

Jenna Litherland
London Borough of Camden
Development Management
5 Pancras Square
London
N1C4AG

Our Ref: *FNH 425*
Planning Portal: *PP-06730084*
Email: *David.chalmers@fairview.co.uk*

08 February 2018

Dear Jenna,

1 – 6 Centric Close, London NW1 7EP: Discharge of Condition 4 (Basement Construction Works) and Condition 18 (Mechanical Ventilation) and attached to planning permission ref: 2016/6891/P

I write in respect of planning permission ref: 2016/6891/P, dated 29 September 2017 which facilitates the redevelopment of 1-6 Centric Close, and to formally discharge condition 4 and 18. The application has been submitted online via the Planning Portal (Ref: PP-06730084) and is supported by the documents as detailed below.

Condition 4 Basement Construction Works

The development hereby approved shall not commence (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

To satisfy this requirement please find enclosed:

- Appointment of Structa to monitor the permanent and temporary basement construction works.

The agreed scope of works, include:

- Undertake a review of the permanent works design of the basement.
- Undertake a review of the basement temporary works design.
- Undertake site inspections during the basement construction at key stages. We have allowed for 4No site visits to be undertaken at the following stages (dates to be agreed);
- Following construction of the capping beam (prior to significant excavation)
- Following excavation of the basement to formation level and prior to pouring of the basement slab.
- Following installation of waterproofing and wall reinforcement, but prior to the pouring of wall concrete.
- Following installation of the ground floor reinforcement, but prior to pouring of the slab.

- We have allowed for producing a brief photographic report of our inspection which will highlight any potential issues.
- Review the proposals for monitoring the adjoining structures.
- Review the monitoring results provided on a weekly basis during the construction of the basement (assumed to be a 3 month period).

Condition 18 (Mechanical Ventilation)

Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Mechanical Ventilation details as follows:

System 3 Continuous Mechanical Extract (MEV)

A Greenwood CMEV.4e extract fan unit shall be installed in each flat facing the courtyard (main entrance side of the building). 125 mm dia extract valves shall be used. Cooker hoods used in conjunction with System 3 ventilation shall be the re-circulating type.

Additional acoustic attenuation will be required to number of properties as per the acoustic report. Where the performance of the acoustic trickle vents cannot meet the required level of attenuation façade located acoustic ventilator to each habitable room will be added.

System 4 Continuous Mechanical Supply and Extract with Heat Recovery (MVHR)

An MVHR system shall be used within all railway facing flats. The MVHR unit shall provide a heat recovery efficiency of no less than 85% and shall have summer time bypass damper and changeover switch.

The fresh air intake and the exhaust will be secured by common ventilations ducts served by extract and intake fans, which shall be attenuated, based on the acoustic specialist advice. A G3 filter shall be provided to the intake duct. Both ducts shall be protected with externally mounted louvre and bird mesh or air brick.

Ductwork

Circular or rectangular extract ductwork shall be installed as shown on the drawings. Plastic ductwork passing through fire protected walls shall be fitted with fire dampers, fire collars or intumescent wraps. Plastic ductwork passing through facades shall be fitted with fire collars or intumescent wraps. Flexible ducts shall be kept to a minimum and shall only be used where final connections are made to the fan spigots.

All cooker hood extract fan ducts are to be run using hood suppliers kit.

Sound attenuators shall be installed where indicated in the 15 series drawings and where required by the acoustic specialist.

In addition please find enclosed elevation drawings depicting the air inlet locations:

- Drawing FNH425-17.1.1 GA Elevations 1
- Drawing FNH425-17.1.2 GA Elevations 2
- Drawing FNH425.17.1.3 GA Elevations 3
- Drawing FNH425 14.1.4 GA Elevations 4

The requisite fee of £119.00 will be paid over the phone. I trust the above and enclosed are clear, however, please let me know if you have any queries or require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Chalmers', with a stylized flourish at the end.

David Chalmers
Principal Planner
Fairview New Homes Limited