

#### 4.8 Noise & Air Quality

The immediate locality of the site is residential with the nearest roads, South Park Way and Great Central Avenue being used primarily by its residents. The distance from the proposed buildings on the site to the nearest main roads, A40 and West End Road, are over 510 meters and 480 metres respectively, and are therefore not critically affected by air pollution.

There are a number of railway tracks located towards the north of the site that could generate adverse noise for the building users. The proposal will be fully compliant with Part E of the Building regulations and ensure adequate protection is included for the protection against adverse noise.

The windows are proposed to be double-glazed and composed of noise-reduction glass in order to minimise the impact of any noise pollution on the internal living spaces. As well as for noise-reduction, double-glazing will benefit the thermal envelope for the units.

In addition to the high specification glazing, attenuates are proposed for the vents in order to acoustically seal the units.

#### 4.9 Secured By Design

Each proposed dwelling is to be alarmed with all doors and windows located on the ground floor to have high-specification locking devices, and the proposed fencing for the gardens are to be 1.8m high and suitably secure.

All front doors and locks are to be designed to meet the requirements as set out in PAS 24/2012, as well as all ground floor and easily accessible glazing which includes a pane of 6.4mm laminated glass as set out in the guidance.

External utility readers are to be located at the front of the houses, and dusk-to-dawn lighting are to be located on the front and back gardens.

