

63-65 Upper Chorlton Road, M16 7RQ

Approval Ref – 138589/FO/2023

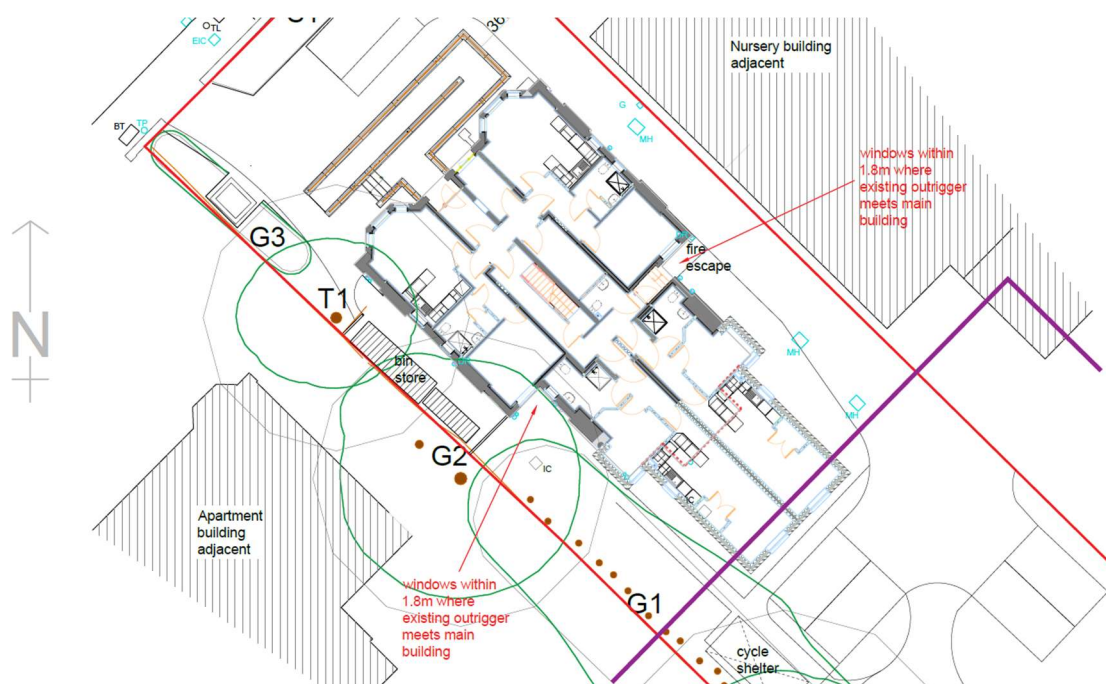
Section 73 application regarding proposed window changes and amendment to Environmental Standards Statement

Conditions affected – 2 and 22

1.0 Overview in Relation to Window Changes (Condition 2)

As part of the design development process, the Fire Risk Assessment for the proposed scheme has identified areas where fire rated windows would be required to meet Building Regulations requirements.

This occurs where windows are within 1.8m of one another on flanking elevations, specifically, where the original rear outrigger meets the main house. That is, the main bedroom windows in the rear elevation are within 1.8m of the bathroom and smoke ventilation windows in the side elevations.



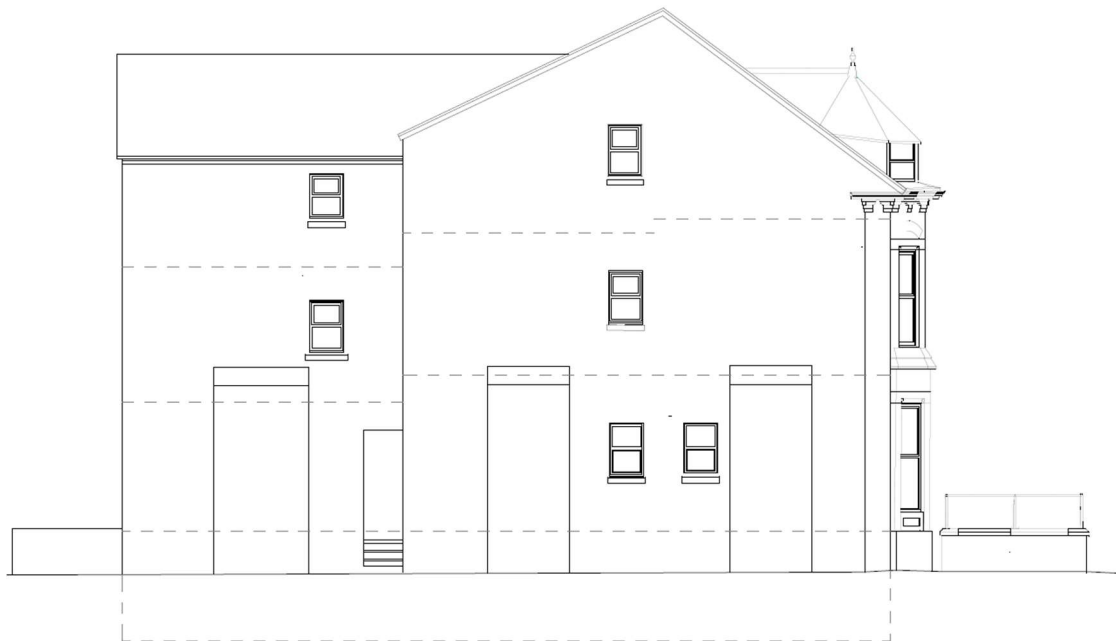
Above - plan showing locations of affected windows

