

16<sup>th</sup> September 2011

**2 FORTESS ROAD, LONDON, NW5 2ES**

**LIFE TIME HOME STANDARDS**

***Life Time Home Standards and Sustainability Statement***

In accordance with Policy 3A.4 of the London Plan the new flats will be built to Lifetime Homes Standards where possible. Some elements will not be able to apply due to the nature of a upper floor flats served by a new common stair. We set out below how the proposed development conforms to this plan;

- 1) Car parking is not provided as in accordance with a car free development. Local car clubs exist within the local area and the site is within the central London zone with PTAL rating 5
- 2) The approach to the entrances to the flats and level at the ground floor. The entrance to the flats is also flush and level and all entrances will conform to Part M for ambient disabled
- 3) All entrances will be illuminated and will have accessible level access over the threshold level with the main entrances to both houses and flats covered.
- 4) The communal stairs to the flats is new and while providing easy access to all flats it is not possible to provide wheelchair access to the new flat (including minimum internal dimensions of 1100x1400mm and fittings to Part M standard).
- 5) All internal doorways and hallways will be wide enough to allow wheelchair users to manoeuvre into and out of rooms (including one that contains a toilet). The front doors to all residential units will have a clear opening width of 800mm and internal doors a clear opening width of 750mm. When the approach is not head-on and the corridor width is only 900mm, the doorway clear opening width is 900mm. There will be 300mm space allowance between any corner and the opening edge of any doors at entrance level. Door and corridor widths will conform to the following, although no corridor within the development is less than 1050mm wide.

Doorway clear opening width (mm)	Corridor/passageway width (mm)
750	900 (when approach is head on)
750	1200 (when approach is not head on)
775	1050 (when approach is not head on)
900	900 (when approach is not head on)

- 6) There will be space for turning a wheelchair in dining areas and sitting rooms and adequate circulation space for wheelchair users elsewhere. The furniture layout is shown and a 1500mm diameter or 1800x1400mm elliptical turning space is also shown on the revised drawings. The layout of kitchen is such that no units are opposite each other and all units are situated in a straight line.
- 7) The living room to the new flats is at the entrance level apart from the top floor flat where the entrance is at the lower floor level. The living space does not cause any problems with over looking or loss of privacy for adjacent properties and is the best position for good quality living accommodation.

- 8) There is accessible entrance level toilet within the new flat.
  - a) Within the flat, the WC should be fully wheelchair accessible, such that:
    - A wheelchair user can close the door when inside the toilet. An outward opening door is provided.
    - Drainage and space for a shower is included within each plan
    - There is a minimum 1100mm between the WC pan front rim and the opposite wall.
    - There will be at least 700mm clear space beside the WC to enable side-transfer from a wheelchair.
- 9) Walls in the bathrooms will be capable of taking adaptations such as handrails, i.e. should be reinforced between 300 and 1500mm above floor level.
- 10) The design does not incorporate:
  - a) Provision for a future stair-lift. There will be a minimum of 900mm clear distance between the stair wall and the edge of the opposite stair-rail or balustrade. Unobstructed landing space is needed at the top and bottom of the stairs.
  - b) Suitably identified space for a potential through-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. This is usually accomplished by trimming the joists.
- 11) The design provides for a reasonable route for a potential hoist from a main bedroom to the bathroom. This is provided by incorporating a knock-out panel between the main bedroom and an area of the bathroom unobstructed by fixtures and fittings, although we understand that a route via the landing is acceptable.
- 12) The bathroom is designed to incorporate ease of access to the bath, toilet and wash basin. This has an outward opening door, and 1100mm between the front rim of the WC pan and the opposite wall.
- 15) Living room window glazing will begin at 800mm or lower and windows will be easy to open and operate. Indeed all windows to living accommodation within the design are down to ground floor with suitable balustrade.
- 16) Switches, sockets, ventilations and service controls will be at a height usable by all - between 450mm and 1200mm from the floor.

### ***Sustainability Statement***

The proposed development holistically takes into account all sustainable issues from the initial conceptual stage through to the completion and life of the building. The number of small 2 person flats complies with the London Plan for sustainable sites and provides high-quality residential accommodation that will appeal to and attract a diverse mix of people onto the site. This will mean that the site is used at all times during the day and night and will help with self policing and safety as well as good land use within a suburban area.

Re-using and renovating the existing building is a sustainable use of the building and the site and is within many policies for residential development within a town centre site such as this.

The layout of the rooms within the flats makes the best use of the site, so that all living spaces enjoy partial south east or south west facing sun allowing the occupants to enjoy sunlight at differing times throughout the day. The bedroom accommodation also faces east so will again benefit from some southerly aspect and direct sunlight at different times of the day.

