

Discharge of Conditions Exeter House 12 Terrace Road Buxton SK17 9DU

This application seeks to Discharge conditions 3, 5 and 6 relating to HPK/2025/0030.

Condition 3

Prior to the installation of any window on any elevation, full details including material, colour and joinery details where appropriate shall be submitted to and agreed in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. Reason:- In the interests of good design and to preserve the character and appearance of the building and wider historic environment

Proposal

Replacing the existing second floor window on the front elevation with a Rocburn Adv Plus Casement Automatically Opening Vent-see enclosed data sheet

Material: Aluminium

Colour: Cream RAL 9001

*The existing arched window is not replicable by Rocburn or any other AOV manufacturers as far as we are aware therefore the AOV will fit the existing opening as far as practical and the 'arched section' above will be infilled with a small piece of hardwood timber painted cream to match the AOV.

Rationale

Building Control require a compliant window as it represents a risk to life. The certification for the smoke windows comes under EN 12101-2.

The Rocburn guide enclosed explains succinctly and concisely why we are unable to retain the timber sash window. In summary, a timber window cannot be compliant when retrofitted with a chain. If it is not compliant then Building Control cannot accept it.

The window therefore requires to be replaced.

We propose to install an aluminium product as this will give a more true reproduction of the existing timber windows.

In order to comply, an AOV compliant product must pass a series of rigorous tests. Specifically regarding EN12101-2, these tests can include performance evaluation over many thousands of cycles, and must maintain integrity and function during high and low temperature conditions with no more than a 10% reduction in opening area. Where relevant, units are also tested under snow and wind loads. Also, the unit must open to fire position using mains power, and

battery power (in standby mode), in under 60 seconds. A key element of EN12101-2 dictates that a window and actuator **MUST** be tested together, as a functioning system. If an actuator is fitted to a window without testing the system it will not be compliant, and will fail to meet the CPR's requirement. In order to be compliant it must be installed under an audited process to ensure the solution is identical to how it was tested. System (vent and actuator) tests must be conducted by a facility or manufacturer able to provide a Certificate of Conformity supplied by a UKAS accredited body.

The Rocturn the relevant bullet points read as follows:

AOVs are normally CE / UKCA marked EN 12101-2 Certified & tested products in their own right.

- We are not aware of any EN 12101-2 certified sliding sash windows on the market.
- Certified AOV windows often use modern aluminium frame profiles, rather than timber sliding sash profiles.
- EN 12101-2 Certified & tested smoke vent windows come with their own 24V DC opening actuators that have been pre-fitted onto the frame and factory tested before dispatch.
- Retrofitting actuators onto a vent/window frame by others, will NOT give the vent EN 12101-2 certification and testing.
- To CE / UKCA mark a window to EN 12101-2 requires stringent audited testing and certification processes including wind tunnel and fire test chamber tests. This is too costly to be practical to do for a single build.
- For conversion work, listed and conservation area buildings with sash windows this can cause a conflict between planning/conservation (Tested AOVs won't match the aesthetics of a traditional sash window), and Building control/life safety (As many common escape routes will require smoke ventilation).

AOV Alternatives.

1. A 1sqm vertical smoke column through the centre of the building-the installation of an internally routed vertical smoke column will negatively impact the layout and usability of the living space and will require significant structural alterations.
2. Rotation of stairs. This will negatively impact the layout and usability of the living space and will require significant structural alterations.
3. Continuance of communal area to the very top with an AOV on the roof slope. This will negatively impact the layout and usability of the living space and will require significant structural alterations.

Condition 5

The rooflights hereby permitted shall be conservation style rooflights, fitted as flush as possible with the roof covering.

Proposal

Velux conservation UK04 skylight window that has a size of 138 x 98.
See enclosed data sheet.

Condition 6

Prior to the first occupation of the development, bin storage and collection facilities shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Proposal

The site is only required to accommodate 2 x additional bins (1 x grey and 1 x brown)
See enclosed plan showing proposed location of bin store

Rationale

The requirement is one general waste (grey), one mixed recycling (brown) bin, and one green waste bin (grey with green lid) bin per flat with garden. The garden is communal therefore only two garden waste bins are required.

The property already has 3 grey, 3 brown, and 2 green therefore the site only requires 1 more grey and 1 more brown bin.

The driveway is of permeable paving to enable bins to be moved with ease.