

Appendix A: Addendum to Design and Access Statement to explain revised scheme - pg 1

Planning Ref: HGY/2022/2212

1.0 Summary:

Following consultation and discussion with the planning authority, the proposed scheme has been amended to address the concerns of the neighbouring properties and comments from the planning authority. These are explained in detail below under the relevant headings:

2.0 Use:

Apartments reduced in size and mix changed to 3 No. 1B/2p and 2 No. 2B/3p (previous scheme was 5 No. 2B/3p). Accommodation schedule as below:

- Apartment 1; 1B/2p
50 sqm
Internal storage 2.5sqm
External amenity (balcony & ground floor garden) 22.5sqm

- Apartment 2; 2B/3p
62 sqm
Internal storage 2.5sqm
External amenity (balcony & ground floor garden) 33sqm

- Apartment 3; 1B/2p
50 sqm
Internal storage 2.5sqm
External amenity (patio) 24sqm

- Apartment 4; 2B/3p
62 sqm
Internal storage 2.5sqm
External amenity (patio) 33sqm

- Apartment 5; 1B/2p
56 sqm
Internal storage 2.5sqm
External amenity (roof terrace) 10sqm

2.0 Design & Massing

Architecturally the building remains as a linear form with external courtyards at ground and lower ground level, but has been significantly reduced in terms of its overall footprint, height and massing.

The gross internal area is reduced by 80 m² or 20% overall from the original design; the equivalent to a three bedroom apartment.

Due to the awkward geometry and backland nature of the site it is not possible nor appropriate to reproduce the existing terrace form as a design response. The proposal is subservient through its revised massing, geometry, reduced height and the traditional palette of materials (predominantly brick).

3.0 Impact on Neighbours

In addition to the reduction in size, the revised design is set back from all site boundaries to avoid impact on neighbouring properties and their gardens.

Windows have been relocated to avoid any potential overlooking to neighbouring properties and their gardens.

Sunlight/daylight

A sunlight/daylight analysis was submitted with the larger original scheme, which demonstrated how the proposal had met the BRE requirements for sunlight/daylight for adjoining buildings. The revised scheme has been significantly reduced in height and footprint and consequently will further reduce the impact of scheme on the adjoining buildings and gardens.

4.0 Traffic/Construction/Fire Brigade Access

The site has a PTAL rating of 4 and consequently is considered a “carfree” development by the Highways department during consultation.

A Construction Management plan has been submitted describing in detail how the site will be managed with regards to deliveries and access during construction in order to minimise impact on neighbouring properties.

As a fire engine will not access the site in the event of a fire, potentially the building could be fitted with misters/sprinklers or incorporate a vertical “dry riser” within the common parts for the fire brigade to connect to and supply water to each level of the building. These would form part of a fire strategy that would be discussed and agreed with the Building Control authority during the detail technical design of the project.



Appendix A: Addendum to Design and Access Statement to explain revised scheme - pg 2

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5.0 Environmental Design

This development of a derelict brownfield site is inherently sustainable, preserving green land and utilising existing infrastructure. The environmental strategy is illustrated on section drawing No. PP_18.

An Energy report was provided with the original planning submission, detailing the strategies adopted to create an energy efficient building with associated low carbon emissions.

The proposed saving of 0.71 tCO₂ in carbon emissions (11.53 %, which goes beyond the minimum 10% reduction respectively set in the London Plan Policy SI2 for minor applications) was supported by the Carbon Management officer (CMO). However, further clarification was requested on the overall development which is given below under the following headings:

5.1 Energy and carbon emissions

Fabric

The thermal performance of the building has been increased and factored in the redesign of the building envelope, where the walls have increased to accommodate increased insulation thicknesses. Windows will be triple glazed and a high level of airtightness will be adopted to avoid heat loss through unwanted infiltration.

Services

Due to the high level of airtightness, a mechanical ventilation and heat recovery (MVHR) system will be adopted to provide controlled ventilation and healthy internal air quality to the apartments.

Air source heat pumps (ASHP) in conjunction with low temperature heating will be used to heat the scheme. The ASHPs will be located externally in the lower ground courtyards at the furthest location from adjoining houses.

In accordance with Policy SP4, a photovoltaic (PV) array will provide on-site renewable energy generation for the apartments. This has been sited on the uppermost roof and will face South. The number and location have been proposed in order to balance the amount of green roof and amenity space for the apartments together with ensuring that there is safe access for maintenance. 2 PV panels are provided for each flat.