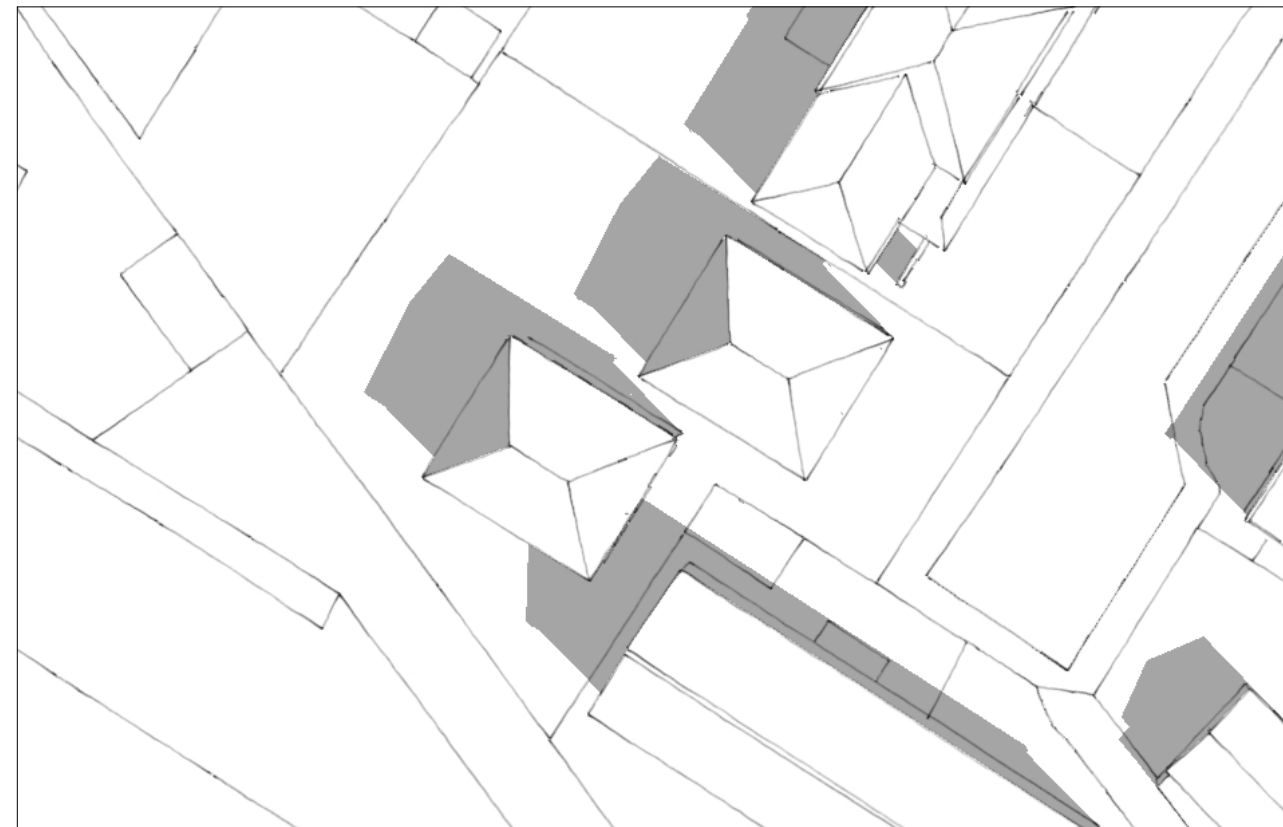
#### 4.10 Daylight & Sunlight

The setting out and orientation of the proposed units has been designed to ensure the proposal does not impact the neighbouring amenity in terms of overshadowing.

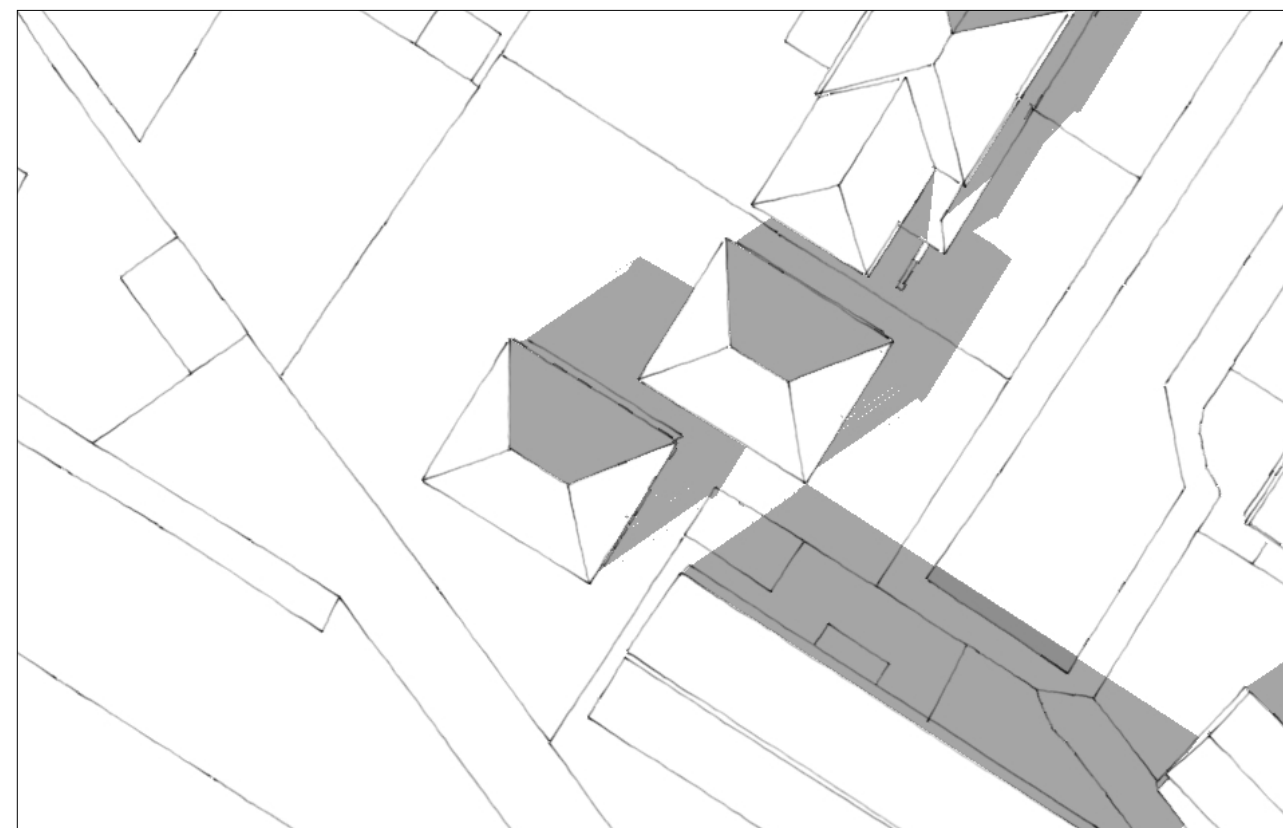
The proposed fenestration of the units have been



