

SEDLEY PLACE

Planning Statement

**Refurbishment of
The Garden Studio, Parsifal Road, London
NW6 1UG**

Non Material Amendments App

Revised December 022

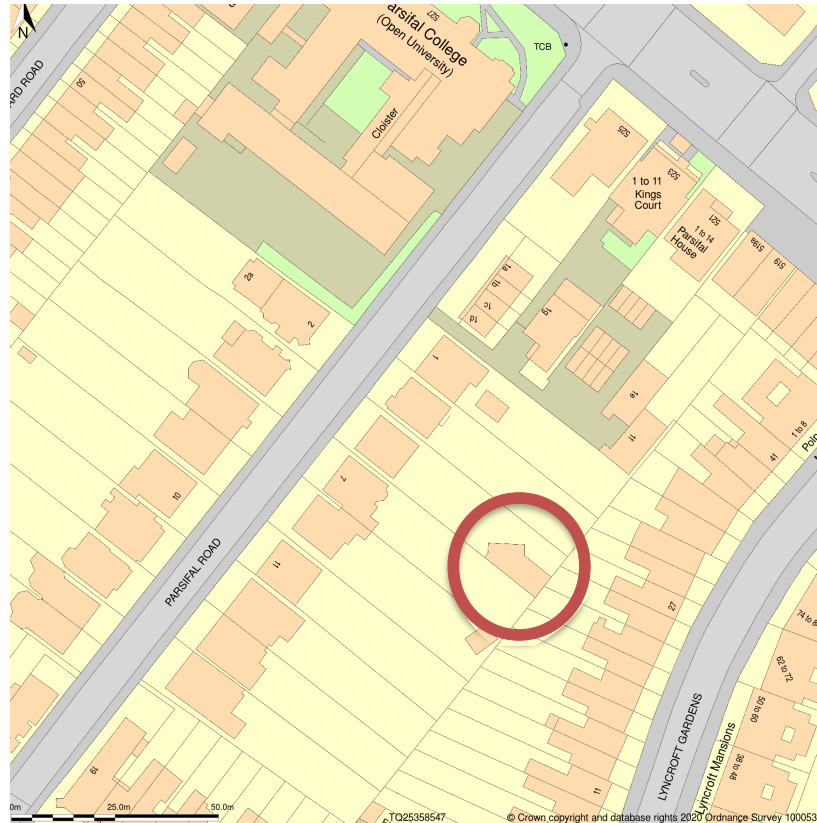
BBL2683_PS_03(R2_MN)

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1.0 Introduction

- 1.1 This Statement is made in respect of, and accompanies, the application for non-material amendments to Planning Approval 2020/4162/P in relation to the refurbishment of the garden Studio, No. 5 Parsifal Road, London NW6 1UG.
- 1.2 The Studio is located off the main frontage of Parsifal Road, at the end of the garden of No. 5 and is accessed between No. 3 and No. 5 via an open side passage way.



Plan to show site location.

Source: Ordnance Survey



Aerial view of the site and surroundings.

Source: Google Earth



Block Plan of the Studio from survey

Source: Nodes Architecture

1.3 The amendments that are sought under this application are as follows:

- Change to the external cladding from Iroko to Iroko coloured Thermo treated Ash
- Minor alterations to the window arrangement following input from glazing specialists
- Change of roofing material from Grey Rubber membrane to Grey GRP.

2.0 Description of the Proposed Amendments

- 2.1 The first modification to the approved plans is the use of Iroko coloured Ash boarding in lieu of solid Iroko. The reason for the change is simply that the thermo treatment gives a more even dark brown colour without need for staining or oil treatment, and the European Ash is more sustainable than Iroko. Iroko does generally come from African farmed sources but in recent years the original species have become depleted and is on the IUCN Red List, whereas the European Ash is not listed in the CITES Appendices or on the IUCN Red List.

