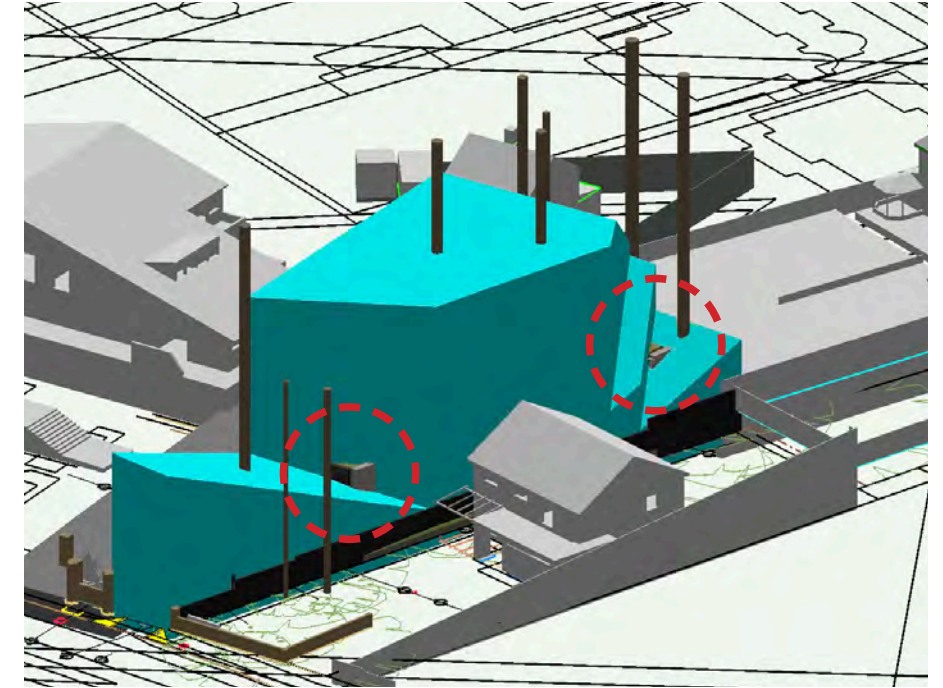
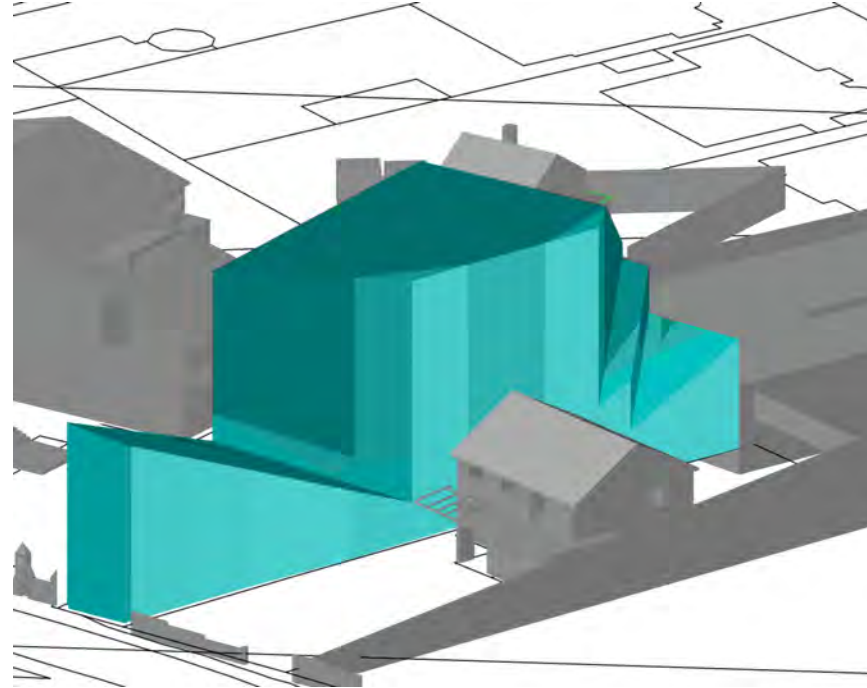