FLOOD RISK ANALYSIS



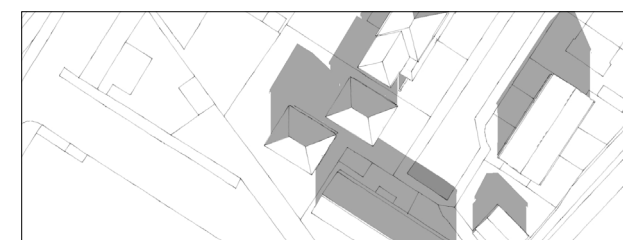
SPRING EQUINOX (MARCH 21) SHADOW ANALYSIS - 10:00 AM



SPRING EQUINOX (MARCH 21) SHADOW ANALYSIS - 15:00 PM



SUMMER & WINTER EQUINOXES (JUNE/DECEMBER 21) SHADOW ANALYSIS - 12:00 PM



designed to maximise natural light and to provide visual connection with the garden.

Each unit is multi-aspect to ensure a better penetration of daylight, a greater chance of direct sunlight for longer periods, while offering multiple outlook from the dwelling.

#### 4.11 Sustainability

The proposed scheme demonstrates that sustainable design standards are integral to the proposal, including its construction and operation.

For the windows, as well as for the purposes of noise reduction, double-glazing will benefit the thermal envelope for the units.

Due to the shape and materials used on the roofs there will be minimal water absorption, so it will be necessary to accommodate this source of water on the site. The site will incorporate a sustainable drainage system that can accommodate natural infiltration of storm water and run-off from the roofs and access road. The access road will be finished in permeable brick paving to reduce large surface water discharges.

Even though there is minimal risk of flooding on the site (located in a Flood Risk Zone 1) it is proposed to include a sub-surface rainwater harvesting collection system, whereby rainwater is captured, filtered and stored in a subterranean tank. This will create a self-sustaining irrigation process which will maintain the soft landscaping in the communal area and will have a positive impact on both the sustainability of the proposal and any risk of flooding.

All standards include measures to achieve other policies in the London Plan and include the following sustainable design principles:

- Minimising carbon dioxide emissions across the site, including the building and services (such as heating and cooling systems). We propose to have a mechanical ventilation heating system (MVHS).
- Minimising pollution (including noise, air and urban runoff).
- Ensuring developments are comfortable and secure for users, including avoiding the creation of adverse local climatic conditions.
- Promoting and protecting biodiversity and green infrastructure.

