18-22 Haverstock Hill

Planning Condition 03 - Materials - Responses

Project No: 864 Revision C | 26th October 2020

Burwell Architects

Application ref: 2018/2179/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 28 January 2019

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18-22 Haverstock Hill
London
NW3 2BL

Proposal:
Demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of a new building comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4 together with cycle parking, landscaping, refuse and associated works.
Drawing Nos:

The Council has considered your application and decided to grant permission subject to the following condition(s):

3 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
b) Plan, elevation and section drawings, including 500mm window jambs, head and cill, of all external new window and door openings.
c) Samples and manufacturer's details of all new facing materials including glazing, fish scale zinc shingles, glazed white brick, white brick, bronze coloured window frames and handrails
d) A sample panel of all brickwork shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must be constructed at 1:1 scale and be no less then 1m2 in size demonstrate the proposed colour, texture, mortar and bond of the brickwork and include a sample of the curved special bricks.
e) Plan section and elevation details and materials of the new shopfronts The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan

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Introduction

This document has been prepared by Burwell Architects on behalf of our Client (Vabel) in response to informal feedback received from Camden Council (David Fowler - Principal Planner) via 2 emails on 12th October 2020. The feedback was in reference to an application to discharge Planning Condition 03 (Materials) - Application Reference 2018/2179/P (please see extracts opposite).

Please also see extracts of emails below:

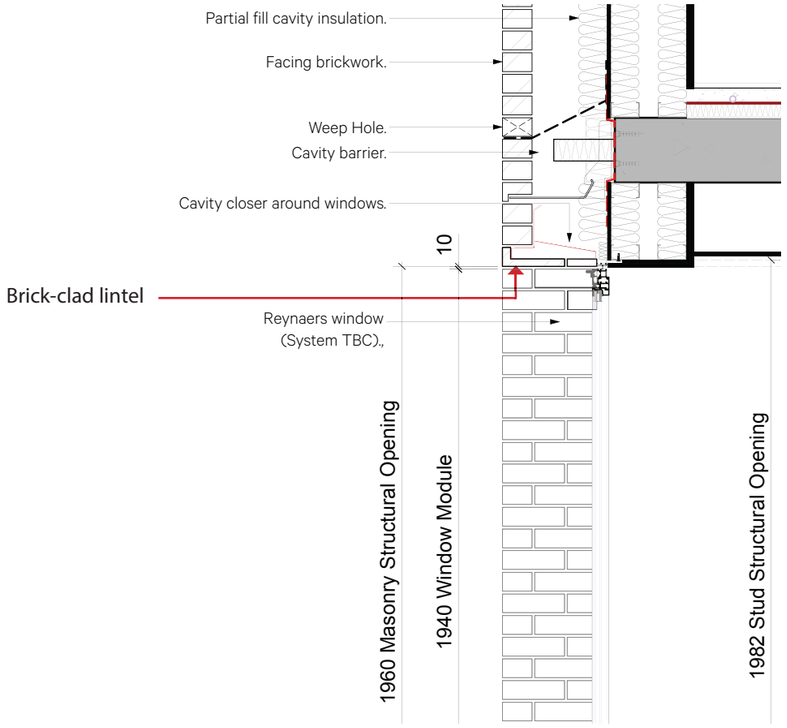
I'm still going through this application with the design officer at the moment. The proposals effectively are looking to cheapen the materials/details in a number of instances which dilutes the original design intent. We are still going through it so this list is incomplete, but to give you an idea, there are quite a few things we wouldn't support including:

- *Item 1 - Replacement of brick soffit with steel lintel (windows) and cement board (balconies)*
- *Item 2 - Reduction of depth of window reveals (500mm in original permission)*
- *Item 3 - Replacement of timber decking with aluminum*
- *Item 4 - Substitution of ceramic cladding on the set back roof storey with zinc cladding*
- *Item 5 - Balustrade to windows and balconies with a vertical railing pattern - original design intent emphasises horizontality of the building*
- *Item 6 - Highly visible parapet railings*

And then in the second email:

- *Item 7 - I have discussed with Victoria, and we think the proposed bricks are fine. The bricks should be used for soffits etc. Although, we consider the glazed bricks need to be taken up to first floor as in the original scheme - they are shown only at ground floor.*

A response to each item is outlined on the following pages.