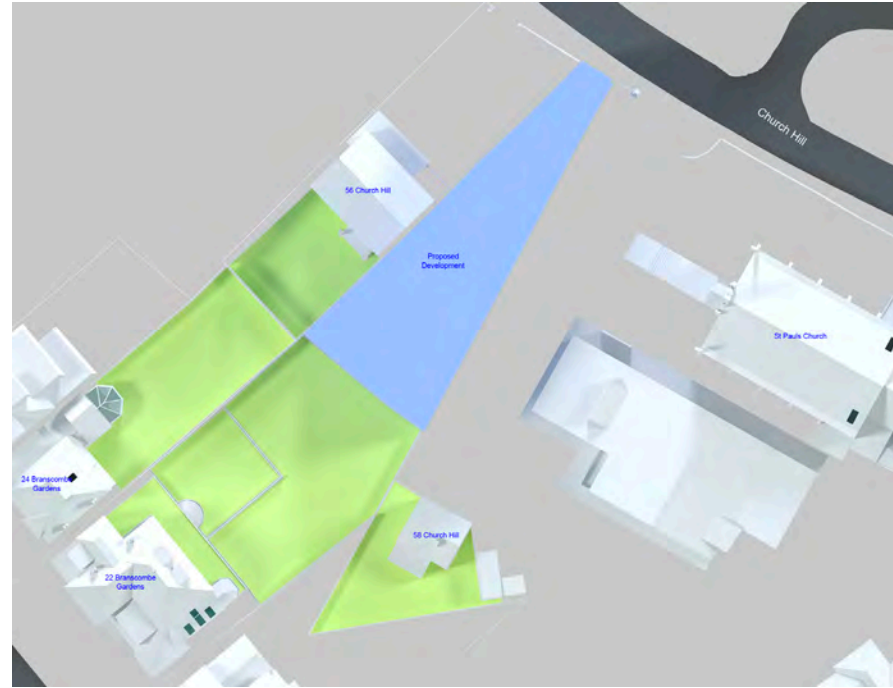


