Capital

Architecture | Surveying | Engineering | Project Management

Cromer Street:

Cladding Remediation Project

Design and Access Statement

Rev. A

Property Address:

Cromer Street
London WC1H,

For

Camden Council

December 2020
Rev. A 01/03/21

Camden

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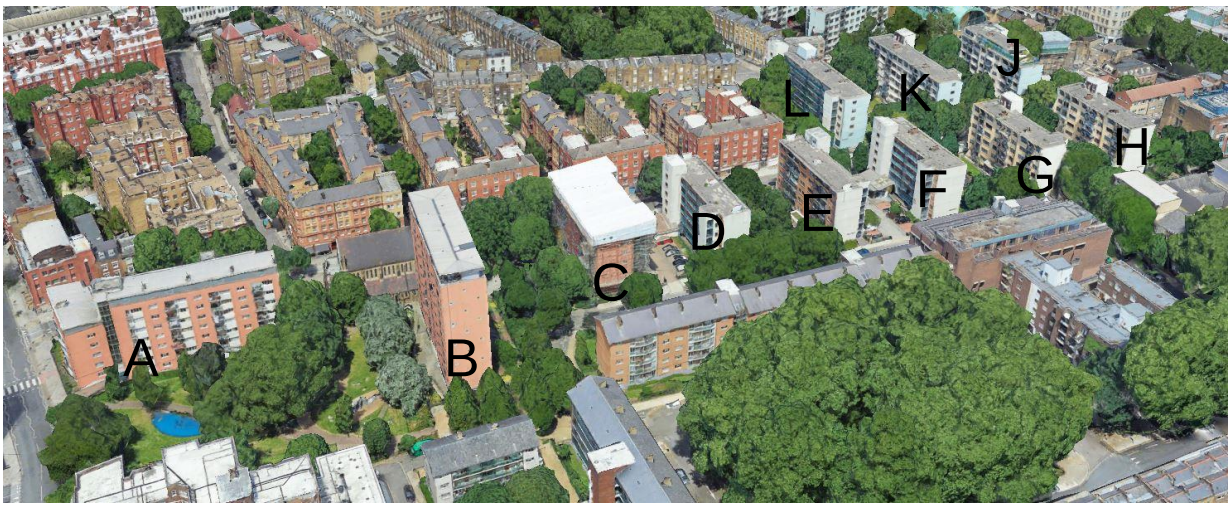
Project Title: Design and Access Statement for proposed recladding of 11 blocks at Cromer Street, London WC1H.
Client: Camden Council

1.0 INTRODUCTION

Cromer Street Development is a residential development in Camden, London WC1H.



1.1 The 11 No. residential blocks addresses, in order from South-West to North-East, are as follow:

Block A, 1-38 Bramber, Cromer Street, L, London WC1H 8JS

Block B, 1-48 Glynde Reach, Cromer Street, London WC1H 8JZ

Block C, 1-24 Northaim, Cromer Street, London WC1H 8LD

Block D, 1-24 Chadswell,Cromer Street, London WC1H 8LD

Block E, 1-24 Great Croft, Cromer Street, London WC1H 8LJ

Block F, 1-18 Hollis Field, Cromer Street, London WC1H 8LG

Block G, 1-19 Mullets Field, Cromer Street, London WC1H 8LF

Block H, 1-18 Peperfield, Cromer Street, London WC1H 8LP

Block J, 1-20 Gatesdean, Cromer Street, London WC1H 8EA

Block K, 1-27 Bedefield, Cromer Street, London WC1H 8DY

Block L, 1-32 Sand Field, Cromer Street, London WC1H 8DU

1.2 The development comprises No.11 mid to high-rise (6 to 11 storeys) residential tower blocks. Originally constructed on a Second World War bomb damaged housing site named Bramber Green in the early 1960s. Situated in Camden (WC1H), the blocks are arranged West to East, starting with Bramber House on Judd Street and continuing along Cromer Street and Harrison Street. There are a total of 270 flats within the eleven blocks

1.3 No.9 of the buildings (Northaim (C), Chadswell (D) ,Great Croft (E), Hollis Field (F), Mullets Field (G), Peper Field (H), Gatesdean (J), Bedefield (K) and Sand Field (L)): consist of single monolithic rectangular blocks, with flat roofs (felt with masonry parapets and metal coping), upper flats accessed from communal lobbies accessed from street level and the external covered communal walkways. Covered external walkways include rectangular mechanical ducts along the entire length of the soffits. External walls are primarily masonry with a thin (30-40mm) EWI system (external wall insulation, added in recent years). Balconies are all open with metal framed balustrade and obscured infill panels. All 9 blocks on the Cromer Estate are of the same construction type and are between 6 and 8 storeys in height. The buildings are clad with Phenolic External Wall Insulation (EWI).

1.4 Glynde Reach (B) is an eleven-storey building and consists of 48 flats from the first floor upwards, and some penthouses set back at the top floor. The building is clad with a combination of external wall insulation (using a phenolic insulation) and rain screen cladding.

The building consists of single monolithic rectangular block and has a shallow pitched metal roof (added to the building in more recent years, along with insulated metal cladding to the penthouse flats), with a central valley gutter that discharges to internal downpipes. Communal lobbies are accessed from street level and the upper flats are all accessed from internal communal lobbies. External walls are primarily masonry with a thin (30-40mm) EWI system (external wall insulation, added in recent years) and insulated metal cladding to the penthouse flats.

1.5 Bramber House (A) Consists of two monolithic blocks (7 and 5 storey) arranged in an L-shape on plan and joined by a central communal lobby and stairs. Both blocks have shallow curved metal roofs (added to the building in more recent years, along with insulated metal cladding to the penthouse flats), which drain in one direction to external gutters and external downpipes. Communal lobbies are accessed from street level and the upper flats are accessed from a combination of internal communal lobbies and external covered communal walkways. Internal stairs/lobbies are located at a central position joining the two blocks and also midway along the East block facing Cromer Street. External walls are primarily masonry with a thin (30-40mm) EWI system (external wall insulation, added in recent years) and insulated metal cladding to the penthouse flats. Balconies are partially enclosed by glazed panels within metal frames. Additionally, there are spandrel wall panels: 1) Panel system integrated with windows to the face of one wing of the building facing Judd Street. 2) Panel system covering bin chute lobbies on the end of the external stairs facing Cromer Street.

1.6 Following the tragedy at Grenfell a review was undertaken by MHCLG into the cladding of high-rise buildings. It was established that many buildings did not meet the standards that the Government required on buildings over 18m in height. MHCLG released guidance confirming that external walls must be constructed of non-combustible products. Only A1/A2 materials are proposed to be used that meet or exceed the requirements of the current Building Regulations. In addition, where possible, the materials selected are sustainable and recyclable. The mineral fibre insulation is a sustainable product by nature - it is made from rock/basalt, a raw material that is virtually unlimited in its availability and it is renewable in the production cycle.

1.7 The following documents, for this planning application, have been submitted on the Planning portal:

- Cover letter
- Drawings:

  OS Map (at 1:1250 scale) ;

  Site location plan (at 1:500 scale);

  Existing Elevations (at 1:100 scale);

  Proposed Elevations (at 1:100 scale);

  Drawing Issue Sheet
- Design and access Statement;
- Fire Statement;
- Schedule of materials and details (included in the Design and Access Statement).

2.0 SITE CONTEST

2.1 The blocks are located in Camden, London WC1H, south of Kings Cross, to the following addresses:

Block A, 1-38 Bramber, Cromer Street, L, London WC1H 8JS

Block B, 1-48 Glynde Reach, Cromer Street, London WC1H 8JZ

Block C, 1-24 Northaim, Cromer Street, London WC1H 8LD

Block D, 1-24 Chadswell, Cromer Street, London WC1H 8LD

Block E, 1-24 Great Croft, Cromer Street, London WC1H 8LJ

Block F, 1-18 Hollis Field, Cromer Street, London WC1H 8LG

Block G, 1-19 Mullets Field, Cromer Street, London WC1H 8LF

Block H, 1-18 Peperfield, Cromer Street, London WC1H 8LP

Block J, 1-20 Gatesdean, Cromer Street, London WC1H 8EA

Block K, 1-27 Bedefield, Cromer Street, London WC1H 8DY

Block L, 1-32 Sand Field, Cromer Street, London WC1H 8DU

3.0 STATEMENT OF COMMUNITY CONSULTATION

3.1 There has already been an engagement with residents so far, including public meetings and letters sent out. A full resident engagement strategy is under way to ensure appropriate consultation with residents at all stages over and above the statutory requirements.

4.0 PLANNING POLICY CONTEXT

4.1 This section sets out the relevant national, regional and local planning policy context, before compliance is addressed in Section 5.

4.2 The statutory development plan for the site comprises the Camden Local Plan (2017) and The London Plan (2017).

NATIONAL PLANNING POLICY

4.3 The National Planning Policy Framework (NPPF) was published in March 2012 and replaces the previous suite of national Planning Policy Statements and Guidance Notes with one consolidated policy document. It sets out the Government's planning policies for England and how these are expected to be applied, and it is therefore a material consideration in determining planning applications.

4.4 Paragraph 56 of the NPPF (2012) attaches "great importance to the design of the build environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" .

4.5 Paragraph 58 of the NPPF (2012) seeks planning decisions to ensure that development:

- "will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- respond to local character and history, and reflect the identity of local surroundings and materials...
- create safe and accessible environments ..."

4.6 Paragraph 66 of the NPPF (2012) expects applicants to "work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably. "

4.7 The NPPF (2012) confirms planning plays a critical role in securing reductions in greenhouse gas emissions. Paragraph 96 seeks a low carbon future by "actively support(ing) energy efficiency improvements to existing building s" .

NATIONAL PLANNING POLICY GUIDANCE

4.8 On 6 March 2014 the DCLG launched the planning practice guidance web-based resource. National Planning Policy Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents should be read together .

4.9 The NPPG states at reference ID: 26-028-20140306 the use of "practical , durable, affordable and attractive materials. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings ... colour texture, grain and reflectivity can all support harmony".

REGIONAL PLANNING POLICY

4.10 The regional planning policy for the Site comprises The London Plan (2016) .

4.11 Policy 3.5 of The London Plan (2016) seeks housing developments of "the highest quality internally, externally and in relation to their context and to the wider environment ..." .

4.12 Policy 5.3 of The London Plan (2016) expects development proposals to achieve "the highest standard of sustainable design and construction..." including but not limited to "minimising carbon dioxide emissions, including building and services (such as heating and cooling systems)" and "avoiding internal overheating and contributing to the urban heat island effect".

4.13 Policy 5.4 of The London Plan (2016) " applies the principles in Policy 5.3 (of the London Plan, 2016) to existing building stock where retrofit opportunities arise" (paragraph 5.30 of The London Plan, 2016). The Mayor will support measures through the Building Regulations and other regulatory and funding mechanisms to improve the performance of London's existing buildings.

