259 DOC 14 PLANNING STATEMENT

# Planning statement

259 - DOC 14 - 16 Swain's Lane





### 259 DOC 14 PLANNING STATEMENT

## Introduction

The purpose of this document is provide supporting information to a Section 73 application to vary conditions attached to the planning consent at 16 Swain's Lane, N6 6QS. The application reference is 2023/0712/P. The approved scheme was prepared by Bere Architects, and submitted for planning approval in February 2023. Planning consent was granted in February 2024.

This application seeks to vary Condition 2 of the above planning consent to require development in accordance with revised drawings.

Prewett Bizley Architects were appointed in September 2023 to review the scheme submitted for planning, and to deliver the project. We support the general aims of the original scheme, such as the commitment to low operational and embodied carbon, and the aims of the LPA to preserve and enhance the local character of the area.

However, a number of issues with the approved scheme have come to our attention that we feel do not best serve heritage, environmental, and user interests of the building. The amendments covered in this application represent a holistic approach to minimising expenditure of carbon and waste, whilst preserving the heritage value of the architecture.

# Schedule of amendments

Amendment no.	Description
01	Adjusted roofscape above the ground
02	Adjusted window sizes and positions
03	Omitting approved insulation to the e
04	Window system for replaced front wi
05	Reduced demolition on the existing g
06	Adjusted railings to terraces on rear 1
07	Adjusted bin store
08	Adjusted PV layout on main roof





### APRIL 2024

d floor extension

on the proposed flank and rear elevations

exterior of the existing front elevation

indows

round floor

lst and 2nd floor extensions





# Summary of key amendments

We have conducted an in-depth survey of the existing building and the approved scheme, including:

- Reviewing the approved demolition plans and volume of waste material caused. •
- Investigating the existing fabric to determine level of insulation, and structural . integrity.
- Modelling operational carbon and energy consumption of the existing building and approved scheme.

This has informed the following key conclusions:

- 1. The approved rooflights to the ground floor rear are bulky and incongruous with the character of the original building. The large glazed element is unshaded and will increase the risk of internal overheating. We propose a more modest, rectilinear rooflight that is more in keeping with the character of the original building, that has natural fixed shading by means of a projecting roof.
- 2. The approved windows to the side and rear are incongruous with the windows of the original building, both in design and scale. We propose to reinstate window openings that are in keeping with the character of the original building.
- 3. The approved addition of external wall insulation to the front wall causes disruption to the character of the building, use of doors and windows, and use of existing balconies. We propose to meet ambitious energy standards, such as LETI, through upgrading the glazing in combination with existing internal wall insulation.
- 4. The approved Magis40 windows have a thick timber frame that will be significantly different to the original slender steel framed windows. Instead, we propose a thermally broken metal system that is more slender and will provide a more authentic recreation of the original single-glazed windows.
- 5. The approved scheme requires extensive demolition of the ground floor fabric, which has a significant embodied carbon, waste, and pollution impact. It also undermines the architectural integrity of the original building which has cultural value. We propose revising the ground floor layout to accommodate retaining a large amount of the existing fabric.





Rear view



![](_page_2_Picture_20.jpeg)

![](_page_2_Picture_22.jpeg)

### 259 DOC 14 PLANNING STATEMENT

### Variation of Condition 2

This application is to vary Condition 2 to require development in accordance with the revised set of drawings as indicated on this page.

