Householder

Design & Access Statement

With Heritage Statement

Application Site:

14 Tanza Road
London
NW3 2UB

Date:

February 2024

Produced by:

Arkiplan Architectural Ltd
Lytchett House, Freeland Park
Wareham Road
Poole
Dorset
BH16 6FA

Tel: 0845 852 0 852
Email: enquiries@arkiplan.co.uk

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1 INTRODUCTION

i. Introduction to Arkiplan Architectural Ltd

Arkiplan Architectural Ltd is a nationwide architectural practice that provides designs and advice to owners of residential and commercial properties throughout England and Wales. Working with Local Authorities on such a large scale on a daily basis we truly understand the considerable demands on the resources of the planning service which have taken place in recent years.

We have compiled this Statement to assist the decision-making process, demonstrating our commitment to making the planning system easier for all parties involved, and to relieve some of the recent pressures that some Local Authorities are still experiencing.

As Agents for the Applicant, we respectfully request the Decision Maker to review the full application documents as soon as possible after the consultation period has ended and engage in early conversation with us. We aim to work proactively with you and will in most cases be able to address any concerns or questions regarding the proposals within a short time period.

We are happy to provide site photos, additional information or further clarification on drawings that may be necessary to assist the Decision Maker. We hope that this approach will enable determination deadlines to be met in full and are normally happy to authorise a short time extension if required.

By addressing any concerns at an early stage, we can hopefully reach a mutual agreement for both parties and alleviate the requirement of further application submissions that could in turn place further burden on the planning system.

We look forward to working with you.

ii. This Statement

This Planning Statement has been compiled on behalf of the Applicants and accompanies a planning application for a proposal for the above property. It is not a standalone document and should be read in conjunction with the accompanying documents and drawings as submitted.

Working with Local Authorities around the country on a daily basis, it is evident that there is a vast difference between councils for validation requirements for planning applications. As a result, we have revised our standard practice to provide a comprehensive statement demonstrating that we have assessed all requirements under the national and local planning policies. We appreciate that some of this information may be irrelevant or superfluous to your requirements, and kindly request that you disregard any such information as required.

2 PLANNING POLICY CONTEXT

i. Policy Assessment Statement

The proposal has been assessed against the latest update of national and local policies, including:

- National Planning Policy Framework (NPPF) – July 2021
- National Planning Practice Guidance (NPPG)
- The adopted Borough Local Development Plan and its Supplementary Planning Documents
- The adopted Borough Design Code and Design Quality Guidance

The application is considered to have been positively prepared in accordance with the national and local requirements to assist the Decision Maker and improve efficiency and effectiveness of the planning application system for all parties.

ii. Relevant Planning History

Historic planning applications that are considered to be relevant to the proposal are listed below.

Not applicable

3 THE APPLICATION SITE

i. Location

Image of Front Elevation

Image of Rear Elevation

The application site is located on the southwestern side of Tanza Road in Hampsted Heath, London.

ii. Site Assessment

The application site comprises of a total curtilage area covering approximately 312m2 and is broadly rectangular in shape. The developed area currently covers approximately 106m2 with an existing building fronting the highway. The property is orientated in an approximate northeast-southwest direction and is of early-mid 19th Century construction. The site includes a garden and areas of hard and soft landscaping.

iii. Existing Use

The property is a purpose built end of terrace residential dwellinghouse under Use Class C3 that currently offers accommodation with 4 bedrooms arranged over four storeys. It is under private ownership and currently in occupation.

iv. Area Assessment

The application site is located within an established urban residential area of Hampstead Heath. The surrounding area is characterised by residential dwellings typical of their construction eras, with mixed designs, finishes and appearance. Elevations comprise of brick, render and cladding, roofing is predominantly pitched with gables. They are arranged in a distinct linearform. Neighbouring properties appear to have been altered through extensions and enlargements throughout the area.

v. Planning Constraints

The application site is subject to the following Planning constraints:

