



Project:	44 Hatton Garden, EC1N 8ER	Our job no:	3260
Date of note:	18 <sup>th</sup> July 2007	Our file ref:	A34.01

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## **Further information on Condition 3 of Planning Consent (2006/5841/P)** **Statement on the Approach taken to ventilation and Gas Flues.**

Condition 3 requires that the details of the ventilation openings and flues shown on the application drawings shall be agreed with the planning officers.

A number of studies have been undertaken and meetings held during April, May and June with the officers to come to the current proposals. As a result the number of openings has been substantially reduced and simplified. Following the discussions these have been removed from the Hatton Garden frontage and are positioned in the two plain pilasters on the Cross Street frontage as a balanced composition.

The provision for ventilation is in the form of simple slots into the stonework to echo some of the simplified moulding on the building. We understand that this is considered to be acceptable.

The remaining element is the flues from the boilers in each flat. Where ever possible these have been taken out at roof level, however there remain 8 outlets required.

At the outset the widest possible consideration was given to the means of reducing the need for these outlets and where required to minimise their impact. It is agreed that the building makes a contribution to the conservation area but it is recognised that it is not a listed building.

Initial studies considered the use of electric heating and this has been revisited again following comments from the planning officer's, however we are advised that the additional electrical load is not viable and would require a new substation, which cannot be provided. The requirement to seek a Very Good Ecohome standard has been endorsed by the client who has the same objectives, in particular having in mind the possible home information packs and future requirements for minimal energy and their impact on sales values which were taken into account in the viability studies. The use of electrical heating would mean that additional immersion heaters would be required for the kitchen, each bathroom and cloakroom and that the washing machines and dishwashers would not meet a A+ rating as required.

There are two approaches to deal with the remaining flues. First is to make them as minimal as possible and the second is to provide a perforated or similar covering which conceals the flue and is a decorative element in its own right. We believe that either of these options can produce a viable solution but following discussions with the planning officers it was indicated that they considered that the concealed version was less desirable and the proposals have therefore been developed on the basis of the visible but minimal flue approach.

We confirm that in developing the detail of the building we have sought to maintain and enhance its appearance. For example in the interests of protecting the appearance of the building our client has already agreed to provide steel windows instead of the originally proposed PVC (at an extra cost of around £50,000.00). Again there are similar buildings on Hatton Garden in the same conservation area where PVC windows have been allowed.

In summary:

- Electric heating of the residential properties is not viable. The increased electrical load to the building would be greater than the capacity which the building has. A new electricity sub station would be required if an electrical load of this order were required and there is no space for this.
- All water sources within the apartment would require localised electric immersion heaters (kitchen, toilets, bathrooms, en-suites). These are less efficient energy sources and the space required would have a severe impact on the practicality of the scheme.

- Washing machines and dishwashers would have to be cold feed only, which would be very environmental unfriendly (considering that we could no longer specify A+ appliances).
- 44 Hatton Garden is not a Listed Building and the alterations that we are making to its façade are minimal. Consideration must be given to the new lease of life that this change in use will give the building ensuring that it will have a sustainable future.
- We do not believe that the introduction of the gas flues to the St Cross street elevation will harm the character of the conservation area. The changes are minimal and will be dealt with in a sensitive manner. These have been carefully considered and the impact minimised in contrast to the many examples which already exist in the area, even though this means restricting the range of boilers which will be commercially available.
- We and our client are very concerned about the idea of abandoning the principal of environmentally sound servicing and considers that with the advent of HIP's or equivalent requirements there would be a significant adverse affect on properties which do not meet the most efficient standards.

We therefore ask that the attached drawings Nos.3260(99)10 RevC & 11 RevC are approved as a discharge of this condition.