are unsightly.

The proposals for 28 Belsize Lane endeavour to enhance the area by adding landscape to the street front and providing high quality amenity in accordance with LDF CS5 and DP26.



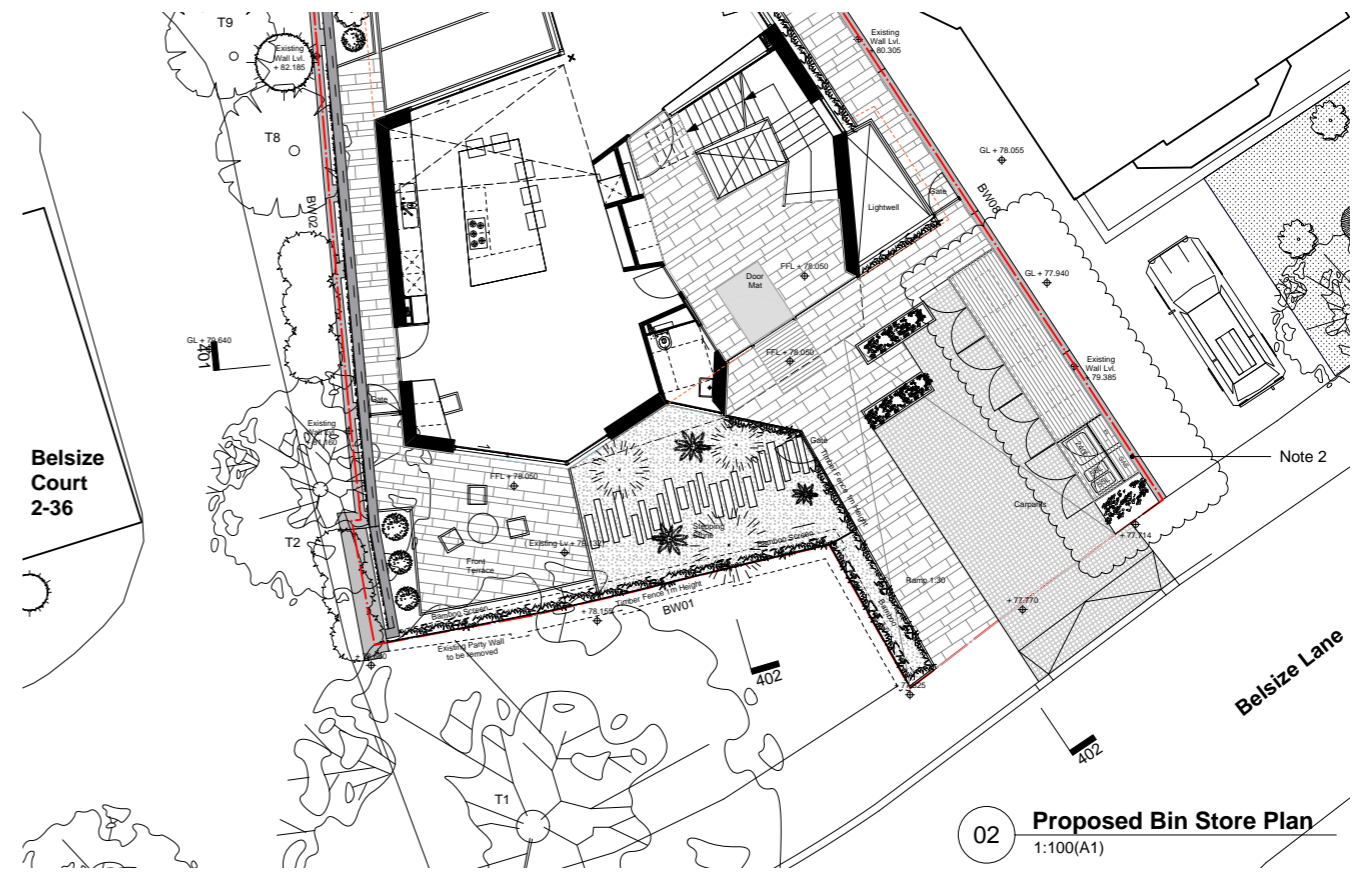
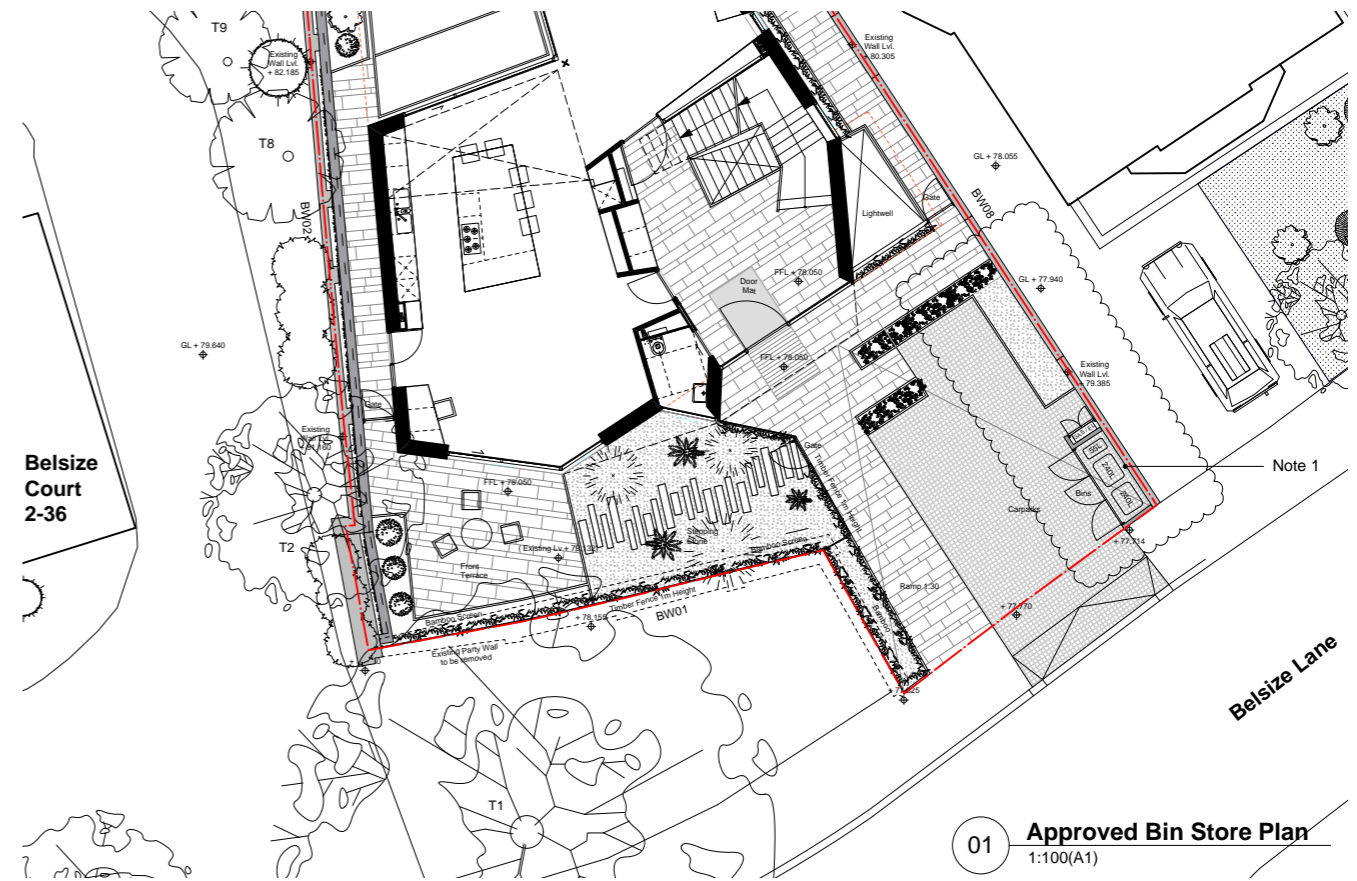
PC10 Details of Refuse Storage