5.2 Overheating

Glazing has been reduced relative to the original scheme and a series of recessed external blinds are more seamlessly integrated within the soldier course detail above the window heads to avoid internal heat gains. Several existing trees present to the Southern boundary will also assist in shading and therefore limiting internal solar gains.

5.3 Urban Heat Island

Roofs and external surfaces will be light in colour along with planting to reduce heat absorption.

5.4 Biodiversity

New hedge and tree planting, together with extensive green roofs and the use of climbing plants on the facade of the top floor will encourage local biodiversity, and help provide a comfortable local microclimate. Bat and bird boxes will be located within the courtyard.

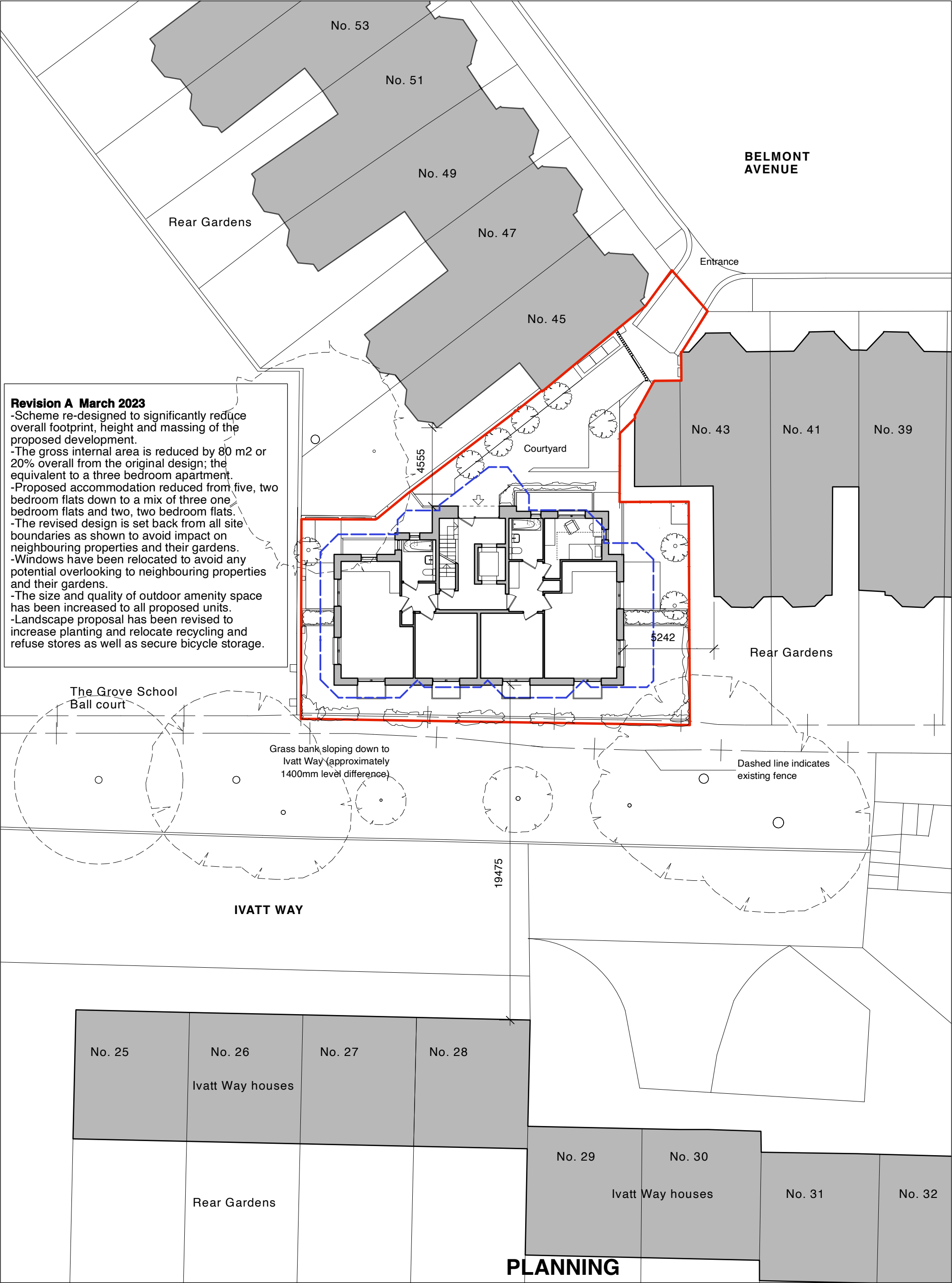
5.5 Water management (surface & internal use)

