24 REDINGTON GARDENS
DESIGN AND ACCESS STATEMENT
23.10.15

CONTENTS

dMFK Architects and Nathaniel Lichfield and Partners have been instructed to submit a planning application for replacement dwellings at 24 Redington Gardens, Hampstead.

The proposal has been designed to take account of the natural characteristics of the site and surrounding area and the character and appearance of the conservation area.

Report Structure
This Design and Access Statement is structured as follows:

- Section 1 Provides an introduction to the project and the project Architects;
- Section 2 Provides a description of the site and its context and sets out the site's planning history;
- Section 3 Sets out the principles of design, inspiration and material references;
- Section 4 sets out the details of the replacement house design, materials;
- Section 5 The proposals - Landscaping;
- Section 6 Sets out a summary of the sustainability measures proposed for the building;
- Section 7 Sets out a summary of crime prevention;
- Section 8 Sets out a summary and conclusions;

Accompanying Documents
This planning application is accompanied by the following reports, which should be read in conjunction with this statement:

• Cundall	Energy and Sustainability Strategy
• Cundall	Noise Assessment
• Michael Alexander Associates	Structural Basement Impact Assessment (including Flood Risk Assessment)
• GEA	Desk Study and Ground investigation Report
• Landmark Trees	Arboricultural Report
• Pre-construct Archaeology	Archaeological Assessment
• NLP	Daylight Sunlight Report
• dMFK Architects	Construction Management Plan

This Design & Access Statement and the Planning and Heritage Statement have been prepared by dMFK Architects and Nathaniel Lichfield and Partners.

AREA SCHEDULE

project	24 REDINGTON GARDENS
job no:	**2028**

EXISTING DEVELOPMENT

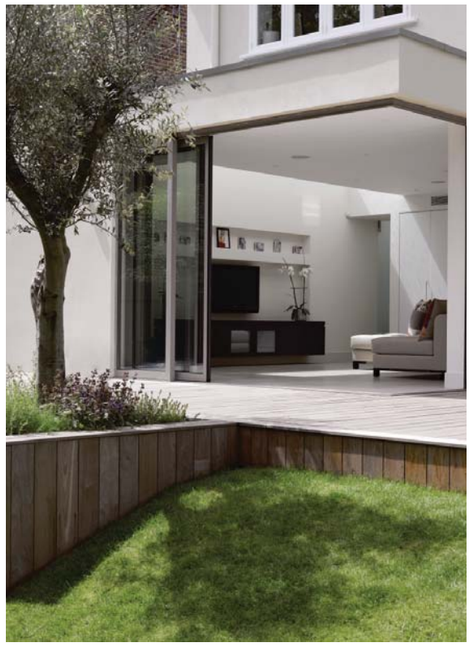
FLOOR	GEA	GIA
ground floor	151.4 sqm	137.0 sqm
first floor	97.7 sqm	85.0 sqm
TOTAL	**249.1 SQM**	**222.0 SQM**

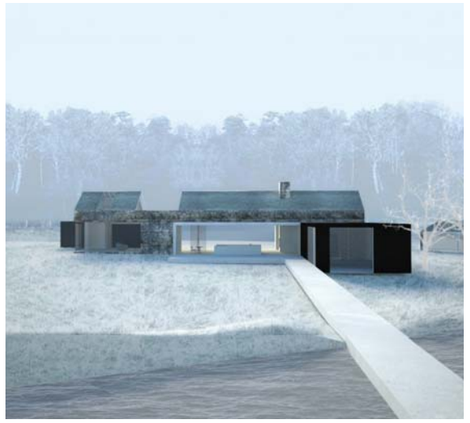
PROPOSED DEVELOPMENT

FLOOR	GEA	GIA
basement	212.0 sqm	134.0 sqm
lower ground floor	163.0 sqm	136.0 sqm
upper ground floor	130.0 sqm	99.0 sqm
first floor	130.0 sqm	107.0 sqm
second floor	130.0 sqm	63.0 sqm
first floor	765.0 sqm	539.0 sqm

1.0 INTRODUCTION

1.1 DMFK ARCHITECTS





Who are we?
dMFK are a 40 under 40 award winning architecture practice set up in 1998 by Julian de Metz (a 3rd generation architect specialising in refurbishments), Paul Forbes (formerly project director at Richard Rogers Partnership), and Ben Knight (formerly project director at Lifschutz Davidson).

