

SKA Ref: 2012  
Planning Ref: TBC  
28th April 2022

FAO: Planning officer  
RE: Extension and Refurbishment of 24 Aberavon Road, E5 3AR

Dear Kitty,

Following the granting of planning permission and Listed Building Consent for this project, PA/21/00935, received 21/6/2021, we are making a new planning application and Listed Building Consent application to cover minor changes to the scheme.

A number of Conditions were attached to the original approval, and in order to streamline the process, we include further details to cover off these aspects, below.

I have copied all conditions requiring discharging for the original application below (*in italics*), with our responses:

*3 - No development shall take place until full particulars of the following part(s) of the development have been submitted to and approved in writing by the local planning authority:*

*i) Proposed rear doors, including the framing structure of the rear glass door*

- 3-pane Bifolding doors by 'Black Steel Doors Ltd'. Stacking internally. Product: W40 'BI-FOLD'. OEA. Glass toughened double glazed. Frames finished in polyester powder coating, colour RAL 8015 'Chestnut Brown'.
- Single French door attached to fixed panel (to form L shape), both by 'Black Steel Doors Ltd'. Product: W40 'SINGLE FRENCH'. OEA. Glass toughened double glazed. Frames finished in polyester powder coating, colour RAL 8015 'Chestnut Brown'.

*ii) All new fenestration*

- New window to front facade at Lower ground floor level (Kitchen) - Timber framed sash window with a 3/3 arrangement, to match Basement window of the adjacent property. Profiles similar to sash window above whilst accommodating slimline double glazing. Timber frame to have painted finish, to match sash windows above.
- New window to rear facade of two storey extension (Family Bathroom) - Timber framed sash window with a 6/6 arrangement, to match existing sash windows of the rear facade. Profiles

similar to existing adjacent sash windows whilst accommodating slimline double glazing. Timber frame to have painted finish, to match adjacent sash windows.

- Vertical glazing to single storey extension - please find details provided under point (i) above
- Glass roof - Triple glazed glass roof, in 4 sections, wall abutted on three sides and kerb mounted on the lowest side. By Roofglaze (RGL Contracto Ltd.) Product: 'RG Flatglass System'. Or matching.
- Rooflights to existing main roof (above mezzanine and staircase) - Velux roof window GPU MK08 / GPU MK06
- Existing sash windows to Living room, Study/Bedroom 03, Bedroom 02, Bedroom 01 to be retained and renovated. Existing single glazing to be replaced with slimline double glazing within the existing frames if technically feasible.

*iii) Rainwater goods*

- New soil pipes to be concealed within building fabric.
- Rainwater drainage from single storey extension to be concealed within building fabric.
- Existing rainwater goods (downpipe and hopper) from main butterfly roof to be retained and to discharge into concealed gutter of single storey extension. Any replacement sections required to be in painted cast-iron to match existing. Gutter of new two-storey extension to match existing visible rainwater goods and to connect into existing main roof downpipe.

*iv) Front railings*

- Existing railings to be retained where possible. New railings required to protect front lightwell to match existing railings in form, height and finish (painted black)

*v) The basement waterproofing*

- Floor and walls of basement space, and floor, walls and ceiling of Pantry space, to be damp-proofed with a Cavity Drainage Membrane system by Renlon OEA. 8mm membrane to walls, 20mm membrane to floor. Drainage from system taken through new basement slab. Sump pump to discharge any moisture.

*vi) Any new insulation, including details of how such insulation will affect any historical features.*

- Internal insulation to the front and rear facades of the main house, other than at Lower ground floor level which is detailed separately below, is to be a breathable wood-based insulation "Warmshell Internal Wall Insulation" by Lime Green (or matching). Thickness 80mm. Finished with a breathable lime plaster. Note: this thickness achieves a higher U Value than is usually required by Building Regulations, but we have received sign off for this from the Approved Inspector, in light of the heritage status of the original building.
- Internal insulation to the lower ground floor walls is to be phenolic insulation by Kingspan or equivalent. Due to the requirement to install a Cavity Drainage Membrane system to this space, a breathable insulation is not required and therefore Phenolic has been selected due to its superior insulating properties.
- Insulation to new cavity wall of two-storey closet wing is to be full-fill phenolic insulation by Kingspan or equivalent, in order to maximise thermal performance of this element.
- Insulation to the new ground bearing slab is to be phenolic insulation by Kingspan or equivalent, in order to meet building regulations requirements for thermal insulation of this element while maximising floor to ceiling height.
- Insulation to the roofs of the new extension is to be phenolic insulation by Kingspan or equivalent, in order to maximise the thermal performance of this element whilst maintaining appropriate floor to ceiling height.

- Insulation to the existing main roof above the mezzanine space and stairwell (where ceiling is to be pitched following the line of the roof) is to be phenolic insulation by Kingspan or equivalent, in order to meet building regulations requirements for thermal insulation of this element while maximising floor to ceiling height.
- Insulation to the existing main roof above the bedrooms (where ceilings remain flat) is to be Rockwool mineral wool insulation, or equivalent, installed both between the existing rafters and above the existing rafters.
- Acoustic insulation is to be installed within the bedroom walls, within all new partitions, within Bedroom floors, within all new floors, and between the exposed ceiling joists of the Basement space (concealed with plasterboard between joists), to provide acoustic separation between rooms. This is to be Rockwool Acoustic Partition Slab 50mm/70mm/100mm, to suit available space.
- Effect on any historical features: Existing joinery around Ground floor windows is deep enough to accommodate the build-up of this insulation system and the breathable nature of the proposed system will maximise the health of the existing fabric. Frames around First floor windows will be carefully extended with profiles matching the existing frames, in order to give an equivalent appearance. Ceilings, which are believed to be of modern plasterboard, will be opened up where necessary to enable insulation to continue through the floor void, which is vital for its proper performance. Skirtings to the external walls will be carefully removed and reused in place where feasible. There are no historical covings that will be impacted by the proposed insulation. It is considered that the vital importance of upgrading the thermal performance of this family dwelling justifies the minor amendments listed here.

*vii) cladding and brickwork*

- Brickwork of the single storey extension is to be a linear brick, "Kolumba K40" by Petersen Tegl. Brick dimensions are 528 x 109 x 38mm. This is to be installed in a standard horizontal brick bond, as shown on approved drawing 2012\_P\_271 'Rear Elevation'.
- Brickwork of the two-storey extension is to be in reclaimed London stock brick, to match the existing as closely as possible.
- Visible (North) wall of the Pantry is to be in white painted render, to match the rest of the front lightwell

We hope that this provides the information necessary for you to approve the proposals, but if you require any further information, please don't hesitate to contact us.

Yours sincerely,



Pip Marshall-Waterfield  
Associate Director

For and on behalf of Stephen Kavanagh Architects Ltd