

2020/2922/P - 5 BISHAM GARDENS, N6 6DJ

PLANNING APPROVAL CONDITION 4:

STATEMENT OF INTENT &
MANUFACTURERS' MATERIAL SPECIFICATIONS OF ALL NEW FACING MATERIALS

15.06.2021



5 BISHAM GARDENS | PLANNING APPROVAL CONDITIONS:

(As noted in Householder Application Granted letter from 16 February 2021)

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

Condition(s) and Reason(s):

4.

Before the relevant part of the work is begun, 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:

- a) Details including sections at 1:10 of new external doors and gates;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

On behalf of the owners and occupiers of 5 Bisham Gardens, N6 6DJ, it is House of Grey's intent to restore the front of the property to its original glory and to respect the nature of the conservation area in which it resides.

All non-original steps and paths will be replaced with the appropriate tiles to be in keeping with the neighbouring properties in the conservation area. The steps will be restored in solid Yorkstone, with the path receiving new black and red tiles set in the original diamond pattern. Every effort is being made to ensure that the finishes being used in the renovation are of the utmost quality and are like-for-like in their appearance when replacing the originals. Details and images of these can be seen on the following pages, with samples provided on site.

For the floor and wall tiles in the porch, the existing tiles are in a dilapidated state with heavy fading and damage, thus rendering them unusable. We will be working with Craven Dunnhill Jackfield, the leading supplier in Britain of hand crafted, traditionally-styled, decorative ceramic tiles. They have been entrusted with the restoration of other properties including, and not limited to, The Garrick Club, Kew Gardens and The Palace of Westminster.

Craven Dunnhill Jackfield will be taking a mould of the original tiles and replicating them in colour, size and style so that the porch is fully restored to its original beauty. In order to create the replica tiles, bespoke moulds and colour matching is required. Due to the exacting nature of the replication process, samples come at a very high expense. For samples alone the cost has been quoted by CD Jackfield as follows:

Mould making x8 £675.00 + £5400.00

Colour development £475.00

Both ex vat.

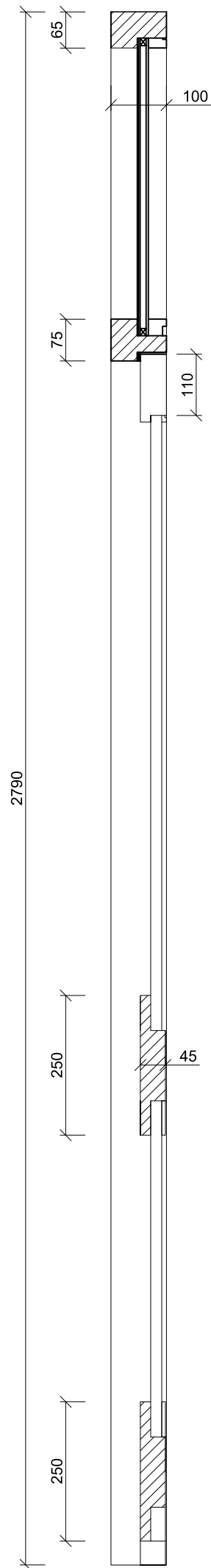
We would then produce samples to be approved [by the client] and the tiles would not go in to production until the client was happy with the samples (so we would remake and alter as required).

The full quotation for the porch tiles can be seen on the page 8 of this statement. With the cost of the samples being so high, it is unreasonable to order them prior to approval being given, but they will be replicas to the finest detail. To appease the Council's concern for maintaining the area, we have provided representative tiles from CD Jackfield to demonstrate the quality of the finishes.

By opting for high quality replica tiles, we are working to respect the planning approval's requirement stating "All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building" to the utmost level. We are working with craftsmen who will see to the installation being completed in the most professional manner and at a high standard.