Our fundamental interest is in innovative, sustainable creation or re-use of buildings and structures, for both commercial and residential clients.

We enjoy working across a variety of sectors and have wide ranging experience in private, social and commercial projects - dMFK won an RIBA Award in 2008 for consultation led new build social housing - as well as projects such as Tate Modern and numerous high-end residential clients in Camden, Barnet and Westminster, Kensington + Chelsea + Brent.

Where possible we promote community engagement and take pride in facilitating this.

What is important to us?
We provide a project and site specific architecture of the highest quality and treat every scheme as a new challenge, ensuring that our solution is appropriate to the question asked. Our goal - through rigorous analysis of social, environmental and economic drivers, consultation, collaboration and understanding - is to make places and buildings that are appropriate to their function, improve with age, adaptable, and where people just want to be.

Experience and delivery
Architecture is not about pretty pictures; it is about built, delivered buildings. For a young practice, we have an excellent track record for delivery and focus our attentions on coming up with realistic ideas that actually happen.

We are happy to call ourselves a design led commercial practice and seek to provide excellent, buildable projects for clients who have pride in the design quality of their schemes.

1.2 PROJECT BRIEF

This document is a planning application submission to the London Borough of Camden for the construction of 1 new build house on the site of 24 Redington Gardens. The existing dwelling is of low quality post war design and construction, and are bounded by similarly low quality buildings which are identified within the Conservation Area statement as being unspectacular and typical of the period of their construction. Conrad Court to the north is singled out as being in need of improvement. The proposal retains the number of houses on the site but aims to mediate between the scale of Conrad Court and the wider area, and the 2 storey 7 Redington Gardens. Furthermore the proposal for number 24 Redington Gardens is of a similar scale and architectural language to the approved 25 and 26 Redington Gardens. The new dwelling is conceived as a high quality, contextual, sustainable replacement dwelling of a scale and materiality appropriate to the wider CA and an improvement to the character of this part of Redington Gardens.

THE SITE:
24 Redington Gardens lies within Redington / Frognal Conservation Area and is situated between Redington Road and Templewood Gardens.

PROJECT BRIEF:

The design for the proposal at number 24 Redington Gardens is based on an approved scheme that was designed at number 25 and 26 Redington Gardens. This scheme has planning permission approved under reference 2015/3200/P.

In order to develop and improve the site the project seeks to achieve the following:

+ Provide a new contemporary design that takes cues from its surroundings

+ Architecturally relate to the vernacular of the adjacent streetscapes with a high quality, forward thinking response with architectural merit

+ To respect the local scale, form and design

+ To create a sustainable dwelling, reducing energy loss, rain water run off, minimising waste in construction and use, and using renewable energy where practical.

