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Ref: 8575-Agar Grove Phase 2
12th October 2018

Dear David,

Please find attached conditions for discharge for the Agar Grove Development, phase 2. This is covering blocks F G and H within the phase 2 planning boundary of the overall scheme.

PRECOMMENCEMENT CONDITIONS

CONDITION 3 (f)

Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3; d) phase 4; e) phase 5; f) phase 6) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority.

3f) photovoltaics / solar thermal panels

The PV requirement is designed in conjunction with the recommendations laid out in the Energy Statement for Phase 2 (see compliance condition 43 as part of this submission). There is a reduction in the requirement for PV due to the enhanced performance standards intended in the construction. Block G is now the only roof containing PV panels. This leaves the living roofs of H more visually pleasing as the whole of the living roofs of H are not obstructed by the PV panels indicated on the approved planning drawings.

Please find attached document from Ample Energy the PV supplier/installer Phase 2 supplier layout PV40572-QD.PDF

Please find attached Architype drawing indicating layout within context of approved roof plan for Block G

Phase 2 supplier layout PV40572-QD.pdf
T14011-ART-DR-A-1bG00-PL-111.pdf

CONDITION 14

Before the relevant phase (a) phase 1; b) phase 2; c) phase 3; d) phase 4; e) phase 5; f) phase 6) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, full details of any mechanical ventilation inlets shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant phase of the development is first occupied.

All MVHR outlets are located to the rear of blocks F G and H to the internal courtyard. Please find attached elevations updated to indicate MVHR outlets, and example of MVHR outlet.

T14011-ART-DR-A-1bG00-PL-304.PDF
T14011-ART-DR-A-1bF00-PL-300.PDF
T14011-ART-DR-A-1bF00-PL-300.PDF
Phase 2 external MVHR grill example.jpeg

CONDITION 23

Full details of a lighting strategy, to include information about potential light spill onto buildings, trees and lines of vegetation, and nearby signaling apparatus and/or train drivers vision on approaching trains, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant phase (a) phase 1; b) phase 2; c) phase 3; d) phase 4; e) phase 5; f) phase 6) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant part of the development is first occupied and the first use of the space in which they are contained as appropriate.

Please find attached coordinated external lighting layout for discharge. Please note this also includes some external lighting on the boundary of phase 1 as agreed with the previous Planning Officer Mr. David Glasgow.

Please refer to drawing "Condition 23 Phase 2 external lighting 13462-1-E Layout.PDF"

CONDITION 26 (b)

Before the relevant phase (a) phase 1; b) phase 2; c) phase 3; d) phase 4; e) phase 5; f) phase 6) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, full details of all hard and soft landscaping and means of enclosure of all un-built, open areas designs, including tree/plant species, sizes and positions and full details regarding the design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority . The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant phase of the development is first occupied.

Please find attached hard works and soft works landscaping drawings. The play equipment detailing including the central timber deck areas will be covered in associated condition 3(e) for phase 2 play equipment and associated surfaces, shortly to be submitted.

1042-14 Agar Gr Ph 1B (Phase 2) Hard works CONSTRUCTION 2018 09 25 A1 Landscape (1).pdf

1042-15 Agar Gr Ph 1B (Phase 2) Soft works CONSTRUCTION 2018 09 25 A1 Landscape (1).pdf

COMPLIANCE CONDITION

CONDITION 43

The development shall be carried out in complete accordance with the submitted Planning Energy & Sustainability Report by Max Fordham, dated 11/12/2013 to achieve a minimum of 32% reduction in carbon emissions from the development , and evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any residential unit within the relevant phase of the development (a) phase 1; b) phase 2; c) phase 3; d) phase 4; e) phase 5; f) phase 6), unless an alternative strategy is submitted to and approved in writing by the local planning authority . The Plan shall contain mechanisms for



monitoring, review and further approval by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.

Please find attached Energy statement for phase 2.

Agar Grove Phase 2 - Condition 43 Energy Statement - August 2018 - Initial Issue.PDF

I trust the above is in order, please don't hesitate to contact me if there are any queries.

Kind Regards

A handwritten signature in black ink, appearing to read 'Ann-Marie Fallon'.

Ann-Marie Fallon Associate & CEPH Designer

www.architype.co.uk

Cc: Odran McShane - Hill Partnership Ltd
Cc: Matt Daley- Hill Partnership Ltd
Cc: Michelle Christensen - Camden