

LBC Condition 8

Planning Condition 9

Prior to the installation of any rainwater goods or external soil pipes, full design details of these elements shall be submitted to and approved in writing by the Local Planning Authority. These items shall be metal painted and the development shall be undertaken in accordance with the approved details.

Our intent with the facades of the George has always been to remove as much of the “clutter” of external soil vent pipes, satellite dishes, gas pipes and miscellaneous drainage pipes that have appeared over the years. This was shown quite clearly in the planning and listed building applications and on the consented drawings. The intent is to improve the visual appearance of the building as much as possible. The existing elevation drawings submitted were based on a survey and did not have everything shown – these are therefore updated and submitted with this application.

We have now reviewed all the facades and where possible have re-routed soil vent pipes internally to minimise the effects on the elevation. Where soil vent pipes are run externally they remain in their original locations and no additional soil vent pipes have been added to the facades.

Rainwater goods all remain in their existing locations. These are not changed except where pipework has perished and needs to be replaced as a repair. There is the occasional location (such as the south façade) where in the design we are able to remove rainwater pipes which are serving no purpose or duplicating those on the same facade. This is shown on the attached proposed elevations, which are significantly tidier and more elegant after all the pipes are re-designed.

Gas pipes – are already run externally on the facade of the building and have been for many years. There are numerous of these especially on the south façade. Again, we are aiming to rationalise these and to re-route and remove them where possible. Cadent Gas are undertaking a complete re-design of their gas feeds into the buildings and their Survey and Design document NWGM232146 is included with this condition for approval. Existing gas pipes are shown on the existing elevations and the new runs shown on the new elevations. We have worked with Cadent to minimise these and where possible to conceal them against elements of the existing facade. Pipes will be painted black.

The gas runs have to be positioned on the exterior of the building. See enclosed letter from Cadent.

Replacement metal rainwater goods:



TRADITIONAL DOWNPIPE LENGTH - (Eared Socket) 76mm DIA x 3m – textured black

LBC Condition 9

Planning Condition 10

Full details of the design and location of all internal and external ducts, vents and outlets shall be submitted to and approved in writing by the Local Planning Authority prior to the first installation of any of these items.

This condition is also stated to relate to external vents or flues to the building.

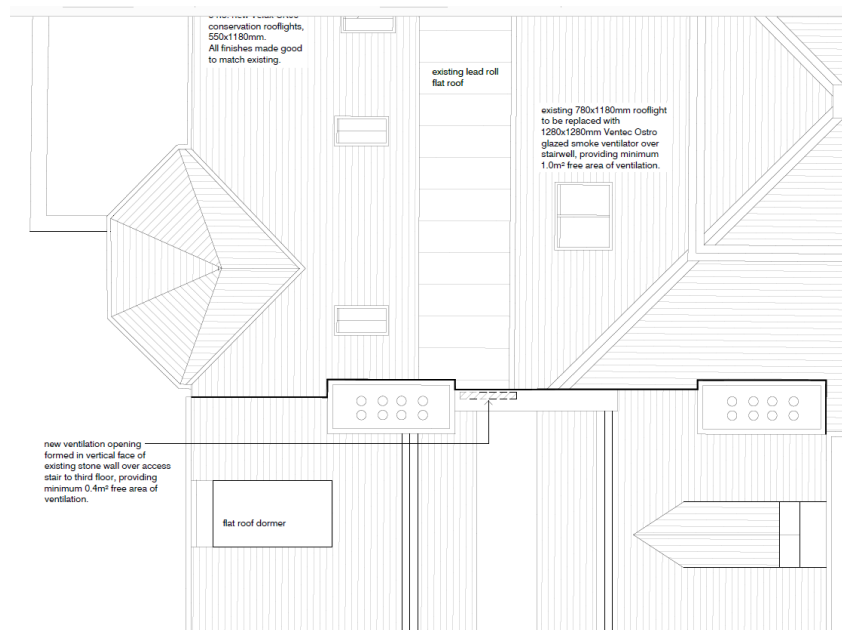
Following consent for the scheme and submission of the full set of drawings showing gas boiler positions against the Deemed Consented application DOC/2022/0016 on 26/04/2022, the positions of flues and fan outlets are all based on those layout drawings.

Building Control have agreed to compromise on the necessity for extract fans from kitchens being exhausted through the façade and have agreed that these can be recirculation fans. That omits 21 fan outlets from the facades. The Building Regulations however require that all bathrooms are extracted to fresh air, so fan outlets for those must go on the facades. They will all be black.

Boiler flues are required by the gas regulations to exit directly from the apartments to outside air and cannot pass through other demises within the building. These flue positions are therefore located by the boilers. On the top floor of the building flues can exhaust above those flats at second and third floors through the roof. All flues on the facades will be black.

There are no internal ducts within the building other than those boiler flue pipes which rise at roof level through the roof void (as mentioned above).

Under the Building Regulations we are required to provide two new smoke vents for fire purposes. These are both at roof level and are hidden from view from street level. They are indicated on the extract from the roofscape below (full plan also submitted). One replaces an existing rooflight (above the internal historic square rooflight).



We have utilised existing vent positions in the facade and always rationalised the flue and fan grille positions in the new design as far as possible.

Drawings submitted against both the above Conditions:

Existing Elevations (now fully updated to show everything on facades):

(E)05B North_South elevation Existing 021222

(E)06B West_East elevation Existing 291122

Proposed:

059 AL(0)10 Roof Plan as proposed

AL(0)05I North_South elevation as proposed 021222

AL(0)06F West_East elevation as proposed 021222

Design Reports (Cadent):

GEORGE MANSIONS BUXTON survey

NWGM232146-GD-MOBDP george mansion design

CADENT George Mansions Letter 22nd November 2022