28 Perrin's Walk London NW3

Design, Access, Energy and other Conservation Measures' Statement

Site Description

The site comprises of a single storey structure between the side elevations of the properties in Perrin's Walk and the rear of properties fronting Heath Street. The existing use is a car repair garage, although it has been vacant for same time. The site is within the Hampstead Conservation Area and designated as an area of special character in Camden's UDP.

Recent Planning History

The site was granted Conservation Area Consent and Planning permission for the demolition of the existing garage, and the change of use to residential for the construction of a new two storey house (Camden planning Reference PWX0202973). The previous approved scheme is submitted with this application for comparison.

Daylight and Sunlight Study

In order to determine the parameters for an alternative design for a building on this site, the new owner commissioned Schatunowski Brooks, rights of light experts, to prepare a study to determine the external envelope for a scheme that would allow compliance with sunlight, daylight and common law rights of light to the adjacent properties.

Schatunowski Brooks' have produced a 3-D computer model of the site to design within, and is submitted with the current application.

Proposals

The proposals are for a four storey, four bedroom house, including basement. The footprint of the new proposals utilise the foot print of the recently approved scheme, incorporating a private rear garden / court yard area.

The exterior envelope of the proposed building falls within, and complies with Schatunowski Brooks' natural light study, thereby minimising the impact on adjacent and neighbouring properties.

The accommodation proposed at ground level is set back from the pavement boundary to provide access and light to the new basement via a traditional "area". This is a typical feature found in this locality.

The first floor accommodation overhangs the ground floor accommodation at street level to provide shelter to the basement area and the main entrance. The upper level projection of the first floor provides a balcony for the second floor bedroom, with a solid balustrade to minimise overlooking into neighbouring properties.

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The projecting first floor accommodation on the front façade provides a means of articulating the structure in architectural terms, which is a typical feature along Perrins Walk.

The main entrance to the new house is sited away from the location of the previously approved scheme to provide better access to the upper levels with an easier stair. The new stair design would comply with the "Lifetime Homes' requirements.

Another advantage of re-locating the main entrance away from that previously approved is that it provides a greater degree of privacy to the new house, away from the rear entrance of the buildings at Heath Street. The rear entrance of these buildings is predominately used by the first floor kitchen serving the restaurant on Heath Street. This kitchen entrance is used regularly to transport kitchen waste to a mobile refuse bin located in Perrins Walk.

The overall design of the proposed building is modern in appearance, and incorporates elements and materials of existing buildings found in Perrin's Walk – see the enclosed photograph of the existing garage located on the site and the artist's impression of the proposals.

Measures for Reducing Energy Consumption

Generally, the thermal insulation that is proposed for the external fabric of the new building would exceed the minimum requirements to comply with Part L1 of the current Building Regulations.

New Walls

The proposals would provide rigid thermal insulation to fill cavities of all the new external walls, including external walls to the basement.

All new windows will be double glazed with draught seals, using 4:16:4 double glazed sealed units with low "E" glazing to comply with NHBC standards.

New ground floor

The proposals would provide rigid thermal insulation above the whole of the new concrete ground slab. Reinforced screed would be provided above the insulation. All heating, hot and cold water services would be thermally insulated and run within duct work located within the screed.

New Roofs

The new sloping roofs would have rigid thermal insulation placed above and in between the timber rafters to create a "warm roof," which would reduce the risk of condensation.

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Similarly, all new flat roofs would have rigid thermal insulation placed above the weathering asphalt surface to create a "warm roof" for the same reasons.

These types of roof constructions are generally acknowledged as "the best good practice" for providing good thermal insulation without the risk of interstitial condensation.

Heating and Hot water Installation

The proposed heating would be provided by a gas condensing boiler with conventional radiators. The efficiency of the proposed condensing boiler would be approx 95%.

Thermostatic radiator valves would be used on radiators to control the temperature of individual rooms, thus providing an efficient method of conserving energy in areas which require less heating.

All concealed heating, hot and cold water pipe work would be thermally insulated to reduce heat loss.

Lighting

It is proposed to use low energy halogen luminaires wherever possible to save energy and reduce running costs.

Water Consumption

To reduce water consumption dual flush water closets would be used, together with spray taps for basins. Shower facilities would also be provided in addition to baths.

Standard plastic rain water pipes are to be used externally, which would allow the end user to easily adjust the pipe work with a standard adapter to collect rain water for garden or patio use.

Reduction of Waste in the Construction Process

The proposals would be carried out by the owner's family building company. Consequently, the owner would have a vested interest in keeping waste of building materials to a minimum.

Any surplus building materials would be used on the owner's other building projects, further reducing wasted materials to an absolute minimum.

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28.11