1.1 Proposals

It is possible to incorporate fire rated windows into the bathrooms on the south facing outrigger elevation, without significant impacts on the usability of the flats. However on the north side, the presence of windows which act as smoke vents to the stair, mean that the bedroom windows would need to be fire rated. This would have implications for room ventilation and external appearance.

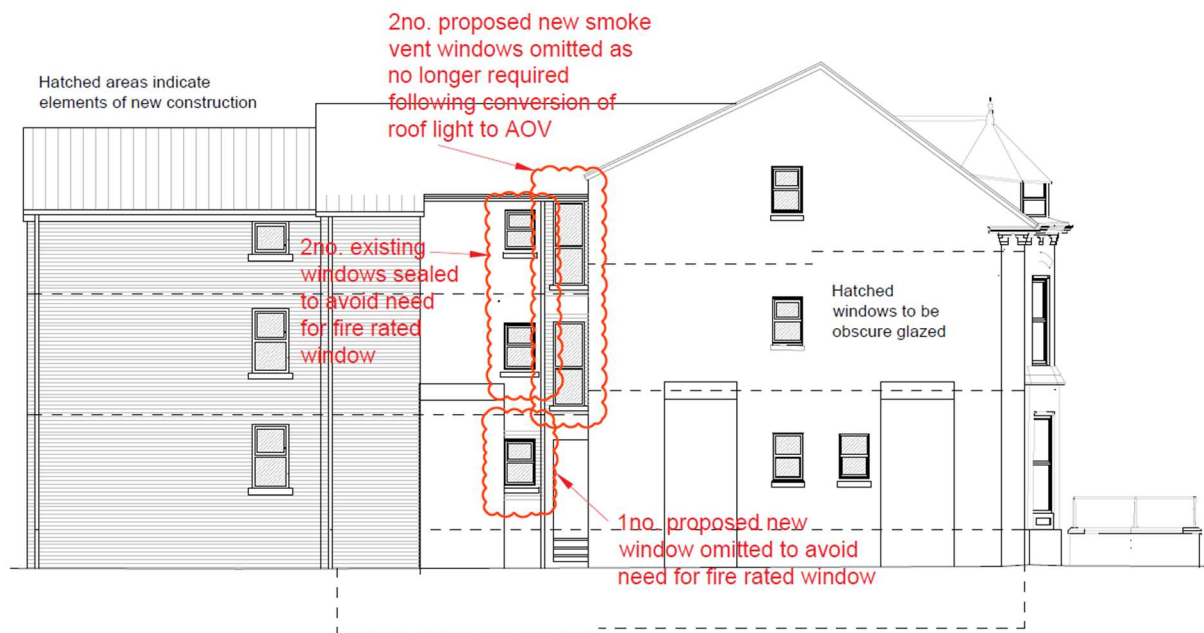
To avoid these issues it is proposed to replace the smoke vents in the north facing outrigger wall with an automatic opening vent at roof level. This would be achieved by increasing the size of an existing rooflight over the stair.

As we are aware that there were concerns at planning stage about the presence of windows in this elevation (due to the risk of overlooking the adjacent nursery), we are also proposing to omit the three small bathroom windows on the north elevation. One of these is a new window, which would simply be omitted. The other two are existing windows which would be sealed with new brickwork set back from the main elevation.