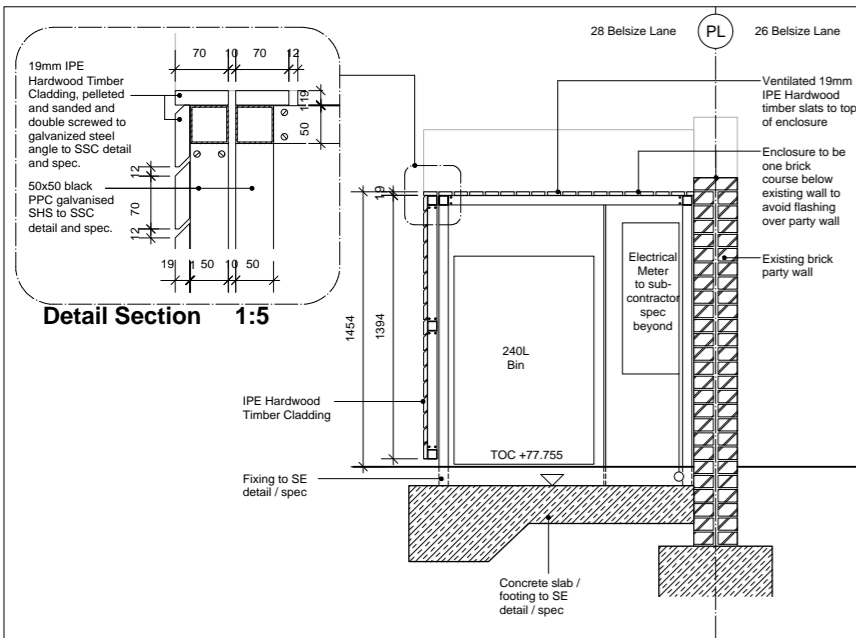
The bin store is proposed as an extended version of the approved bin store to provide additional storage. There is to be no change to the approved materials. The entire refuse and services store is proposed as a high quality and durable enclosure, constructed with a steel frame and clad entirely (front, sides and top) with Ipe (or Brazilian Walnut) hardwood - a hard and dense, high quality material that is used extensively for external application due to its durability.

The proposed enclosure (right) offers enclosed waste storage, services meters and additional storage. The store has been designed to take account of requirements under CPG1 for domestic waste and recycling. The length and height of the enclosure are proposed to align with the vernacular. The length is less than the total length of the front land to allow for planting on the street edge. The height is proposed as one brick lower than the adjacent party wall.

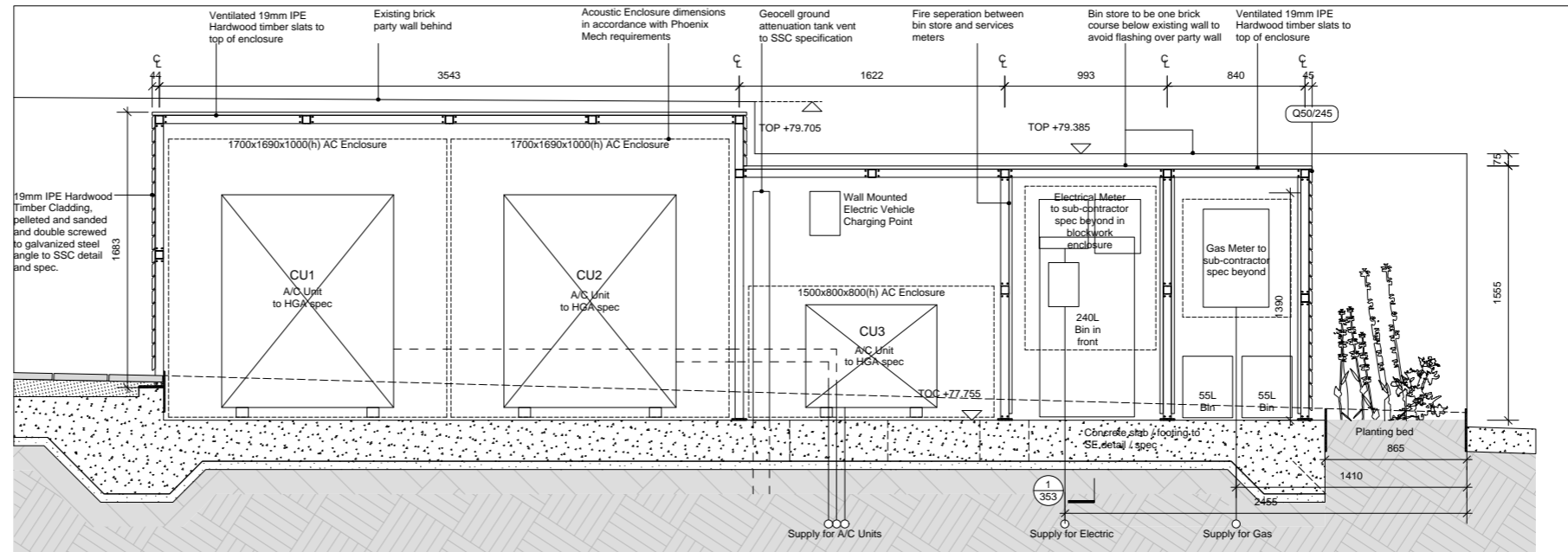
The timber cladding is to be open-slatted and profiled to obscure any objects stored within the enclosure. See images below, showing front view (below left) and side view (below right) of Ipe timber sample panel. Items beyond the timber cladding are not visible in the front view. A natural finish of the timber is proposed to harmonise with the existing landscape and surrounding nature.

The proceeding drawings (2214_PL_353 & 2214_PL_017) show the proposals in detail.