## 5 CONCLUSION

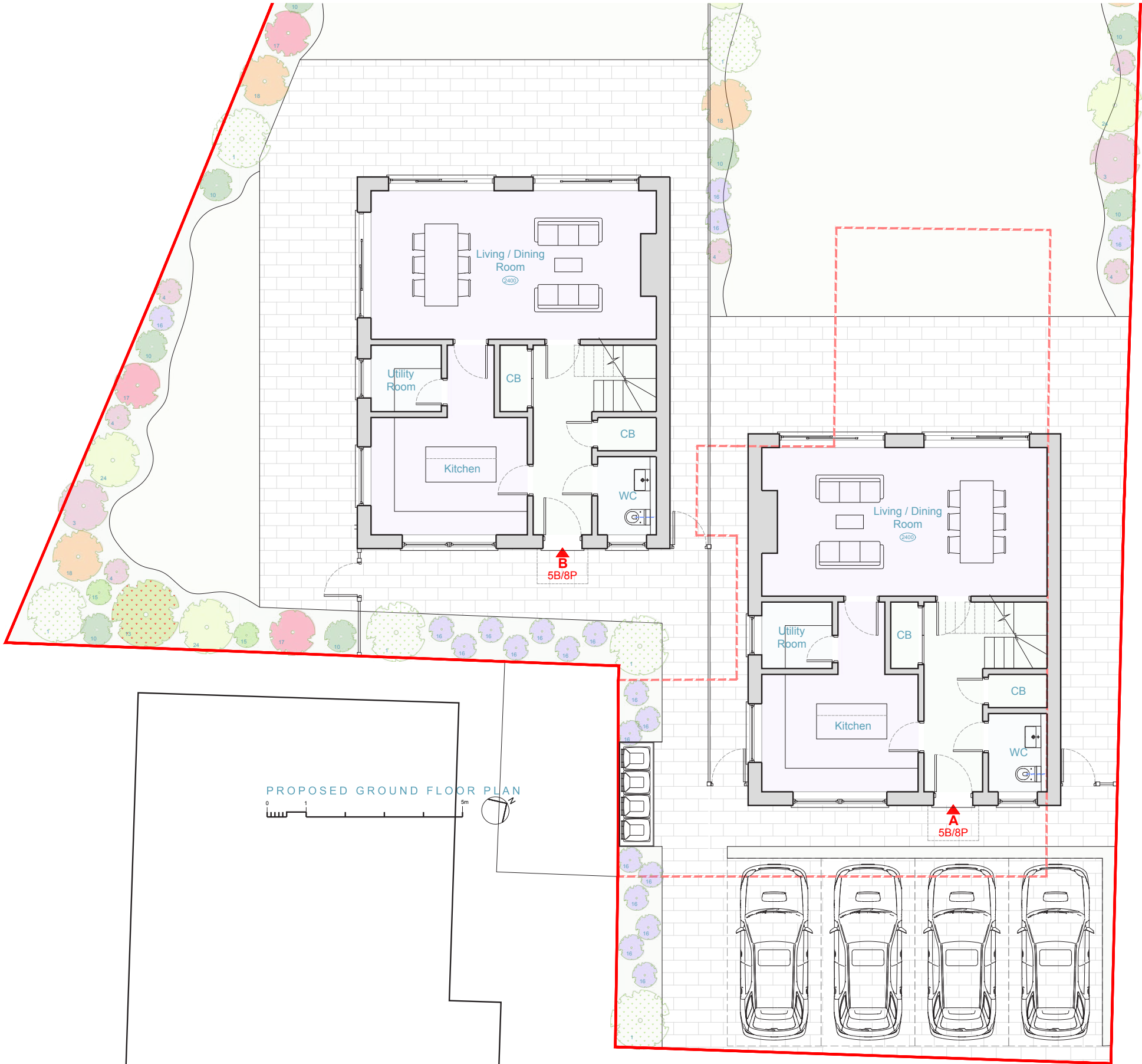
In conclusion we feel that the proposals have been carefully considered to ensure the best solution for the existing site. The proposed development will improve the site's standard of accommodation and will help safeguard it's future.

We welcome further discussion on the viability of the site for developemnt and we hope that the council can view the proposals favourably under their delegated powers.







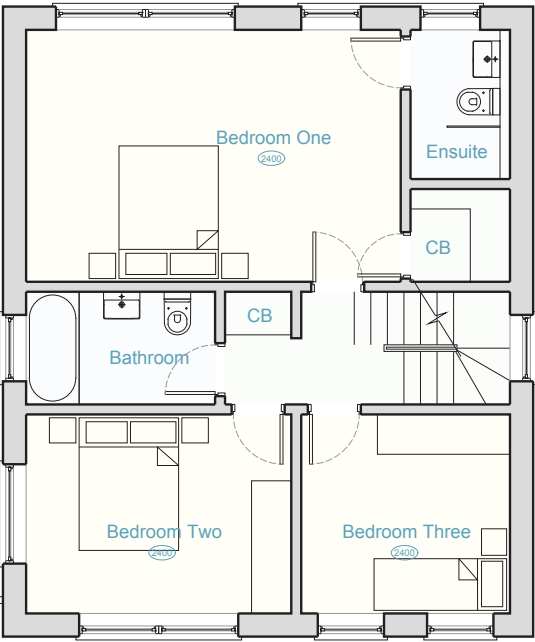
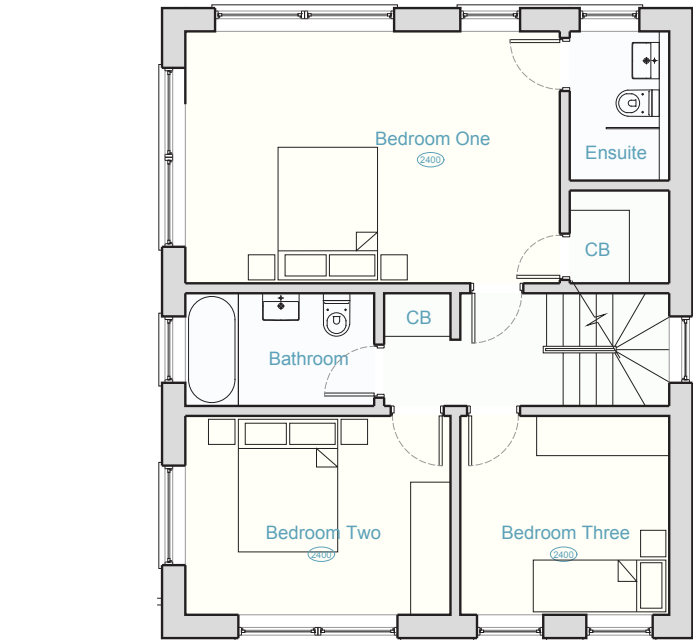