Proposed Window Head Detail Showing Brick Clad Lintel

Brick-clad lintels to 4 corner windows also

View of 4 Corner Windows

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Item 1 - Brick Lintels

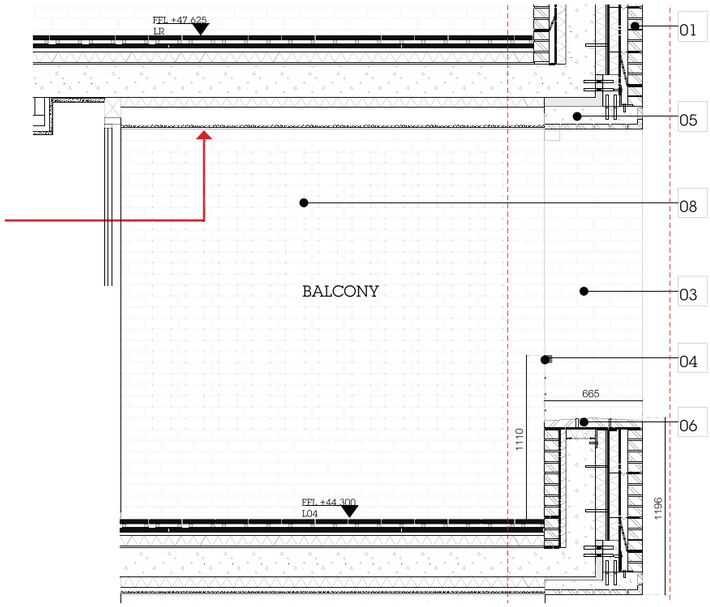
Planning Officer's Comment; *'Replacement of brick soffit with steel lintel (windows) and cement board (balconies)'*

Our Client agrees to install brick-clad lintels above window and balcony openings to the front elevation as per the detail opposite.

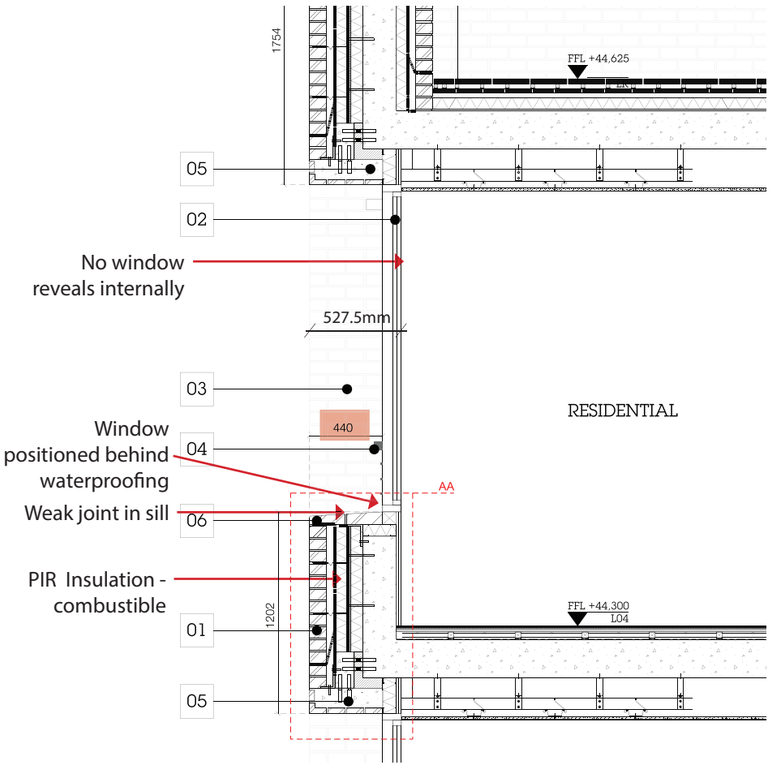
Furthermore, they feel it is also important to provide brick-clad lintels to the four small windows on the west elevation (to the left of the concave quarter curve) due to their prominence to the street. The remainder of openings on side and rear elevations to have aluminum clad lintels.

The soffit cement board proposed for the recessed balconies were shown as such on the approved drawing listed in Condition 02 of Decision Notice dated 28th January 2019; see extract of Approved Drawing No. 13528-A-LXX-21-301 below, with only the reveals brick-clad in these areas.

