# PLANNING STATEMENT

Replacement of Windows
Encapsulation of Balconies (where selected)
External Insulated Render System
Installation of Green Roof

BACTON TOWER
Haverstock Road
London
NW5 4PU

January 2014

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## INTRODUCTION

This Planning Statement has been prepared to support a Planning Application for the replacement of windows, external insulated render system, encapsulation of the existing balconies and installation of a green roof.

The purpose of this statement is to explain how the present proposal has taken into consideration current planning policies at national and local level to deliver a scheme that will benefit the local area by enhancing the street view and local residents by means of energy efficiency measurements.

## Relevant Policies

- ✓ National Planning Policies (Government Guidance):
  - PPS1 (Planning Policy Statement 1: Delivering Sustainable Development)
  - PPS3 (Planning Policy Statement 3: Housing)
  - Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1; CLG; 2007
  - PPS 22- Planning Policy Statement 22: Renewable energy

- ✓ Local Development Framework Policies:
  - Core Strategy:
    - CS1 (Distribution of Growth)
    - CS5 (Managing The Impact of Growth And Development)
    - CS6 (Providing Quality Homes)
    - CS13 (Tackling Climate Change Through Promoting Higher Environmental Standards)
    - CS14 (Promoting High Quality Places and Conserving Our Heritage)
    - CS 15 (Open Space and Bio Diversity)
    - CS17 (Making Camden a safer Place)

  - Development Policies:
    - DP22(Promoting Sustainable Design and Construction)
    - DP24 (Securing High Quality Design)
    - DP25 (Conserving Camden's Heritage)
    - DP26 (Managing the Impact of Development on Occupiers and Neighbours).

  - Camden Planning Guidance
    - Cpg1 Design
    - CPG 6 Amenity

## THE BUILDING

The property was constructed approximately 1967. The site comprises a 21 storey block of flats and accommodates 120 flats, with a concierge located at ground floor level. The first floor accommodates a resident's association/meeting area and a care takers office. Studio flats are located in the middle of the block whilst on each corner lies 2 bedroom units. The tenure is a mixture of leaseholders and social tenants. The free-hold is held by Camden Council and is primarily used for social housing.

It is important to mention that the buildings are not listed and that the sites does not form part of a conservation area.

### Location

The Tower is located in Camden Town area, between Malden Road to its south and Mansfield Road to its north. It lies with in a residential area comprising mainly low rise blocks, parks, schools and social centres and can be accessed via Haverstock Road or Wellesley Road.

### Setting

Physically its surroundings comprises of low rise residential blocks. The grounds have soft and hard landscaped areas distributed around the block; sitting areas, playgrounds, lawn, planting beds, shrubs and mature trees.

Visually the approaches to Bacton Tower are from the various roads at this is a predominant building due to its scale. To the south are low rise blocks that are to be demolished and the area used for new build social housing. And directly to the north is a railway line from Kings Cross/St Pancras with a communal exercise area situated within a park over the line.

## Design

As previously mentioned, the property was constructed approximately 1967. The site comprises a 21 storey block of flats and accommodates 120 flats, with a concierge located at ground floor level.

The first floor accommodates a resident's association/meeting area, a care takers flat and offices. Studio flats are located in the middle of the block whilst on each corner lies 2 bedroom units. The tenure is a mixture of leaseholders and social tenants. The free-hold is held by Camden Council and is primarily used for social housing.

The existing windows are UPVC framed, whilst the windows located on the balcony area are timber framed casement windows. The building is constructed with concrete and has a painted 'off white colour finish.

## THE PROPOSAL

The aim while preparing this proposal has been to provide a refurbishment scheme that will improve the overall thermal performance of the buildings and uplift its appearance whilst retaining its original character and distinctiveness.

Those are principles that align with Camden Core Strategy polices; *CS6 – Providing quality homes, C13- Tackling climate change through promoting higher environment standards* and *CS14- Promoting high quality places* and *conserving our heritage* among others.

Below it will be explained how each of the proposed works adhere to relevant policies and guidance.

### Security

As part of the planning application preparation the drawings and design were submitted to the councils Crime Prevention Design Advisor (Adam Lindsay) and the design was discussed and agreed as submitted.

### External Envelope

The aim is to thermally upgrade the existing external wall while enhancing its appearance.

