



# DERBY HALL CHURCH

## Section 96A (NMA Statement)

NOVEMBER 2022

433-435 West Green Road, London, N15 3PJ

PROJECT NO: AI-2456

STATUS: SECTION 96A PLANNING SUBMISSION

REVISION: P01

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DERBY HALL CHURCH : Section 96A

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| Ver. | Issue Status   | Date     | Author | Checked | Approved |
|------|----------------|----------|--------|---------|----------|
| 1.0  | Draft Issue    | 28/10/22 | JP     | MM      | -        |
| 2.0  | Planning Issue | 03/11/22 | JP     | MM      | WS       |
|      |                |          |        |         |          |
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# 1.0 INTRODUCTION

# DERBY HALL CHURCH INTRODUCTION

## Introduction

Following the development and coordination of the scheme for Deby Hall Church, originally approved under the planning application HGY/2018/1806 and HGY/2020/2358, we are proposing minor changes to the building that were mianly discussed with Haringey Council on a PreApp meeting held on the 18/05/2022.

During the meeting and subsequent email conversations, we were advised to submit an Section 96A application.

The aim of this document is to illustrate and support the application.

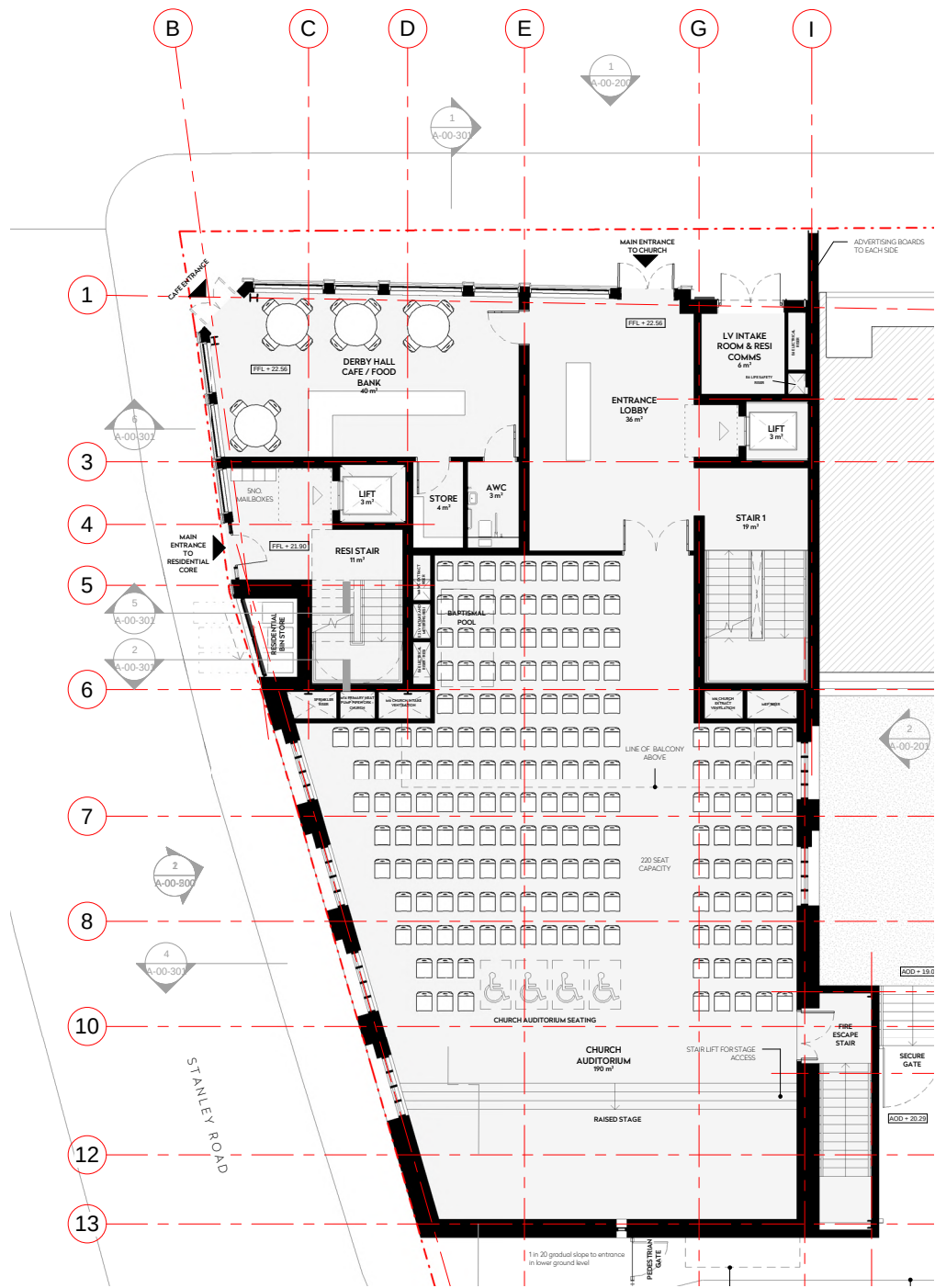




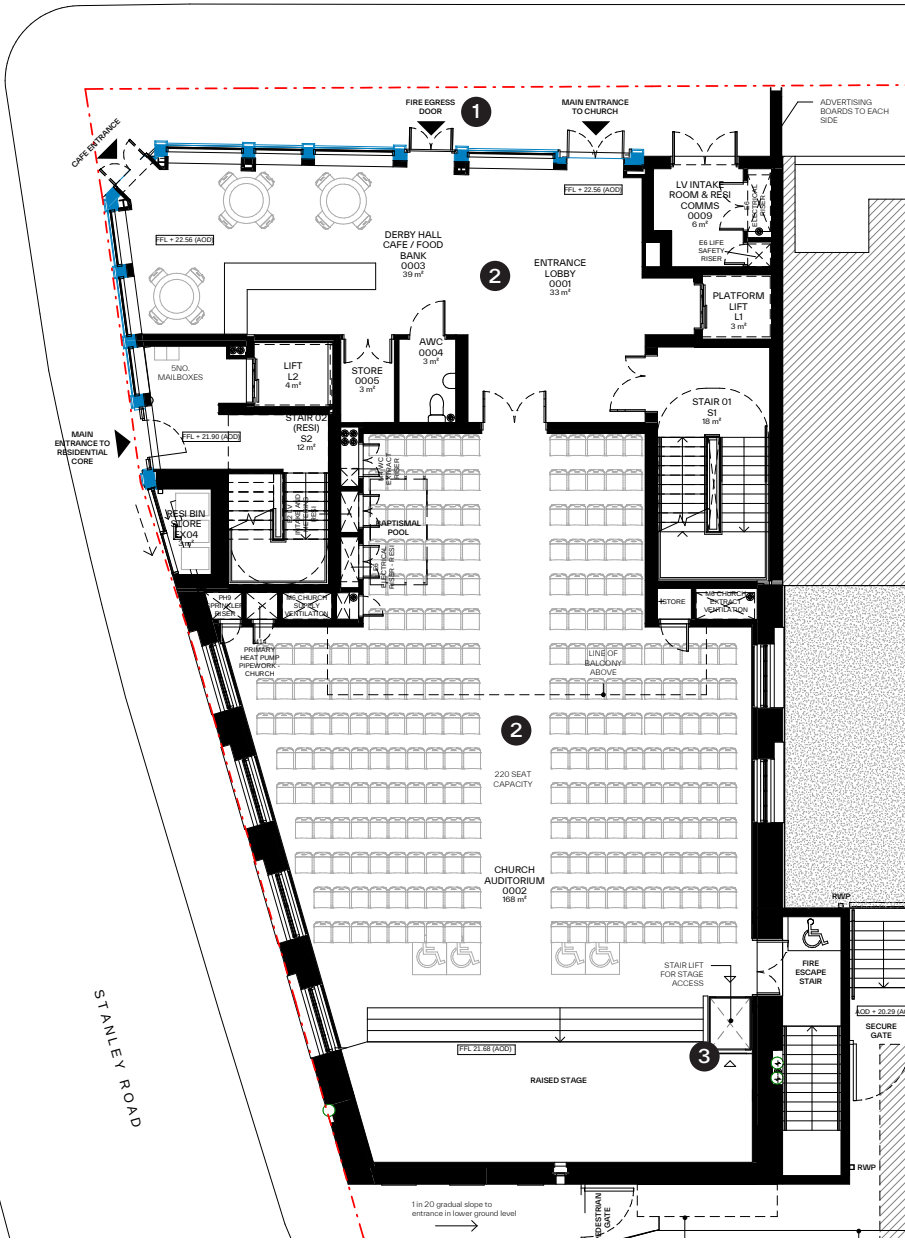
# 2.0 PROPOSED CHANGES

APPROVED / PROPOSED PLANS

Level GROUND FLOOR

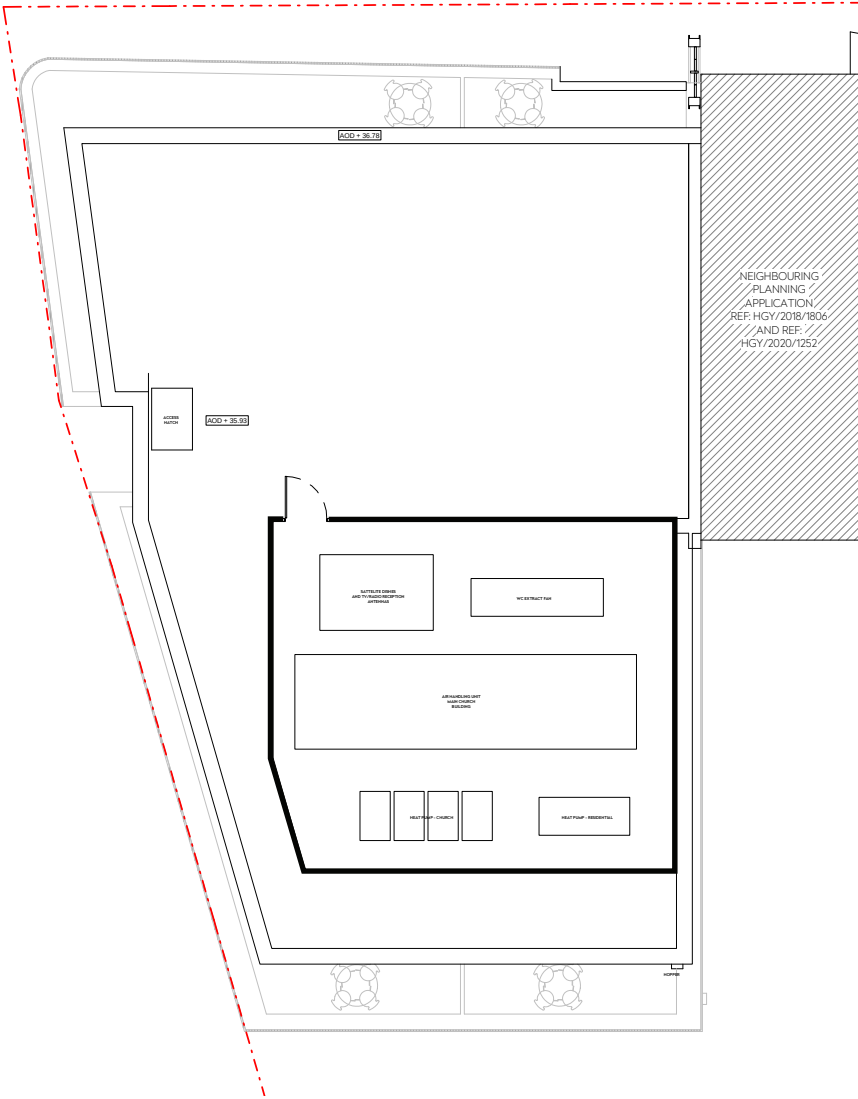


GROUND FLOOR LEVEL  
APPROVED APPLICATION

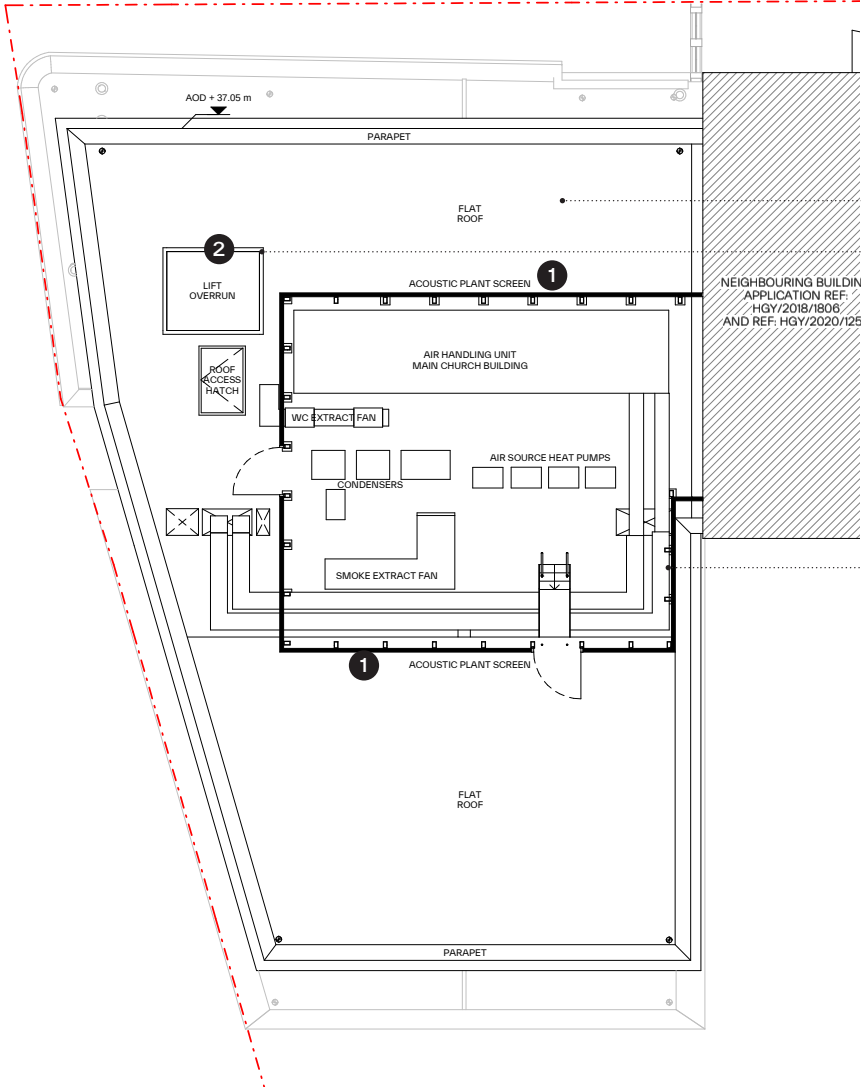


GROUND FLOOR LEVEL  
PROPOSED

- 1 Existing opening maintained to work as fire egress door. Door replaced with similar
- 2 Minor changes to internal layout
- 3 Platform lift introduced for Part M compliance



ROOF LEVEL  
APPROVED APPLICATION



Mansafe system provided for safe roof access.

