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Camden

Regeneration and Planning Development Management

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21st March 2017

Application Ref: **2016/1283/P**

Dear Sir / Madam

I am writing to you with the intention of discharging planning conditions 2 and 3 for the application listed above. Please read this letter in conjunction with the supportive evidence listed within each of the condition sections below.

Condition 2

This is related to the detail design, material specification and samples of facing materials. This should be read in conjunction with the decision notice issued by Raymond Yeung on 19.01.17, approving the facing red brick, which partially discharged condition 2. This letter is intended to formally discharge this condition in its entirety, including all other remaining details and materials.

Drawings to be read in conjunction with this condition are;

- 184 A201 A [2YO North Elevations - Proposed]
- 184 A504 A Apex of Dormer Roof and Glazing
- 184 A505 A Dormer Glazing Base
- 184 A507 A Window Detail
- 184 A509 A Canopy and Sliding Door Head Detail
- 184 A510 A Sliding Door Threshold Detail
- 184 A511 A Dormer Cheek Louvre Detail
- 184 A512 A Main Entrance Door Details
- 184 A517 Canopy Top Edge detail
- 184 A518 Tiled Window detail

Documents to be read in conjunction with this condition are;

- 184-SK032-2YO Material samples
- Ardex-Flex FL
- Brochure_Kemperol_Liquid_Waterproofing
- Comar 5P.i Brochure 07.14 resize
- Comar 7P.i CD - 01.14 resize
- Comar 7Pi HSD 4pp RESIZE
- external-louvres
- FILON GRP ROOFLIGHTS_Ir
- IMG_7380
- marley-alutec-product-data-sheet-aligator
- skyline coping
- Swedecor - Email 1

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The Facing Materials to be discharged are;

1. External polished porcelain tile

PRODUCT: 300x300, Argento, polished porcelain Tile. Supplied by Swedecor.

FINISH / COLOUR: Polished Silver.

This is a polished porcelain tile, suitable for external use. Refer to [Swedecor - Email 1] for test information from the manufacturer confirming its suitability for use externally. Saline-mist and UV rays have no visual effects to the tile. The manufacturer has also confirmed that the cleaning and maintenance is very simple, as they recommended the use of a mild neutral detergent and soft cloth only. To minimise cleaning requirements the tiles have been located predominantly above touching height.

Refer to [184-SK032-2YO Material samples].

2. External Tile Grout

PRODUCT: Ardex-Flex FL flexible tile grout.

COLOUR: Silver shimmer.

Refer to [Ardex-Flex FL] for manufactures specification details.

Refer to [184-SK032-2YO Material samples].

3. Aluminium parapet coping

PRODUCT: Alumasc "Skyline" parapet coping or equal / approved.

FINISH / COLOUR: Anodized silver/natural (to all 2YO areas, except dormer roof light).

FINISH / COLOUR: PPC RAL 7016 Anthracite Grey (to dormer roof light only).

Refer to [skyline coping] for manufactures specification details.

Refer to [184-SK032-2YO Material samples] for finish/colour.

4. Dormer Roof light – Cheek facing material.

PRODUCT: Kemperol 2K-PUR 200 Waterproofing membrane by Kemper System Ltd, to areas around dormer cheek ventilation louvres.

COLOUR: Dark Grey/Black.

Refer to [Brochure_Kemperol_Liquid_Waterproofing] for manufactures specification details.

Refer to drawing [184 A511 A Dormer Cheek Louvre Detail].

5. Dormer Roof light – Cheek ventilation louvres.

PRODUCT: TEK Intonat – Triangular ventilation louvres. TEK EL50.

FINISH / COLOUR: PPC RAL 7016 Anthracite Grey.

Refer to [external-louvres] for manufactures specification details.

Refer to [184-SK032-2YO Material samples] for finish/colour.

6. Aluminium external windows

PRODUCT: Comar 5p.i thermally broken aluminium window systems.

FINISH / COLOUR: Anodized silver/natural.

Refer to [Comar 5P.i Brochure 07.14 resize] for manufactures specification details.

Refer to [184 A507 A Window Detail] for typical head, cill and jamb within brick.

Refer to [184 A518 Tiled Window detail] for typical head, cill and jamb within external polished porcelain tile.

Refer to [184-SK032-2YO Material samples] for finish/colour.

