Foundation
architecture

Full Planning Application with Design & Access Statement, Conservation Area Impact Assessment & Environmental Performance Statement.

451: **100 GRAYS INN ROAD, LONDON WC1X 8AL** **MARCH 2011**

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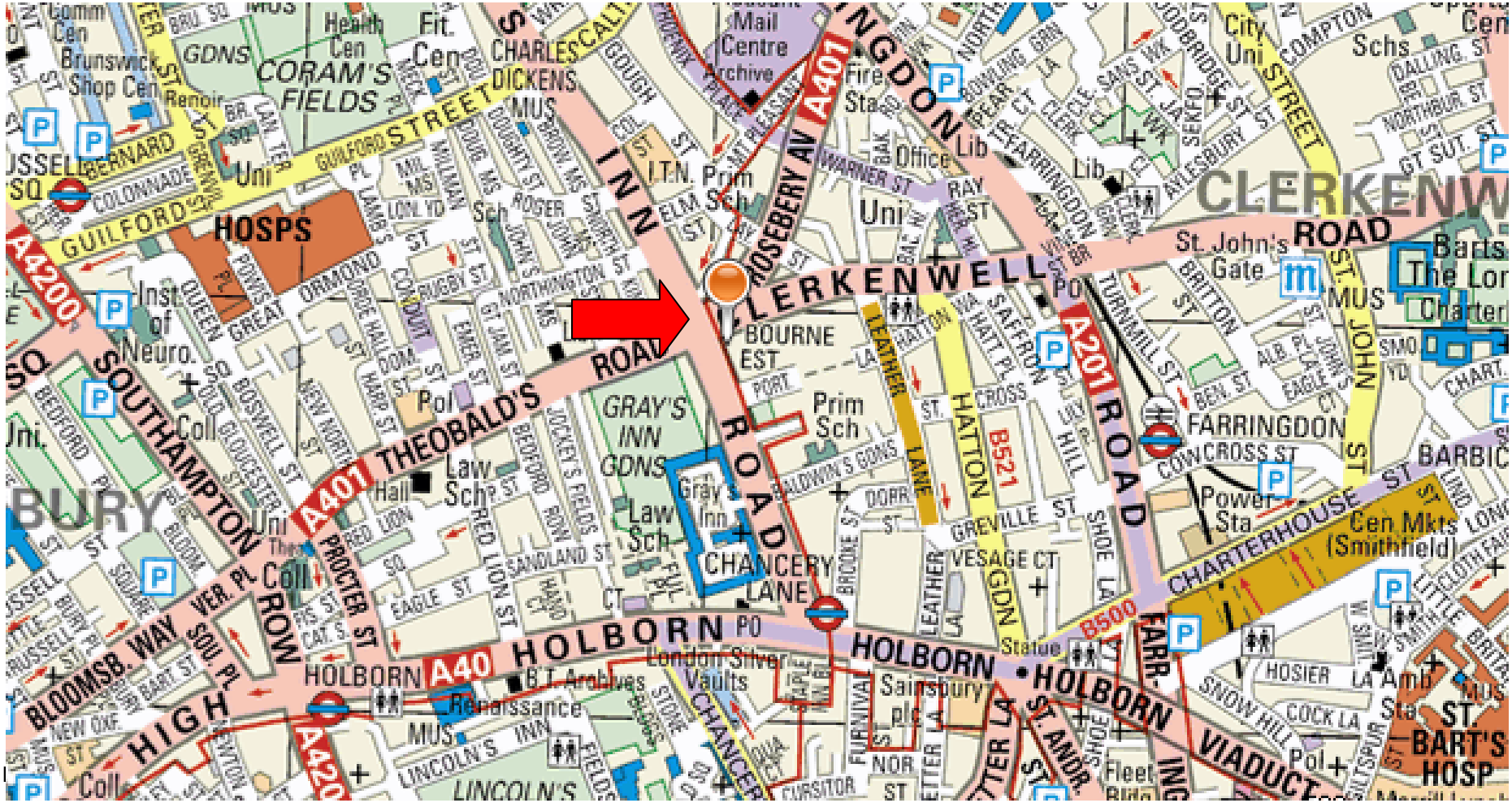