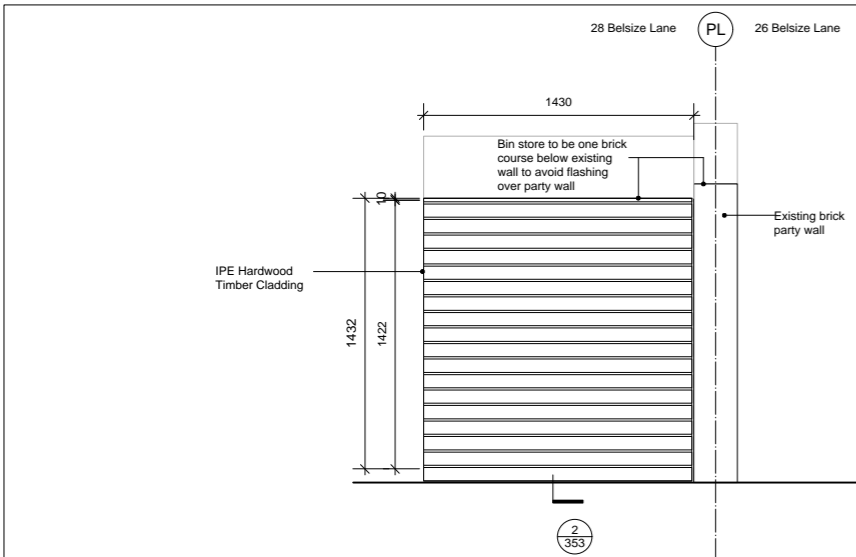




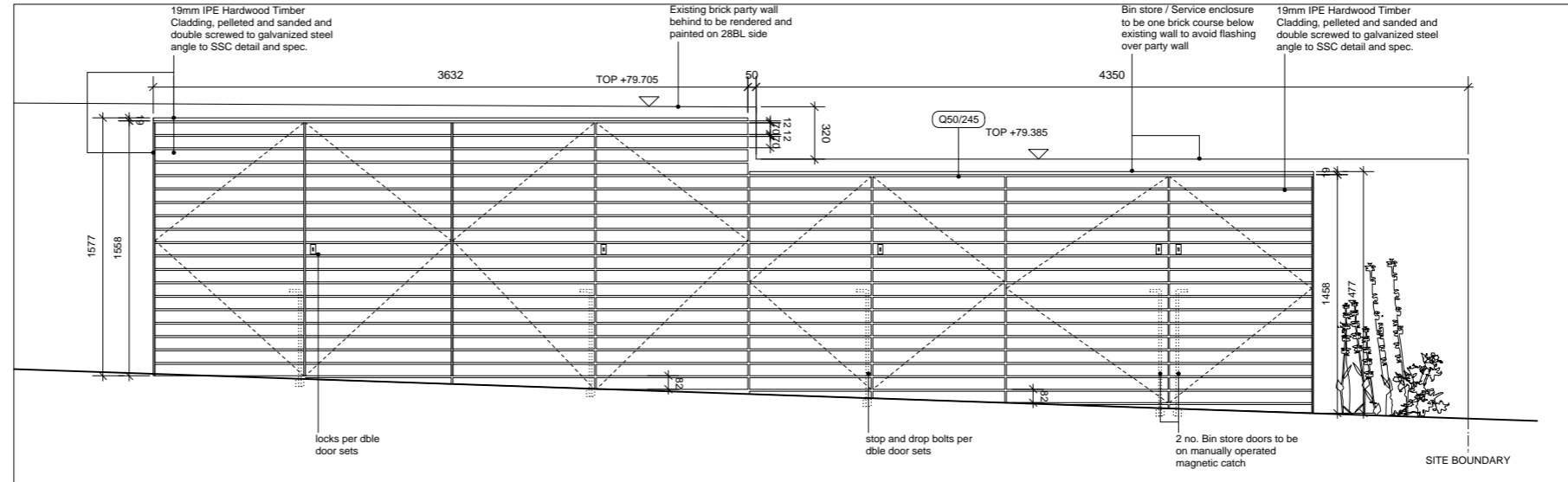
1 Bin Store / Services Enclosure Section 1



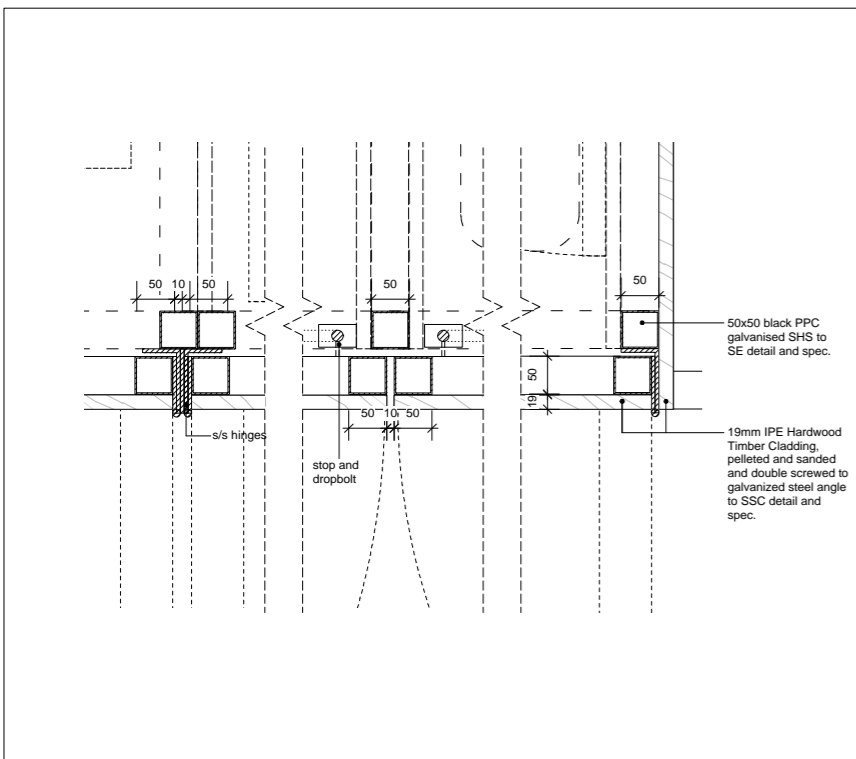
2 Bin Store / Services Enclosure Section 2



