80 Lamble Street

Application for Release of Conditions at 80 Lamble Street, NW5 4AB (2019/6436/P)

Planning Permission Reference: 2019/6436/P

Contents

- 1. Introduction
- 2. Windows
- 3. Front doors
- 4. Sliding doors
- 5. Crittal Screen
- 6. Roofing
- 7. PV Panels

Please see below details relating to the conditions attached to the approval notice for the above planning application which require approval prior to those relevant works commence, along with references to submitted documents and specification information. This follows the approval of pre-commencement conditions via the application reference 2021/2657/P.

The conditions to be released are as follows:

Condition 4

Before the relevant part of the work is begun, detailed drawings, of materials as appropriate, in respect of windows, doors and roofing, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, 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 of the London Borough of Camden Local Plan 2017.

Condition 6

Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

See submitted information for further details:

0072_31_60 - window details (1:10) 0072_31_61 - door details (1:10) 0072_31_62 - Crittall screen details (1:10) 0072_31_63 - roof details 01 0072_31_64 - roof details 02 0072_31_70 - door and window schedule

HS330 data sheet Visiline ALU5 VIEW Datasheet

RUBBERFUSE_SINTOFOIL_RG FB_en BIPVco_Flextron_LR 12401-IPS-ZZ-ZZ-RF-DR-Y-1002-T02 12401-IPS-ZZ-ZZ-RF-DR-Y-1001-T03 12401-IPS-ZZ-ZZ-XX-DR-Y-1701 12401-IPS-ZZ-ZZ-XX-DR-Y-1702-P01 The new windows throughout the project are to be the same system - Visiline ALU5 View, supplied and installed by EcoHaus.

These were selected due to their slim frame sizes of 66mm, which relate to the retained Crittall screen to the front of the property. They have clean and minimal detailing which makes the glazing system discreet, and also have high thermal performance.

The colour choice of RAL7022 Umbra Grey has been chosen to give the glazing surrounds a warmth both internally and externally.

Material: Aluminium U-Value: 1.3Wm²k External and internal colour: RAL7022 Umbra Grey - MATTE Sound reduction: 46dB Set-back: 70mm to front elevation (to match the set-back of the existing Crittall glazing to the building), 150mm to side elevations (due to wood fibre insulation installed externally) Security: PAS 24



Visiline ALU5 View window detail. Note: colour specified not as shown



Visiline ALU5 View internal image. Note: colour specified not as shown

Front Doors

See below summary of the external doors to the property, furthered by the submitted door and window schedule:

- Door DG/01 is to be a solid painted hardwood door, finished in RAL to match the proposed glazing throughout the project. There is no glazing proposed to this door.
- Door DG/05 is to be the retained Crittall door, with the metalwork made good and painted to match the proposed glazing throughout the project. The glazed panels will be left as existing
- Door DG/08 will match DG/01, as a solid painted hardwood door, finished in RAL to match the proposed glazing throughout the project. There is no glazing proposed to this door.

Material: Solid hardwood, painted (DG/01, DG/08), Steel Crittall as existing (DG/05)

U-Value: N/A

External and internal colour: RAL7022 Umbra Grey - MATTE

Sound reduction: N/A

Set-back: 70mm to front elevation (to match the set-back of the existing Crittall glazing to the building and new windows adjacent)

Sliding Doors

The new sliding doors opening to the private courtyards of the properties will be Internorm HS 330 Timber-Aluminium Lift-Sliding Doors, supplied and installed by EcoHaus.

These were selected due to their timber/ aluminium composition, which allows for the external side to be finished to match the windows, and the internal side to be timber. They have a seamless threshold detail, and also have high thermal performance as standard - with these items triple glazed and toughened due to their size.

Material: Aluminium/ timber composite (aluminium externally) U-Value: 0.73Wm²k External colour: RAL7022 Umbra Grey - MATTE Internal wood: Walnut Sound reduction: 40dB Set-back: 50mm Security: Secured by Design & PAS 24



Internorm HS330 sliding door detail. Note: colour specified not as shown

The Crittall screen to the front of the property will be retained and refurbished. The steel frames will be made good and painted.

The glazed sections will be modified to suit the changes internally, with aluminium panels, powder-coated to match the frame colour, inserted where concealing elements behind like the kitchen units to the lower sections and the new first floor buildups. The screen will be modified in a way that it will remain in symmetry, maintaining this aesthetic when viewed from the street.

Material: Steel (as existing) U-Value: N/A (as existing). Glazing double glazed as existing. Aluminium panels insulated behind to achieve min u-value of 0.28Wm²k External and internal colour: RAL7022 Umbra Grey - MATTE Sound reduction: N/A Set-back: As existing (70mm)



Proposed elevation extract showing Crittall screen

Roofing

The Rubberfuse TPO flat roofing system is to be installed by IPS Group, chosen due to their experience using the product and with PV panels, and their commitment to quality:

We're committed to quality, which can be seen by the passing audit of our management system a significant achievement in the roofing industry. We actively embrace health and safety in every job we do, and all our site operatives have CSCS NVQ Level 2 as a minimum. We've also been awarded Platinum status, as over 90% of our workforce are registered under the CSCS scheme.

IPS Group are also dedicated to the environment. We're one of the UK's leading suppliers of biodiverse green roofs, which combine eco-friendliness with natural beauty. We also specialise in high quality solar PV panels; helping businesses and families alike rely less on the grid and more on natural energy.

The TPO membrane is a plastic-free system, chosen for its durability and better environmental credentials than other product like Single-ply membrane of GRP. It also comes with a 30 year warranty.

The submitted details show how the product will be installed to the pitched and flat roofs, and run down the side elevation walls, with this doing so due to the short height of these sections and the suitability for the product to be installed over wood fibre insulation, which is proposed to the pitched roof and side walls. It will be installed with standing seams to the pitched roof, between which the PV panels will be location. The layout of these are furthered by the submitted IPS Group details and plans.

The flat roof will be covered by the living roof, as already approved under application reference 2021/2657/P.

The roof covering will be finished in RAL 7016 to be in keeping with the slate roofs and other flat roofs to the area. It will terminate at the parapet walls and front gable with powder-coated aluminium capping pieces, also finished in RAL 7016 to match the roof covering.



Rubberfuse TPO roof with standing seams

The PV panels specified are BIPVco Flextron modules. These have been chosen as they will sit between the seams of the Rubberfuse roof, not protruding above the line of these:

BIPVco is a British manufacturer of solar integrated roofing products, utilising market leading technology and processes to make Building Integrated Photovoltaics (BIPV) from conventional building materials; the BIPV functionalised roof works as a building product, whilst converting the building envelope from a liability into an asset by using the roof to generate low carbon electricity.

They present a sleek and effective product. The PV panels will also be installed by IPS in conjunction with the Rubberfuse roof works, ensuring a fully compatible and warrantied system.

See submitted product information for further details.



Rubberfuse TPO roof with standing seams and Flextron PV panel modules



Study of the front elevation of 80 Lamble Street, with glazing alterations and roofing finishes