DAYLIGHT & SUNLIGHT

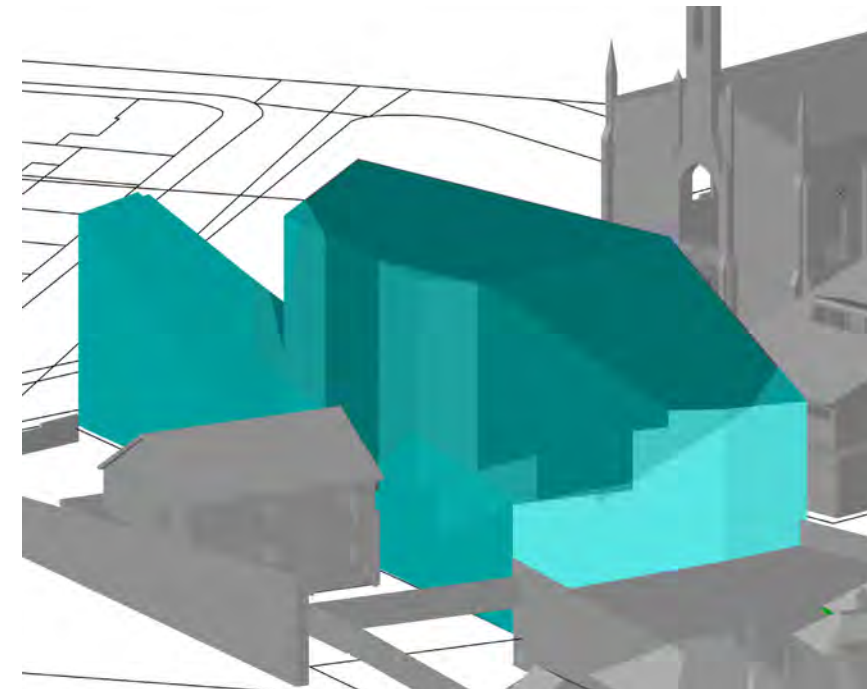
Maximum envelope study



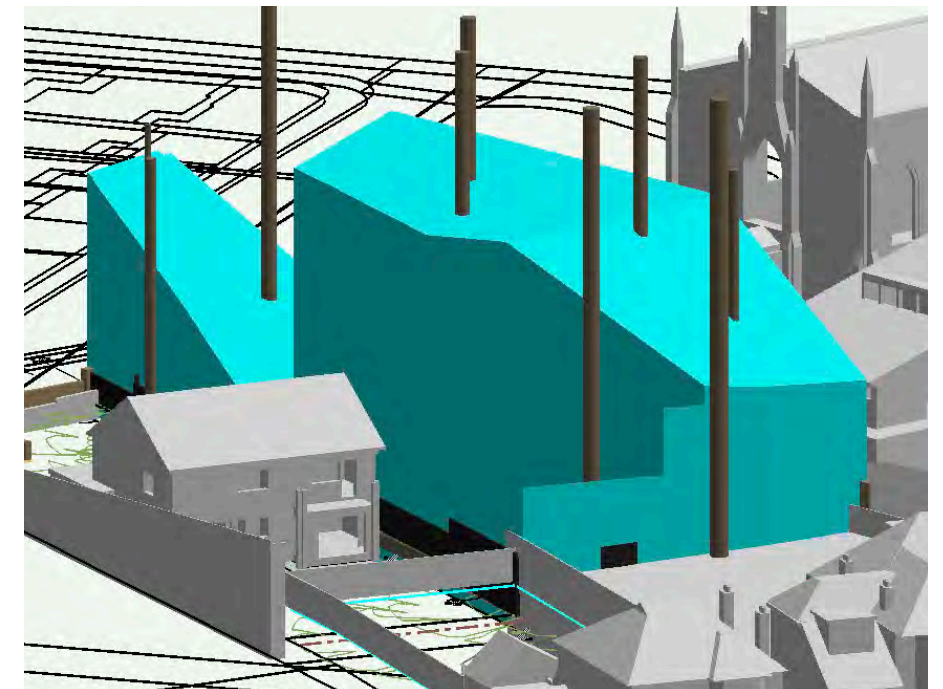
The maximum envelope study, produced by Right of Light indicated that the ground floor windows on the front and rear elevations on the neighbours property created a valley in the maximum envelope.

It was confirmed that the small extent of the the building extending outside of the maximum envelope (red circles) was only a slight additional volume that is more than compensated by the overall low lying massing and there will be no harmful impact.

The distance to the rear no.22 Branscombe Gardens is such that there is no impact; nor to the Church itself.



Maximum envelope study



With proposal overlaid

SUSTAINABILITY & ENERGY

Atelier Ochre have a wider awareness for integrating sustainable construction methods and materials in the interest of our clients, both in terms of improving their day to day experience and reducing long term costs; and adding quality architecture to the local surroundings and wider environment. Design principles early on in the project development can be employed to help minimise energy requirements improve performance.

Taking a fabric first approach, we look to reduce embodied energy and future energy consumption of the building in the choice of envelope, materials and structural principles that can be used - and before adding mechanical and electrical building systems.

Base Energy have produced Energy Statement 10325 demonstrating that the development, with it's efficeint fabric and ASHP system, complies with local planning policy and Part L 2021 requirements including a 57/7% CO2 reduction over Part L 2021

The extensive use of offsite construction will ensure sustainable construction techniques, quick delivery and minimal construction impacts. Please refer to Blokbuild's, Precision Manufactrued Architecture document and Webb Yates' Structural proposal. Therefore the proposed construction methods and materials are:

Stone

Masonry buildings have arguably stood the test of time, and have an extremely small carbon footprint. By using less particularly desirable stone, and embracing the textures straight from the quarrying process, the labour and water used in it's processing is greatly reduced.

Timber frame

Structural timber framed buildings can be installed much quicker than traditional masonry construction, and are easily adaptable to site conditions. A lighter building requires less intensive foundations. For 56a Church Hill, we are partnering with BlokBuild, an OSB cassette system that provides a structural and continuous insualting shell.