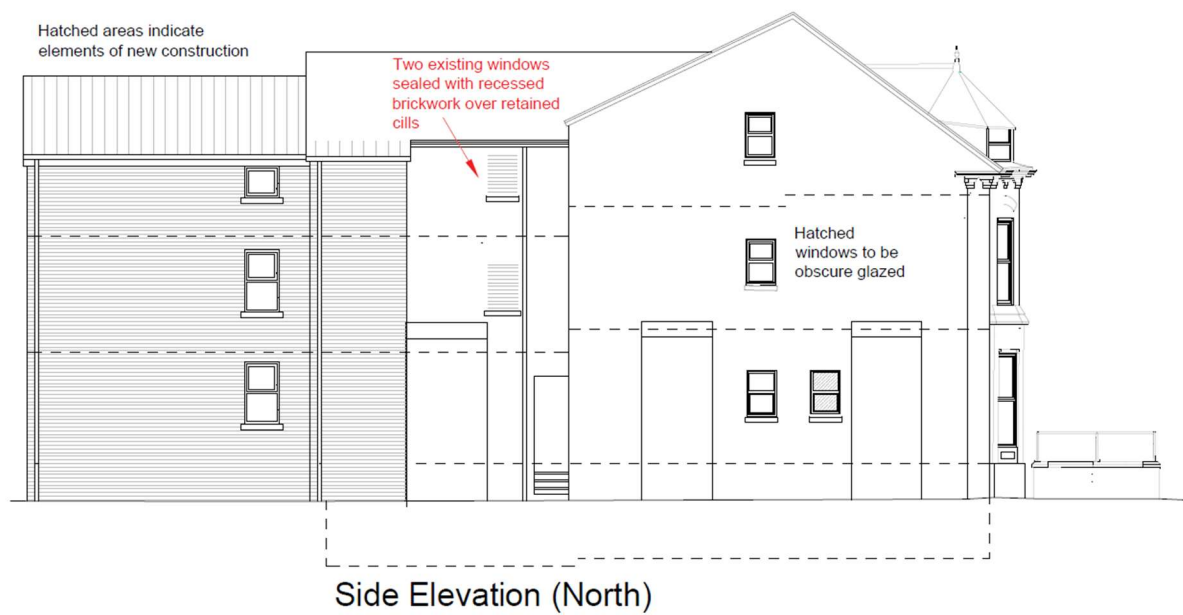
Side Elevation (North)

Above – original north elevation prior to planning approval being granted

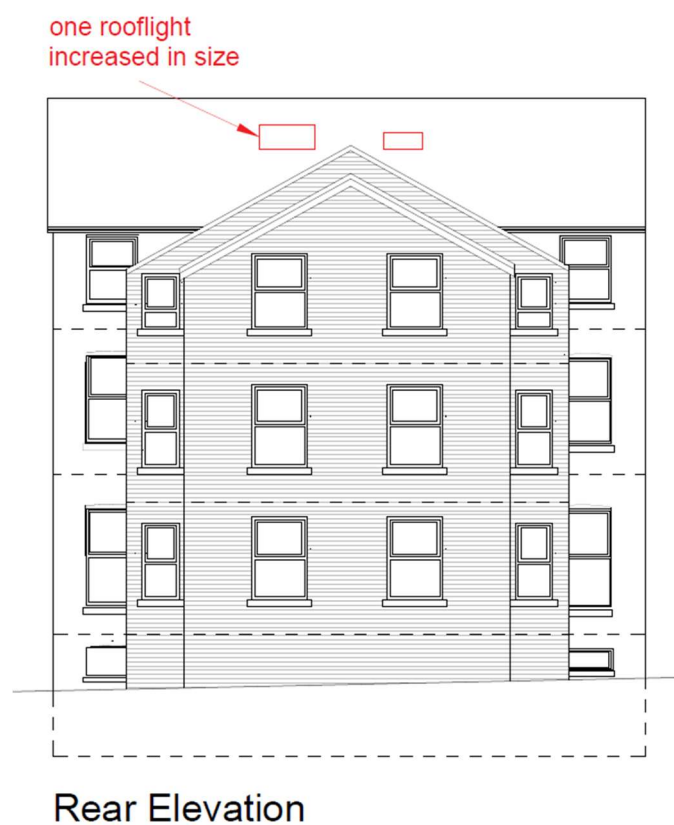


Side Elevation (North)

Above – current approved north elevation with proposed changes shown in red



Above – north elevation following proposed changes to approved scheme



Above – rear elevation showing effect of enlarged rooflight

1.2 Details

The style of the existing roof lights are shown below. There is one on either side of the rear roof, and they have an approximate footprint of 900x900mm, with an estimated height above the line of the roof in excess of 300mm.