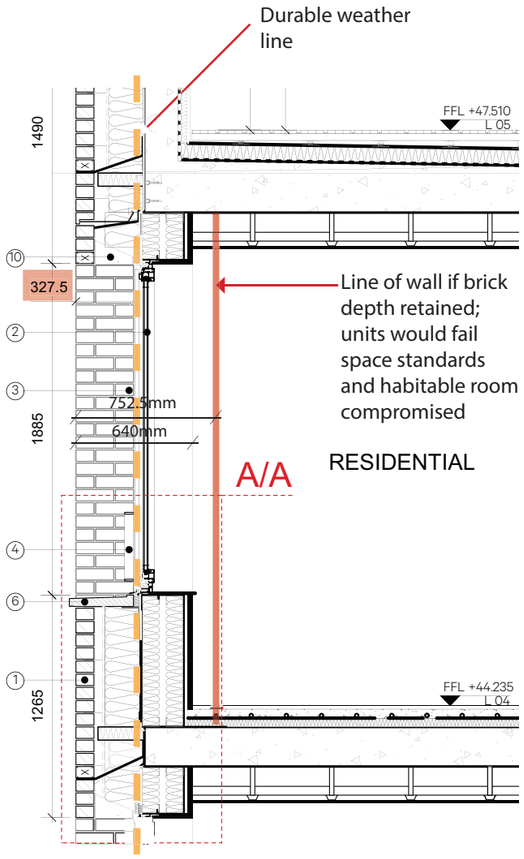
Cement board indicated to balcony soffit



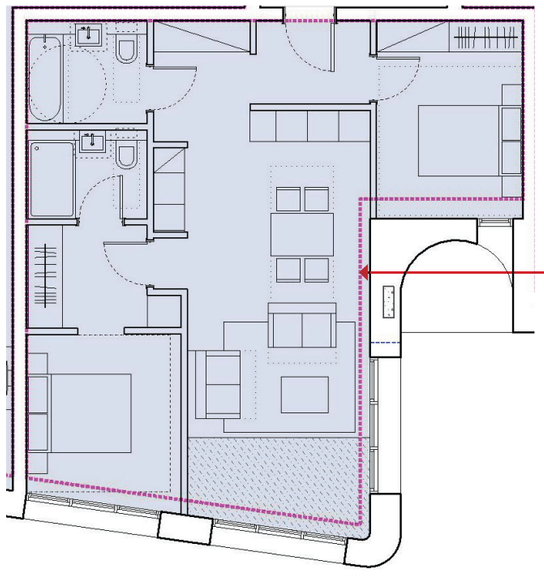
Extract of Approved Drawing 13528-A-LXX-21-301 Showing Soffit Board



Extract of Approved Drawing 13528-A-LXX-21-301 Showing Section Detail of Front Elevation Window



Proposed Section Detail of Front Elevation Window



Impact on Consented Application (Plan of Flat 1.02) with Additional Wall Depth and Ammended Window Reveals

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Item 2 - Window Reveals

Planning Officer's Comment; *'Reduction of depth of window reveals (500mm in original permission)'*

It should be noted that the original planning drawings were inconsistent; showing 440mm reveals to the front elevation in section as per the detail opposite (Approved Drawing No. 13528-A-LXX-21-300), with a 410mm reveal shown on the Approved Plans (Approved Drawing No. 13528-AP-01-00-101). Shallower full window reveals were indicated to all other elevations.

The current proposal is for 327.5mm (1.5 brick) reveals to the front elevation, and 215mm (1 brick) reveals to all other elevations. This change in depth between the front and side elevation is consistent with the original design intent.

Upon interrogation, it became clear that the Approved detail (far left) would not meet current Building Regulations:

Under current Fire Regulations informed by the tragic events at Grenfell Tower in 2017; only A1 non-combustible rated materials can be used in the external envelope of new tall buildings. This means that mineral wool insulation has to be used due to its non-combustible properties.

