

ENERGY AND SUSTAINABILITY

Camden Core Strategy CS13 expects development or alterations to existing buildings to include proportionate measures to be taken to improve environmental sustainability (over 500 sqm of floor space added).

A full Energy and Sustainability Statement is provided by Hoare Lea in a separate report which should be read in conjunction with this report.

The report demonstrates that high standards of environmental sustainability will be achieved for the proposed development at 50 Avenue Road.

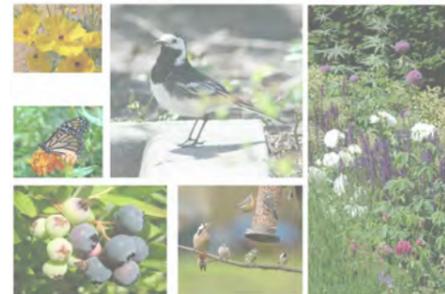
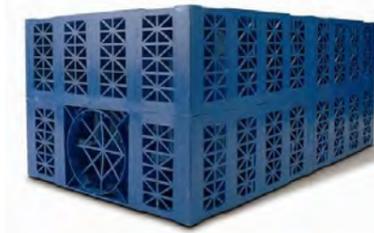
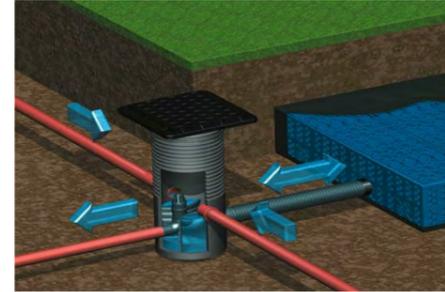
The project will be designed to be a low carbon development and meet the minimum requirements of the Building Regulations part L1A 2013 and Code for Sustainable Homes minimum of Level 4 through the adoption of a strategy which prioritises energy efficient measures to ensure that carbon emissions reductions are embodied within the design whilst incorporating Be Clean technology in the form of air source heat pumps and Be Green technology in the form of photovoltaic cells and solar hot water panels.

The Code for Sustainable Homes targets will ensure that the development incorporates a wide range of measures to minimise impact on the local environment both during and after construction, as well as providing a dwelling which will incorporate sustainable benefits throughout its design.

ECOLOGY

The proposal maintains large area of soft landscape with diverse species of shrubs, plants, mature trees and water feature. This will benefit many kinds of small animals and improve the biodiversity of the area