Above – photograph of existing rooflights

The intention is to replace these with low profile Velux rooflights of the type shown below. One rooflight would have a similar footprint to the existing window, while the other would be increased in size to about 1200x1200mm. This is necessary to achieve the 1sqm opening area required for a smoke vent. The height of both windows above the line of the roof would be in the order of 100mm.



Above – image of Velux GGL SK06 rooflight

<https://www.roofingoutlet.co.uk/products/velux-ggl-sk06-2070-laminated-white-painted-centre-pivot-window-114-x-118-cm>

1.3 Conclusion

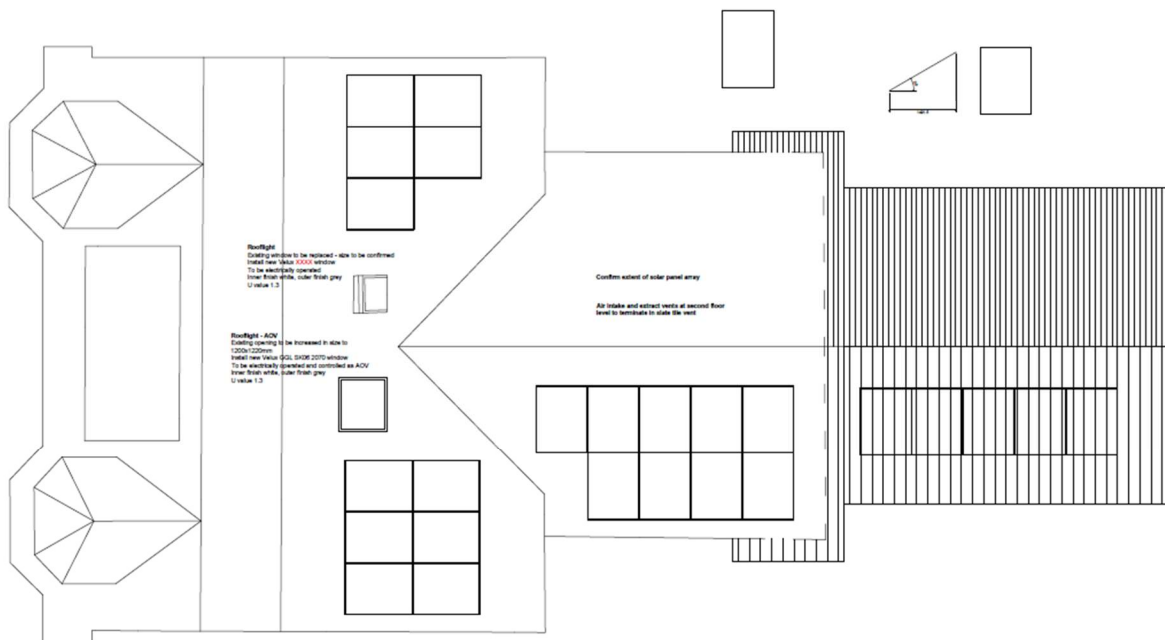
The proposed changes will have minimal negative impact, neither on the existing elevations, nor on the currently approved scheme. None of the changes will be visible from the highway. Arguably the proposed changes will result in an improved north facing elevation, as the presence of many windows in close proximity in the approved design is less than ideal. The changes also reduce the level of overlooking of the adjacent nursery. Therefore we would ask that these proposals be approved.

2.0 Overview in Relation to Environmental Standards Statement (Condition 3)

The original approved planning application included an Environmental Standards Statement produced by Watt Energy, and dated 1 November 2023. This identified the use of 37no solar PV panels and air source heat pumps as the preferred approach to achieving compliance.

2.1 Proposals

As part of the design development process more detailed calculations have been carried out which have resulted in changes to the preferred approach. Therefore a ne Environmental Standards Statement is being submitted as part of this application (Watt Energy, 16 October 2024). This still adopts solar PV and air source heat pumps as the preferred energy solution, however the number of panels has now been reduced from 37 to 25. The proposed layout of these panels is shown below.



Above – roof plan showing proposed solar panel layout

2.2 Conclusion

The proposed changes will reduce the number of solar panels to be used on the scheme. All of the panels will be located on east and south facing roofs, therefore they will not be visible from the street. A final panel model has not yet been confirmed however they are expected to have a low profile. Therefore we would ask that these proposals be approved.