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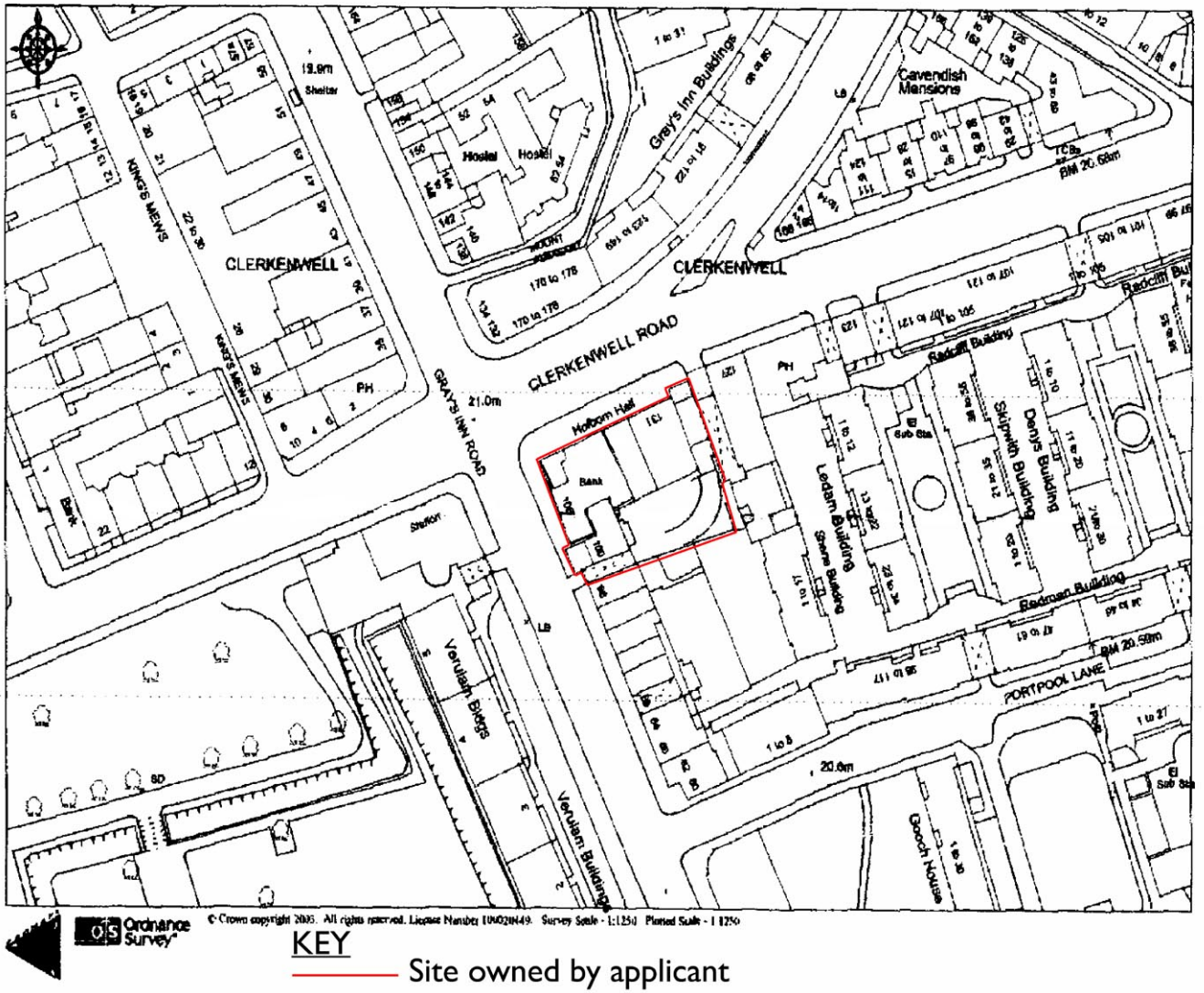

Image 2. Locatic

Image 3. Bird's I

Image 4. Bird's Eye View from the East

Image 5. Bird's Eye View from the South

1.0 Existing

1.01 Existing Site Photographs

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Image 8. Boundary with 98 Greys Inn Road

Image 9. Boundary with 127 Clerkenwell Road

Image 10. Car Park Entrance

Image 11. Vehicular Entrance off Greys Inn Road

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Image 12. Rear of Ground Floor Shops

Image 13. Eurobin Store

Image 15. Stairs to Plant + Eurobins

Image 14. Spiral Stairs to Basement Plant Area

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Image 17. Rear Elevation of Holborn Hall