The new landscaping and green roofs along with rainwater butts will provide surface water attenuation. Approximately 165Sqm of planting and permeable surfaces will be provided which will be a 45% improvement to the current site which is currently 100% hard standing

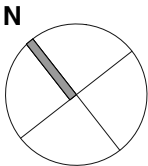
5.6 Transport

Individual secure bicycle stores have been included for each of the new apartments, (some of which are within the gardens of the ground floor flats) and would accommodate 2 or more cycles in line with the London Plan requirements. Provision for an electric charging point for electric bikes/vehicles is provided within the courtyard.





Notes:
Apartments designed to London Plan Guidance
Housing Design Standards and to Part M4 (2):
Category 2 Accessible and adaptable dwellings,
including provision of Part M compliant lift
Drawings and design prepared for planning purposes
only
Drawings based on measured survey undertaken by
Survey London

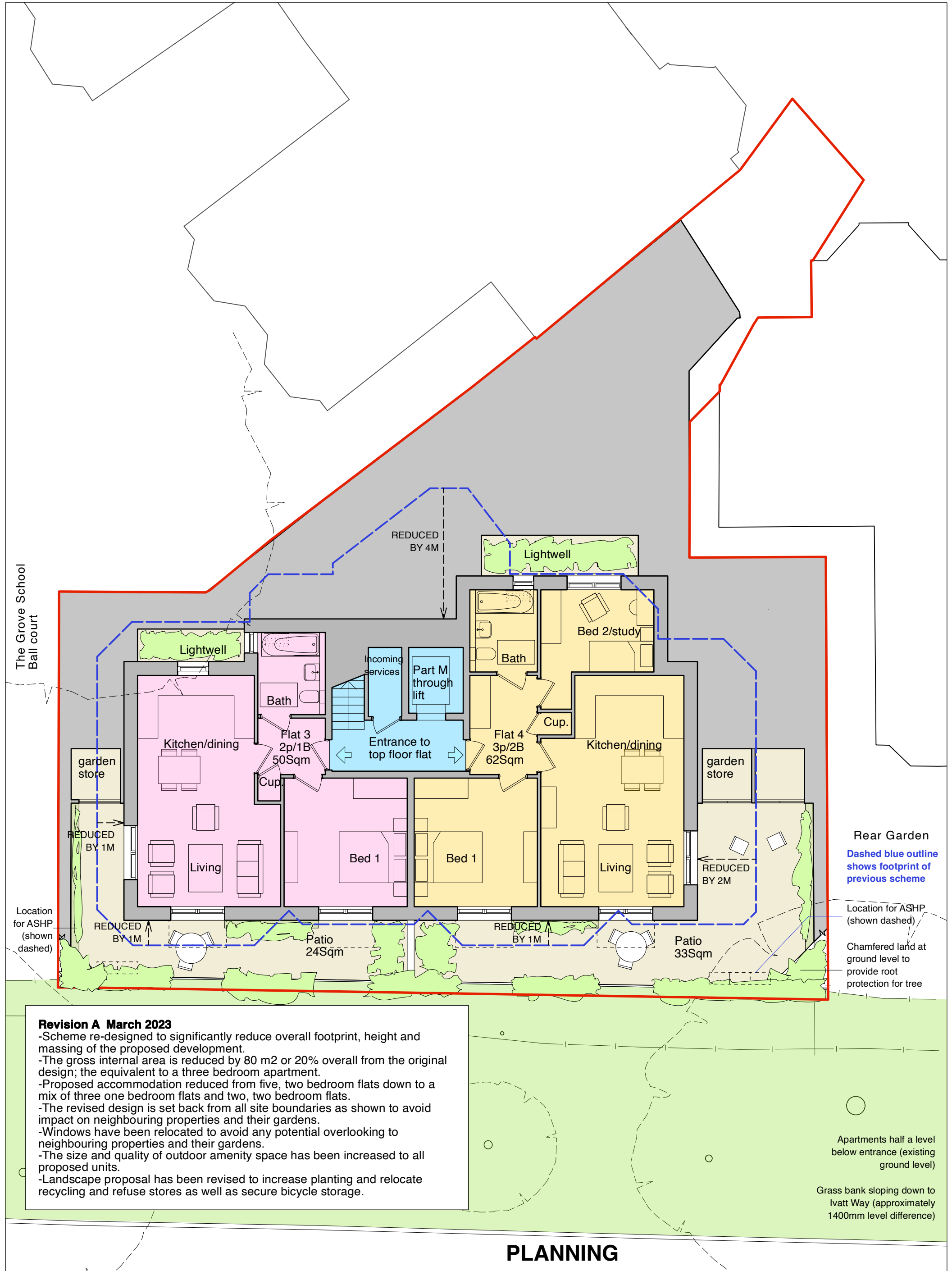


Site boundary ————



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Revised Scheme
43 Belmont Avenue N17 6AX
Proposed Block plan (showing lower ground floor)
Scale: 1:200@A3 May 2022 **PP_09 revA**

