

Appendix 1– List of Non-Compliances presented to Planning Committee in October 2019

Sydenham Road Elevation (Northern Elevation)		
<i>Non-compliance</i>	<i>Approved</i>	<i>As built</i>
Cladding	Pre-commencement materials to date have not been discharged by the LPA	Composite cladding panels
'Fixing' between cladding panels	N/A	Fixing in cladding is highly visible. The gaps between the cladding are inconsistent, with those on the horizontal axis appearing larger than the gaps within the vertical axis.
Ventilation Grills	N/A	A number of ventilation grills have been installed at ground, first and second floor level
External lighting	N/A	External lighting has been installed at ground floor
Guttering/Drainpipes	Guttering and drainpipes hidden	Guttering and drainpipes visible from the public realm
Location of building	Main building setback from Sydenham Road	Built scheme not setback from Sydenham Road
Height of the main building	11.5m	13.21m
Roof profile	Pitched. Horizontal separation between each pitch of the roof with gable ends.	Flat. The built scheme does not include the horizontal separation elements, and incorporates three 'tables' more tightly arranged. No gable ends
Roof tile	Pre-commencement materials to date have not been discharged by the LPA	Tapco Slate roof tile has been installed on the roof
Brick Plinth	Pre-commencement materials to date have not been discharged by the LPA	Recycled Brick slip
Height of the flat roofed building that connects the main building with the hall	10.36m	11.36m

<i>Non-compliance</i>	<i>Approved</i>	<i>As built</i>
Window recess	Recessed window system between the 'terraced house'	No recessed and blue spandrel panels have been inserted instead of the windows.
Window height	Large picture windows	The height of the windows has been reduced
Fenestration pattern	N/A	Vertical and horizontal glazing bars
Glazing Bars	N/A	Glazing bars added
Window reveals	Window reveals part of the approved scheme	N/A
Window panels	Timber louver panels	Blue window panels have been added to the window design without louvers
Window frames	Aluminium framed	White window frames
Windows fixed shut	Windows fixed shut	Windows openable

Hall Elevation (Eastern Section)

<i>Non-compliance</i>	<i>Approved</i>	<i>As built</i>
Additional lights	N/A	Additional lights have been included on the building that do not align with the windows and the louvers inside the building
Height of building	8.2m	11.07m
Flue	Marginally smaller and in a slightly different position	Marginally larger and in a slightly different position to what was approved

Playground Elevation (Southern Elevation)

<i>Non-compliance</i>	<i>Approved</i>	<i>As built</i>
Cladding	Pre-commencement materials to date have not been discharged by the LPA	Composite cladding panel

'Fixing' between cladding panels	N/A	Fixing in cladding is highly visible from the public realm
Additional lights	N/A	Additional lights have been included on the building
Connecting element between the school and hall recessed	Recessed window system between the connecting element between the school and hall.	No recessed and blue spandrel panels have been inserted instead of the windows.
Guttering/Drainpipes	Guttering and drainpipes hidden	Guttering and drainpipes visible from the public realm
The plant room	A single storey plant room in the playground side of the Hall Building.	Not built in accordance with approved plans.
Canopies	6 canopies serving windows and doors on ground floor and lower than approved	3 canopies have been constructed which are continuous across the windows and doors they serve and are higher than what was approved
Windows		
Windows added	Windows added at first and second floor level	N/A
Windows removed	Windows on ground floor level	N/A
Window recess	Recessed	Not recessed
Window height	Large picture windows	The height of the windows has been reduced
Window panels	Timber louver panels	No louvers
Glazing Bars	N/A	Glazing bars added
Window reveals	Window reveals part of the approved scheme	N/A

Fairview Park Elevation (Western Elevation)		
<i>Non-compliance</i>	<i>Approved</i>	<i>As built</i>
Height of main building	11.5m	13.21m
Roof profile	Stepped	Continuous roof
Cladding	Pre-commencement materials to date have not been discharged by the LPA	Composite cladding panel
'Fixing' between cladding panels	N/A	The 'fixing' between the cladding panels is highly visible

Guttering/Drainpipes	Guttering and drainpipes hidden	Guttering and drainpipes visible from the public realm
Ventilation Grills	N/A	A number of ventilation grills have been installed at ground, first and second floor levels
External lighting	N/A	External lighting has been installed at ground floor
Air conditioning units	N/A	Low level Panasonic air-conditioning units have been installed at ground floor level
Utility UKPN Boxes	N/A	Two Utility UKPN Box installed adjacent to the nursery
Brick Plinth	Pre-commencement materials to date have not been discharged by the LPA	Recycled Brick slip
Height of nursery building	3.5m	4.2m
Nursery Cladding	Pre-commencement materials to date have not been discharged by the LPA	Esher brick
Entrance gate	Double entrance gate	Single entrance gate
New doors installed at ground floor	N/A	New doors installed at ground floor
Windows		
Windows removed	Windows on ground floor level	In the built scheme, some windows on ground floor have been removed.
Window recess	Windows recessed as part of the approved scheme	Windows have not been recessed in the built scheme
Window size	Large picture windows	Smaller windows installed
Window reveals	Window reveals included in approved scheme	N/A
Window louvres	Window louvres included in approved scheme	N/A
Glazing Bars	N/A	Glazing bars included as part of the built scheme.