

## 12 Cressy Road, NW3 2LY

Design, Access & Heritage Statement for Ground Floor Side Extension. Addendum. **New Heat Pump, Combined Intake-Exhaust Grille for MVHR System & Rear Elevation Materials Changes.**

Client	Mr + Mrs Monteiro
Presentation	Planning
Date	September 2022
File	CSY-3-03-RT-0002 Rev A
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0.1 Proposal Summary

This report outlines the changes to the proposal for a side extension to the at 12 Cresy Road, NW3 2LY, in the Borough of Camden.

Our clients, Mr + Mrs Monteiro, wish to build a high quality, single storey side extension in the West area of the dwelling. The proposal would create an open plan kitchen,dining room and living to the rear of the property.

In addition to this, they wish to implement home energy efficiency measures that are included in this report addendum.

0.2 Planning Summary

The site is nor located in the Mansfiedl Conservation Area , so the changes to the property have been carefully considered in line with the management plan.

The front facade has been left intact and the changes to the rear facade are not visible from Cressy Road.

The materials and form are to remain sensitive to the existing context and character of the area and all execution is to be of a high quality.

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Home Improvements CPG 2021

2.1.1 Rear Extension

*“Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing”*

*“Be built from materials that are sympathetic to the existing building wherever possible”*

*“Consider adequate internal insulating materials;*

*“Consider the installation of green roofs/walls and/or solar panels. Biodiverse green roofs with a substrate of at least 100mm, are preferred rather than sedum roofs, as they provide a greater biodiversity value. For further information about the installation of a green roof, see CPG on Energy efficiency and Adaptation*

*“Respect and duly consider the amenity of adjacent properties with regard to daylight,sunlight, outlook, light pollution/ spillage, and privacy”*

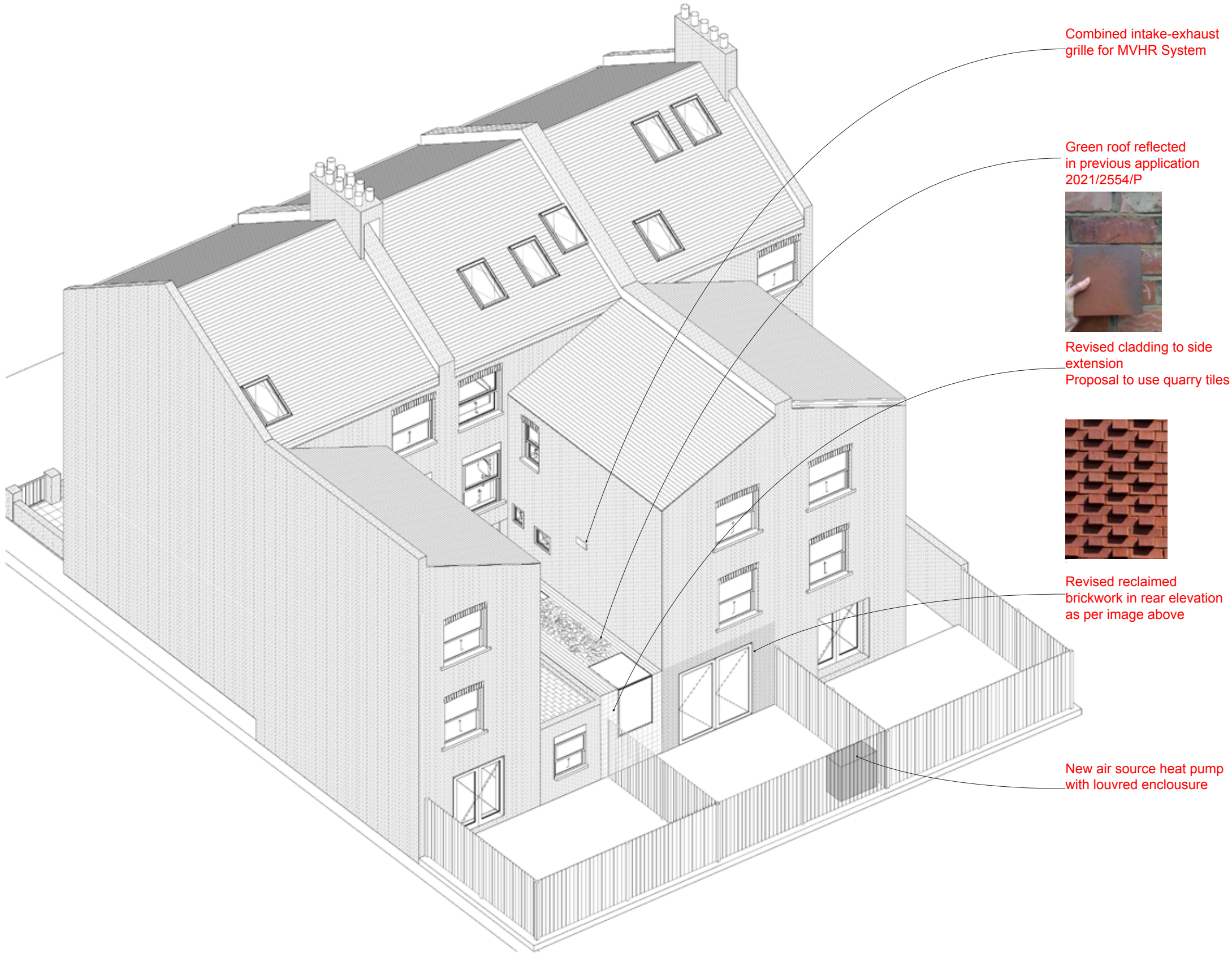
Careful consideration has been taken in response to these policies. The proposed side extension and rear wall materials will be sympathetic with the existing bricks tone and texture.