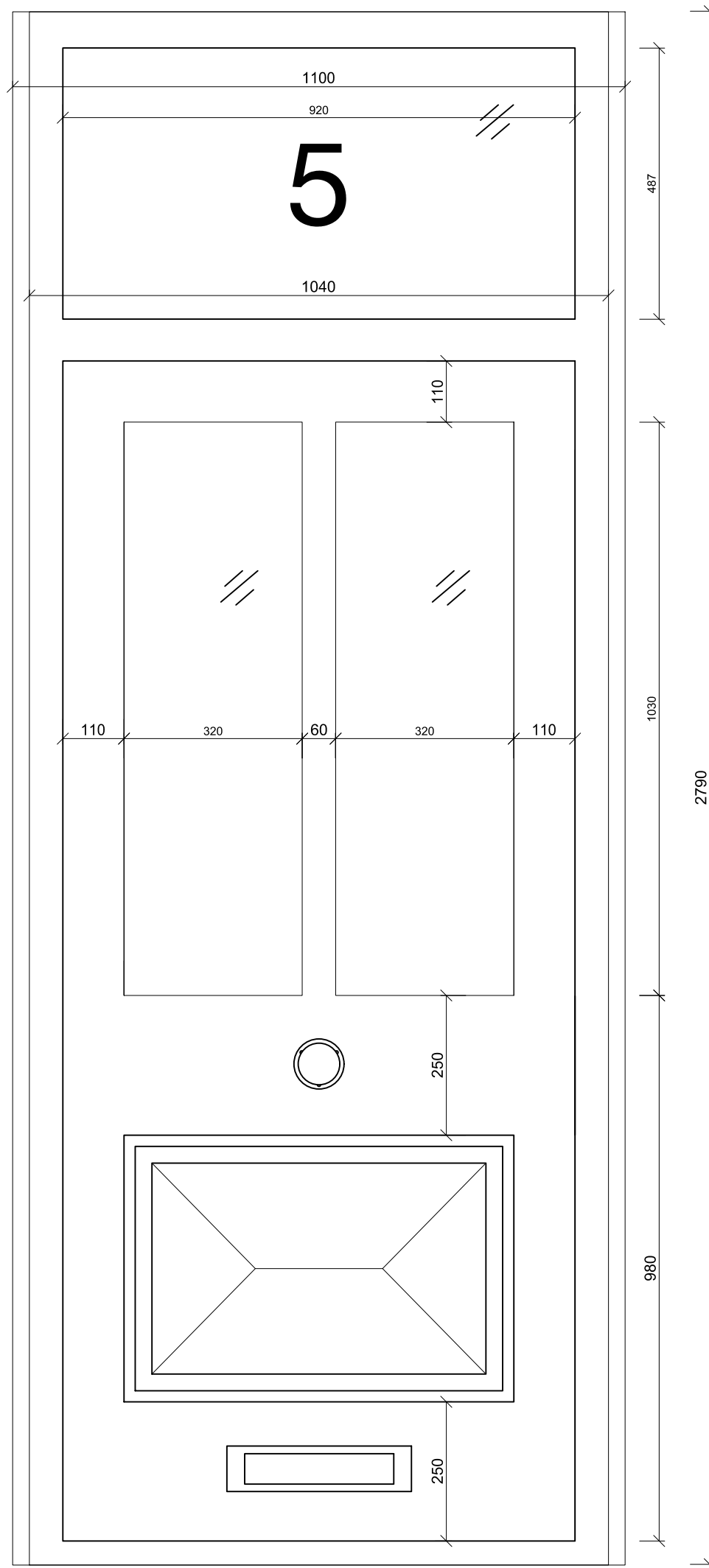
Please see the details and specifications required for our planning conditions on the following pages with the suppliers' catalogues being provided as separate documents.

a) Details including sections at 1:10 of new external door



Side view

External view of front door.
Hinged on the right.



- GENERAL NOTES:
1. Do not scale from drawings. Check all dimensions and conditions on site.
 2. Precise positions & dimensions of all fixtures and fittings is subject to confirmation on site.
 3. Allow for the protection of all finishes and fittings that are to be retained.
 4. All drawings are to be read in conjunction with the relevant specification.
 5. To be read in conjunction with the architect, structural engineer, MEP engineer, and any other relevant sub-contractors' drawings.
 6. All final dimensions to be taken on site by the appropriate sub-contractor.
 7. House of Grey will not be liable for any cost implication that may arise from any changes to the interior design or detailing without sign off and authorisation from the lead designer on the changes. Changes are to be agreed and confirmed in writing.
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Revisions:

2 - 17.03.2021	Revision issued; front door dimensions are to match existing.
3 - 26.03.2021	Glass dimensions added.