attenuation system

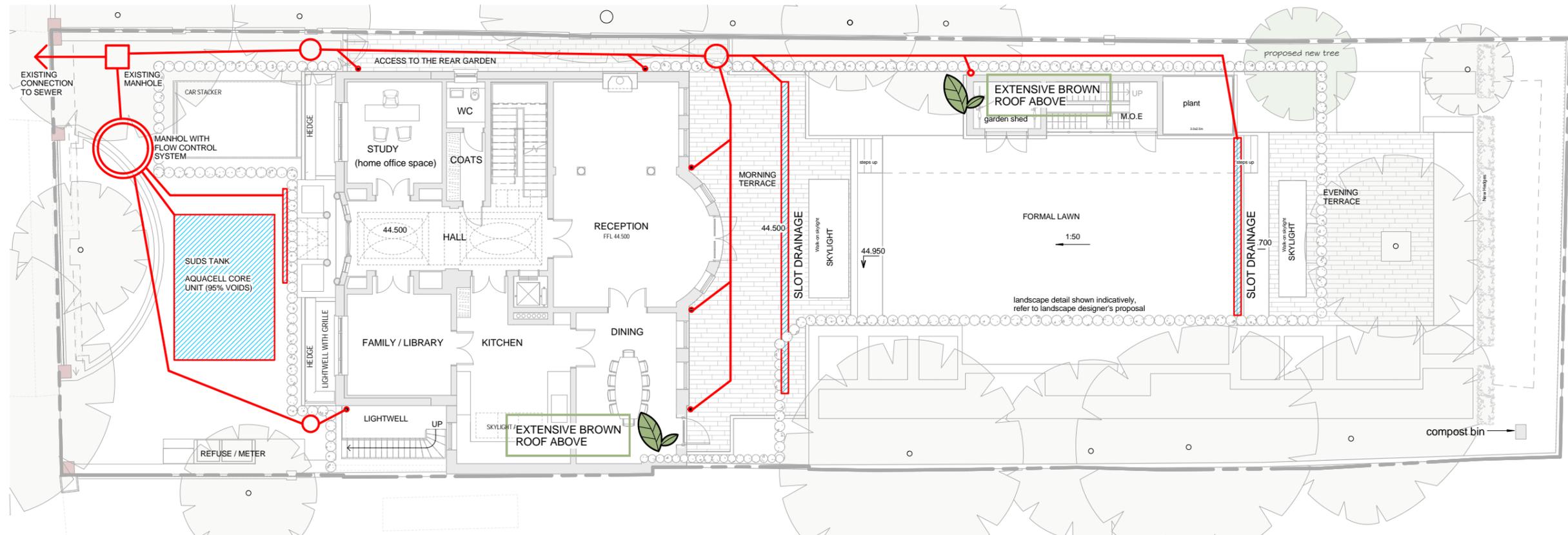


manhole with flow control system

SUDs (SUSTAINABLE URBAN DRAINAGE SYSTEM?)

A new drainage system is proposed for the development, which will capture runoff from all hard standing surfaces post-development. The development will result in a minor increase in surface water runoff rates resulting from a 31m² increase in impermeable area (697m² in the existing scenario to 728m² in the proposed case out of a total site area of 1,238.4m²). SUDs will be used to attenuate flows before discharging to the public sewer at rates to be agreed with Thames Water. SUDs on the development will include a 22.5m² extensive brown roof to slow the rate of water entry into the drainage system combined with underground storage and a flow control to restrict peak flows. This will ensure that the peak rate of runoff does not increase following development and the development will therefore not increase flood risk elsewhere.