### **Condition 2:**

"The development hereby permitted shall be carried out in accordance with the following approved plans: A.G20. E01 Rev. 12; A.G20.E02 Rev. 12; A.G20.E03 Rev. 12; A.G20.P00 Rev. 11; A.G20.P01 Rev. 12; A.G20.P02 Rev. 12; A.G20.P03 Rev. 12; A.G20.P04 Rev. 11; A.G20.P05 Rev. 3; A.G20. P06 Rev. 3; A.G20.S01 Rev. 12; A.G20.S02 Rev. 12; A.G20.S03 Rev. 6; B.G11.E01 Rev. 3; B.G11.E02 Rev. 3; B.G11.E03 Rev. 3; B.G11. P00 Rev. 5; B.G11.P01 Rev. 5; B.G11.P02 Rev. 5; B.G11.S01 Rev. 2; B.G20.E01 Rev. 7; B.G20. E02 Rev. 7; B.G20.E03 Rev. 7; B.G20.P00 Rev. 7; B.G20.P01 Rev. 7; B.G20.P02 Rev. 7; B.G20.P03 Rev. 2; B.G20.P04 Rev. 2; B.G20. S01 Rev. 7; B.G20.S02 Rev. 7; Daylight and Sunlight Report (prepared by Anstey Horne, dated January 2023); Design and Access Statement (prepared by Bere Architects, dated 31/07/2023); Embodied Carbon Calculation - Stage 2 (prepared by Energelio, dated February 2023); Heritage Report (prepared by Chilcroft Heritage Planning, dated January 2023); Planning Statement (prepared by Allen Planning Ltd, dated February 2023). Reason: For the avoidance of doubt and in the interest of proper planning."

	,
Drawings approved	
with application:	
2023/0712/P	
A.G20.E01 Rev. 12	
A.G20.E02 Rev. 12	
A.G20.E03 Rev. 12	
A.G20.P00 Rev. 11	
A.G20.P01 Rev. 12	
A.G20.P02 Rev. 12	
A.G20.P03 Rev. 12	
A.G20.P04 Rev. 11	
A.G20.P05 Rev. 3	
A.G20.P06 Rev. 3	
A.G20.S01 Rev. 12	
A.G20.S02 Rev. 12	
A.G20.S03 Rev. 6	
3.G11.E01 Rev. 3	
3.G11.E02 Rev. 3	
3.G11.E03 Rev. 3	
3.G11.P00 Rev. 5	
3.G11.P01 Rev. 5	
3.G11.P02 Rev. 5	
3.G11.S01 Rev. 2	
3.G20.E01 Rev. 7	
3.G20.E02 Rev. 7	
3.G20.E03 Rev. 7	
3.G20.P00 Rev. 7	
3.G20.P01 Rev. 7	
3.G20.P02 Rev. 7	
3.G20.P03 Rev. 2	
3.G20.P04 Rev. 2	
3.G20.S01 Rev. 7	
3.G20.S02 Rev. 7	

conditions			
Existing	Reproduced	Proposed	
drawings:	approved	drawings:	
	drawings:		
	259 AP 20	259 PR 10	
	259 AP 21	259 PR 11	
	259 AP 22	259 PR 12	
		259 PR 13	
	250 45 00	250 00 00	
	259 AP 00	259 PR 00	
	259 AP 01	259 PR 01	
	259 AP 02	259 PR 02	
	259 AP 03	259 PR 03	
		259 PR 20	
	259 AP 10		
	259 AP 11	259 PR 22	
	259 AP 12	259 PR 23	
259 EX 10			
259 Ex 11			
259 EX 12			
259 EX 13			
259 EX 00			
259 EX 01			
259 EX 02			
259 EX 03			
259 EX 20			
259 EX 22			
259 EX 23			
259 EX 100			

![](_page_3_Picture_10.jpeg)

### **259 DOC 14 PLANNING STATEMENT**

Amendment 01: Adjusted roofscape above the ground floor extension

### **Review of approved scheme**

Refer to drawings: 259 AP 01, 259 AP 10, 259 AP 11, 259 AP 12, 259 AP 21, 259 AP 22

The approved rooflight above the replacement ground floor presents the following issues:

- The close proximity of the rooflight to the 1st floor rear wall and terrace leads to challenging • construction and difficulty of maintenance, a matter that has been raised in previous correspondence with the LPA.
- The apex of the rooflight is higher than the approved 1st floor rear terrace wall, restricting views out.
- The approved glazing on the west slope is excessive and would risk overheating of the ground floor interior.
- The sloping form of the rooflight is not in keeping with the original art-deco aesthetic. .
- The implied external cladding of the rooflight is a green roof, which is challenging to install on a slope.