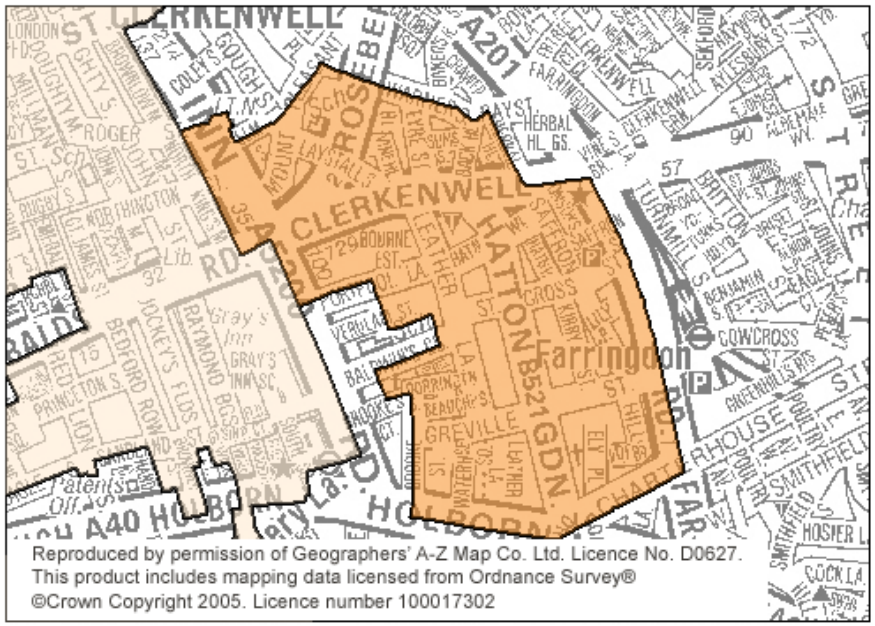
Image 18. The Site

1.02 Site & Scale

The site sits to the rear of Holborn Hall, an eight storey late 1960's office building on the corner of Clerkenwell Road and Greys Inn Road. The building was overclad with metal panels and generally updated in 2005.

Currently the ground floor rear is accessed by vehicles via an archway through from Greys Inn Road. The yard is also used for delivery access to the rear of the retail units and as a bin store. In the basement is additional accommodation for the retail units, plant and parking for 21 cars plus bicycles.

The building is located in the Hatton Garden Conservation Area, but is of no intrinsic architectural merit.



Key of map

- Conservation area
- Adjoining conservation area

1.03 Existing Uses

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The building from 1st to 7th floors is in B1 office use. The ground floor units are occupied by Vodaphone (A1 use), Allied Irish Bank (A2 use) and Pret a Manger (A3 use) – with Pret extending down to the basement. The rest of the basement is occupied by plant and a car park.

1.04 Appearance

The façade of Holborn Hall has been overclad in grey powder coated metal panels (NB: the aerial views date from before this was carried out). From Clerkenwell Road and Greys Inn Road the building is to remain unaltered save for the two entrance doors. The existing blank means-of-escape doors onto Clerkenwell Road, and roller shutters onto Greys Inn Road, will be replaced by full height glass doors

After removal of the ramp down to the basement, the new office accommodation will be built in an 'L' shape around a top lit atrium. The roof light will have electrically operated openers to aid natural ventilation. Access to the rear of the shops is maintained, together with the bin store.

Part of the perimeter wall needs to be built up to the same height as that on the Eastern boundary. There are three adjacent brick walls, all in a different brick. We would seek guidance as to which it were best to match.

The flat roof at first floor level is to be a 'green roof' to improve the outlook from the upper floors, to insulate the roof and to provide biodiverse habitat – see 4.11.

1.05 Existing Access

Wheelchair access to the new office areas will be possible from both Clerkenwell Road and Greys Inn Road. There will be a lift down to the basement where there will be a DDA WC.

1.06 Thermal Efficiency

The external walls of the basement are solid concrete at least 300mm thick, and the ground floor perimeter walls are of solid brickwork of between 327and 215mm; none of the walls are insulated. There are no existing windows to the basement - the existing roof of the car park is not insulated – indeed the area is open to the fresh air

	Existing U-Value (W/m²K)	Current Building Regulations U-Value
Walls	1.25 to 1.00	0.28
Roof	2..33	0.18
Windows	-	1.8
Floor	2.0	0.22

Table 2. Existing U-Values (W/m²K)

2.01 The Proposals

The proposal looks to address the following issues:

- Remove the existing entrance roller shutter(Greys Inn Road) and blank screen (Clerkenwell Road), and replace with glazed entrances.

