

## Section 4

### 04/04/01 Materials Palette

### 04/04/01 General Roof Works

The palette of materials proposed is in keeping with the existing building, and the local context.

Replacing the tiles to match the existing and repairing the lead works and asphalt areas to match original methods of construction.

The roof lights that are existing are old and allowing water ingress to the building. These are being replaced with a modern matching VELUX roof lights that comply with current building regulations.

The area where the existing mechanical AHU equipment is sighted is leaking and has no roof tiles, protecting the envelope, we propose to reinstate this whole area with slate tiles to guarantee the building wind and water tight.

### 04/04/02 Party Elevations

Party elevations and walls are not being altered as part of the works, parapets are being made safe and good where crumbling and out of alignment.

### 04/04/03 3 Bromley Place Elevations

The entrance to the building was originally consented to have a door similar to the one we are proposing to reinstate.

The previous tenant removed this door and replaced it with a glass screen, from discussions with a local resident, the resident was surprised that this door had been removed, to the main part of the property.

We have advised our client that the correct approach is to reinstate this point of entry as the main entrance to the building.

In turn, allowing the building to be accessible and at grade to Bromley Place, which is important due to the nature of the charitable work the client undertakes as the Rayne Foundation.

The design is based on a simple metal framed, double glazed, system with elegant high quality framing with solar control glazing to reduce the environmental heat gain impact, to the main area of the building.

Ultimately raising the quality of the entrance / outlook for neighbours at Bromley Place.

### 04/04/02 Continued

### 04/04/04 Replacement of glass roof.

The existing glass roof is dilapidated, leaking and structurally dangerous.

Investigative works has exposed layers of damp plasterboard, surrounding the roof.

We conducted a pre application site visit, the Camden Planning Officer: Jenna Litherand that met with the clients Architect: Clare Moore.

The Planning officer and Architect agreed that the glazed roof was of no notable significance.

The Architect explained that the mobilisation works would open up the bulkheads and investigate the quality of integrity of this area.

The roof is not repairable under warranties, and we have advised the client to replace with a modern, structurally sound and watertight alternative. As illustrated in this application.

The roof will be of a high quality metal and glass standard