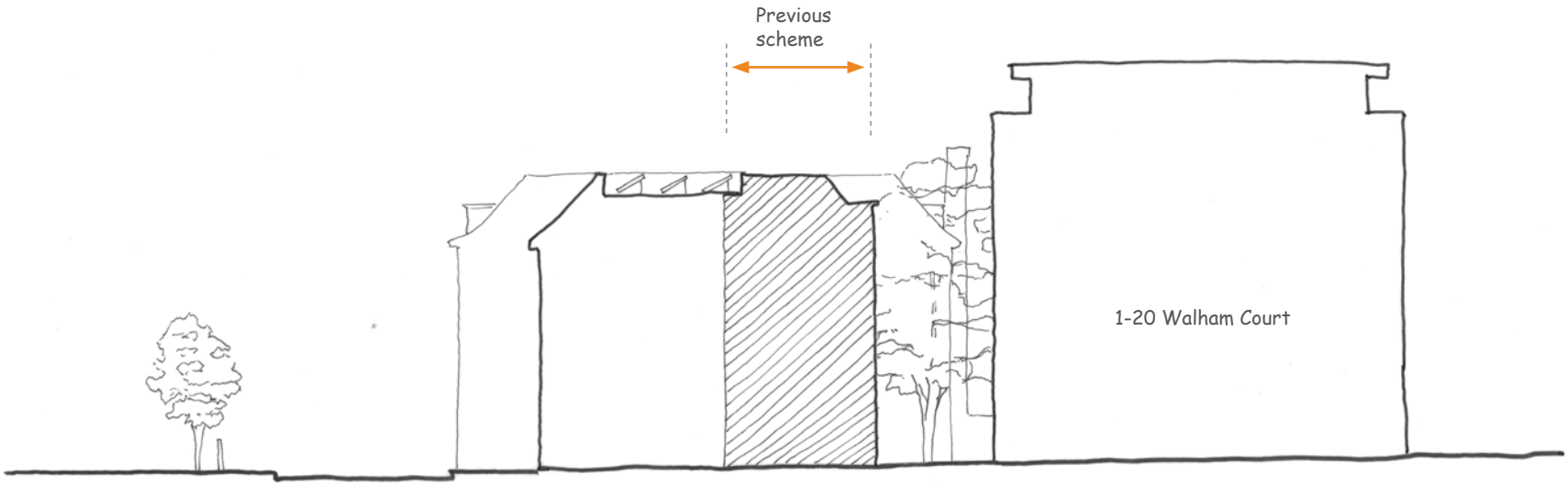
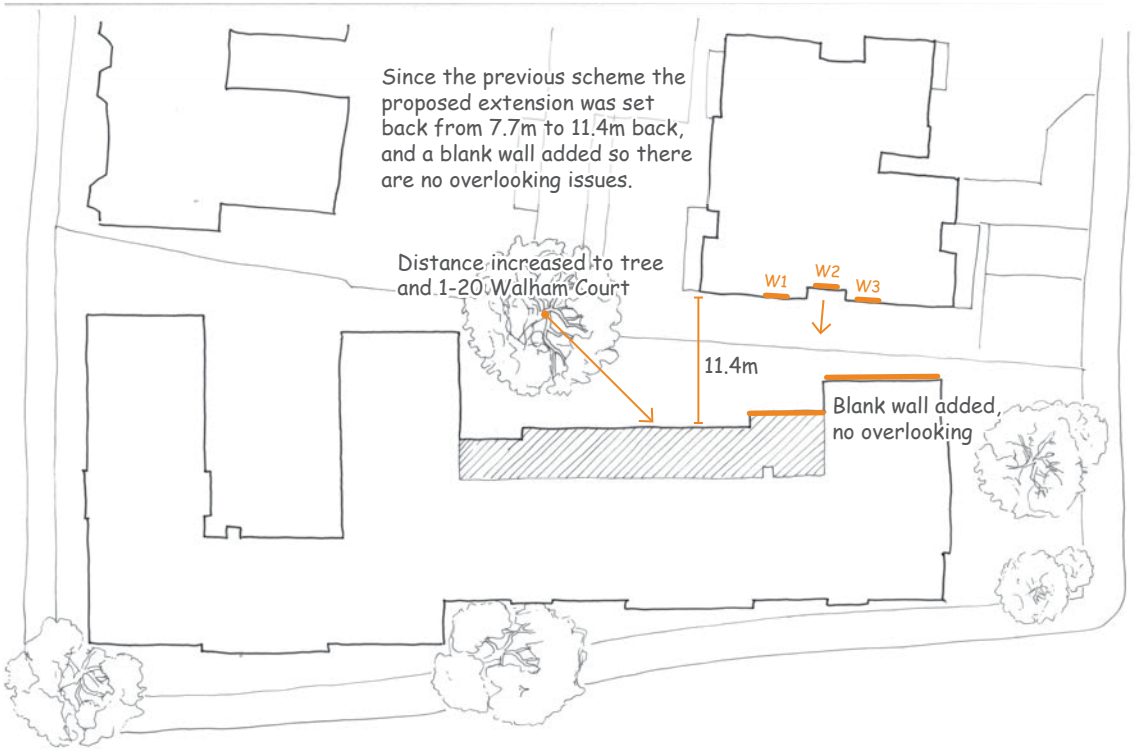
The Brief