Yes	No	
☐	☒	Agricultural Land Classification
☐	☒	World Heritage Site
☐	☒	Listed Buildings
☐	☒	Scheduled Monuments
☐	☐	Area of Outstanding Natural Beauty (AONB)
☐	☒	National Park
☐	☒	Site of Importance for Nature Conservation (SINC)
☐	☒	Site of Specific Scientific Interest (SSSI)
☒	☐	Conservation Area (CA)
☐	☒	Green Belt (GB)
☐	☒	Contaminated Land
☐	☒	Tree Preservation Orders (TPOs)
☐	☒	Article 3 Restrictions
☐	☒	Article 4 Directions
☐	☒	Assets of Community Value
☐	☒	Building of Township Merit
☐	☒	Hazardous Sites
☐	☒	Environmental Impact Assessment Regulations
☐	☒	Flood Risk Zones

4 THE PROPOSAL

i. The Proposal

As detailed within the accompanying drawings, permission is sought for alterations to an existing dwellinghouse under the Town and Country Planning Act 1990 (as amended).

The application site is located within an established residential area that has been subject to alterations in recent years by homeowners, providing a baseline for appropriate development within the locality. As noted above, the application site is located within a designated Conservation Area.

The proposal seeks Householder planning consent to replace the existing rear conservatory with a more modern construction. The proposed alterations will provide further primary living accommodation and amenities for the occupants as their principal place of residence. As a result of the planned works, the property will be upgraded to a higher level of energy efficiency, meeting all associated building standards that are currently in operation.

ii. Design Principles

The proposal has been designed to meet all national and local planning design guides including:

- **Sustainable Development**

Sustainable development lies at the heart of the National Planning Policy Framework. The application site lies within a sustainable location with appropriate transportation links and amenities for the area. The application site lies within a sustainable location and the proposal is not considered to have an adverse impact on the continued sustainability of the surrounding area.

- **Good Design**

The proposal is considered to reflect both local design policies and government guidance on design to achieve better places in which to live and work. It is considered to assist in raising the standard of design within the general neighbourhood and to fit with the overall built form and layout of its immediate and wider surroundings.

At a finer scale, residential design must fully understand the implications of design choices to make a house a home, and to ensure it contributes to creating or improving the immediate block and street network.

The proposal has been designed to reflect the character and grain of the locality, providing continuity and a seamless integration into the existing developed environment. The proposal is not considered to have a detrimental impact on the overall design and character of the area.

- **Social, Lifestyle and Housing Trends**

The past decade has seen a number of fundamental changes to the social, cultural, digital and physical infrastructure, laying the foundations for new models of urban and residential living.

The existing host property was originally constructed to meet the needs and lifestyles of previous generations. The proposal will allow for the existing property to meet the applicant's current requirements and provide future generations to develop and grow.

- **Space and Light Amenity**

The quality of space and light has a profound impact on a resident's experience and enjoyment of their home. It is highly documented that well planned and sufficient space for living and sleeping, together with adequately sized kitchen, bathroom and storage facilities are key requirements for today's lifestyle. The proposal exceeds the National Described Space Standards and will provide the occupants with a comfortable sense of space allowing clear movement between different spaces.

The proposal incorporates increased levels of natural daylight to provide the occupants with a higher quality of living conditions. This will help to reduce the requirement for artificial lighting and further reduce the energy consumption of the property.

- **Private Amenity**

As densities continue to grow, personal privacy will become progressively important for both the host dwelling and its neighbouring units.

Consideration on privacy must be given where there is a proposed increase in daylight from additional or enlarged fenestration.

The proposal has been designed to ensure that the occupants have sufficient access to their own private amenity space whilst respecting the privacy of neighbouring properties.

- **Future Proofing**

The world is committed to achieving carbon zero by 2050 and the majority of Local Authorities have officially declared a Climate Emergency. The UK has committed to reduce the carbon emissions from the built environment with an increase in insulation and encouraging the use of renewable energy. Our housing stock is among the oldest and least efficient buildings in the world and the proposal seeks to address these challenges through the design.

It must also be recognised that our lifestyles have changed considerably though the decades, and our homes have had to adapt to technology, home working, multi-generation living and the need for space. Our proposals have considered the needs of future occupants and ensured that the property is adaptable and flexible as necessary for the long-term community.