The proposed air source heat pump (just heating), MVHR system and additional insulation will notably improve the energy efficiency of the property while being respectful to the neighbouring properties.

The heat pump model, Mitsubishi Ecodan Ultra Quiet 11.2kW PUZ model features an A+++ efficiency System and zero carbon solution and operates at low noise levels, as explained in the Noise Impact Assessment. It will also have a louvred enclosure to minimise the visual impact of the unit.

Also, Solar PVs are included in the proposal. The approved application 2021/2555/P reflects that.

All the home energy efficiency measures are included in Appendix A in the final page of this Addendum report.



Combined intake-exhaust grille for MVHR System

Green roof reflected in previous application 2021/2554/P

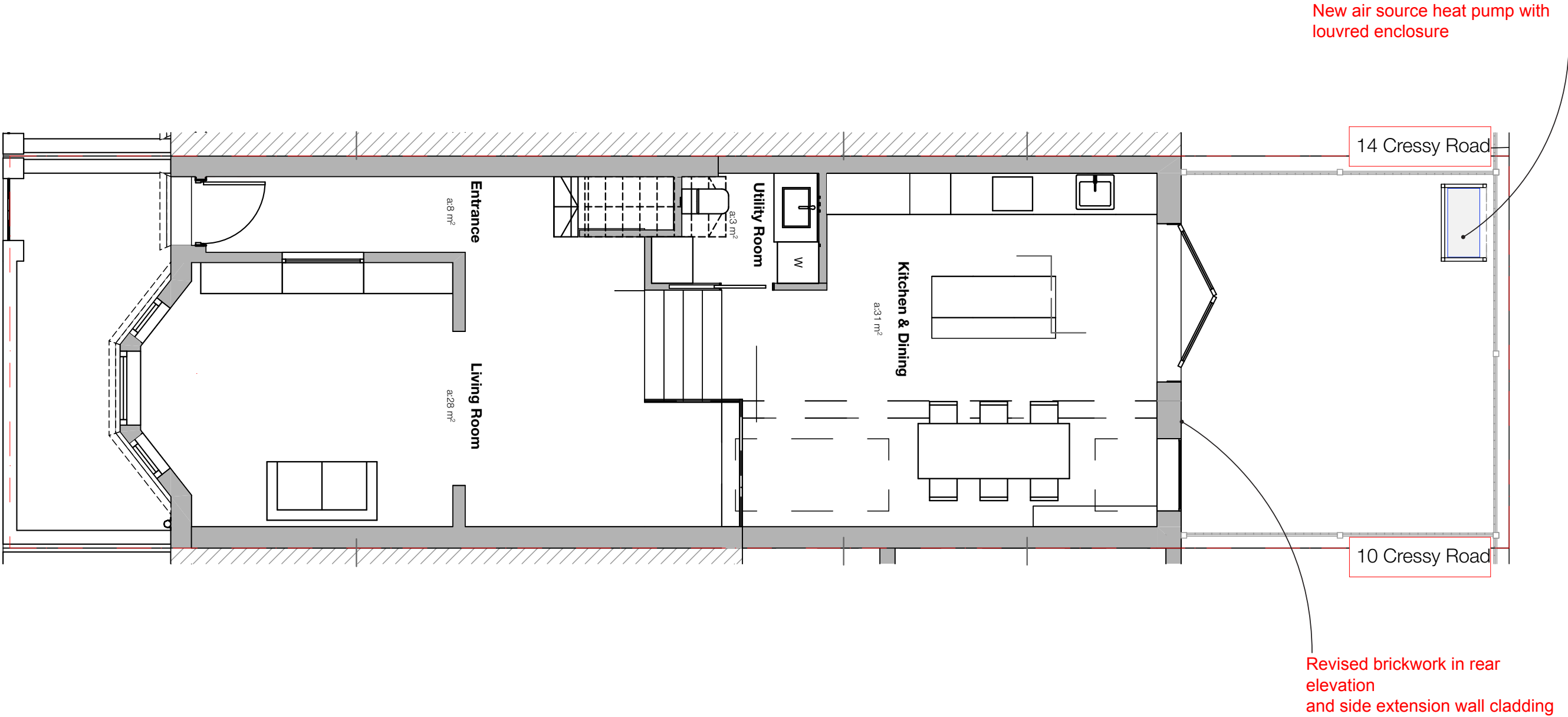
Revised cladding to side extension  
Proposal to use quarry tiles

