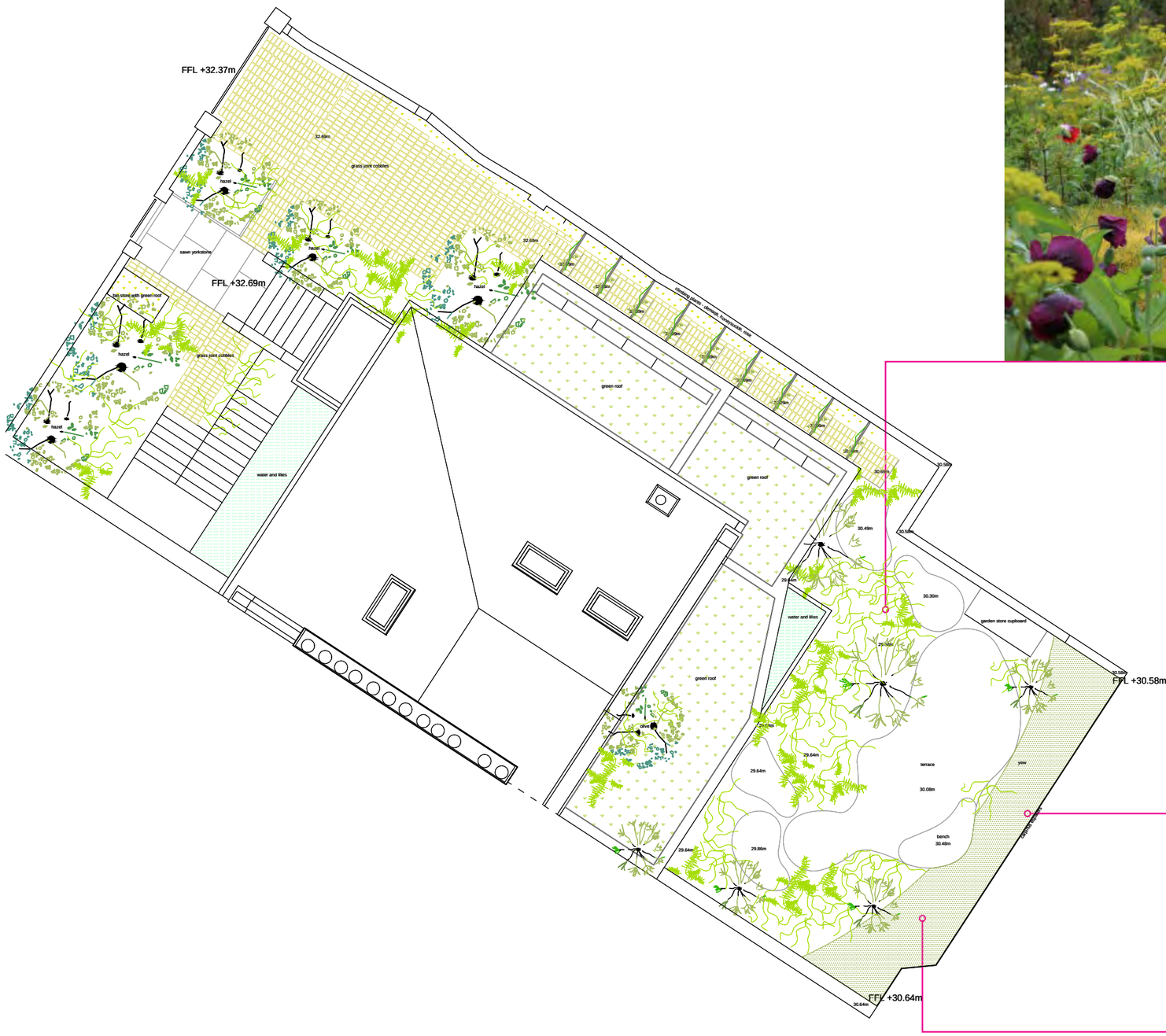
Planting: Back Garden



flower and herb garden

hornbeam espaliers

yew hedge

Planting: Green Roof Areas

flower and herb garden

Proposed Back Garden View

6.0 Sustainability Statement

Strategy Summary

The proposed development aims to adopt sustainable measures to reduce the energy, water and materials used in design, construction and operation. By adopting a sustainable approach in design, construction and operation, the proposed works aim to satisfy the requirements of the current local planning policy, meet the Building Regulations standards and possibly exceed them, wherever technically, functionally and economically viable.