Energy conservation is addressed in several ways; through the orientation of the rooms as discussed above and through the use of good quality and environmentally produced insulation to walls, floors and roofs. This insulation will be to the required thicknesses above the base level as set within the building regulations and will prevent heat gain and heat loss. All glazed doors and windows will be double glazed throughout with argon filled cavities to minimise heat loss.



All materials will be carefully sourced to ensure that current standards of material production are adhered to. Only environmentally produced materials will be used on the building of the development and any hardwoods and other natural materials will be from environmentally renewable sources. Where possible and where applicable, all materials will be sourced locally to ensure that travel distances for deliveries will be kept to a minimum.

Where possible, renewable energy will be used throughout the scheme. Boilers and other heat producing equipment will be energy efficient and will satisfy current criteria for energy use. All boilers will be low energy condensing combination boilers to each residential unit and the commercial unit. Heat exchangers could be used in some situations. An ASHP could be installed on the roof of the flat.

Where possible, water conservation will be provided throughout the building. Low use fittings will be provided to all bathrooms and permeable water drainage systems will be installed to all surface water run-offs for roof drainage.

The flats may have a condensing combination boiler for central heating and hot water supply as described above. All white goods provided will have a low E rating with the fridge's and freezers having an A+ rating, washing machines and dishwashers having an A rating and the washer/dryer having a B rating.

The new flats will be fitted with an internal drying line fixed above the bath in the bathroom.

Local public transport can be comfortably accessed and used from Fortess Road with Kentish Town mainline and tube station within a 3 minute walk from the site. Bus routes and overland trains are easily accessible within a 2 minute walk from the site. This makes the use of the residential units attractive and beneficial to the occupants' health. The close location of the site in relation to local amenities such as shops, public houses and restaurants will also encourage people to walk or cycle to these facilities rather than using their cars.

Provision for the safe and secure storage of bicycles is made within the ground floor entrance lobby of the common parts of the building. These can be used for work and pleasure. There is no lift within the common parts so the users will use the communal staircase, again benefiting the individuals' health and providing daily exercise.

The rear and roof extensions will be built to the highest standards to achieve a good quality environment in which to work and live. All current building regulations and NHBC standards will be used through the construction detailing to achieve good levels of acoustic, thermal, lighting and ventilation performance. Sound insulation and isolation details to the structure of all walls, floor and roofs will produce quiet internal environments to each residential unit, reducing the passage of sound from one unit to another and from the communal hall and stairs, to an acceptable minimum.

Large double glazed windows will allow good levels of natural daylight into each space, many of which will be fully opening to allow good levels of natural ventilation. Natural ventilation will also be provided through conventional trickle vents built into door and windows frames. Mechanical ventilation will only be provided in all kitchens and bathrooms to remove any moist air and unpleasant odours. No toxic materials will be used or stored within the development.

Work space has been provided in the living area where they will receive plenty of natural daylight to ensure comfortable and satisfying working conditions. This allows residents to have the option and flexibility to work from home with the work space specifically designed to have sufficient number of sockets, phone and broadband connections offering a suitable and efficient working environment.

Refuge will be reduced to a minimum with the provision of the on-site recycling bins. These will include, glass, paper, plastic, aluminium and biodegradable waste will be collected on a daily basis as agreed with the local authority environmental collect unit. The flats will have dedicated space for recycling waste, minimum of 60L, to promote and implement sustainable living and recycling in the home.

### ***Sustainable Construction***

The demolition of the existing roof and associated structures will remove many unsuitable materials which are no longer used or accepted within the building industry. These materials will be removed, where necessary, by specialist contractors and disposed of at suitable depots or waste material plants. Care will be taken in the transportation of these waste materials and all waste and debris from the demolition of the existing buildings at all times.

London Remade is active in establishing a range of support services geared specifically to the recycling, reprocessing and manufacturing sectors. This includes the processing of construction demolition waste for re-use in value-added outlets, such as concrete production. Potential applications; Recycled aggregates can be used in a range of value-added applications. These include (i) concrete aggregate, (ii) in paved roads as aggregate base, aggregate sub-base, and shoulders, (iii) in gravel roads as surfacing, (iv) as base for building foundations, (v) as fill for utility trenches and so on.

In line with the Supplementary planning Guidance 'Sustainable Construction' these criteria will be followed as set out within the following polices OL19, STR10, MW3, MW4, MW5 & RES3

- Keep embodied energy down but without compromising efficiency in use or overall environmental impact.
- Minimise energy in use through high standards of insulation and any other practical means.
- Specify the use of recycled materials, wherever it is technically and economically possible.
- Purchase locally produced materials to minimise transport energy incurred.
- Restrict use of systems with high maintenance requirements of which need frequent replacement.
- Minimise embodied energy costs by including features from the outset rather than retrofitting at a later date.