Noting the total thickness of 150mm insulation indicated in the Approved Drawing detail (it is assumed P&Co. proposed combustible PIR insulation), it is obvious that this would fall way short of achieving the required U-values using mineral wool insulation. The wall thickness would need to increase by at least another 300mm for this detail to work; resulting in many of the flats not achieving acceptable space standards. Please refer to plan opposite (bottom left) showing the effect on the wall thickness of increased insulation and incresed window reveal depth; resulting in the loss of floor area making many of the flats sub-standard.

Furthermore, the Approved Drawing detail is extremely difficult to build and prone to failure as the window frame is set well behind the line of waterproofing which would eventually result in water ingress. The approved detail also has weaknesses in the form of thermal bridges which increases the risk of condensation.

As explained above, overly deep window reveals are not always practical as leaks are more prominent due to the complex nature of their construction. This can cause the details to deteriorate, resulting in unsightly staining and tarnishing of the building; this would be extremely noticeable due to the prominent location of the building and the use of white brick.

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Item 3 - Timber v. Aluminum Decking

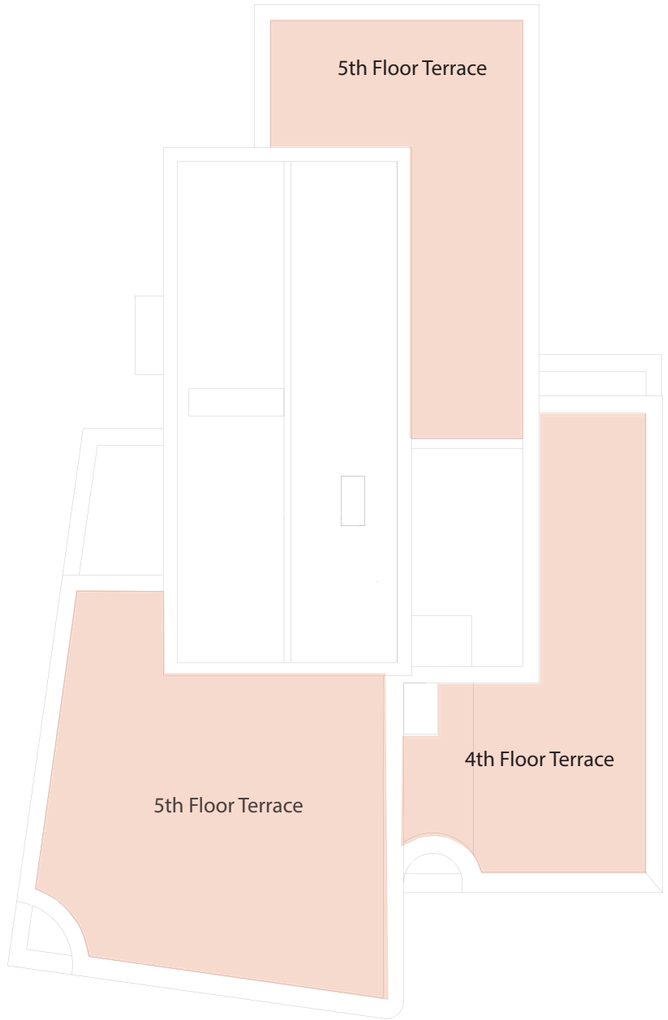
Planning Officer's Comment; *'Replacement of timber decking with aluminum'*

It is now mandatory that all balconies and terraces located within 1m of a relevant boundary or situated more than 18m above ground level, must have non-combustible decking. Therefore timber decking cannot be used in this development.

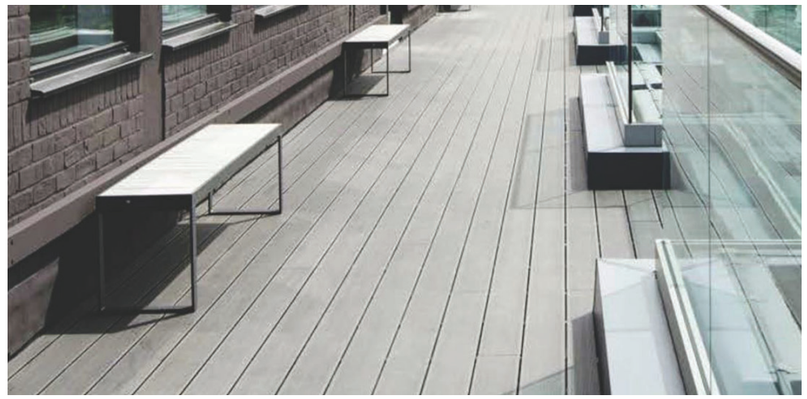
The specified aluminum decking is non-combustible, more robust, durable and requires less maintenance than timber alternatives, meaning that it will last and look better for longer.

