

## **Design and Access statement**

Project

MI Computsolutions  
47a Bellefields Road  
London  
SW9 9UH

Prepared by:  
Extension Architecture

Description:  
**Proposed installation of new ducting in the courtyard and alterations to internal machinery.**

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## 1.0 Introduction

### Background

- 1.1 This statement provides further background information supporting the full planning application on behalf of Ms Sobowale for the planning permission for alterations to ducting.
- 1.2 The application relates to a building spanning four stories, divided into sections 2, 3, and 4. It serves as a mixed-use development, featuring a commercial unit on the ground floor and basement with residential apartments on the upper levels. Situated at the intersection of Bellefields Road and Pulross Road, the site occupies the southern side of the junction.
- 1.3 This statement will present the site in the context of planning policy of London Borough of Lambeth.
- 1.4 By assessing the site, its constraints, its situation, and context this statement will demonstrate the suitability of the proposal and how it intersects with the local planning authority's policies and development management guidance.



Fig 1: Existing aerial view, where the red line denotes the site location

## 2.0 Site Context

- 2.1 The site is not within a Conservation Area; it is beyond Brixton Conservation Area and due to the proposals positioning there is no visibility from the courtyard to the immediate Conservation Area.
- 2.2 The application site is located 0.2 miles from Brixton station and within walking distance to local facilities. The 0.5 radius of the area is predominately an urban zone of Brixton which contains its own noise impact.
- 2.3 The ground floor and basement of the building at 47a Bellefields Road is currently being used as a learning facility for young adults upwards to develop their learning skills to improve their legibility for employment. This is education centre plays an integral part in Brixton area to continue professional learning development and help improve social standards.
- 2.4 The proposed changes aim to enhance the internal comfort of the space. Thanks to the site's position and the arrangement of equipment, there will be no discernible visual impact on the overall conservation area.