Copyright: All rights reserved. This drawing must not be reproduced without permission.  
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.  
All shop drawings to be submitted to the architect for comment prior to fabrication.  
This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.  
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

<b>OPEN</b> london		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DB	
architecture • surveying • interior design			
www.openlondon.uk.com			
mail@openlondon.uk.com		t: 020 7332 2888	
<hr/>			
project			
Field View, South Park Way			
<hr/>			
client			
<hr/>			
drawing title			
Proposed Ground Floor Plan			
<hr/>			
drawing status			
DRAFT			
<hr/>			
scale	date	drawn by	checked by
1:100 @ A3	14/11/23		
1:50 @ A1			
<hr/>			
job no.	drawing no.	revision	
23015	100	SK02	

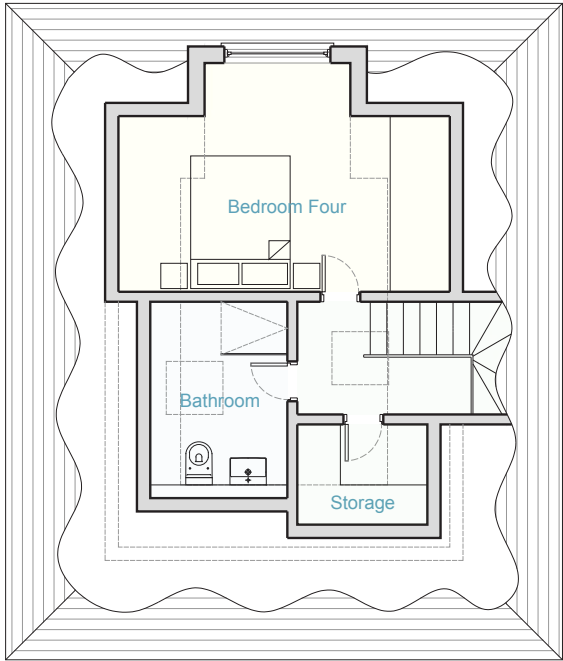
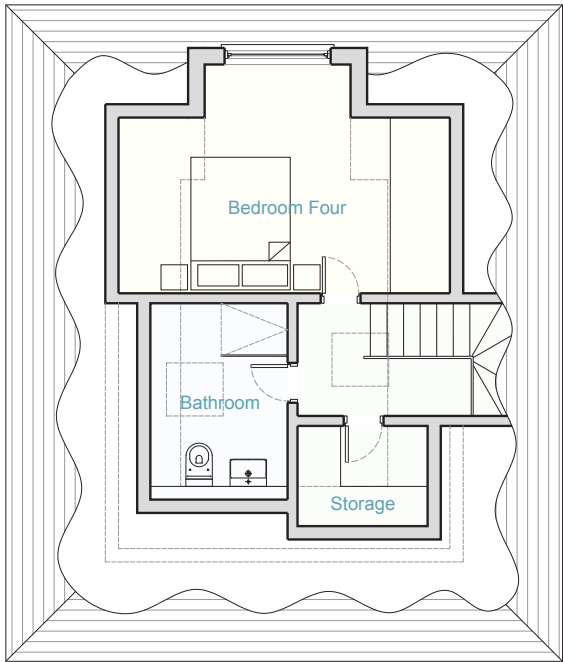




Copyright: All rights reserved. This drawing must not be reproduced without permission.  
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.  
All shop drawings to be submitted to the architect for comment prior to fabrication.  
This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.  
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