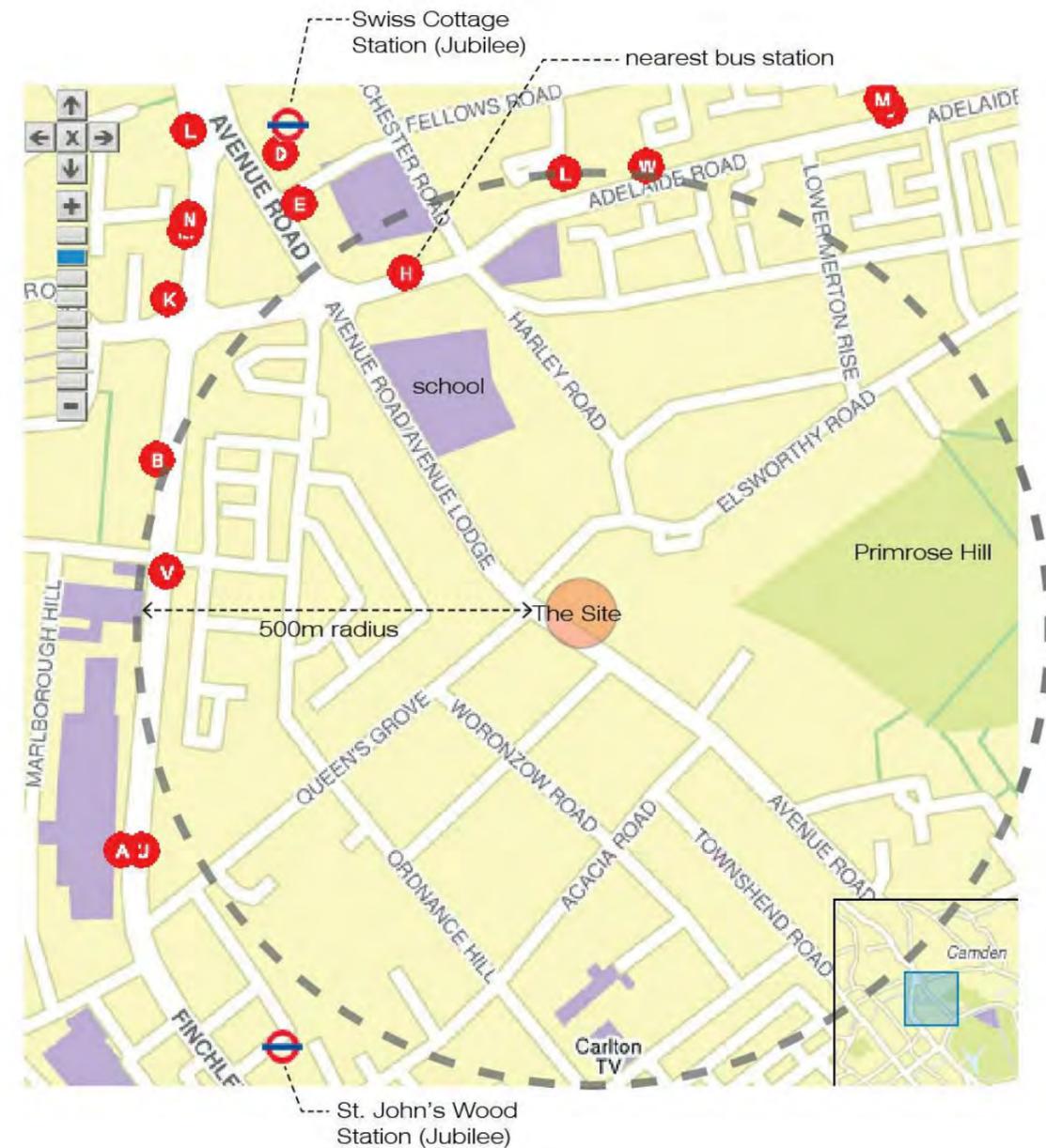
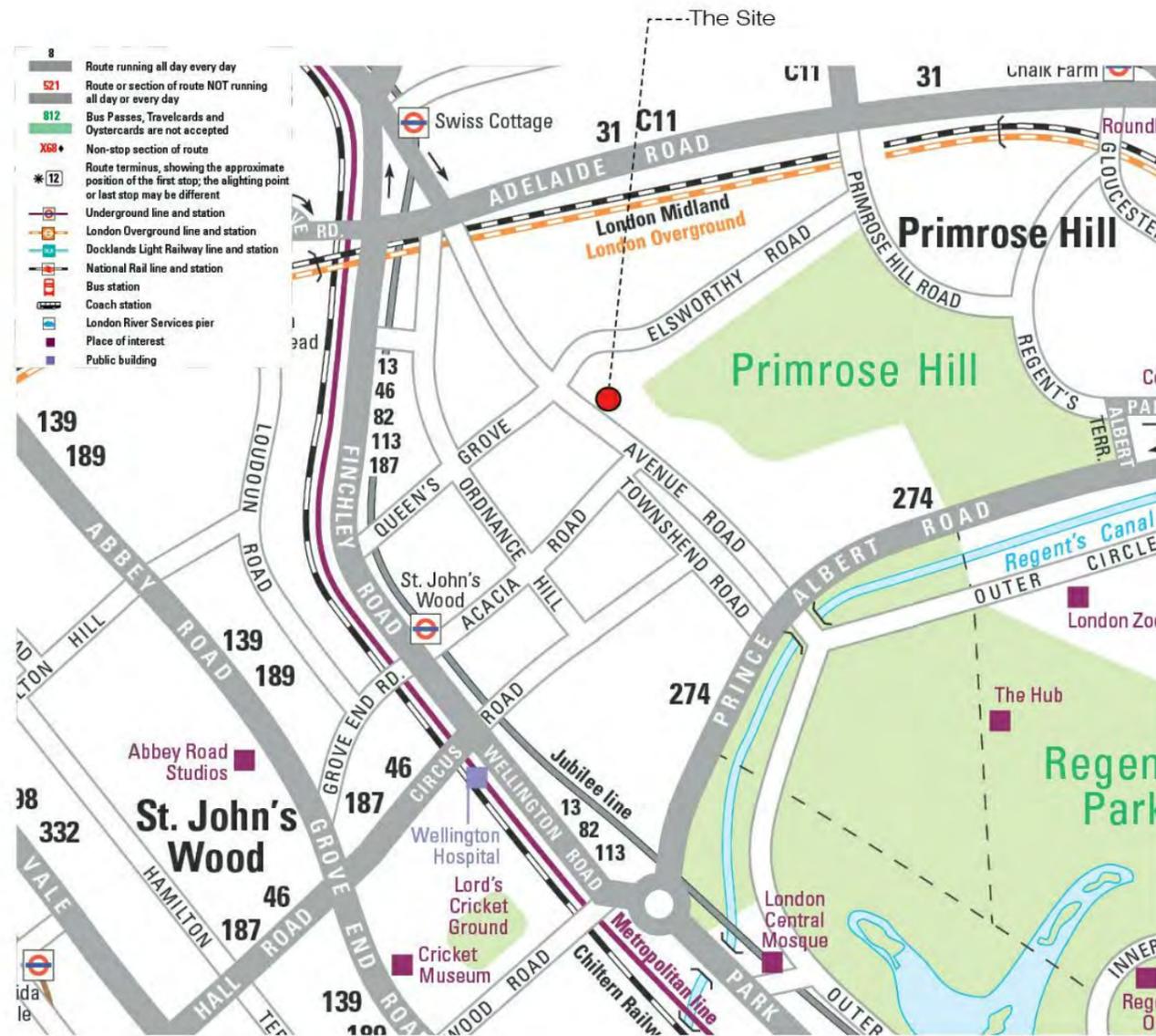
Further detail refer to Surface water and flood risk assessment by Elliottwood

