

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, attenuators 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.

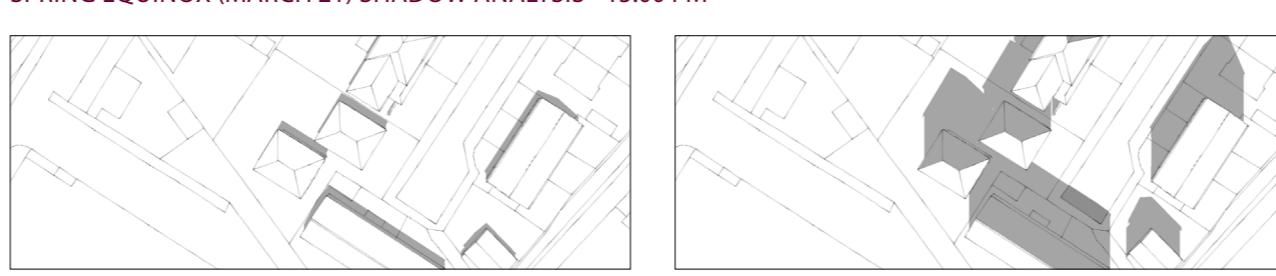
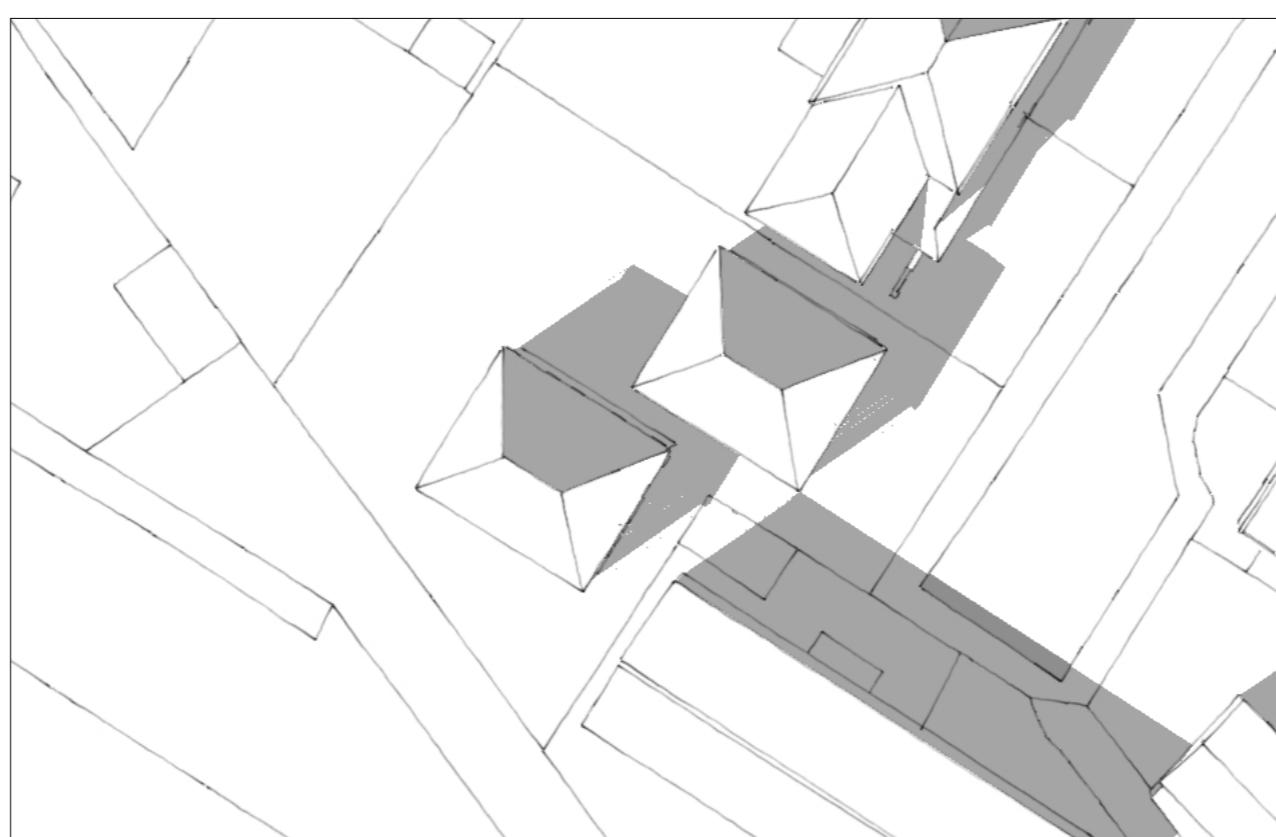
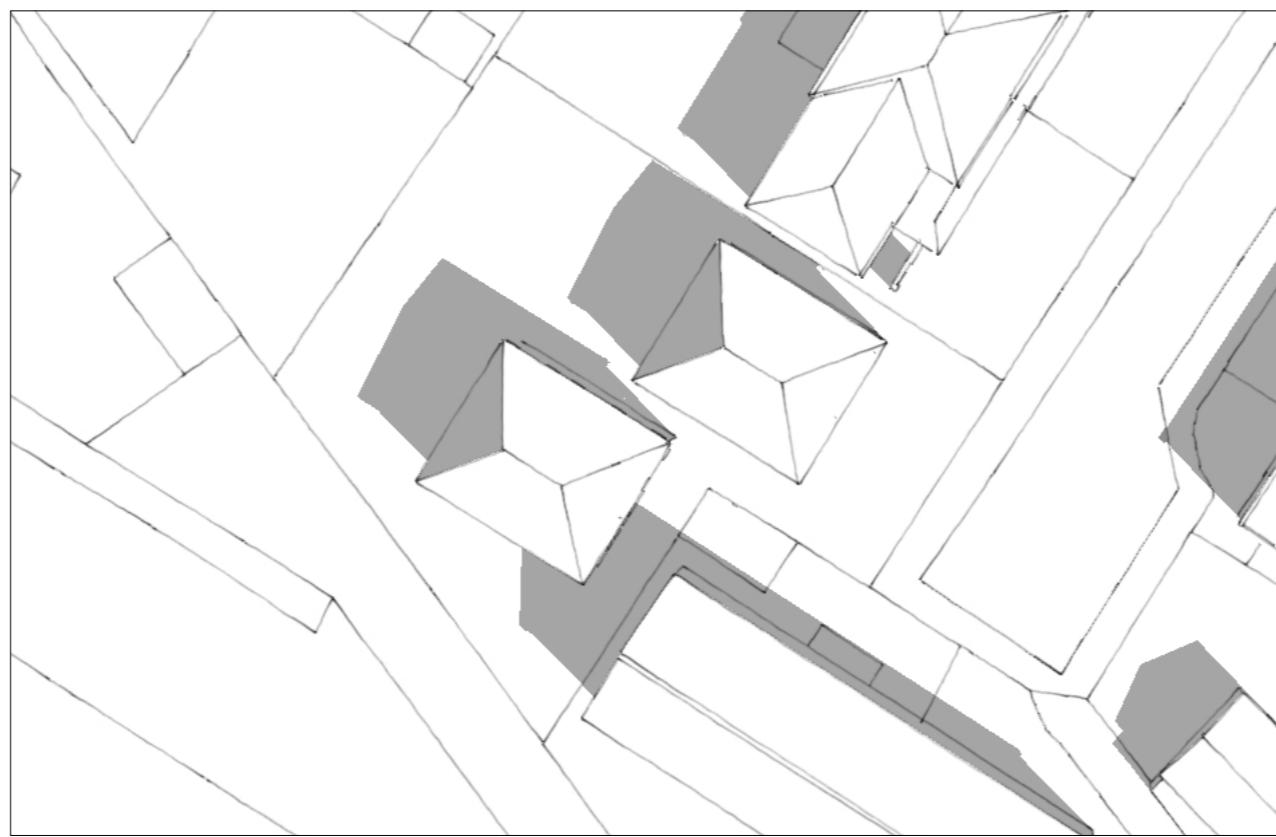
All front doors and locks are to be designed to meet the requirements as set out in PAS 24/2012, as well as all ground floor and easily accessible glazing which includes a pane of 6.4mm laminated glass as set out in the guidance.