The brief was to provide new residential accommodation whilst maintaining the hostel accommodation.

Previous Scheme - September 2013

The design of the hostel extension (A) in the previous scheme was to be in keeping with the form of existing building. The residential element (B) was proposed within the existing envelope.

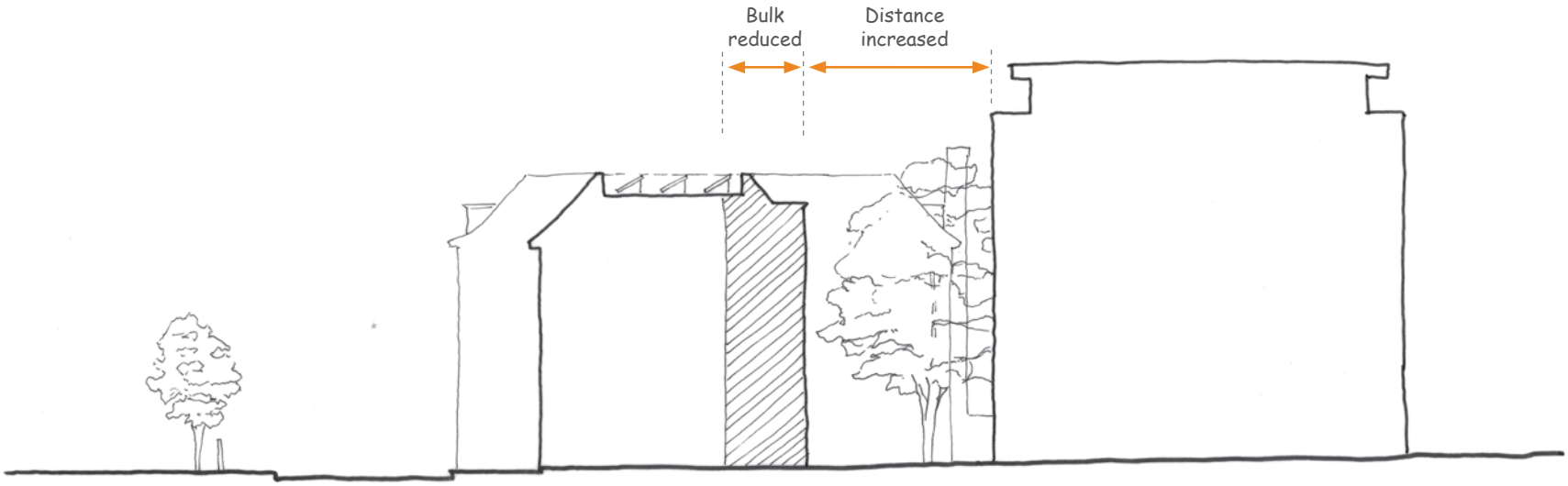




December 2014 proposed new extension

Following the Pre-Application meeting in April, the following revisions were made to take account of neighbours concerns:

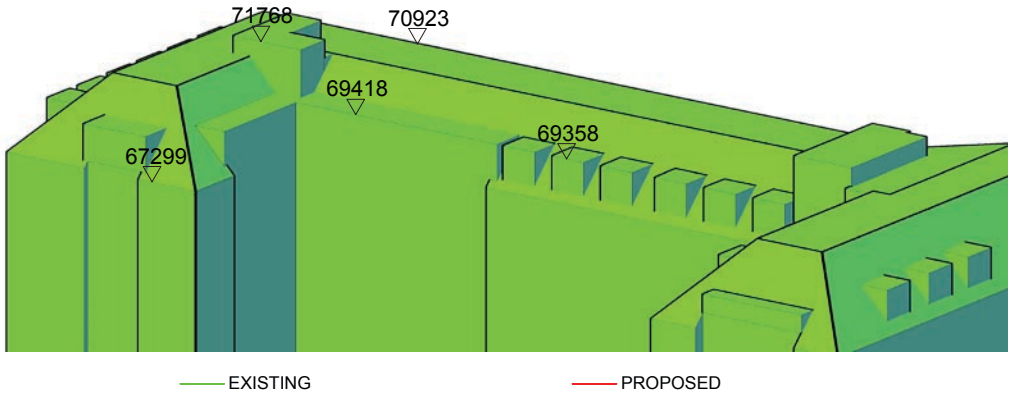
- Reduced the bulk and volume of extension.
- Blank wall added so no overlooking and reduced sense of enclosure.
- Increased the distance between tree and extension, providing more protection to the tree during construction phase.
- Added 89 secured cycle stores + 1 disabled parking space.

