

Design Principles

**For the erection of a single storey rear basement infill extension including internal alterations
6 Ponsonby Place, London SW1P 4PT**

Sustainable Design as Policy 38D

1. The use of high-quality materials will be used including facing bricks to match the existing; long life roofing materials such as a continuous membrane material on an insulated deck.
2. Creating an open space will allow flexibility in the design of the accommodation.
3. No additional resources will be required and the water efficiency will be upgraded to current building regulation standards.
4. The existing infrastructure within the building will be future proofed.
5. There is no requirement for addition plant or machinery although the boiler will be upgraded.

Policy 32B Air Quality

Does not apply to this minor development.

Policy 36 Energy

The existing gas boiler will be upgraded to an A rating and all radiator valves will be upgraded to TRVs to achieve a reduction in carbon emissions. Loft insulation will be increased and double glazing will be installed (subject to a separate planning application)

Other considerations

The application provides an increase of 5 m² or 4.25% of the gross internal floor area of the property and bearing in mind the issue of proportionality the following are not relevant to this application.

BREEAM assessment; SuDs where existing rainwater disposal exists; water calculations.

Demolition of the existing building is not part of this application

Heritage assets are not affected.

Anyards Designers & Surveyors Ltd

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