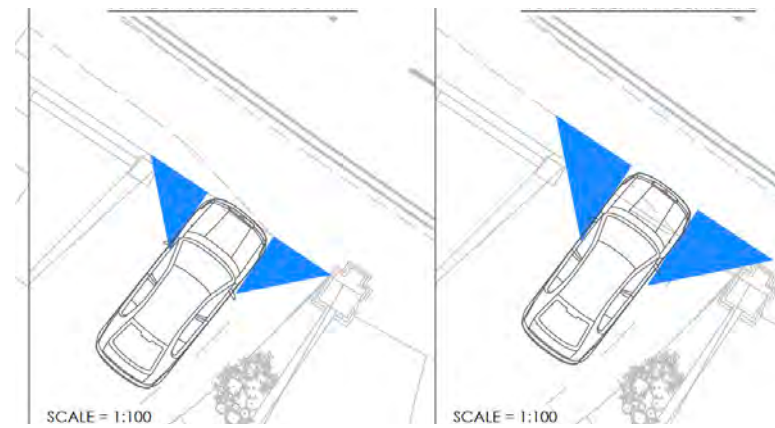
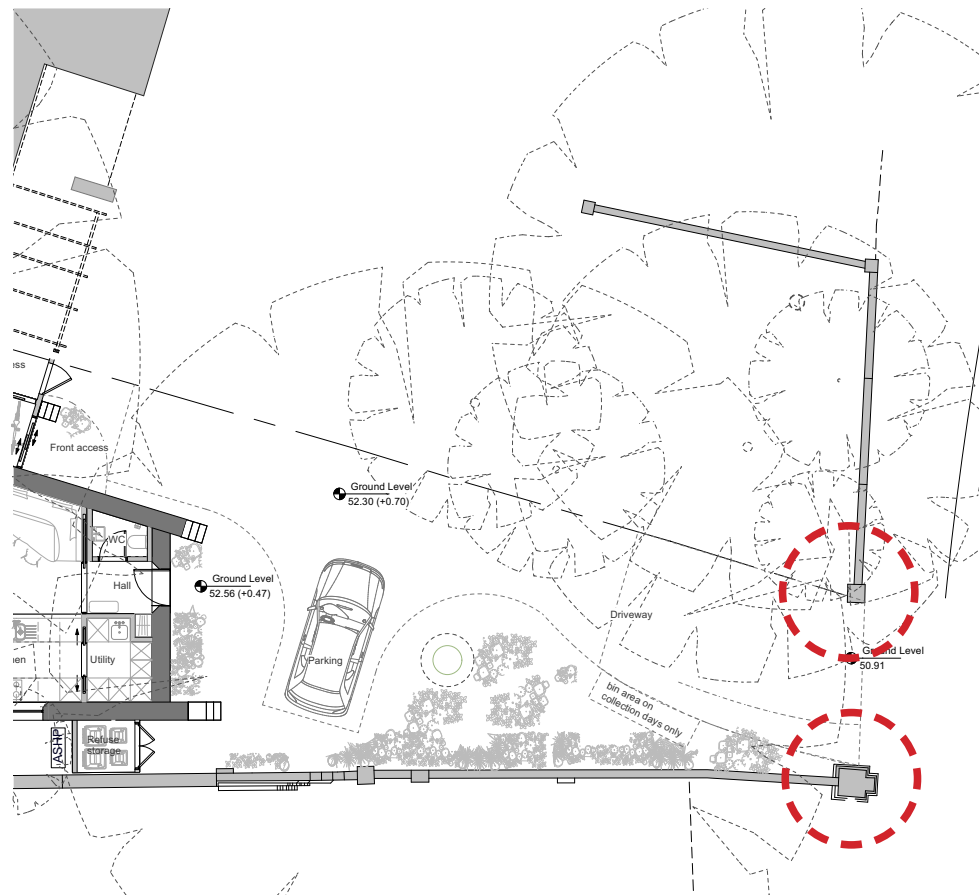
Screw piles

Screw piles are very helpful in building close to trees as tree roots are not affected; as well as reducing the excavation needed for footings, removal of spoil and the volume of concrete needed to fill them. Screwpiles can be installed cleanly, without the need for heavy equipment or much vibration.



ACCESS

Vehicle and pedestrian



A dropped kerb application was approved in 1988 in application TP/88/1151 and later implemented

RGP have proposed a Ref: 6760/TN01, demonstrating there will be adequate access distance, visibility splays and turning circles to ensure there will be no highways safety concerns.

Due to the nature of the existing walls, a tall stone post to the South in the curtilage of the Listed church; and the other a high wall on the boundary with 56 Church Hill. However there is a visibility splay of 43m in both directions from the site. Turning in and out of the site is also demonstrated in a safe manner

There is enough space for a 3 point turn on the site, safely set off the road. The front door is proposed with level threshold.

FIRE STATEMENT

Confirmations

Fire Statement to comply with Policy D12 Fire safety of London Plan

1) There is suitable access for a Fire tender to access the site, and depart.

a) There is sufficient unobstructed space on the turning T at the front of the site.

b) The evacuation assembly point is still on the property, towards the main entrance

2) The design provides plenty of easy access to fresh air from each pod. All bedrooms have access through a protected space to the front door; alternatively individual access to the garden.