Lift overrun doesn't project above the parapet line

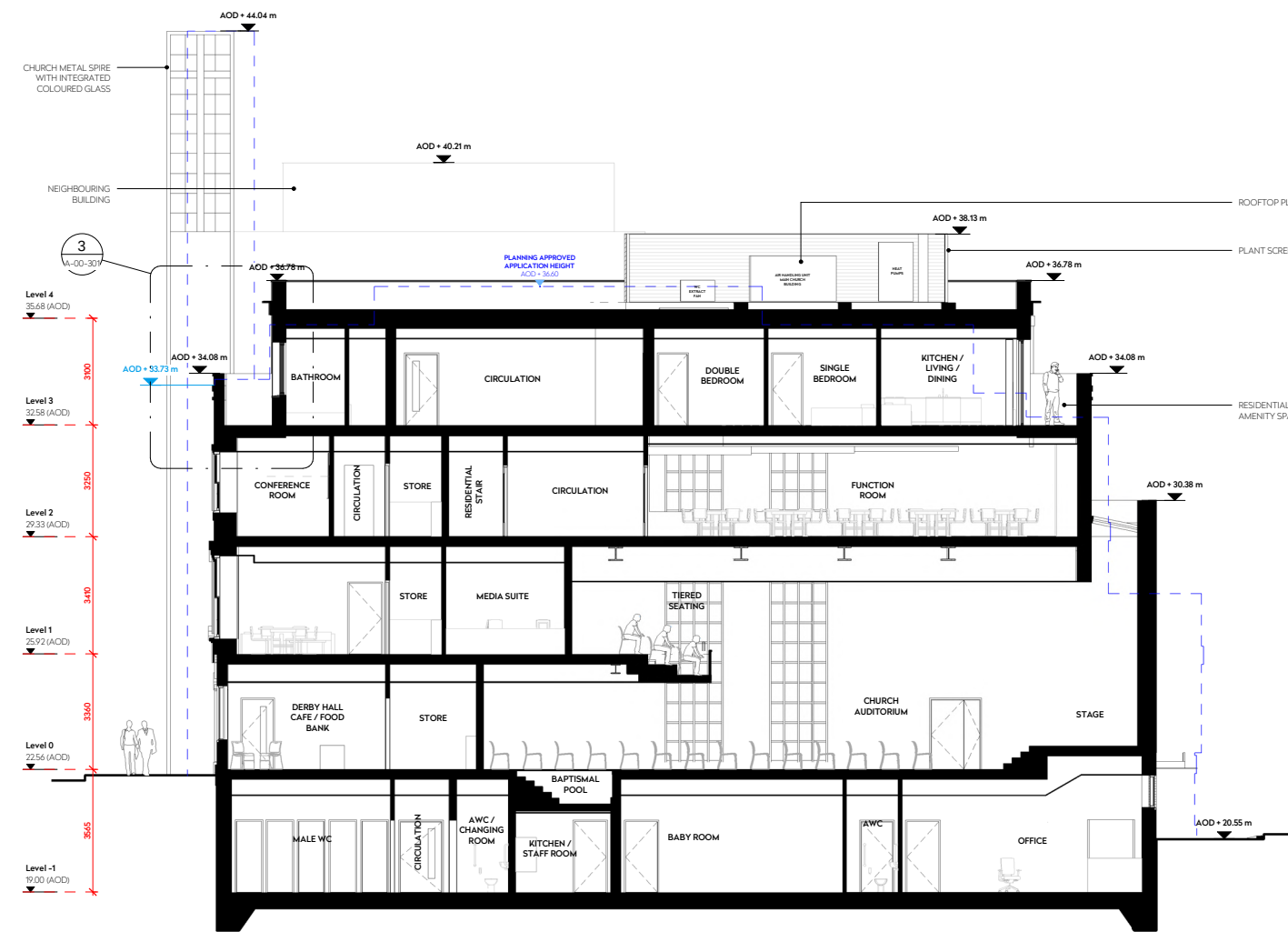
Roof plant moved away from residential windows of neighbouring properties to comply with planning noise levels

ROOF LEVEL  
PROPOSED

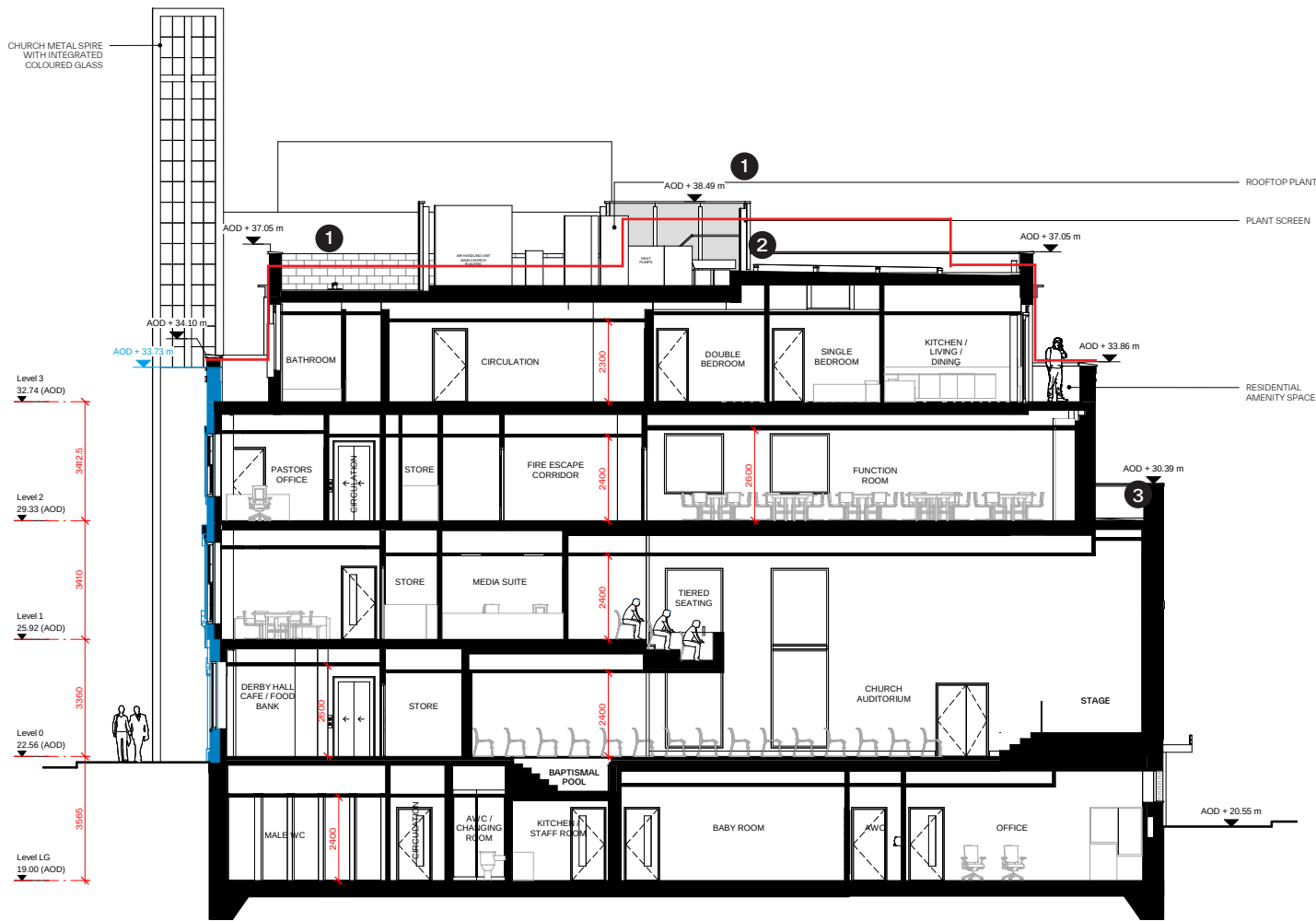
1 Roof plant sized adjusted and moved away from residential windows of neighbouring properties to comply with planning noise levels