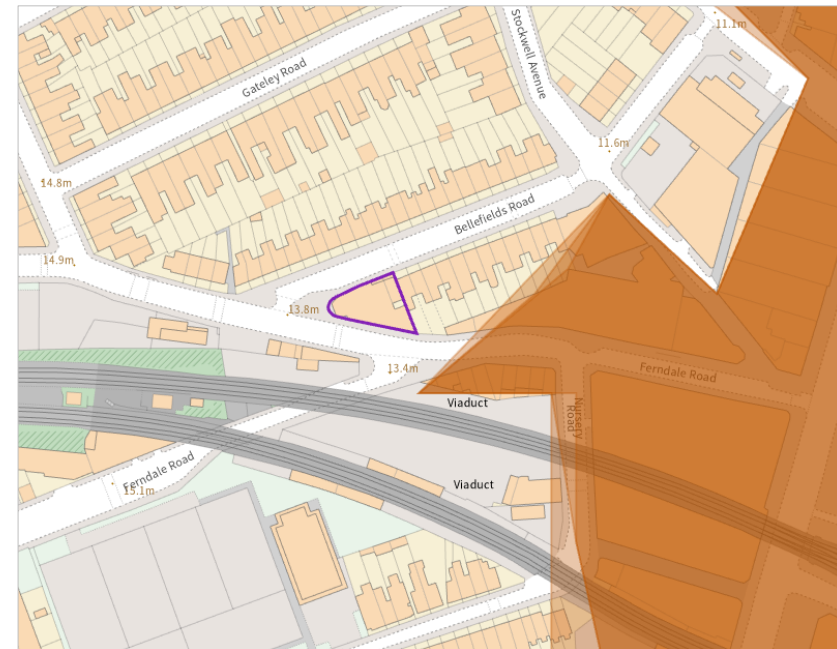
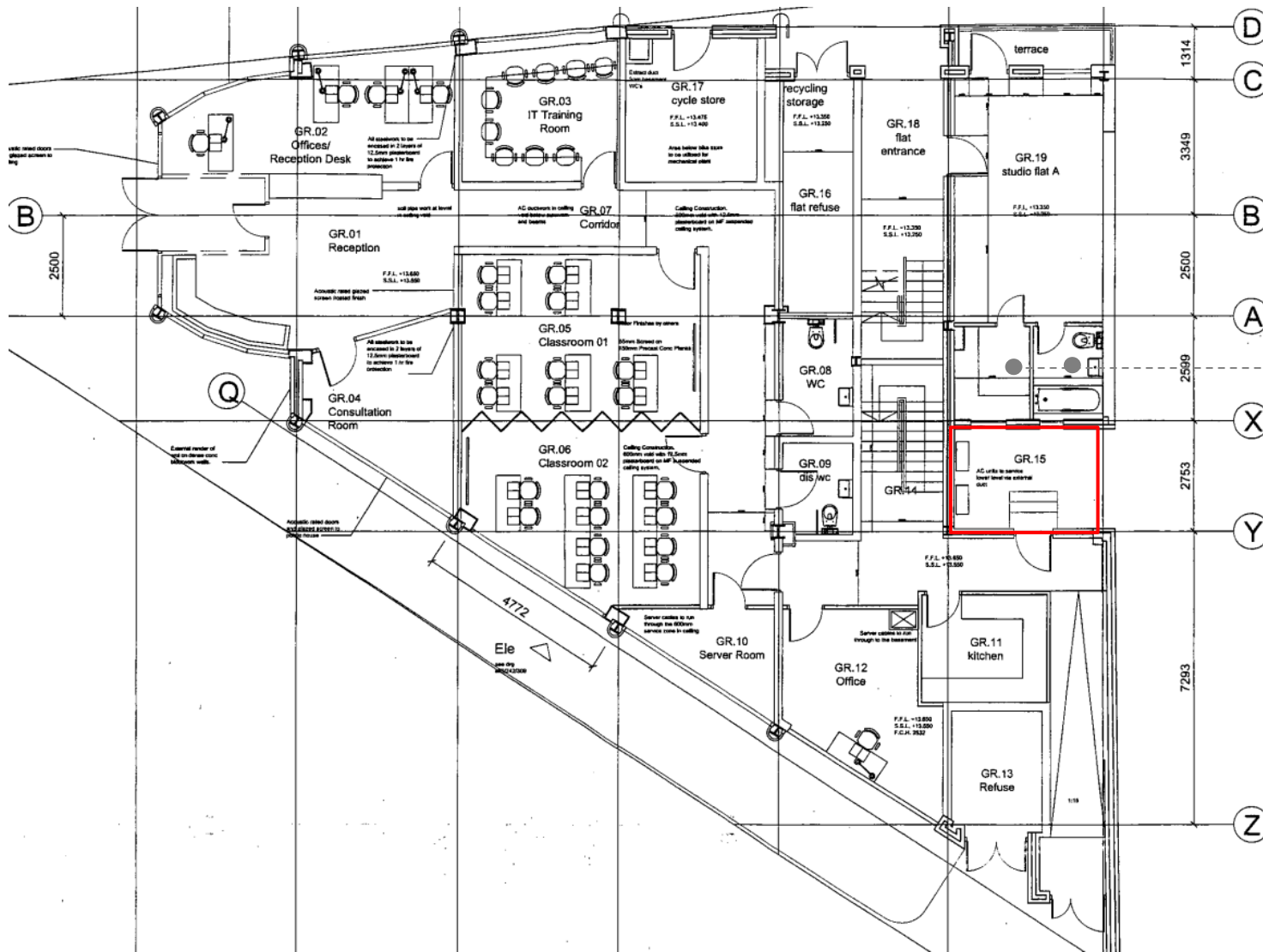


Fig 2: Brixton Conservation Area (hatched in Brown) and with the application site outlined in purple.  
\*Image taken from searchland interactive Area map.

### 3.0 Planning History

- 3.1 The original application 10/01867/FUL pertains to the change of use to training centre (Use Class D1) at basement and part ground floor levels. This application was approved in 09/08/2010.
- 3.2 Following the Class revision of 2020 the ground floor and basement would be under the criteria class use F1.
- 3.3 In the drawings below it denotes the ground floor courtyard is only accessible to MI Computsolutions and provides an appropriate plant area as it is too small to be regarded as amenity and as it is enclosed it would not suffice any form of fire escape route.
- 3.4 In the retrospective application 19/00583/FUL there was a Panasonic Energy Recovery Ventilator situated on the left side of the wall if looking from the door to the courtyard. This was refused and later enforced due to its positioning and potential obstruction of window opening and noise impact.
- 3.5 In accordance with the council's advice, the unit and ducting were subsequently removed. The pre-existing air in/outflow points were sealed with the removal of brackets, and the wall was restored to its original condition. These modifications were executed by Slidaway Ventilation Ltd.