- The proposed works will only effect the external appearance of the building from the street as above
- Remove ramp to basement and infill with new slab
- Build new ground floor with masonry walls and steel frame
- Cut hole in existing slab to form a new atrium allowing daylight to the basement level.
- Roof over the ground floor with steel decking, single ply roofing and green sedum roof
- The walls and roof will be insulated to meet current standards
- The energy efficiency of the building will be improved by the introduction of modern energy efficient fittings and controls.
- Internal plant will be accommodated in the basement. External plant will be accommodated in a louvred enclosure at 1st floor level. We are not engaged to design the actual plant and this would be the subject of another planning application.
- Add fire lobbies and a modern fire alarm detection system

All of the above will be achieved while causing the least possible disruption to the existing tenants.

2.02 Proposed Access

DDA compliance will be achieved by installing a DDA stair lift down to the basement.

2.03 Amenity

The proposal for a green roof should give a more pleasant outlook for the tenants on the first floor and above. The new tenants could also add planting to the area at the bottom of the atrium.

2.04 Proposed Thermal Efficiency & Services

The fabric of the existing basement will be upgraded, and the external walls and roof insulated. The Conservation Officer should not be overly concerned with the proposals, as the building is of no intrinsic architectural merit.

Some external plant is proposed, but this will be the subject of a second application. The opening roof lights will be shaded and fitted with opening lights for ventilation; these will be fitted with rain sensors to close automatically.

2.05 The Works / Refurbishment

Externally the boundary walls will be refurbished with new copings. There are two sections of wall on the southern boundary with No 98 Grays Inn Road which need to be built up by 2.4m. We do not believe that this will effect their rights of daylight or sunlight. Internally Building Control will require the introduction of a DDA lift, WC's, accommodation and means of escape stairs, fire lobbies, fire doors, fire alarm , etc.

2.06 Proposed Areas – Gross Internal Sq.m.

Table 1. Schedule of existing gross internal areas (m²)

Floor	Existing	Proposed gross	Proposed net
Basement	756	756	618
Ground	0	284	194
TOTAL	**756**	**1040**	**812**

2.07 Relevant Planning Policy

2.07.1 The existing use of the site is a mixture of A1, A2, A3 and B1 offices and the proposal is to convert the existing car park and build on the car park roof. This follows the reduction in use and rental of the car parking spaces. (There is no access other than for small vans to the rear yard because of the restricted headroom through the entrance way).

2.07.2 The proposals to remove car parking meet the aims of CS8 and promote more sustainable methods of travel. Cycle parking is provided for the development in the retained ground level courtyard.

2.07.3 CS11 seeks to retain and improve employment opportunities in the Borough. As a successful and well located employment site the re use of the redundant basement to provide needed employment floor space assists the council in meting its core strategy objectives.

2.07.4 The site is located within the Hatton Garden Conservation area, however this are is not central to the jewellery trading area and thus it is not appropriate to apply the Hatton Garden specific floor space policies. However the flexibility of the proposed space allows for separate access and separate occupation or integration into the main building for a single occupier. Although it is likely that in the current climate a smaller user will take the space.

DP13 states "The Council will retain land and building that are suitable for continued business use "

2.07.5 When considering the best re use of the basement car park with reference to Policy note 13.6, clearly residential use is not appropriate for, among others, amenity reasons. There is clear demand for additional office space and the current building on the site is, and has been, fully occupied since its refurbishment 5 years ago. The proposed space makes beneficial use of the existing resource without harm to surrounding uses and adds to the flexibility of lease options that the building currently offers. Current users occupy from one to three floors (Allied Irish Bank) of the existing development.

2.07.6 Servicing space requirement for 1no 3.5 x 16.5m (delivery truck) bay under Appendix 2 does not exist on site at present because of the restricted headroom access, however off street delivery from Grays Inn Road is retained.

3.0 Conservation Area Impact Assessment

3.01 Historical & Special Architectural Interest/Character

Question: Have you assessed the elements which constitute the special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.

Answer: The building is not listed or considered to be of any great local merit, and in no way contributes to the character of the Conservation Area.

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3.02 Impact on Building's Setting

Question: Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?

Answer: The proposals will have no visible effect on the building's setting. From the street, it will involve opening up two blank doorways with the installation of glass doors / gates.

3.03 Scale and size of proposal

Question: If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the building being affected?

Answer: The new extension will be at ground level only, so the new roof to the ground floor will be below the existing boundary wall with 127 Clerkenwell Road.

3.04 Appearance of Extension

Question: If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?

Answer: Building up the boundary wall to the South should actually prove beneficial to the occupiers of 98 Grays Inn Road and will stop overlooking of their own courtyards. The wall will be in brickwork to match. The new extension will have a green sedum roof and a top glazed atrium.

3.05 Internal Works

Question: If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?

The only work to be carried out in the main building is the creation of level access from Clerkenwell Road by removing an area of the ground floor raised up above the car park ramp.