2 Lift overrun doesn't project above the parapet line

APPROVED / PROPOSED SECTIONS  
NORTH/SOUTH Section



SECTION  
APPROVED APPLICATION

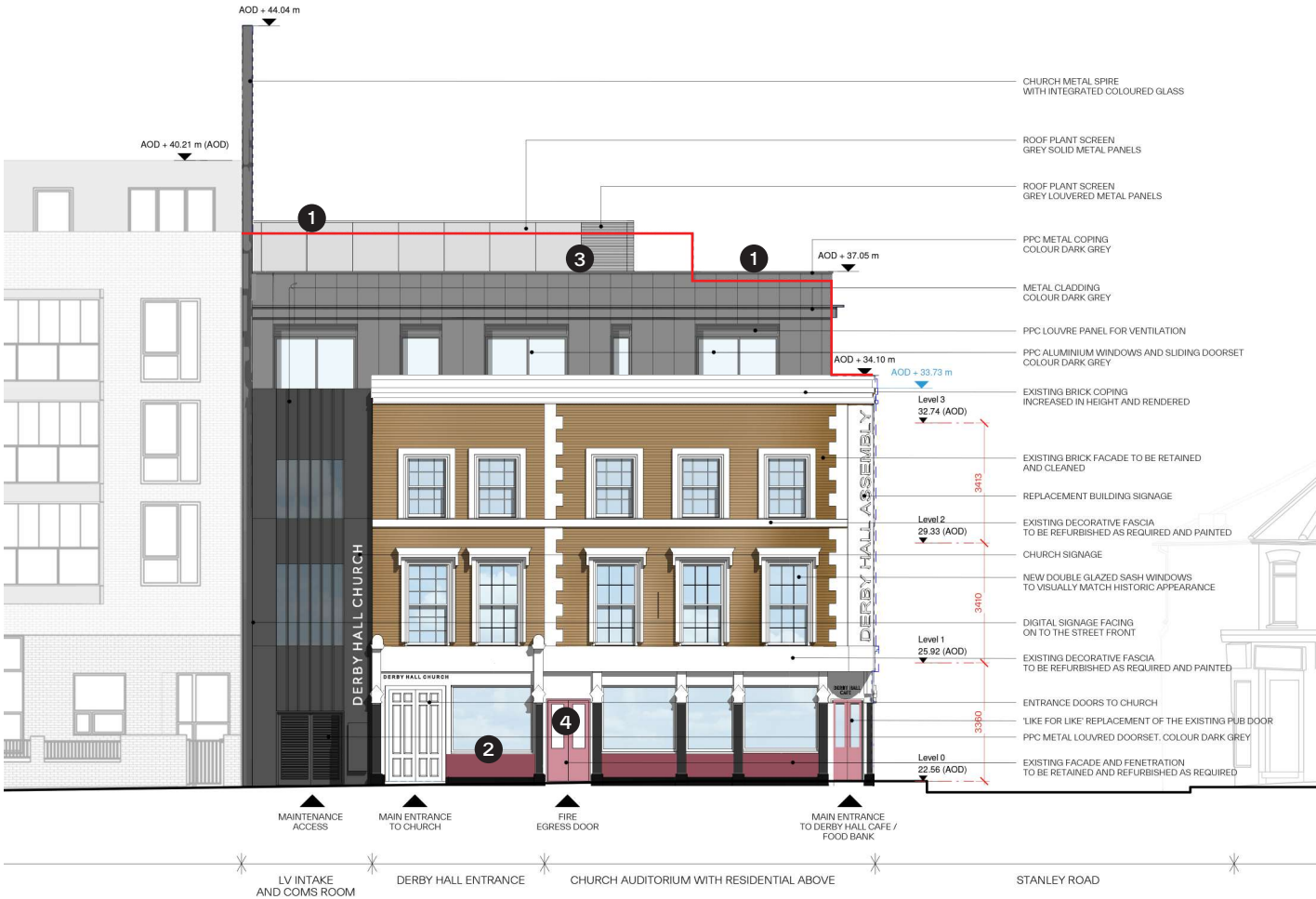
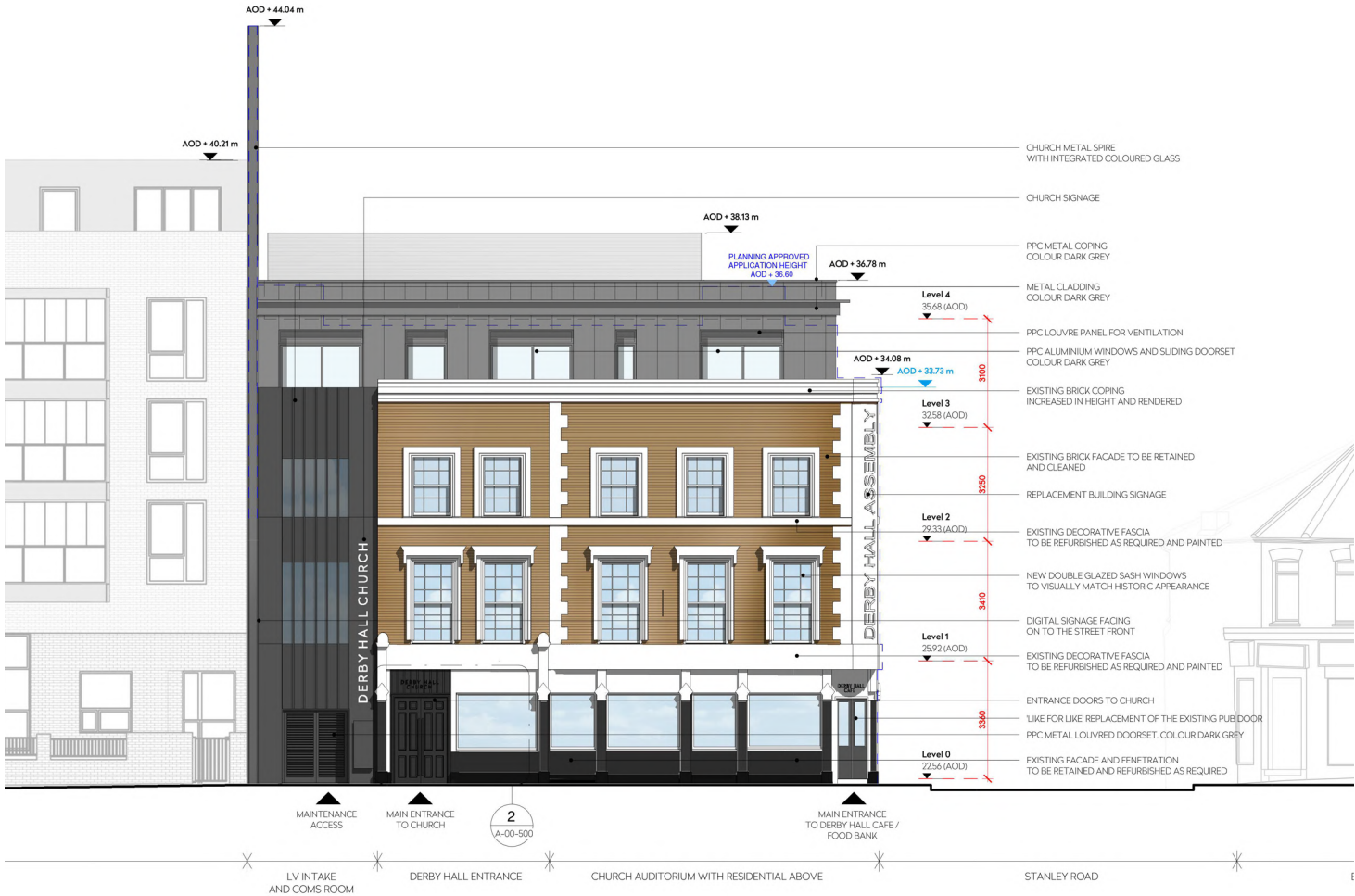