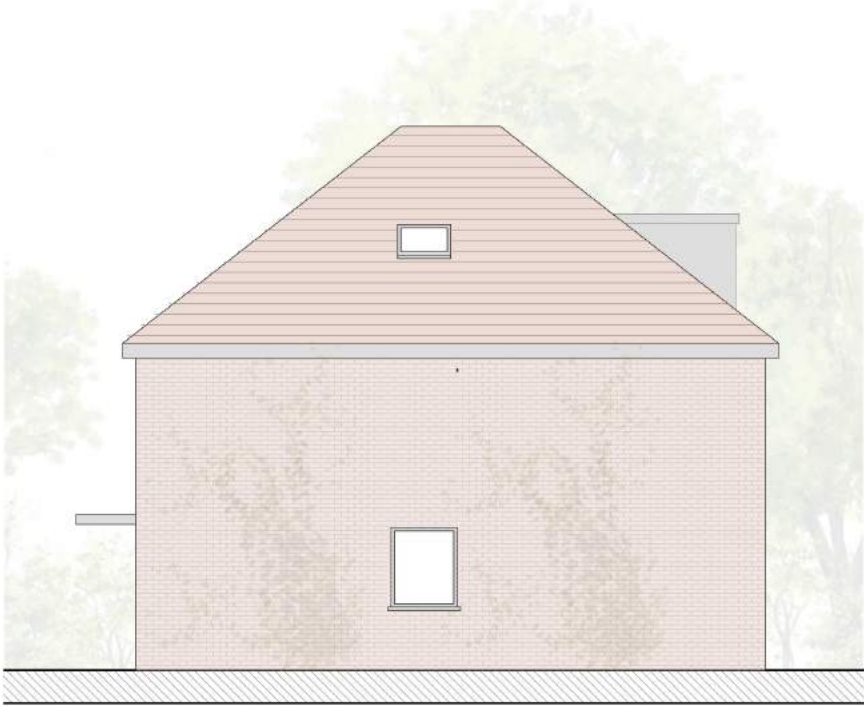
OPEN london		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DB	
architecture • surveying • interior design			
www.openlondon.uk.com			
mail@openlondon.uk.com			
t: 020 7332 2888			
project			
Field View, South Park Way			
client			
drawing title			
Proposed First Floor Plan			
drawing status			
DRAFT			
scale	date	drawn by	checked by
1:100 @ A3	14/11/23		
1:50 @ A1			
job no.	drawing no.	revision	
23015	101	SK03	



Copyright: All rights reserved. This drawing must not be reproduced without permission.  
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.  
All shop drawings to be submitted to the architect for comment prior to fabrication.  
This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.  
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

OPEN london		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DB	
architecture • surveying • interior design			
www.openlondon.uk.com			
mail@openlondon.uk.com			
project			
Field View, South Park Way			
client			
drawing title			
Proposed Loft Plan			
drawing status			
DRAFT			
scale	date	drawn by	checked by
1:100 @ A3	14/11/23		
1:50 @ A1			
job no.	drawing no.	revision	
23015	102	SK02	