4.14 Policy 7.13 of The London Plan (2016) confirms "the Mayor will work with relevant stakeholders and others to ensure and maintain a safe and secure environment in London that is resilient against emergencies including fire...Development proposals should contribute to the minimisation of potential physical risks."

EMERGING PLANNING POLICY

4.15 The Mayor is preparing a new London Plan that will replace the currently adopted 2016 consolidation Plan. Consultation on the Draft London Plan (2017) ends 2 March 2018. The Draft London Plan (2017) is a material consideration in planning decisions.

4.16 The Draft London Plan (2017) does not propose any changes that will have a material impact on the re-cladding proposals at Cromer Street Estate .

LOCAL PLANNING POLICY

4.17 The Cromer Street Estate does not benefit from any site-specific planning policy designations (Camden Policies Map, July 2017) . The Estate is surrounded by the Bloomsbury Conservation Area.

4.18 The Adelaide Road Private Nature Reserve, Adelaide Community Garden and the Swiss Cottage Public Open Space are located within 115m of the Chaicots Estate and identified as Open Spaces by Camden's Policies Map (July 2017). The Finchley Road Town Centre area is located to the west of the Estate, on the opposite side of Winchester Road.

CAMDEN LOCAL PLAN (2017)

4.19 Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generation s. Policy Dl of the Camden Local Plan (2017) confirms the Council will seek to secure high quality design that :

- "respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction and adaptable to different activities and land uses;
- comprises details and materials that are of high quality and complement the local character ..."

4.20 The Council will preserve and, where appropriate, enhance Camden's heritage assets and their setting. Policy D2 confirms the Council " will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss".

4.21 Policy CCl of the Camden Local Plan (2017) confirms the Council will "require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation." Camden Council will, among other things:

- "promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy ...
- expect all developments to optimise resource efficiency".

4.22 Policy CC2 of the Camden Local Plan (2017) sets out how the Council will promote sustainable design and construction . This includes "ensuring development schemes demonstrate how adaption measures and sustainable development principles have been incorporated into the design and proposed implementation".

4.23 Policy Al of the Camden Local Plan (2017) seeks to protect the quality of life of occupiers and neighbours of development . Camden Council will consider factors such as; visual privacy, outlook; sunlight , daylight and overshadowing; transport impacts; noise and vibration levels, and; odour, fumes and dust in the protection of the amenity of "communities , occupiers and neighbours" (Policy Al).

4.24 Policy A2 of the Camden Local Plan (2017) seeks to protect Camden's parks, open space sand other green infrastructure by resisting "development which would be detrimental to the setting of designated open spaces" .

5.0 FIRE SAFETY POLICIES

5.1 Buildings over 18m in height present numerous challenges when it comes to fire safety. The most obvious difference in comparison to low-rise buildings is the time needed to escape from the top of the building, especially as lifts and escalators are usually no-go in the event of a fire. Other fire-safety issues that must be addressed on multi-storey structures include the provision of access for fire fighters (who must work within the structure because ladders cannot be used at height), and the proximity of other buildings.

5.2 Fire can spread through an external cladding system via the cavities or through the cladding material itself. The source of ignition may be flames issuing from windows or other openings due to a fire within the building, or there may be an external fire source – for example, fire radiation from another building or from a source immediately next to the cladding, such as refuse set alight by arson.

KEY STANDARDS

5.3 First published in 1988, BR 135: Fire Performance of external thermal insulation for walls of multi-storey buildings responded to the increasing use of thermal insulation within refurbishment programmes on multi-storey residential tower blocks. When the document was produced, there was not yet any full-scale fire test available. Recommendations were therefore based on a single-faced large-scale test facility.
However, during the review of BR 135, a number of high-profile fires occurred that led to a review of the test methodology. Coupled with the growth of new design solutions, this suggested that a full-scale fire-test method was necessary to fully understand the overall fire performance of the complete system. As a result, the then Department of the Environment worked with industry to develop one test method, which was published in 1999.

5.4 The review process resulted in the publication of the second edition of BR 135 in 2003. This was accompanied by the full-scale fire test method from BRE Fire Note 9, named BS 8414-1: Fire Performance Of External Cladding Systems – Part 1 Test Method for Non-Loadbearing External Cladding Systems Applied to the Face of the Building. This test methodology enables the overall fire performance of the system and its relevant components to be assessed in as close to typical end-use conditions as possible.

5.5 Part 1 is applicable to systems fixed to a solid substrate. A Part 2 was introduced in 2013 for systems fixed to and supported by structural steel framework. As masonry substrate and structural steel frames react differently in fire situations, it is important to ensure the relevant test is used.

5.6 The Government announced earlier, in 2018, that they intended to restrict the use of combustible materials in the external walls of high-rise residential buildings. Following the consultation that was held in the summer, new regulations were published on 29th November 2018.

5.7 The Building (Amendments) Regulations 2018 implement the restrictions for buildings over 18m in height which contain residential spaces. The Building (Amendment) Regulations, SI 2018/1230 came into force on 21 December 2018. The amendment implements the promised ban on combustible cladding by prohibiting the use of combustible materials anywhere in the external walls of high-rise buildings over 18m above ground level, containing one or more dwellings.

5.8 The new text says:
Subject to paragraph (3), building work shall be carried out so that materials which become part of an external wall, or specified attachment, of a relevant building are of European Classification A2-s1, d0 or A1, classified in accordance with BS EN 13501-1:2007+A1:2009 entitled 'Fire classification of construction products and building elements. Classification using test data from reaction to fire tests" (ISBN 978 0 580 59861 6) published by the British Standards Institution on 30th March 2007 and amended in November 2009.

5.9 BS EN 13501-1 defines the classes A1 and A2 as follows:

Class A1 Will not contribute in any stage of the fire, including the fully developed fire
Class A2 Will not significantly contribute to the fire load and fire growth in a fully developed fire
The characteristics "s" and "d" are defined as follows:
s1 Weak or no smoke
s2 Medium smoke
s3 High smoke
d0 No dripping at all
d1 Slow dripping recorded
d2 High dripping recorded.

5.10 In addition to the Building Regulation requirements, the January 2020 Ministry of Housing, Communities & Local Government (MHCLG) guidance note, advised Building Owners who have materials either below European Class A2-s3,d2 or without a BRE 135 test certificate on buildings over 18m to seek 'urgent professional advice on the measure(s) that need to be taken to ensure that the external walls meet an appropriate standard of fire safety'.

5.11 For new residential buildings of 18 metres or more (or where building work is carried out on existing residential buildings of 18 metres or more), the government has introduced an effective ban, through an amendment to Regulation 7 of the Building Regulations 2010, on the use of combustible materials in external walls and specified attachments (including balconies, etc.). The ban limits the use of materials in the external wall and specified

attachments to products achieving a classification of Class A1 or A2-s1,d0, subject to a number of specific exceptions.

5.12 The Expert Panel advised that where Building owners are responsible for the safety of their buildings. They may currently be the 'Responsible Person' under the Regulatory Reform (Fire Safety) Order 2005. In future they are likely to be legal duty holders following the implementation of the proposals in the Hackitt Review. The Expert Panel's view is that building owners should not wait for regulatory changes to take action to ensure the immediate safety of residents.

5.13 In relation to Spandrel Panels, the January 2020 MHCLG guidance note, advised Building Owners that Spandrel panels (including window panels, infill panels, etc) are part of the external wall of the building. Therefore, the principles set out in the advice on external walls above apply.

OTHER REGULATIONS AND GUIDANCE

Approved Document B

5.14 Approved Document B of the Building Regulations for England and Wales, Section 2 of the Technical Handbook Scotland, and Technical Booklet Part E for Ireland all make reference to the requirements for the safe design of high-rise buildings. Approved Document B4, Section 12 states: "The external envelope of the building should not provide a medium for fire spread if it is likely to be a risk to health or safety. The use of combustible materials in the cladding system and extensive cavities may present such a risk in tall buildings."

5.15 The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building in order to meet Requirement B4(1) of the Building Regulations.

5.16 The external walls of the building should not provide a medium for fire spread if that is likely to be a risk to health and safety.

5.17 Building work on buildings undergoing remediation must be carried out so that only materials which achieve European Classification A1 or A2-s1, d0, classified in accordance with BS EN 13501-1:2007+A1:2009 entitled "Fire classification of construction products and building elements. Classification using test data from reaction to fire tests", become part of an external wall or specified attachment (as defined in Regulation 2 - e.g. balconies) unless covered by one of the exemptions in the regulations. This means that materials which are already part of the external wall, or are existing specified attachments, and are not being replaced are not covered by the ban (unless there is a change of use) as set out in Statutory Instrument 2018/1230. However, during this process care must be taken to ensure that the building is no less compliant in relation to building regulation requirements than before the work was carried out (e.g. cavity barrier). Note: RBKC requirement is Class A1.

5.18 The external surfaces (i.e. outermost external material) of external walls must achieve Class A2-s1, d0 or better. Note: RBKC requirement is Class A1.

5.19 Cavity barriers shall be provided in accordance with Approved Document B guidance.

The BR135 / BS8414 tests deal solely with the spread of fire once it has entered the cavity. Hence, the requirements for cavity barriers in accordance with Section 9 of AD B2 are required in all cases including around openings in the façade.

5.20 BCA Guidance Note 18:
Following the completion of a number of construction projects not compliant with Approved Document B or the guidance contained in BR 135, the Building Control Alliance (BCA) published a technical guidance note outlining the procedure for buildings exceeding 18m in height, and addressing common misconceptions relating to combustibility and surface spread of flame. A class 0 classification under Approved Document B does not imply any resistance to combustibility – it is solely a measure of surface spread of flame and heat release during a fire. As a publicly available document, guidance note 18 is a useful tool to mitigate risk for everyone involved in the construction process.