SECTION  
PROPOSED

- 1 Parapet levels slightly raised following detailed coordination with structure and MEP.
  - 2 Roof plant moved away from residential windows of neighbouring properties to comply with planning noise levels
  - 3 Rooflight omitted to limit natural light into the auditorium
- Line showing approved massing for comparison (approximate)

# APPROVED / PROPOSED ELEVATIONS

## NORTH Elevation

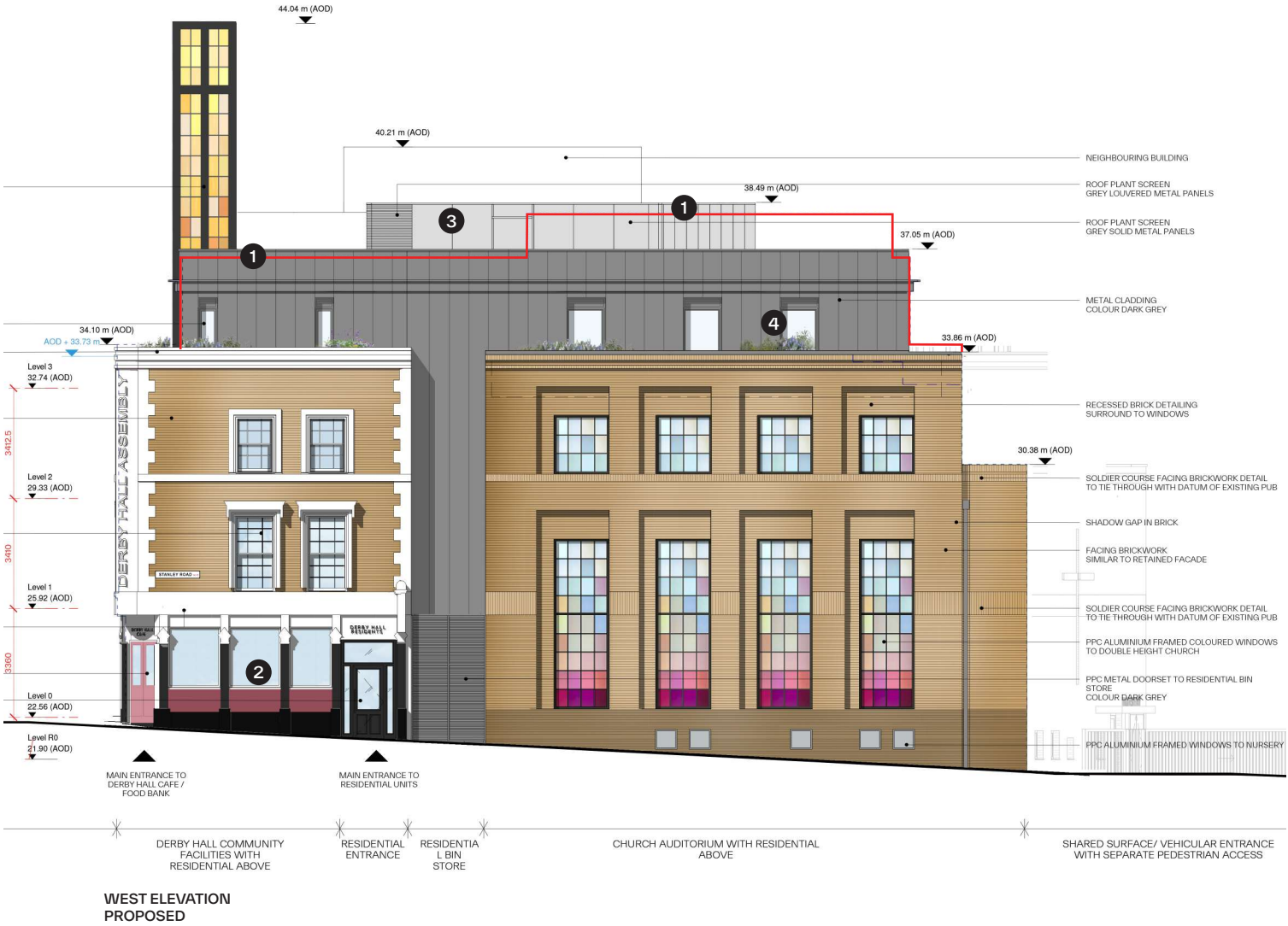


- 1 Parapet levels and plantroom screen slightly raised following detailed coordination with structure and MEP.
  - 2 Pub elevation maintained as much as possible as original
  - 3 Roof plant sized adjusted and moved away from residential windows of neighbouring properties to comply with planning noise level. Solid and louvered panels required on roof plant screen to comply with acoustic and ventilation requirements
  - 4 Existing opening maintained to work as fire egress door. Door replaced with similar
- Line showing approved massing for comparison (approximate)

