
From: Gabriel Alexander <gabriel@gabrielalexander.co.uk>
Sent: 27 October 2017 11:47
To: Lazarus, Nastassja
Subject: RE: Flat A, 71 St Augustine's Road, NW1 9RR - Council ref: 2017/4801
Attachments: 71 STAR P 09 A.pdf; 71 STAR P 08 A.pdf; 71 STAR P 07 A.pdf; 71 STAR P 06 A.pdf; Sutton Hoo Visitor Centre.jpg; 1 BCS SK 15.pdf

Dear Nastassja,

Further to your email below and our previous communications, please find attached revised drawings for the proposed alterations to 71 A St Augustine's Road, incorporating the amendments that you have requested as follows:

- The side extension, including the glazed porch and roof, has been omitted.
- The louvered shutters have been omitted from the rear elevation. The windows and doors are single pane without additional glazing bars.

With respect to your queries on the proposed materials and details, we can advise as follows:

In summary: the extension uses a limited pallet of materials. The elevation uses only timber and glass, and has no visible flashings, rainwater pipes, or other extraneous details. The flat roof covering employs a proprietary single ply roofing material appropriate for a green roof application.

Side elevation: This is as shown on drawing P 09 A and is as previously shown. The wall is solid with high level windows above eye height (please note that there is no overlooking) to admit light towards the back of the room and allow easily controllable ventilation. The wall is faced with timber cladding set flush into the timber frame. A good example of this detail can be seen at the award winning Sutton Hoo Visitor Centre by Van Heyningen and Howard Architects. I have attached a small photograph of part of the building façade; you can see more at their website here: <http://www.vhh.co.uk/our-work/sutton-hoo-visitor-centre>.

Timber frame and cladding: Douglas Fir. This is termed a 'durable softwood' and has properties similar to a hardwood, but is inherently more stable, with less movement over time. It is very well suited for timber frame construction and cladding, and has a tight grain with an even yellow-to-red tone. Douglas Fir was used for the Totteridge project shown in the photographs I sent to you previously; it was also used at the Sutton Hoo Visitor Centre. In both cases a woodstain has been applied.

Woodstain: The timber frame and cladding will be finished in a natural oil woodstain in a light neutral colour, using either Osmo Natural Oil Woodstain <http://www.osmouk.com/sitechapter.cfm?bookid=Products&chapter=82&page=263#NaturalOilWoodstain> or Woca Exterior Oil <http://www.wocadenmark.com/shop/product/exterior-oil>. Natural oils are superior to traditional woodstains (eg. Sikkens) because they penetrate into the wood but allow it to breathe naturally.

Glazing: The glazing will be set directly into the structural timber frame with flush detail – there are no separate window frames. You must appreciate that we are not in a position to progress to the detailed design stage of the project at present, but I have attached a drawing (1 BCS SK 15) which shows the detailing of the glazing for the Totteridge project. This uses the same principle; the detailing of the glazing at 71 St Augustine's Road will be very similar.

Doors and windows: Timber with single pane glazing. See also the detail on drawing 1 BCS SK 15.

Roof covering: Fleece backed EPDM single ply rubber roofing, eg. Rubberbond <http://rubberbond.co.uk/> used in warm roof application. EPDM rubber roofing is a natural material and has a neutral non-reflective grey colour which tonally is similar to lead. It provides a suitable substrate for sedum or other green roof application, should this become desirable.

Rainwater pipes and gutters. There are no visible rainwater pipes and gutters. The rainwater pipes will be internal, and the flat roof system does not require an external gutter.

We trust that these amendments and the accompanying information will enable you to move forward positively with application. However, if you have any further queries, please do not hesitate to ask.

