

**Discharge of Conditions
Condition 4
109-110 Guilford Street, London, WC1N 1DP
21.11.2022
Revision_**

Condition 4:

- 4 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 before the relevant part of the work is begun:
 - a) Details of bricks for external air-vents to include manufacturer specifications.
 - b) Typical details of new railings to the rear at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - c) Details of the interventions to comply with fire regulations scale 1:10 including schedule of doors to be upgraded to meet fire standards, with highlight on any original doors.
 - d) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

Condition 4a: External Air Vents



Product Overview

Cast from robust iron and finished in a wonderful midnight black finish, this air brick is designed to be built into a wall or within the floor to allow for air circulation. Complete with an internal mesh, this air brick features a honeycomb effect, ideal for more modern homes. A great way to add practicality and style.

[Click here to view our other Cast Iron Air Bricks within the range.](#)

Key Features

- Provides ventilation and circulation of fresh air beneath suspended floors and within cavity walls
- Provides ventilation for solid fuel fires, stoves or gas heaters
- Helps prevent moisture build up and issues such as dry/wet rot which can lead to structural problems
- Should be placed at least 75mm above ground level for proper air flow
- Made from cast iron for durability and sustainability
- Supplied with interior vermin/insect mesh guard
- Powder coated in a midnight black finish

To be installed and certified by a qualified tradesperson.

Dimensions & Specification

Height:	76mm (3")
Width:	229mm (9")

*All dimensions and weights are approximate.

PRODUCT SPECIFICATIONS:

MATERIAL & FINISH: IRON
WIDTH: 229mm
HEIGHT: 79mm
COLOUR: PRE-PAINTED BLACK

<https://www.blackcountrymetalworks.co.uk/black-honeycomb-cast-iron-air-brick-9-x-3.htm>

Condition 4a: Facing brickwork



PROPOSED BRICK TYPE:
CONTACT AND SUPPLIER:

RECLAIMED MIXED STOCK
LONDON RECLAIMED BRICK MERCHANTS –
MICHEAL O’KANE , MICHAEL@LRBM.COM

LEFT: PROPOSED BRICKWORK AGAINST EXISTING WALL:

RIGHT HANDSIDE: CLOSE OF BRICK MIX

BRICK PRESENTED TO ROSE TODD ON REAR ELEVATION ON 17.11.2022



Condition 4b: Railings

PRODUCT SPECIFICATIONS:

MATERIAL & FINISH: PRE-GALVANISED POWDER COATED STEEL
POST WIDTH: 75mm
POST HEIGHT: 1155mm
BASE SIZE: 127x127mm
COLOUR: BLACK SAND