6.0 PLANNING HISTORY(from Wikipedia)

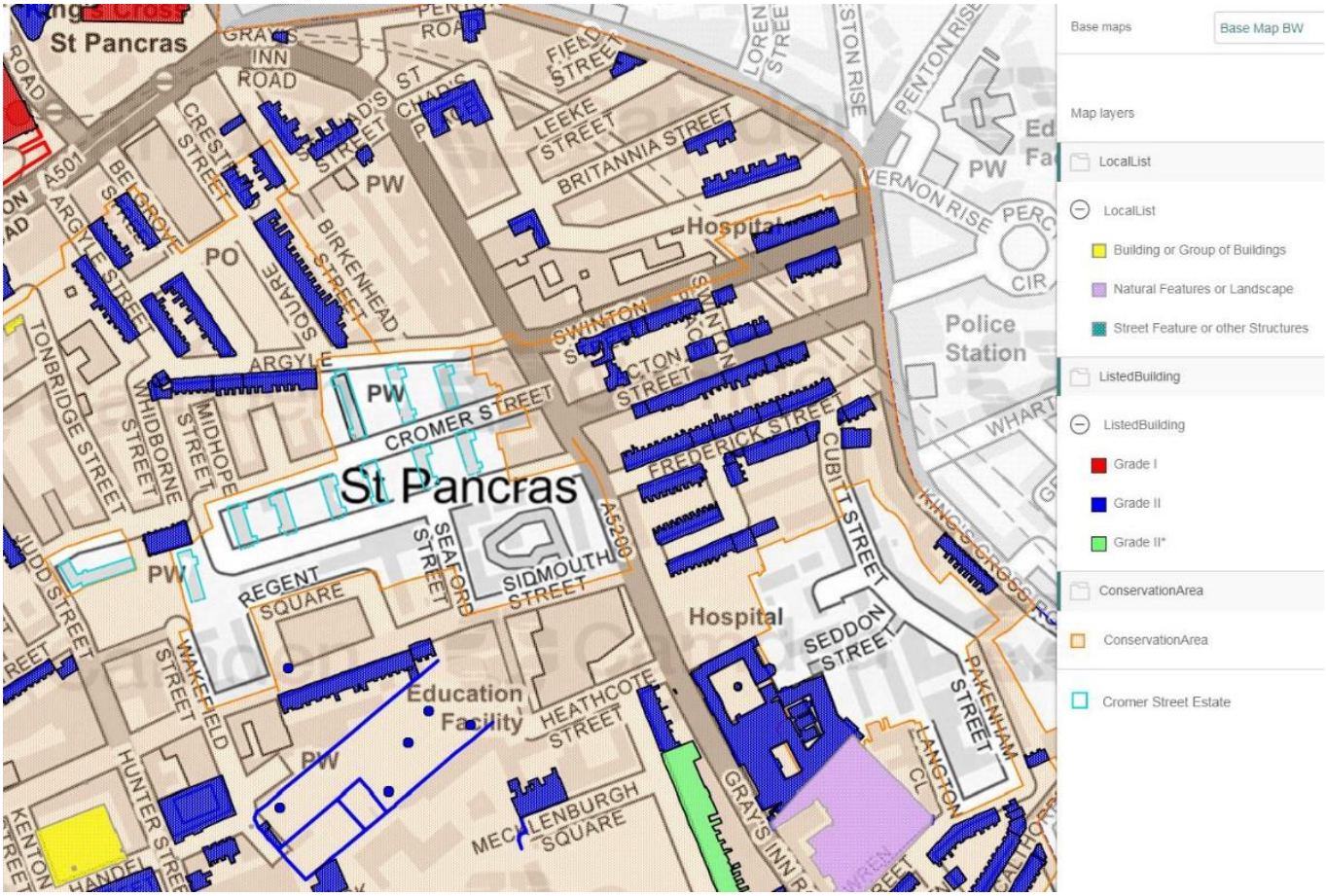
Cromer Street was formerly called Lucas Street and was renamed in 1818. In the earlier 1840s, it was described as being occupied by a class of poor 'small tradesmen and artisan lodgers' in densely crowded lodgings.

105 houses were built in the street in the early 19th century, but it has largely been rebuilt and consists of over 1,000 council and housing properties, mostly pre-1919 railway tenements of fine architectural qualities on the north side, and on the south a "striking sequence of nine 6-storey slabs of flats of 1949–1951 by Hening & Chitty... In 1996, the area was the subject of a £46 million regeneration project. The blocks vary in height from 6 to 11 storeys and all blocks are over 18 metres in height.

7.0 CONSERVATION APPRAISAL

The site is not designated (for example, no listed buildings, it is not a conservation area and it is not allocated as open space in policy terms).

The Cromer Street estate does not benefit from any site-specific policy designations (Camden's Policies Map, July 2017). However, the estate is surrounded by the Bloomsbury Conservation Area. Bramber Green open space is on the border with Bramber House.



Extract from Camden CA Map. Cromer Street Estate is shown in light blue.

8.0 HERITAGE ASSESSMENT

All the buildings in this estate are not on the local heritage list.
The nearest Grade II building is the Holy Cross Church, St Pancras, close to Glynde Reach House.

9.0 APPLICATION PROPOSAL

Principle of development

9.1 In January 2020 the Ministry of Housing, Communities & Local Government (MHGLC) published the 'Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings' which consolidated previous guidance notes in relation to the measures Building Owners should take to review External Wall Insulation systems and Spandrel Panels to their residential blocks and to assess the surety of their fire safety, and the potential risks to residents of external fire spread.

9.2 The objective of the proposed works is to remove the existing combustible EWI system and rain screen cladding and replace them with new to ensure the optimum performance and safety of the cladding finishes.

9.3 The scope of works required to achieve this is:

- Remove the existing rain screen cladding (nb this is provisional) throughout where present at Glynde Reach (B) and Bramber (A)
- Remove the existing phenolic / PIR insulation
- Remove the existing CP (cement particle) Sheathing Board to expose the SFS (steel framing system)
- Remove the existing 100mm thickness glass wool insulation
- Remove existing fire barriers to enable fully compatible replacement barriers to be installed
- Remove the existing 40mm Phenolic External Wall Insulation rail system

9.4 The existing location, layout, arrangement, colour and build-up of the cladding will be replicated so the characteristics of the buildings will not be altered once the new cladding is installed. Some features (beads) within the EWI will be removed to provide a clean finish which is much easier to maintain and will provide better longevity. The u-value performance of the cladding will be upgraded to meet current regulations and therefore the insulation will be 60mm thicker than existing.

10.0 DESIGN, LAYOUT AND AMMOUNT OF DEVELOPMENT

10.1 The existing buildings will remain as residential blocks of flats and therefore the use is unchanged.

10.2 Building Appearance and Aesthetics: There are no proposed changes to the fixtures and fittings of the building. The proposed materials and works are to:

- Maintain the existing building character unaltered for both the rain screen cladding and SPS EWI cladding systems.
- Maintain the existing panels' layout for the rain screen cladding system.

- Have the same visual appearance.
- RAL colours for the rain screen cladding system and EWI cladding systems to be confirmed and samples supplied.
- Finish for each type of cladding type (smooth/ matt/stippled as existing).
- Remove the existing building features incorporated within EWI system to create a sharp neat finish.

10.3 Area:

Existing Site Area (EWI) for each block is as follows:

Bramber	2788.30
Chadswell	2081.12
Northiam	2081.12
Hollisfield	2183.59
Mulletsfield	2183.59
Peperfield	2183.59
Great Croft	2183.59
Sandfield	2885.98
Bedefield	2885.98
Gatesden	2885.98
Glynde Reach (EWI)	3521.60
Tot:	27864.44 sqm

Glynde Reach (Cladding) 425.70 sqm

Included is also the cladding of the mono pitch roof area to Bramber House 9th floor (not accessed).

11.0 FULL SCOPE OF WORKS:

The proposed remediation solution will need to comply with the current Building Regulations. To achieve this the following requirements will be considered for each element of the façade during the design development phase to achieve compliance:

11.1 Fire Rating:
The Classification of the new cladding will be either A1 or A2 for external surface spread of flame and fire spread and this will be achieved by choosing a suitable system material as detailed in section 11 below.

11.2 Cladding:
All cladding materials, fixtures and fixings to have certification, details to be supplied as design develops.
Details of cavity barriers and fire stopping to be confirmed as the design develops, however the intention is to achieve an A2 rating in terms of the materials to be used behind the render coat.
Details of the insulation to be confirmed as the design develops, again with the intention of achieving an A2 rating.

11.3 Parapet Copings, balconies flashing, window cills, window returns, and any aluminium pipework and hoppers:
All the above elements to be adapted to the new EWI build-up and to achieve a minimum overhang of 45mm. Aluminium Coated sheet/ strip. Finish: Polyester Powder Coated. Finished colour: to match existing.

11.4 Lightning Protection:
Existing Lightning Protection will be redesigned to suit the new cladding build-up arrangements and materials.

12.0 MATERIALS:

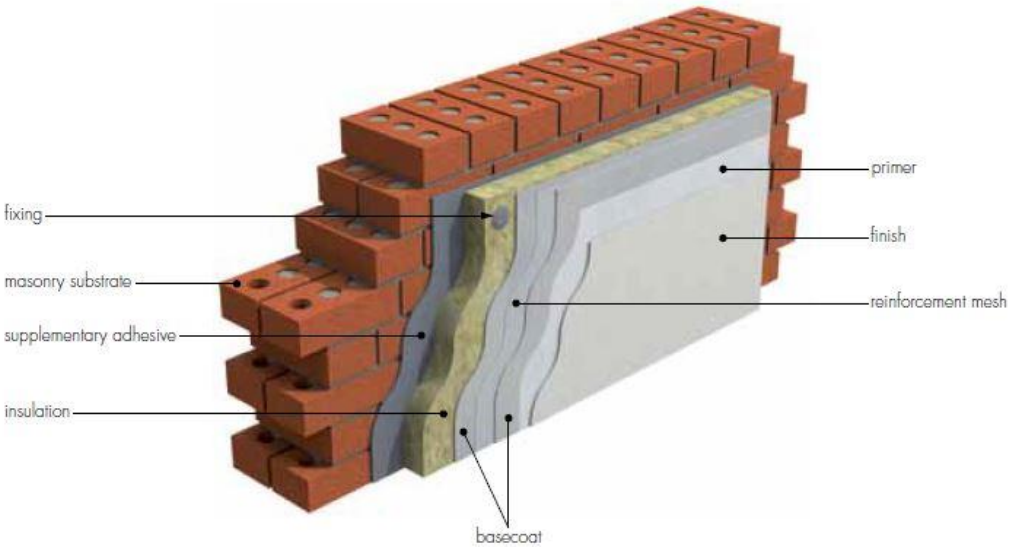
12.1 Based on the design consideration and compliance requirements, as outline in Sections 4, above, the design team's specification ensures that all replacement materials meet or exceed Building Regulation requirements and are amongst the highest quality available.

12.2 Rockwool has been selected as the preferred supplier of all components for replacing the rain screen cladding, being one of the principle suppliers of fire-resistant products, and one of the most respected and long-established manufacturers on the market. None of Rockwool's products have been associated with the issues regarding fire resistance of cladding materials.

12.3 **SPS ENVIROWALL SYSTEM TO REPLACE THE PHENOLIC EWI SYSTEM USING AN INSULATION FROM ROCKWOOL AND SILICONE RENDERS** which attract less dirt and traffic build up. The system if fully certified. Its durability is 30 years.

Silicone Primer – SPS Envirowall Silicone Primer Ref.ESPS/S-P/G/Cs. Colour to match existing

Silicone Topcoat – SPS Envirowall Silicone Topcoat Ref.ESPS/S-TC/Cs. - Colour to match existing - Grain size 1.5mm



SPS Envirowall Wall System 1 for existing masonry walls

Picture of sample of SPS Envirowall Wall System 1 for existing masonry walls

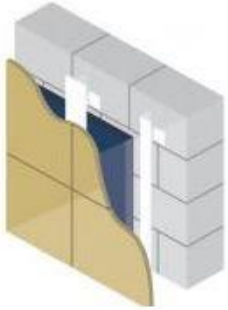
12.4 **RAIN SCREEN CLADDING TO BE REPLACED BY: ROCK PANEL ROCKCLAD IN FS-EXTRA GRADE RAIN SCREEN CLADDING** (GLYNDE REACH & BRAMBER ONLY)

FS-Xtra façade cladding in 9 mm thickness is a grade for use in facade applications where the greatest degree of fire safety is required. Applied on an aluminium or steel supporting structure and fixed with rivets, the boards can meet the requirements for European fire class A2-s1, d0.

