

Our ref: 0507/B

Resubmission June 2007

**Design & access statement re: 81 Bayham Street, London NW1 0AG**

Principles & concept:

Previously approved proposals are enlarged behind the staircase enclosure so as to:-

- make better use of the staircase structure,
- avoid changes of level within individual flats,
- incorporate a wheel-chair accessible lift to all levels, and
- accommodate additional dwellings.

The application is a resubmission of a proposal withdrawn earlier in the year. Accommodation proposed reflects a balance of the pre-application consultation advice received, initially accepting nine 1-person units in this existing residential location without opportunity for on-site out-door amenity space but then requiring retention of one and, subsequently, inclusion of more larger units. Thus now three larger units to accommodate 3 residents in a 3-bedroom unit and 4 residents in 2-person units as well as 4 studio units. The dwellings proposed offer a better match to floor areas required by Camden's Supplementary Planning Guidance than those allowed in the existing consent.

Use:

- The applicants' family living in the existing four-room flat will retain two units, one for their own use and for their children now grown up and independent.
- Dwellings on the other two floors will be available for letting by applicant freeholders living on the premises.
- Existing ground floor restaurant use is unaffected.

Layout:

- Three-quarters of the bedroom windows are to the or to the side for ventilation at the away from traffic noise at the front.

Scale and appearance:

- Scale and appearance are as the existing consent but to incorporate front windows and mansard roof to the staircase previously approved and, at the back, to incorporate the recess left behind the staircase enclosure previously approved.
- Scale is as established by the existing buildings at No. 83 etc to the north, but stopping clear of the significantly larger corner building at 17-19 Pratt Street to the south, all as previously approved.

Landscaping:

- The existing recessed building line to the north is maintained to retain space for urban planting and the softness that this introduces into Bayham Street.

Access:

- Wheelchair access becomes available to all parts, new and existing.  
Existing and new split-levels previously approved are avoided throughout. The lift to accord with good practice is also welcome to the applicants for their future old age.
- The existing approval is subject to a s106 agreement for four of the five flats to be "car free", the equivalent of only the one existing flat being excluded. The current proposals may equally be subject to similar agreement excluding only the one or more of the smaller units replacing the existing four-room flat as described above.
- Means of escape from the rear of the restaurant is retained and protected together with the metre-width clearance for ventilation to 17-19 Pratt Street as the conveyance (copy enclosed) referred to in the Land Registry entries and which explicitly requires obscured glass and opening restrictors to preserve privacy.

#### Lifetime homes:

- The flats additional to previously approved proposals allow the lift to be included efficiently and economically with wheel-chair access to all parts of the premises and including all of the dwellings.
- All 16 standards of Appendix 4 from the Mayor of London's Supplementary Planning Guidance, Accessible London, are achieved excepting only:-
  - 1 and 2: Newly provided units are to be car-free in preference to car-accessible.
  - 9 and 12: All dwellings are single storey without internal change of level.
  - 14: Shower-trays are proposed rather than bath-tubs within two of the seven dwellings for ease of access and otherwise as noted below. In case of a chair-bound occupant in one of the three larger units, the bath may be removed and replaced by a shower tray.

#### Energy and water consumption and run-off:

- The seven dwellings in place of five approved and in place of one existing have:-
  - No overall increase in water run-off, thus reducing the run-off per dwelling.
  - A much reduced ratio of building envelope to floor area thus reducing heat loss and energy consumption per dwelling and per occupant.
  - Showers provided over baths in five units and to shower trays in two smaller units to meet user-demand and to minimise water consumption while also optimising habitable space available within the total areas required by Camden Supplementary Planning Guidance.
- New construction to current standards for the residential units will achieve reduction in energy consumption from the existing per dwelling or per occupant.
- The new higher roof provides siting for the solar water-heating panels, and the slight enlargement in area over the approved proposals allows for the necessary access.
- For bio-diversity and to mitigate existing water run-off a sedum Green Roof is proposed around the solar panels and an area of Brown Roof elsewhere. Orientation of the mansard slope over the front of the stairs, east-facing but shaded to the south, is suited to roosting provision proposed.

Please see the accompanying BRE EcoHomes 2006 Pre-assessment which estimates the rating to be over 70% and thus 'excellent'. Please read the BRE print-out with the estimate spread sheet for wording items which have not been transcribed to the spread sheet which is arithmetically complete and correct.