- **Scale and Massing**

The proposal is considered to be sympathetic to the host building in terms of the additional or altered footprint and volume. It is not considered to create any detrimental impacts upon the living conditions and amenities of either existing or future occupants within the vicinity.

- **Highway Connection Details**

The proposal does not include for a new or altered vehicle access or pedestrian access to or from the public highway. The proposal does not require any diversions, extinguishment and/or creation of public rights of way and is not considered to have any negative impacts on the safety of highway or pedestrian users.

- **Parking Provision**

The application site is considered to provide for sufficient off-road parking spaces for vehicles within allocated spaces in the vicinity. The proposal is not considered to have any adverse impact on parking provisions for the surrounding area.

- **Access and Accessibility**

General access to the existing property will remain unaltered. It is accessible to all emergency vehicles and refuse collections with suitable connections to water and waste supplies, high speed telecom and utilities.

The application site benefits from a reasonably level ground which is considered to be accessible to all ambulant and non-ambulant pedestrians with no inherent hazards. The proposal is not considered to have any prejudicial impact on the accessibility of any person regardless of disability, genders or age.

- **Cycle Storage**

The use of green transport is increasing around the world, and this upsurge has required many homeowners to adapt their properties to create a suitable and safe storage area for cycles. The property currently provides suitable storage for cycles within the curtilage and the proposal is not considered to have any adverse impact.

- **Refuse Storage**

As we move into an era of reducing waste and encouraging the recycling of products, households have had to adapt their properties to create suitable space. The property has existing arrangements to enable separation and storage of household waste and recycling. The proposal is not considered to have a negative impact on the surrounding environment and will continue to provide easy access for collections.

- **Safe Neighbourhoods**

The application site is located within a safe neighbourhood and the proposal is not considered to have any adverse impacts to the continued safety of the area. All fenestration will be fitted with appropriate security in accordance with the Approved Documents and Security by Design.

- **Building Regulations**

The design has ensured all relevant Approved Documents will be met in full.

5 IMPACT ASSESSMENTS

i. Visual Impact Assessment

The design principles have been carefully considered to ensure that the proposal reflects and maintains the overall character and grain of the area, including the vernacular architectural styles and pattern of development within the immediate and wider enclaves.

The proposal uses materials that are either matching or complementary to the existing building to reduce any potential impacts on the surrounding area.

The increase in footprint and/or volume of the proposal is considered to respect and relate positively to the appearance and proportions of the host dwelling as well as the general surrounding neighbourhood. It is not considered to have a harmful impact on the local area by resulting in an incoherent and incongruous alteration.

ii. Neighbourhood Impact Assessment

Throughout the design concept, careful consideration has been given to neighbouring properties to ensure that any perceived impacts are minimal.

The scale is considered appropriate in context to the adjoining neighbours and has been designed to prevent any potential overshadowing that would not result in an excessive sense of enclosure. Any associated loss of natural daylight or sunlight for the immediate neighbours has been mitigated through careful design reducing any potential harm to the living conditions of the current and future occupants.

The proposal has been designed to ensure there are no aspects that could harmfully influence the existing private amenities of adjoining properties through unfavourable placement and style of fenestration.

iii. Flood Risk Impact Assessment

The accompanying Flood Risk Map confirms that the application site is located within the Environment Agency's Flood Zone 1 where it is at a low risk of potential flooding from nearby natural watercourses.

- **Recommended Mitigation Measures**

In order to avoid or minimise any sources which could contribute to potential flooding in the future, the proposal will incorporate flood proofing, resilience and resistance mitigation measures including:

- Appropriate SuDS drainage measures will be installed around the property to reduce the risk of surface water flooding in extreme conditions as required by Building Regulations. These will include soakaways to all new and existing rainwater connections
- Permeable landscaping materials will be used throughout the proposal as necessary
- Appropriately sized waterbutts will be installed to new or existing rainwater systems with overflow connections leading to soakaways to encourage rainwater harvesting
- Electrical sockets will be raised to levels required under Building Regulations and NICEIC Regulations

- All new finished floor levels will match the existing levels at the minimum

A Sequential Test, Flood Modelling, Screening or FRA report should not be required for this proposal.