In this project the Rockclad range of panels will be used with FS-Xtra grade. Rockclad panels come with all RAL colours and the new cladding will match the colour of the existing panels.

- Design and installation of an Rock Panel FS-Xtra rain screen cladding with an A2 (-s1,d0) Euro Class.
- Design and installation of an Aluminium Sub-Frame part of the rain screen cladding with an A1 Euro Class.
- The proposal will achieve a Category 1 with a Calorific Potential of up to 3 MJ/kg.
- Refer to the panels ETA-13/0340 of 2018-01-18 for the specification and the European Technical Assessment.

(Extra) Fire safety meets design: Rockpanel FS-Xtra (A2-s1, d0)



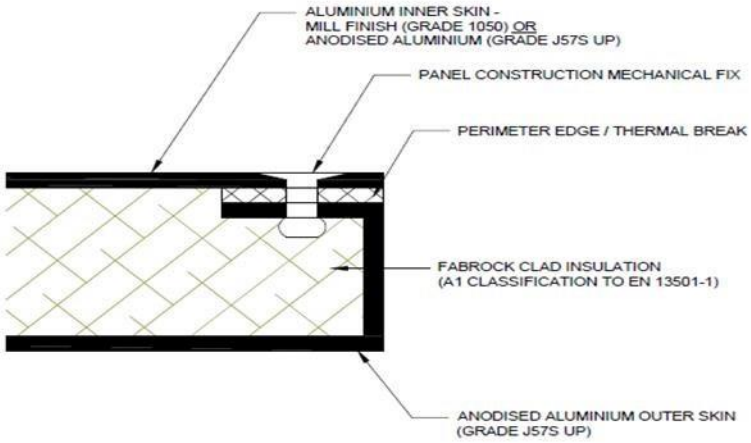
Safe & secure exterior cladding

Safe and secure, the advanced features of FS-Xtra fi
European fire safety standards.
Rockpanel FS-Xtra exterior cladding is ideally suited

Applied on an aluminium or steel supporting structur
to national building regulations.
Available in a wide choice of colours and designs.

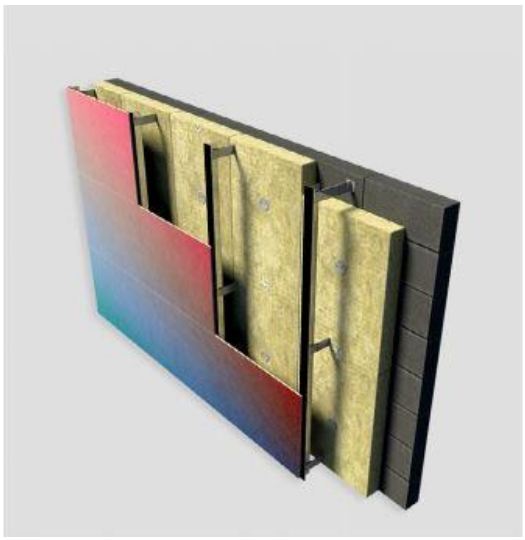
The low maintenance, high performance grade boarc

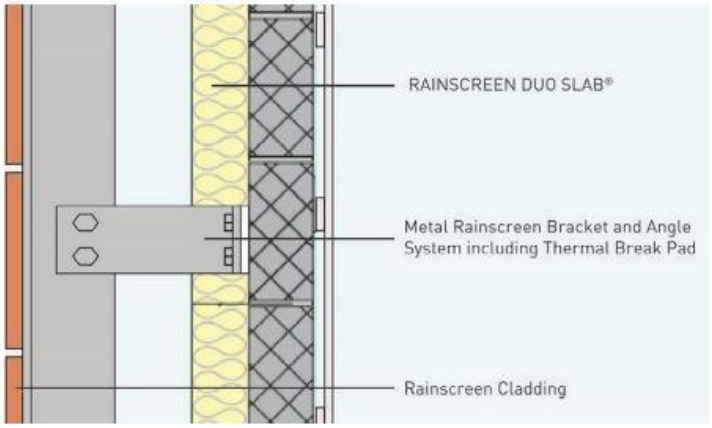
12.5 **ULTIMA A2 SPANDREL PANEL,** (TO BRAMBER EAST ELEVATION ONLY), **or equal approved:** The existing Spandrel panels are replaced completely as part of the works to remediate the EWI system. The proposed replacement is a proprietary system called ULTIMA A2 Spandrel Panel which is an A2 Classification Panel to EN 13501-1. The panel is an aluminium sandwich panel with a mineral wool core. Finished colour: Off White as existing (e.g RAL 9010).



12.6 **PIR INSULATION TO BE REPLACED WITH: ROCKWOOL DUO SLAB INSULATION**

Design and installation of Rockwool Duo Slab insulation with an A1 Euro class.





12.07 **CEMENT PARTICLE BOARD TO BE REPLACED WITH: CALCIUM SILICATE SHEATHING BOARD:**

Design & Installation of a 12mm Calcium Silicate Sheathing board over the SFS with an A1 Euro Class. Installation of a breather membrane.

12.08 **GLASS WOOL INSULTATION TO BE REPLACED WITH: ROCKWOOL FLEXI INSULATION:**

Design & Installation of a Rockwool RWA45 insulation within the SFS with an A1 Euro Class.

12.09 **EXISTING FIRE BARRIERS TO BE REPLACED WITH: ROCKWOOL CAVITY FIRE BARRIERS**

Design & Installation of Rockwool Open State Cavity Fire Barriers, horizontally at the floor slab and Closed State Fire Barriers, vertically at the party wall. Also Open & Close State Cavity Fire Barriers will be installed around the balcony and windows. All works carried out to ensure compartmentation within the rain screen cladding as per current Building Regulations.

- Phenolic external wall insulation to be replaced with: External wall insulation system using dual density mineral wool insulation with a silicone topcoat textured finish
- Design & Installation of a Mineral Wool External Wall Insulation with an A2 (-s1, d0) overall system classification.
- Installation of a 100mm Rockwool insulation (A1 Euro Class as part of the EWI system).

  Installation of an insulation board with an A1 Euro Class, that will not burn and it will not contribute to the spread of fire.

12.10 **COVER FLASHINGS (PARAPET COPINGS):** Skyline Coping System by Alumasc Exterior Building Products Ltd, or equal and approved. Polyester powder coated to BS 6496
Colour: to match existing.
Wall/parapet thicknesses: as existing: New (replacement) copings are to provide a better overhang than the existing copings, to achieve a minimum overhang of 45mm and are to be adapted to the new EWI build-up.

12.11 **FLASHINGS/ WEATHERINGS/ SILLS/ ALUMINIUM PIPEWORK TO REPLACE EXISTING ELEMENTS**:
Aluminium: Coated sheet/ strip. Alloy designation: EN AW-1050A. Finish: Polyester Powder Coated. Finished colour: to match existing.
Projection: a minimum of 45mm projection beyond face of the finished wall render system, as determined by EWI replacement details.
Angle sill to act as pigeon deterrent: 45 degree downward slope.

12.12 **SIDE CLADDING OF THE MONO PITCH ROOF AREA TO BRAMBER HOUSE, AND ANY CORRUGATED CLADDING PANELS AT ROOF LEVEL, TO BE REPLACED WITH SAME TEXTURE, SAME COLOUR PANELS TO MATCH EXISTING.**

13.0 PROJECT ANALISYS

ACCESS, LANDSCAPING AND LIGHTING

13.1 The approach to the buildings is via Cromer Street & internal access is granted via a main entrance to a communal lobby. All areas of the existing premises will remain in use throughout the construction phase & the current access provision will be unaffected upon completion of the works.

13.2 Vehicular access to parking spaces will be as existing, made directly to the site via Cromer Street. No works are proposed to existing on-street car parking or vehicular access routes as a result of these works.

13.3 The proposed remedial works will not result in an increase of the number of building users, & the development will not change any of the existing vehicular or transport links from their current state.

13.4 Level access is permitted to the building & no work is proposed to the horizontal access on the approach to the site area. No changes to door access provision forms part of the proposed works.

13.5 Vertical access is currently available via the internal passenger lift and stairways. No work is proposed to the vertical access provisions throughout the site area.

13.6 Existing means of escape will remain as per the existing facilities.

13.7 No change to external lighting is proposed as part of these works.

14.0 CONCLUSION

14.1 The information provided above outlines the failings to the existing EWI system and cladding panels, the statutory requirements and MHCLG guidance for compliance, and suggests a design solution for replacement.

14.2 The statutory and compliance requirements for the replacement EWI system and cladding panels requires to obtain Building Regulation Approval with the design intent of achieving either an A1 or A2 design solution. The new EWI silicon render and the new cladding panels system meet the required compliance standards and regulations.

14.3 No harm should arise to the residents and the occupiers of neighbouring properties as a result of the recladding. There are no significant implications in terms of flood risk, no trees will be harmed or lost as a result of the works.

14.4 It is therefore respectfully requested that planning permission is granted for the proposed cladding remediation project.