2.5

# APPROVED / PROPOSED ELEVATIONS

## WEST Elevation

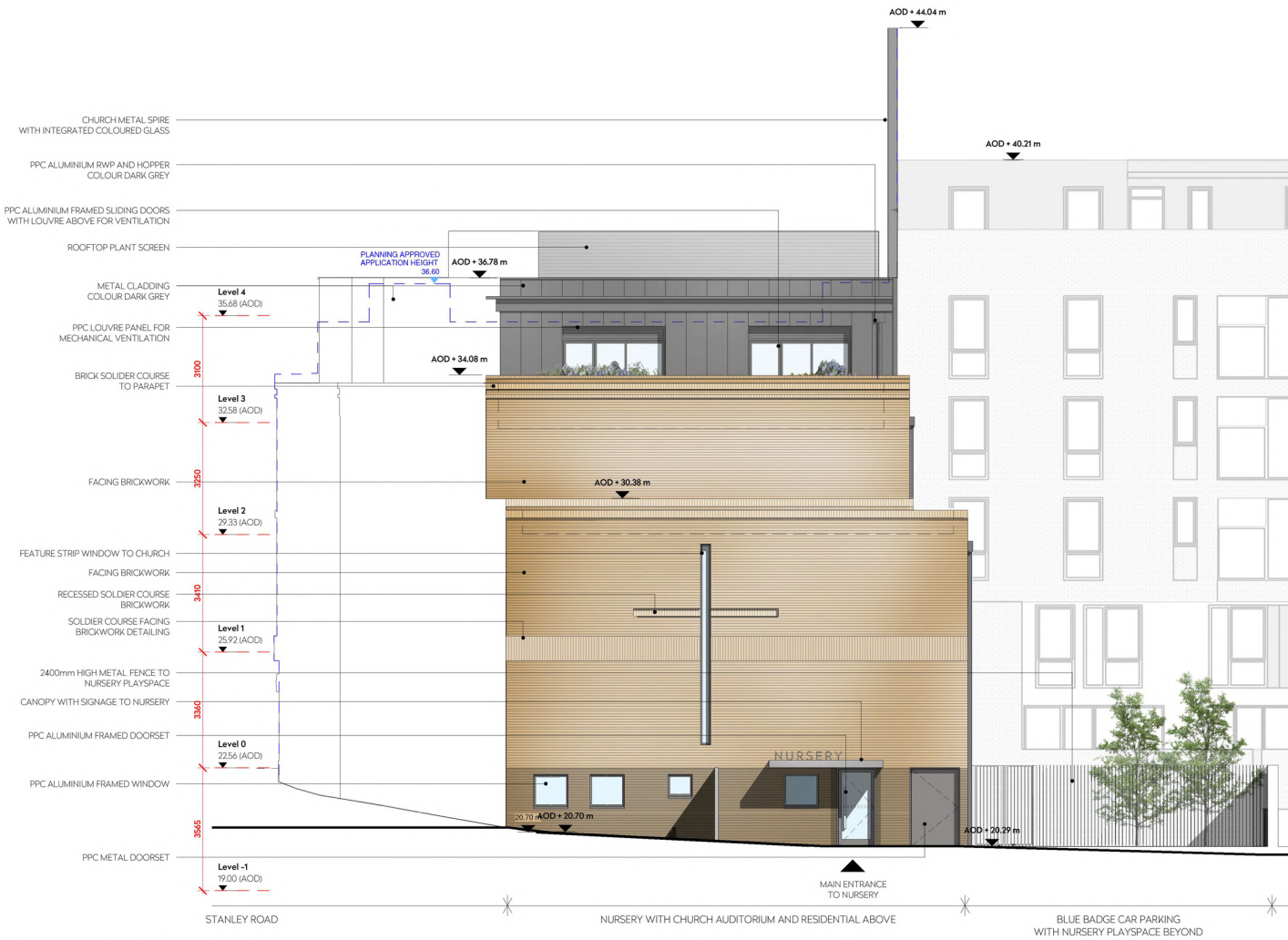


- 1 Parapet levels and plantroom screen slightly raised following detailed coordination with structure and MEP.
  - 2 Pub elevation maintained as much as possible as original
  - 3 Roof plant sized adjusted and moved away from residential windows of neighbouring properties to comply with planning noise level. Solid and louvered panels required on roof plant screen to comply with acoustic and ventilation requirements
  - 4 Minor modification of window position
- Line showing approved massing for comparison (approximate)