Non-habitable rooms

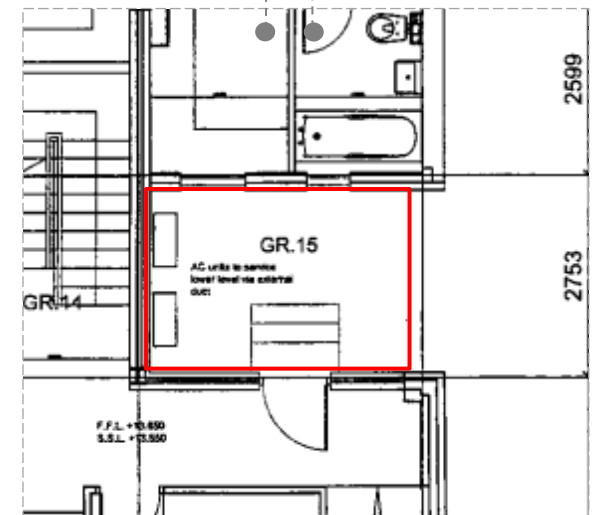


Fig 3: 10/01867/FUL application drawings visible online on Lambeth Planning Portal.

## 4.0 EXISTING AND PROPOSED ALTERATIONS

- 4.1 The pre-existing ducting situated on the west wall has been removed. The new ducting will be installed and connected to the pre-existing existing openings in the wall to extract the stail air though the building.
- 4.2 The relocation of the machinery to inside the educational centre confines the noise significantly and removes the potential noise impact to the external courtyard and there are no further requirements for a noise impact assessment to be submitted to the council.
- 4.3 The position of the new ducting would also be in such a position it is set away from the studio Flat A, there is no further obstruction to open these windows into the courtyard.
- 4.4 It is key to note there are free standing AC units which have been in operation for over 10 years and have not resulted in any harm or increased noise impact to neighbouring amenity. It is also key to note according to the approved plans 10/01867/FUL, that the rear rooms featuring frosted windows are non-habitable.
- 4.5 It is considered the proposed alterations reduce the overall impact to the amenity of the adjoining neighbour's ad provides and effective solution in ventilating the basement area and the class rooms.



COURTYARD IMAGES



Fig 4: Existing site photos of courtyard



## 5.0 PLANNING POLICIES

### **Lambeth Local Plan (2015) policies:**

#### **Q2 Amenity**

#### **Q8 Design quality: construction detailing**

#### **Q22 Conservation areas**

According to Policy Q2(i), development will receive support as long as it does not unacceptably compromise the visual amenity from adjacent sites and the public realm. – The proposal is within a courtyard which is private access from Mi Comput Solutions.

Policy Q2(v) specifies that development will be encouraged if it effectively reduces the negative effects of noise to an acceptable level by utilizing attenuation, distance, screening, or internal layout and orientation. - There is no increase in plant machinery and there is proposed ducting which will concealed internally.

Policy Q2(vii) indicates that development will be endorsed if service equipment is seamlessly incorporated into the building's structure or situated in inconspicuous locations, effectively shielded by robust screening or enclosures, and does not cause disruption through its operation. – The ducting in low level and is reasonably set away from nearby residential units.

## 6.0 CONCLUSION

- 6.1 This statement seeks to demonstrate that the proposed alterations to be carried out at 47a Bellefields Road is compliant with Lambeth Councils development policies and results in no adverse impact in terms of noise and outlook to the adjoining residential units.
- 6.2 Furthermore, the proposal would not have a significant impact on the historical integrity of the host building as the alterations are considered minor and not visible where there is limited if any impact on the street scene.
- 6.3 It is for the reasons as set out above that the applicant has displayed an interest to work with the council and accommodate their requirements which is why it should be received positively and attain approval.