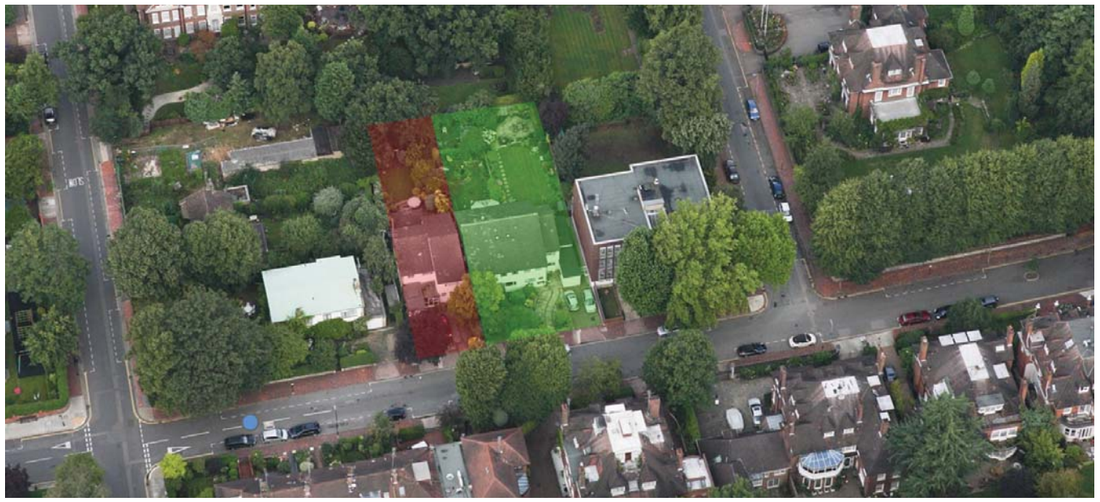
PROPOSED FRONT ELEVATION WITH EXISTING ADJACENT BUILDINGS

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION WITH APPROVED ADJACENT DESIGN

2.0 THE EXISTING SITE

2.1 SITE PHOTOGRAPHS



no. 24, no. 25 and no. 26 Redington Gardens

no. 24 Redington Gardens (site)

The building highlighted in red is number 24 Redington Gardens, and the building highlighted in green is number 25 and 26 Redington Gardens which has recently obtained planning consent for the demolition and rebuild of two semi detached houses (2015/3200/P).

2.2 THE LOCAL VERNACULAR - REDINGTON / FROGNAL CONSERVATION AREA

SITE - 24 REDINGTON GARDENS

The site is located within the Redington/Frognal Conservation Area designated in 1985, is situated to the south of Hampstead Heath and to the west of Hampstead Village.

Whilst the overriding character of the area is that of a well preserved Edwardian suburb, with large predominantly detached houses, this section of Redington Gardens is somewhat different and is a notable change from the red brick, tiled roof, late 19th Century / early 20th Century model. The road is described as having:

' a mix of large detached 3 / 4 storey, red brick, neo Georgian style houses towards the north eastern end (nos 1 – 4), and post war house and flats to the south western end. The former create a coherent group and are contemporary to and in harmony with the architecture of adjacent streets. The latter are unspectacular and typical of the period of their construction. Of these, Nos 24, 25, and 26 are a group of 2 storey partly rendered houses with concrete tiled roofs; Conrad Court is a 4 storey, flat roofed brick and concrete structure and on the southern side of the road Nos. 17 to 20 comprise a plain terrace of 2 storey red brick properties'.

In determining an architectural approach for new buildings to replace these unremarkable houses which sit fully within a row of modern post war buildings, it is considered that a high quality contemporary approach is entirely appropriate.

ADJACENT BUILDING - 25 & 26 REDINGTON GARDENS

ADJACENT BUILDING - 7 REDINGTON GARDENS

BUILDINGS OPPOSITE SITE

No 62 Redington Road

No 59 Redington Road

No 37 Redington Gardens

A main characteristic of the prevailing Conservation Area is that of stepped access with raised ground floors and visible lower ground floors, evidence of this can be seen on the photographs on this page.

The architectural language of the prevailing area is that of hipped roofs, subtle symmetry and finely detailed chimneys. All of these factors should be taken as cues when considering a new development within the Conservation Area.

Examples of lower ground and raised ground floors within the Redington Frognal Conservation Area:

No 63 Redington Road

No 57 Redington Road

No 28 Redington Road

No 12 Redington Road

No 30 Redington Road

No 1 / 2 Redington Gardens

3.0 PRINCIPLES OF DESIGN

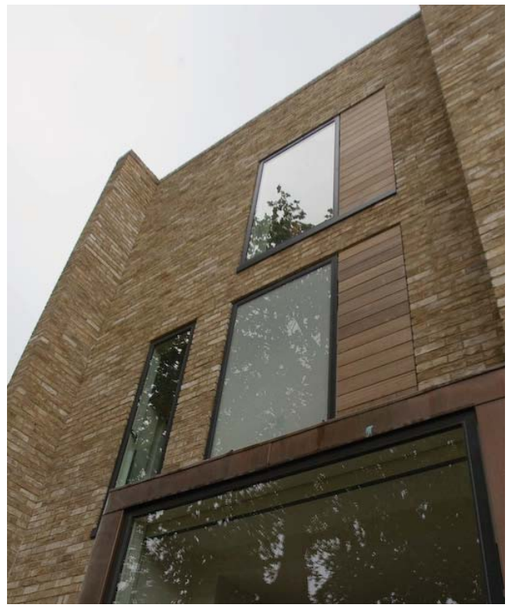
3.1 DESIGN PRECEDENT IMAGES

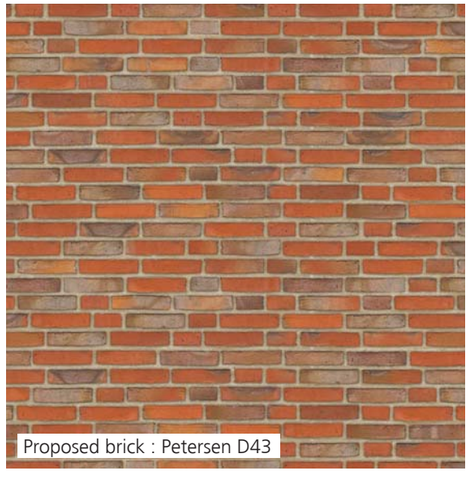
The proposed language and materiality aims to be an interpretation of the modern home; a balance between vernacular sentiments and modern lifestyles. It will use traditional, earth-based materials of bricks, mortar and local roofing materials, in strong forms that emphasise the shifted priorities towards maximum daylight and flowing interaction between interior spaces and garden landscapes.

As stated previously, the proposed design represents a contemporary approach to the existing character of the area.

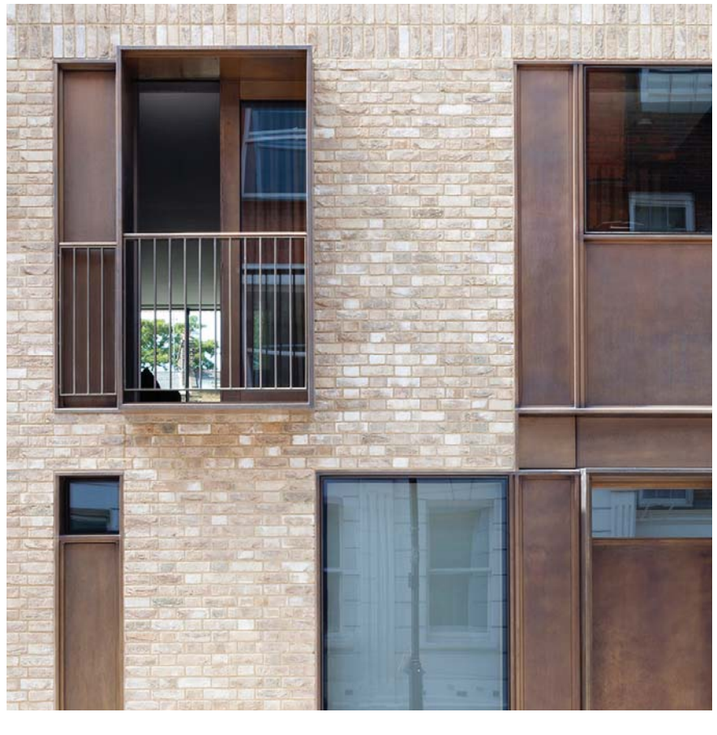
The prevalent local brick is a mixture of smooth reds and blues, and brindle mixtures with flush or struck pointing. The exact type of high quality bricks are no longer manufactured in the UK; we have therefore opted for a Danish specification of brick that equals the quality of finish and detail.

Key features that can be seen within the proposal:
1 - Openable 'weather protected' timber panelling
2 - Sharply detailed bays and dormers
3 - Highly detailed glazing framing language
4 - High quality brickwork
5 - Delicate contemporary chimney
6 - Slim high quality bronze window frames
7 - Brickwork showing similar hues to the Redington Frognal Conservation Area





Proposed brick : Petersen D43



4.0 PROPOSED DESIGN - BUILDING

4.1 APPROVED PLANNING APPLICATION FOR 25 & 26 REDINGTON GARDENS

dMFK and NLP submitted a Planning Application for numbers 25 and 26 Redington Gardens. This scheme has planning permission approved under reference 2015/3200/P.