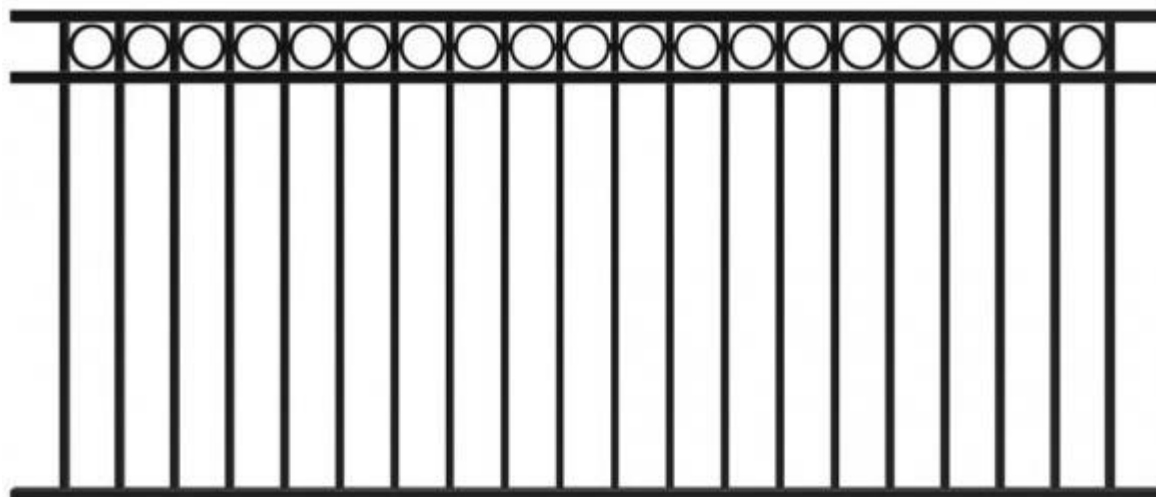
INCLUDES BASE COVER PLATES



Fortitude 75mm bolt-down post –
Black Sand with Base Cover Plate

PRODUCT SPECIFICATIONS:

MATERIAL & FINISH: PRE-GALVANISED POWDER COATED STEEL
PANEL TYPE: FIXED ACCENT
PANEL SIZE: h1016 X w 2387
HORIZONTAL RAIL: 25 X 25 X 1.5mm
INFILL BARS: 16x16x1.2mm
COLOUR: BLACK SAND