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



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 runoff 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:

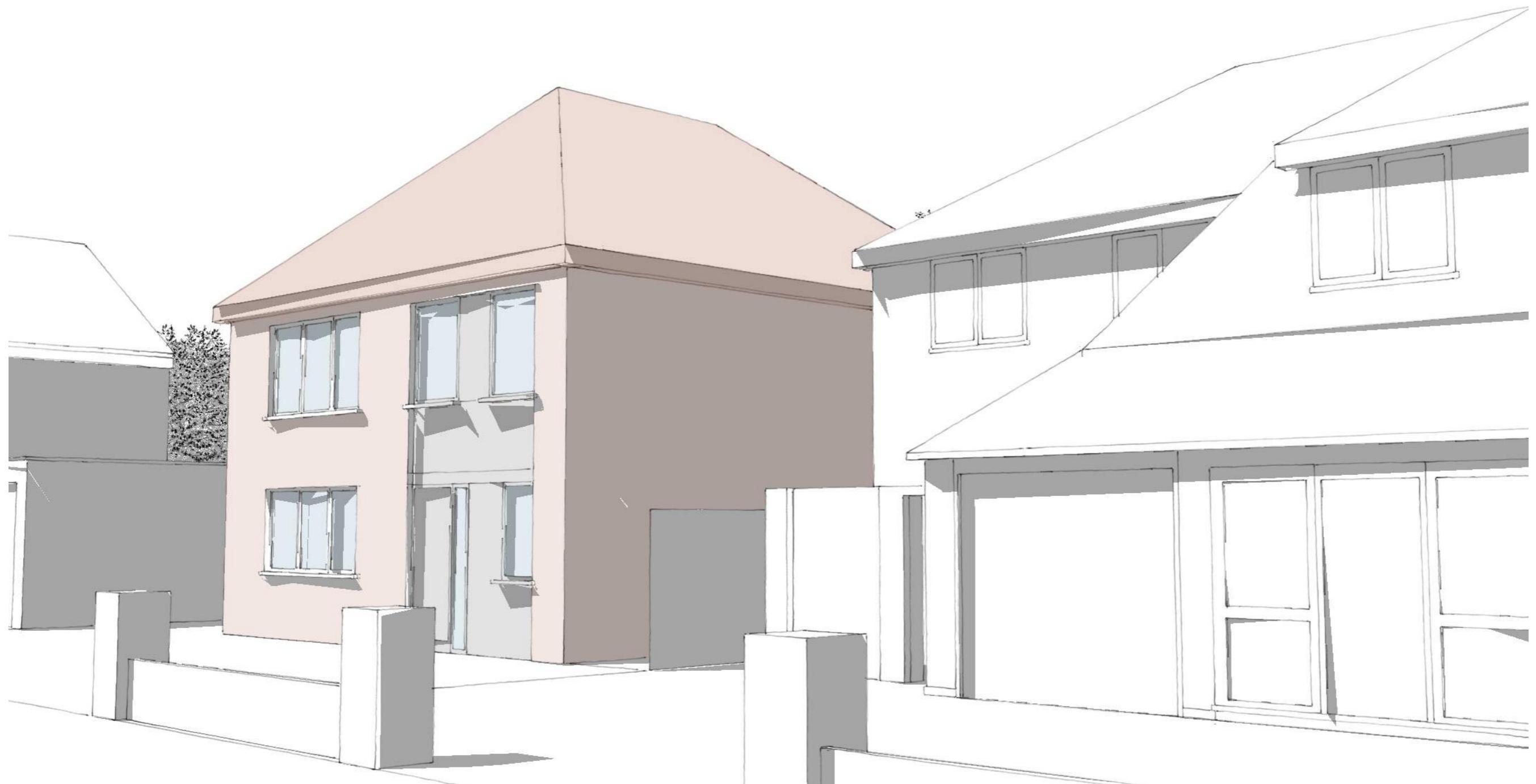
- Minimising carbon dioxide emissions across the site, including the building and services (such as heating and cooling systems). We propose to have a mechanical ventilation heating system (MVHS).
- Minimising pollution (including noise, air and urban runoff).
- Ensuring developments are comfortable 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 its future.