The selection adheres to regulations and matches the overall material palette of the scheme (white brickwork, bronze metal, rich brown zinc cladding).

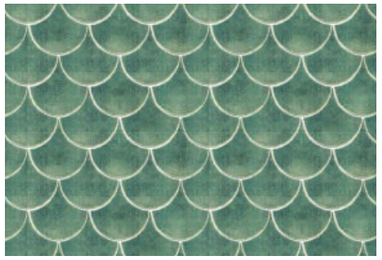
It is also worth noting that due to the height of the terraces and concealed nature of the balconies, views of them will be very limited from outside of the site.



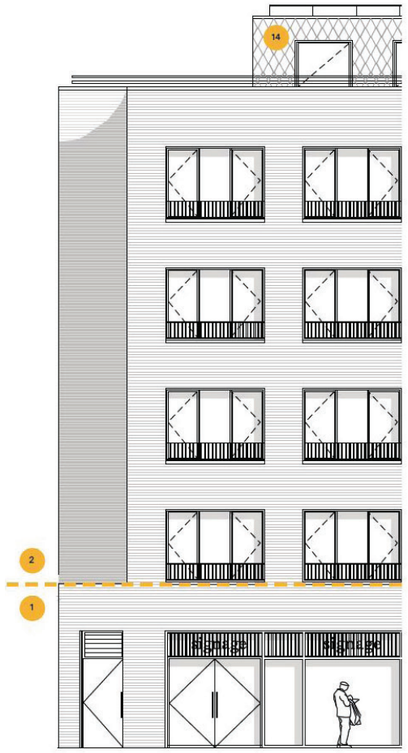
Roof Plan Highlighting Areas of Terrace



Example of Aluminum EnviroBuild Decking



Extract of Approved Drawing Front Elevation Showing Green Scallop Ceramic Tiles to Top Setback



Proposed Front Elevation (Part) Showing Brown Diamond Zinc Shingles to Top Setback

Examples of Metal Clad Setbacks in the Immediate Surrounding Area (within 100m of site)

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Item 4 - Ceramic v. Zinc Cladding

Planning Officer's Comment; *'Substitution of ceramic cladding on the set back roof storey with zinc cladding'*

Condition 3C requested 'samples and manufacturer's details of all new facing materials including glazing, fish scale zinc shingles'.... etc.

Following design reviews it was agreed that the zinc shingles would form part of a more controlled palette of materials. Furthermore, if they were matched to the bronze colour of the window frames, then this would create a more coherent scheme.

The proposed zinc cladding is a high quality material that responds to and enhances the conservation style buildings in the immediate area. Please see examples; bottom left.

It is also worth noting that the green scallop shaped ceramic tile specified in the D&A Statement is an internal bathroom tile and inappropriate for use as external cladding. If used, the scale of the scallop would not match the approved drawings; the pattern would not be legible from more than a few meters away.

The tiles would need to be massively scaled-up to match the aesthetic in the D&A statement. Fixing large format tiles at height (either by adhesive or hanging) is extremely dangerous as they are affected by the elements and can become loose, endangering building users and passers-by below.

The zinc cladding in a patterned tile format, responds to the condition wording, offers a more robust, weather tight solution that ties in with the overall material palette.