### **Proposed amendment**

Refer to drawings: 259 PR 01, 259 PR 11, 259 PR 12, 259 PR 13, 259 PR 20, 259 PR 22, 259 PR 23

The proposal replaces the sloping rooflight with a more modest rectilinear glazed lantern. Increased distance to the 1st floor rear wall simplify construction, and increase the amount of green

- roof planting.
- The height of the lantern is reduced compared to the approved sloping rooflight. .
- Glazing is redistributed so as to avoid a single explosed area of glazing, and shaded through the projecting roof and the installation of concealed external blind boxes.
- The rectilinear form of the proposed lantern is more sympathetic to the flat roof forms of the original building.
- Zinc cladding to the rooflight achieves a high design quality.

![](_page_4_Figure_19.jpeg)

### **APRIL 2024**

Scale of rooflight reduced, and form more appropriate to existing building

![](_page_4_Picture_28.jpeg)

![](_page_4_Picture_29.jpeg)

### 259 DOC 14 PLANNING STATEMENT

Amendment 01: Adjusted roofscape above the ground floor extension

### **Review of approved scheme**

Refer to drawings: 259 AP 01, 259 AP 10, 259 AP 11, 259 AP 12, 259 AP 21, 259 AP 22

- The rooflight will be bulky when viewed from the west neighbour's garden. •
- We have been advised of concerns raised at pre-application stage regarding the height of the . rooflight, and its proximity to the 1st floor terrace.

### **Proposed amendment**

Refer to drawings: 259 PR 01, 259 PR 11, 259 PR 12, 259 PR 13, 259 PR 20, 259 PR 22, 259 PR 23

- The height and scale of the proposed lantern is reduced, lending it a more comfortable relationship with the 1st floor terrace.
- A form has been chosen that fits the proportions of celebrated art-deco buildings in London, such as . the 1920's underground stations by Charles Holden.

![](_page_5_Picture_11.jpeg)

Osterley Underground Station ca. 1934 building.

![](_page_5_Figure_13.jpeg)

![](_page_5_Figure_14.jpeg)

Approved elevation from neighbour's perspective

Proposed elevation from neighbour's perspective

Design by Charles Holden. Example of an original art deco roof lantern on a Grade II listed

![](_page_5_Picture_21.jpeg)

### 259 DOC 14 PLANNING STATEMENT

Amendment 01: Adjusted roofscape above the ground floor extension

### **Review of approved scheme**

Refer to drawings: 259 AP 01, 259 AP 10, 259 AP 11, 259 AP 12, 259 AP 21, 259 AP 22

The approved drawings are not explicit as to the extent of sedum roof on the rear ground floor flat roof. It is assumed that the sloping rooflight is proposed to be clad in a roofing membrane.

If a sedum roof were to be added to the rooflight, there would be a number of negative effects:

- Rainwater will run off the slope, causing the planting at the top to die, leading to an irrigation system to be required.
- Additional challenges relating to the anchorage of planting and substrate.
- The incline may lead to scorching of planting in summer.
- Sedum roofs require a roof thickness of not allowed for in the approved drawings of the rooflight, and would alter its appearance.
- The proximity of the rooflight to the 1st floor rear wall and parapet leads to narrow residual areas that would be impractical to install sedum roof on.

### **Proposed amendment**

Refer to drawings: 259 PR 01, 259 PR 11, 259 PR 12, 259 PR 13, 259 PR 20, 259 PR 22, 259 PR 23

The smaller proposed roof lantern allows for a greater area of living roof, with good maintenance access to all areas. The form and position of the roof lantern creates both shaded and unshaded areas, providing varied micro-climates and leading to a greater biodiversity.