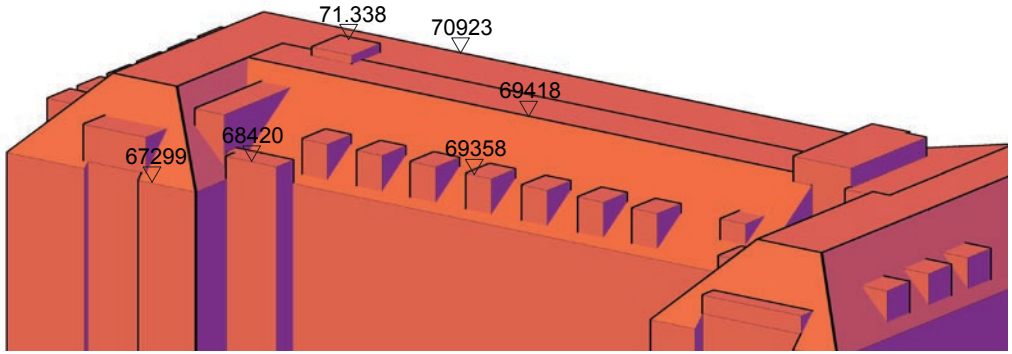


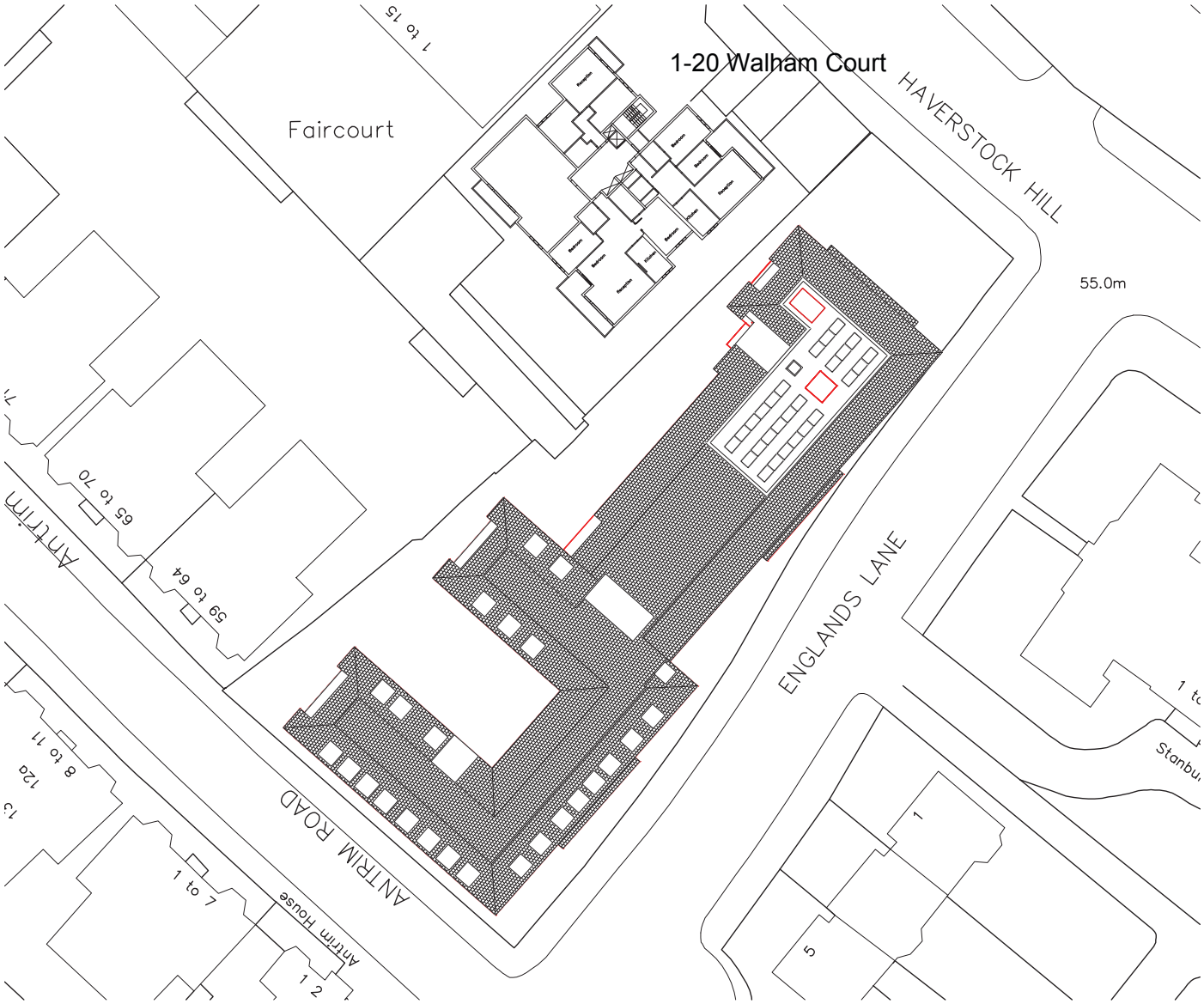
Sunlight and Daylight Impact

These notes review the Daylight and Sunlight analysis undertaken by Deloitte as part of the project design development to ensure the scheme has no adverse impact on the daylight / sunlight enjoyed by neighbours.

- The proposals includes creating additional massing to the rear of the existing hostel building.
- The massing to the elevations fronting Englands Lane, Haverstock Hill and the rear of the existing hostel building adjacent to Atrium Road are not to change.
- As a result of the limited additional massing proposed, the only surrounding residential property that is likely to experience some effect is 1-20 Walham Court. Detailed daylight and sunlight calculations have been carried out to this property.
- All other surrounding properties are considered sufficient distance from the proposed new massing that any effect will be negligible.
- The results of the assessments show that any reduction of daylight and sunlight to the surrounding residential properties will be within the recommendations set out within the BRE guidelines. As set out within the BRE guidelines it is therefore considered that the reductions of daylight and sunlight are unlikely to be noticeable by the occupants.
- The results of the proposed internal daylight levels show that of the 36 bedrooms analysed 32 will achieve the criteria as set out in the BRE Guidelines.
- Overall, the Proposed Development is not considered to cause material harm to the existing surrounding residential properties and is therefore considered to meet Camden's Policy DP26 with regards to daylight, sunlight and overshadowing







Proposed Site

For identification purposes only. All dimensions to be checked on site and used in preference to those given or scaled from the drawing, and must be brought to the attention of the Surveyor.

Notes

Date	*Revision*

Drawing No. 068923/106/SP *Revision*

Address.
ENGLANDS LANE
LONDON
MW3 4XJ

Title.
DAYLIGHT SUNLIGHT
& OVERSHADOWING ANALYSIS

SITE PLAN

Client
CISCO PROPERTY LTD

Date	*Drawn by* AJC	*Scale A3 @*
18/09/14	*File No.* 068923	nts

Deloitte.
Real Estate
Athene Place, 66 Shoe Lane,
London EC4A 3BQ
Telephone 020-7007 8000 Fax 020-7583 1198

The Proposed Scheme

The final changes that C+L incorporated in the submitted scheme are:

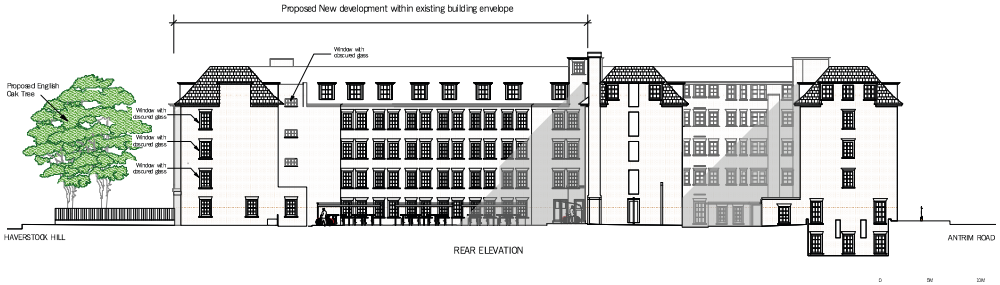
- Introduced secure and undercover cycle parking for 89 cycles to ground floor courtyards.