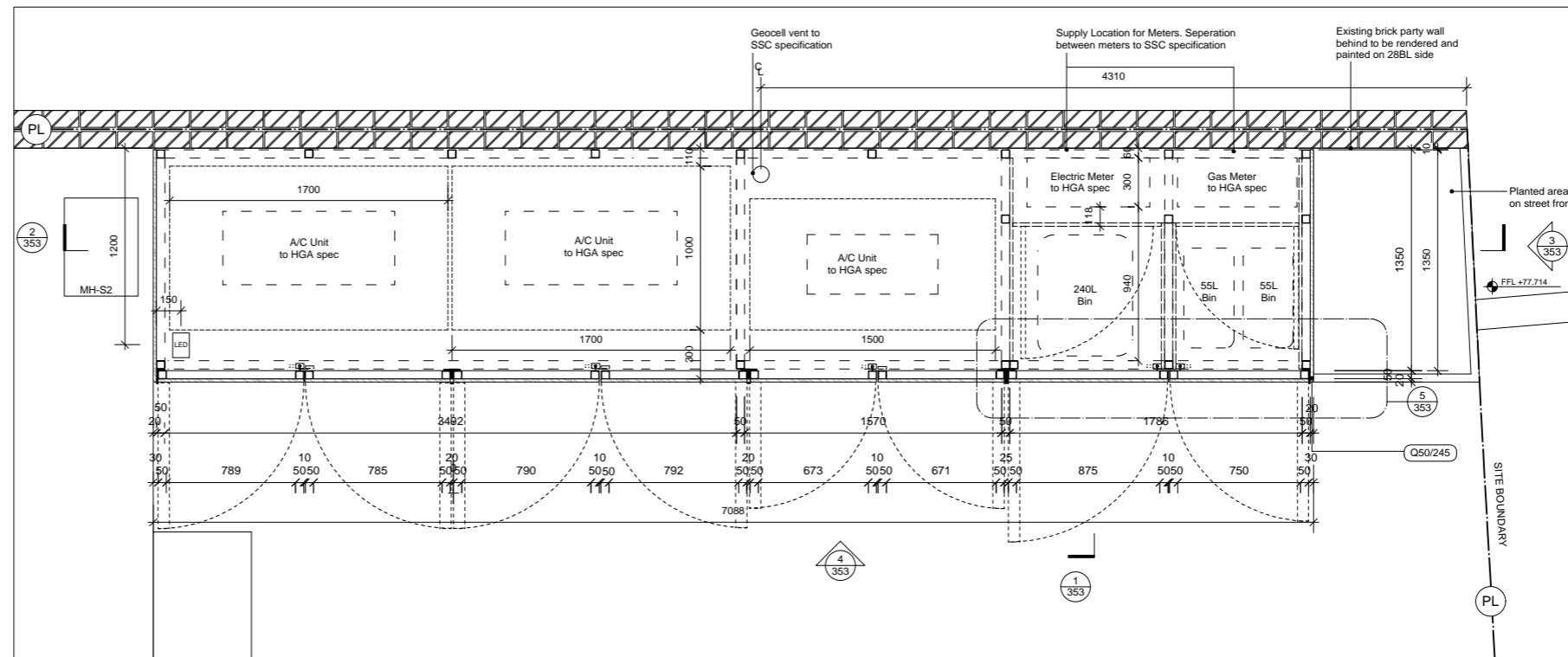
3 Bin Store / Services Enclosure South Elevation



4 Bin Store / Services Enclosure West Elevation



5 Bin Store / Services Enclosure Plan Details 1:5



6 Bin Store / Services Enclosure Plan

Notes	Material	Material
(E20 / 630) Fair Faced Concrete	(L20 / 460) Frameless Glass Door	(L20 / 465) Frameless Glass Door FR
(E40 / 320) Hydrophobic Waterstops	(L20 / 525) Concrete Screenshot	(L20 / 630) Sliding Pocket Door
(E41 / 110) Concrete Screenshot	(L20 / 526) Concrete Blockwork	(L20 / 630) Hatches
(F10 / 355) Facing Brickwork	(L30 / 132) Weep Hole	(L30 / 260) MPSS
(F30 / 132) Concrete Blockwork	(L30 / 150) Full Fill Cavity Insulation	(L30 / 261) S/S Kickplate
(F30 / 330) DPC	(L30 / 345) Cavity Tray	(L30 / 262) Timber Tread
(H73 / 110) Copper Cladding FF	(L30 / 330) Copper Cladding Shingles	(L30 / 550) Glass Balustrade Internal
(H73 / 135) Copper Cladding Dormer	(L40 / 550) Mirror	(L30 / 555) Glass Balustrade External
(H73 / 150) Copper Cladding FF	(M10 / 115) Levelling Screenshot	(L40 / 550) Timber Handrail
(H73 / 210) Copper Coping	(M10 / 180) Grandiyletic Wearing Screens	(M10 / 115) Mirror
(H73 / 365) Tanking to Retaining Walls	(M40 / 110) Floor Tiling	(M10 / 115) Levelling Screenshot
(J10 / 110) Cold Applied Tanking	(M40 / 111) Stone Tiling	(M40 / 110) Wall Tiling
(J30 / 140) Inverted Roof Coating	(M40 / 115) Mosaic Tiling	(M40 / 111) Floor Tiling
(J31 / 130) Inverted Roof VCL	(M51 / 110) Carpeting	(M40 / 115) Stone Tiling
(J31 / 330) Inverted Roof Insulation	(M60 / 110) Emulsion Paint	(M40 / 116) Ext. Stone Paving
(J31 / 340) Cavity Drain Walls	(M60 / 120) Moisture Resistant Paint	(M40 / 116) Ext. Stone Paving
(J40 / 290) Cavity Drain Floors	(M60 / 160) Wood Stain	(M40 / 116) Ext. Stone Paving
(J40 / 297) Waterproof Membrane	(M61 / 160) Intumescent Paint	(M40 / 116) Ext. Stone Paving
(J40 / 298) Waterproof Membrane	(N10 / 110) Wardrobe	(M61 / 160) Intumescent Paint
(J41 / 110) Bitumen Membrane	(N10 / 111) Wardrobe	(N10 / 110) Wardrobe
(J41 / 430) Foamglass Insulation	(N10 / 112) Laundry Room	(N10 / 111) Wardrobe
(J42 / 110) Single Ply Build Up	(N10 / 115) Timber Cladding	(N10 / 111) Wardrobe
(J42 / 395) Single Ply Roof VCL	(N10 / 116) Acoustic Wall Paneling	(N10 / 112) Laundry Room
(J42 / 400) Waterproof Membrane	(N10 / 120) Window Reveal	(N10 / 115) Timber Cladding
(J42 / 410) Roof Insulation Type C	(N13 / 300) WC & Cistern	(N10 / 120) Window Reveal
(K10 / 115) Partition Type 5A	(N13 / 336) Wash Basin - 3	(N13 / 300) WC & Cistern
(K10 / 116) Partition Type 5B	(N13 / 337) Wash Basin - 5	(N13 / 336) Wash Basin - 3
(K10 / 117) Partition Type 5C	(N13 / 338) Wash Basin - 4	(N13 / 337) Wash Basin - 5
(K10 / 118) Partition Type 5D	(N13 / 341) Wash Basin - 1/2	(N13 / 338) Wash Basin - 4
(K10 / 430) Access Panels	(N13 / 375) Shower	(N13 / 341) Wash Basin - 1/2
(K10 / 145) Wall Lining System	(N13 / 431) Toilet Brush holder	(N13 / 375) Shower
(K10 / 175) Wall Lining - Furrings	(N13 / 433) Toilet Roll Holder	(N13 / 431) Toilet Brush holder
(K10 / 176) Wall Lining - Furrings External Fire Line	(N13 / 355) Bath - 1	(N13 / 433) Toilet Roll Holder
(K10 / 185) Wall Lining - Dabs	(N13 / 356) Bath - 2	(N13 / 355) Bath - 1
(K10 / 210) Fireline	(N13 / 175) Shower Screen	(N13 / 356) Bath - 2
(K10 / 220) Suspended Ceiling	(N13 / 370) Steam Room Door	(N13 / 175) Shower Screen
(K11 / 815) Plywood	(P10 / 100) Insulation Celotex	(N13 / 370) Steam Room Door
(K11 / 885) Supalux	(P10 / 120) Ext. Basement Insulation	(P10 / 100) Insulation Celotex
(K21 / 110) Wood Flooring	(P10 / 190) Insulation	(P10 / 120) Ext. Basement Insulation
(L10 / 330) Windows	(P10 / 195) Steel Frame Insulation	(P10 / 190) Insulation
(L10 / 331) Aluminium Sliding Windows	(P10 / 199) U/floor Insulation	(P10 / 195) Steel Frame Insulation
(L10 / 332) Aluminium Window Reveal	(P10 / 310) VCL Wall	(P10 / 199) U/floor Insulation
(L10 / 333) Aluminium Window Fixed Reveal	(P10 / 320) Breather Membrane	(P10 / 310) VCL Wall
(L10 / 334) Glazed Entrance Door	(P20 / 150) Skirting Board	(P10 / 320) Breather Membrane
(L10 / 340) MPSS - External	(P21 / 471) Floor Spring	(P20 / 150) Skirting Board
(L10 / 460) Aluminium Rooflight	(Q10 / 160) Metal Edging	(P21 / 471) Floor Spring
(L10 / 470) Walk on Rooflight	(Q40 / 220) Steel Fencing	(Q10 / 160) Metal Edging
(L10 / 560) Internal Glazed Screen	(Q40 / 570) Steel Gates	(Q40 / 220) Steel Fencing
(L20 / 410) Timber Doorset Typ 1 Non FR	(Q55 / 380) Timber Decking	(Q40 / 570) Steel Gates
(L20 / 411) Timber Doorset Typ 1 30mins FR		(Q55 / 380) Timber Decking
(L20 / 412) Timber Doorset Typ 3 Glass FR		