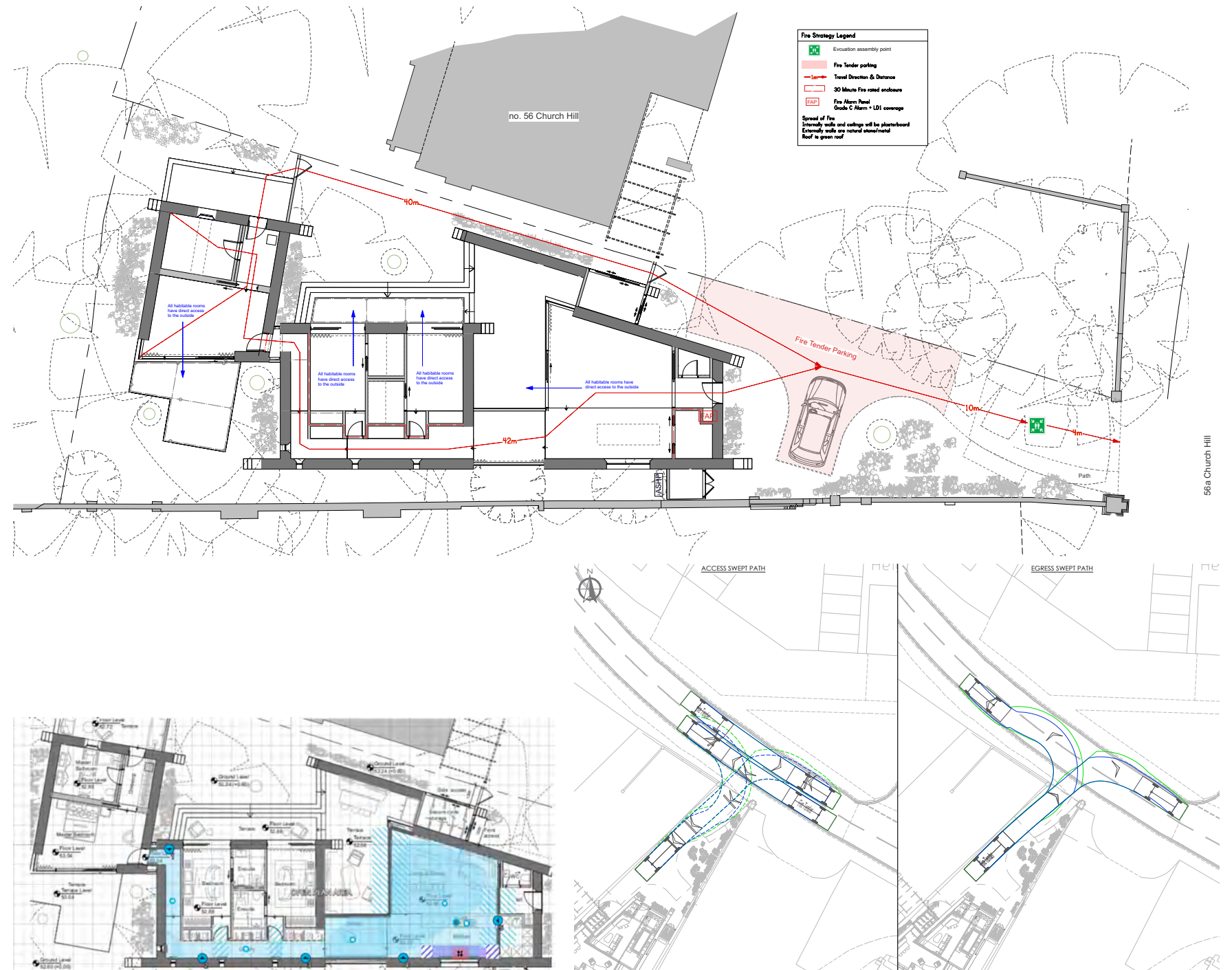
It is posposed to have LD1 coverage for smoke and heat sensors connected to a Grade C alarm system; and a misting system fire suppression system. At the front of the propey is the Fire Alarm Panel, easily accessible.

3) Internally, all walls are plastered plasterboard filled with Rockwool insulation, providing sufficient fire separation from within. Externally the materials are natural stone and metal - both materials, not susceptible to fire.

4) All bedrooms and habitable rooms have direct access to the access and safe means of escaping to the evacuation point at the front of the site.

5) A robust strategy for evacuation will be periodically updated and published, and which all building users can have confidence in

6) Even thoguth the propoerty has no incoming gas (and reduced risk for the kithcen area) there will be suitable firefighting measures available to the building users.



Fire suppression to communal spaces and kitchen

Fire Tender swept path, produced by RGP