Revised reclaimed brickwork in rear elevation as per image above

New air source heat pump with louvred enclosure

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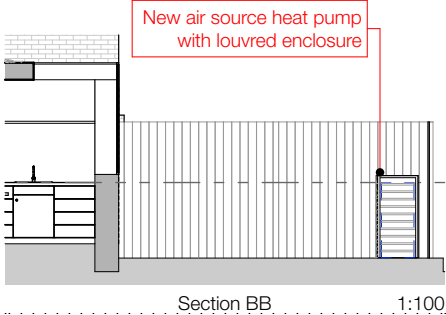
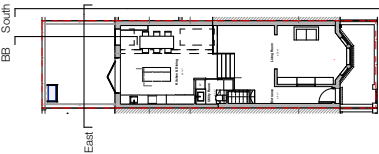
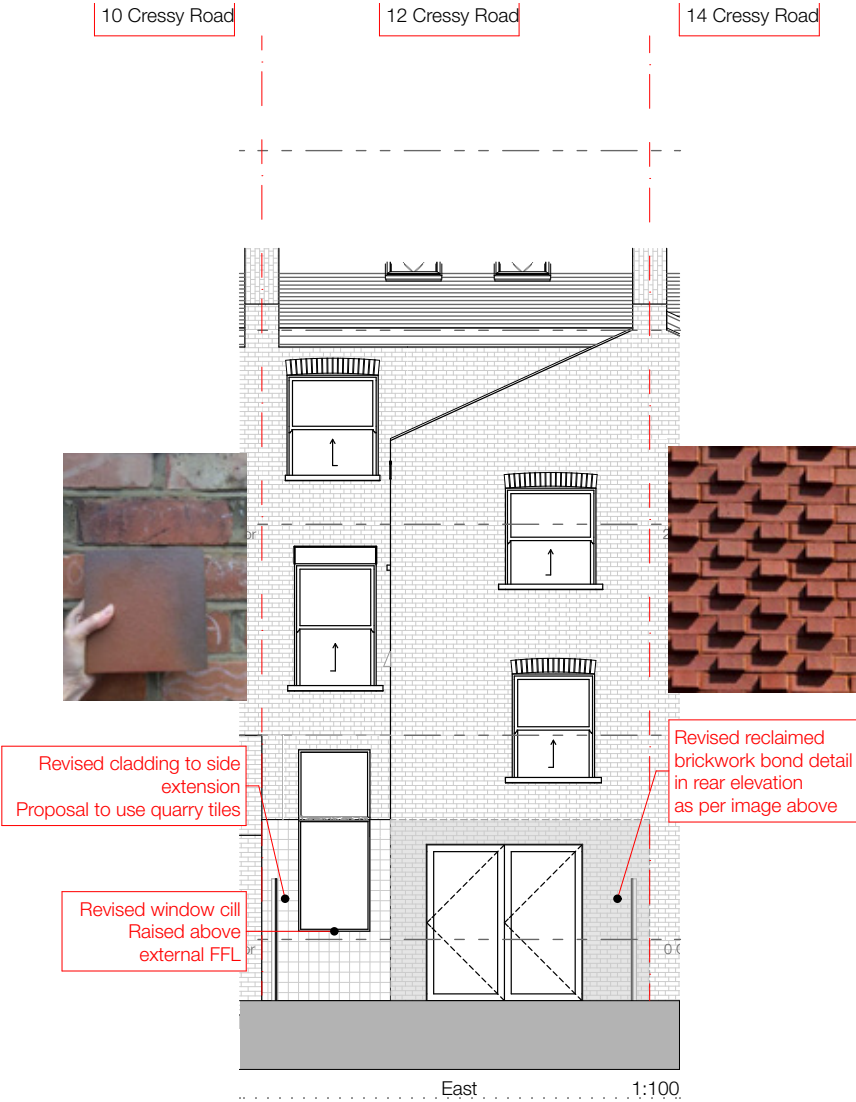
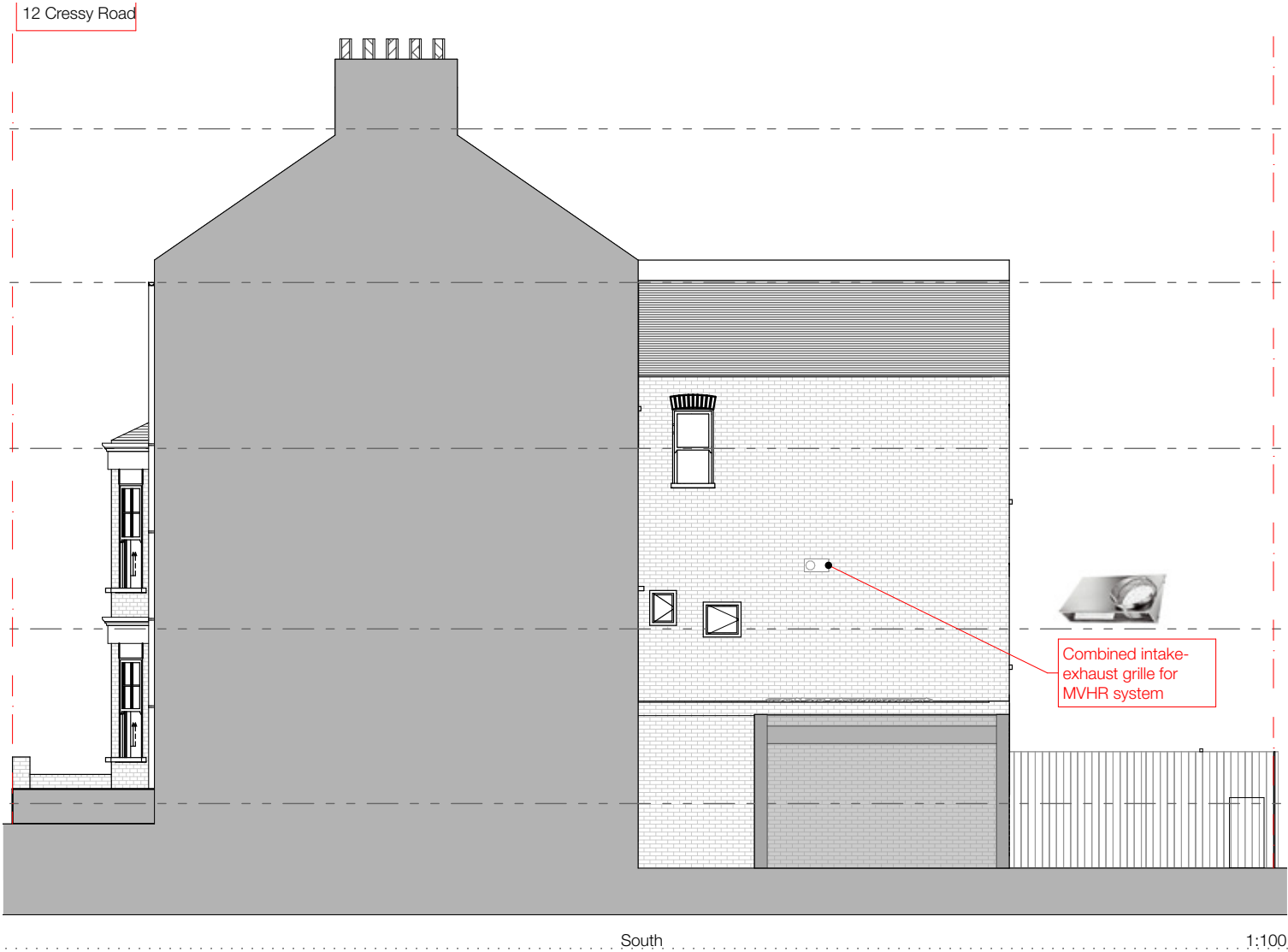
4.2 Ground Floor Plan