15.0 Appendix 1: PICTURES

Block A: 1-38 Bramber, Cromer Street, L, London WC1H 8JS

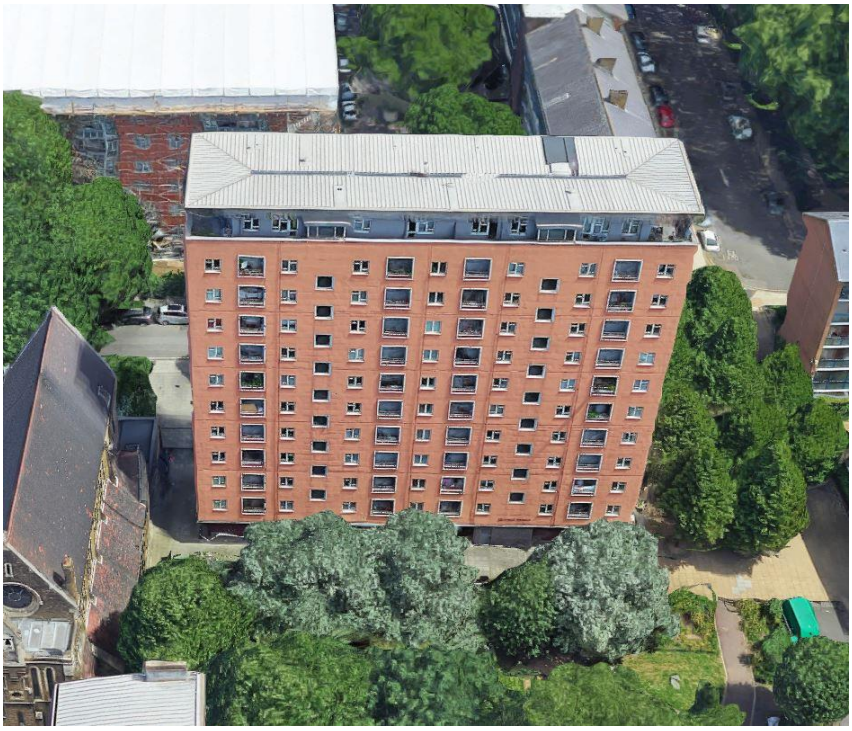
South Aerial View

East Aerial View

North Aerial View

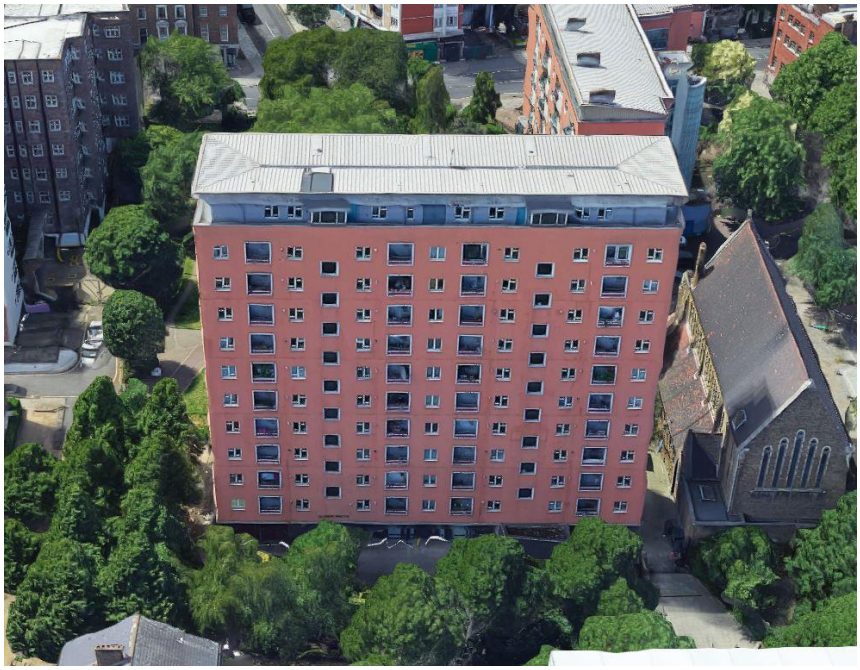
West Aerial View

Block B, 1-48 Glynde Reach, Cromer Street, London WC1H 8JZ

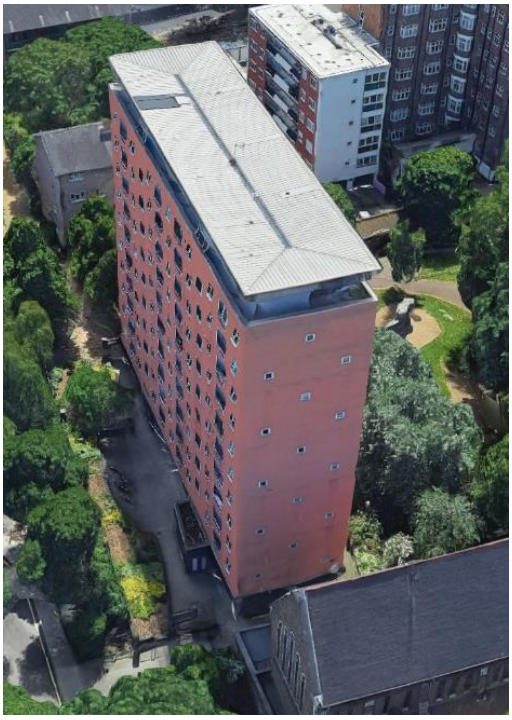


West Aerial View

South Aerial View

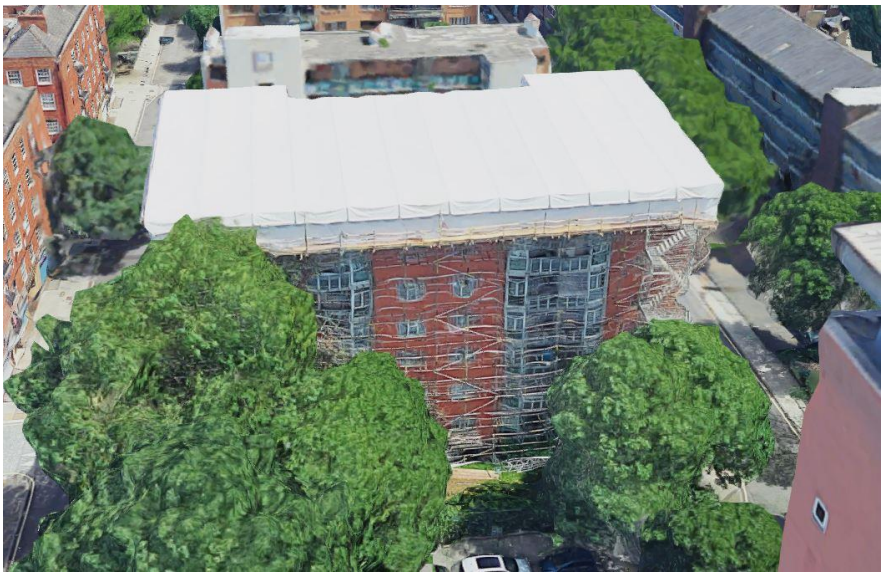


East Aerial View

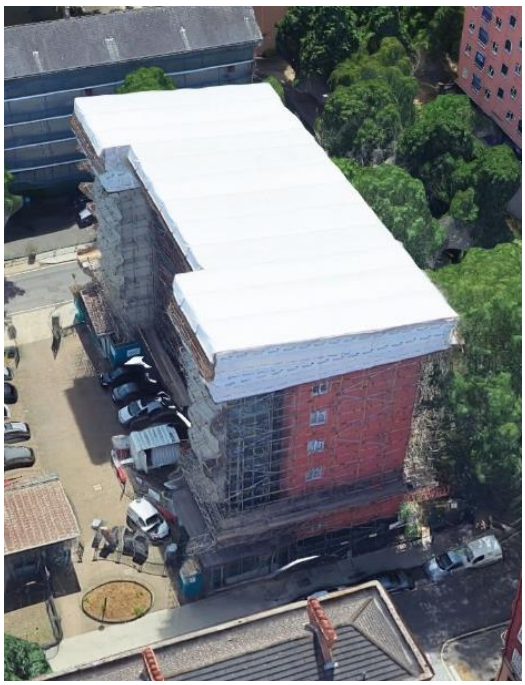


North Aerial View

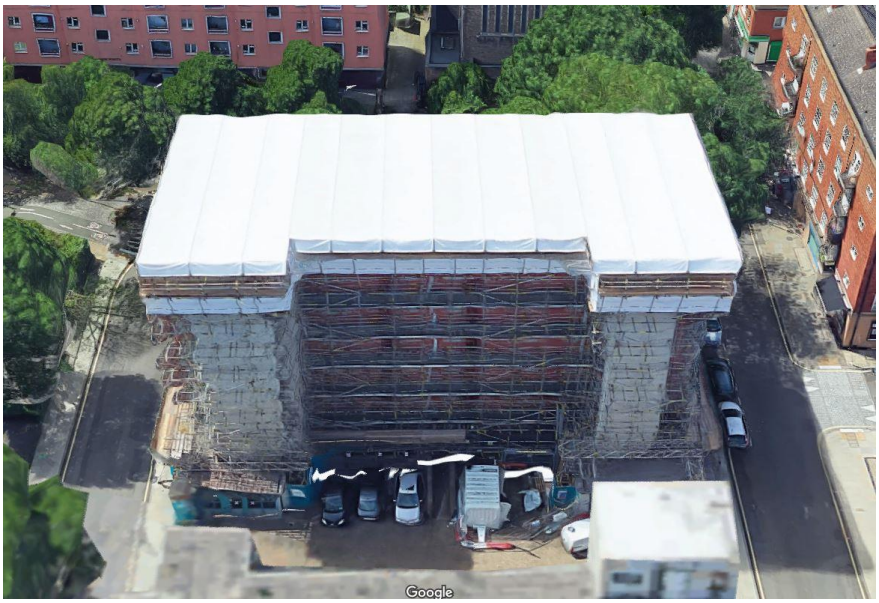
Block C, 1-24 Northaim, Cromer Street, London WC1H 8LD



