

# PLANNING / HERITAGE STATEMENT

## 8c Lupus St, SW1V 3DY

21.09.21

### **This application is for;**

Internal alterations to a maisonette flat on the third and fourth floors of a five storey terrace building. The works include the addition of two vent outlets on the front elevation at third floor level.

### **The Building.**

8c Lupus St is a maisonette flat within a five storey Victorian terrace building. The building is Grade II listed.

### **Proposal.**

The proposal is to add acoustic insulation to the third floor flooring in order to improve sound separation between flats B & C. The proposal also adds a WC within the third floor, and upgrades the existing boiler.

A set of existing and proposed drawings accompany this application.

### **The boiler.**

The existing boiler is approximately 20+ years old and due cannot be repaired and needs to be replaced. The existing boiler flue exits the building via a chimney flue. Current regulations don't allow a boiler flue to exit via a chimney and therefore the flue to the replacement boiler must exist the building via an external wall. The external wall adjacent to the boiler location is the front elevation.

The building, and the terrace currently has numerous boiler flues located within the front elevation.

In addition to the boiler flue, the proposed WC requires a vent duct in order comply with Building Regulations. The building, and the terrace currently has numerous vent flues located within the front elevation.

### **Amenity**

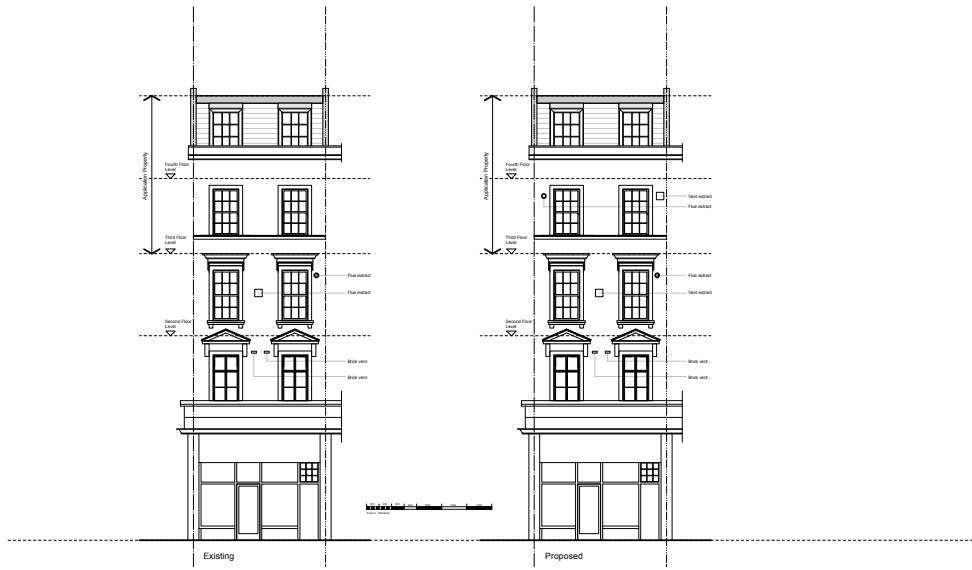
The proposals make no impact on the amenities of the users of the building, the terrace, or the immediate and wider area.

### **Design and Character.**

The flues exiting the building will be in white to match the building façade.

### **Access**

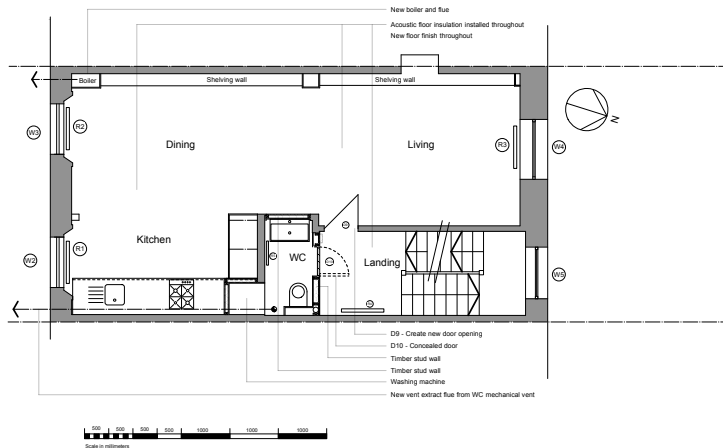
No changes are being made to the access of the building or onto the site.



PLANNING

<p>This is a <b>Planning Level Drawing</b> and is intended to illustrate the general appearance of the proposed works. All details in this drawing have not been included for the detail necessary for a full planning application.</p> <p>Whilst this drawing can be used as a basis drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss with your architect &amp; builder together, where more detail would be appropriate.</p>	<p>Your Architect Your Home Location: Architect Your Home Chelsea 65 Farleigh Road London W16 7TD</p>		<p>Drawing name: Front Elevation - Existing &amp; Proposed</p>
	<p>Date: 01.07.21</p>	<p>Plot No: 58-208</p>	<p>Drawing No: A114</p>
<p>Scale: 1:100@A3</p>		<p>Client: -</p>	<p>Drawn by: RC</p>
<p>Project name: 8c Lupus St, SW1V 3DY</p>		<p>architectyourhome</p>	

Existing and proposed front elevation



PLANNING

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	<p>Your Architect Your Home Location: Architect Your Home Chelsea 65 Farleigh Road London W16 7TD</p>		<p>Date: 01.07.21</p>
<p>Scale: 1:50@A3</p>		<p>Plot No: 58-208</p>	<p>Drawing No: A112</p>
<p>Project name: 8c Lupus St, SW1V 3DY</p>		<p>Client: C</p>	<p>Drawn by: RC</p>
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Proposed third floor plan