

Kwaku Bossman-Gyamera

From: Andrew MacDougall <andrew@ajmplanning.co.uk>
Sent: 24 March 2023 18:24
To: Kevin Tohill; Kwaku Bossman-Gyamera
Subject: HGY/2022/2212 - 43 Belmont Avenue, N17 6AX
Attachments: 43Belmont AvenuerevA.pdf

Dear Kevin / Kwaku

Thank you for your time earlier this month to discuss this site, and continuing assistance on this project.

Following continued discussions, I am now pleased to submit a revised set of drawings which look to deal with your previous concerns of the original scheme but also looks to deal with many of the issues raised by neighbouring properties.

In summary, the attached scheme makes the following significant changes.

- Scheme re-designed to significantly reduce overall footprint, height and massing of the proposed development. As discussed we have adopted a far simpler form which promotes its subservience within the plot.
- The gross internal area is reduced by 80 m² or 20% overall from the original design; the equivalent to a three bedroom apartment. We have a better mix of units, which still meet the LP requirements. 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. This is especially obvious in the front corners where you felt the previous scheme was pinched a bit. A lot more space around the building is achieved and there is significantly less impact both because of reduced overall height but also proximity to the boundary.
- 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.
- The communal courtyard is simpler in design and would appear significantly less cluttered than the previous iteration.

In terms of neighbour concerns, the mix of units and the significantly smaller overall size helps to pull the building in off all sensitive boundaries which was one of the repeated matters raised by 3rd parties. The smaller units would also have less of a parking demand associated with them, so while information submitted demonstrates parking to not be an issue, the perception of 3rd parties is noted and therefore this scheme further reduces likely trip/journey requirements.

In response to concerns over bin and cycle stores these have been relocated so as to be away from sensitive boundaries and play a quieter roll in the approach to the building.

Regarding sustainability matters, I am mindful that this site is constrained and that has implications on what is achievable on site in terms of cost vs impact. The applicant is to embrace sustainable design and in that respect the building would look to use natural lighting in combination with highly efficient internal lighting. The design as

amended further removes of hard surfaces and introduces permeable surfaces and planting to assist in both surface water management and also biodiversity improvements on site. Planting is also used in conjunction with light coloured external surfaces to reduce "urban heat island" effects.

The building is to incorporate high levels of thermal insulation and would be an airtight envelope, green roof areas increase biodiversity and provide surface water attenuation/climbing plants & trellis to top floor. We are currently exploring the practicalities of PV on site in addition to other technologies including solar shading blinds to prevent overheating. Early investigations into mechanical ventilation and heat recovery in combination with air source heat pumps and low temperature underfloor heating are proving to be unviable at this present time both due to cost but also because of the sites constrained nature the technology is not efficient.

Should you require additional information or further updates please do not hesitate to contact me.

Andy MacDougall



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