The proposal is not considered to have a negative impact on flood risk to either the existing property or surrounding area.

iv. Fire Safety Impact Assessment

The design incorporates appropriate safety measures for the protection of occupants in the event of a fire within the property. This includes the installation of an interlinked smoke and heat detection system and installation of fire doors where necessary. It will fully comply with the Approved Documents as part of the Building Regulations application stage.

Measures to provide safe egress from the property with a protected passage to the exterior assembly points have been included as standard practice to comply with the latest Fire Safety Regulations.

The proposal is not considered to have any adverse impacts through the spread of fire to neighbouring properties.

v. Noise Impact Assessment

- **Construction Works**

Noise levels for the construction phase will be kept to the minimum to avoid disturbance to neighbouring properties and will working times will be strictly adhered to. Working hours for all Construction/Demolition operations including delivery/removal of materials on/off site will be restricted to 08:00 - 18:00Hrs on weekdays, 09.00 - 13:00Hrs on a Saturday and no Sunday or Bank Holiday working.

- **Sound Transmittance**

The proposal is not considered to have a negative impact on the transmittance of noise to neighbouring properties.

vi. Land Contamination Assessment

The application site is not known to contain any contaminative features. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works will be halted on that part of the site affected by the unexpected contamination and will be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment will be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. Following completion of measures identified in the approved remediation scheme, a verification report will be submitted in writing and approval by the Local Planning Authority.

6 BIODIVERSITY STATEMENT

i. Policy Context

The "3 Tests" have been assessed against Schedule 2 of Conservation of Habitats and Species Regulations 2010 (as amended) and Annex 2 Habitats Directive. The proposal is not considered to affect the integrity of the site:

- The application site is not protected under International Importance
- The application site is not protected under National Importance
- The application site is not protected under Local Importance

The accompanying Biodiversity Checklist confirms that the application site is not within any areas that carry a risk of impact to smaller wildlife habitats.

ii. Tree and Hedge Protection

The application site does not contain any protected or notable species of trees and there are no mature or protected hedgerows within the curtilage.

An Arboricultural Survey should not be required for the application.

iii. Wildlife Triggers

The application site is not within 400m of any ancient woodland, fresh water ponds or grasslands. It is not situated within any know protected sites.

A Wildlife Trigger Report should not be required for the application.

iv. Biodiversity

- **Biodiversity Net Gains (BNGs)**

The Proposal does not fall within the requirements of Biodiversity Net Gains.

- **Recommended Mitigation Measures**

To avoid, mitigate, compensate, enhance or manage wildlife measures have been reasonably taken which include:

- Maintaining the current environmental conditions such as temperature, availability of natural light, prevailing winds and existing ground conditions
- Providing underpasses in boundary fencing to enable movement of small animals between habitat sites
- Removal of any non-native species to the benefit of native species
- Installation of bird and bat nesting boxes within the curtilage
- Creation of suitable landscaping within urban gardens to encourage species such as butterflies, bees and small birds
- Use of Soakaways for rainwater drainage

Measures to avoid and manage potential impacts on wildlife features will be taken at the construction stage. These include but are not limited to:

- Prior to the commencement of any works, the existing property and its neighbouring properties will be inspected for the presence of protected species

- Should evidence suggest that there is a likelihood of notable or Priority species within the vicinity, a competent person with suitable qualifications, licenses and experience will be engaged to determine if there are any likely impacts

- No works will take place until appropriate measures have been completed as recommended by the competent person

The proposal will not adversely affect the integrity of the site for protection, enhancement or management of wildlife.

A further Habitats Regulation Assessment (HRA) or Preliminary Ecological Appraisal (PEA) should not be required for the determination of this application.

v. Green Infrastructure Statement (Wales)

The Welsh government has recently announced an investment of over £1.8bn in green infrastructure over the next few years. The investment will support the creation of a National Forest, improve access to landscapes and outdoor recreation, and provide newer and greener rolling stock for public transport. A Green Infrastructure Statement must accompany all planning applications in Wales.

