



Architects

**Change of use of the basement and ground floor from
offices to a restaurant (Use Class A3) incorporating
the erection of a single storey rear extension with
terrace over, enlargement of the basement and
conversion of the first floor and loft space into 1 no.
selfcontained maisonette with access via 4-6 Darnley
Road Ref 20150923**

at

**7 Darnley Road
Gravesend
DA11 0RU**

**Application to discharge Condition no 6
Design Statement**

19th September 2023

**DAC Architects
21 Stone Street
Gravesend Ken
DA11 0NP**

Introduction

A previous application to discharge planning conditions attached to planning approval ref 20150923 was refused under ref 20220628 dated 19th May 2023. The Planning Officers report noted that sufficient information had in fact been submitted to discharge condition numbers 7, 8, 12 & 15 however further information was required for condition no 6.

An application was made to discharge conditions 7, 8, 12 & 15 under ref 20230870 which was made valid on 15th August 2023.

This application is to discharge the sole remaining condition no 6.

The planning officers report notes that the following information is still required:

Planning/EH requirements

Point 4 – provide full details of installer including competency and experience of install such systems

- These details need to be provided - it is not sufficient to say that this will be done by a certified professional and or company.

Points 14 and 15 - Details of settings for flow rate for inlet air and outlet air.

It is insufficient to simply state in the Air Mitigation Report that the flow rates will be set and balanced. The provision of a positive pressure system ie with the inlet air sufficiently more than the outlet air is required.

The flow rates included in the scheme will be used when the system is commissioned. This is not to our knowledge included in Part F Building Regulations as is intimated in the report.

- The flow rates need to be submitted to demonstrate the system will provide a positive pressure. The calculations will include a set percentage as to how much greater the inlet flow rate is compared to the outlet flow.

Point 20 - Details of maintenance regime including filter cleans and servicing, who by and what periods.

There will be a set of manufacturer's guidelines on filter cleaning and servicing of the unit. The Air Mitigation Report includes the details of the manufacturer's information on page 44 of the PDF file as follows: "Routine maintenance, apart from filter changes, must only be carried out by a suitably qualified and competent person." This must be adhered to.

Further Information Being Provided

Point 4 – A list of personnel is attached including qualifications.

Points 14 & 15 – Built Environment Technology Ltd have commented as follows:

The minimum air flow requirement for Part F calculated on $0.3 \times \text{floor area} = 14 \text{ l/s}$, the minimum boost rate is 27 l/s in accordance with Part F. Upon commissioning the minimum low and boost rates will be achieved in the first instance to confirm compliance, thereafter the supply air will be increased to a minimum of 10% positive pressure for the dwelling.

In addition Kench Consultants have provided revised calculations to demonstrate that the property will be positively pressurised.

Point 20 – A sample maintenance pack is attached