Revision	Date	Notes
1	15/03/17	For Planning Condition 09 Discharge

Notes
 For all soft landscape design and specification refer to TO Studio, Landscape Architect drawings and design specification
 Indicative Drainage locations shown. Refer to HGA consultant drawings for all underground drainage and connection details
 All MH covers to incorporate recessed lids
 AC + Services enclosure ventilation requirements to be agreed with SSC prior to construction

- Do not scale drawings. All dimensions to be checked on site. Errors to be reported to architect. To be read in conjunction with all relevant architects services and engineers drawings.
- Contractors, sub-contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.
- This drawing to be read in conjunction with all relevant specifications, engineers and specialists consultants information and any discrepancies reported prior to installation.



Project :	28 Belsize Lane
Title :	Bin Store & Services Enclosure
Client :	Vivien & Edmund Bradley
Scale :	1:20 (A1), 1:40 (A3)
Date :	11.11.2014
Drawn By :	RM / JK
Drawing :	2214_PL1353
Revision :	1

FOR APPROVAL

Condition 09 (PC09)

Before the use commences, the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant shall be provided in accordance with the scheme hereby approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Ventilation Strategy

28 Belsize Lane is a 600sq.m, six-bedroom dwelling with a basement. The ventilation strategy has been developed in compliance with Approved Document F. The strategy includes provisions for a supply and extract heat recovery system with cross flow flat plate heat exchanger. The basement spaces are cooled by way of three air conditioning units and have been specified as the smallest possible size to serve the floor area. Bathrooms are mechanically vented in accordance with statutory requirements.

Air Conditioning Units

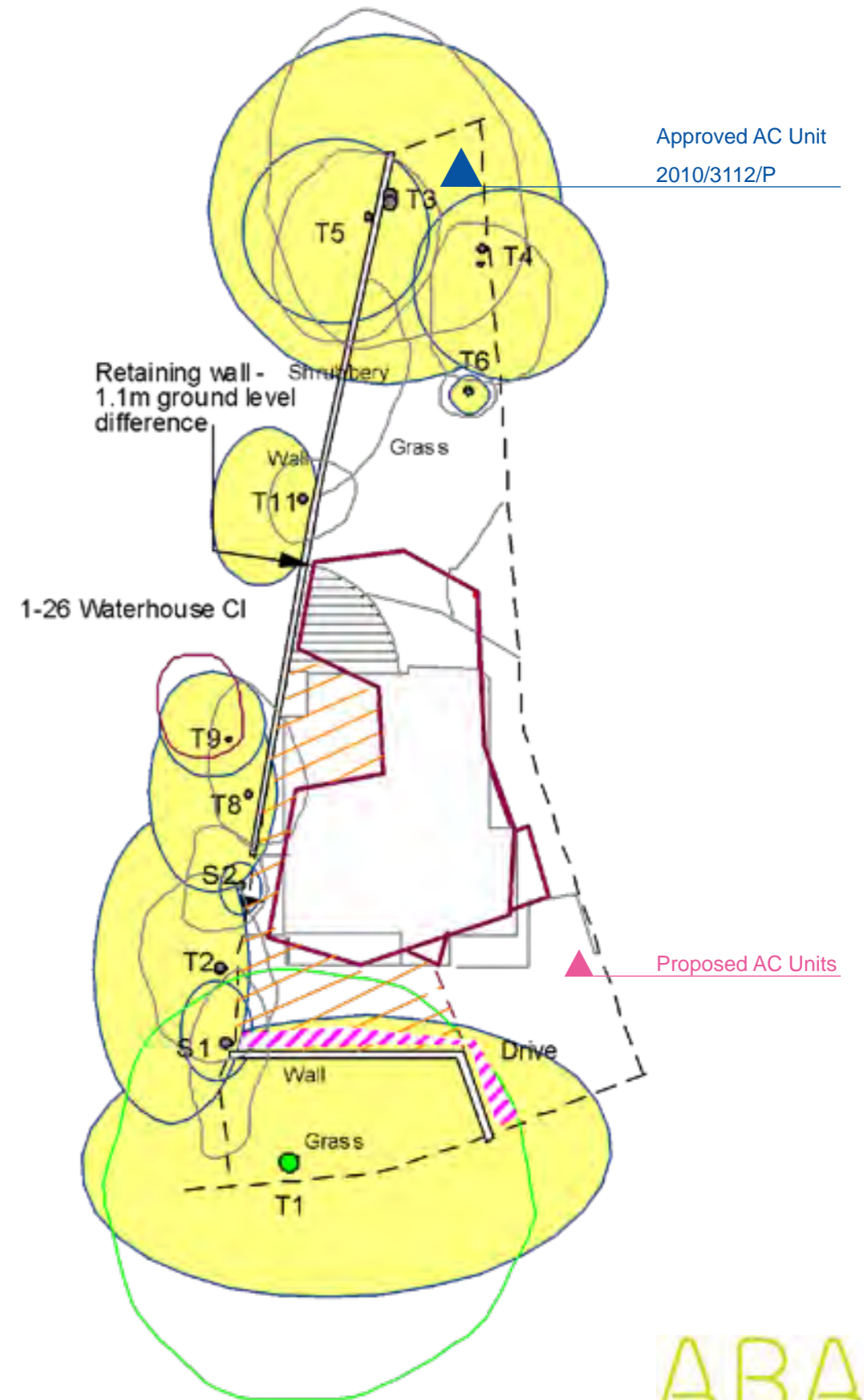
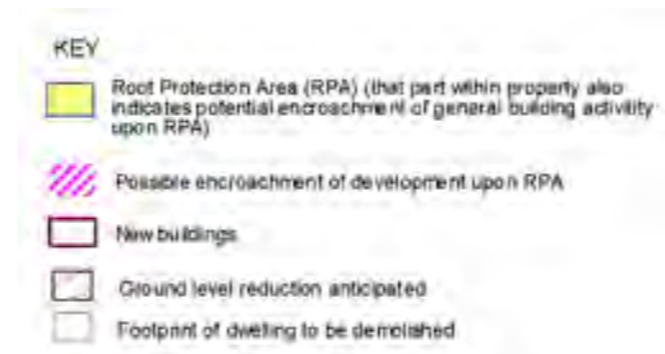
The original planning application outlined proposals for an air handling unit on the east boundary and was subsequently approved under 2010/3112/P, drawing 2214_101_A. The drawing shows the unit located to the rear of the property.