The green infrastructure principles encourage the best use of land to provide green open space for all whilst helping wildlife to flourish. They will help communities adapt to climate change by reducing the urban heat island effect which can help to reduce energy consumption and greenhouse gas emissions. It can promote sustainability and provide economic benefits to communities with employment opportunities and education.

Green infrastructure can create, maintain and enhance biodiversity habitats for both priority and non-priority species.

Arkiplan are committed to incorporating green infrastructure into our projects and provide our clients with educational tools to raise awareness. We have ensured that our proposal is proportionate to the scale and nature of the development and have explored all opportunities for connectivity and enhancement of the existing resources through our design proposals.

The proposal is for a modest residential application which would have a minimal impact on the wider surroundings. The above Biodiversity mitigation measures have been recommended to the applicants to enhance their current surroundings and increase their awareness of environmental pressures.

7 CLIMATE CHANGE & SUSTAINABILITY STATEMENT

i. Introduction

The world has committed to decarbonise by 2050 and the UK is legally-bound to reduce the carbon emissions from buildings, transport and industry. The built environment is responsible for approximately 40% of the UK's current emissions through its housing stock and commercial properties with some of the oldest and draughtiest homes in the world. There are currently more than 28 million homes in occupation in the UK that were constructed to old building standards, more than 20% were constructed prior to 1919 from traditional methods in response to the Industrial Revolution. It is estimated that over 24 million of these homes will still be in occupancy in 2050.

ii. Energy Efficiency

The existing property was constructed to low building standards and is consequently classed as having poor energy efficiency. Poor energy efficiency ultimately leads to an increase in the use of fossil fuels to create an optimal internal temperature throughout the year. It is also the main trigger of fuel poverty which is recognised as causing health implications through poor indoor air quality, mould and bacterial growth, condensation, damp and structural damage, all leading to preventable loss of life.

It is highly documented that properties constructed prior to the recent Building Standards experience considerable unwanted heat losses apportioned as 35% through poorly insulated exterior walls, 25% through insufficient roof insulation, 15% through poorly fitted entrance doors, 10% through low performance fenestration and 10% through uninsulated ground floors. Walls that are subject to damp are over 30% less efficient.

iii. Fabric First Retrofit – PAS 2035 Principles

The government has placed great importance on upgrading our existing housing stock through suitable retrofitting practices. A national standard has been introduced which provides a framework setting out specifications for the design and construction of government-owned properties.

Taking a holistic approach, the retrofit principles upgrade the overall energy efficiency of the property through processes including the education of the occupants, upgrading the insulation of the building fabric and providing adequate ventilation.

The 'Fabric First Approach' is the correct sequence of upgrading our existing buildings to meet Carbon Zero targets. This global method seeks to increase the level of insulation and airtightness of the thermal envelope as the priority so that the amount of energy required to heat or cool a property is greatly reduced. The method also ensures that the moisture levels are managed correctly within the building fabric preventing growth of deadly mould and bacteria internally, reducing the risk of interstitial condensation that could lead to structural damage and improving the overall internal air quality for the occupants.

Smaller mechanical heating and cooling systems can then be installed to provide the optimum internal living conditions, with renewable energy where it is practical.

The proposal will ensure that the new construction will meet the latest Building Standards, greatly increasing the overall energy efficiency of the property as a whole. This will result in lower levels of mechanical heating and

cooling systems, prevent overheating and reduce the carbon emissions through use of fossil fuels.

Further Retrofit works to the existing structure can be installed in due course as required for the individual property to ensure that the legally-binding Carbon Zero targets are met in 2050.

iv. Renewable Energy Systems

The proposal does not include installation of renewable energy as part of the application.