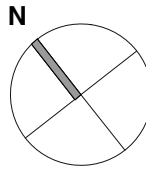


Revision A March 2023

- Scheme re-designed to significantly reduce overall footprint, height and massing of the proposed development.
- The gross internal area is reduced by 80 m² or 20% overall from the original design; the equivalent to a three bedroom apartment.
- Proposed accommodation reduced from five, two bedroom flats down to a mix of three one bedroom flats and two, two bedroom flats.
- The revised design is set back from all site boundaries as shown to avoid impact on neighbouring properties and their gardens.
- Windows have been relocated to avoid any potential overlooking to neighbouring properties and their gardens.
- The size and quality of outdoor amenity space has been increased to all proposed units.
- Landscape proposal has been revised to increase planting and relocate recycling and refuse stores as well as secure bicycle storage.

Notes:

Apartments designed to London Plan Guidance Housing Design Standards and to Part M4 (2): Category 2 Accessible and adaptable dwellings, including provision of Part M compliant lift
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Site boundary

0m 5m



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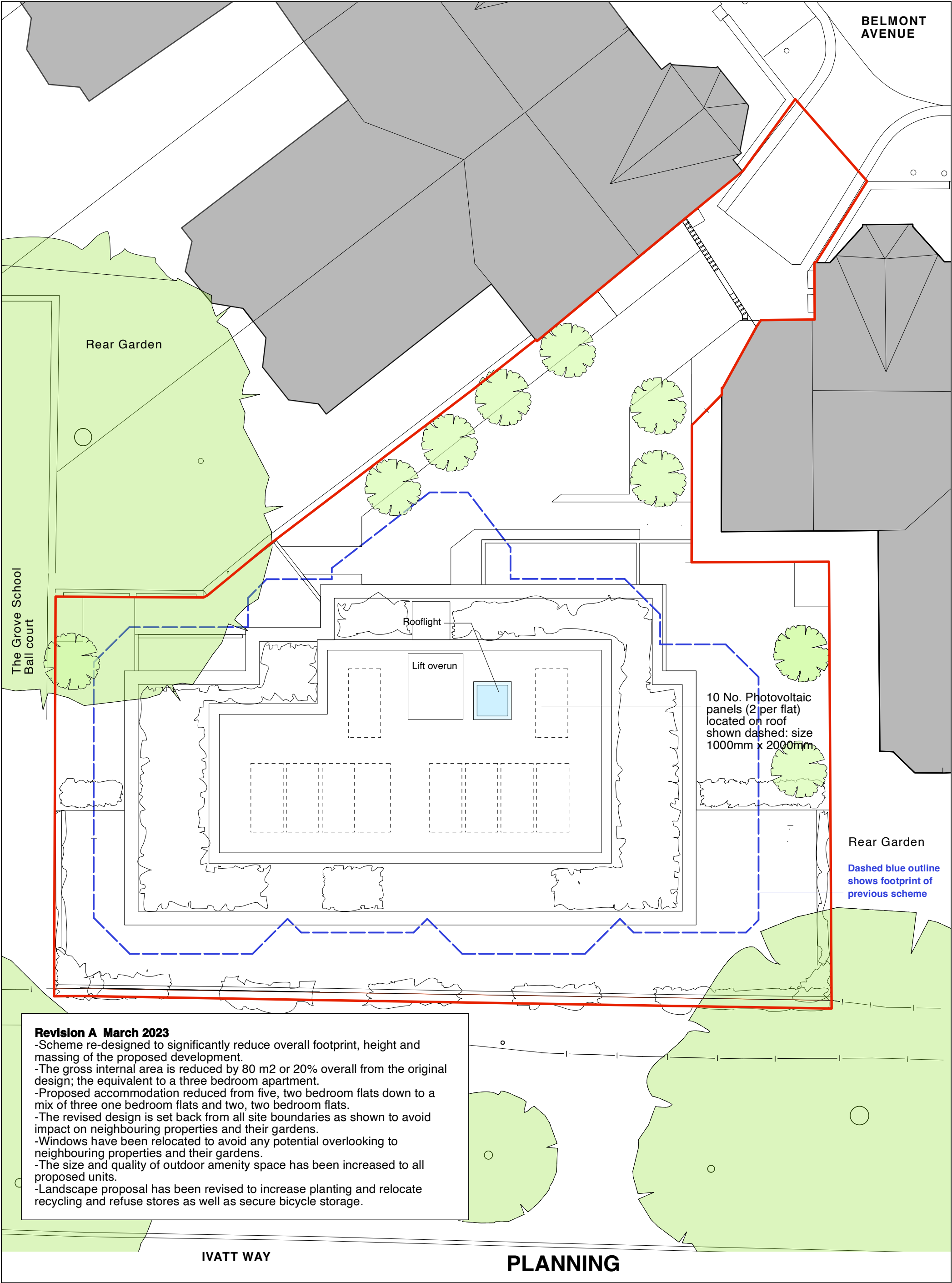
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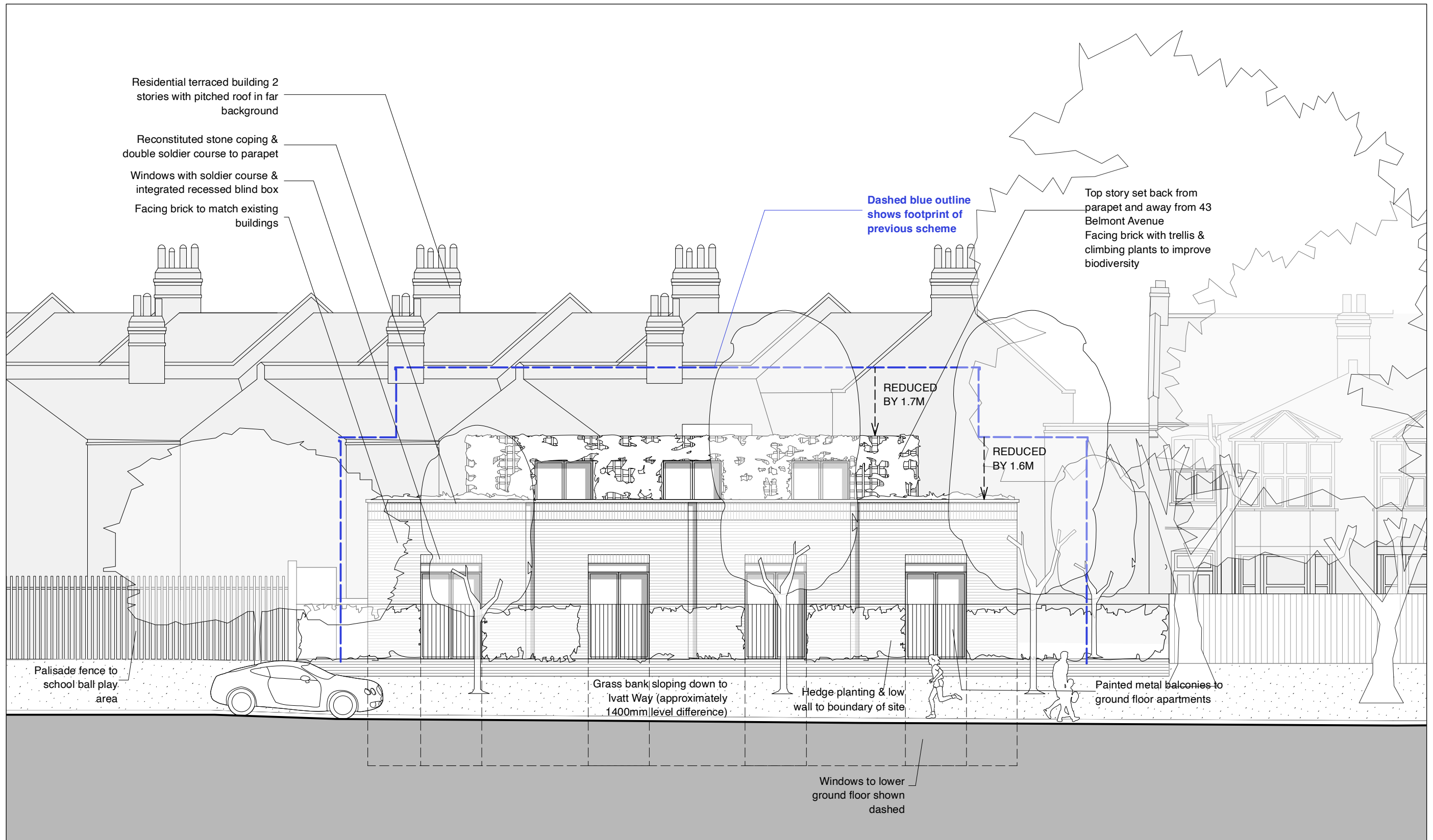
Proposed Lower Ground Floor Plan