Energy
The proposed development aims to minimise CO2 emissions to the atmosphere arising from the operations of, and within, the building in line with Part L of the Building Regulations. The integration of passive design principles will enable the dwelling to be less reliant on heating, cooling, ventilation and air conditioning (HVAC) systems and minimize dependence on artificial lighting.

To limit heat losses across the building envelope a number of measures will be implemented. These include high levels of insulation for the new build extension. The location of some of the habitable spaces on the lower ground levels will minimise the exposed area of the building envelope, and therefore limit the heat loss through the fabric in winter and solar heat gain through the fabric in summer.

The design of the new façades will maximise passive solar gains in wintertime, while minimising excessive sunlight penetration in summertime. This will also allow the building to reduce heating loads in winter and cooling loads in summer, while maintaining comfortable indoor environments. In particular, it will allow most of the dwelling to be naturally ventilated throughout the year by using light wells and openable windows on opposite facades, thus reducing electricity used for cooling and ventilation. Adequate glazing specifications will help to limit excessive solar gain through the new windows and rooflights.

To further minimise the electricity consumption, energy efficient light fittings will be specified for the building. The majority of fixed internal and external light fittings will be dedicated and energy efficient, i.e. fluorescent and light-emitting diode (LED) lamps. Energy and water efficient labelled white goods will be provided to the dwelling in order to reduce the CO2 emissions arising from appliance use.

Energy meter showing current electricity and gas consumption data will be specified for the building to empower occupants to reduce their energy use.

Water
The proposed development will minimise the consumption of potable water in sanitary applications in line with Part G of the Building Regulations. Low water use fixtures and fittings will be installed in the building. Fittings, such as flow restrictors, will be fitted to taps and potentially shower heads. WCs will be provided with dual flush cisterns and fitted with delayed action inlet valves.

A water meter will be specified on the mains water supply to the development to ensure water consumption can be monitored and managed, therefore encouraging reductions in water consumption.
Green roofs are proposed on the new built extension as part of the applicable sustainable drainage systems (SuDS) to reduce and delay the discharge of rainfall run-off to public sewers and watercourses, while improving local biodiversity.

Materials
Construction materials with a low environmental impact over the full life cycle of the building will be specified, where possible, for the new build extensions. Responsibly sourced materials for the new build extensions, including thermal insulation materials, and finishing elements, will be specified, wherever feasible. Additionally, any timber used in these elements will be legally sourced (e.g. FSC certified).
A Construction Management Plan (CMP) will be developed and implemented for the project to ensure that the construction site is managed in an environmentally sound manner in terms of resource use (including construction materials), energy and water consumption, and air and water pollution, and enable reduction and effective management of construction site waste.

7.0 Pre-Application

Discussions

A pre application document was prepared and issued to LBC in October 2015, albeit it was prepared by Ben Adams Architects. The scheme proposed to provide a side and rear extension but at the time did not propose a lower ground extension or basement. Following a meeting the resulting advice was received in December 2015 and outlined the council's initial response to the proposals. The original comments and an explanation of how the proposed design responds to those concerns can be summarised below. We have sought to address these comments in relation to the external changes as set out: -

Amalgamation of the two units

In this case, only one unit would be lost and consequently the proposal does not contravene policy DP2. This element of the proposal is therefore unlikely to be contentious in principle.

The scheme maintains the proposed amalgamation of the two units.

Design and conservation

The building's historic interest and its particular contribution to the conservation area as a survivor of the area's early urban development is bound up with its semi-detached form and the architectural interest derived from its symmetrical composition.

The proposal seeks to rebalance the symmetrical composition in stepping away from the boundary and thereby reducing the width of the side extension.

Your design must preserve or enhance the character or appearance of the conservation area, and the proposed leveling of the steep driveway and withdrawal of the building footprint from the boundaries of the terrace on Gloucester Avenue will assist in achieving this, with a restored garden setting also likely to improve the setting of the historic building.

The proposed scheme maintains the approach of infilling the steep driveway and providing additional soft landscaping to the front of the house with a view to enhancing the character and appearance of the house within the conservation area.