West Aerial View



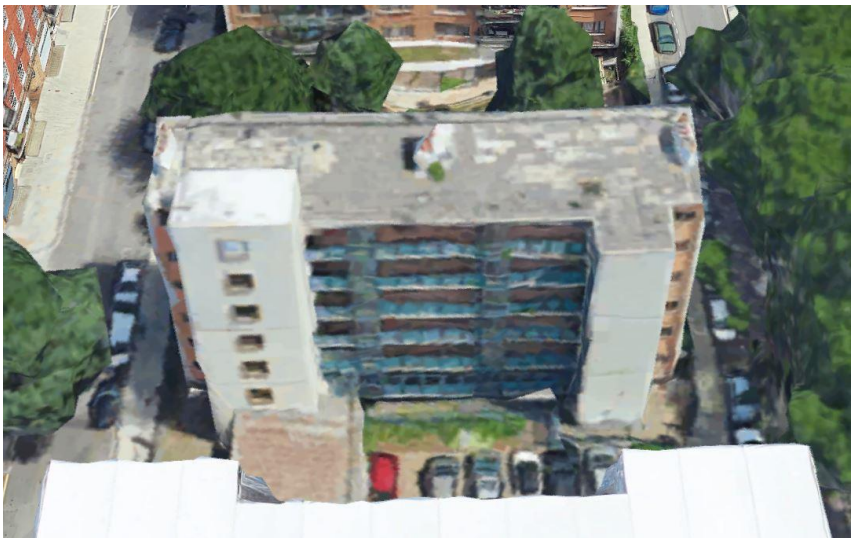
North Aerial View



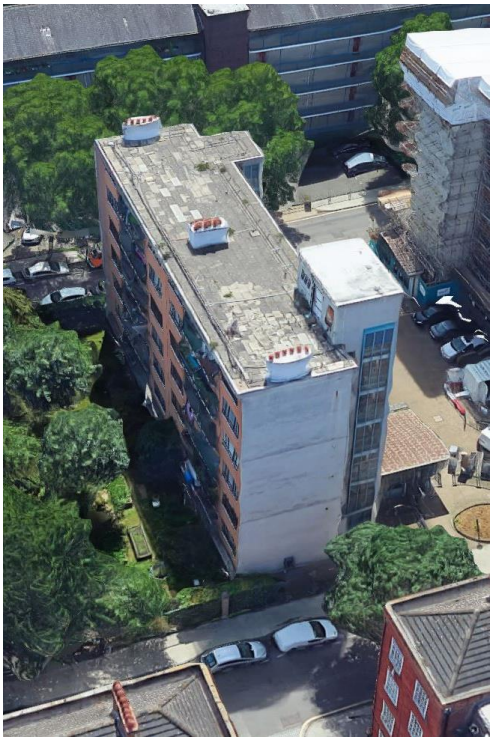
East Aerial View

South Aerial View

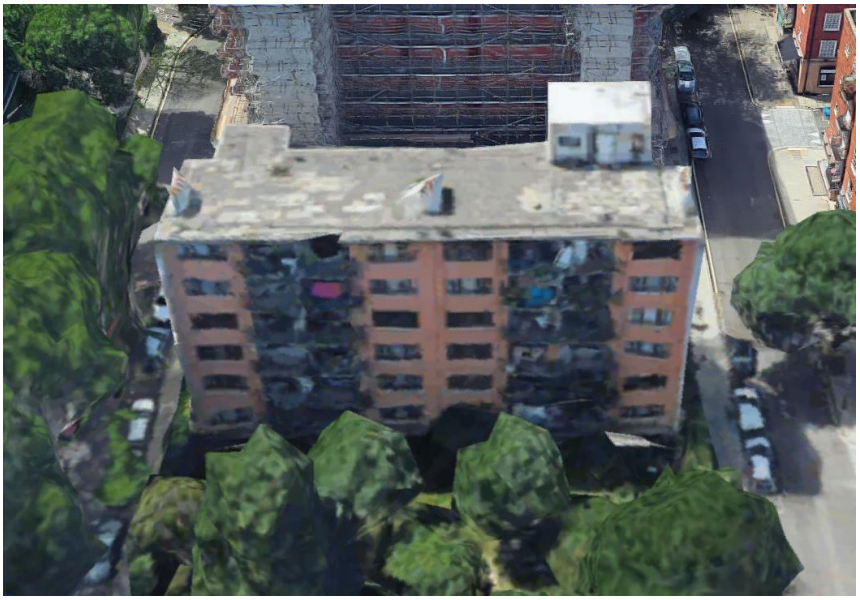
Block D, 1-24 Chadswell, Cromer Street, London WC1H 8LD



West Aerial View



North Aerial View

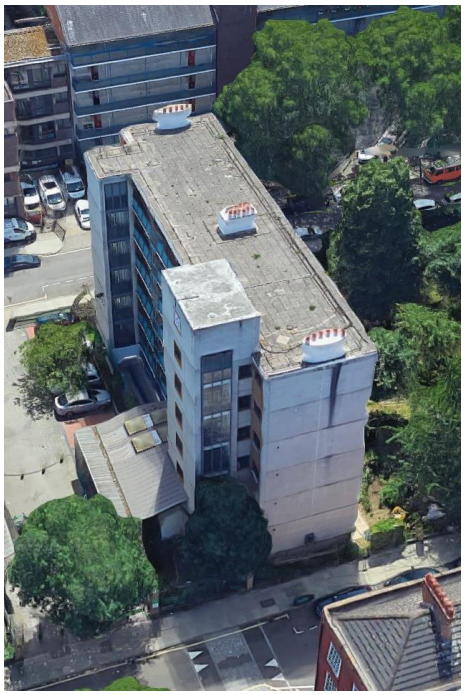


East Aerial View

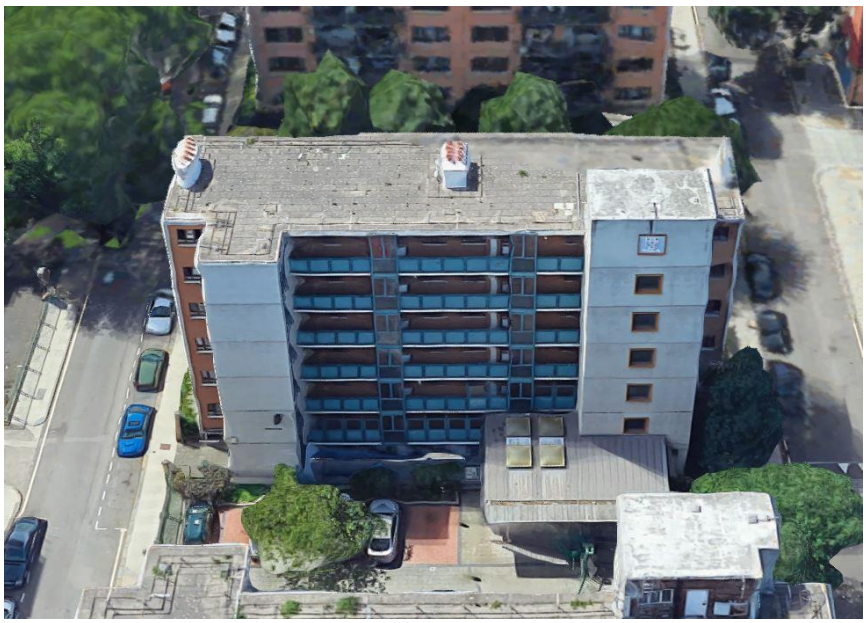
South Aerial View

Block E, 1-24 Great Croft, Cromer Street, London WC1H 8LJ

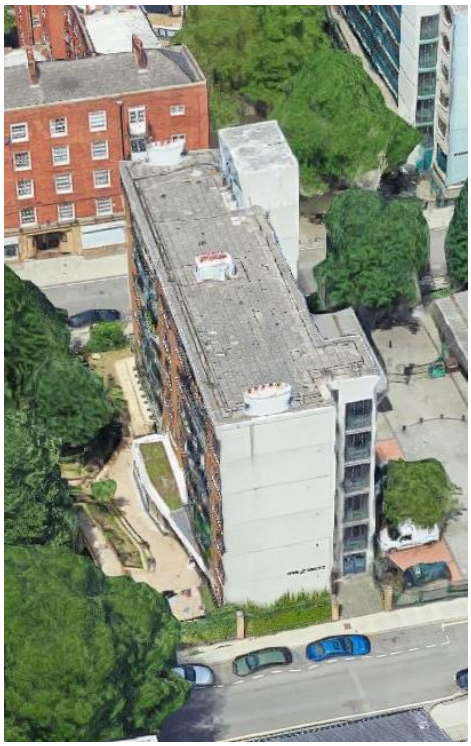
West Aerial View



North Aerial View

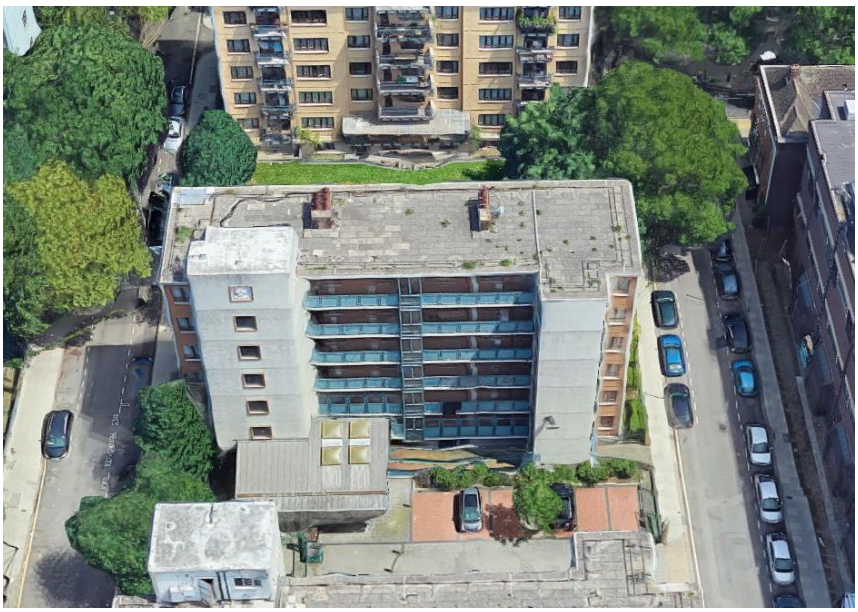


East Aerial View

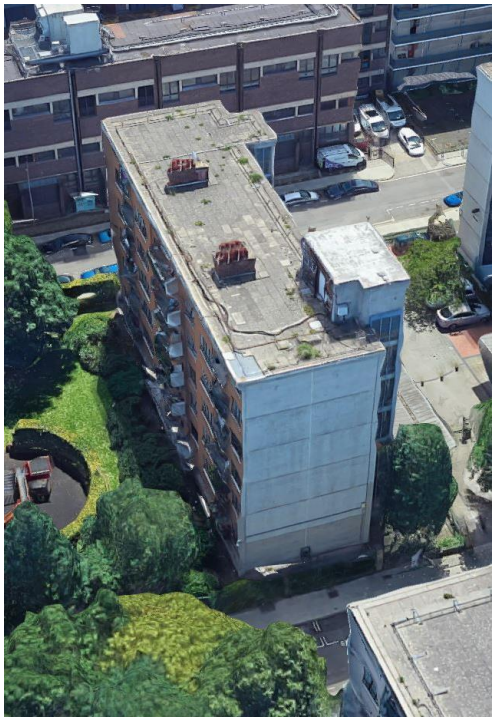


South Aerial View

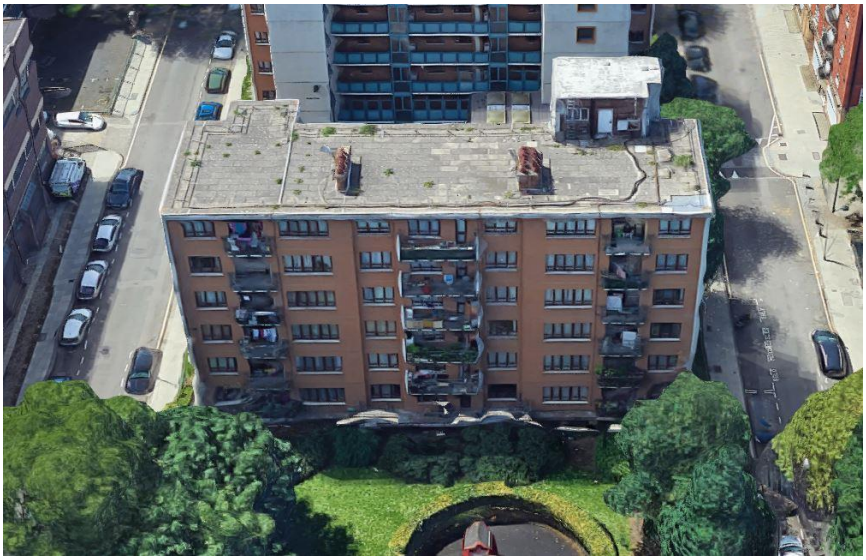
Block F, 1-18 Hollis Field, Cromer Street, London WC1H 8LG