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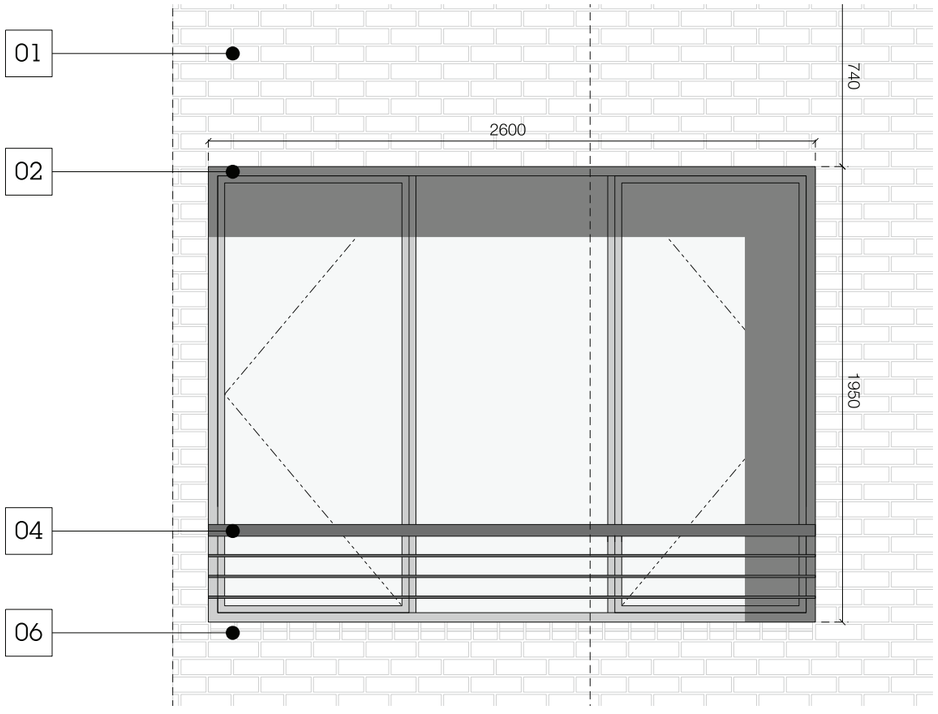
Item 5 - Vertical v. Horizontal Railings

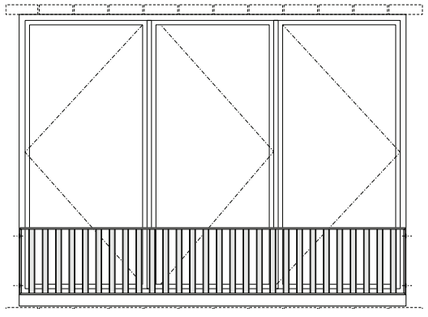
Planning Officer's Comment; *'Balustrade to windows and balconies with a vertical railing pattern - original design intent emphasises horizontality of the building'*

The vertical railing design (detailed below) has been developed to provide a safer less climbable solution than the horizontal design opposite as the railings commence below 1100mm. We would like to request that this design is considered by the Council.

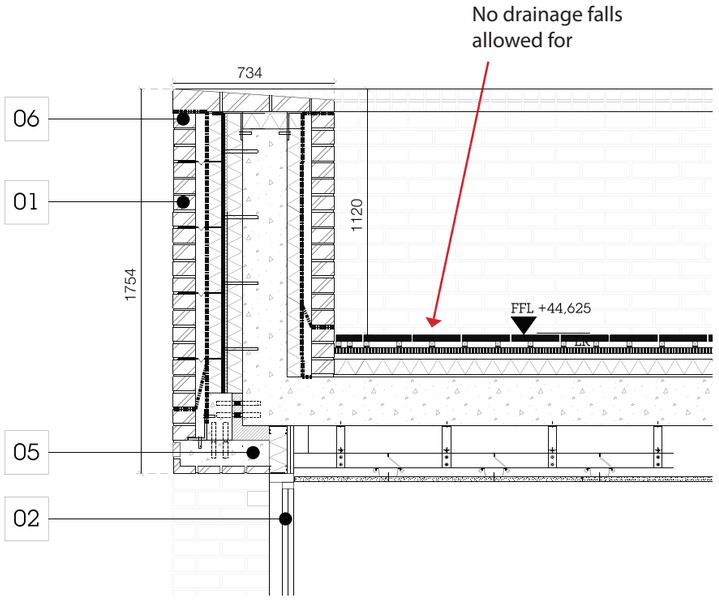
However, if it is deemed not acceptable, our Client agrees to revert to the horizontal railing design as described in the Approved Drawing 13528-A-LXX-21-302.