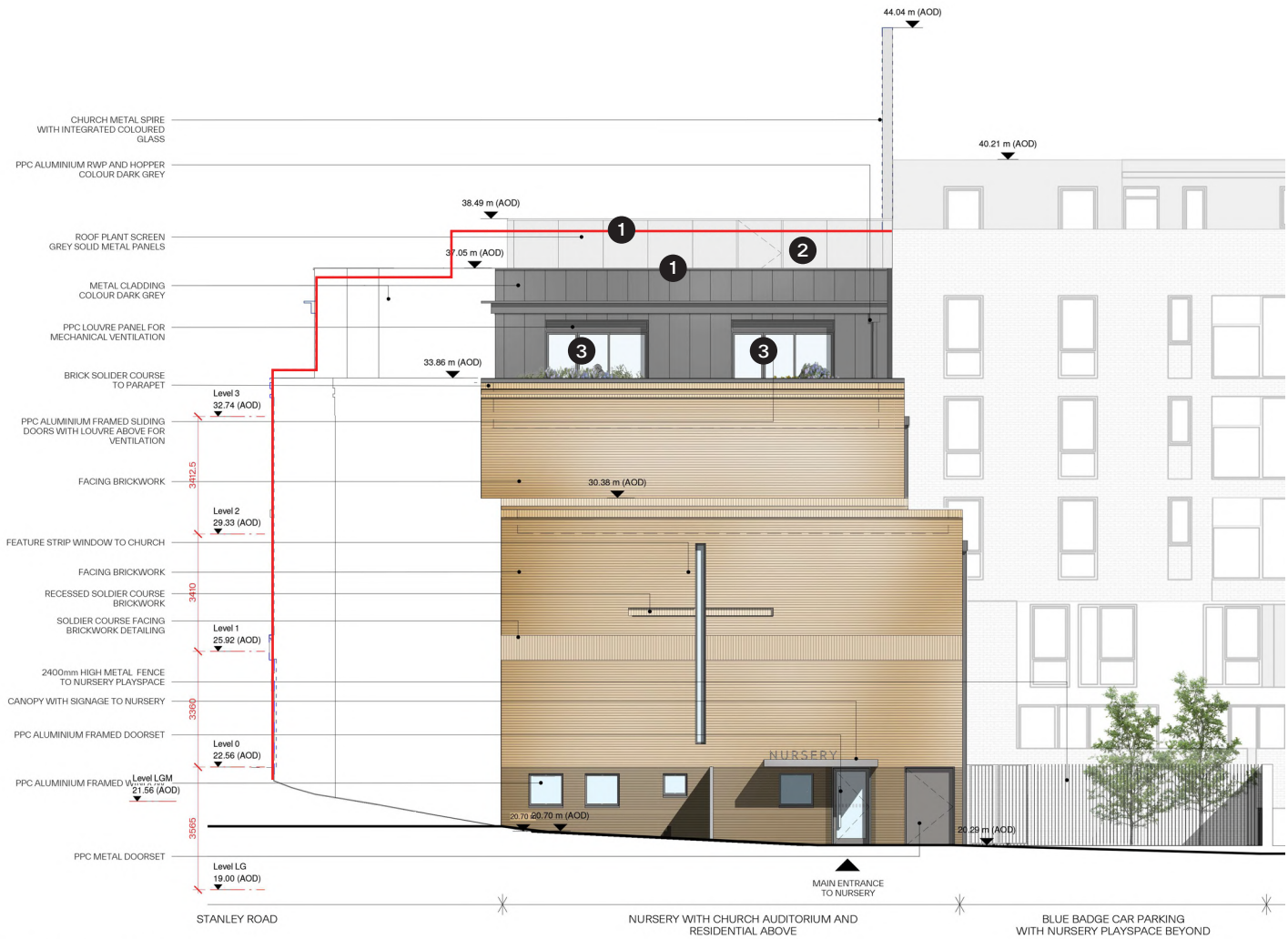
2.6

# APPROVED / PROPOSED ELEVATIONS

## SOUTH Elevation



SOUTH ELEVATION  
APPROVED APPLICATION



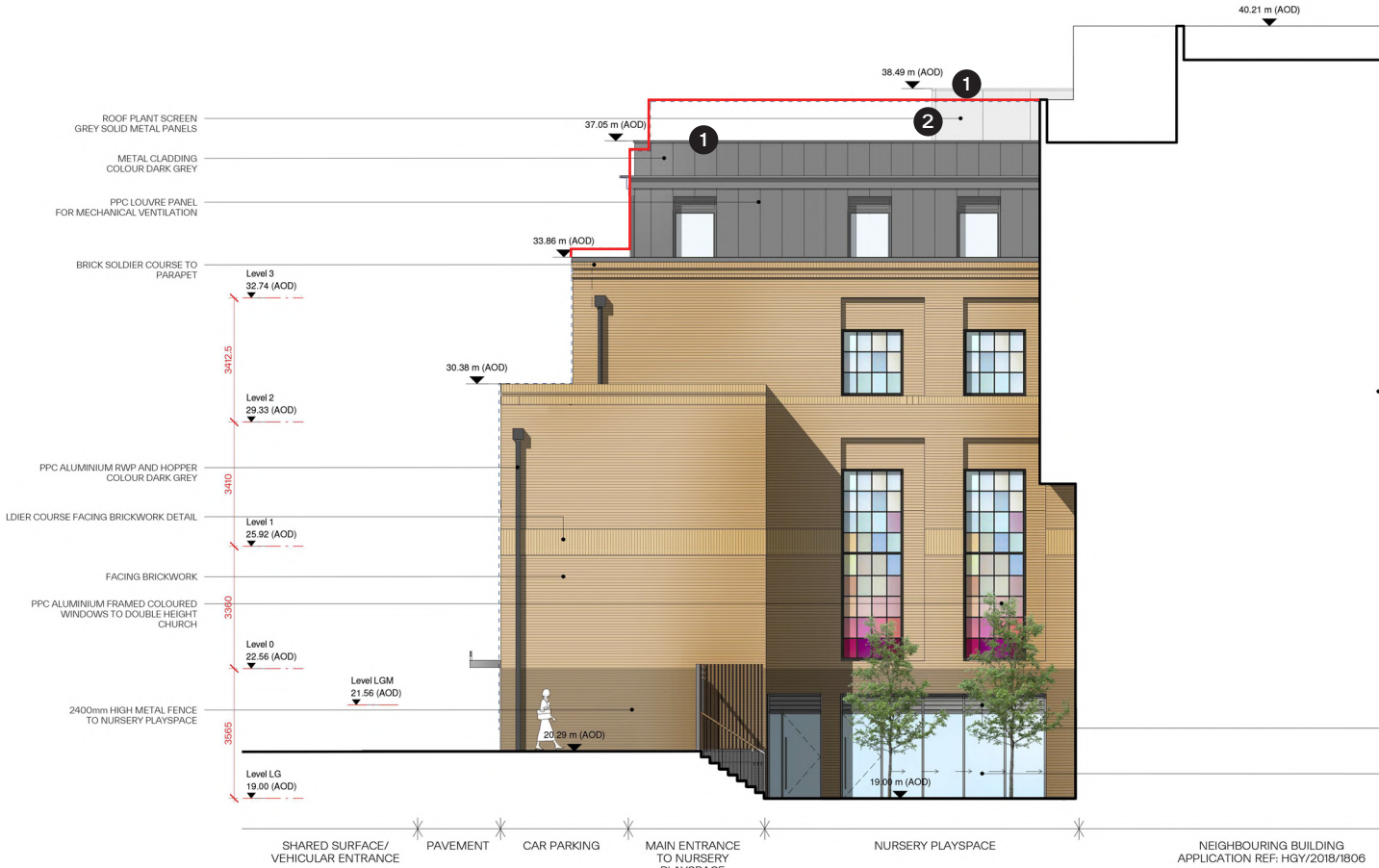
SOUTH ELEVATION  
PROPOSED

- 1 Parapet levels and plantroom screen slightly raised following detailed coordination with structure and MEP.
  - 2 Roof plant sized adjusted and moved away from residential windows of neighbouring properties to comply with planning noise level. Solid and louvered panels required on roof plant screen to comply with acoustic and ventilation requirements
  - 3 Minor modification of window position
- Line showing approved massing for comparison (approximate)