Existing U-Value Approximately 1.37 W/m2
Proposed U Value 0.3 W/M²K

As shown above the thermal improvement to main external envelope will nearly improve the thermal quality of the roof by five times.

The existing finish to the building is painted concrete and shall be replaced by a similar solid rendered colour that shall run throughout the building invigorating and rejuvenating its appearance.

The most significant heat loss in buildings is through the external walls. This is estimated to be around 45% of the total heat loss, resulting in high heating bills. By insulating external walls it reduces heat loss and significantly cut heating bills.

Increased Comfort Levels

Homes will warm up more quickly if insulated and won't have to keep the heating on for as long to reach a comfortable temperature. Condensation will be easier to control and therefore less mould growth will occur, leading to a healthier living environment.

Easy Maintenance

The high performance render finishes used on the system offer excellent durability and protection against rain, UV rays from sunlight and cracking. Providing a low maintenance home.

Both Core Strategy Policies; *CS6- Providing quality home* and *CS14 - Promoting high quality places and conserving our heritage* promote good standards homes and places while conserving their character and distinctiveness. The proposed external treatment to the buildings increases their quality by improving the thermal efficiency of the buildings which occupiers will benefit, and it will improve and enhance their external

appearance, hence the place, by brightening up and unifying textures while maintaining the existing linear fenestration (windows and doors).

## Windows

Existing U-Value Approximately  2.6W/m2
Proposed U Value 1.47 W/M²K

As shown above the thermal improvement to the windows will nearly improve the thermal quality by almost halving the heat losses.

The existing windows are UPVC framed, whilst the windows located on the balcony area are timber framed casement windows and shall change to a polyester powder coated white; Aluminium has been retained due to the lifespan and durability.

Aluminium is arguably the most sustainable building material in the world and is also highly recyclable. The recycling process creates high quality aluminium which loses none of the physical properties of primary aluminium and also uses just 5% of the energy it takes to create primary Aluminium. Aluminium in generally regarded as the world's most sustainable building material.

Recycled aluminium is what the European Aluminium Association (EAA) terms an "Energy Bank". This is because the aluminium recycling process uses only 5% of the energy used to create primary aluminium from bauxite ore(1). The International Aluminium Institute (IAI) estimates that 55% of world aluminium production is powered by renewable hydroelectric power(2). The recycling process creates high quality aluminium which loses none of the physical properties of primary aluminium, meaning that it can be endlessly recycled for use as new products without losing physical quality.

## Encapsulation of the Existing Balconies

As a request from the residents, within this application the option to encapsulate the existing balconies and make this area part of the habitable area.
This would increase the internal area available to the resident with the loss of the personal external area.

It has not been possible to represent this fully as the location and number would be identified if planning approval has been achieved.

The finished product would provide a variable aesthetic across the tower.

## Green Roof

Existing U-Value Approximately 2.6W/m2
Proposed U Value 0.18 W/m²K

As shown above the thermal improvement to the roof will nearly halve the heat losses through the roof but as well as this the green roof;

- reduces resource use, extending the lifespan of the roof due to protection from ultraviolet
- reducing drainage infrastructure because of lower surface water run-off; Reducing energy demands
- helping to cool the building and mitigating the need for air conditioning and providing a better ambient temperature for photo-voltaic solar panels.
- Improving air quality through trapping dust
- Encouraging biodiversity through providing additional habitats
- Improving water management through reducing water run off, leading to less flooding and pollution of rivers.

*CS1 – Distribution of growth* highlights the need for making an efficient use of Camden's land and buildings while seeking to improve the quality of our environment. With the installation of the Green Roof not only the residents will benefit from the improved thermal performance of the roof but also the local environment as green roofs attract wildlife and help to purify air.

In line with *PPS1 – Delivering Sustainable Development, DP22 – Promoting sustainable design and construction* and *C13- Tackling climate change through promoting higher* environment *standards* which highlight the importance of tackling climate change by making places/building more sustainable and CO2 free, this proposal will incorporate new PV panels to tackle climate change by producing clean energy without CO2.

## CONCLUSIONS

We believe that the proposed works to Bacton Tower will contribute positively towards;

- A rejuvenation of the place by enhancing the quality of the buildings and uplifting its external appearance providing a more pleasing and attractive look and
- Adapting to change in energy uses and efficiency.

Hence we trust to obtain Planning Consent for the current Refurbishment Scheme.