- On the main elevation to Englands Lane the pilasters have now been extended to meet the eaves of the mansard roof.

- The windows in the mansard align properly with the windows below.

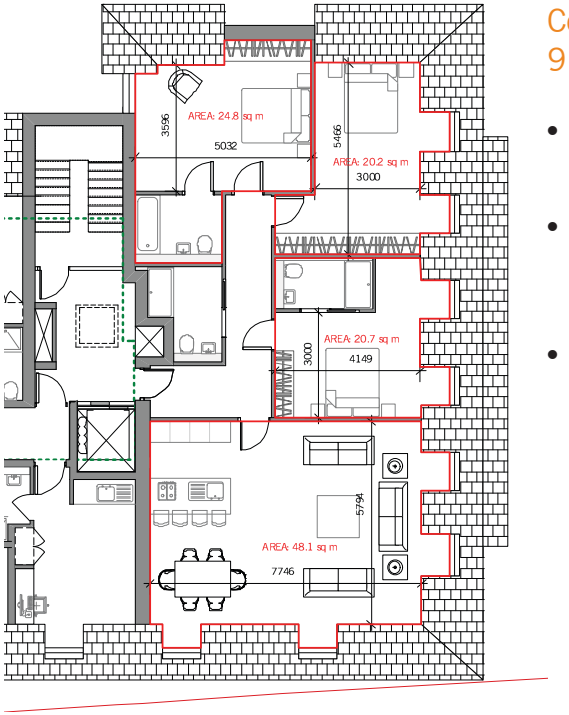
- The dormer windows in the mansard have now been shown as multi pane sashes to match the existing.

Generally the details and materials of the proposed extensions will match the existing.



Lifetime Homes

The proposed additional rooms are of reasonable size and have an acceptable outlook. Although the type of accommodation is not suited to being designed to meet Lifetime Homes criteria, the development has been designed, as far as practical, to comply with Lifetime Homes.



The plan above shows the internal layout to the top floor in the mansard roof of the new extension.

Council Feedback on 9 self-contained flats

- The proposed unit sized are in accordance with recommended room sizes within CPG2.
- The mix of 2x 1 bed, 5x 2 bed and 2x 3 bed units would be provide 2 large homes out of 9 proposed.
- This complies with Development Policy DP5, a mix of large and small homes in all developments.

Car and Cycle Parking

1 Disabled car space provided.
11 secured cycle store for the private residential.
78 secure cycle store for hostel use.

Refuse

The existing refuse arrangement is retained for hostel. A new refuse store is provided to the private residential housing 2x 1100 litre Eurobins

Lifetime Homes Criteria

1. Car parking: Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm. ✓

2. Access from Car parking: The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping. N/A

3. Approach: The approach to all entrances should be level or gently sloping (1:12). ✓

4. External Entrances: All entrances should be illuminated, have level access over the threshold, have effective clear opening widths of 800mm, have adequate weather protection, have an external landing. All achieved except threshold is part of existing building

5. Communal Stairs: Principle access stairs should provide easy access and, where a dwelling is reached by a lift, it should be fully accessible. Stairs are existing but there is an existing access lift available to users

6. Doorways and Hallways: Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The minimum width of any hallway/landing in a dwelling is 900mm. This may reduce to 750mm at 'pinch points' (e.g. beside a radiator) as long as the reduced width is not opposite, or adjacent to, a doorway. ✓

7. Circulation Space: There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere. ✓

8. Entrance Level Living Space: A living room / living space should be provided on the entrance level of every dwelling. ✓

9. Potential for Entrance Level Bed-Space: In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. N/A

10. Entrance Level WC and Shower Drainage: Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. ✓

11. WC and Bathroom Walls: Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. ✓

12. Stairs and Potential Through-Floor Lift in Dwelling: The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; and, b) A suitable identified space for a through-the–floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14. N/A

13. Potential for Fitting of Hoists and Bedroom/Bathroom Relationship: Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom. ✓

14. Bathroom: An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom. Shower in Part M WC

15. Glazing and Window Handle Heights: Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach. Windows to line through with existing windows

16. Location of Service Controls: Location of service controls Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner. ✓

Sustainability

Price & Myers has been appointed as Sustainability Consultants to carry out reports for the new hostel units formed as part of redevelopment works to the existing hostel building on England's Lane.