![](_page_6_Figure_15.jpeg)

![](_page_6_Picture_18.jpeg)

### 259 DOC 14 PLANNING STATEMENT

### Amendment 02: Adjusted window sizes and positions on the proposed flank and rear elevations

### **Review of approved scheme**

Refer to drawings: 259 AP 00, 259 AP 01, 259 AP 21, 259 AP 22

The approved scheme proposes new large windows in the rebuilt ground floor, and 1st floor extension.

- The proportions of the approved windows and glazing bars are incongruous with the horizontal nature of the building.
- The new large windows face south and west, and present a significant risk of summer overheating of 🔹 • the internal space.
- The approved windows on the west and south elevations contain vertical glazing bars only, which is ٠ not in keeping with the character of the original windows.

### **Proposed amendment**

Refer to drawings: 259 PR 00, 259 PR 01, 259 PR 11, 259 PR 12

- New windows in extensions are at a scale more in keeping with the existing elevation.
- Due to reduced demolition on the ground floor, existing windows openings on the ground floor flank are retained.
- New windows on the west elevation match the size of retained window openings.

![](_page_7_Figure_14.jpeg)

![](_page_7_Figure_15.jpeg)

![](_page_7_Figure_16.jpeg)

![](_page_7_Figure_17.jpeg)

Approved south elevation

![](_page_7_Figure_19.jpeg)

**Proposed south elevation** 

### **APRIL 2024**

- New windows follow existing window size

New patio doors to reference proportions of existing windows to side

![](_page_7_Picture_27.jpeg)

### **259 DOC 14 PLANNING STATEMENT**

Amendment 03: Omitting approved insulation to the exterior of the existing front elevation

### **Review of approved scheme**

insulation

Refer to drawings: 259 AP 00, 259 AP 01, 259 AP 02, 259 AP 10, 259 AP 11, 259 AP 20

The approved scheme includes the installation of external wall insulation (EWI) to the front wall. There are a number of disadvantages to this:

- The addition of insulation to the front wall of the existing building means that the original character of the facade will be altered.
- The original balconies to 1st and 2nd floor level are approx. 600mm wide. The 300mm insulation added to the facade would reduce the depth to approx. 300mm, rendering them unusable as amenity spaces. Installing robust waterproofing on such narrow balconies would be challenging. Multiple contractors have advise demolishing and rebuilding the original balconies to facilitate the waterproofing and long term maintenance.
- The original narrow windows in the common stairwell will be lost as they become blocked by the insulation. The replacement windows shown on the approved drawings will become cosmetic only.

### **Proposed amendment**

Refer to drawings: 259 PR 00, 259 PR 01, 259 PR 02, 259 PR 10, 259 PR 20, 259 PR 22

We proposed not to install insulation to the exterior of the front wall, due to the negative consequences caused. This has the following advantages:

- Upon inspection, the existing front walls were found to contain a layer of EPS insulation internally. We propose to redirect resources to improving glazing as a means of meeting current energy targets, such as those set out by LETI (Low Energy Transformation Initiative).
- The original roughcast render on the exterior can be retained.
- The existing balconies to the 1st and 2nd floors remain accessible and usable as amenity spaces.

The original narrow windows to the stairwell can be retained in their original positions. Overall, the proposal maintains excellent reductions in operational carbon, whilst retaining the fabric and authenticity of the architecture to the front elevation.

![](_page_8_Figure_16.jpeg)

![](_page_8_Picture_24.jpeg)

### **259 DOC 14 PLANNING STATEMENT**

Amendment 04: Window system for replaced front windows

### **Review of approved scheme**

Refer to drawings: 259 AP 01, 259 AP 02, 259 AP 10, 259 AP 11, 259 AP 20

The approved scheme specifies the use of Magis40 windows in the front facade to replace the original slender metal framed windows.