As noted above, it is widely accepted that the Fabric First Approach is the correct sequence to reduce the requirement for energy. A smaller renewable system can subsequently be installed as part of a later phase.

v. Recommended Climate Mitigation Measures by 2050

Measures to manage and mitigate Climate Change have been or will be introduced where appropriate for the current proposal or for future upgrades to the property. These include but are not limited to:

- To reduce carbon emissions, the thermal insulation will be upgraded to modern standards increasing the overall energy efficiency of the property and reducing the use of mechanical heating and cooling systems to obtain required internal temperatures

- Unwanted air leakage through key junctions on the existing property will be examined and mitigated as part of the proposal. This includes ensuring a continuous thermal envelope is present, all penetrations through the building envelope are suitably sealed with airtight tapes and grommets, and high-risk airtight areas such as doors and windows are correctly fitted

- All new construction will include overlapping insulation to create a continuous thermal envelope, appropriate use of airtight membranes and suitably taped penetrations to achieve a high quality and energy efficient property

- New fenestration will be installed with higher performing sealed units to reduce the temperature difference between internal and external surfaces thus reducing the requirements of mechanical heating and cooling systems to obtain the optimal internal temperature

- All new fenestration will be installed with trickle vents to provide a source of natural ventilation to the interior reducing the growth of mould and bacteria

- All ‘wet’ areas will be fitted with mechanical ventilation to ensure excess moisture is removed from the interior, reducing the risk of mould and bacterial growth

- Using the Fabric First Approach, low carbon heating and cooling systems can be successfully installed including Air Source or Ground Source Heat Pumps

- Renewable energy systems including PV Solar collectors and battery storage can be installed as appropriate

- To reduce the consumption of water and appropriately manage waste water, water efficient fixtures and fittings will be installed including sanitaryware and water outlets in accordance with Approved

Document G. This will include aerators on taps and showerhead outlets to reduce the household consumption rates and installation of low/dual flush WCs to reduce the outflows to the local foul water systems. Inline flow limiters will be used where fittings do not achieve the required flow rates

- Rainwater harvesting can be installed using 200L domestic water butts fixed to rainwater outlets, with a suitable overflow connection
- All new rainwater systems will be fed to an appropriate soakaway system as required by the Building Control Officer
- All light fittings should be replaced with new low energy lightbulbs or fixtures
- All appliances should be replaced when required with low energy appliances
- Flood risk measures will be introduced as detailed below to prevent damage to the property and surrounding areas
- A full Climate Emergency Mitigation Checklist for Householders will be provided to occupants to enable a suitable retrofit programme can be carried out successfully as required

vi. Carbon Footprint

Where possible, all materials will be sourced locally and installed by local contractors, reducing the need for transportation as much as possible. All timber products will be FSC certified from sustainably managed sources, and the use of natural insulation products have been incorporated into the scheme.

Where possible, low-embodied carbon alternatives will be used with a low GWP.

vii. Climate Emergency Impact Assessment

The proposal will ensure that the overall energy efficiency of the existing building will be improved, reducing the current requirements for mechanical heating and cooling systems. Consequently, this will reduce the present levels of carbon emissions of the individual property and is considered to be a positive impact.

The proposed works will similarly lessen the risk of fuel poverty, provide a healthier indoor environment for the occupants and reduce the risks of structural damage. They will also provide a good foundation for the full retrofit of our existing privately-owned housing stock to meet the Carbon Zero legal targets.

The proposal is considered to have a positive impact on the Climate Emergency.

8 HERITAGE IMPACT ASSESSMENT

i. Heritage Asset Planning Policy

In addition to the Town and Country Planning Act 1990 and the most recent National Planning Policy Framework (NPPF), the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

Designated Heritage Assets: Conservation Areas
A Conservation Area is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Conservation Areas can be a town or village, a large neighbourhood or a particular group of buildings. The designation provides Local Planning Authorities with additional statutory powers to restrict demolition or alteration of buildings and trees in order to preserve the special character

Preservation and Enhancement of Heritage Assets
By designating an area as a Conservation Area, careful control is given to ensure that any new developments or alterations do not harm the historic or architectural character or appearance of the buildings or their setting.
The designated status provides a framework for enhancements as well as protection and preservation of the asset.

ii. Identification of the Heritage Asset

The application site lies within the designated South Hill Park Conservation Area.

iii. Statement of Significance

South Hill Park Conservation Area in Camden is a significant area of historical and architectural importance, characterized by its distinctive Victorian and Edwardian buildings, lush green spaces, and cohesive streetscapes. This planning statement aims to outline the key considerations and objectives for the conservation and enhancement of this cherished area.