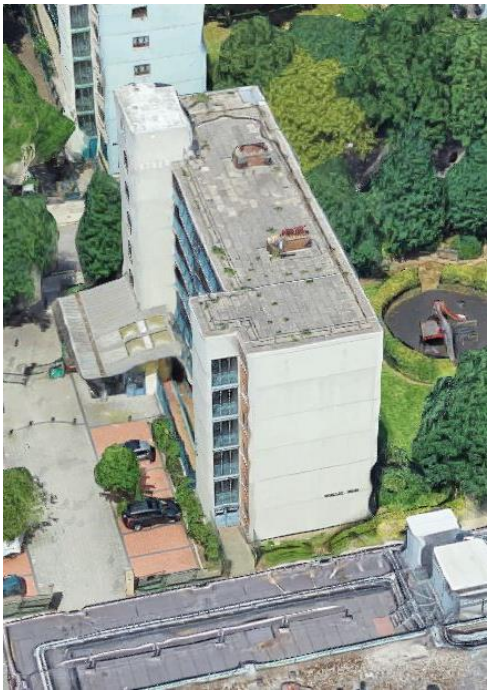
West Aerial View



North Aerial View

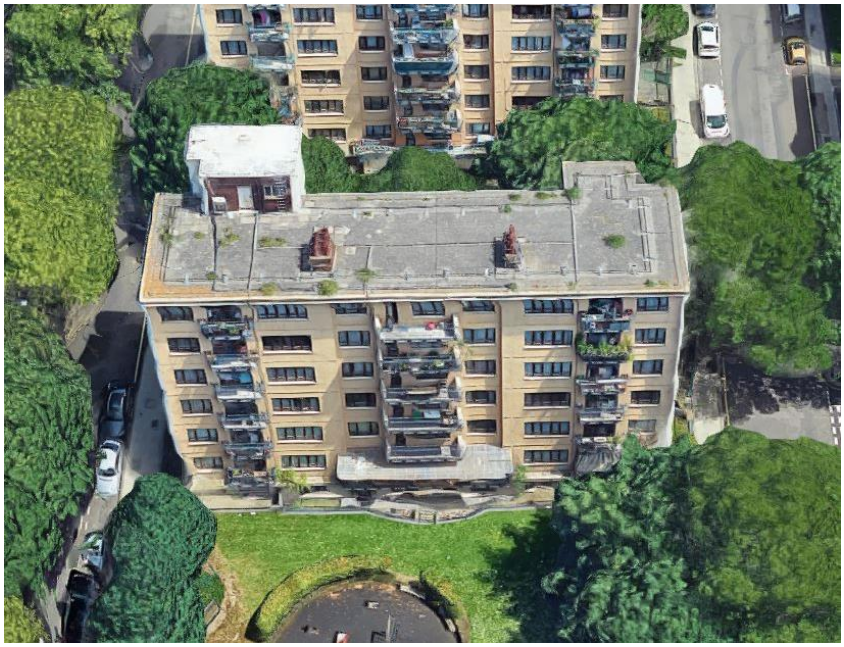


East Aerial View

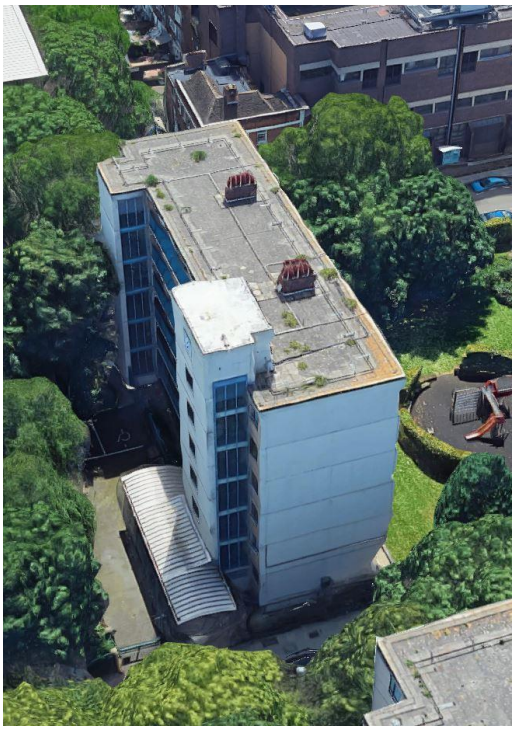


South Aerial View

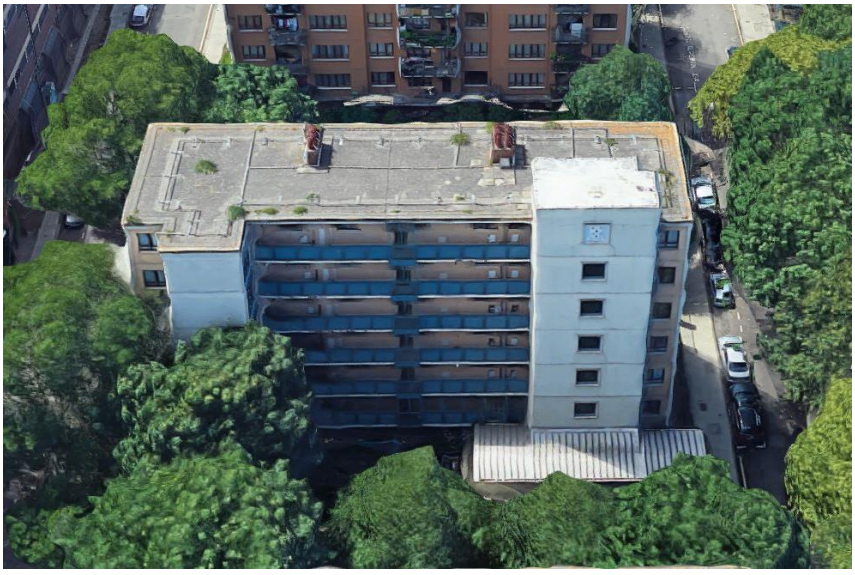
Block G, 1-19 Mullets Field, Cromer Street, London WC1H 8LF