Scale: 1:100@A3

May 2022

PP_11 revA





Grove School

Site: Belmont Works

43 Belmont Avenue

Notes:

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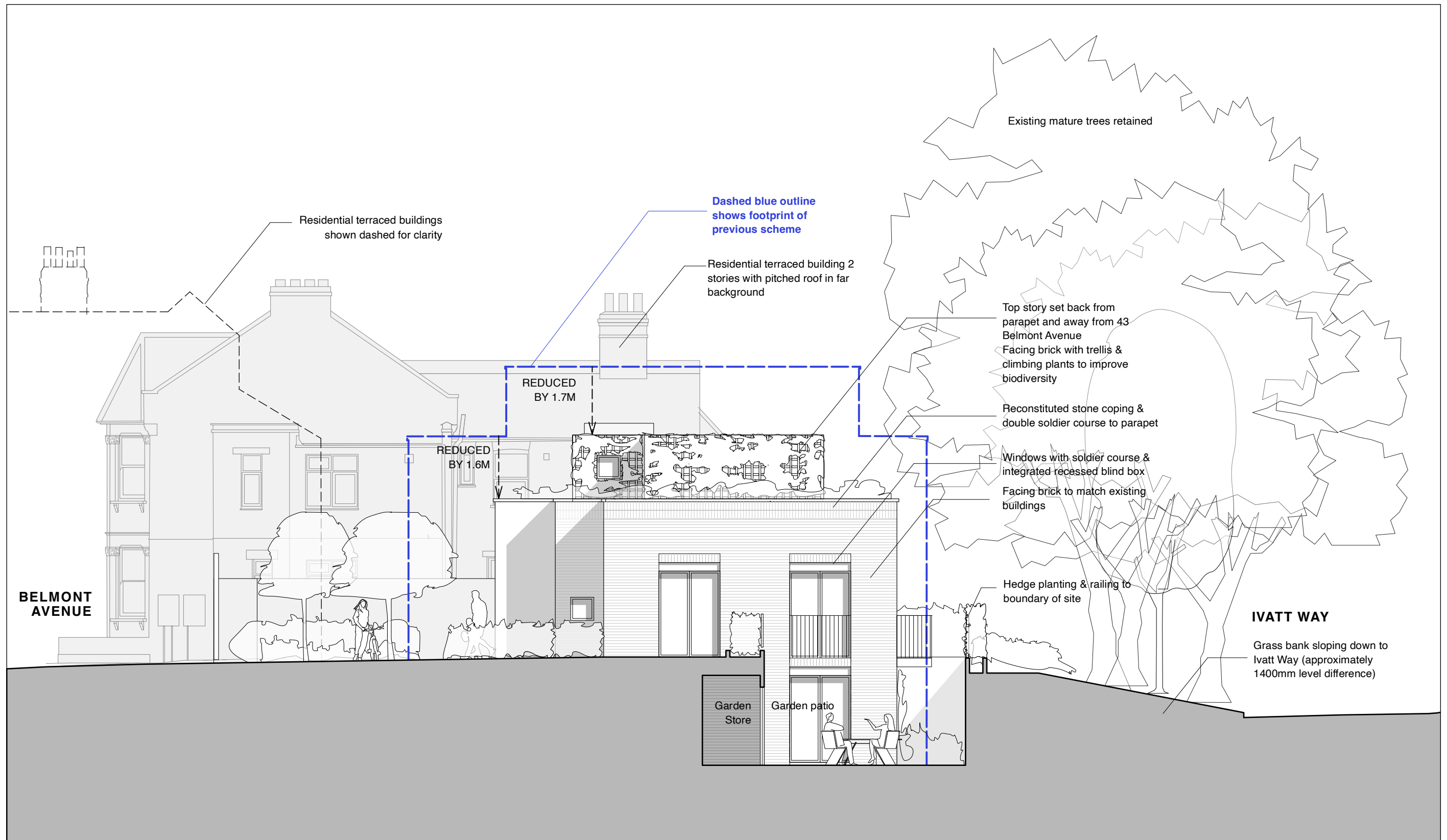
Revised Scheme
43 Belmont Avenue N17 6AX

