



MIRA A  
Architecture + Engineering

45 NORTHUMBERLAND PLACE LONDON W2 5AS

Sustainable Design Statement 21.12. 2023



## Sustainable Design Statement



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## Summary

This Sustainable Design Statement has been prepared by MIRA A Architecture + Engineering for the purpose of obtaining Planning Permission for the conversion of the existing front Lower Ground Floor vaulted cellars into a Utility / Plant Room.

The property is located at No. 45 Northumberland Place, W2 5AS in the Westbourne Conservation Area within the City of Westminster (the **Council**).

The property is not Listed.

This Statement has been prepared with consideration to City Plan Policies 38 (Design Principles), 34 (Green Infrastructure) and 36 (Energy).

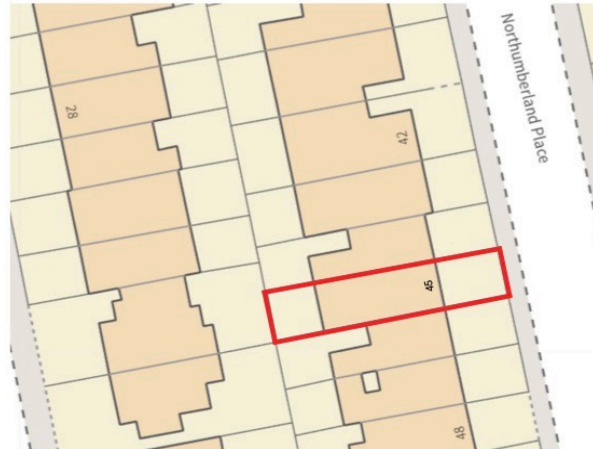
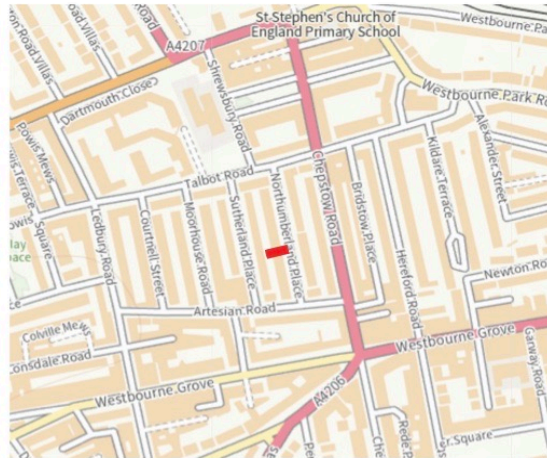
The Proposed Development is considered to respond to advice outlined in the policies above and provides a significant improvement to the sustainability of the existing building.



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DRAWING NOT TO SCALE FOR ILLUSTRATIVE PURPOSES ONLY

## Site Background

Northumberland Place is a residential area located in Notting Hill.

The area is characterized by elegant Georgian and Victorian architecture, the area features well-maintained terraced houses and apartments with well-kept gardens, the streets are tree-lined, the neighbourhood offers a blend of residential tranquillity and proximity to the amenities and attractions of Notting Hill and Portobello Road Market.

The building is situated in a highly sustainable location within Westbourne Conservation Area within the City of Westminster (the **Council**),

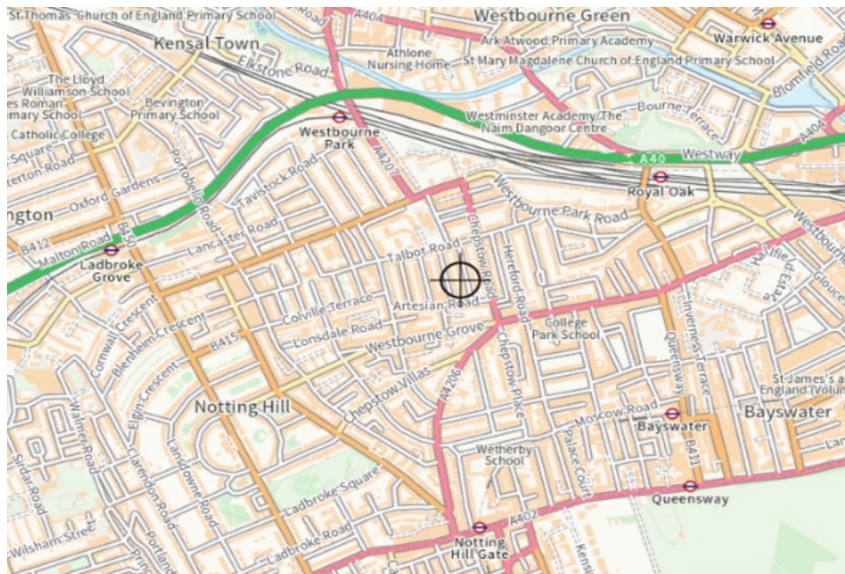
The site is within a Public Transport Accessibility Level (PTAL) of 4, this is a good level of access to public transport.