This was for the demolition of two existing dwellings and the erection of two semi-detached dwellings.

The proposed design for number 24 Redington Gardens is based on this approved design.

25&26 REDINGTON GARDENS - CONSENTED FRONT ELEVATION

25&26 REDINGTON GARDENS - CONSENTED REAR ELEVATION

4.2 DESIGN APPROACH

The proposal is to create a new build detached house to replace the existing 1950's house on the site. The existing house is of poor construction, low architectural quality and, as is typical of that period, suffer from high heat loss and gain. Replacement of this dwelling would enable the creation of a more contextually appropriate, sustainable, well insulated structure which will perform in excess of the current requirements of Building Regulations Part L.

The house comprises circa 539 sqm gross internal area, with 5 bedrooms. Accommodation is arranged over basement, lower ground, upper ground, first and second floors. The proportions are based on the typical Neo Georgian style prevalent in Redington Gardens, utilising punched windows within red brick masonry facades, and a traditional hipped roof.

It is proposed that the new home will be constructed of high quality materials including red brick, timber panelling, painted metal windows, and clay tiles. These materials will be sympathetic to the surrounding buildings and respect the character and appearance of the Conservation Area.

The house is set out so as to have minimal effect upon the local trees. This is documented within the report by Landmark Trees appended to this document.

The site is located in the Frognal & Fitzjohns Ward roughly equidistant between Finchley Road, to the west, and Heath Street, to the east. It is within walking distance of Hampstead Underground Station and Finchley Road and Frognal Overground Station, but falls outside the PTAL threshold walking distance for all bus and rail services and, as such, scores a PTAL rating of 0. The development proposal envisages the retention of off-street parking for one vehicle with sufficient space to enable vehicles to enter and exit in forward gear in accordance with best practice. In addition to on-site / off-street car parking provision, provision will also be made for cycle parking (2 spaces) and storage space for refuse and recycling, as shown on the upper ground floor layout plan.

The primary front entrance to the private dwelling has been designed with stepped access, with step free access provided at the rear of the proposal. There was a desired effect for a lower ground and upper ground floor. These features can be seen throughout the Redington Frognal Conservation Area. (Please refer to section '2.2 The Local Vernacular - Redington Frognal Conservation Area')

The proposed design has drawn from the prevailing character of the surrounding area and has incorporated a hipped roof, dormers, stepped access, lower ground floor and other prevailing characteristics in a contemporary fashion. The proposal also retains an appropriate 'set back' from the street frontage (as is representative of the immediate area) and provides generous rear garden amenity space.

The mass and form of the proposal takes it's cue from the prevailing conservation area as well as the recently approved planning application of numbers 25 and 26 Redington Gardens, mediating between the levels carefully. Material cues have been taken from the predominant red brick housing, employing punched window openings within high quality brickwork.

1 - Contemporary bay windows
2 - Sharply detailed dormers
3 - Tiled hipped roof
4 - Contemporary chimney
5 - Lower ground windows set behind planter upstand
6 - Corbel detail
7 - Brick recess detail
8 - Slim stone portal around windows
9 - Timber panels
10 - Stepped Access