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

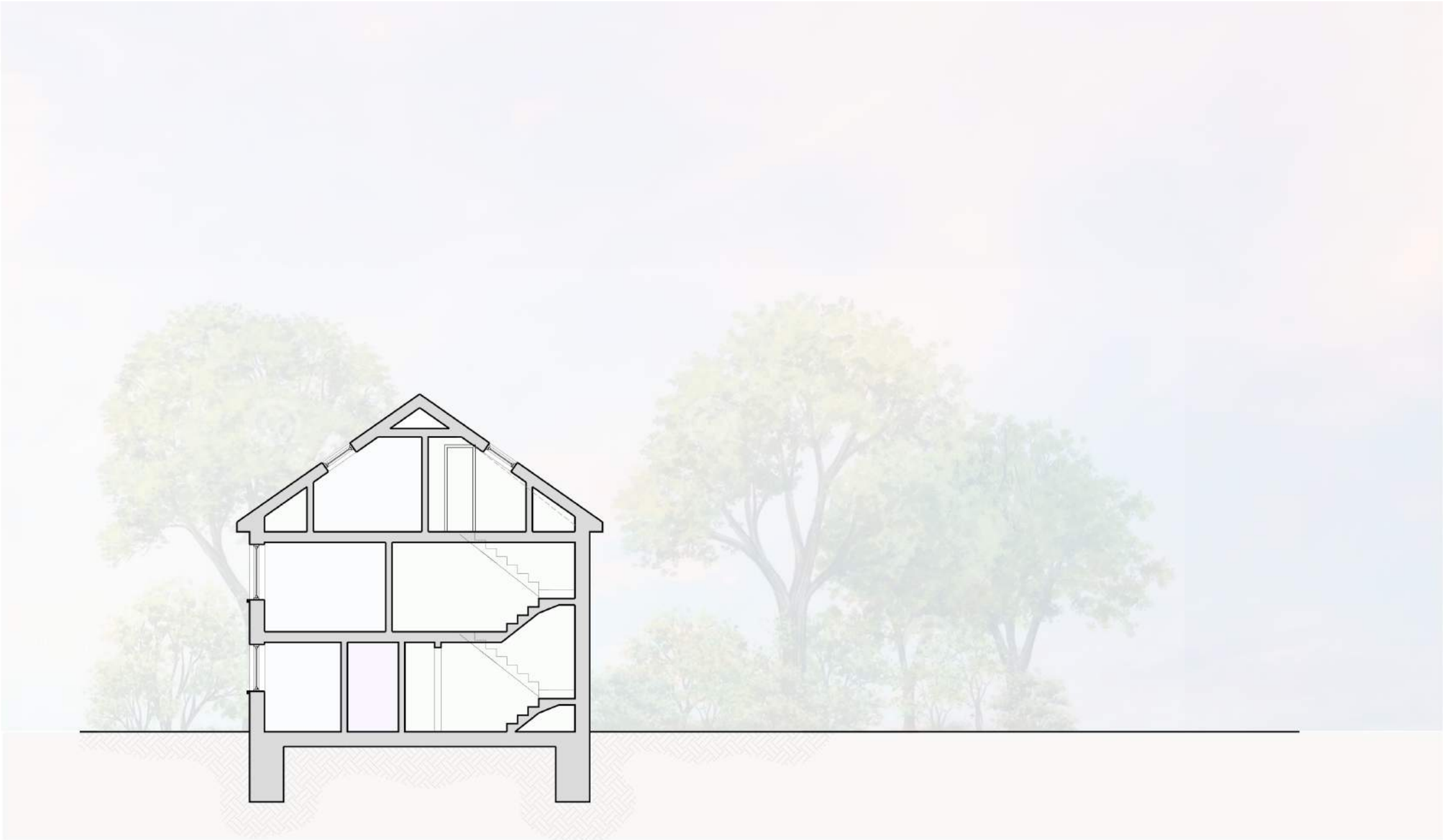


PROPOSED REAR ELEVATION

Copyright: All rights reserved. This drawing must not be reproduced without permission.  
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any alterations.  
All drawings to be submitted to the architect for comment prior to fabrication.  
This drawing is to be used in conjunction with the architect's specification, bills of quantities, schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.  
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

OPEN london		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DB	
architecture • planning • interior design			
www.openlondon.co.uk			
mail@openlondon.co.uk		t: 020 7332 2888	
project			
Field View, South Park Way			
client			
drawing title			
Proposed Front, Rear & Side Elevations			
drawing status			
DRAFT			
scale	date	drawn by	checked by
1:100 @ A3	14/11/23		
1:50 @ A1			
job no.	drawing no.	revision	
23015	104	SK02	



PROPOSED SECTION AA

Copyright: All rights reserved. This drawing must not be reproduced without permission.  
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any alterations.  
All drawings to be submitted to the architect for comment prior to fabrication.  
This drawing is to be used in conjunction with the architect's specification, bills of materials, schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.  
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

OPEN london		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DB	
architecture + planning + interior design			
www.openlondon.co.uk			
mail@openlondon.co.uk		t: 020 7332 2888	
project			
Field View, South Park Way			
client			
drawing title			
Proposed Front, Rear & Side Elevations			
drawing status			
DRAFT			
scale	date	drawn by	checked by
1:100 @ A3	14/11/23		
1:50 @ A1			
job no.	drawing no.	revision	
23015	104	SK02	