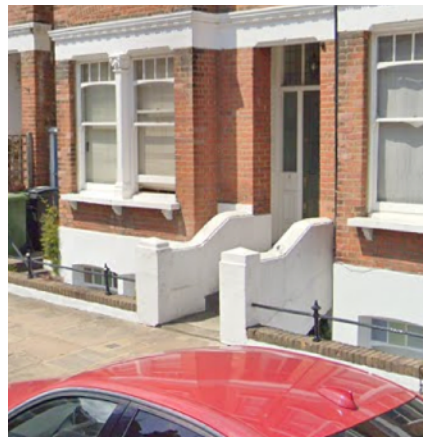


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+44 2028 374 9186

Project Name & Address:
5 Bisham Gardens, N6 6DJ

Drawing No. -	Rev. 3	Scale: 1:10 @ A3
Drawing Name: Front Door - Production Drawing		Issued: 26.03.2021

5.



3 Bisham Gardens.



18 Bisham Gardens.



Off-White
No.3

NB: That the colour of the sample may be seen differently depending on your monitor.

5. Wall Rendering / Removal of Pier Caps

Our proposal here has been amended upon planning advice to create a design in keeping with the rest of Bisham Gardens. Rendered walls in the same colour as the masonry (off-white). New walls to follow the step line upwards towards the front door and feature pyramid piers, as at 3 Bisham Gardens. The front wall adjacent to the pathway to follow the same ridge on the wall; similar to 18 Bisham Gardens.

Paint Specification:

Supplier: Graphenstone

Colour: To match Farrow & Ball, Off -White, No.3

Type: Grafclean exterior

6.



6. Porch Wall Tiles

Replace like-for-like as the existing is dilapidated.

Wall Tile Specification:

Supplier: Craven Dunhill Jackfield Limited

Type: Glazed ceramic wall tiles.

Products:

75x75 Corner Tile Single Colour

75x75 Multicoloured T Section

152x152 Flower Tile

75x25mm Embossed Tile

152x152 Flower Tile Design 2

152x75 Multicoloured Border Bespoke

152x152 Flower Tile Design 3

100x50 Chestnut R12

Laurel G10 3x6

75x12.5mm Ccbr3

Skirting 152x152 (6x6) Chestnut R12



7.



7. Porch Floor Tiles

Replace like-for-like as the existing is dilapidated.

Floor Tile Specification:

Supplier: Craven Dunhill Jackfield Limited

Type: Encaustic unglazed floor tiles.

Product(s):

Bespoke Buff On Red Encaustic (Replicated Pattern)

152x25 Red Rectangle

152x25 Chocolate

152x50 Chocolate Rectangle

Note: We would like to omit the light blue colour tile and replace it with a 'Chocolate Rectangle' tile instead so that the design is consistent.

Please advise if this is acceptable.



CRAVEN DUNNILL JACKFIELD LIMITED

Handmade Tiles Since 1872

Jackfield Tile Museum Tel: +44 (0) 1952 884 124
Ironbridge Gorge Fax: +44 (0) 1952 884 487
Shropshire www.cdjackfield.com
TF8 7LJ sales@cdjackfield.com

HOUSE OF GREY

Quotation

No. 15126

House of Grey

quotation date 8 April 2021
proposed delivery
valid until 8 May 2021
your reference Bisham

contact

Terms of payment :

product name	quantity	price	value
7.			
Mould Making Per Unique Design	1	£ 675.00	£ 675.00
Bespoke Buff On Red Encaustic	24	£ 31.25	£ 750.00
152x50 Chocolate Rectangle	14	£ 2.29	£ 32.06
152x25 Red Rectangle	12	£ 1.04	£ 12.48
152x25 Chocolate	8	£ 1.25	£ 10.00
Colour Development	1	£ 475.00	£ 475.00
Skirting 152x152 (6x6) Chestnut R12	10	£ 7.00	£ 70.00
Laurel G10 3x6	24	£ 1.96	£ 47.04
75x12.5mm Ccbr3	64	£ 1.96	£ 125.44
Mould Making Per Unique Design	1	£ 675.00	£ 675.00
152x75 Multicoloured Border Bespoke	38	£ 19.95	£ 758.10
Mould Making Per Unique Design	1	£ 675.00	£ 675.00
75x75 Multicoloured T Section	4	£ 14.95	£ 59.80
Mould Making Per Unique Design	1	£ 675.00	£ 675.00
75x75 Corner Tile Single Colour	8	£ 9.58	£ 76.64
Mould Making Per Unique Design	1	£ 675.00	£ 675.00
75x25mm Embossed Tile	72	£ 5.95	£ 428.40
100x50 Chestnut R12	8	£ 3.35	£ 26.80
Mould Making Per Unique Design	1	£ 675.00	£ 675.00
152x152 Flower Tile	8	£ 29.95	£ 239.60
Mould Making Per Unique Design	1	£ 675.00	£ 675.00
152x152 Flower Tile Design 2	4	£ 29.95	£ 119.80
Mould Making Per Unique Design	1	£ 675.00	£ 675.00
152x152 Flower Tile Design 3	4	£ 29.95	£ 119.80