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





7.1 Planning drawings - Reduced layout - NTS



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 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: +44 (0)20 7332 2888

project
Field View, South Park Way

client

drawing title
Proposed Ground Floor Plan

drawing status
DRAFT

scale date drawn by checked by
1:100 @ A3 14/11/23
1:50 @ A1

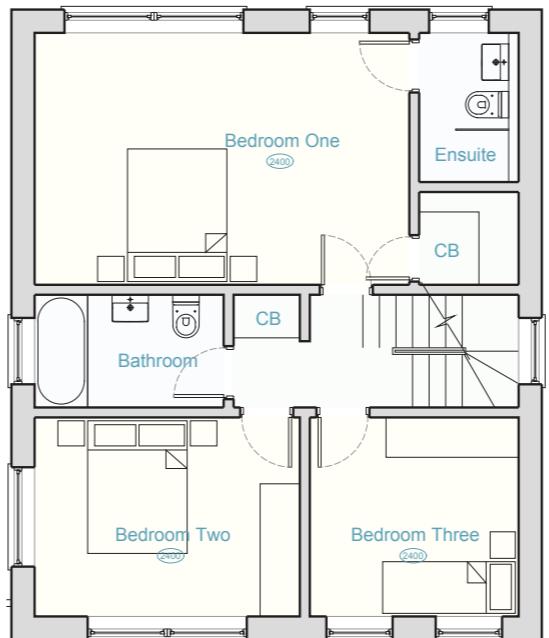
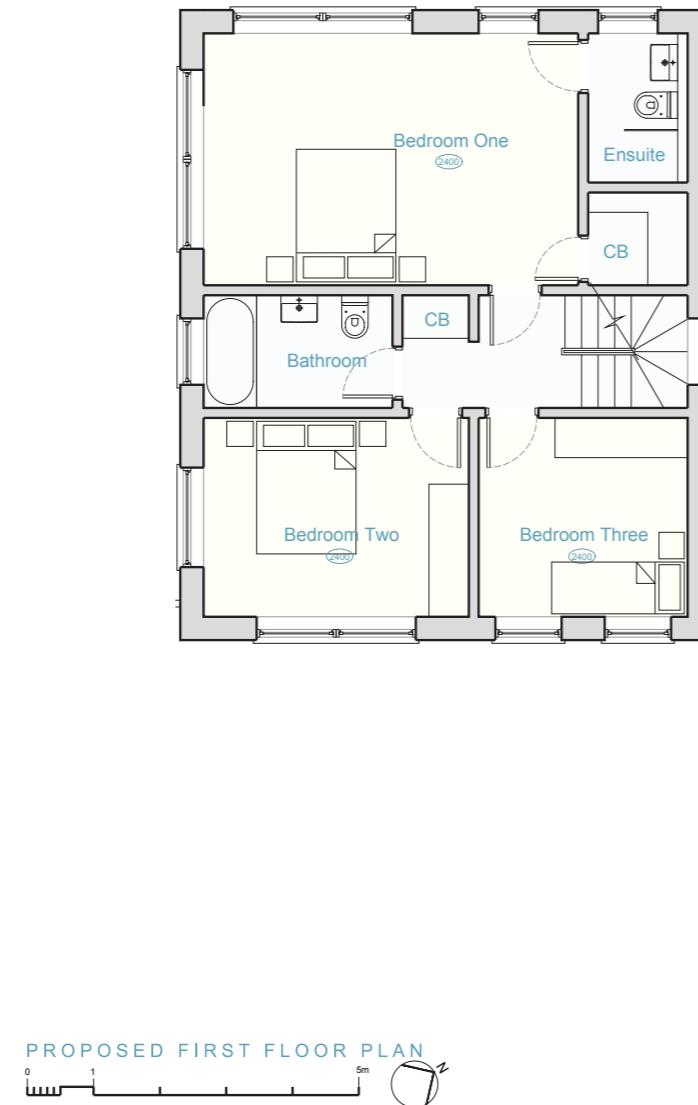
job no. drawing no. revision
23015 100 SK02