- This is a timber frame window system, clad externally with aluminium, which is 115mm thick. We feel this would be incongruous with the original metal frames.
- Magis40 windows have a thick timber frame that is not accurately represented in the approved elevation drawings. We believe this thickness would be read from Swain's Lane as significantly different from the original steel windows.
- The system relies on the installation of external wall insulation to conceal their relatively large frames • at jambs, heads and cills.

### Proposed amendment

Refer to drawings: 259 PR 01, 259 PR 02, 259 PR 10, 259 PR 20, 259 PR 22

We proposed installing a thermally broken steel window sytem that provides a more authentic recreation of the original windows.

- The proposal omits the installation of insulation to the front wall (refer to Amendment 01). The use of Magis40 windows without external insulation to conceal the frames further alter the appearance of the windows.
- The proposed windows are significantly more expensive than the Magis40 system, however the applicant is willing to bear the additional cost in order to replicate the original character as closely as possible. The depth is slimmer and will result in a more convincing recreation of the existing window architecture, whilst ensuring minimal heat loss.

![](_page_9_Figure_14.jpeg)

Existing steel window detail

Approved Magis40 window detail

Proposed metal window detail

![](_page_9_Figure_22.jpeg)

![](_page_9_Picture_23.jpeg)

### **259 DOC 14 PLANNING STATEMENT**

Amendment 05: Reduced demolition on the existing ground floor

### **Review of approved scheme**

Refer to drawings: 259 AP 00, 259 AP 10, 259 AP 11, 259 AP 22

The approved scheme requires the demolition of the majority of the existing ground floor walls, floor and roof to allow the construction of the replacement ground floor dwelling.

- This results in a large quantity of unnecessary waste material and pollution. .
- This leads to additional noise and disruption to neighbours. •
- Construction of the approved replacement ground floor dwelling has an associated carbon footprint. .
- The existing masonry structure is structurally sound and suitable for reuse. .

### **Proposed amendment**

Refer to drawings: 259 PR 00, 259 PR 12, 259 PR 20, 259 PR 22

The original ground floor flat roof requires replacement as the original structural timbers have deteriorated. However, we proposal to retain the majority of the existing ground floor walls and ground floor slab. This reduces the amount of waste leaving the site, and reduces the carbon footprint associated with the decreased portion of new construction.

![](_page_10_Figure_13.jpeg)

Approved ground floor demolition plan showing substantial demolition of walls and slab

![](_page_10_Figure_15.jpeg)

Proposed ground floor demolition plan with more existing fabric reused

![](_page_10_Picture_21.jpeg)

### 259 DOC 14 PLANNING STATEMENT

Amendment 06: Adjusted railings to terraces on rear 1st and 2nd floor extensions

### **Review of approved scheme**

Refer to drawings: 259 AP 01, 259 AP 02, 259 AP 10, 259 AP 11, 259 AP 21

The approved railings to the 1st and 2nd floor rear terraces consist of 2 horizontal rails fixed to the top of a 700mm high wall. This design was intended to resemble the original railings to the front 1st and 2nd floor balconies. We are concerned that this design provides the possibility for small children to climb the railings.

### **Proposed amendment**

Refer to drawings: 259 PR 01, 259 PR 02, 259 PR 11, 259 PR 20, 259 PR 22

The proposed railing design to the new rear terraces is adjusted to minimise risk of small children climbing them. The terrace wall height is increased to 940mm, and the approved 2 railings are replaced with a single rail. We feel in the interest of safety this railing design is preferable, and is still in keeping with the architectural character of the existing building.

![](_page_11_Figure_9.jpeg)

![](_page_11_Figure_10.jpeg)

![](_page_11_Picture_15.jpeg)

### 259 DOC 14 PLANNING STATEMENT

Amendment 07: Adjusted bin store

### **Review of approved scheme**

Refer to drawings: 259 AP 00, 259 AP 11

The orientation of the approved bin store makes it prominent when viewed from Swain's Lane.