## Location Mobility and Connectivity

Northumberland Place benefits from convenient access to public transport.

Notting Hill Gate, Ladbrooke Grove Westbourne Park, Bayswater, Queensway Underground Stations with Royal Oak Rail Station, all a short walking distance away and part of the primary transport hubs in the vicinity, the area is also well served by several bus routes, providing additional commuting options with bus routes connecting Northumberland Place to neighbouring areas and transport links.



Map showing public transport locations, not to scale for illustrative purposes only



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### Walking:

Northumberland Place is pedestrian-friendly, with pavements and walkways that facilitate safe walking.

### Cycling:

London's cycling infrastructure allows for bike-friendly routes in and around Notting Hill, promoting cycling as a mode of transportation.

### The Building

No 45 Northumberland Place is a 5 storey mid-terrace single family home located on the west side of Northumberland Place, the property is part of the Westbourne Conservation Area.

The building is accessed directly from Northumberland Place, the ground floor level is raised, there is no secondary access via external steps to the lower ground level.





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Northumberland Place looking North

## Design Proposal

This application seeks to gain permission to convert the existing vaulted cellars at lower ground level, the change of use will allow the owners to create a Utility / Plant Room by maximizing and improving the use of existing space within the building.

The proposed scheme has been designed to sympathetically sit within the local Conservation Area context.

## Overview

Alteration to the lower ground at the front of the property.

The proposal seeks to create a Utility / Plant Room by maximizing the use of existing space within the building. The addition of external stairs will allow for a secondary access at lower ground level. The front elevation will remain unchanged, the majority of the garden at ground level will remain unchanged.

## Planning Policy

The relevant planning policies within Westminster's City Plan relating to sustainable design are outlined below.

### Westminster City Plan 2019-2040

Westminster's City Plan was adopted by the Council in April 2021. The plan sets out an ambitious and deliverable vision for Westminster up to 2040. Key policies, of relevance to the proposals, include:

- . Policy 34B 'City Greening';
- . Policy 36 'Energy';
- . Policy 38 'Design Principles'.

### **Policy 34B ‘City Greening’**

Policy 34 (‘Green Infrastructure’) outlines the Council’s intentions to protect and enhance the city’s green infrastructure to maximise its environmental, social and economic value.

Part B of Policy 34 (‘City Greening’) state the Council aims to achieve this through ensuring that developments, where possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme.

### **Policy 36 ‘Energy’**

Policy 36 stipulates that the Council will promote zero carbon development and expects all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change. Policy 36 part D also highlights that developments should be designed in accordance with the Mayor of London’s heating hierarchy. Major developments must connect to existing or planning heating networks, and where feasible, establish a new network.

### **Policy 38 ‘Design Principles’**

Policy 38 states that new developments must incorporate exemplary standards of high quality, sustainable and inclusive urban design and architecture, benefitting Westminster’s world-class status, environment and heritage, and its diverse range of locally distinctive neighbourhoods.



Part D of Policy 38 focuses more specifically on sustainable design, outlining 5 key principles that must be incorporated in development proposals, including:

1. Use of high-quality durable materials and detail;
2. Provide flexible, high quality floorspace;
3. Optimising resource and water efficiency;
4. Enabling the incorporation of, or connection to, future services or facilities;
5. Minimising the need for plant and machinery.

### **Policy 39 ‘Westminster’s Heritage’**

Policy 39 states that development must optimise the positive role of the historic environment in Westminster’s townscape, economy and sustainability, including through maintaining the unique character of heritage assets and delivering high quality new buildings and spaces which enhance their settings.

### **Sustainable Design Considerations**

The impact of the conversion of the existing vaulted cellars will be minimal.

The proposals include the lowering of the existing cellars floors and the creation of 11 sqm (GIA) of additional floorspace.

The retention and extension of the existing vaulted cellars will be in line with policy 38D.

The construction with the appropriate materials and insulation will comply with current building regulations to achieve the current required u value and to minimise both heat loss in winter and gain in summer.

The Heritage Statement concludes that the proposals would enhance the local townscapes the overall character and appearance of the Westbourne Conservation Area would therefore be preserved and enhanced in line with Policy 39 of the Westminster City Plan.

### **Provide flexible, high quality floorspace**

#### Enhanced Functionality:

The proposed Utility / Plant Room will provide practical functionality for the occupants, offering storage space and space for housing utility installations (plumbing, electrical, boilers etc.) easy and safe to access and to maintain, this will improve the use and quality of the floorspace of the existing building.