Sustainable use of materials

This proposed development will implement good practice waste minimization and management on the proposed construction site aiming for at least 10% of the total value of materials used to be derived from recycled and reused sources. This should relate to WRAP Quick Wins assessments or equivalent.

The existing roof slates and facing bricks from demolition of the site will be collected and considered to be re-used on the development. The existing roof timber will be salvaged and made available for re-use elsewhere.

Code for Sustainable Homes

The CSH assessment applies to the hostel units that are formed through demolition and rebuild of part of the existing building. These units have an entirely new building fabric. The units are treated as self-contained residential units.

- The Preliminary Code for Sustainable Homes assessment demonstrates that a CSH Level 4 rating can be achieved, with a score of 69.51%, based on the credits targeted by the design team.
- This equates to a 25% improvement over Building Regulations Part L (2010). This will be achieved through a combination of energy efficient building form and renewable energy technologies, which refers to the Energy Strategy Report for full details.
- The CSH Level 4 score of 69.51% provides a small buffer over the target score of 68% (the threshold for a Level 4 rating) should credits be lost through design or cost constraints as the project progresses.

Sustainable measures within in the proposal include:

- Safe, secure, weatherproof cycle storage will be provided for the site
- Provisions for a home office space will be provided
- Specified low-energy appliances
- Low flow rate taps
- Rainwater collection for the garden irrigation
- Responsibly sourced materials
- Composting facilities in the garden
- Photovol taic panels on the roof
- High level of insulation and low air permeability

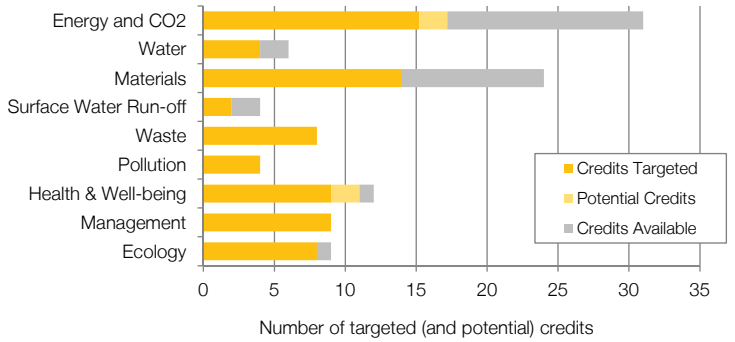
Score Breakdown:

- Energy Code Level 4
- Water Code Level 4

Summary of potential CSH score and rating of the development

CSH Category	Credits Available	Credits Targeted	% of Credits Achieved	Section Weighting	Section Score
Energy and CO_2	31	15.2	49.0%	36.4%	17.85
Water	6	4	66.7%	9.0%	6.00
Materials	24	14	58.3%	7.2%	4.20
Surface Water Run-off	4	2	50.0%	2.2%	1.10
Waste	8	8	100.0%	6.4%	6.40
Pollution	4	4	100.0%	2.8%	2.80
Health & Well-being	12	9	75.0%	14.0%	10.50
Management	9	9	100.0%	10.0%	10.00
Ecology	9	8	88.9%	12.0%	10.67
Targeted CSH Score			**69.51**		
Targeted CSH Rating			**Level 4**		
Potential CSH Score			74.19		
Potential CSH Rating			Level 4		

Minimum CSH Standards					
Level 1	Level 2	Level 3	Level 4	Level 5	Level 6
Yes	Yes	Yes	Yes	No	No

