

PLANNING STATEMENT

3 Somali Road, London NW2 3RN

The existing property is a semi-detached house converted to 2No flats.

I proceed with the statement addressing the validation check list for minor developments from point number 9, 1-8 form part of the planning application submitted.

The minimum head height proposed over the entire extent of plan shown on drawing No 17/282/4 is 2.50 clear. The scheme is similar to neighbouring properties.

The proposed flat sizes are as follows, Flat 1 (50 sq mts) Flat 2 (50 sq Mts) Flat 3 (First floor and loft)100.85 sq mts first floor plus 39.90 sq mts second floor, total is 140.75 square metres.

10. This building is not in a conservation area.

11. A landscaping report is being prepared by an arborealist.

12. There is existing amenity to the rear.

15 &17 The property is close to several bus routes

16. There is no existing on site parking.

18. Traffic and pedestrian flow is a modest rate. Traffic noise pollution is at the middle end of the scale. The new works will allow the opportunity to upgrade the sound protection and heat loss insulations of the building.

19. Being off a main street the air quality is relatively moderate.

20&21 There are minor amendments to the drainage system required the need to alert Thames Water is unlikely. These amendments are incidental and should not have an impact on the adjacent environment.

22. The bin store and bicycle arrangements already exist. There are 2No bicycle anchors and third is to be installed.

23. The proposed flats will be built under the umbrella of Camden Council's Building Control department. A Full Plans application will be made and no work will commence until every aspect of the build including insulation, carbon emissions and heating controls have been agreed on paper. Once Building Regulation approval has been granted works will be supervised by Barnet's Building Control inspectors.

The works will therefore be of the highest quality. All elements will be purchased with appropriate u-values. This building's exposure is average. The new works u-values will be top grade.

All efforts will be made to ensure air tightness and thermal bridging to prevent heat loss. Draft proofing will be included where necessary. Residents will be fully informed of the appropriate heat conservation measures.

A MVHR system will be incorporated in the new dwellings. This will be installed with appropriate insulation standards which should enable heat recovery and reduce demand to less than 15kWh/m² per year.

New windows to be Ral 7016 grey anthracite. New door to be timber to match existing.

The external walls to first floor side extension will be masonry. 300mm cavity filled with suitable insulation (Dritherm 32 or similar). The windows will be double-glazed with a low-e coating. Flat roof with 140mm Kooltherm or similar insulation. All potential air leakages will be bridged.

Sound proofing and fire protection between floors will be provided.

To prevent overheating all hot water taps will be fitted with heat restrictors. There will be a main thermostat and all radiators will be fitted with thermostats. Phase changing materials can be incorporated.

Efforts will be made to prevent unnecessary use of light fittings by sensible placement and size of windows. New light fittings are to be energy efficient.

Every effort will be made to liaise with Camden Council to implement energy saving elements. Whatever systems are favoured at the time of commencement will be utilised.