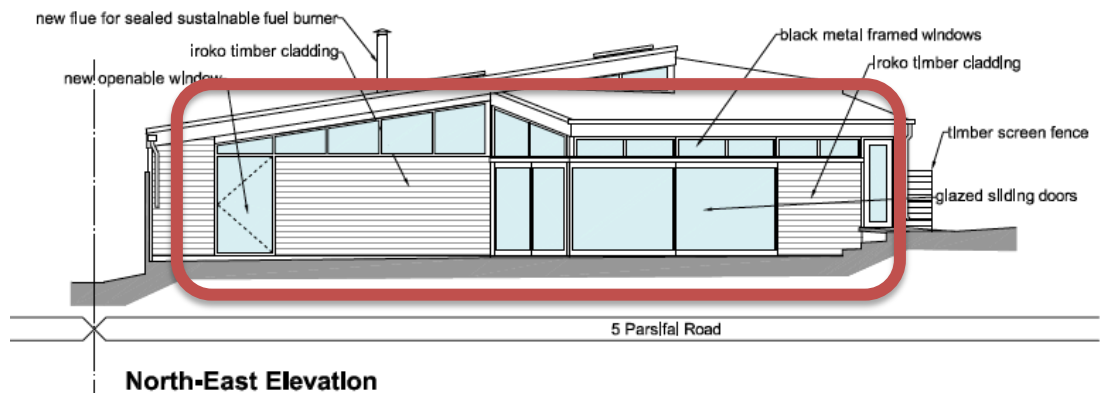
The proposed colour and type is shown below:



Sample of Thermo Ash Cladding

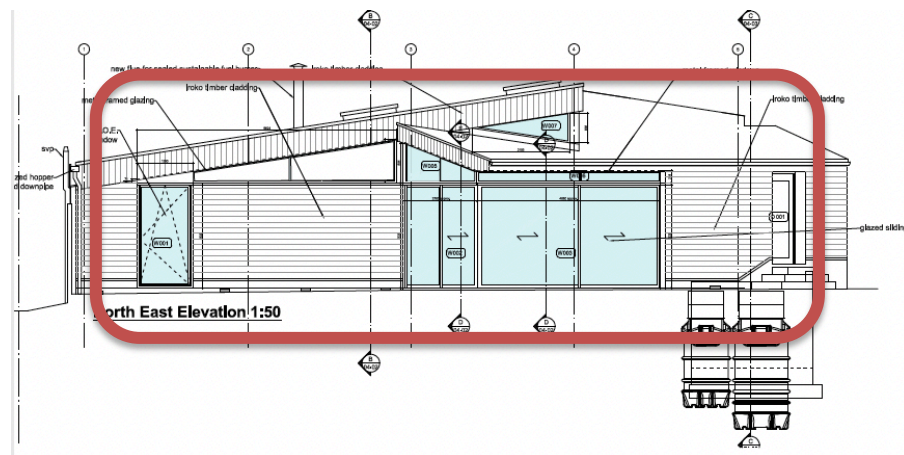
Source Sedley Place Design

- 2.2 The second change to the approved plans concerns the technical arrangement of the opening windows along the northeast elevation.
- 2.3 Technical advice from the chosen manufacturer suggested that the large sliding doors would be unstable as originally designed without the introduction of a new horizontal steel to support the sliders from the clearstory above. In response the clearstory was reduced slightly to allow it to be supported by the slider frame below, vertical mullion removed, and the division between the sliding and non-sliding components was altered to correlate to the steel post that sits within the property at this point. Because of the reduced height of the clearstory, the extension of this element through the timber boards panel that links to the front door is also removed and the front door glazed instead. The slender triangular pane above the bathroom window proved too small to manufacture so the glass was finished flush with the bathroom window frame and the large triangle divider into 2 larger pieces.



Previously approved fenestration pattern

Noads Architecture



Proposed modified fenestration pattern

Noads Architecture

- 2.4 The third alteration to the approved design is to change the roof material from Grey coloured rubber membrane (Sarnafil or equal was originally proposed) to Grey coloured monolithic GRP. The manufacturer will be Fibrespan and the Grey colour is the same as previously proposed – Lead Grey. The surface is slightly courser than rubber when viewed at very close distance, but the overall appearance is the same.
- 2.5 The product has been chosen because it is considered to be more robust on a roof with multiple shapes and angles and upstands, and therefore better suited to the roof of the Studio.



Fibrespan roofing – typical applications

Source : Fibrespan Roofing Ltd

3.0 Conclusion

- 3.1 The minor amendments requested are reasonable and well thought through changes to the approved design, that will improve it's all overall sustainability and buildability.
- 3.2 Consent is hereby request for the proposed non-material amendments.