7.1 Planning drawings - Reduced layout - NTS

1

OPEN london

PAGE 16



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 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
t: 020 7332 2888

project
Field View, South Park Way
client

drawing title
Proposed First Floor Plan

drawing status

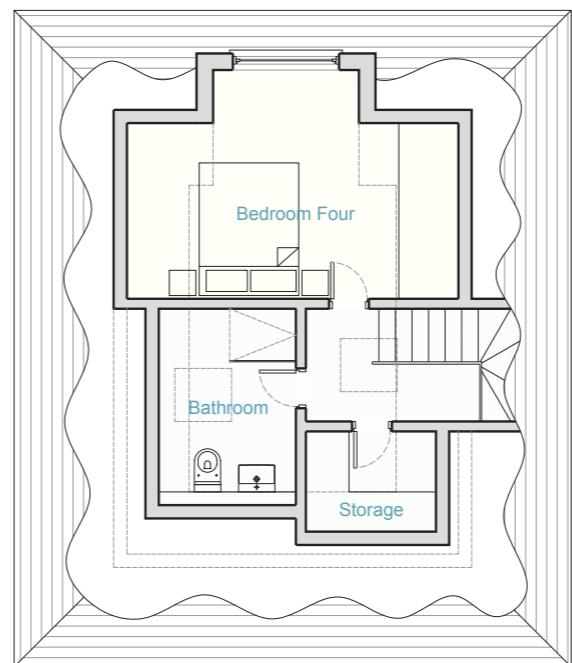
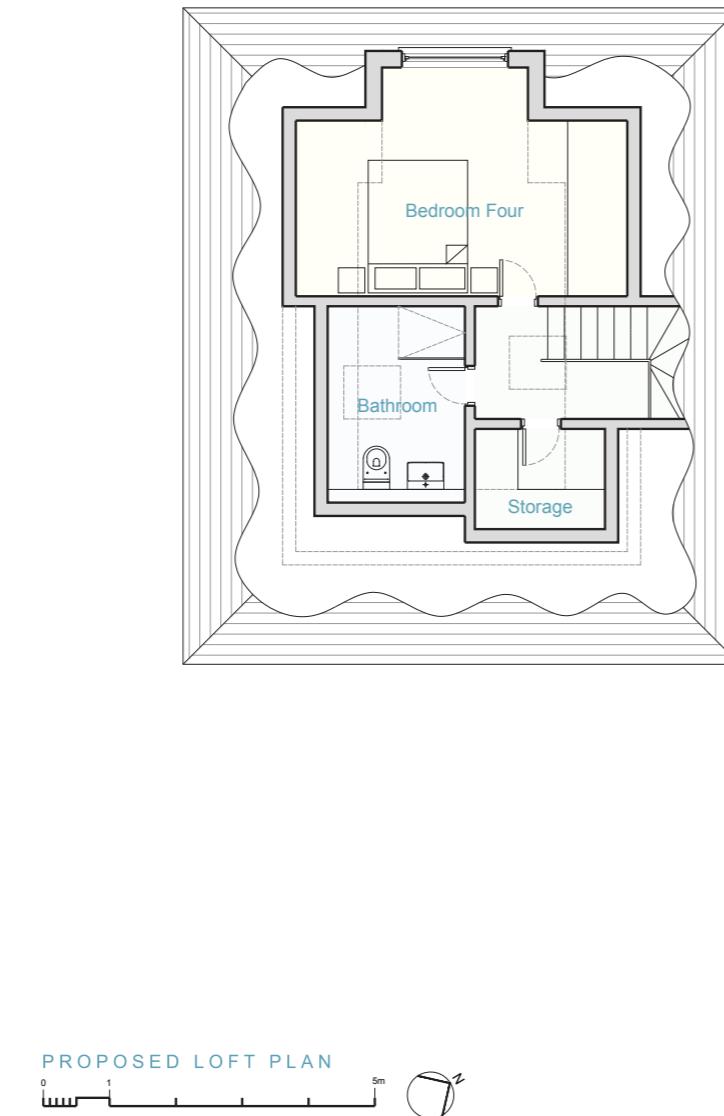
DRAFT
scale date drawn by checked by
1:100 @ A3 14/11/23
1:50 @ A1
job no. drawing no. revision
23015 101 SK03

