

SUSTAINABILITY DESIGN & PLANNING STATEMENT

**Top Floor Apartment
125 Ashmore Road
London
W9 3DA**

Architect: Sherwood Architects
Davey House
31 St Neots Road
Eaton Ford
St Neots
Cambs
PE19 7BA

Job No: 3399

Date: 16/01/24



INTRODUCTION:

The Sustainability, Design & Planning Statement contains information to accompany and support a planning application submitted to Westminster City Council and is intended to assist the Council and its consultees in their consideration of the application.

The planning application proposes installation of additional rear dormer and loft conversion at Top Floor Apartment 125 Ashmore Road London W9 3DA. It should be read in conjunction with the drawings and other documents forming the Planning Application.

The statement has been prepared with consideration to City Plan 2019-2040 and in particular Policies 34B (urban greening) Policies 36 (Energy) & 38D (Sustainable Design).

Application Site:

Site Analysis and Wider context:

The building is currently a series of three apartments arranged over three storeys served by a single staircase and front entrance door off Ashmore Road. There is no onsite vehicle parking. The 73.0 sq m application site is located in the Queens Park Ward within the administrative boundary of The City of Westminster. The site is not within any conservation areas. Therefore no Heritage Statement is required.

Proposed Development:

The Proposed Development involves refurbishment of the existing 1 Bed 2 person top floor apartment, installation of additional rear dormer and loft conversion to form a two bedroom 3 person apartment at 125 Ashmore Road in the existing 3 storey building.

Development History:

There has been one previous planning application approved in July 2000:

Ref: 00/03384/FULL | Replacement of windows at 125A,125B and 125C Ashmore Road

APPLICATION PROPOSAL:

Application drawings:

3399-04 rev A Design Proposal Plans Elevations and Section 1-50 scale A1 size

3399-01 rev A Existing Plans Elevations and Section 1-50 scale A1 size

3399-05 Block and Location Plan 1-500 1-1250 scale A3 size

Current Use:

The application site is C3 Residential

Proposed Use:

The proposed use does not change and remains as C3 Residential.

Proposed Loft conversion:

The loft conversion will have a roof dormer at the rear of the existing building. The dormer arrangement with a flat roof, will enable the rear facing wall to recede beyond the main roof eaves and the flat roof below the ridge. The dormer is also set back from the party walls.

Appearance:

The dwellings in the vicinity have a street facing elevation of brick with dentil detailing, contrasting brick arched lintols and two storey high stucco featured bay windows. The rear elevations are generally single coloured brickwork with arched window lintols. Our proposal does not change the main street scene building appearance. On the street facing roof three rooflights are added, centrally located between the party walls. On the rear roofscape a single storey flat roofed plain tile hung dormer, coloured to match existing roof covering is proposed with single obscure glazed sash window serving an ensuite bathroom. The window will be with white PVC-U double glazed windows.

Planning Policy:

This section outlines the relevant planning policies in the Westminster City Plan pertaining to sustainable design, as highlighted in Westminster Validation checklist.

The Westminster City Plan was adopted by the Council in April 2021. The plan sets out an ambitious and deliverable vision for Westminster up to 2040. The key policies of relevance to the proposal, include;

- a. Policies 34B 'urban greening'
- b. Policy 36 'Energy'
- c. Policy 38D 'Sustainable Design'

Policy 34B 'urban greening'

Policy 34B stipulates developments will, wherever 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.

An option considered was for the flat roof dormer to have a green roof. Due to the height and small scale of the proposed roof with very limited accessibility it was deemed to be impractical for maintenance and would not make any significant difference to the rate of water discharge.

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 sources to minimise the effect 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 planned local heat networks, or establish a new network, wherever feasible.

The apartment currently has a fully functional serviceable gas fired boiler. The walls are solid brick construction with plastered internally and have poor heat loss performance. The loft space has low levels of insulation. The current energy performance Certification gives a D rating and recommends improvements can be made to the insulation levels of the external walls and loft. As part of the whole project insulation improvements will be achieved to enhance the apartments performance. The existing heating circuits will be extended to serve the additional floor space created.

Policy 38D 'Sustainable design'

Policy 38D 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 resources and water efficiency,*
- 4. Enabling the incorporation of, or connection to future services or facilities, and*
- 5. Minimising the need for plant and machinery.*

A key concept for redeveloping and enlarging the apartment is the need to improve the use and quality of the floorspace of the existing flat. By maximise the floor plan using the additional loft space it will generate an enlarged bedroom provision with primary glazing and natural daylighting.

The proposal includes construction of a rear dormer which will not be visible from the street scene and the materials to be used for the dormer walls are tiles re-used from the existing rear slope forming the dormer profile, or if not feasible use of reclaimed tiles locally sourced. The dormer timber joisted flat roof will be finished with fibreglass, and the joints between the existing roof tiles and new dormer walls and flat roof will be weatherproofed with high quality lead detailing.

Additionally the roof insulation would be upgraded with the new loft conversion, to achieve current required U-value, which would help with both heat loss in winter and gain in summer.

The new windows would be double glazed and the design also incorporates better insulation in order to optimise resource efficiency throughout the Top flat.

Within the design of the apartment water saving measures will be upgraded. This will include using dual flush low capacity WC cistern; low flow taps and low flow aerated showers. Our proposal will achieve a maximum water usage of 80 litres per person per day.

Energy efficiency of lighting would be improved through the proposal, with the installation of two skylights in the front elevation roof slope to allow enhanced natural daylighting. Low energy 100% LED lighting is also proposed in the loft conversion.

Water will be metered for all buildings, via smart meters, allowing occupants and residents to monitor and observe water consumption.

To ensure the dwellings operate at their desired level of energy efficiency and provide a comfortable and health living environment, and to facilitate easy maintenance management of the building fabric and its system, a comprehensive Building User Guide will be provided for each house. This will provide essential information in easily understandable user friendly format.

Summary and Conclusion:

Overall, sustainability has been at the forefront of the design and the Proposed Development is considered to constitute a sustainable development that complies with the sustainable Design Principles outlined in Policies 36 and 38D of the Westminster City Plan.

The planning application has been prepared in the light of National Planning Policy Framework and local policies. Due notice has been taken regarding the mass and bulk of the proposal, together with its influence and effect on the local area and neighbouring properties. The proposal creates an appropriate form of development for the application site.