Following detailed investigations of the existing vegetation and the conservation area, it is apparent that trees are an inherent and characteristic part of the area. The proposals have been considered holistically and endeavour to preserve

this characteristic. On this basis, the original proposed location has been revised to avoid construction or hard-standing within root protection zones (RPA) in accordance with Camden Planning Guidance 1 Design (CPG1): 'respect and be sensitive to, natural and physical features, both on and off the site.' Under planning condition 07 the protection of the trees has been approved (2014/0246/P).

The location of the air handling unit proposed under 2010/3112/P is within an RPA which is a construction exclusion zone. Thus, it is proposed that the units be relocated to an area that does not effect existing features. The location to the front east boundary is proposed as there is no negative impact on existing soft landscaping and the units can be concealed by a high quality timber enclosure proposed for condition 10. It is proposed to include sound attenuation in accordance with requirements outlined by planning condition 08.

Refer to BS5837 Arboricultural Report for Development 0789D/CJO/0612 06.12.2013, as approved. The drawing (right) shows an excerpt from the tree report, and highlights the approved position (blue) of air handling units and the proposed position (magenta).



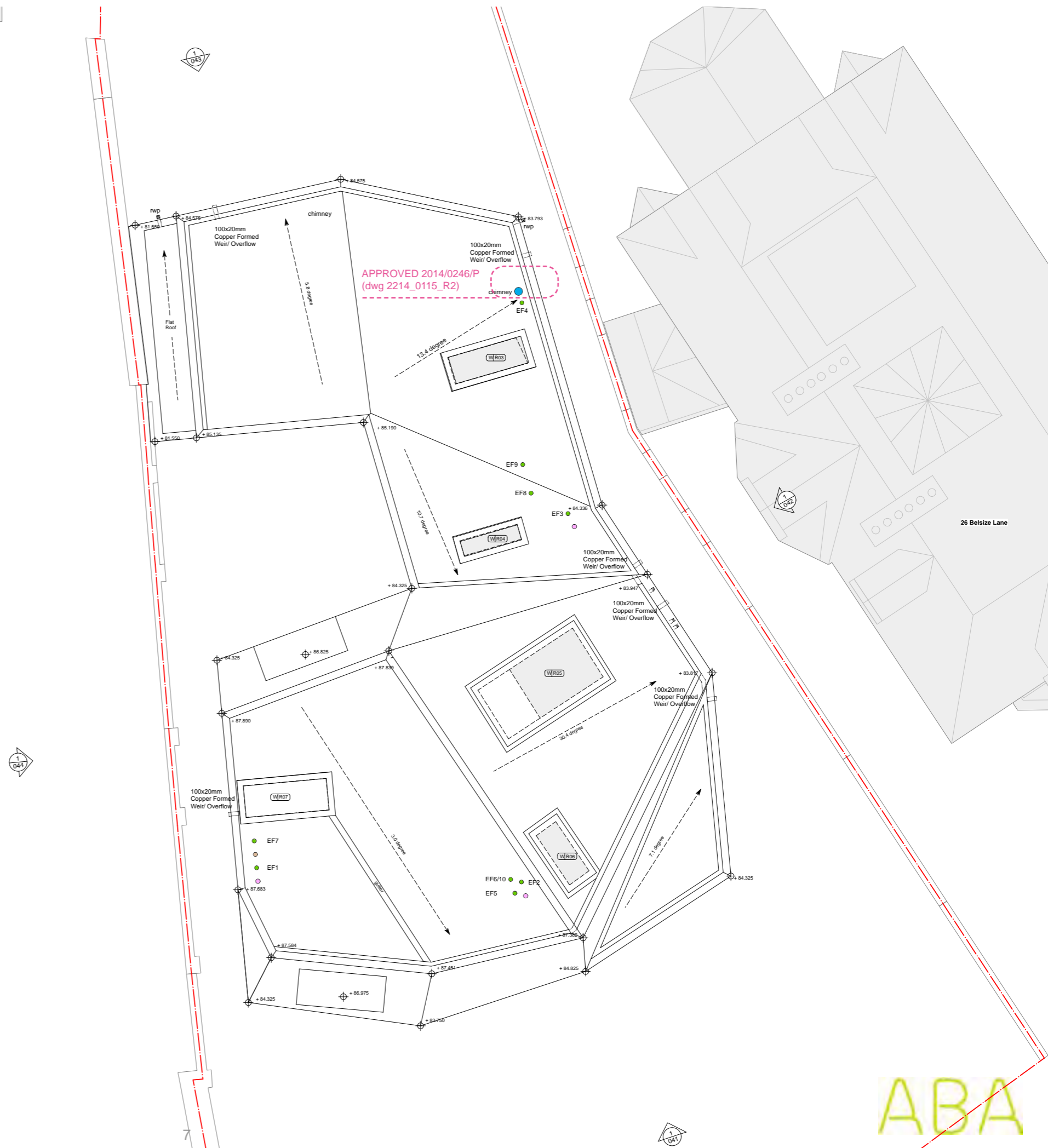
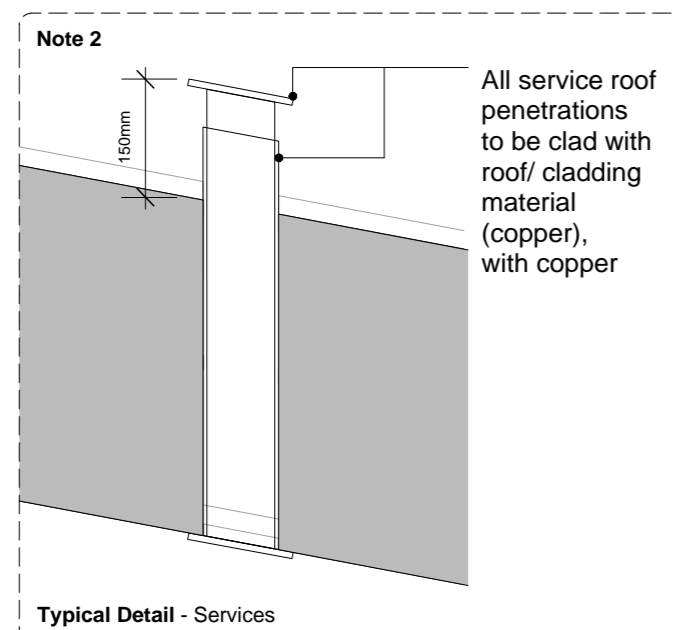
PC09 Mechanical Roof Ventilation