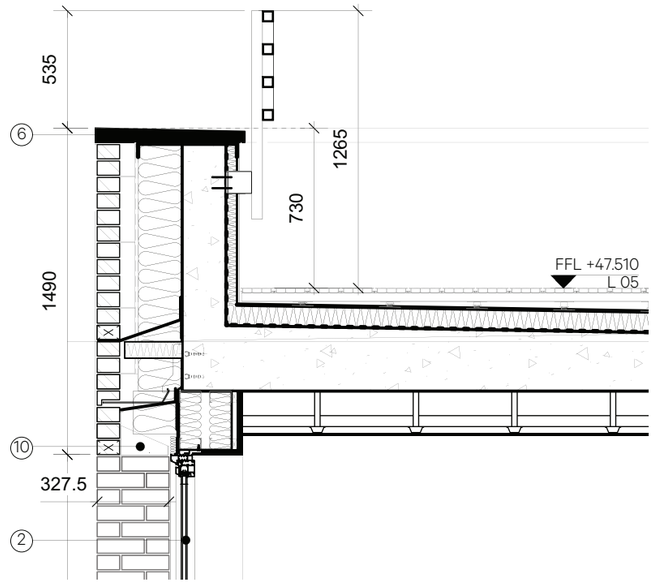
Extract of Approved Drawing 13528-A-LXX-21-302 Showing Horizontal Balustrade Arrangement



Alternative Arrangement Showing Vertical Balustrades



Approved Drawing No. 13528-A-LXX-21-300 - Parapet Detail



Proposed Detail Showing Drainage Falls

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Item 6 - Parapet Railing Height

Planning Officer's Comment; *'Highly visible parapet railings'*

The Approved Drawing parapet detail shown opposite, indicatively shows roof build-ups, but has not allowed for any gradients in order to drain the terraces. Due to the large terrace areas, this will add a significant depth to the stated roof build-up, which in-turn would cause the parapet height to increase.

The parapet detail (bottom left) has been developed and drainage falls included resulting in the overall depths being increased to meet current Building Regulations.

The result has been that the FFL to the terrace levels has increased, which would have also resulted in the parapet also being raised to maintain the required 1100mm barrier height. On reveiw this detracted from the overall proportions of the street elevations.

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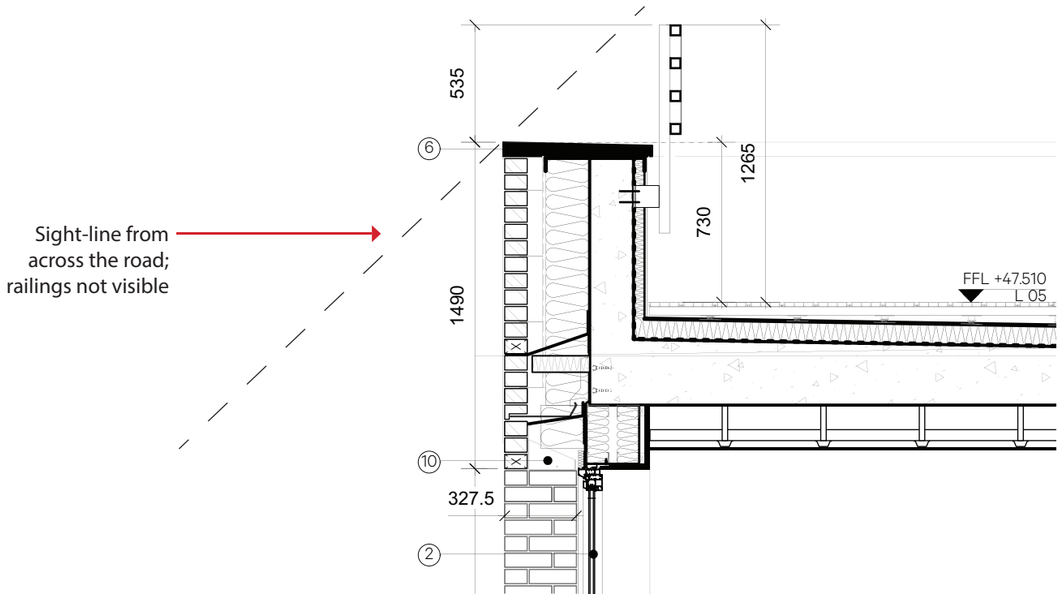
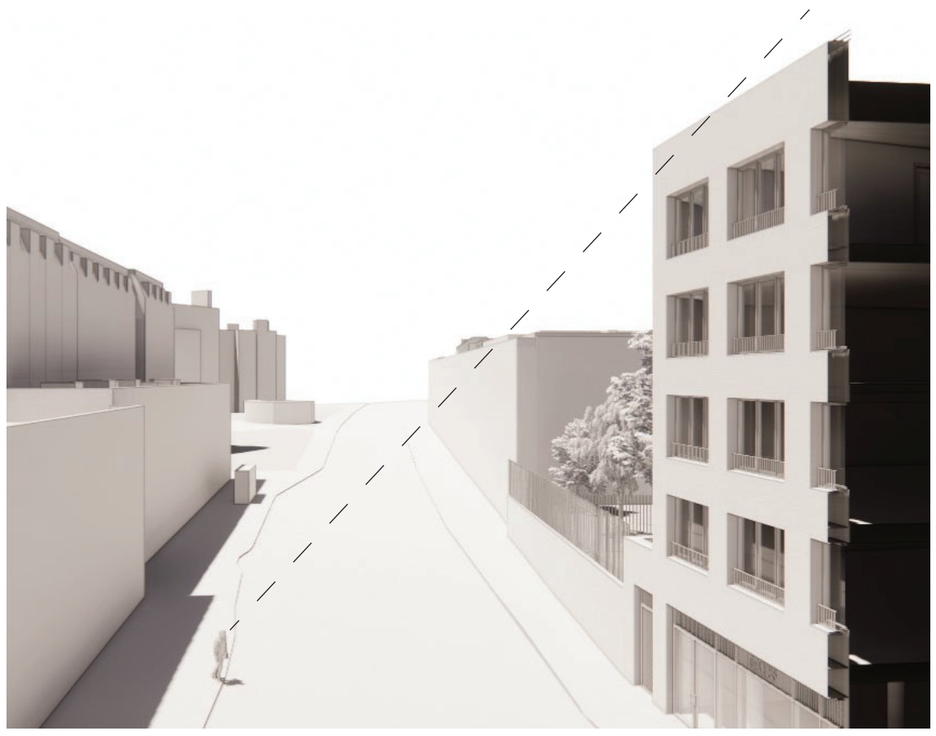
Item 6 - Parapet Railing Height (cont.)