3.06 Materials

Question: Describe the materials you propose to use, why you chose them, the way in which they relate to the character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?

Answer: All newly built brickwork will be reclaimed to match the existing boundary walls. There are three bricks to choose from; we would be guided by the local Conservation Officer. The atrium roof will be in structural glazing with grey powder coated aluminium perimeter trim.

Internally walls will be constructed in plasterboard studwork walls with simple veneered flush doors. Basement flooring will be in carpet, the WC's and entrance lobbies will be tiled. All other materials will be as previously described in this document.

Wherever possible sustainable materials sourced as close to the site as possible will be used, including any materials salvaged from the demolition – ie. crushed concrete for hardcore.

The building has been designed in order to minimise maintenance and where maintenance is necessary such as window cleaning, the safest possible methods for doing this have been proposed.

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4.0 Environmental Performance Statement

4.01 Energy Efficiency & Sustainability

1a All developments:

Has the development been assessed for energy-efficiency and predicted carbon emissions?

Initial assessment has been undertaken and this will be developed further in the detail design. Generally the environmental approach proposes equipment with a high COP (Coefficient performance) and is geared to lower the building energy usage. Given the Conservation Area designation we do not anticipate that active energy generation proposals will be acceptable to the LPA, but external walls will be super insulated throughout.

The design of any external plant will be subject to a second planning application.

Will the development use vacant or under-used land or buildings?

Yes, the basement parking is currently underused. Similarly, the ground level rear service yard is of limited use because the headroom is less than 3.44m and so can only be accessed by small vans. The eurobins are therefore currently wheeled out to the road.

1b Achieving sustainable buildings (policy ENV 1);

Has the potential long-term future use of the proposed building been considered?

Yes; the layout is suited to retail, Financial, Office or Residential use – A1, A2, A3, or B1.

Has the option of reuse of an existing building or its materials been assessed?

The current proposals makes much fuller use of the basement and retains the external facades of the original building. The new ground floor extension makes better use of the site without being to the detriment of the existing tenants or the neighbours.

The basement will also be upgraded to meet current Building Regulations for structure, fire rating and energy loss.

Are the designs flexible enough to accommodate possible change of use in the future?

Yes, the building could be brought into A1, A2, A3 or B1 use if the Council deemed this to be appropriate.

Has an energy statement been prepared to demonstrate how energy-efficient measures will work and how carbon emissions will be minimised?

No. The scale of the project would render a full energy statement appropriate, and the Client will commission a further full design of Building Regulations Part L2B for a second Planning Application and for the Building Control Application and make recommendations on the building fabric, heating and lighting, with the issue of an EPC.

1c Materials: policy ENV 1 Achieving sustainable buildings:

Have material specifications incorporated lifecycle impacts and expected whole life costs, bearing in mind the building's likely refurbishment cycle? For example, timber certified as sustainable; natural insulation products; natural flooring

materials; timber frame windows and natural paints. Do material specifications have a recycled component?

The architects will develop material specifications on the basis of overall life cycle impacts. External materials will be specified to match the existing brickwork reflecting the Conservation Area status. The proposal will look to use local materials from sustainable sources wherever possible to reduce transportation and to minimise the impact on the environment.

4.02 Air Pollution

2 Air pollution: policies ENV 5

2a Plant, Machinery or Equipment

Give outline information on any plant, machinery or equipment proposed for the development, that might emit air pollutants (type, size, fuel).

New plant will be house wherever possible in the basement. There will be a new louvred plant enclosure at 1st floor level, but the plant will be the subject of a second planning application.

If air conditioning is proposed, will it be a dry or wet system and for what reasons?

No air conditioning is proposed for the moment.

Will aspects of the development or its use cause odours? If so, indicate what measures will be taken to contain these and to prevent the spread of odours outside the development.

Not applicable.

2b Achieving sustainable buildings:

Have potential risks to air quality (e.g. asbestos) associated with demolition or refurbishment been considered? What measures will be taken to contain the risk?

A Type 3 Asbestos Survey will be carried out before work begins on site, but generally the existing areas to be refurbished are bare concrete.

If the development is for housing or schools along heavily trafficked roads, what design measures are being introduced to minimise occupiers' exposure to air pollution? Such measures might include designing buildings so that upper floors graduate away from the road; incorporating planting to screen buildings from the road, and avoiding creation of "street canyons" . Have you prepared an air quality assessment, and what are your findings?

Traffic levels would be less than existing as the car parking spaces are to be lost.

What steps will be taken to contain dust during demolition and construction?