Viewed from Fitzroy Road, the proposed height of the extension does not, as presently proposed, help it to appear clearly subordinate. The proposed side extension would be set back from the front building line, as recommended above. However, it would be taller than the existing porch and it would impair a pair of semi detached properties that were built as a composition. This is therefore unlikely to be considered accept¬able in design and conservation terms.

The proposal addresses these concerns by reducing the height of the side extension and dropping the proposed parapet height below that of the existing porch. As a result the subordinate nature of the extension is emphasised. Furthermore the rear of this side extension drops away with the level to the rear maintaining the subordinate nature of this part of the proposal.

An intervention of the sort you propose on the rear elevation, especially if integrating a modern side extension, could be acceptable in principle. However, the proposed two-storey glazed opening on the rear elevation at upper ground floor level is likely to be unacceptable.

The proposed scheme has been carefully informed by the existing house and site topography; consequently the side extension steps down and returns to becomes single storey at the rear of the house. The resulting elevation to the garden is subtle and restrained in detail while the recued volume ensures that the existing ground floor windows remain unimped¬ed by the proposed addition.

Consultation

You are strongly encouraged to engage with neighbouring occupiers and the CAAC at an early stage in the process

During the design process we engaged with the PHCAAC, talking Richard Simpson through the proposals at a site meeting on 21st April 2016.

The scheme was revised to reflect comments made by PHCAAC, adjusting the width of the stair to the front garden and partially reducing the parapet height to the rear extension.

The original pre-application document, heritage assessment and resulting LBC comments have provided the basis for the final design approach; closely informing the massing of the building, rhythm of brickwork reveals and proposed materiality.

8.0 Appendices

Planning Drawings

Existing

312_001	Site plan
312_002	Lower ground floor plan
312_003	Raised ground floor plan
312_004	First floor plan
312_005	Second floor plan
312_006	Roof plan
312_020	Sections AA
312_021	Section BB
312_022	Section CC
312_030	West elevation
312_031	North elevation
312_032	East elevation

Proposed

312_100	Basement floor plan
312_101	Lower ground floor plan
312_102	Ground floor plan
312_103	First floor plan
312_104	Second floor plan
312_105	Roof plan
312_200	Section AA
312_201	Section BB
312_202	Section CC
312_300	West elevation
312_301	North elevation
312_302	East elevation

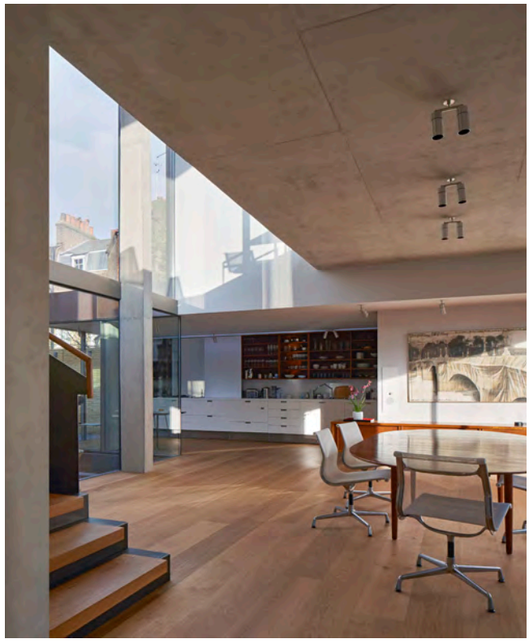
Demolition

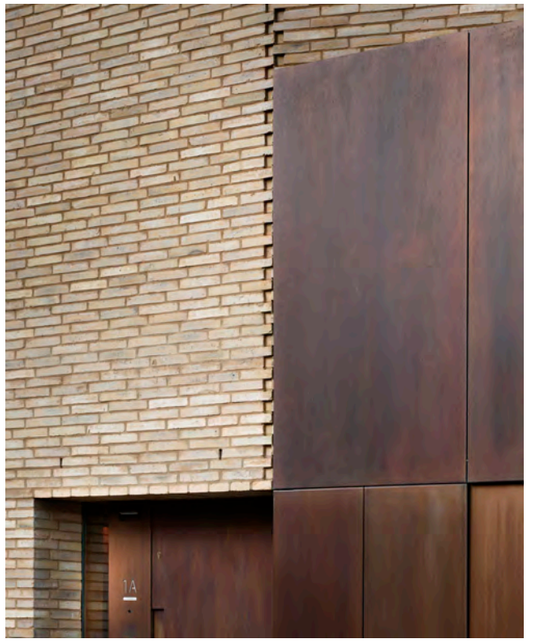
312_400	Lower ground floor plan
312_401	Raised ground floor plan
312_402	First floor plan
312_403	Second floor plan
312_404	Roof plan