4.3 MATERIALITY : ELEVATIONS - FRONT

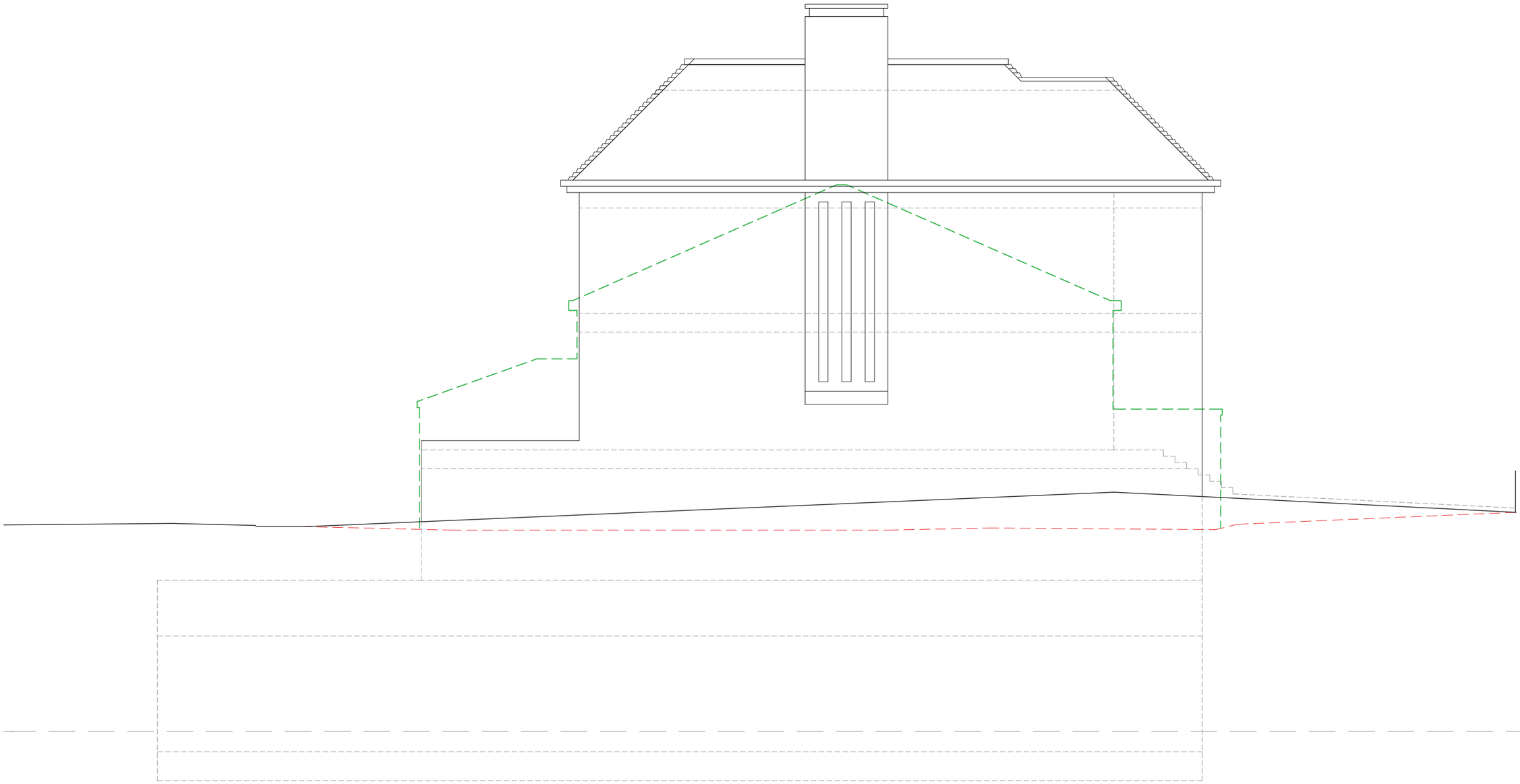
1 - Red brick typical of the Redington Frognal Conservation Area
(refer to section '4.1 Design Precedent Images' for proposed specification
2 - Clay tiles typical of the Redington Frognal Conservation Area
3 - Openable timber panelling for natural ventilation
4 - Slim 'cookie cutter' natural stone framing to windows
5 - Slim bronze window frames to be 'Panoramah' or similar
6 - Slim grey stone framing to dormer windows
7 - Bronze metal railing
8 - Soft planting planter
9 - Natural stone paving to entrance steps

Elevation A - A : Proposed Front Elevation
1:100 @ A3

4.3 MATERIALITY : ELEVATIONS - REAR

1 - Red brick typical of the Redington Frognal Conservation Area
(refer to section '4.1 Design Precedent Images' for proposed specification
2 - Clay tiles typical of the Redington Frognal Conservation Area
3 - Openable timber panelling for natural ventilation
4 - Slim 'cookie cutter' natural stone framing to windows
5 - Slim bronze window frames to be 'Panoramah' or similar
6 - Slim grey stone framing to dormer windows
7 - Bronze metal railing
8 - Soft planting planter
9 - Natural stone paving to entrance steps
10 - Natural stone cladding