#### Construction resources efficiency:

- Constructional investigation of the approved proposals indicated that a new frame would be needed from ground level to carry the new staircase and new upper storeys while minimising time, loss of embedded energy and other disruption involved in demolition and rebuilding the existing buildings from foundation level up. This frame takes advantage of being independent where possible from existing structural elements retained and is thus also able to carry the increased accommodation.
- Minimising material brought to and used on any urban site such as Bayham Street offers immediate rewards beyond the material costs to owners, architect and contractors alike.
- Manpower as well as eventual occupants benefit from the excellent public transport connections from Camden Town (which well exceed the BRE EcoHomes 2006 Pre-assessment aim of one bus every 15 minutes within 500 metres distance).

**ADRIAN BETHAM, RIBA**

**Betham Associates, Architects**



0507 Additional flats at 81 Bayham Street, London NW1 0AG  
 Issue % of Dwllg Locn  
 total % achieved

**Energy****Ene 1 Dwelling Emission Rate**

Credits are awarded to achieve SAP 2005 CO2 emissions as follows:-

Less or equal to 40 kg/m2/yr	0.92 ?	
Less or equal to 35 kg/m2/yr	1.83 ?	
Less or equal to 32 kg/m2/yr	2.75 ?	
Less or equal to 30 kg/m2/yr	3.67 ?	
Less or equal to 28 kg/m2/yr	4.58 ?	
Less or equal to 26 kg/m2/yr	5.50 ?	
Less or equal to 24 kg/m2/yr	6.43 ?	
Less or equal to 22 kg/m2/yr	7.33 ?	
Less or equal to 20 kg/m2/yr	8.25 ?	
Less or equal to 18 kg/m2/yr	9.17	9.17
Less or equal to 15 kg/m2/yr	10.08 ?	
Less or equal to 10 kg/m2/yr	11.00 ?	
Less or equal to 5 kg/m2/yr	11.92 ?	
Less or equal to 0 kg/m2/yr	12.83 ?	
Less or equal to -10 kg/m2/yr	13.75 ?	

Note: -10 CO2/m2 allows for recognition of 'true zero' carbon emissions

**Ene 2 Building envelope performance**

Up to 2 credits awarded where thermal performance based on the Heat Loss Parameter (HLP)

For new Build:

where HLP is less than or equal to 1.3 W/m2K	0.92	0.00
where HLP is less than or equal to 1.1 W/m2K	1.83	1.83

For refurbishment:

where HLP is less than or equal to 2.2 W/m2K	0.92	0.00
where HLP is less than or equal to 1.75 W/m2K	1.83	0.00

**Ene 3 Drying space**

Provision of drying space	0.92	0.00
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**Ene 4 Eco Labelled white goods**

Provision of eco-labelled white goods with the following energy ratings:

All fridges, freezers, fridge-freezers wit A* rating.	0.92	0.92
All washing machines, and dishwashers where supplied, with an A rating and tumble dryers with a rating of B or higher.	0.92	0.92
OR No white goods provided but info on Eco labelling.	0.92	0.00

**Ene 5 External lighting**

Space lighting

all space lighting is specifically designed to accommodate only compact fluorescent lamps (CFL).	0.92	0.92
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Security lighting

all intruder lighting to be 150 watts maximum and to be fitted with PIR and day light sensor and all other type of security lighting to accommodate CFLs or fluorescent strips only and to be fitted with dawn to dusk sensors or timers.	0.92	0.92
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Total Number of Energy Credits Achieved (max 22.00)

14.68

**Transport****Tra 1 Public Transport**

Urban and suburban areas

80% of development within:

1000m of a 30 min peak and an hourly off peak service.

1.00 0.00

OR 500m of a 15 min peak and a half-hourly off peak service.

2.00 2.00

Rural areas

1000m of an hourly service.

1.00 0.00

OR 500m of an hourly service OR a community bus service.

2.00 0.00

**Tra 2 Cycle storage**

Provision of cycle storage for:

50% of dwellings

1.00 0.00

OR 95% of dwellings

2.00 2.00

**Tra 3 Local amenities**

Proximity to local amenities:

Within 500m of a food shop and post box.

