

IMPACT STATEMENT

For the refurbishment of
New Campden Court
Hollybush Vale,
Camden, London,
NW3 6TY
June 2011

AK DESIGN PARTNERSHIP

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Impact Statement

Impact Statements are to show the economic, social and environmental results of a proposal including any accomplishments and payoffs from these efforts.

Our objectives are to ensure that the proposed development does not cause confliction to its area, surroundings, residents and visitors, whilst assessing each variable pre and post proposal.

DELIVERY OF KEY PLANNING POLICY AIMS;

PLANNING OBLIGATIONS

Planning Issues have been dealt with in Accordance to client and contractors obligations and relevant feedback has been given to all tenant and leaseholders. Specific issues have been complied within to ensure that the development does not conflict with its surrounding area in terms of appearance and locations. With the same token there are no issues relating to changes or issues with traffic or transport issues both roadways and pathways.

In order to promote the local area opportunities have to be introduced in terms of either jobs or homes. By creating better homes and protecting and enhancing the natural and historic environment, the countryside and open spaces have to be preserved. Refurbishment to the area prevents run-down town centres, unsafe and dilapidating housing, further crime and disorder and the loss of countryside to development.

The introduction of sustainable elements within the refurbishment programme ensures a better quality of life for everyone and future generations. The needs for all local residents and visitors have to be adhered to and the maintenance and stability of economic growth and employment should be maintained. The aim is to promote the high quality inclusive design in terms of its function and its impact by improving the character and quality of its area.

The introduction of new materials and products was initially to diversify the aims and needs of the tenants. The programme aims to create a more attractive appearance throughout the estate and increase all security issues.

TRAVEL PLAN

The proposed works will not conflict with any current traffic flow or add to current movement structures in and around the area. If any amendments made conflict with any transportation issues a travel plan will be arranged.

TOWN CENTRE USES

The proposed works will have no confliction with Town Centre Uses or ways which it operates nor will it affect any means of trade to the local area. Spencer Rise is not within a Shopping Policy area in the adopted local plan. The proposed works do not possess any retail element, hence no assessment has been provided for this proposal.

EMPLOYMENT

The proposal will have no effect on Employment within the local area.

SOCI-ECONOMIC

Regenerating the local area and its communities should potentially boost the local economy.

The proposed works should reduce crime and disorder by creating safer homes within the local community by installing secure doors and windows, thus promoting the local area and town centres, creating a better quality of life for residents, visitors and future generations, in addition the new windows and doors will decrease noise and heat loss to the properties.

REGENERATION

Works undertaken are for the purpose of regenerating the local area, its surroundings and improve security, heat loss and appearance of the dwellings.

IMPACT OF DEVELOPMENT IN IMMEDIATE VICINITY;

LIGHTING

There is to be no alterations to existing lighting additionally there is no proposal to include any further lighting within this proposal.

DAYLIGHT/SUNLIGHT

The proposal should have no effect on natural light to the surroundings or its residents.

NOISE AND VIBRATION IMPACT

All works are to be considerate to the local surroundings, paying particular attention to noise. Works are to be within the hours of 8:30a.m to 4:30p.m Monday to Friday. All machinery is generally cordless, limiting power consumption and possible noise. There should be no additional vibration from the proposed works.

VENTILATION/EXTRACTION

Ventilation and Extraction has been adopted within the window designs.

SITE WASTE MANAGEMENT PLAN

Refuse issues are yet to be discussed pre commencement of works. Waste is to be considered for recycling as much as possible.

The contractor is to produce a waste management plan.

CODE OF CONSTRUCTION PRACTICE

The contractor is work to the 'considerate contractors' principles, works can be assumed to comply with the very least of these standards.

THE IMPACT OF THE DEVELOPMENT OF THE WIDER AREA IN PARTICULAR;

FLOOD RISK

The location selected is in an area which falls outside of the extents of the extreme flooding zone. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. However a Flood Risk has been attached in the Appendix of the Design and Access statement.

AVIATION IMPACT

The proposal will have no aviation impact.

TV AND RADIO RECEPTION IMPACT

There are currently no known issues regarding TV and radio receptions, all works for TV and radio are to be addressed at a later stage.

MICROCLIMATE

There is no direct impact affecting the Microclimate of the local surroundings.

TRANSPORT IMPACT

There should be no impact on the current transport. No further traffic is to be generated from this current proposal.

AIR QUALITY

The proposal will not affect the environment. Materials specified are environmentally friendly and are precast before delivery. Power tools are mainly low power cordless units minimising outputs and noise. All waste materials are to be discarded appropriately, any gases, toxic materials are to be dealt with in an environmentally appropriate manner (*if applicable*). All proposed materials/machinery or mechanical product is to be energy efficient and tested by appropriate persons, replacement goods are to have lower emission output.

NEIGHBOURS

The local area is a mix of residential accommodations (private, rented and social), retail along the main road, (Hampstead Heath Street) and education facilities are either side of Hollybush Rise between Campden Court.

Neighbouring properties have an assortment of shape and sizes, the proposal will remain in keeping of the townscape and materials and products are to all match existing to ensure there is no conflict with any surroundings.

All specified products have various options in terms of styles, colours and sizes. The local residents were informed of the various schemes and options and resident consultations have been provided to ensure proposals have been agreed between residents and the social housing provider.

SURROUNDINGS

There is a mix of residential housing along the side streets leading from main roads and the high street. The high street contains numerous shops and trading outlets. Schools are typically off of the main high street as is parks and green boundaries which are typically dotted around the outskirts. Hampstead Heath is to the north covering a large area of woodland and park area.

In order for the proposed works to remain in situ with its surroundings a design solution and colour scheme has been carefully depicted to blend with the immediate surroundings.

All proposed works are to remain in situ with the surrounding properties in terms of shape, size and design.

APPENDIX

Site Map

