

## 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.