### Proposed amendment

Refer to drawings: 259 PR 00

The proposed orientation of the bin store is more discreet from the street.

![](_page_12_Figure_9.jpeg)

![](_page_12_Picture_14.jpeg)

### 259 DOC 14 PLANNING STATEMENT

Amendment 08: Adjusted PV layout on main roof

### **Review of approved scheme**

Refer to drawings: 259 AP 03

The approved PV panels are orientated south. There are a large number of panels with minimal separation between panels. This does not allow safe access to all areas of the roof for maintenance. The dense layout increases the risk of self-shading and results in reduced efficiency of each panel.

### **Proposed amendment**

Refer to drawings: 259 PR 03

The proposal uses an east-west orientation of panels inclined at 10 degrees. Adequate separation is provided to allow maintenance access to the roof perimeter. The proposed layout has been developed by a specialist to optimise the output efficiency of each panel.

![](_page_13_Figure_9.jpeg)

![](_page_13_Figure_14.jpeg)

### **259 DOC 14 PLANNING STATEMENT**

### Experience and expertise

Prewett Bizley Architects have been leading the way in the emergent field of deep low energy retrofit for 15 years and have delivered a number of pioneering projects to historic buildings in conservation areas and to listed buildings. The office is led by Robert Prewett who has a passion for working with existing buildings in order to both reduce their carbon impacts and enhance their cultural value. He co-authored a paper about retrofit that was presented at this year's International Passivhaus conference and he has completed the RIBA's conservation course.

He was an early proponent of 'Whole House Retrofit' and coined the term 'Retrofit Coordinator' going onto help develop the course of the same name now delivered by the Retrofit Academy. This role of Retrofit Coordinator underpins PAS 2035, the UK's first British Standard for Retrofit which Robert contributed to as part of the steering group.

Important projects are:

- '80% house' that sits within an important conservation area in Hackney. . Externally the works were almost invisible and resulted in a number streetscape enhancements. Over 13 years continued data collection has shown that 80% carbon reduction has been achieved alongside excellent living conditions.
- 'Bloomsbury house' within Camden demonstrated that similar ambitious outcomes were also possible for listed buildings.
- 'Mews House Deep Retrofit' redevelopment of a classic mews house within a conservation area in west London combined ambitious fabric aims and heat pump technology to show 90% energy reduction and improved internal metrics. It won an RIBA award and made it down to the last 6 on Channel 4's 'House of the Year'.

Robert has also co-authored the following Retrofit guides

- 'London Retrofit Action Plan' for London Councils, which set out a route map to decarbonise all of London's homes. All London Boroughs are signatories to this.
- 'Bristolians Guide to Solid Wall Insulation'. This guide was aimed at providing advice for homeowners or professionals on why thinking holistically is essential.
- Retrofit Guide for a conservation area within RBKC. Due for public release in May 2024.

He is currently writing a book for the RIBA about 'Home Retrofit' that is due for publication in early 2025.

![](_page_14_Figure_14.jpeg)

![](_page_14_Picture_15.jpeg)

### '80% House'

Measured energy reduction, showing the predicted and real outcomes are identical

### 'Bloomsbury House' **Restored front facade including** advanced secondary glazing.

![](_page_14_Figure_19.jpeg)

London Retrofit Action Plan (2021). 118 pages setting the challenges and solution to decarbonising London's housing stock. Acting on behalf of RAFT, Robert played a key role in authoring this.

![](_page_14_Picture_22.jpeg)

Bristolians Guide to Solid Wall Insulation. Working with the STBA for whom Robert is an expert panel member, he co-authored and helped illustrate this guide that promotes systems and whole house thinking in retrofit.

### **APRIL 2024**

![](_page_14_Picture_26.jpeg)

'Mews House Deep Retrofit' A whole house plan as a 3D drawing.

![](_page_14_Picture_28.jpeg)