Jamie Fobert Architects Relevant Experience

Levering House, London
Luker House, Barnes
Kander House, London
St James's Place, London
Burlington Arcade, London
Tate St Ives, Cornwall

Levring House, London





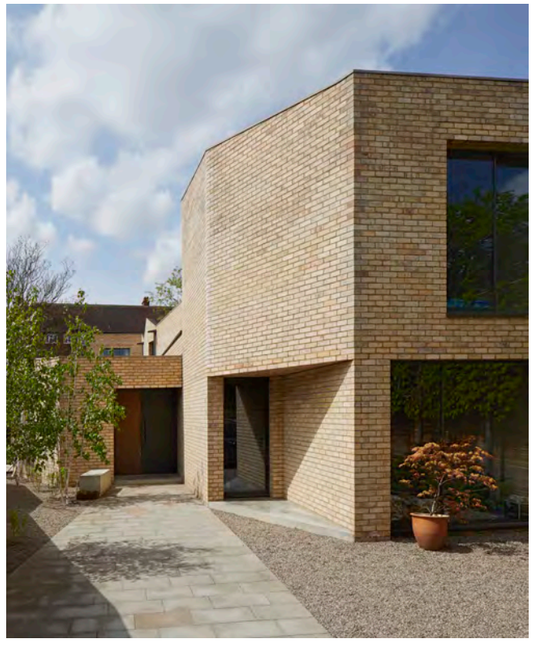
RIBA National Award, 2015

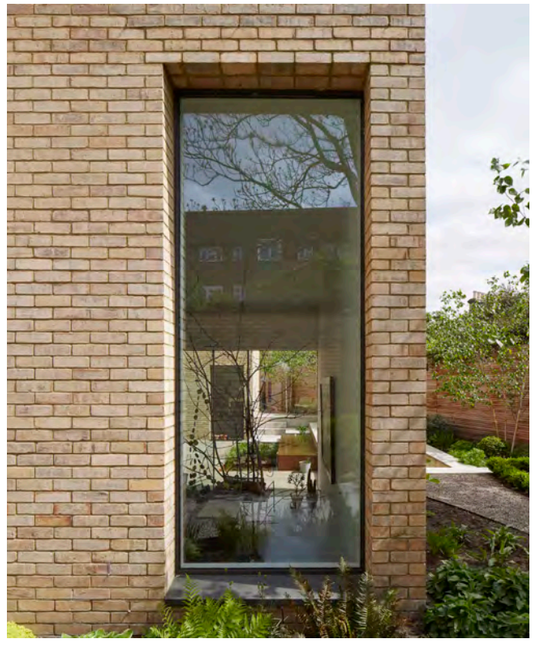
Shortlisted for the RIBA ‘House of the Year’ 2015