There are several ventilation outlets across the scheme and can be categorized as mechanical ventilation, soil vent pipes, boiler flue and a chimney. These outlets are located on the roof in order to have a minimal impact. Outlets are proposed to be overclad to match the roofing material.

The SVP and mechanical extract vents are to be no taller than 200mm from the finished roof level in order to be as discrete as possible (refer to typical detail below). The chimney as marked in blue, is proposed as 0.6 - 1.0m high in accordance with statutory requirements (Approved Document J).

The drawing (right) shows the roof outlets, colour coordinated by use and function. Please refer to the legend below. EF codes refer to table 1 shown on page 10 of this document. The preceding drawings (p8&9) show extract vent grilles located on basement and ground floors.

- Chimney (gas fire) Approved 2014/0246/P
- Concentric Flue Vent
- Extract Vent
- SVP



1 - 26
Waterhouse
Close

26 Belsize Lane

Belsize Court

Dotted line of
widened living room above



1 **Basement Plan**
GA 1:50(A1)

For Approval

Notes

Note 1
Heat Recovery extract grilles (HR1). To be read in conjunction with Acoustic report 11377 PCR 02.

Revision	Date	Notes
1	13/06/14	Non Material Amendment Application
2	15/03/17	Condition 09 Discharge Application

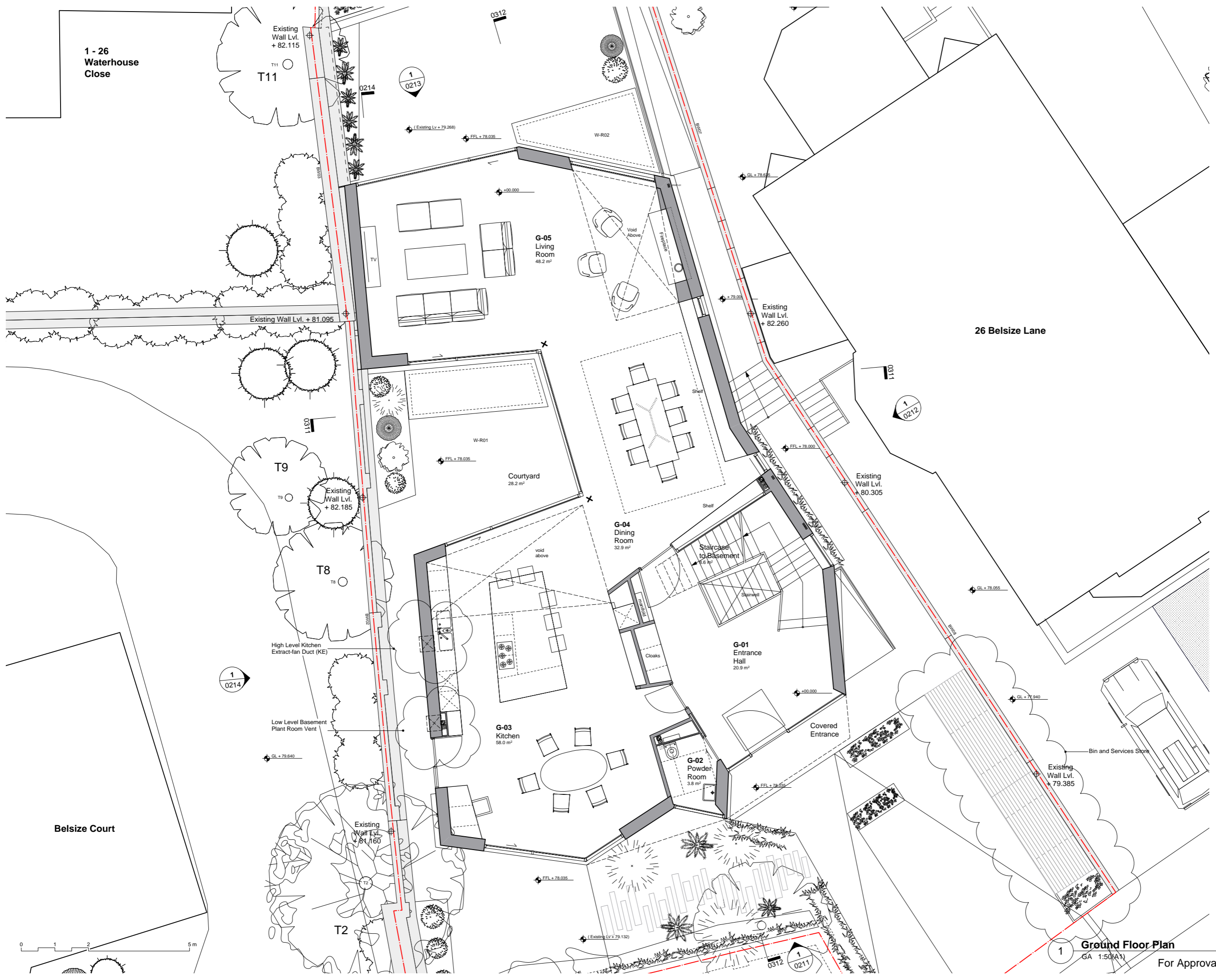
Key Plan



1. Do not scale drawings. All dimensions to be checked on site. Errors to be reported to architect. To be read in conjunction with all relevant architects services and engineers drawings.
2. Contractors, sub-contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.
3. This drawing to be read in conjunction with all relevant specifications, engineers and specialist consultants information and any discrepancies reported prior to installation.



Project	28 Belsize Lane
Title	Basement Plan
Client	Vivien & Edmund Bradley
Scale	1:50 (A1), 1:100 (A3)
Date	01.11.2013
Drawing	2214_0111_R2



Notes
Note 1
 To be read in conjunction with Acoustic report 11377 PCR 01 & 02.