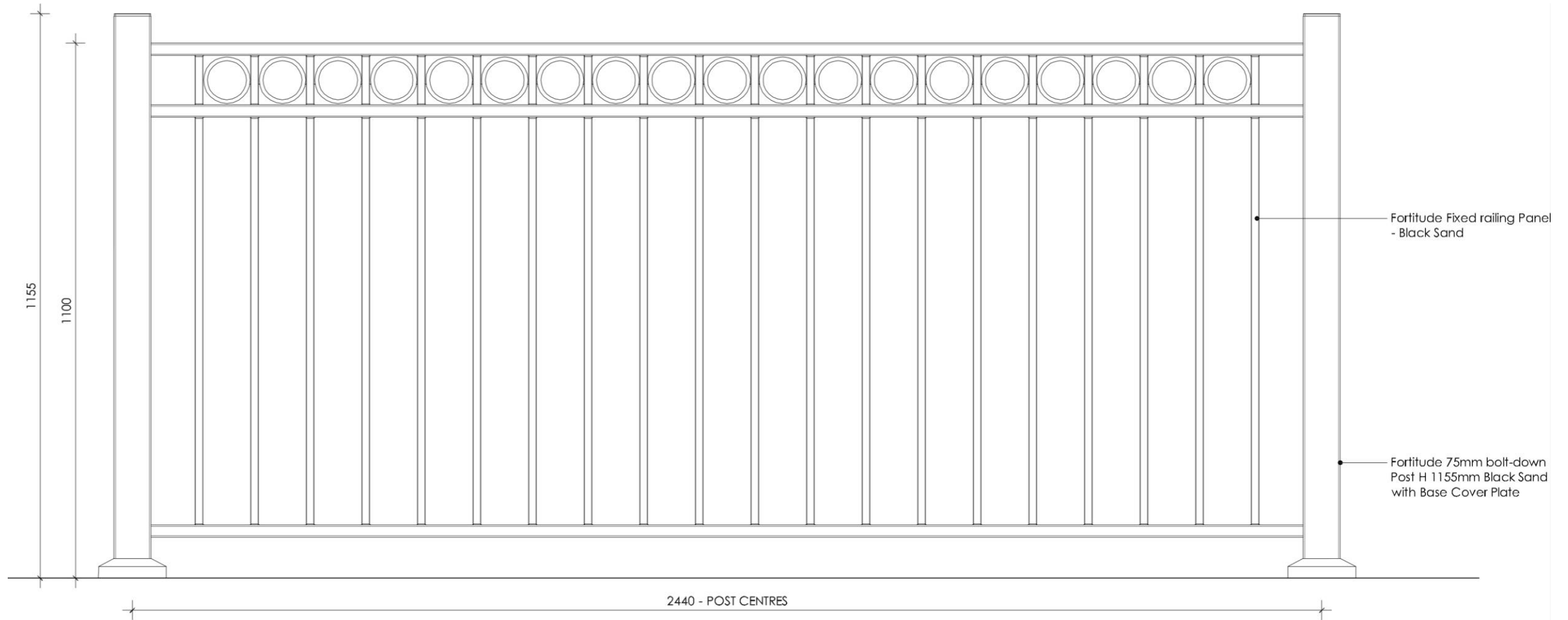


Fortitude fixed railing panel with
circlces – Black Sand

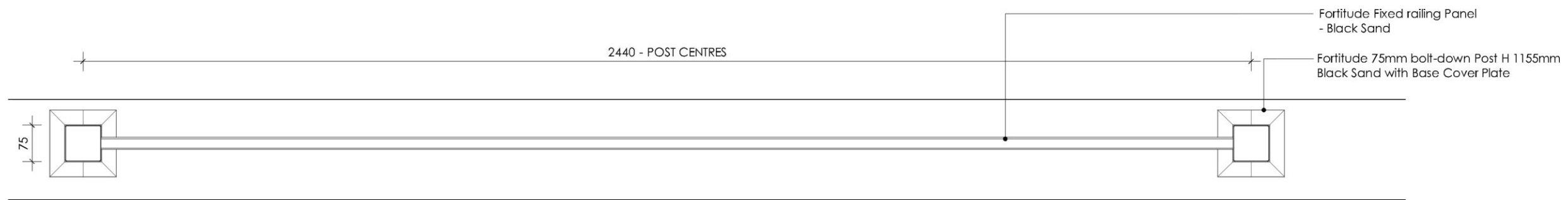


Ground floor plan – new railings
location indicated in yellow.