The application site is not a Listed Building and is not within the immediate curtilage of a Listed Building. The Heritage Asset in this instance is the designated Conservation Area established to preserve the overall character and appearance of the area. The application site is not of individual historical or vernacular merit and as such is unlikely to be seen as a Heritage Asset in its own right.

The proposal seeks to replace an existing conservatory that is in need of modernisation with a new structure that sits within the same footprint and volume as the existing. The impact to the overall Heritage Asset is considered to be minimal, works are contained to the rear of the property and the proposal seeks to replace in a like-for-like manner with minor alterations to the fenestration arrangement.

The proposal is not considered to have any detrimental impact on the wider Heritage Asset.

9 SUMMARY

The proposal seeks planning permission under the Town and Country Planning Act 1990 (as amended) for alterations to an existing dwellinghouse that is in occupation under private ownership. It has been designed to meet all local and national design guides and to minimise all potential impacts to the immediate and wider surrounding area. A baseline for alterations to existing dwellings within the surrounding area supports the principle that appropriate modifications could be acceptable for suitable proposals.

The proposed design has been chosen to reflect the individual character and grain of the existing area, using materials that will be sympathetic and in keeping with the both the host dwelling and the overall vernacular style of the immediate enclave and the wider surrounding area. It is considered to integrate well into the existing developed form with no detrimental impact by virtue of scale, appearance, privacy or loss of daylight. The use of similar materials and colours in the construction of the external surfaces will provide a satisfactory visual relationship between the existing and proposed.

The design will enable the building to be used for modern living which can be adapted as required for future generations. It is considered to meet the principles of the NPPF to provide good design that will raise the standard of local housing and create better places to live and work. This is considered to be a positive impact on local market housing stock.

The new construction will meet all Approved Documents for building standards in operation including upgrading the current building fabric to increase the overall energy performance. This is considered to have a positive impact on the existing housing stock with regards to the health of the occupants and reducing its current carbon emissions. It is considered to have a positive impact on the wider environment with a positive impact on climate change.

The proposal is not considered to have any adverse impacts on the surrounding ecology and would not result in the loss of local ecological assets including wildlife habitats or significant or protected trees. It is not considered to have any adverse impact on the wider green infrastructure.

The proposal will not increase the risk of either surface or fluvial flooding for the individual property nor have any detrimental impacts on the wider locality.

We hope that the proposal meets with your approval.

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Arkiplan Architectural Ltd

LONDON PLAN FIRE SAFETY POLICY D12(A):

For properties falling with the London Plan Fire Safety Policy D12(A) the provisions for escape and fire protection have been considered for the proposed works in line with the Policy to ensure the safety of all building users:

Outside Space, Access & Escape
We can confirm the property has suitably positioned unobstructed outdoor space for fire appliances to be located on and suitable for use as an evacuation assembly point. The existing property has apt and convenient means of escape and evacuation via the existing arrangement. We can confirm the development proposed does not require the provision of evacuation lifts.

Design & Risk of Fire Spread
The proposal is designed to incorporate fire safety measures to reduce the risk to life and the risk of serious injury in the event of a fire. Mains operated interlinked smoke alarms will be installed as required under the building regulations to ensure a suitably protected route to the outside is provided. 30-minute fire doors will be installed to all appropriate rooms where required and within the stairwell of the property to ensure the egress route is protected to withstand 30 minutes of fire and avoid passing through any habitable rooms.

Specifications
Where required as part of the building regulations, all doors to any stairway serving habitable rooms are to be FD30 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have minimum undercut of 10mm above the fitted floor finish surface. An 18mm fireline board will be fitted to the underside of any staircase with skim finish. Mains operated, self-contained and inter-linked smoke alarms will be provided at each landing level. The smoke alarms will conform to BS 5446: Part 1. All units to also have rechargeable batteries in case of mains power loss. Any existing glazing to the stairway enclosure is to be replaced with fire-resisting (uninsulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

REASONABLE EXCEPTION STATEMENT:

Reasonable Exemption is hereby sought for the proposals:

- The current fire safety measures are appropriate and will not be adversely affected by the development
- The proposals are for the sole use of the occupants and current fire safety measures will not be affected.
- The proposal is considered to have a positive impact on the current measures to the property

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