Proposed Ivatt Way/South West Elevation

Scale: 1:100@A3

May 2022

PP_14 revA



Belmont
Avenue

Site: Belmont Works

Ivatt Way

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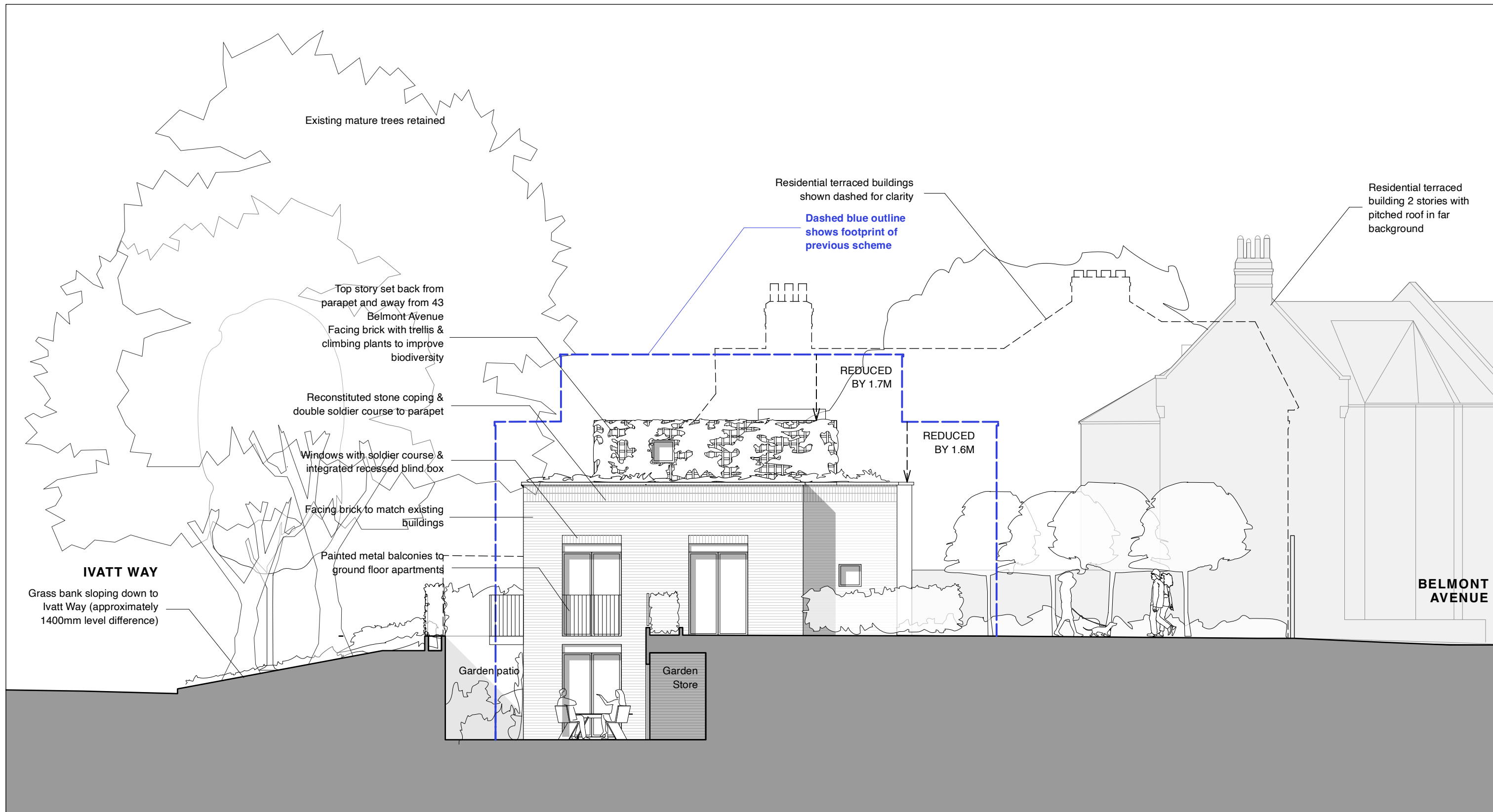
Revised Scheme
43 Belmont Avenue N17 6AX