Demolition required for the development will be done so as to avoid disruption to the neighbours. Cncrete structure will be san rather than broken out. Demolition operations will be enclosed at all times, reducing noise and dust emissions to neigbouring areas. Dust will be controlled further using local water sprays. Scaffolding to the building will be lined with dust sheeting. Debris can only be removed via the rear. Skips and lorries carrying dust laden materials will also be sheeted.

4.03 Noise Pollution

3 Noise pollution: policies ENV 6 and ENV 7

3a All developments:

What design features are proposed to minimise and contain noise?

No noise problems are anticipated.

What design features are proposed to prevent noise or vibration being

transmitted through the structure to adjoining properties?

Any new plant will be designed to sit on anti-vibration mountings.

What plant, machinery and equipment are proposed as part of the development (give details of type and size)?

The plant will be the subject of a second application.

How has the design and location of services and plant been designed to minimise noise generation and transmission of noise and vibration?

The plant will be the subject of a second application.

What hours of operation are proposed for plant and machinery?

The plant will be the subject of a second application.

What hours of operation are proposed for the use of the development?

8:00am to 11:00pm

3b Achieving sustainable buildings:

All the above in 3a will apply.

3c If the proposal includes plant and machinery:

Provide an acoustic report indicating maximum noise that will be emitted at times when the existing external noise level is lowest. The results must be expressed as the A-weighted and octave band spectra L90 over a fifteen-minute period.

The plant will be the subject of a second application.

The report must provide information on the existing external (background) noise level close to the development, and demonstrate that any noise generated by plant and machinery will not exceed existing external background noise at any time. Refer to policy ENV 7 for more detail and the requirements for emergency generators.

The plant will be the subject of a second application.

3d If the development includes plant and machinery and if the development is for an A3 (food and drink) or D2 (assembly and leisure) use:

Give details of the nearest noise sensitive property (Address; distance from the proposed development; type – residential, school, hospital, hotel, hostel, concert hall, theatre, broadcasting studio, recording studio).

The nearest residential buildings are to the South. The new louvred plant enclosure is located so that the neighbours to

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the East are sheltered by their own boundary wall. Properties to the South will be too far away to be affected.

Provide a map indicating the relationship of the development to the nearest noise sensitive property.

The plant will be the subject of a second application.

Provide an acoustic report indicating maximum noise that will be emitted at times when the existing external noise is lowest (i.e. noise emitted from plant, machinery, and human voices, amplified or unamplified music). The results must be expressed as the A-weighted and octave band spectra L90 over a fifteen minute period. The report must demonstrate that any noise generated will not be audible outside the nearest noise-sensitive property at any time. For residential noise sensitive properties and those where sleeping accommodation is provided, noise measurements must be taken outside the nearest bedroom or sleeping area.

The plant will be the subject of a second application.

Provide details of proposed measures to ensure that no noise from plant and equipment will be audible at any time at the nearest noise sensitive property.

The plant will be the subject of a second application.

For an entertainment use, provide a management plan which should also comply with any concurrent licence.

The application is for a B1 office use.

4.04 Contaminated Land

4 Contaminated land: policy ENV 8

4a All developments:

Indicate whether the site previously contained an industrial land use, or is known to be contaminated.

No known contamination exists. The basement has been used as a car park and investigations will need to be carried out to ensure that the petrol interceptors have not leaked.

If the land is known to be contaminated, or had a previous industrial land use, provide a summary of land use history, the nature and extent of any known contamination, and method of decontamination planned.

See above.

Does the use planned involve the storage, processing or transfer of hazardous substances? What measures are being put in place to mitigate against potential hazards? Have you carried out an off-site accidental risk assessment on surrounding users? Please attach details.

No, not applicable.

4.05 Water Saving

5 Water quality, saving and drainage: policy ENV 9

5a All developments:

Is the development close to, or could it affect, watercourses or areas of open water? If so, give details of any proposals to protect or enhance watercourses and aquatic habitats.

No, not applicable.

Will materials be used in the development or its use that could cause pollution to surface run-off, groundwater, watercourses or areas of open water?

No pollution is anticipated from the proposed uses of the development.

What means will be used to control surface water run-off?

The existing rainwater drainage will be adapted to suit the new extension. The installation of a green roof should reduce some of the run off.

What means are proposed to ensure water efficiency and conservation?

All WC's within the building are to be fitted with dual flushing WC's and aerated taps.

If your proposal is in the Flood Zone, have you prepared a flood risk assessment?

The proposal is not located in a flood risk zone.

5b Achieving sustainable buildings:

What water saving devices have been incorporated?

