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Job No. 1528, Land Adjacent to 1, Rivington Crescent, NW7

Planning Statement

Part 1: Planning Statement

1.1 Floor area

83.5m²

1.2 Room Sizes

Living Room; 17.35m²

Dining/Kitchen; 16.25m²

Bedroom 1; 17.6m²

Bedroom 2; 12.25m²

Bathroom; 5.14m²

Stores; 1.58m²

1.3 Parking Spaces

The unit has one parking space.

1.4 Amenity Areas.

The new house has a rear and side external garden of 56m² for a scheme consisting of 4 no. habitable rooms compared with a Barnet min. requirement of 40m²

1.5 Refuse and recycling location

The location of refuse and recycling facilities is shown on drawing 1518/P101, ie. Adjacent to the front entrance door. It could alternatively be located inside the garden gate in the side part of the garden.

Part 2: Sustainability Statement

2.1 Minimum residential unit size

As noted in item 1.1 above, the house achieves the minimum gross internal floor area of 83m². In order to achieve this, the dwelling is slightly wider than the existing houses which were not built to this standard.

2.2 Internal layout and design

The internal layout is based on a dual aspect dwelling.

Ceiling heights will be 2500mm.

Internal storage of 1.58m² is provided to the house, above the minimum level of 1.5m² for private sector dwellings. The floor area of the stores is slightly greater than this as the ground floor store extends below the stairs at low level.

Although not shown on the drawings, an external shed of 2.5m² can be provided to the garden.

The combined Living/Dining/Kitchen is 33.5m², well above the minimum 27m² requirement for a 4-person dwelling.

Bedroom 1 is 17.6m² and Bedroom 2 is 12.25m², both greater than the minimum recommended area of 12m², with the dimensions in both directions in excess of the 2.7m minimum for a room with a double bed.

2.3 Outdoor amenity space

As noted above, the house has an outdoor amenity space (garden) of 56m²

The outdoor amenity space is wheelchair accessible.

2.4 Daylight, privacy, outlook and light pollution

Daylight is provided to all rooms including the bathrooms. Living/Dining/Kitchen and Bedroom windows have a glazed area in excess of 20% of the floor area and have a reasonable outlook with clear glazing. No window is within 21m of facing windows of properties opposite and should therefore not cause a nuisance during night time hours.

2.5 Microclimate – wind and thermal conditions

The development is only 2-storey and is oriented sw-ne, all areas should therefore experience both light and shade.

2.6 Lifetime Homes

The development has been designed as far as possible to comply with Lifetime Homes standards. The staircase is of sufficient width for a future stairlift.

2.7 Wheelchair Housing

The scheme has not been specifically designed as wheelchair housing but complies with the requirements of Approved Document Part M4(1) for a “Visitable Dwelling”.

2.8 Energy use in new buildings

An energy statement can be provided in due course if required.

The development will be to a high standard of thermal efficiency, will use a high standard boiler with MVHR heat recovery.

2.9 De-centralised energy

This item is not relevant to the proposed development.

2.10 Retro-fitting of existing buildings

This item is not relevant to the proposed development.

2.11 Water efficiency

All appliances will be water efficient including toilets, taps, showers and if provided by the developer, washing machines and dishwashers.

Water butts can be provided to all new rainwater downpipes.

2.12 Waste strategy

Adequate external storage for waste and recycling will be provided as shown on the drawings.

Kitchen units will incorporate a waste storage basket.

A Site Waste Management Plan will be provided by the contractor for the construction phase in due course,

2.13 Air Quality

There are no air quality issues with this development.

2.14 Noise Quality

There are no major noise quality issues, windows will however be to a high standard of noise reduction.

2.15 Flood risk, sustainable urban drainage systems and water quality

The new parking bay can be designed with permeable drainage if required.

The development site is not in a flood risk area.

2.16 Biodiversity and habitat quality

The existing site is a residential garden with very little soft landscaping, there are therefore no biodiversity and habitat quality issues.

2.17 Archaeological Investigation

The site is not within one of the 19 local areas of archaeological significance and therefore as a minor development no archaeological investigation should be necessary.

2.18 Pollution prevention, contaminated land remediation and construction management

A construction management plan will be prepared by the contractor in due course.

There are no suspected contamination issues.

2.19 Code for Sustainable Homes

A minimum code for sustainable homes level 3 will be achieved. Details will be provided during the construction drawing stage.

2.20 BREAM and Ecohomes

As a minor development this item does not apply.

2.21 Considerate Constructors Scheme

The contractor will be encouraged to join the considerate contractors scheme in due course.