



Kristina Smith
Senior Planner
Camden Council
Town Hall
Judd Street
London WC1H 9JE

19.06.19

Re: Application ref: 2017/7065/P

Dear Sir/Madam,

Please find enclosed information with regards to seeking approval for the outlined conditions or parts thereof.

Condition number 3

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the:

*i.) doors;
ii.) windows;
iii.) screens;
iv.) balustrades;
v.) staircase hatches;
vi.) facade metal cladding; and other architectural features,
at a scale of 1:20, and details of samples of all facing materials to be used on the buildings shall be submitted to and approved in writing by the local planning authority before any work is commenced on the relevant part of the development*

For items i.), ii.) & iii.) refer to drawing numbers:

1250-20-001 Window & Cladding Details – Front Elevation

1250-20-002 Window & Cladding Details – Rear Elevation

1250-20-003 Window & Cladding Details – Commercial Unit 1 South Façade

1250-20-004 Window Details

1250-20-005 Entrance Door Details

For item iv.) refer to drawing 1250-20-006 Site Railing Details

For item v.) refer to drawing 1250-20-012 Roof Access Hatches

For items vi.) refer to drawing numbers:

1250-20-001 Window & Cladding Details – Front Elevation

1250-20-002 Window & Cladding Details – Rear Elevation

1250-20-003 Window & Cladding Details – Commercial Unit 1 South Façade

1250-20-008 Cladding Details

1250-20-009 Commercial Unit 1 Façade Details

Condition number 5

A sample panel of the facing brickwork to be used on all elevations of the entrance Block 1, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and



approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed

A brickwork sample panel has now been constructed on site, images are attached and panel is available for viewing. Please contact Stanhope Gate Architecture to arrange viewing of site panel.

Condition number 9

1.7-metre-high privacy screens, details of which shall have been submitted to and approved by the Council, shall be erected on the northern sides facing Regent Square of all the inset roof terraces prior to commencement of their use and shall be permanently retained and maintained thereafter.

Refer to drawing 1250-20-012 Roof Access Hatches.

Condition number 12

Prior to commencement of the relevant part, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Refer to drawings:

1250-20-020 Typical Cycle Storage & Refuse Details

1250-20-020 Townhouse Bin and Bike Store

1250-20-022 Site Plan

The principle of waste storage and collection on site is that both commercial units 1&2 will be restricted to using the bin store located within Commercial Unit 1 and indicated on the Proposed Ground floor plan. The 11 apartments will share the bin store integrated within the bicycle storage unit to be collected by Camden's regular waste collection service. Townhouse 04 and 05 will have individual wheelie bins within their own enclosures which will be brought to the communal collection point on waste collection days.

Condition number 17

Prior to commencement of the relevant part, notwithstanding the details shown on the drawings hereby approved, details of the proposed cycle storage area for 40 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Refer to drawings and document:

1250-20-020 Typical Cycle Storage & Refuse Details

1250-20-020 Townhouse Bin and Bike Store

1250-20-022 Site Plan

SGA-TOD-Cycle Storage Calculations

Condition number 21

Full details in respect of all proposed green and brown roofs shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.



Refer to drawing 1250-20-011 Green Roof Build-up details for details and locations of proposed green roofs

Condition number 22

Details of security measures to be used on the site to achieve 'Secured by Design' status, such as CCTV cameras, lighting, entrance gates, fencing etc, shall be submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Refer to drawing 1250-20-007 Site Gate Details

Most methods of security on site are achieved passively by the security ratings of the windows, doors and walls respectively, and therefore largely do not manifest on the building. The site is bounded by the existing gabled wall of the original dairy building which separates the rear gardens of Regent Square properties from the site, this wall is between 2.5 and 3 stories in height and acts a visual screen and security barrier to the North of the site. The site is bounded by a Grade 2 listed wall to the South which measures generally 1.8m tall, due to the listed nature of the wall the only works proposed here is a general overhauling and refurbishment of the wall by a brickwork conservation specialist. The triangular site is then closed by means of the site gate to the West of the site, shown on the above-mentioned drawing which is controlled by electronic fob and also released from within the units via an entrance control system.

Please do not hesitate to contact me should you have any questions regarding any of the above or attached.

Yours sincerely
Tom Byrne MCIAT

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1250-20-001 Window & Cladding Details – Front Elevation
1250-20-002 Window & Cladding Details – Rear Elevation
1250-20-003 Window & Cladding Details – Commercial Unit 1 South Façade
1250-20-004 Window Details
1250-20-005 Entrance Door Details
1250-20-006 Site Railing Details
1250-20-007 Site Gate Details
1250-20-008 Cladding Details
1250-20-009 Commercial Unit 1 Façade Details
1250-20-011 Green Roof Build-up
1250-20-012 Roof Access Hatches and Privacy Screens
1250-20-020 Typical Cycle storage and Refuse Details
1250-20-021 Townhouse Bin & Bike Store
1250-20-022 Site Plan
SGA-TOD-Cycle Storage Calculations
SGA-TOD-Brickwork Sample Panel