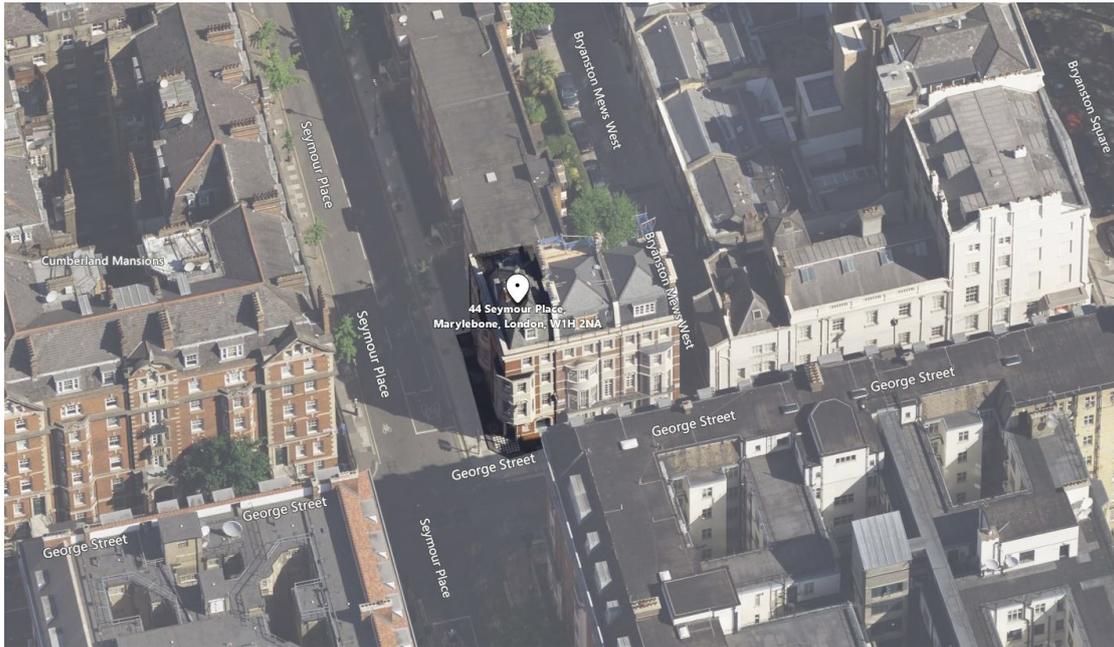


Sustainable Design Statement

44-46 Seymour Place, London W1H 2NA

Renovation of existing flats at 44-46 Seymour Place

03rd August 2022



Aerial View from the south of 44-46 Seymour Place

1.0 Introduction

Introduction

Planning consent is sought for general refurbishment of the residential building including thermal improvements. Relevant works include new air source heat pumps and double-glazed windows to improve the environmental performance of the building.

Context

44-46 Seymour Place is in the Portman Conservation Area and is an end of terrace building on the north side of George Street, on the corner with Seymour Place.

44-46 Seymour Place is a six storey brick fronted Late Victorian / Edwardian building. The property currently comprises four flats; maisonette on LG/GF, flats to first and second floors and a maisonette to the 3rd and 4th floors.

2.0 Proposals

The proposals make alterations to the property to improve the living conditions of the building. Relevant proposals include: (see Design and Access Statement for full details of proposed works)

2.1 New Air Source Heat Pumps

As part of the environmental strategy of the refurbishment, the aim is to improve the EPC rating of the flats up to an EPC C rating. In order to achieve this for the maisonette flats at the top and bottom of the building, two new air source heat pumps are required. The first is to be installed within the vaults space and vented via new acoustic louvered doors onto the lightwell. This heat pump will serve the ground and lower ground floor maisonette. The second heat pump will be located on the 3rd floor terrace within acoustic screens below terrace steps.

An Environmental Noise Survey Report has been carried out by Noico acoustic engineers. The assessment includes a noise survey, details of the proposed equipment and noise assessment. It concludes that the proposals are compliant with Westminster City Council planning noise criteria.

2.2 New windows and dormers.

As part of the environmental upgrades the windows to the West and South elevations are to be replaced with new double-glazed painted windows. These are in keeping with the existing style and character of the building whilst significantly improving the existing old single glazed windows.

The dormer windows are also to be replaced with new lead dormers with painted timber windows and doors. These allow for upgraded performance while replicating the existing style and features.

3.0 Local Policy

3.1 Westminster City Council City Plan 2019-2040

The proposals have been carefully designed to follow the principles of the Westminster City Council City Plan. Details of how key policies have been addressed are highlighted below.

3.2 Policy 38D Sustainable Design Principles

The proposals follow the sustainable design principles.

1. High quality timber windows (in keeping with the existing building and local context)
2. Floor spaces are broadly in keeping with the existing
3. Rainwater and drainage proposals as existing
4. Service connections unaffected
5. Plant and machinery have been kept to a minimum and designed in discreet locations within vaults and below terrace steps.

3.3 Policy 34B City Greening

Within the constraints of the existing building and in order to respect the local conservation area no green roofs etc. are included as part of the proposals. Planters have been included in order to add green features to the existing terrace.

3.4 Policy 36 Energy (and Mayor of London's: London Plan 2021: Energy Hierarchy)

The proposals aim to reduce on site energy demand by increasing thermal efficiency and using low energy heating systems. This is in line with the London Plan 2021 Energy Hierarchy to 'Be lean: use less energy'.

Replacing windows with double glazed window will improve U-values from baseline single glazing (with typical U-values of 4+W/m²) to 1.6W/m² which when coupled with other thermal improvements will greatly reduce energy use.

Heat pumps are a highly efficient form of heating and further reduces the building's energy demand.

3.5 Policy 39 Westminster's Heritage

Replacement windows are proposed in traditional materials and styles in keeping with the existing style and character of the building and wider conservation area.

The proposed heat pumps are in discreet locations within existing vaults and below steps to an existing terrace to minimise any impact upon the building or surroundings.

4.0 Conclusion

The works are minor and have been sensitively designed to respect the existing character and appearance of the building and streetscape. They use traditional materials and details appropriate to the building and wider conservation area. The new air source heat pumps have been designed to comply with WCC noise guidance and notably upgrades the environmental performance of the building.

The proposals allow for improvement of the building bringing it up to modern standards and ensuring the buildings continued and future use.