All WC'ss within the building are to be fitted with dual flushing WC's and aerated taps.

Will sub-metering be installed to enable effective water management by occupiers?

The water supply will be metered.

Have opportunities for making use of rainwater or recycling water been assessed?

A rainwater recycling tank could be sited in the basement, but office water use is very low

What measures have been incorporated to reduce the speed and volume of water runoff?

A green roof is proposed to the ground floor extension.

Has the potential for extracting water from boreholes been investigated?

No, not applicable.

4.06 Light Pollution

6 Light pollution: policy ENV 10

6a All developments:

Give details of any proposals for installation of external lighting, including advertising panels, indicating how glare or conflict with street or traffic lighting will be avoided; how upward light spill will be avoided, or minimised; and the energy-efficiency of proposed equipment.

Not applicable – none proposed.

4.07 Waste & recycling

7 Waste and recycling: policies ENV 11 and ENV 12

7a All developments:

What provision will be made within the development for storage of waste and materials for recycling?

All waste will be stored in Eurobins in the courtyard as at present.

Indicate on a plan of the development where the waste & recycling storage area/s will be provided.

Shown on ground floor plan.

Indicate the size/s of proposed storage areas.

5.5 x 1.8m - room for 5 no. Eurobins

Give outline information on any provision proposed for compactors.

It not proposed to install a compactor.

Will discarded building materials and components from the site be salvaged and re-used, and will waste materials be recycled on or off site. If on-site, how will effects such as noise and dust be controlled?

It is unlikely that waste materials can be reused on-site other than concrete which can be sorted, crushed and used as hard core. Other waste materials will be separated and sorted for recycling or reuse as appropriate.

Has the transfer of demolition materials by water been considered? (Where insufficient information is provided, or where the City Council determines that the provision will not be adequate, we may require preparation of a Waste Management Plan. See 7c below).

Not appropriate to this project.

7b Residential developments:

What provision will be made for interim storage of separate materials for recycling in each dwelling and on each level in developments of more than one dwelling?

Not relevant to this project.

7c Developments that will generate large volumes of waste (such as retail, food, drink or entertainment premises, or any large development):

Provide a waste management plan. This should include: estimates of volumes and types of waste that will be generated; proposed means for its separation, for recycling; movement within the development and its storage; locations and sizes of storage areas; access for waste and recycling collections; measures to keep all waste off-street; any arrangements for collection and disposal of special waste; use of compactors and skips; any on-site equipment to process waste.

The waste will first be sorted as per the Borough's requirements, and then stored in the Eurobins. These are located externally.

7d Developments with grassed or landscaped, or garden areas:

Indicate what facilities will be provided for on-site composting.

Not applicable.

7e All workplaces and other developments with no-smoking policies:

Indicate what provision will be made for bins for smokers' waste outside main entrances.

Smoking will not be encouraged outside the property.

7f Large developments:

Are there opportunities within the development for provision of public sites to collect materials for recycling?

Not applicable.

7g Medical, dental or veterinary developments:

If clinical waste is likely to be generated (medical, dental and veterinary) indicate what storage provision will be provided entirely separate from storage of nonclinical waste.

Not applicable.

7h Achieving sustainable buildings (as well as the above):

How will steps be taken to reuse, recycle or transfer construction and demolition waste? Are the following being considered?

1. Pre-fabrication

2. Standardised components

3. Flexible designs

4. Waste segregation and recycling storage

5. Composting

6. Specification of materials to include those with recycled component

7. Planning the construction process to minimise waste being thrown away

due to time or storage constraints.

8. Water transport to transfer demolition materials

All of these points are applicable to the refurbishment and extension of this building and have been taken into consideration.

4.08 Amenity, environmental quality, daylight and sunlight

8 Amenity, environmental quality, daylight and sunlight: policy ENV 13

8a All developments:

What effects will the development have on daylight and sunlight?

A daylight and sunlight study would show that the neighbours are not adversely affected. The boundary wall is to the north of them and is only to be built up to first floor level. Also, the nearest windows are in commercial use.

For effects on residential accommodation, how do these compare with the standards set out in the BRE (Building

Research Establishment) publication, 'Site planning for daylight and sunlight'?

The proposal will not affect any residential accommodation.

How will the development affect overlooking of neighbours or their privacy?

The proposal will improve existing overlooking situations.

What effects will the development have on micro-climate (for tall buildings this may relate particularly to wind turbulence)? If high level winds will be channelled or deflected by the development, what solutions are proposed?

No impacts on the microclimate are anticipated.