It was instead decided to introduce a setback safety railing that tied in with the rest of the approved metalwork on the scheme to make up the difference in the 1100mm coverage.

As demonstrated by the images on this page, due to the railings being set back from the building facade, they will not be visible from street level.



Proposed Detail Showing Railing Set-back



Street Section of Proposal looking North West up Haverstock Hill

View of Proposal from Chalk Farm Station - Street Level (railings not visible)

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Item 7 - Glazed Brick Height

Planning Officer's Comment; *'the glazed bricks need to be taken up to first floor as in the original scheme - they are shown only at ground floor'*

Our Client agrees to raising the height of glazed bricks back to the consented level as shown in the image opposite.

We would however, like to request that Camden reconsider as the lower height provides a cleaner datum which aligns with both the window sills and the small parapet walls at first floor level.

Raising the height of the glazed brickwork creates an awkward junction to the left hand corner where the glazed brick follows the quarter curve and then abruptly stops. This is a prominent corner and this awkward junction will be extremely visible.

Approved Height of Glazed Brick Aligned with First Floor Window Head

Proposed Height of Glazed Brick Aligned with First Floor Window Sills and Parapet Walls

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Conclusions

The diagrams and detailed explanations within this document demonstrate that the majority of the amendments are necessary in order to comply with current fire legislation, Building Regulations and the proposed thermal insulation targets for the development.

The proposals are a result of advanced technical coordination between the consultant team, Fire Engineer and Approved Building Inspector.

Other changes to the details have been made in order to provide a robust and durable building that will age well over time and provide high quality, low maintenance and weather-tight homes.

Where the details relating to the front façade have been amended, this has been done as a way of updating the construction methodology in response to Post-Grenfell non-combustible cavity constructions. Or as a result of input from both our CDM and Building Control advisors.

The elements that make up the scheme's material palette have each been selected for their high quality complimentary aesthetics and durability. Each remaining true to the original design concept. The proposal will ensure a robust, durable design that will last far longer, weather better and be a positive contribution to the local surroundings.