

Sustainable Design Statement

40 Northumberland Place, W2 5AS

25TH April 2022

Planning permission was granted on 10th December 2019 under application ref. 19/07849/FULL for excavation of a basement extension below the front garden, lowering of the existing lower ground floor and garden level, erection of two storey glazed infill extension to the rear, reconfiguration of the layout to the lower ground floor to first floor to create a single family dwelling; landscaping works to rear yard and new stairs to glazed infill extension; and alterations to front lightwell including relocating the stairs and landscaping the front garden. The planning permission has been implemented and building works have commenced.

Minor amendments are now proposed which include reducing the size of the lightwell, changes to the front entrance steps and repositioning of the bin store and planters; changing the style of lower ground floor (secondary) front entrance door to include a fanlight; rotating the rooflight to the glazed infill extension; and adjusting the internal step arrangement to the lower ground floor and minor internal layout changes.

The proposed works retain the original architectural integrity of the building. High quality workmanship will ensure the completed development strengthens its relationship with adjacent properties and enhances not just the local environment, but the health and well-being of its occupiers. It is sensitive and designed in accordance with relevant planning policies, including Westminster's City Plan 2019-2040.

The development approved under application ref. 19/07849/FULL and the minor amendments now proposed take the opportunity to sensitively refurbish the building and upgrade existing services to improve the buildings' overall performance thus reducing energy use. Such improvements include an upgrade of existing U values to walls, floors and roofs and replace existing single glazed windows with double glazed units to further reduce heat loss. High efficiency plant including MVHR and complete replacement lighting will also be installed. New sanitaryware will ensure no more than 105 litres a day water consumption. All materials used will be traditional to respect the original form. Double glazed units will be timber framed. High quality, durable materials and contemporary methods of construction detailing will be in keeping with the existing architecture and ensure longevity of the property. The internal changes to the layout allow for more flexible & high quality floorspace.

The approved development and minor amendments now proposed will, wherever possible, exceed Building Regulation requirements.

The provision of a bin store within the front garden formed part of the approved scheme and is to be retained in the amended scheme albeit repositioned within the front garden. The bin store provides sufficient space for separate waste streams and is easily accessible for the users of the dwelling and also for waste and recycling collection.

The development as approved and the minor amendments now proposed also provide an opportunity to remove existing impermeable hard surface areas in the front and rear gardens and re-landscape both areas with soft landscaping and permeable surfaces. Further, it is envisaged that soft landscaping with new shrub and tree planting will enhance biodiversity.

The refurbishment and extension of the building will overall modernise the property to suit the requirements of a high-quality family home including improvements to energy performance thereby assisting in minimising the effects of climate change thus meeting the objectives of Westminster's recently adopted City Plan.