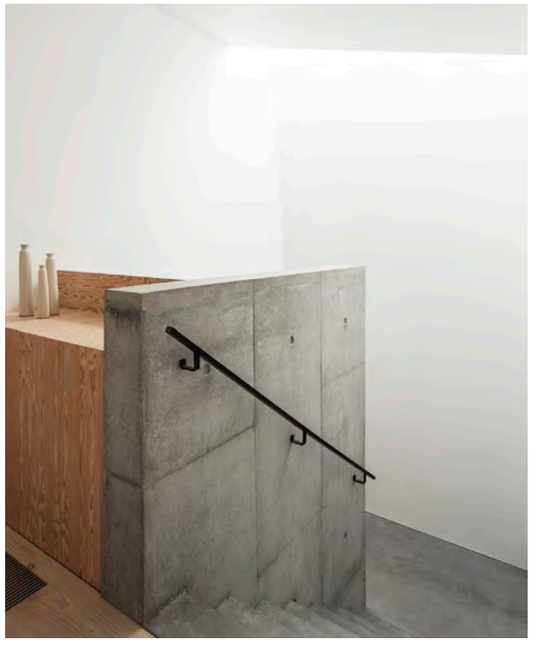
Camden Design Award 2015

BD Individual House of the Year Award 2016

Luker House, Barnes







RIBA National Award, 2014

Shortlisted for the RIBA ‘Manser Medal’, 2014

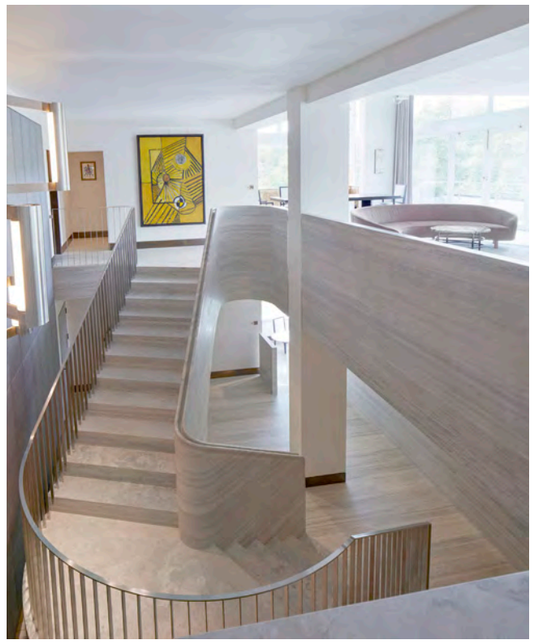
BD Individual House of the Year Award 2016

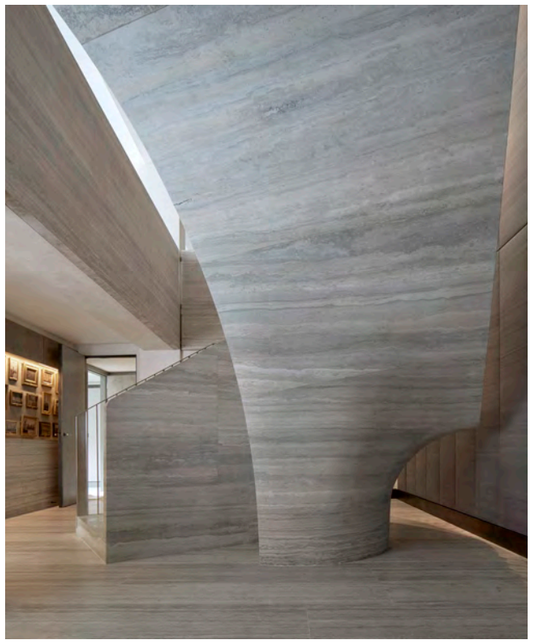
Kander House, London

RIBA London Award, 2007

Shortlisted for the RIBA 'Manser Medal', 2007

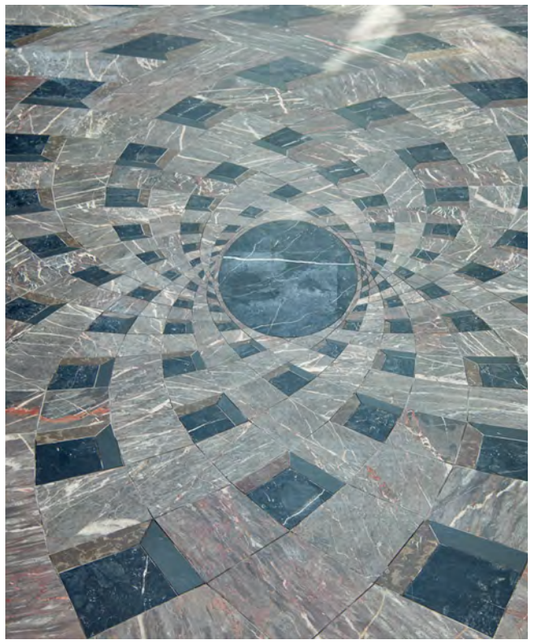
St James's Place, London





Grade II* Listed Refurbishment

Burlington Arcade, London



Grade II Listed Refurbishment within

Mayfair Conservation Area

Tate St Ives, Cornwall