Mermaid House, 2 Puddle Dock, Blackfriars, London, EC4V 3DB
T: +44 (0)20 7332 2888
www.openlondon.uk.com

7.1 Planning drawings - Reduced layout - NTS

1

2



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 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
www.openlondon.uk.com
mail@openlondon.uk.com
t: 020 7332 2888

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

7.1 Planning drawings - Reduced layout - NTS

L

OPEN london

PAGE 18



PROPOSED SIDE ELEVATION
0 1 5m



PROPOSED SIDE ELEVATION
0 1 5m



PROPOSED REAR ELEVATION
0 1 5m

Copyright. All rights reserved. This drawing must not be reproduced without permission.

Only the original drawing should be relied upon. Contractors, sub-contractors and subcontractors must verify all dimensions on site before commencing any work or making any alterations.

All plans drawing to be submitted to the architect for comment prior to construction.

This drawing is to be read in conjunction with the architect's specification, bills of quantities, technical instructions, instructions, electrical drawings and all documents referred to in the contract.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

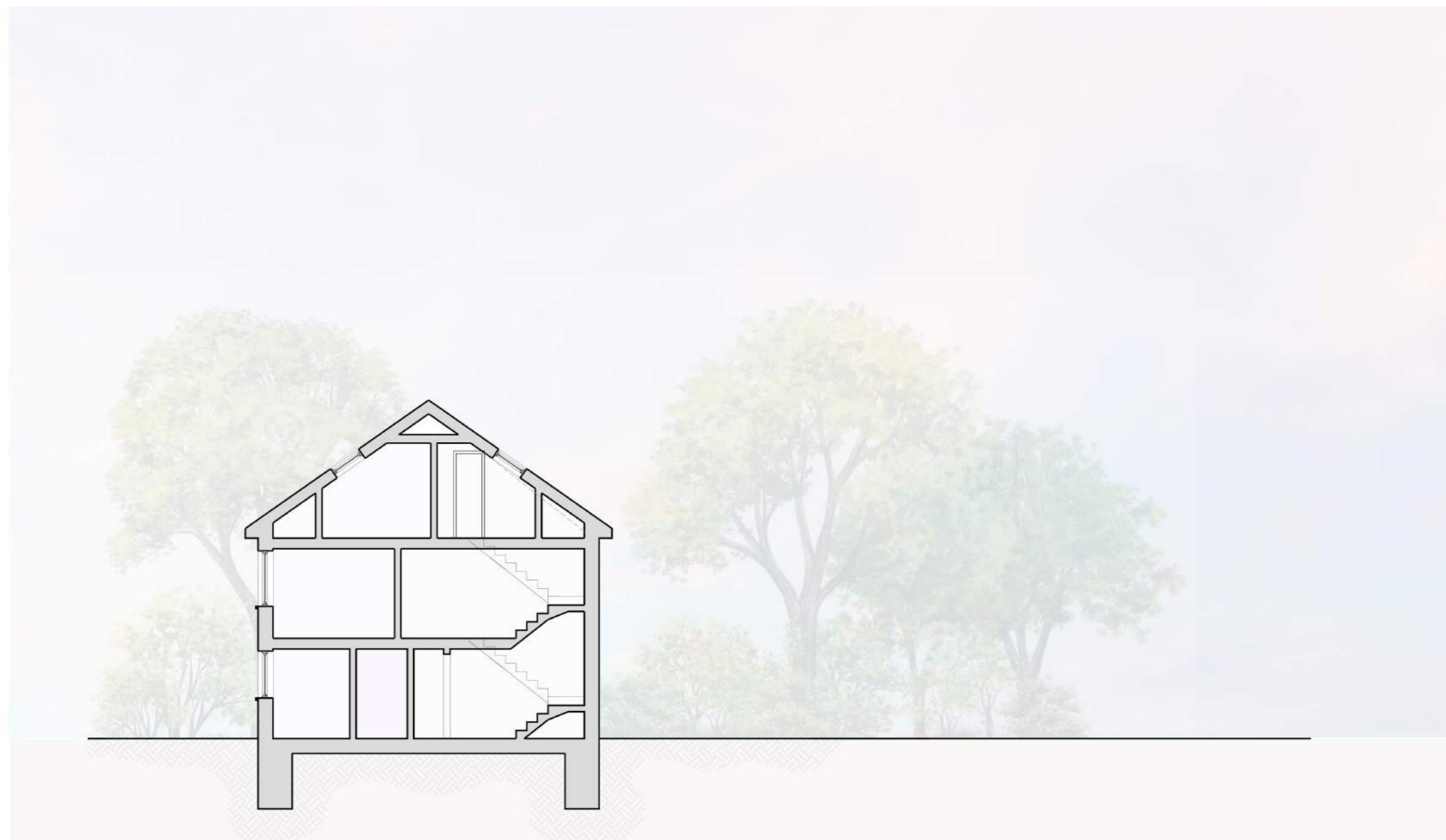
OPEN london
architecture + screening + interior design
www.openlondonuk.com
mail@openlondonuk.com
Mermaid House
2 Puddle Dock
Blackfriars, London, EC4V 3DB
T: +44 (0)20 7332 2888

