

142- 150 Arlington Road - Condition 12

Supporting Statement & Photographs

February 2018

Site address:
142-150 Arlington Road
Camden
London
NW1 7HP

Architect:
Studio 54 Architecture
54 Rivington Street
London
EC2A 3QN

fiftyfour

142- 150 Arlington Road - Condition 12

1.0 Contents

2.0 Introduction

3.0 Justification

4.0 Street Level Photographs

5.0 Roof Level Photographs

6.0 Photographs of Surrounding Roofs

2.0 Introduction

This report is submitted in support of the Approval of Condition 12 in relation to the development at 142-150 Arlington Road. It relates to the installation of Boiler Flues and Satellite Dishes on the roof of the development. These are not visible from street level and are necessary to meet the servicing demands of the new development.

Condition 12 (App reference: APP/X5210/A/13/2208051) states:

'Prior to occupation of any part of the scheme hereby permitted, details of any externally mounted features shall be submitted to and approved in writing by the local planning authority. Thereafter no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, other than in accordance with these approved details.'

3.0 Justification

Satellite Dishes:

The satellite dishes are positioned to achieve the best signal for the apartments. They are also fitted to the top of lift over-run as it is concrete and can accept direct fixings (as opposed to the rest of the roof which is a rubber membrane over insulation). These can't be seen from street level.

Flues:

The flue height is required to be 3 metres above roof level to meet the latest flue regulations and achieve Gas Safe Certification (required for Building Regulations sign off) This is because the roof needs to be accessed to maintain the solar panels. We include the email from the Installer and Gas Safe Certifier below:

From: Matt Northall [<mailto:matthew@pandmheating.co.uk>]
Sent: 29 January, 2018 11:12 AM
To: Ryan Kelly <r.kelly@kingsburygroup.co.uk>
Cc: dan@pandmheating.co.uk; 'stephen mccracken' <smccracken_86@hotmail.com>
Subject: RE: RE: 142-150 Arlington Road: satellite dishes and flue

I can confirm that the system will not be signed off if the flue is reduced from the 3mtrs above building as I am the gas safe engineer ultimately responsible for the project.

Kindest Regards



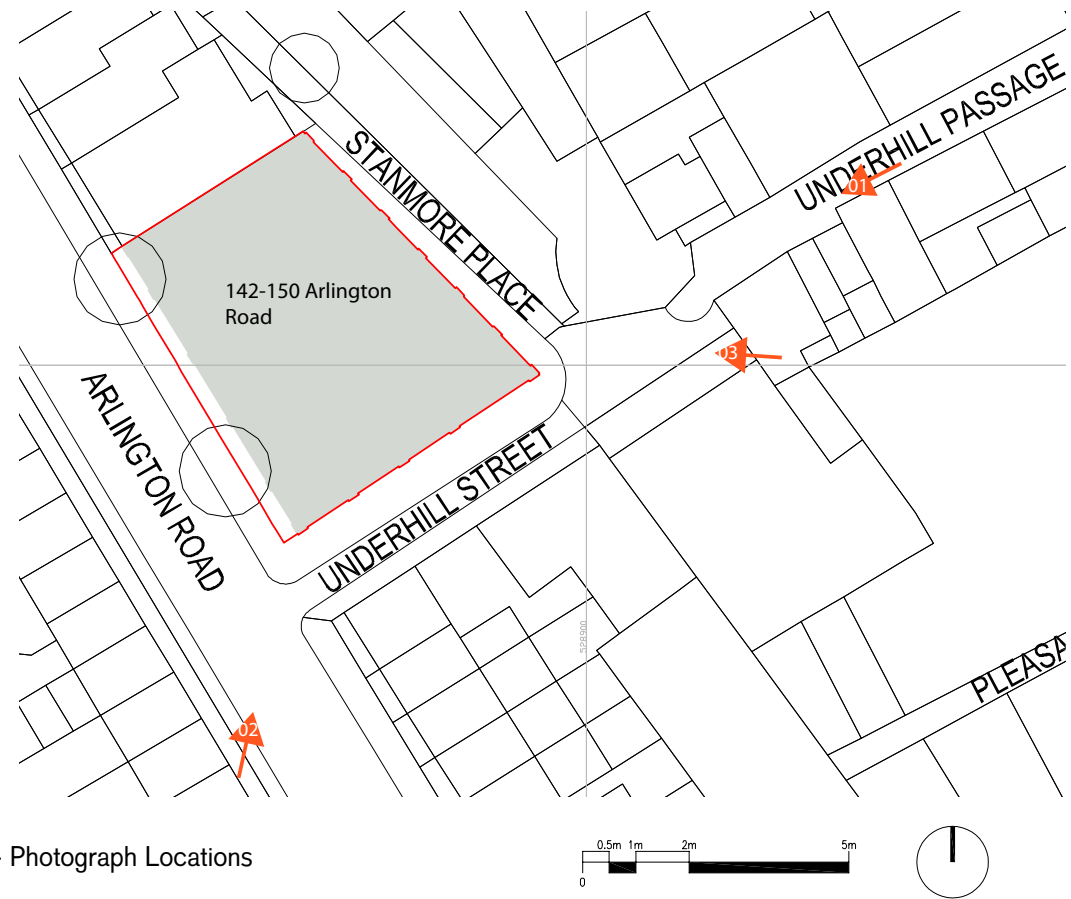
Matt Northall
Director



P&M Heating and Mechanical
Services Ltd.