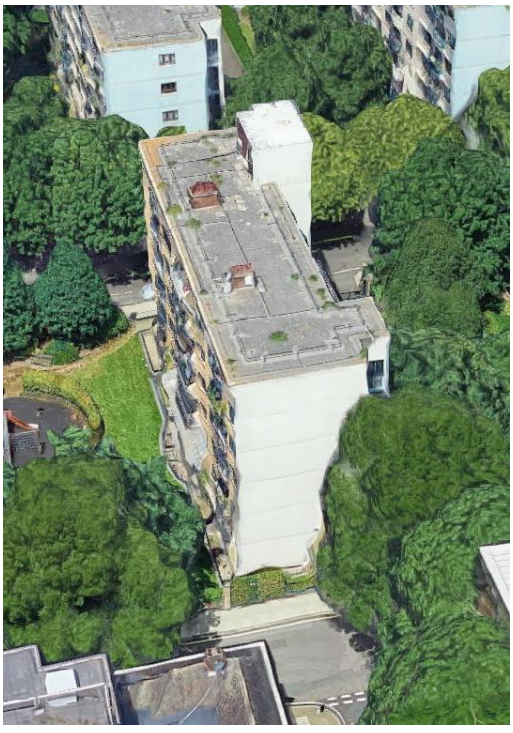
West Aerial View



North Aerial View

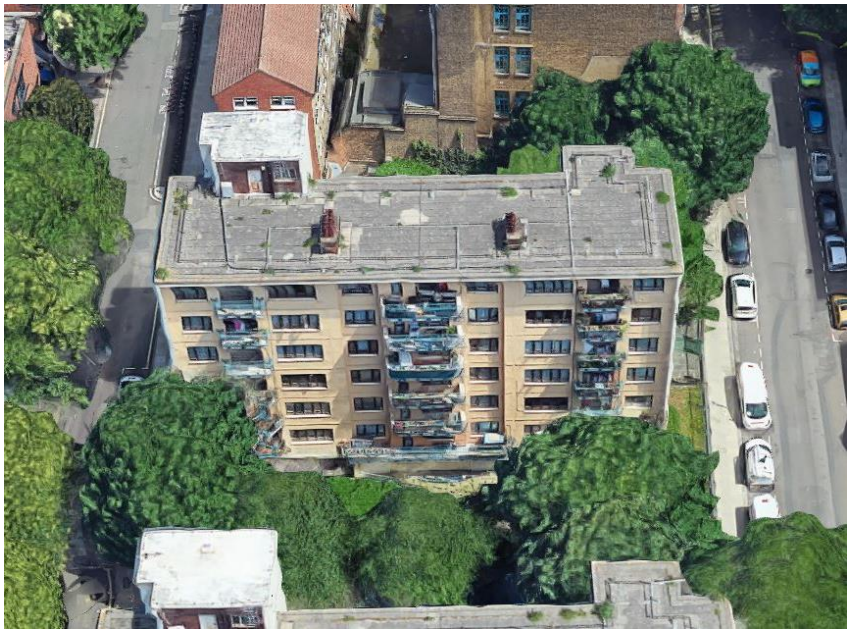


East Aerial View

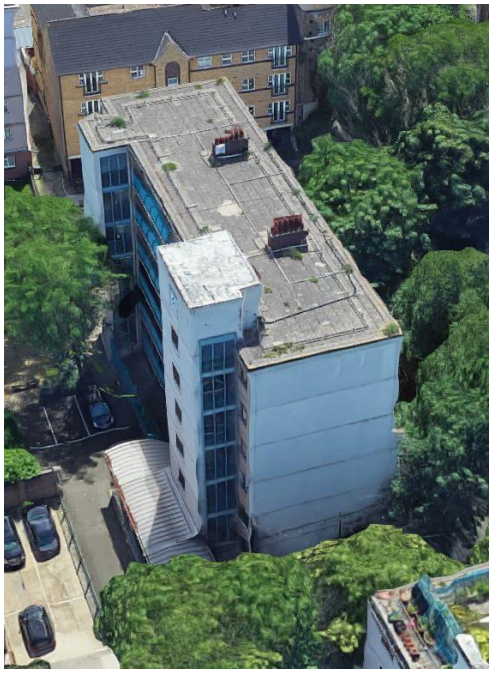


South Aerial View

Block H, 1-18 Peperfield, Cromer Street, London WC1H 8LP

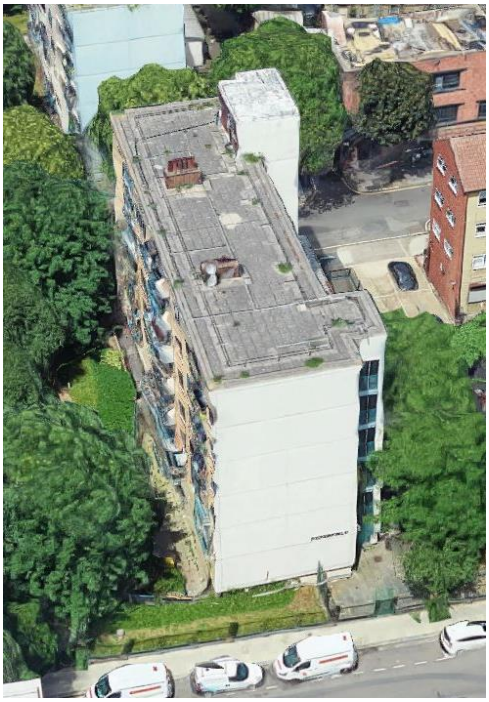


West Aerial View



North Aerial View

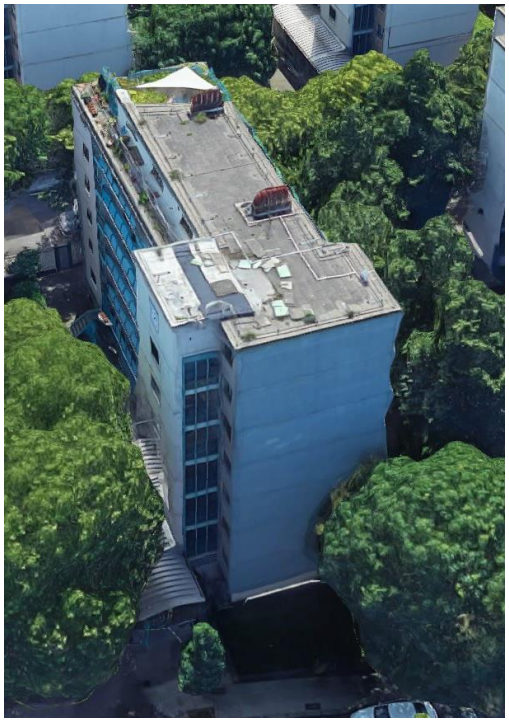
East Aerial View



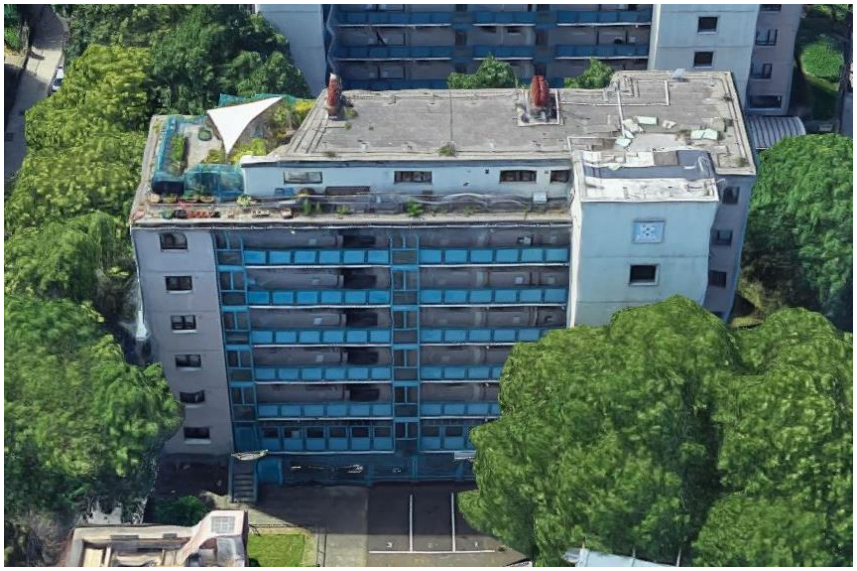
South Aerial View

Block J, 1-20 Gatesdean, Cromer Street, London WC1H 8EA

West Aerial View



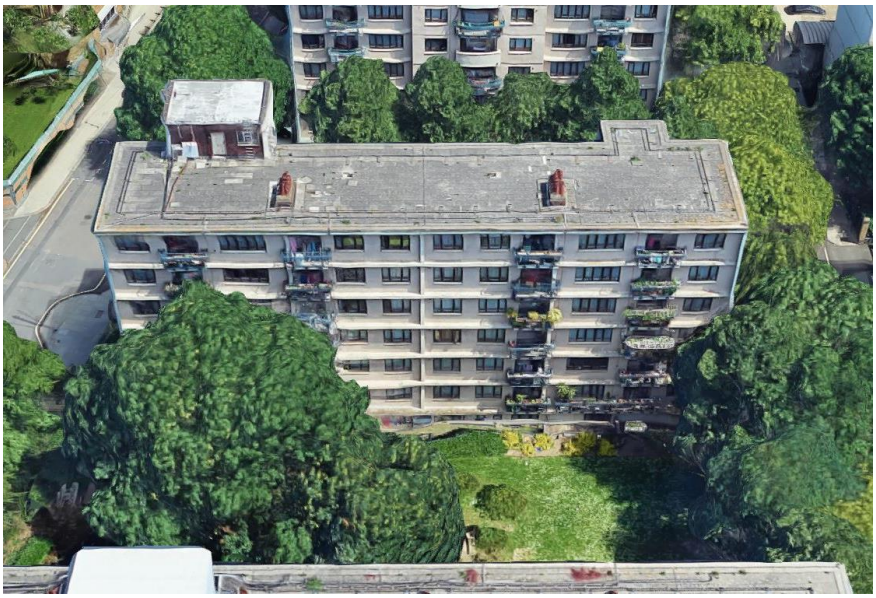
North Aerial View



East Aerial View

South Aerial View

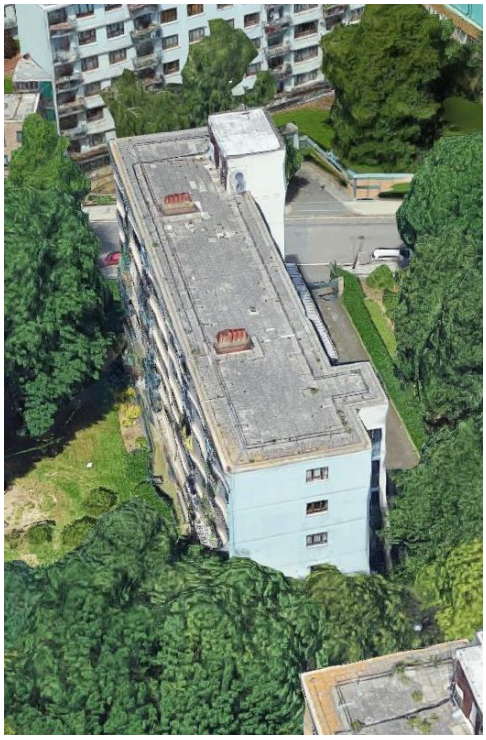
Block K, 1-27 Bedefield, Cromer Street, London WC1H 8DY



West Aerial View

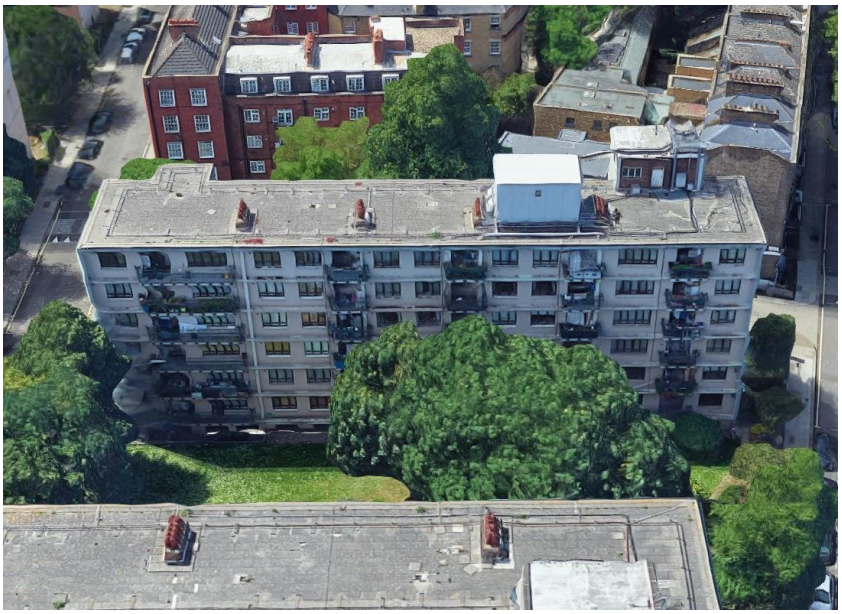
North Aerial View

East Aerial View



South Aerial View

Block L, 1-32 Sand Field, Cromer Street, London WC1H 8DU



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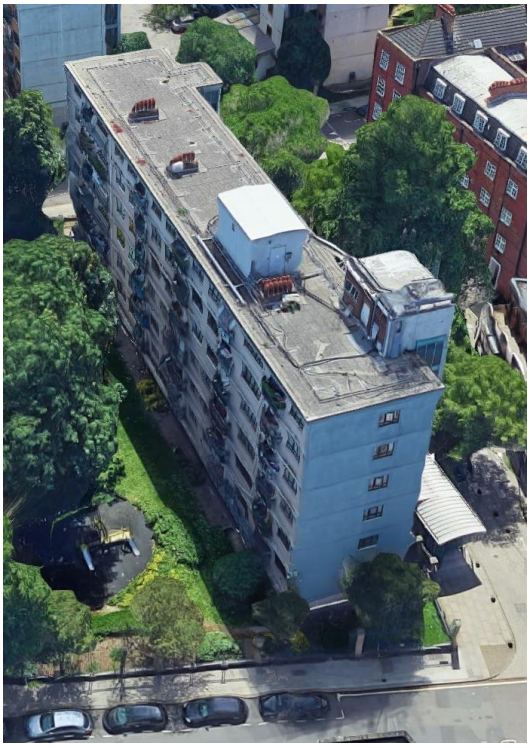
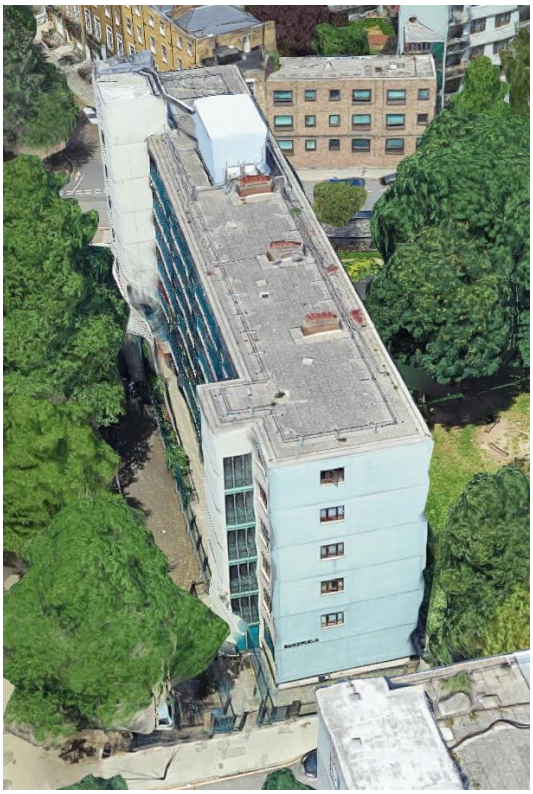


North Aerial View

East Aerial View



South Aerial View