┌

└



Copyright: All rights reserved. This drawing must not be reproduced without permission.  
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any stop drawings.  
All stop drawings to be submitted to the architect for comment prior to fabrication.  
This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.  
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

**OPEN** london  
architecture • surveying • interior design  
www.openlondon.uk.com  
mail@openlondon.uk.com

Mermaid House  
2 Puddle Dock  
Blackfriars  
EC4V 3DB  
T: 020 7332 2888

project  
Field View, South Park Way

client

drawing title  
Proposed Streetscape

drawing status  
DRAFT

scale	date	drawn by	checked by
1:100 @ A3	23/11/23		
1:50 @ A1			
job no.	drawing no.	revision	
23015	106	SK03	



Copyright: All rights reserved. This drawing must not be reproduced without permission.  
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any stop drawings.  
All stop drawings to be submitted to the architect for comment prior to fabrication.  
This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.  
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

<b>OPEN</b> london architecture • surveying • interior design www.openlondon.uk.com mail@openlondon.uk.com		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DB t: 020 7332 2888	
project Field View, South Park Way			
client			
drawing title Proposed & Existing Site Plans			
drawing status DRAFT			
scale	date	drawn by	checked by
1:1000 @ A3	23/11/23		
1:500 @ A1			
job no.	drawing no.	revision	
23015	110	SK01	



COMMUNAL AREA		Quantity
Aamalanchier Lamarckii (Multi Stem)	3	
Lavendula Angustifolia	16	
PLOT A		
Aamalanchier Lamarckii	3	
Lavendula Angustifolia	3	
Osmanthus Burkwoodii	2	
Buddleja Davidii	2	
Hebe 'Mrs Winder'	5	
Arbutus Unedo	1	
Nandina Domestica	1	
Salvia Nemorosa	2	
Laurus Nobilus (Standard)	5	
Hebe Rakenesis	1	
PLOT B		
Aamalanchier Lamarckii	3	
Lavendula Angustifolia	3	
Osmanthus Burkwoodii	2	
Buddleja Davidii	2	
Hebe 'Mrs Winder'	5	
Arbutus Unedo	1	
Magnolia Stellata	1	
Nandina Domestica	4	
Salvia Nemorosa	3	
Laurus Nobilus (Standard)	1	
Hebe Rakenesis	3	

Copyright: All rights reserved. This drawing must not be reproduced without permission.  
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.  
All shop drawings to be submitted to the architect for comment prior to fabrication.  
This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.  
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

1. Amalanchier Lamarckii
2. Acer Sango Kaku
3. Buddleja Davidii
4. Hebe 'Mrs Winder'
5. Magnolia Stellata
6. Verbena Bonariensis
7. Viburnum Tinus
8. Laurus Nobilus (Bay)
9. Magnolia Grandiflora
10. Laurus Nobilus (Standard)
11. Acer Palmatum 'Bloodgood'
12. Allium 'Globemaster'
13. Arbutus Unedo
14. Euonymus Fortuneii
15. Hebe Rakenesis
16. Lavendula Angustifolia
17. Nandina Domestica
18. Osmanthus Burkwoodii
19. Photinia 'Red Robin'
20. Pittosporum Elizabeth
21. Pittosporum Tom's Thumb
22. Pittosporum Tobira
23. Prunus Tribola
24. Salvia Nemorosa

OPEN london

architecture • surveying • interior design

www.openlondon.uk.com

mail@openlondon.uk.com

Mermaid House

2 Puddle Dock

Blackfriars

EC4V 3DB

T: 020 7332 2888

project

Field View, South Park Way

client

drawing title

Proposed Landscaping Plan

drawing status

DRAFT

scale

1:200 @ A3

date

23/11/23

drawn by

checked by

1:100 @ A1

job no.

23015

drawing no.

111

revision

SK01

\*Please note all planting shown is indicative.



# OPEN london

---

Mermaid House  
2 Puddle Dock, Blackfriars  
London EC4V 3DB

W: [www.openlondon.uk.com](http://www.openlondon.uk.com)  
T : +44 (0)20 7332 2888  
E : [mail@openlondon.uk.com](mailto:mail@openlondon.uk.com)

OPEN Architecture (London) Ltd. Registered in England: Company N° 8082608, VAT Registration N°: 135 8998 58