

Our Ref. 1401BA001

Date: 19th April 2018

DESIGN STATEMENT

PROPERTY: 9 – 11 Mansfield Road, London

Application : Section 73 application regarding the variation of conditions 3 of approval 2013/7934/P – Erection of a part 2 storey, part 3 storey building with rear roof terrace at 1st floor level, to accommodate 3x2 bed and 1x1 bed flats, following the demolition of existing house.

1.0 Background

- 1.1 The property is on the south side of Mansfield Road, which is a secondary transport route with a bus stop and Gospel Oak Station adjacent.
- 1.2 The approval noted was the subject of a 106 legal agreement to provide for highly energy efficient dwellings.
- 1.3 The energy efficiency has been achieved, however the methodology had not been fully integrated with the planning drawings meaning that the additional insulation required for the external walls / roof, together with the recirculation air handling plant required to recover the heat before air is expelled from the building, resulted in greater construction depths for floors / walls & roofs to achieve the same internal dimensions that were originally approved.

2.0 Variation

- 2.1 The approved plans have been implemented with no material variation to the internal ceiling heights or room dimensions.
- 2.2 This Section 73 application has been considered carefully to ensure the attached substituted drawings have been accurately collated with a full remeasure on site.
- 2.3 The only height and wall position changes have been necessary to accommodate the greater construction depths required taking full account of the requirements for sustainable materials to be used where possible and the 106 agreement requirements for the much higher thermal efficiency than would normally be possible had the building simply complied with building regulation standards.

3.0 Quantification of Amendments

- 3.1 The amended drawings do not change the location of the front wall over its full height or the rear wall at ground floor level.
- 3.2 The biggest variation is the height of the flat roof at the building's apex of 720mm, however this is mainly obscured by the parapet of the external walls which are only 580mm higher. This is consistent with the cumulative effect of the additional construction depths noted above.

- 3.3 The external walls have variations have been limited to @ 300mm on the 1st floor rear wall and where the recessed wall set backs are located adjacent to the site boundaries ensuring that there will be no material impact for properties adjacent to the site.

Donald Shearer