1.00 1.00

Within 1000m of 5 of the following: bank/cash machine, pharmacy, primary school, medical centre, leisure centre, community centre, public house, children's play area, place of worship, outdoor open access public area and (if not used for the 1st credit) food shop and postal facility.

1.00 1.00

Safe pedestrian routes to the local amenities.

1.00 1.00

**Tra 4 Home office**

Provision of space, and services, for a home office.

1.00 0.00

Total Number of Transport Credits Achieved (max 8.00)

7.00

**Pollution****Pol 1 Insulation ODP and GWP**

Specifying insulating materials, that avoid the use of Ozone Depleting substances and have a Global Warming potential (GWP) of less than 5 or more (and an ODP of zero), in either manufacture or composition, for the following elements:

0.91 0.91

Roof (incl loft hatch)

Wall - internal and external (incl all doors, lintols and all acoustic insulation)

(Floor (incl foundations)

Hot eater cylinder (incl pipe insulation and other thermal store)

**Pol 2 NOx emisisions**

95% of dwellings throughout the development must be served by heating and hot-water systems with an average NOx emission rate of less than or equal to the levels listed below.

Less than or equal to 100 Nox mg/kWh 0.91 0.00

OR Less than or equal to 70 Nox mg/kWh 1.82 1.82

OR Less than or equal to 40 Nox mg/kWh 2.73 ?

**Pol 3 Reduction of surface water run-off**

Where rainwater holding facilities and/or sustainable drainage techniques are used to provide attenuation of water run-off to either natural watercourses and/or municipal drainage systems, by 50% in areas of low probability of flooding, 75% in areas at medium flood risk and 100% in areas of high flood risk (or greater as may be required buy a statutory body), at peak times from:

Hard surface runoff 0.91 0.00

Roof runoff 0.91 ?

**Pol 4 Renewable and Low Emisison Energy Source**

0.91 0.91

AND

0.91 ?

OR

1.82 0.00

**Pol 5 Flood Risk Mitigation**

1.82 1.82

OR

0.91 0.00

Total Number of Pollution Credits Achieved (max 10.00)

5.46

**Materials****Mat 1 Environmental Impact of Materials**

1.35 1.35

1.35 1.35

1.35 1.35

1.35 1.35

0.90 0.90

0.45 0.45

0.45 0.00

**Mat 2 Responsible sourcing of Materials: Basic Building Elements**

0.9 -

2.71 2.25

**Mat 3 Responsible sourcing of Materials: Finishing elements**

0.9 -

1.35 1.00

**Mat 4 Recycling Facilities**

0.90 0.00

OR

0.90 ?

OR

2.71 2.71

Total Number of Materials Credits Achieved (max 14.00)

12.71



Water				
Wat 1 Internal Potable Water Use				
	1.67	?		
OR	3.33	?		
OR	5.00	?		
OR	6.66	6.66		
OR	8.33	?		
Wat 2 External potable water use				
	1.67	1.67		
Total Number of Land use and Ecology Credits Achieved (max 12.00)				8.33
Land use and Ecology				
Eco 1 Ecological value of site				
	1.33		1.33	
Eco 2 Ecological enhancement				
	1.33		0.00	
Eco 3 Protection of ecological features				
	1.33		?	
Eco 4 Change of ecological value of site				
	1.33		0.00	
OR	2.67		2.67	
OR	4.00		0.00	
OR	5.33		0.00	
Eco 5 Building footprint				
AND	1.33	0.00		
OR	incl ground floor storey retained		2.67	2.67
Total Number of Water Credits Achieved (max 10.00)				6.67
Health and Well being				
Hea 1 Daylighting				
	1.75	0.00		
	1.75	1.75		
	1.75	0.00		
Hea 2 Sound insulation				
	1.75 -			
	7.00	7.00		
Hea 3 Private space				
	1.75	1.75		
Total Number of Health and Well being Credits Achieved (max 14.00)				10.50
Management				
Man 1 Home user guide				
	2.00	2.00		
	1.00	1.00		
Man 2 Considerate Constructors				
	1.00		1.00	
OR	2.00		0.00	
Man 3 Construction site impacts				
	1.00		1.00	
AND	1.00		2.00	
OR	2.00		0.00	
Man 4 Security				
	1.00	1.00		
	1.00	1.00		
Total Number of management Credits Achieved (max 10.00)				9.00
Total in all sections (max 100.00)				74.35