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 2K03

7.1 Planning drawings - Reduced layout - NTS



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 site drawings to be submitted to the architect for comment prior to
construction.
This drawing is to be read in conjunction with the architect's specification, bills of
quantities, technical instructions and general site conditions. All electrical drawings and all
specifications to be referred to the architect.
Do not scale from this drawing. Dimensions are in millimetres unless otherwise
stated.
NOTES

OPEN london
architecture + screening + interior design
www.openlondon.uk.com
mail@openlondon.uk.com
T: +44 (0)20 7332 2888

OPEN london
Mermaid House
2 Puddle Dock
Blackfriars, London, EC4V 3DB
www.openlondon.uk.com
mail@openlondon.uk.com
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 2K00

7.1 Planning drawings - Reduced layout - NTS



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 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 and electrical drawings and all dimensions are to be read from the architect's drawings.
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

OPEN london

OPEN london
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 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

7.1 Planning drawings - Reduced layout - NTS



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 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 of account, mechanical and electrical drawings and all other documents to be supplied by 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
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

7.1 Planning drawings - Reduced layout - NTS



*Please note all planting shown is indicative.

COMMUNAL AREA	Quantity
Aamalanchier Lamarckii (Multi Stem) Lavendula Angustifolia	3 16

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 correspondence 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 Nobilis (Bay)
9. Magnolia Grandiflora
10. Laurus Nobilis (Standard)
11. Acer Palmatum 'Bloodgood'
12. Allium 'Globemaster'
13. Arbutus Unedo
14. Euonymus Fortunei
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

PLOT A	Quantity
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 Nobilis (Standard)	5
Hebe Rakenesis	1

PLOT B	Quantity
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 Nobilis (Standard)	1
Hebe Rakenesis	3

OPEN london
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 Landscaping Plan

drawing status

DRAFT

scale date drawn by checked by
1:200 @ A3 23/11/23
1:100 @ A1

job no. drawing no. revision
23015 111 SK01

OPEN london

Mermaid House
2 Puddle Dock, Blackfriars
London EC4V 3DB

W: www.openlondon.uk.com
T: +44 (0)20 7332 2888
E: mail@openlondon.uk.com