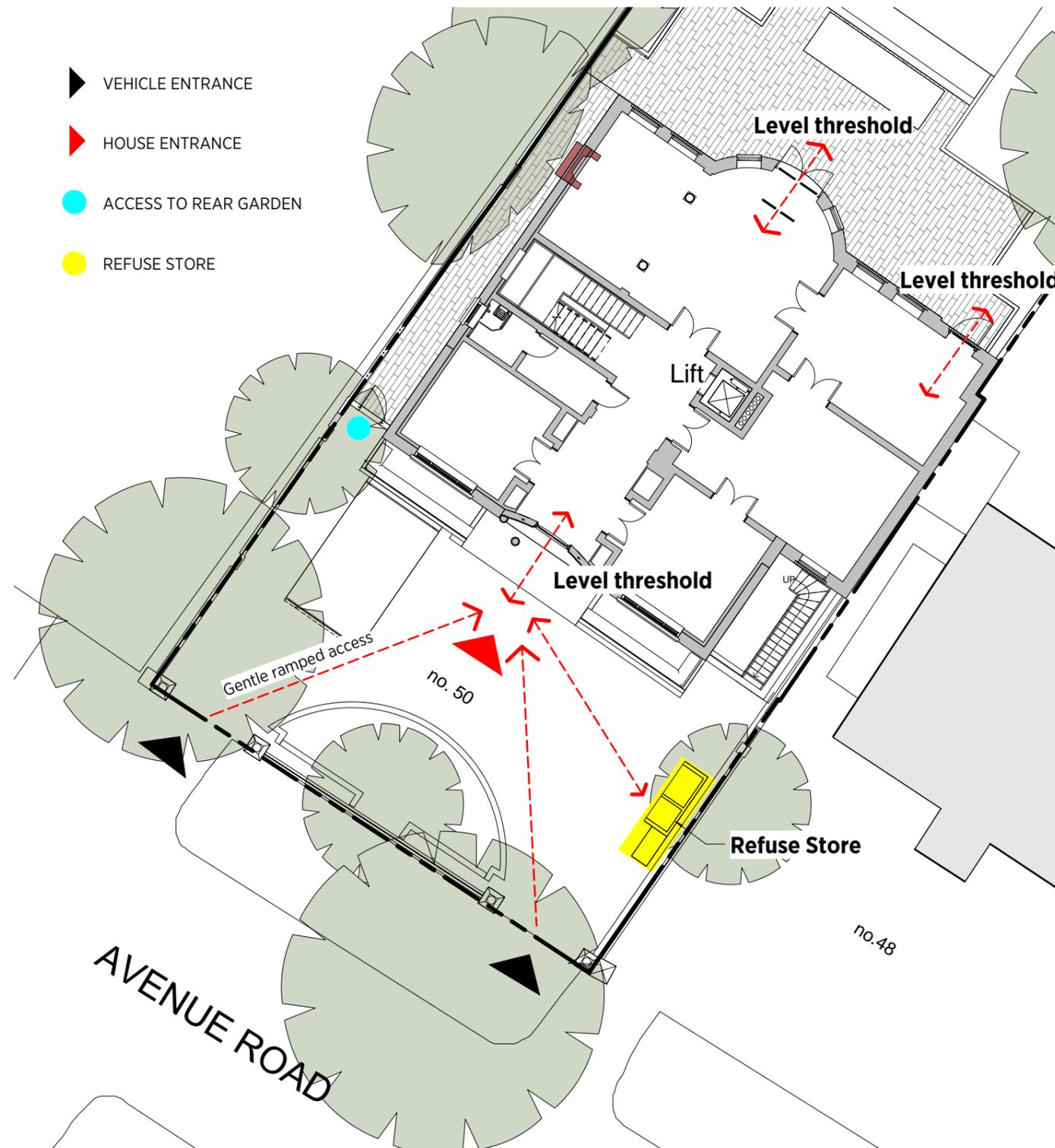


SURFACE WATER DRAINAGE DIAGRAM

PUBLIC TRANSPORT ACCESSIBILITY

The nearest bus stop is at the junction between Avenue Road and Adelaide Road, approximately 450m from the application site. Two underground stations are within 5 minutes walking distance (Swiss Cottage Station, St. John's Wood Station)





INCLUSIVE DESIGN

The design of thresholds, doors and corridor widths and lift sizes will all be designed in accordance with the requirements of part M of the Building Regulations. A central lift provides access to all floors, level access is provided to all floors.

EMERGENCY ACCESS

Access to the site for emergency vehicles is situated along Avenue Road.

REFUSE/DELIVERY ACCESS

Refuse and recycling storage facilities are in accordance with the Council's requirements. A refuse/recycling store is located within the front driveway of the property. Residents/staff will be responsible for taking their waste to this location and putting it in the bins provided. These will be emptied by the local authority. The refuse store is easily accessed from both the main entrance and from the back garden and internal areas.

Day to day deliveries will be carried out from the front driveway. The road is wide enough to allow a delivery vehicle without affecting the flow of traffic.

PEDESTRIAN ACCESS TO THE DEVELOPMENT

The proposal has been developed to comply with relevant section including Part M of the Building Regulations and conform with the requirements of the DDA.

The main entrance to the house is located on Avenue Road. There are two access points from the street which are both provided with ramped access suitable for wheelchair users. Both entrance points are directly in front of the main entrance which is gently sloped to create a level access.

The garden is designed to have a level patio area that is accessible and enjoyable by all.