

SUSTAINABILITY REPORT

JUNE 2012



Planning Application:

New extension above existing second floor level to form a new third floor.

Site:

1-2 Wilmot Place, London, NW1 9JS

Simon Miller Architects Ltd

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1. Introduction

The proposed development has incorporated sustainability in an integrated manner and includes access considerations.

The Architect has endeavoured to integrate the four main key principles of sustainable development.

Social inclusion

What is now a mixed use building (B1 Office and Light Industrial Use at Ground Floor, and C3 Private Residential Flats above ground Floor), is being redeveloped to increase the existing residential units, that would deliver a safe attractive place to live, which in turn will support the promotion of health and well being. For example making provision for private amenity spaces (a provision that does not currently exist) for the future users of the proposed flats.

Protection and enhancement of the environment

The scheme takes into account environmental issues that mitigate the effects of and adaptation to climate change through the reduction of green house gas emissions and use of renewable energy. The reduction of the green house gases will be due to the robust detailing and specification of the extension, which will include high quality double or triple glazing to minimized heat loss. The architectural elements of the build (walls, floors and roofs) will be highly insulated with the most efficient insulation materials available, in compliance with current Building Regulations.

Effective drainage system will control the discharge of surface water, which will in turn avoid overloading the site drainage. The employment of green roofs over the new 3rd floor extension will promote the enhancement of wildlife species habitats, and biodiversity, reduce the Urban heat island effect; improve air quality by reducing gaseous pollutants and dust particles etc.

Prudent use of natural resources.

The broad aim of the design in sustainable terms has been to ensure that outputs are maximized whilst resources are minimized. Natural resources have been central to the design approach, for example the introduction rainwater harvesting, large openable glazing to maximize natural daylight and ventilation for the new third floor extension.

Sustainable economic development

The exact date of the development can not be determined at present, however its eventual commencement on site will create jobs that will have a spin-off effect on the local economy.

2. Design Principles

Consideration has been given to energy efficiency and renewable forms of energy. These are Bioamass boilers, rainwater harvesting and passive ventilation.

Another feature of energy efficiency within the design has been the use of glazing where south facing openings maximize natural daylight and sunlight.

Character

Our approach to the overall design has been to enhance the appearance of the street, which varies in architectural style. The height and the massing of the extension which forms the new third floor level, has been designed to be in balance with a large neighbouring building across the site (namely no. 16-30 Wilmot Place) and the materials used are sympathetic to the street.

Quality of public realm

All outdoors spaces will be of quality design and detail.

3. Socio-economic influences on design

Security and safety

The existing site security is not being compromised with the new extension. The boundaries are secured to the side and rear.

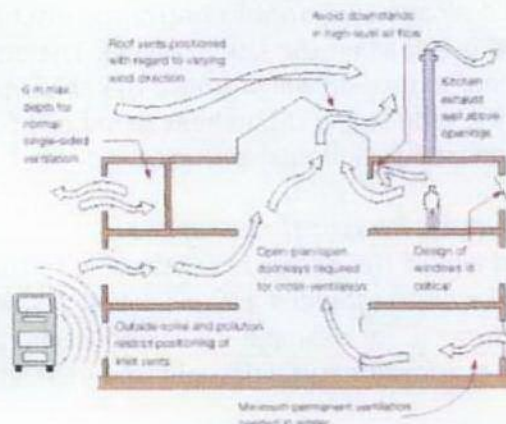
Inclusive Design

Access is achieved from the ground floor main entrance, which is off the main street.

4. Environmental Quality Design Requirements

Air Quality

A Natural Ventilation strategy will be adopted where possible to help reduce energy consumption, with optimum design of the fabric so as to enable good internal environmental conditions be maintained within the new flats.



Water quality and flooding

The property is not known to be in a flood risk area.

5. Lighting and Light Pollution

Natural Lighting

All proposed rooms have provision for natural light, through new windows and tall fully glazed external doors.

Overlooking

The proposed Balconies on the new third floor have been considered in design, by providing adequate tall opaque glass screens between neighbouring flats to mitigate overlooking issues

Lighting Nuisance

Lighting will be directed towards the property and its gardens; they will be positioned in angles, which do not cause reflection and Nuisance to neighbours.

6. Microclimate- thermal conditions

Shading

The new third floor extension will have a roof overhang which is intended to provide Shading; Blinds and curtains will be used at glazed window and door areas to reduce heat gain.

7. Environmental Performance Requirements

Energy- building

Part L compliance (Building Regulations)

We will provide the details required and will specify the insulation required to achieve Part L1, of the current Building Regulations. The service engineers, Energy Assessors, will provide us with calculations for heat loss and will size the heating system to achieve the required energy output for the new extension and alterations.