APPROVED / PROPOSED ELEVATIONS  
EAST Elevation



EAST ELEVATION  
APPROVED APPLICATION



EAST ELEVATION  
PROPOSED

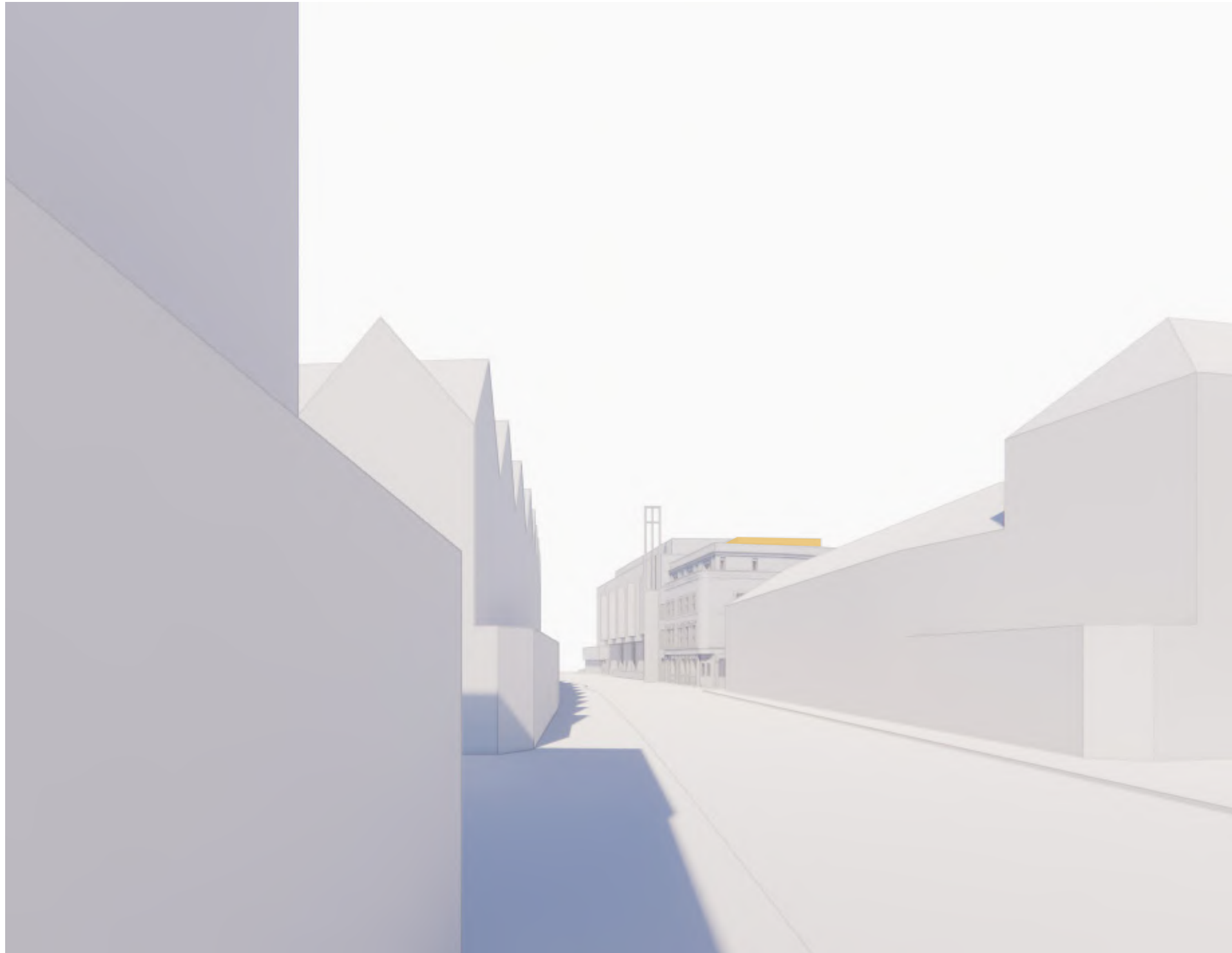
- 1 Parapet levels and plantroom screen slightly raised following detailed coordination with structure and MEP.
  - 2 Roof plant sized adjusted and moved away from residential windows of neighbouring properties to comply with planning noise level. Solid and louvered panels required on roof plant screen to comply with acoustic and ventilation requirements
- Line showing approved massing for comparison (approximate)



# 3.0 APPEARANCE

# PROPOSED STREET SCAPE VIEW

West Green Road - Looking South-East (FAR)



## PROPOSED STREETScape

The aim of this visualization is to show the impact of the proposed changes on the long distant view from West Green Lanes, which we believe it's minimal. The height of the roof plant enclosure has been reduced as much as possible as requested during the PreApp meeting with the Council.

From other points of view previously considered, the change has no impact on the visibility of the plantroom.



## APPROVED STREETScape

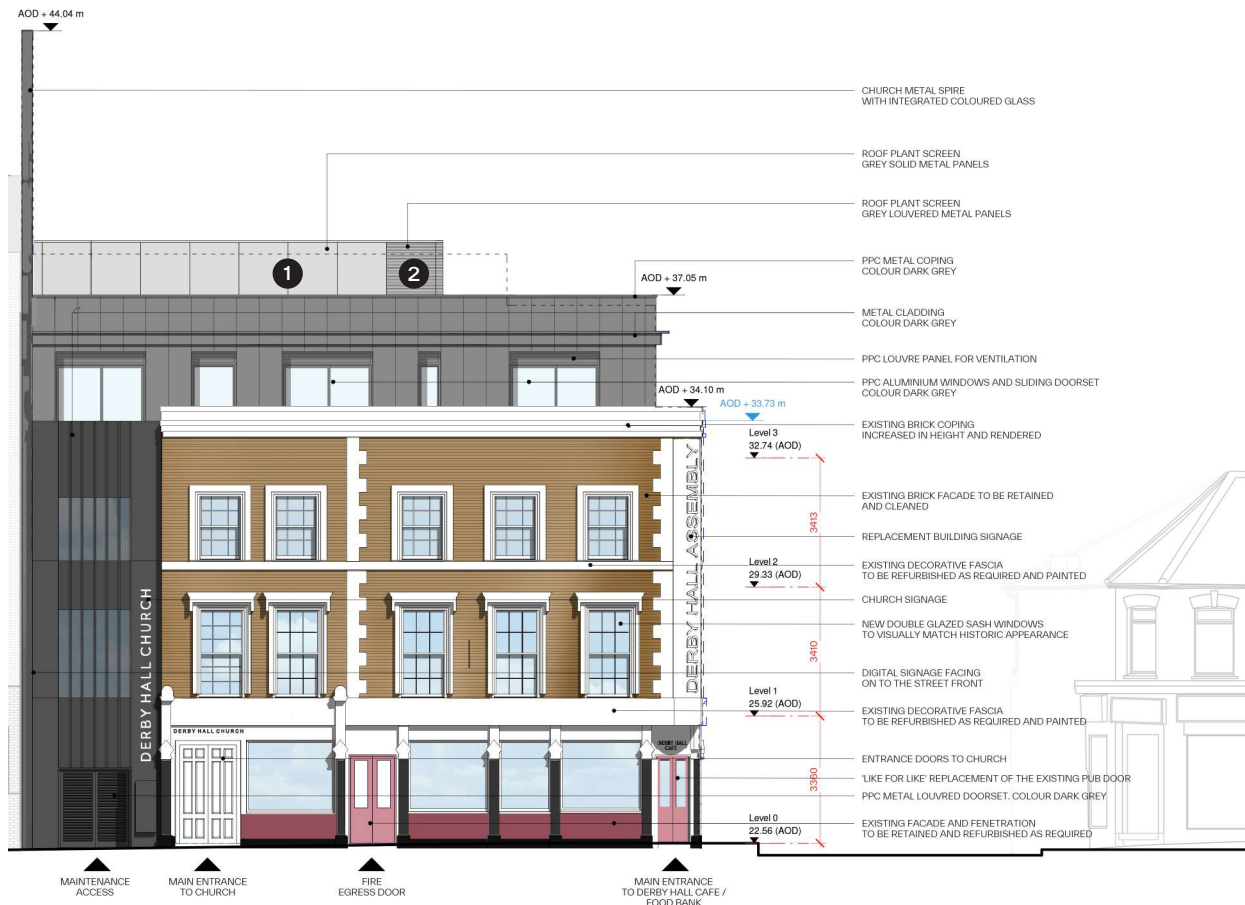
## KEY PLAN



3.2

# MATERIALITY

Roof plant enclosure



1 REFERENCE IMAGE OF A SOLID ACOUSTIC SCREEN  
REQUIRED ON MOST OF THE PERIMETER OF THE PROPOSED PLANT ENCLOSURE TO REDUCE THE NOISE OF THE ASHP.

**PROPOSED MATERIALITY**

During the PreApp meeting held on the 18/05/2022, we have been asked to clarify the materiality of the roof plant enclosure.

We have included here some reference images to explaint the 2 different treatment of the screen that are required to comply both with the acoustic and ventilation requirements



2 REFERENCE IMAGE OF A LOUVERED ACOUSTIC SCREEN  
REQUIRED ON THE AREAS OF THE PLANT ENCLOSURE WHERE VENTILATION IS REQUIRED FOR THE AIR HANDLING UNIT.



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