Revision	Date	Notes
1	13/06/14	Non Material Amendment Application
2	15/03/17	Bin Store moved off street front to create planted zone & extended. Open vented timber top panel added; Vents shown from kitchen

Key Plan



1. Do not scale drawings. All dimensions to be checked on site. Errors to be reported to architect. To be read in conjunction with all relevant architects services and engineers drawings.
 2. Contractors, sub-contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.
 3. This drawing to be read in conjunction with all relevant specifications, engineers and specialist consultants information and any discrepancies reported prior to installation.



Project	28 Belsize Lane
Title	Ground Floor Plan
Client	Vivien & Edmund Bradley
Scale	1:50 (A1), 1:100 (A3)
Date	16. 10. 2013
Drawing	2214_0112_R2

1
Ground Floor Plan
 GA 1:50(A1)
 For Approval

PC09 Details of Ventilation Plant

The table (right) outlines each outlet, shown on the preceding pages and stipulates the dBA breakout one metre from the source. The table also highlights where equipment is being attenuated to reduce noise levels.

Please refer to KP Acoustics Planning Compliance Report 11377.PCR.02 which analyses the information to confirm that the proposals are in accordance with Camden local authority requirements.

Mechanical ventilation plant will not be in use constantly. Localised extract fans to bathrooms will only be in use when bathrooms are in use with a fifteen minute overrun.

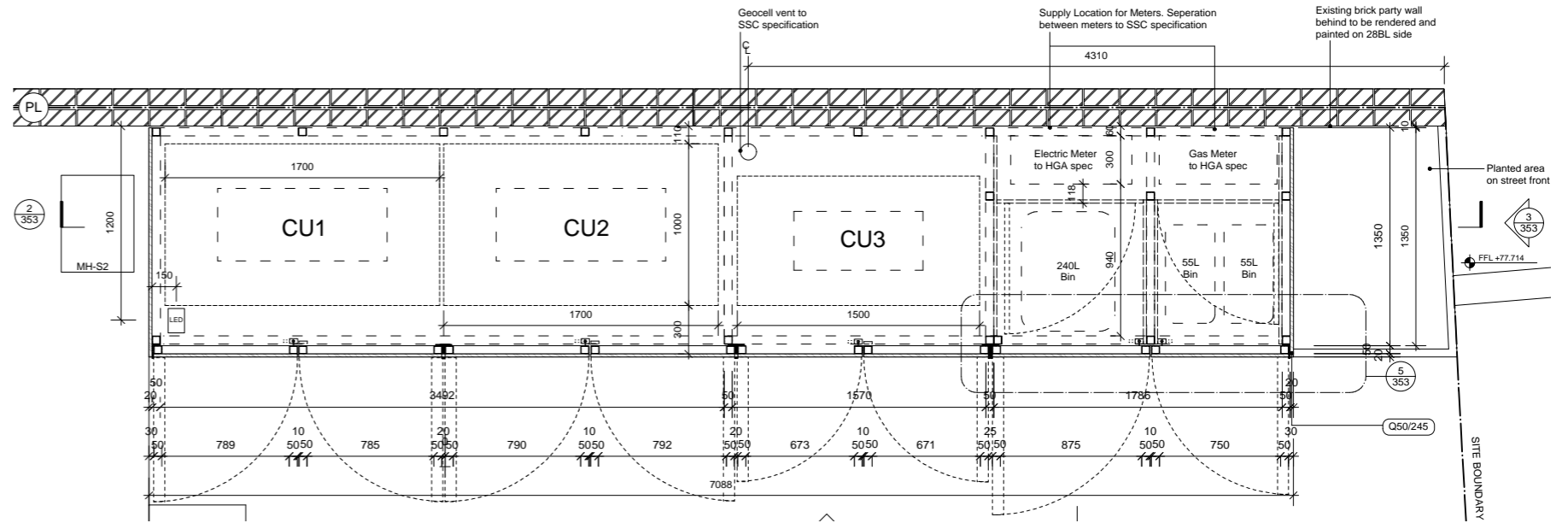
Sound Attenuation

All air conditioning condenser units are proposed to be sound attenuated by concealed specialist acoustic enclosures to ensure full compliance with planning condition 08 of planning approval 2010/3112/P. Refer to appendix Acoustic Report 11377.PCR.02 Air Conditioning Units.pdf.

Enclosure: Architectural Design

The proposed position of air conditioning units has been considered and discussed with London Borough of Camden Planning Department. The proposal has been considered in accordance with the LDF Development Policies, particularly in terms of amenity where a positive relationship with neighbouring properties is sought.

In accordance with CPG1, proposals have been developed to positively enhance the character and nature of the existing conditions, both on site and the neighbouring buildings.



Plant Item	Description	dBA Breakout @ 1m	Attenuation Provided	dBA Breakout after applying attenuation
HR1	Heat Recovery Unit - Basement Plant	Hi 35dBA/Lo31 dBA	No	N/A
EF1	Located internally in B-02 Laundry	46	No	N/A
EF2	Located internally in B-05 En-suite	43	No	N/A
EF3	Located internally in B-10 WC	43	No	N/A
EF4	Located internally in B-11 Changing Room	43	No	N/A
EF5	Located internally in G-02 Powder Room	43	No	N/A
EF6	Located internally in F-02 en-suite	43	No	N/A
EF7	Located internally in F-04 en-suite	43	No	N/A
EF8	Located internally in F-09 en-suite WC	43	No	N/A
EF9	Located internally in F-09 Master Bathroom	46	No	N/A
EF10	Located internally in S-02 Bathroom	43	No	N/A
AC1	Located internally in the basement	Hi 37dBA/Lo 29dBA	No	N/A
AC2	Located internally in the basement	Hi 37dBA/Lo 29dBA	No	N/A
AC3	Located internally in the basement	Hi 37dBA/Lo 29dBA	No	N/A
AC4	Located internally adjacent kitchen	Hi 32dBA/Lo 28dBA	No	N/A
AC5	Located internally in master bedroom	Hi 32dBA/Lo 28dBA	No	N/A
AC6	Located internally in master bedroom	Hi 33dBA/Lo 29dBA	No	N/A
AC7	Located internally in basement	Hi 45dBA/Lo 29dBA	No	N/A
CU1	Located externally in bin store	51dBA	Yes - Acoustic Enclosure	25-31dBA
CU2	Located externally in bin store	51dBA	Yes - Acoustic Enclosure	25-31dBA
CU3	Located externally in bin store	48dBA	Yes - Acoustic Enclosure	22-28dBA
KE	Fans mounted above canopy in Ground Floor Kitchen, Dba breakout at louvre 44.5dBA based on a 3m distance from source	62 dBA (Maximum Speed)	No	N/A

Please do not hesitate to request further information from the undersigned, if required.

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The logo consists of the letters 'A', 'B', and 'A' in a light green, hand-drawn, sans-serif font. The letters are slightly irregular and have a casual, sketchy appearance. The 'A's have a simple horizontal bar, and the 'B' has a rounded bottom and a vertical stem.