

Additional Information in Support of Condition 6 and Condition 8 of APP/17/01104

Condition 6:

Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

6.1 We can confirm there will be no gas supplies into the new flats. It is considered that gas is a fire risk in buildings of this type. They will be 'all electric' for their services. Therefore, there is no requirement for external flue terminals.

6.2 For the bathroom and kitchen extract terminals, for the second floor will be through the flat roof with simple 'mushroom' vent terminals.

6.3 For the first floor kitchen and bathroom extract terminals:

Flat 1: North within chimney using Terracotta air brick terminals (225x150mm).

Flat 2: Kitchen extract north within chimney using Terracotta air brick terminal (225x225mm). Bathroom extract south in the tile hanging with in-line tile vent.

Flat 3: North within chimney using Terracotta air brick terminals (225x150mm).



Flat Roof Vent Cowl
'Mushroom' vent terminal



In-Line Tile Vent



Terracotta Air Brick

Condition 8:

Notwithstanding the detail and description of the works as outlined in the approved plans the internal partition walls shall be inserted in such a way that the original cornice and skirtings are preserved in situ. The new internal joinery, doors, cornices and mouldings shall match the material design and profile of existing adjacent features and where possible existing doors should be re used within the scheme and retained as such hereafter.

8.1 A substantial proportion of the original skirtings have been removed previously by others. Those that remain will be repaired and made good (as per 10.5 of the submitted specification). The new and missing skirting sections will be fitted using a 225mm 'Torus' profile, currently available and a close match to the original.