Lighting

The architect and service engineer will inform the client of the types of low energy fittings available in the market.

8. Environmental impact of materials

Embodied energy is the energy that has gone into the manufacture, processing and the transportation of the materials to site. The architect and engineers will endeavour to specify materials, where possible, with a low embodied energy, where high-embodied energy materials will be specified, their volume will be minimised.

It must be noted however that embodied energy only accounts for approximately 10% of the total energy used by a building over its lifetime and therefore, energy in use will be prioritised over embodied energy.

9. Conclusion

The above elements are considered in order to achieve a development that will replace and enhance the overall performance of the existing building, aesthetically and environmentally. The aim of the Architect in designing this 3rd Floor extension is to design and construct an environmentally friendly unit, with low emissions, which is also friendly to its user as well as compliant with Government policies ECO home ratings and Building Regulations.

Subject: Portsdown Mews

Date: Tuesday, 5 June 2012 19:54

From: Rick Hunter <rhunter@londonandnorfolkads.co.uk>

To: Simon Miller <simon@simonmillerarchitects.com>, 'Derek Owusu-Afriyie' <derek@simonmillerarchitects.com>

Hello Simon and Derek

I've completed most of the schedule but I have a few queries.

1. For the kitchenette / tea point in the basement are you assuming an under sink water heater something like an Ariston Europrisma 2kw
2. We have assumed an electric heating system. Heatrea Electromax combined underfloor heating boiler and 185litre water cylinder. I've assumed ground floor location?
3. The glass floor in the ground floor office needs to be 1hr fire rated. That will be expensive.
4. I'm assuming the contractor will clad the Eurban frame
5. Who's supplying the ironmongery sanitary ware, tiles and lighting etc. If you want the contractor to supply could you make some choices please.
6. Floor finishes to the ground floor WC and studio bathroom. I've assumed tiled finish if so what size/
7. I presuming a simple sketch will be sufficient for the shelving units for the ground and basement.
8. I believe there is no gas supply to this site. Just water, electricity and telephone.

I still haven't had anything from Tom Glynn re the drainage. Although the conversations I've had with him are worrying. He thinks that we can't have a combined system as we have now and we may need to have a rethink on how to do the drainage.

I've updated all of the drawings.

Another question is that Chris is suggesting removing the block walls in the basement and using metal stud walls with the insulation between the studs and plasterboard finish. This would save space. I prefer block to stud?

I'm still not happy with the engineered solution for the ground floor and I'm going to discuss it with Chris tomorrow.

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>>
>>
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>

Do you have any contractors in mind?

I enclose the electrical drawings for you to add and comment on.

This project has now a 100% of my time and the majority of this project is now complete.

Regards

Rick Hunter

London & Norfolk

Architectural Design Services

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> -----Original Message-----
> From: Simon Miller [mailto:simon@simonmillerarchitects.com]
> Sent: 21 May 2012 10:31
> To: Mark Maurice
> Subject: Re: 175 Hampstead Way - Report on Title
>
> Mark
>
> Thank you for this,
> We are printing out the measured survey and will be carrying out initial
> sketch proposals now.
>
> Last time we met you mentioned details of properties in town you wanted me to
> look at, one was for an Italian art collector, can't remember the other.
> Happy to have a look.
>
> Regards
>
> Simon
> --
> for and on behalf of
> Simon Miller Architect
>
> 12 Forres Gardens
> Temple Fortune
> LONDON NW11 7EX
>
> tel: 020 8201 9875
> fax: 020 8201 9877
>
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>
>
> Simon,
>>
>> I hope this message finds you well and you had a good weekend.
>>
>> Please find attached the REPORT ON TITLE for 175 Hampstead Way as promised.
>>
>> With best wishes,
>>
>> Mark
>>
>> Mark Maurice MA (Cantab)
>> Consultant
>>
>> HCLS LLP
>> 3rd Floor
>> Carrington House
>> Regent Place
>> Mayfair, London
>> W1B 5SE



EXISTING SITE LOCATION MAP SCALE 1:1250

Rev.	Date	Description
CLIENT:		
APEX HOUSING SOLUTIONS		
SITE:		
1-2 WILMOT PLACE		
PROJECT:		
EXTENSION AND INTERNAL ALTERATIONS		
DRAWING TITLE:		
EXISTING SITE LOCATION MAP		
NOTE:		
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DATE:		DECEMBER 2011
DRAWN BY:		NAN
SCALE:		1-1250 @ A3
DRAWING NO.:		299/OS MAP
REVISION:		*