Flexible high quality floorspace will maximise the floor plan and will provide efficiencies, the new utility room areas will include glazing and natural daylighting with the introduction of a timber sash window.

Converting the existing cellars into a utility room will meet the contemporary demand for functional spaces within the existing building, aligning it with current lifestyle needs.

The timber sash windows will be double glazed.

Reconfiguring the layout of the proposed utility room will improve circulation and use of the existing building.

Water resource and efficiency will be made when the building will be upgraded with new system installations, in alignment with 38.11' Westminster is deemed seriously water stressed', the proposal will seek to maximise water efficiency through the introduction of new systems and will seek where feasible to meet the residential optional water efficiency requirement of 105 l/ per person per day.

Water resource and efficiency will be upgraded with the installation of updated efficient systems.

The existing central heating system will be upgraded and connected to the existing heating networks.

A mini VRF (Variable refrigerant flow) R410a 20kw condenser will be allowed for, this technology circulates only the minimum amount of coolant required for each period, and is thus a very effective and efficient means of cooling.

Energy efficiency of lighting will be improved through the proposals with low energy 100% LED lighting proposed throughout the existing and proposed areas.

### **Enabling the incorporation of, or connection to, future services or facilities**

A new energy strategy for the existing building and proposed area will comply with sustainable design principles outlined in Policy 38D.

### **Minimising the need for plant and machinery**

The implementation of a new energy strategy will aim at reducing the existing plant and machinery on site, will facilitate further environment and sustainability benefits such as greening and recycling within the limited potential of the amenity space available, the introduction of external planter beds will provide visual screening and assist in the greening of the external space.

### **Biodiversity Enhancement**

The installation of sedum roof areas in the front garden will contribute positively to local biodiversity.



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Sedum roofs provide a habitat for pollinators such as bees, butterflies, and other beneficial insects by offering food sources and nesting sites.

### Aesthetic Enhancement

The addition of sedum roof areas will enhance the visual appeal of the front garden the sedum plants will offer a variety of colours and textures and will create an attractive and dynamic landscape that complements the surrounding environment.

### Low Maintenance and Durability

Sedum plants are low maintenance, as they require minimal care once established, they are resilient, drought-tolerant, and well-suited to the local climate, ensuring long-term sustainability.

### Supporting Local Wildlife

Sedum roof areas create vital habitats that help support local wildlife, especially pollinators, in maintaining ecosystems and agricultural productivity.

## **Front Garden**

The SuDS requirements can be assessed by undertaking a review of the net change in permeable surfaces following the proposed development, the modifications being considered will not significantly change the existing conditions and will not increase the size of the impermeable surfaces, the surface permeability will be improved with the introduction of sedum roof areas within the front garden.

The proposed works will not increase the amount of impermeable surfaces.

## **Sustainable Transport**

### **Bicycle parking dock**

A bicycle parking dock in the front garden is introduced to encourages cycling to reduce carbon emissions and traffic congestion in the area.

### **Promoting Green initiatives**

the addition of a bicycle parking dock is part of the property owner commitment to sustainability and environmentally friendly practices, aligning with current community values in conjunction with the health benefits associated with cycling, promoting physical activity and an active lifestyle.



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## **Electric Car**

### **EV Point**

The introduction of an Electric Vehicle (EV) charging point to the front garden will aligns with the growing demand for sustainable transportation options and will encourages the use of electric vehicles, reducing carbon emissions and contributing to cleaner air.

This is part of the property owner commitment to environmental sustainability. It aligns with efforts to reduce reliance on fossil fuels promotes clean energy usage and the property's readiness to adopt emerging technologies.





## Flood risk

Northumberland Place has a very low risk of flooding measured at less than 0,1% each year.

Very low risk of flood from rivers and sea.

Very low risk of flood from surface water.

Flooding from groundwater is unlikely in this area.

Flooding from reservoirs is unlikely in this area.



Northumberland Place has a very low risk of flooding measured at less than 0,1% each year.

● High ● Medium ● Low ○ VeryLow ⊕ Northumberland Place

## Conclusion

The proposals incorporate the following sustainable design features, in line with the principles outlined in the Westminster City Plan:

1. Use of high quality, durable materials that will improve insulation and will be in keeping with the existing building and the Conservation Area;
2. Maximised use of low carbon energy sources, a new energy strategy will comply with sustainable design principles outlined in Policy 38D.
3. Improved flexibility of floorspace and building layout;
4. Provision of high-quality city greening through the introduction of new planters and sedum roof;
5. Significantly improved energy efficiencies.

Sustainability has been at the forefront of the proposed design to comply with Sustainable Design Principles outlined in policies 34B, 36, 38D and 39 of Westminster's City Plan.



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The Ever Green **Abelia** or the **Bee bush**