



## **PLANNING STATEMENT**

**At: Flat B, No. 11 Alpha Street, London SE15 4NX**

**For: Mr Peter Barr**

Replacement of two Windows at First Floor Flat with a UPVC Double-Glazed Sash Style Windows and additional fully meshed base coat finished in a Silicone Render to part of First Floor rear Elevation

This application comprises:-

- Plan P1 – Existing first floor layout and elevations
- Plan P2A – proposed floor layout and elevations
- 3A – Proposed block and location plans
- Eco Slide Brochure
- Application form and Planning Statement



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## THE SITE

11B Alfa Street is a two-bed first floor flat in a Victorian two-storey house with a rear two-storey annex. It is situated at the end of a terrace of three similar properties and adjoins a car park of a former supermarket.

The ground floor flat, No. 11A, has been substantially extended to the rear and in what was the rear yard with a modern extension.



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## THE PROPOSAL

The proposal is set out below in the client's own Project Brief.

### **Project brief – Flat B, 11 Alpha Street SE15 4NX**

Aim of project: increase thermal efficiency in bedroom, kitchen and bathroom of Flat B, 11 Alpha Street.

Project consists of 3 separate tasks:

#### 1. Kitchen window

Replace draughty 2004 wooden double-glazed casement window (1370mm height x 1050mm width) with A+ rated uPVC double-glazed sash-style window. Replace existing architrave with uPVC one of same profile.

#### 2. Bedroom window (retrospective)

Replace draughty 2004 wooden double-glazed sash window (1700mm height x 1300mm width) with A rated uPVC double-glazed sash-style window in configuration mimicking that of the previous sash window (2 astragal bars top and bottom, making a total of 6 "panes"). Internal wooden boxing and architrave retained.

Rationale for use of uPVC:

Wooden windows have required three-yearly repainting, which in turn has required use of ladders (if doing so alone) or scaffolding (if done by contractors). Given the new configuration at the back of the building, getting ladders or scaffolding through Flat A and erecting them in the patio left by the extension is no longer viable, as well as being an unacceptable intrusion on the privacy of those living in Flat A.

UPVC is also much longer-lasting than wood, and which is more attractive depends as much on the design as the materials used.

11 Alpha Street is one of two terraces comprising 8 houses in the same style. Wooden front windows are now only used in 3 of these, rear probably even less given their low visibility.

#### 3. Back addition (flat B kitchen and bathroom) walls

Provide EWI Pro System using 100mm EPS insulation (expanded polystyrene), with a fully meshed base coat, finished in a silicone render to first floor kitchen wall and end wall of back addition, thus essentially extending upwards to the first floor the external insulation provided to the remaining original back addition wall at Flat A under Planning Application 21/AP/3284. This equates to 20m<sup>2</sup> external insulation.

Rationale:

1. Consistency with Flat A
2. Improve thermal efficiency in kitchen and bathroom of Flat B, while maximising use of very limited space there.



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## ASSESSMENT

It can be seen from the attached photograph showing the front elevation of the flat that sliding sash windows are entirely appropriate to this property. The current proposal is to reinstate sliding sash windows in the kitchen and replace a sliding sash window in the bedroom. In addition to the two new windows the first floor kitchen wall and the end wall of the back annex will be treated with a fully meshed base coat finished in a silicone render which will greatly improve the insulation relating to the first floor flat. The details to the windows are included in the brochure of "Eco Slide" which shows that the sliding sash UPVC windows are a perfect replica of the original windows. They offer the added convenience of low maintenance and high energy efficiency.

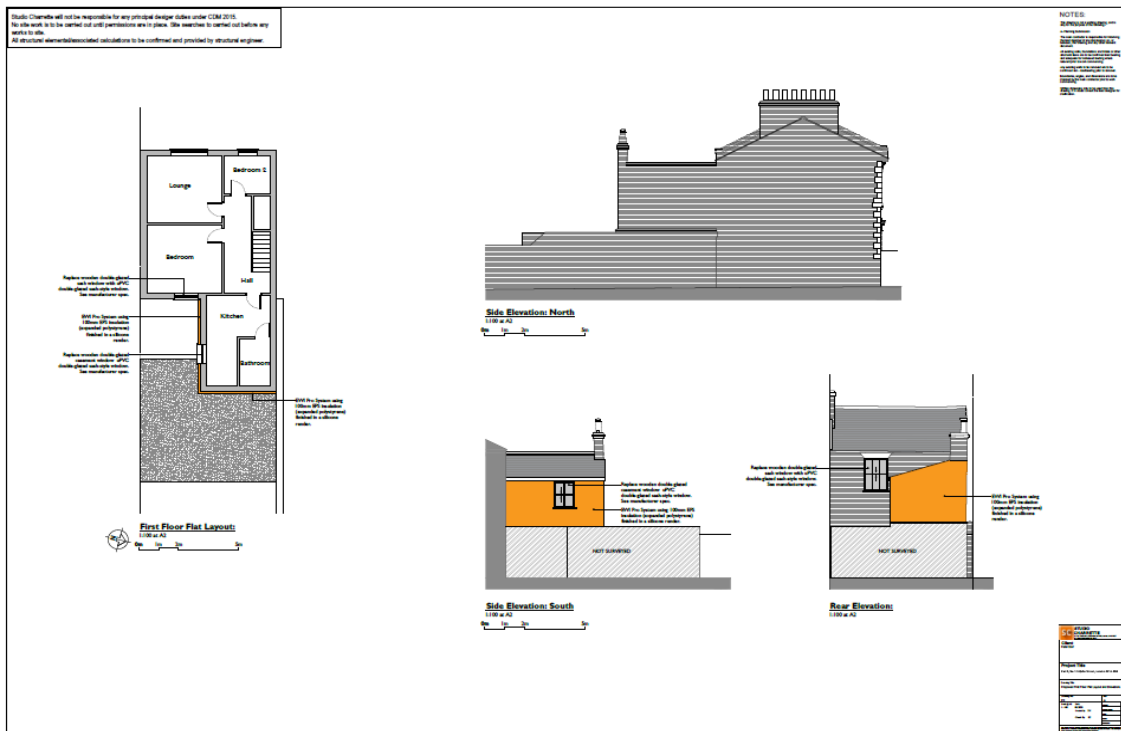
It is considered that the proposed improvements are entirely appropriate in this location and will greatly improve the longevity of the building. You are therefore urged to grant the planning permission for this improvement.



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