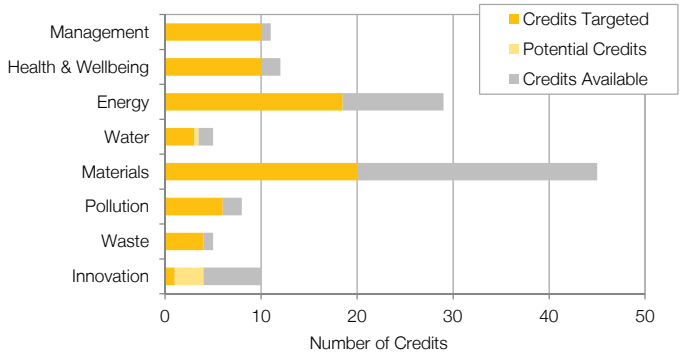


BREEAM

- The BREEAM pre-assessment report demonstrates that a Very Good rating can be achieved, with a score of 68.34%, based on the credits targeted by the design team.
- At least 60% of the credits have been achieved within the Energy & Water section and 40% in the Materials section of the assessment, meeting the additional requirements of Camden.
- The score provides a significant buffer over the minimum requirement for BREEAM Very Good, which will be useful if credits are lost as the design progresses

Summary of BREEAM score

BREEAM Section	Credits Available	Credits Targeted	% of Credits Achieved	Section Weighting	Section Score
Management	11	10	90.9%	12%	10.91
Health & Wellbeing	12	10	83.3%	17%	14.17
Energy	29	18.5	63.8%	43%	27.43
Water	5	3	60.0%	11%	6.60
Materials	45	20	44.4%	8%	3.56
Pollution	8	6	75.0%	6%	4.50
Waste	5	4	80.0%	3%	2.40
Innovation	10	1	10.0%	10%	1.00
Target BREEAM Score			**70.56**		
Target BREEAM Rating			**Excellent**		
Potential BREEAM Score			74.66		
Potential BREEAM Rating			Excellent		

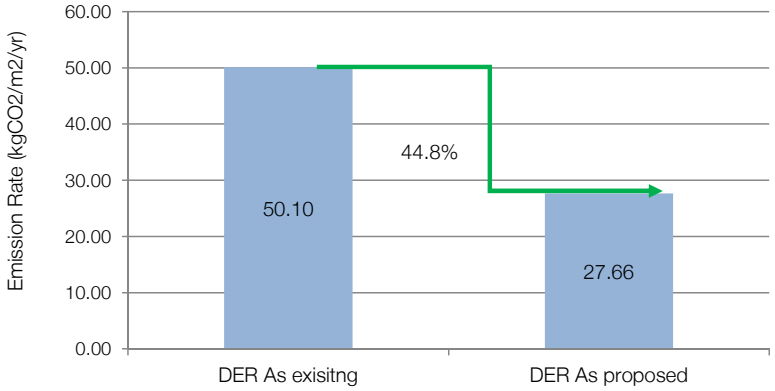


Energy Strategy Report

Following the Be Lean, Be Clean and Be Green energy hierarchy, passive design measures, energy efficient equipment and LZC technologies have been shown to provide a 20.7% improvement over the Building Regulations Part L 2013 Target Emissions Rate (TER) for the new hostel units.

- Improvements to the existing building fabric result in a 44.8% improvement in carbon emissions.
- There is an overall 2.4% saving in carbon emissions from renewable.
- Fabric improvements have been prioritized for the development, which will have a longer lasting impact on energy use than renewable technologies with a finite lifetime.
- The fabric U-Values are extremely low and triple glazing has been specified. Efficiencies for building services are all particularly high and represent the best that is available on the market. The PV system specified occupies the entire available roof space. The strategy therefore represents the best possible savings that could be achieved for this development.
- Based on the results of the SAP assessment, the development can achieve a total of 6 credits under the Code for Sustainable homes assessment Ene 01 and Ene 02 and 10.5 credits under Ene 01-03 of BREEAM.
- The minimum performance in the energy section required by Camden is met.

Improvement from fabric upgrade to existing building



Summary

The proposed extension and amendments to the existing building has been designed to take into account the contextual, and sunlight and daylight issues. It has also been modified to incorporate comments from Camden Borough design and conservation and planning departments.

The site is located in Belsize Conservation Area. In the conservation area statement for this area, the building is designated as a positive contribution. Generally the details and materials of the proposed extensions will match the existing so that the positive contribution shall be retained.

From the sunlight / daylight point of view, the daylight impacts are acceptable and will not cause material harm. The overshadowing images clearly demonstrate that each amenity space will receive very good levels of sunlight.

The scheme provides much needed residential accommodation with no decrease on the amount of hostel accommodation.

The proposed additional rooms are of a reasonable size and have an acceptable outlook. The development also achieves Level 4 of the Code for Sustainable Homes.