Proposed Flank 1/North West Elevation

Scale: 1:100@A3

May 2022

PP_15 revA



Ivatt Way

Site: Belmont Works

Belmont Avenue

Notes:

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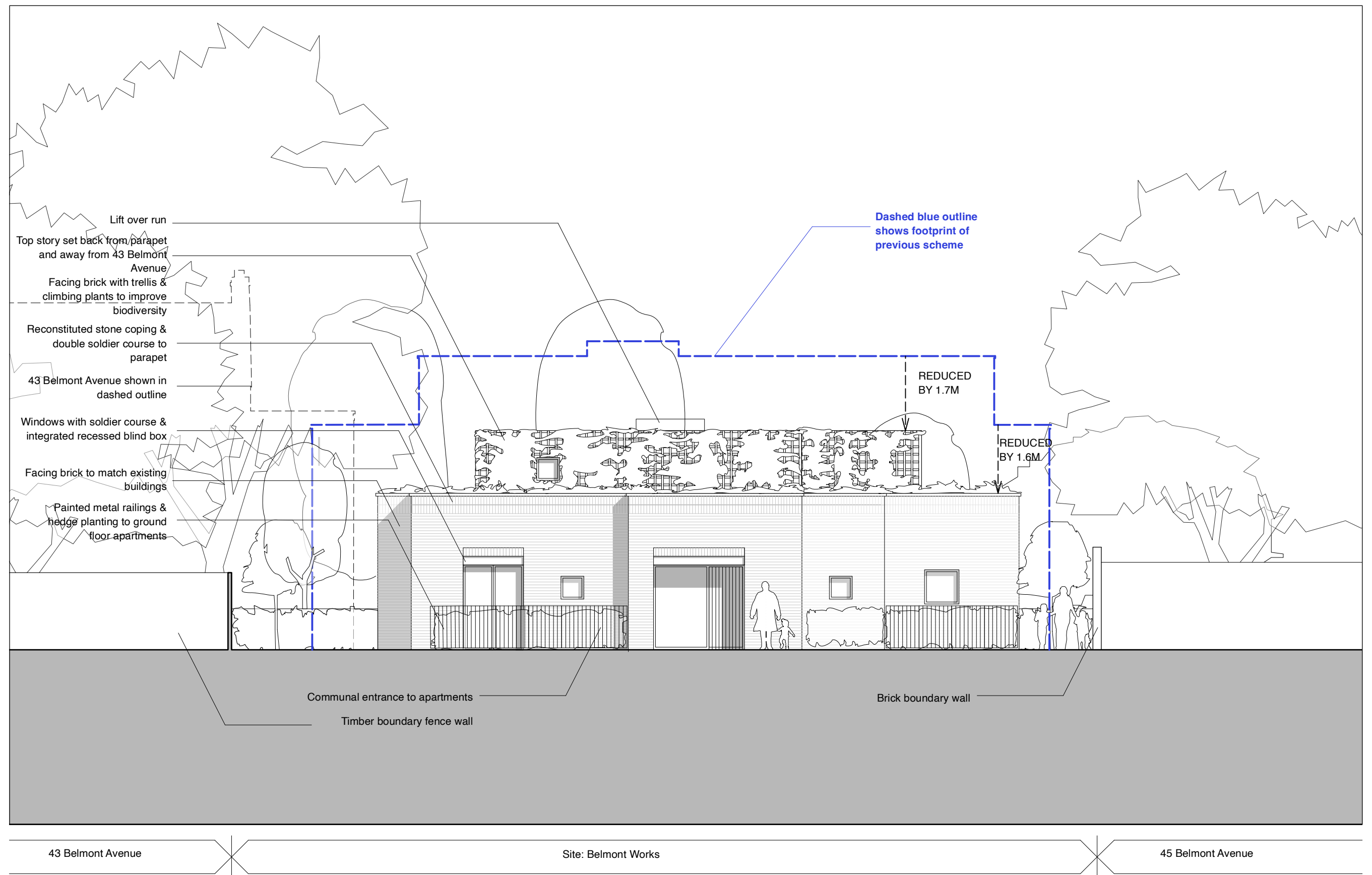
Revised Scheme
43 Belmont Avenue N17 6AX

Proposed Flank 2/South East Elevation

Scale: 1:100@A3

May 2022

PP_16 revA



Notes:

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0m 5m

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Revised Scheme
43 Belmont Avenue N17 6AX

Proposed Courtyard/North East Elevation

Scale: 1:100@A3

May 2022

PP_17 revA