What effects will the development have on air quality?

The development will have no impact on air quality.

8b Achieving sustainable buildings:

Does the building meet Part M of the Building Regulations and BS 8300: design of buildings and their approaches to meet the needs of disabled people?

Yes. The new offices will be accessible on the level; there are also offices and WC's are in the basement which will be accessed by a DDA lift.

Have you incorporated "inclusive design" techniques so that the public spaces, access routes to and around the building are, wherever possible, accessible to wheelchairs?

Yes.

Have you provided an access statement?

Yes.

8c Residential developments:

What proposals are included for open space, play-space, or associated

community facilities?

Not applicable.

What design features are being introduced in order to protect occupiers from air pollution?

Not applicable.

4.09 Open Land

9 Open land: policy ENV 14

9a Development that may affect the settings of Royal Parks, including views from them:

Indicate what measures will be taken to avoid harming the settings of the Royal Parks and views from them.

Not applicable.

9b Development on or under Metropolitan Open Land (MOL):

Indicate why the development is essential and how it is related to maintaining or enhancing MOL as open space.

Not applicable.

9c On or under public or private open space of amenity, recreational or nature conservation value:

Provide information on which open spaces could be affected by the development and how they would be affected.

Not applicable.

9d Developments that will enhance or provide new open space for public space:

Describe any proposals that will enhance or provide new public open spaces.

Not applicable.

9e In Priority Areas for Additional Public Open Space:

Give information on any proposal to provide new open spaces for public use.

Not applicable.

Provide information on any proposals to enhance existing open spaces.

Not applicable.

4.10 Trees, Shrubs & Landscape

10 Trees, shrubs and landscape: policies ENV 15 and ENV16

10a Where relevant to proposal:

Provide a map showing the location of each existing tree within the site.

There are no trees, only some plants and shrubs in the planter next to the car park ramp.

Provide a list of all trees within the site and within 20 metres of its perimeter and their: species, height, condition.

There are no trees on the site or in the neighbours' gardens.

Indicate all trees known to be subject to a Tree Preservation Order.

Not applicable.

Is the site in a Conservation Area?

Yes, the Hatton Garden Conservation Area

Give information on any proposals to remove trees.

Not applicable.

Indicate all works that will have direct effects on trees and how they will affect them.

Not applicable.

Show how any changes of level may affect existing trees.

Not applicable.

Indicate how the development may take light from existing trees and may affect wind and other micro-climate conditions for existing trees.

Not applicable.

Describe what measures are proposed to protect trees that are to be retained.

Not applicable.

Describe proposals for planting new trees, shrubs and climbers as part of or adjacent to the development (include location and species).

Not applicable.

10b All developments

Provide information on any proposed landscape aspects other than trees and shrubs (including main plant species and locations):

_ *Climbing plants* Not applicable.

_ *Roof gardens* Not possible.

_ *"Green" roofs.* A green sedum roof is proposed to the flat roof of the new ground floor extension.

10c Achieving sustainable buildings:

Can the designs for the building incorporate "green roofs" or has it scope for vertical habitats?

Yes, see above.

Do landscaping designs adopt low water-use and low maintenance methods?

Not applicable.

4.11 Habitats & Wildlife

11 Habitats and wildlife: policy ENV 17

11a All developments:

Will any species be affected by the development that are protected under the Wildlife and Countryside Act 1981?

No.

Is the development close to a site of nature conservation importance or a local nature reserve, or will it directly affect one? If so, give details.

No.

Has the development been assessed in terms of its biodiversity value, in particular the presence or species and habitats in UK, London or Kensington and Chelsea biodiversity action plans? If so, give details.

No.

If the development may have effects on any of the above, provide an ecological appraisal of the development.

Not applicable.

Is the development in an area of wildlife deficiency? What features for wildlife and to promote biodiversity are planned as part of the development?

Not applicable.

11b Achieving sustainable buildings:

Can any potential linkages be made to existing green corridors or wildlife areas?

No.

4.12 Archaeology

12 Archaeology: policy DES 11. (Oxford Local Plan HE.2)

12a Developments in an Area of Special Archaeological Priority:

What measures are proposed:

_ *To preserve in situ all archaeological remains of national importance?*

_ *To properly evaluate, and where practicable preserve in situ, remains of local archaeological value?*

_ *For those archaeological remains for which in situ preservation is inappropriate, full investigation, recording and an appropriate level of publication by a reputable investigating body?*

It is proposed to dig down below the existing slab levels. Before commencing work we would commission a desk top survey to see if the site was of any archaeological interest. Initial research would suggest that it is not.