Condition 4b: Railings



FRONT ELEVATION – SCALE 1:10

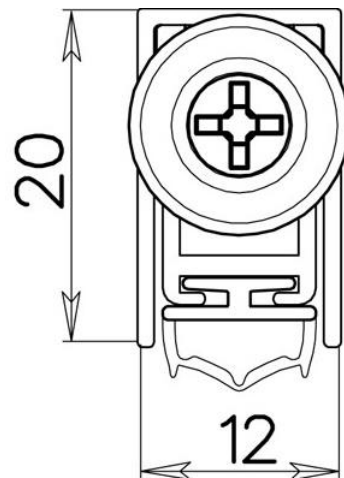


HANDRAIL PLAN – SCALE 1:10

Condition 4c: Fire rated doors

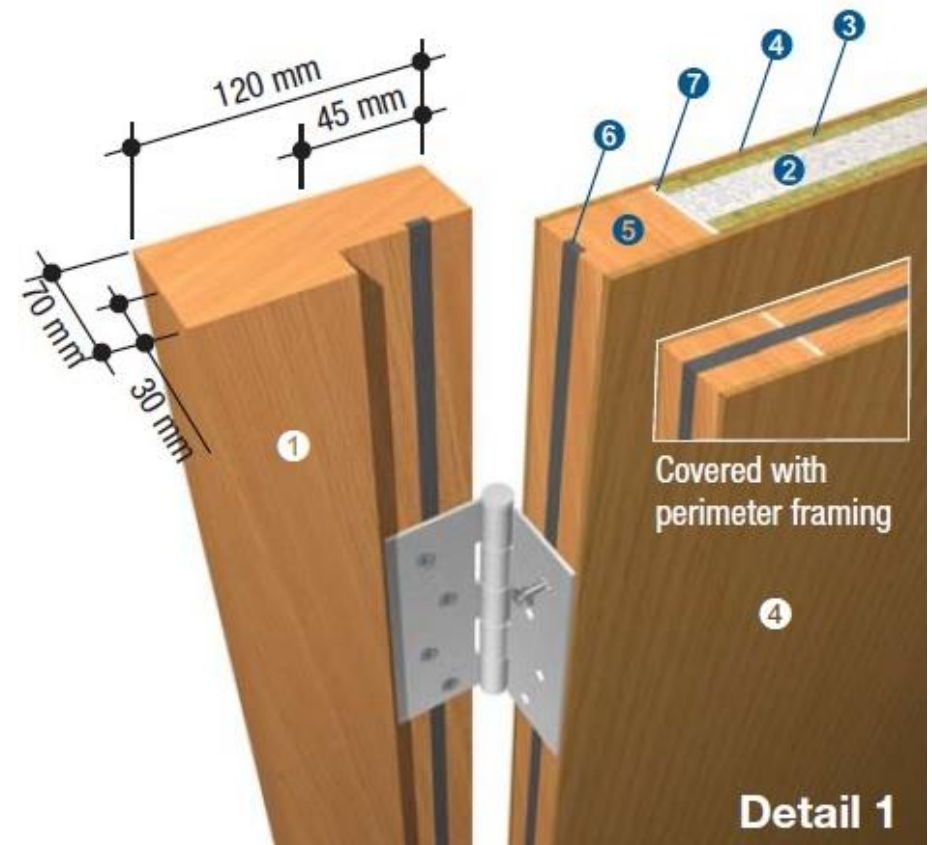


Norsound 810s Automatic Small Drop Down Seal

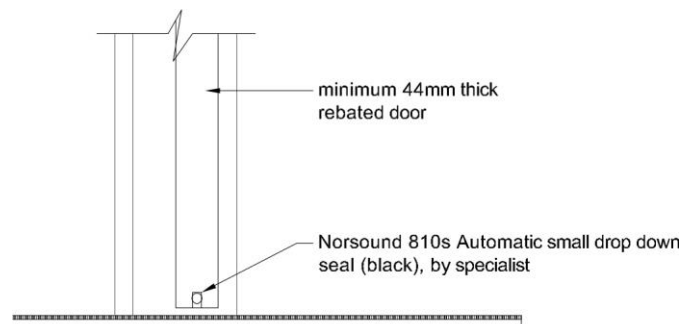
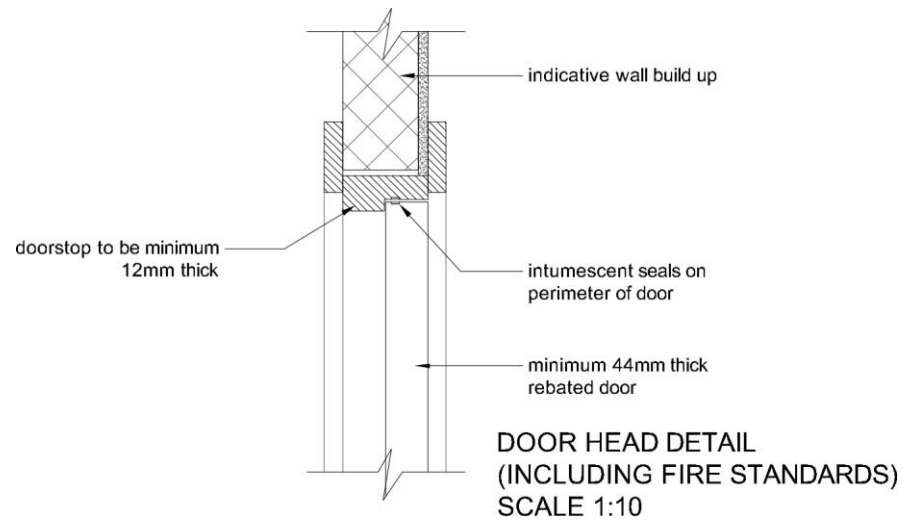


Norsound 810s Automatic Small Drop Down Seal

ALL INTERNAL DOORS:
Please note there are no original doors within 109 & 110 Guilford Street, ALL new doors to be plain 30min fire rated or 60min fire rated where required painted white



Condition 4c: Fire rated doors



**DOOR THRESHOLD DETAILS
(INCLUDING FIRE STANDARDS)
SCALE 1:10**