7. Aluminium external pivot doors

PRODUCT: Comar 7Pi CD with anti-finger trap stile.

FINISH / COLOUR: Anodized silver/natural.

Refer to [Comar 7P.i CD - 01.14 resize] for manufactures specification details.

Refer to [184 A512 A Main Entrance Door Details] for typical head, cill and jamb.

Refer to [184-SK032-2YO Material samples] for finish/colour.

8. Aluminium external sliding door

PRODUCT: Comar 7Pi HSD horizontal sliding door system.

FINISH / COLOUR: Anodized silver/natural.

Refer to [Comar 7Pi HSD 4pp RESIZE] for manufactures specification details.

Refer to [184 A509 A Canopy and Sliding Door Head Detail] for typical head detail.

Refer to [184 A510 A Sliding Door Threshold Detail] for typical threshold detail.

Refer to [184-SK032-2YO Material samples] for finish/colour.

9. Aluminium RWP and gutters

PRODUCT: Marley “Alutec” alligator snap-fit boxer aluminium rainwater system with circular down pipes.

FINISH / COLOUR: PPC RAL 7016 Anthracite Grey.

Refer to [marley-alutec-product-data-sheet-aligator] for manufactures specification details.

Refer to [184-SK032-2YO Material samples] for finish/colour.

10. GRP single skin canopy

PRODUCT: Filon GRP single skin roof cladding, ribbed, profile:PMFR35A.

COLOUR: Clear / translucent.

Refer to [FILON GRP ROOFLIGHTS_Ir] for manufactures specification details.

Refer to drawing [184 A509 A Canopy and Sliding Door Head Detail].

Refer to [184-SK032-2YO Material samples].

11. Timber canopy structure Inc. all exposed posts and joists

PRODUCT: Structural graded C24 Timbers.

COLOUR: Red timber stain to match red brickwork. Specific product tba.

Refer to drawing [184 A509 A Canopy and Sliding Door Head Detail] and [184 A517 Canopy Top Edge detail].

Refer to [184-SK032-2YO Material samples] for finish/colour.

12. Steel canopy structure (fixing brackets)

All visible steelwork including connections back to brickwork, refer to drawing [184 A509 A Canopy and Sliding Door Head Detail] to be painted red to match red brickwork and stained timber.

13. Entrance Gate

Refer to drawing [184 A201 A 2YO North Elevations – Proposed].

The proposed steel fence and gate will match the existing in appearance and colour.

Refer to [IMG_7380] for existing condition.

Condition 3

This is related to the specification and design of the Green roof to the WC block and the 2YO building. The waterproofing, insulation and green roof is being provided by Kemper System Ltd, who are members of the Green Roof Organisation (GRO).

Drawings to be read in conjunction with this condition are;

- Drawing 184 GA A301 B, specifically Roof Type 01

Documents to be read in conjunction with this condition are:

- Kemper System Ltd document – grocode2014
- TDS_Kempergro_Green_Roof_Growing_Media
- TDS_Kempergro_Green_Roof_Vegetation_Mats
- Kemper email

1. Plant Species – A wild flower blanket has been specified. This is a carpet that is field-grown to maturity, providing instant greening of the roof on installation. Refer to document [TDS_Kempergro_Green_Roof_Vegetation_Mats] for detail description of wild flower blanket and [Kemper email] for a list of all 34 species included.
2. Plant Density – Details not available from manufacture, so assumed industry standard.

3. Substrate – The growing medium is composed of 100% recycled material. For Key physical properties of the substrate refer to section 3.1.5 of [grocode2014] and [TDS_Kempergro_Green_Roof_Growing_Media]. The substrate has been provided at a depth of 100mm, ideal for a wildflower blanket.
Refer to roof type 01, on drawing [184 GA A301 A].
4. Maintenance – The wildflower blanket is intended to require little maintenance with the manufacture recommending inspections twice a year. Refer to [Kemper email] for manufacturers suggested maintenance regime. The roof will require regular watering during the initial weeks, which will be the responsibility of the main contractor, as they will still have possession of the site.

We hope you consider the above information to be suitable to discharge the relevant conditions, but should you have any queries or require any further information to help discharge these conditions please do not hesitate to contact me.

Yours Faithfully

Rory Lean

Architect



For and on behalf of Hayhurst and Co.

Cc

Nick Hayhurst – Hayhurst and Co.

Shari Wyatt – London Borough of Camden