

16 July 2021

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a bright yellow rectangular background.

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Dear Jonathan

100 Avenue Road, NW3 3HF

Ref: 2021/0022/P: Discharge of Condition 18 (External Materials) of Planning Permission Ref: 2014/1617/P

Submission of Additional Information

As set out by Camilla Lesser of Essential Living in previous correspondence, since your notes issued on 20 May further technical feasibility work has been undertaken to assess and respond to the varied range of design and construction points made in regard to the proposed external materials for the building.

That work has now been completed. Accordingly, please find attached a report prepared by GRID which sets out a detailed response to these points.

Some of our comments indicate that amendments could be made to the materiality and some of the construction details: these would work to alleviate some of your concerns we believe. Other comments set out where (and importantly, why) we would not be able to address your comments.

Subject to your views, we would want to update the details submitted to discharge Condition 18 to reflect these changes.

In summary:

- It remains the design team's view that GRC is an appropriate material for the building.
 - o *With specific reference to the relationship to the Library, an additional assessment has been prepared by Turley Heritage and is also attached. We do not agree that at this distance and separation the use of GRC would harm the setting of the library, more so in the context of the existing interface of the leisure centre and library at all levels and not just ground.*
 - o *For the balcony soffits, the perpendicular joints could be sealed in matching colour to minimise their appearance (for clarity, the leading edge joint will remain open to conceal the balcony drainage)*
 - o *For the cills to the horizontal spandrel panels, a metal material is still being proposed for quality purposes. However, it is now proposed to use a PPC coating on the metal cills in order to match their colour to the GRC panels which will reduce their prominence on the façade.*
- For the brick panels, to address concerns over 'flatness' it is proposed to use a more recessed mortar jointing to enhance the appearance of depth and these details are set out in GRID's document.

- *It is proposed that the mortar would be recessed to provide a 5mm depth between the bricks*
- *With regard to movement joints between the brick panels, it is now proposed that the material behind the panels will be painted to the same colour as the brickwork to reduce prominence of these gaps.*
- For the three uppermost floor levels, an alternative honeycomb backed and back-painted glazing system could be used.
 - *This approach maintains the panels as glass as per the approved development but also meets the updated Building Regulation requirements*
 - *The previously proposed approach of using aluminium batons would therefore be withdrawn.*

As noted in GRID's report, a sample of the revised brickwork and mortar jointing is now available to view on site.

Similarly, if you are able to consider the honeycomb backed glazing for the upper floor elements and the PPC coated aluminium cills then samples of these can also be made available.

In the interests of moving forward, we would request that you visit the site within the next two weeks i.e. w/c 19 July or w/c 26 July. If a site visit is not possible, can we request an online meeting to discuss and review photographs within the same time frame.

I'd be grateful if you could suggest some times to meet.

Yours sincerely

A handwritten signature in black ink, appearing to read "Nigel Dexter".

Nigel Dexter
Associate