

LIPTON PLANT ARCHITECTS

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PLANNING STATEMENT: Discharge of Conditions
11th October 2021
Rev_--

This statement refers to Planning App No: 2022/0853/P (condition no.4)

4 Kidderpore Avenue, London, NW3 7SP

Condition 04:

MATERIALS (DETAILS): Details and samples of all facing materials shall be submitted to 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 the doors to the store created under the extended terrace to the side elevation;*
- B) sample panel of the bricks and mortar joints;*
- C) 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).*

A) Details including sections at 1:10 of the doors to the store created under the extended terrace to the side elevation

See drawings attached. The doors are to be traditional tongue and grooved, ledged and braced timber doors with a painted finish.

B) sample panel of the bricks and mortar joints;

Existing bricks will be re-used for the new brickwork of the utility room extension. The bricks will be from both the demolition of the garage and from the areas of wall opened-up on the main house i.e. where the opening is formed to access the new extension and from where new French Doors are replacing the existing windows (with removal of an area of brickwork below the existing windows sill level. See photos 1 and 2 at the end of this document to illustrate. By reusing these bricks, they will be a perfect match to the existing. It will also be the most sustainable option.

The mortar proposed will be a match to the existing, with matching weather struck pointing.



An email with these details has been sent to the planning case officer (Obote Hope) on 29th September to invite him to visit the property to see these bricks if desired, although as they are existing bricks, they are a perfect match.





Above: Areas of existing brickwork removed.

C) *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).*

- **BRICK:**

As outlined above.

- **RENDER:**

The new curved bay window on the front (Kidderpore Gardens) Elevation is to exactly replicate the two curved bay windows of the adjoining property (4b Kidderpore Avenue).

To the base of the bay below the white painted timber framed windows and to the separating piers between them, this will use a Two coat cement:lime:sand render with a smooth finish (to match the texture of neighboring bays).

It will be painted white using a high quality external paint – KEIM Royalan or similar.

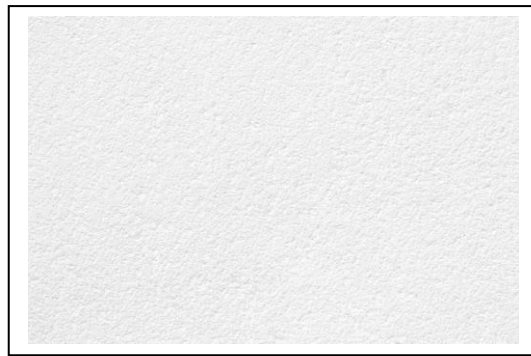


Figure 1.
Appearance of cement:lime:sand render painted white.



Above: The existing bays of the adjoining neighbouring property along the Kiddepore Gardens elevation.

Along the front boundary (along Kidderpore Avenue) the existing low rendered wall is to be continued across the existing vehicular opening serving the garage that is to be blocked-up as part of these works. The wall will be a match to the existing finished in a roughcast white render, using a cement:lime:sand render with a granular mix to replicate the existing roughcast finish. Again this will be painted white using a high quality external paint – KEIM Royalan or similar.



Figure 2.
Appearance of render with rough cast finish painted white.



Existing double garage to be removed



New small rear extension

New boundary wall to match existing

New zone of garden planting

Timber fence panelling with hedge growing over to match existing boundary treatment

Above: Area of low rendered wall to be constructed along front boundary.
Timber fencing with hedging to be extended across above.