4.0 Street Level Photographs



Plan - Photograph Locations



01. From Underhill Passage

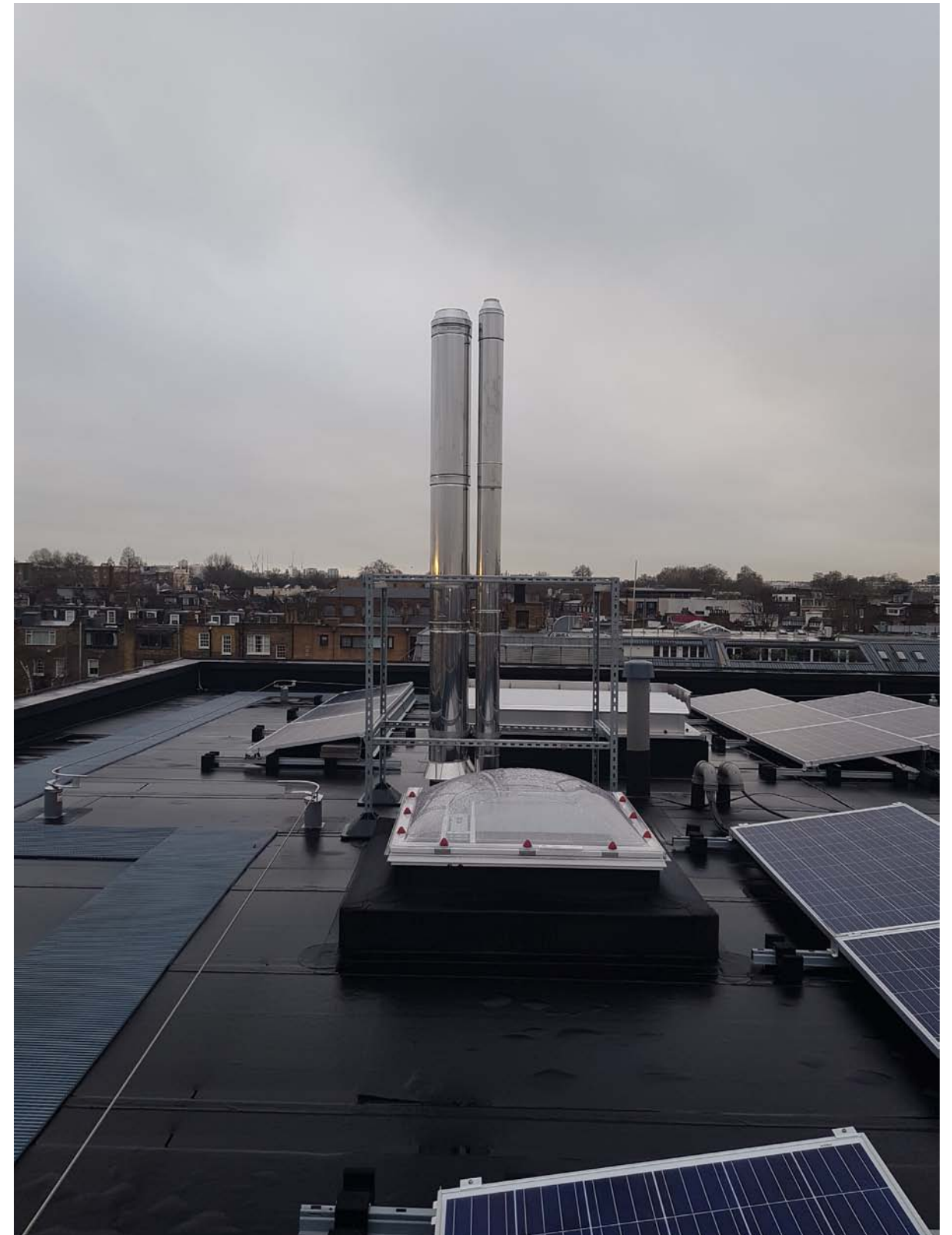


02. From Arlington Road



03. From Underhill Street

5.0 Roof Level Photographs



6.0 Photographs of Surrounding Roofs

These photographs demonstrate the numerous satellite dishes and other roof plant present on the surrounding buildings. These roofs are at lower levels than the roof at 142-150 Arlington Road making them more visible from street level.