notes:

sub total	£ 8,750.96
value	£ 8,750.96
delivery	£ 90.00
VAT @ 20.00	£ 1,768.19
total	£ 10,609.15

**For our full terms and conditions of sale please visit <https://www.cdjackfield.com/terms/>
Proposed delivery can only be adhered to if order is placed within 7 working days of quotation date. All goods remain the property of Craven Dunnill Jackfield Ltd until payment is received in full.**

Craven Dunnill Jackfield Limited. Registered Office: Stourbridge Road, Bridgnorth, Shropshire. WV15 6AS
Registered in England No. 3966267 VAT Registration No. GB 748 1557 08

8.



NB: That the colour of the sample may be seen differently depending on your monitor.

8. Red and Yellow Upper Landing Tiles

Replace existing, non-original tiles with York stone in keeping with the area; York stone is also proposed for the steps and is similar in colour to 15 Bisham Gardens.

Yorkstone Specification:

Supplier: [London Stone](#) via JR Stone

Product: Britannia Buff Yorkstone (Sandstone - Sedimentary natural stone) Bespoke size.

Surface finish: Sawn

Sample available to view on site

9.



NB: That the colour of the sample may be seen differently depending on your monitor.

9. Steps and Risers

Replace existing, non-original tiles with York stone in keeping with the area; York stone is also proposed for the upper landing and the step from the pavement to path and is similar in colour to 15 Bisham Gardens.

The depths of the treads will be increased to become building control compliant and the steps will feature bullnose edges as shown at 15 Bisham Gardens.

Yorkstone Specification:

Supplier: [London Stone](#) via JR Stone

Product: Britannia Buff Yorkstone (Sandstone - Sedimentary natural stone) Bespoke size.

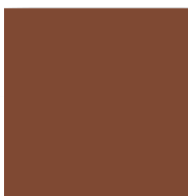
Surface finish: Sawn

Sample available to view on site

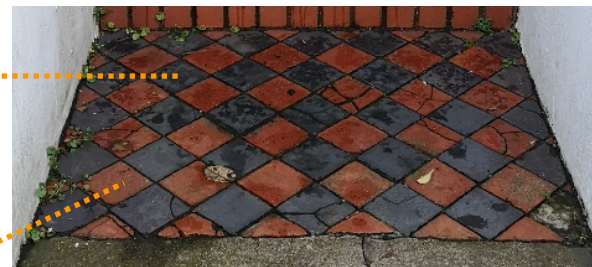
10.



Black
NOI



Red
ROU



NB: That the colour of the sample may be seen differently depending on your monitor.

10. Red and Black Lower Landing Tiles

Replace like-for-like as the existing is dilapidated.

Red and Black Lower Landing Tiles specification;

Supplier: [Winckelmans](#) via [London Mosaic](#)

Type: Unglazed porcelain stoneware square tiles

Product:

Black 100mm square

Red 100mm square

Samples available to view on site

11.



NB: That the colour of the sample may be seen differently depending on your monitor.

11. Step from Pavement to Path

Replace shape like-for-like as the existing is dilapidated.

York Stone Specification:

Supplier: London Stone via JR Stone

Product: Britannia Buff York stone (Sandstone - Sedimentary natural stone) Bespoke size.

Surface finish: Sawn

Sample available to view on site

b) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site.

PAINT SUPPLIER:

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E: jt@graphenstone.co.uk

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Thank you for your time

