

Fowler Architects

35 Dartmouth Park Avenue, London. NW5 1JL

101_011 03.04.12 _ RevA

Flat 2, 32 New End House, New End – Proposed Planning Application

Sustainable design and construction statement:

Basement Construction, under the existing New End House & Lightwells proposed to the Front & Rear of the property

Re: CPG3, Chapter 12 - how the development has been designed to enable occupants to cope with the anticipated climate:

The proposed allows for maximum natural ventilation, given the basement context. Full-width sliding/folding doors to the entrance/rear facade of the existing property over the proposed allows for daylight and potentially ventilation are maximised within the inhabited space of the proposed studio accommodation.

Re: CPG3, Chapter 10 - where green or brown roofs or green walls have not been provided, why this has not been possible:

The proposed has not been able to provide a green or brown roof or green walls as the proposed dwelling is a Basement Flat, proposed under New End House

Lifetime Homes Statement:

(1) Parking (width or widening capability) – N/A to criteria:

No changes to existing – currently residents parking on street side.

Criterion 1 is not relevant to this development as it does not contain any parking provision

(2) Approach to dwelling from parking (distance, gradients and widths) – Meets criteria

Parking from street side outside property

(3) Approach to all entrances – Does not meet criteria due to Basement Level Entrance

Fowler Architects Ltd Incorporated in England & Wales

Company Registered No: 5038042

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Entrance to proposed – at Basement Level, via steps accessed from rear garden of Existing

(4) Entrances – Meets criteria

The Entrance will be full openable to the full width of the Flat and without step-up at Basement level, slabs in the Lightwell supported off of pedestals will align with the finished floor surface and the threshold detail of the proposed sliding/folding doors

(5) Communal stairs and lifts

No communal stairs and no lift proposed

(6) Internal doorways and hallways – Meets criteria

None – open plan

(7) Circulation Space – Meets criteria

Open Plan

(8) Entrance level living space – Meets criteria

None – Living Space down one level.

(9) Potential for entrance level bed-space – Meets criteria

N/A – The Proposed is a Basement Studio Flat

(10) Entrance level WC and shower drainage – Meets criteria

N/A – The Proposed is a Basement Studio Flat

(11) WC and bathroom walls – Meets criteria

Proposed location to the rear of the property off of the living areas to Studio

(12) Stairs and potential through-floor lift in dwelling

N/A – The Proposed is a Basement Studio Flat, with Flats accommodated above and minimal stairs servicing these Flat

(13) Potential for fitting of hoists and bedroom / bathroom – Able to meet criteria

Could be accommodated within the proposed size of the Bathroom

(14) Bathrooms – Meets criteria

Bathroom accessible off of the living area

(15) Glazing and window handle heights – Meets criteria

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Sliding/ Folding doors proposed to the rear elevation – the main entrance to the proposed

(16) Location of service controls – *Able to meet criteria*

Regularly used service controls, or those needed in an emergency, **will be located** so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

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