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4.3 Proposed Elevations

South and East Elevation





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4.6 Appendix A. Home Energy Efficiency Measures

Sustainable development principles have been considering from the start of the design process as shown in this page.

In addition to the measures in this appendix, the house will incorporate a MVHR System, so airtightness throughout the building will be implemented.

MEASURE	CONSIDERED Y/N	INCLUDED? SPECIFICATION
Loft insulation	Yes	Dormer Wall: 90mm Earthwool FrameTherm 40, 72.5mm & Kooltherm K118 Insulated
Pipes/boiler tank insulation	Yes	Hot water cylinder has dense PU foam insulation and pipes include a minimum of 13mm class O Armaflex insulation.
Draught proofing	Yes	The building will be made airtight
LED lighting	Yes	Light fittings throughout the house will have LED bulbs
Cavity wall insulation	Yes	100mm Knauf Insulation Earthwool Dritherm 32 Ultimate Cavity Slabs,
Room in roof insulation	Yes	Roof: 150mm Kingspan Kooltherm K107 Pitched Roof Board tightly packed between rafters
Internal wall insulation	Yes	Isover acoustic insulation
Floor insulation	Yes	100mm thick mineral wool insulation between existing floor joists and 100mm Kingspan Kooltherm K3 Floorboard for the new floor at the rear
Solar PV (electric)	Yes	8 Panel Solar PV system -8x JA Solar 340W Mono MBB Percium Half-Cell Black Frame
Upgrading windows/new windows (single to double glazing)	Yes	New sash windows, rooflights and doors to have double glazing
Ground source heat pump	No	
Air source heat pump	Yes	Mitsubishi Ecodan Ultra Quiet 11.2kW PUZ model.(just heating)
External wall insulation	Yes	Cavity wall insulation