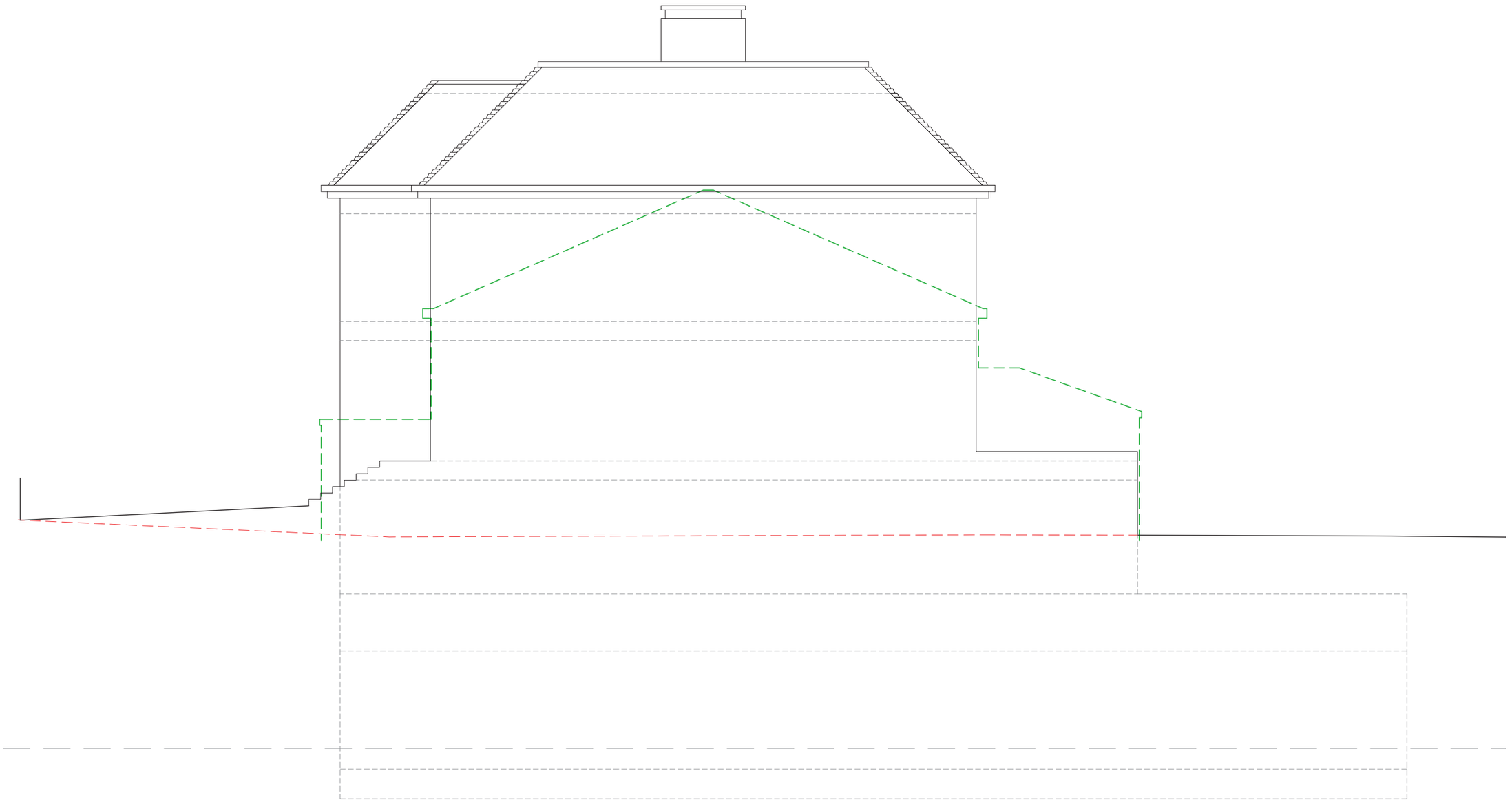
Elevation B - B : Proposed Front Elevation
1:100 @ A3



Elevation C - C
1:100 @ A3

REDINGTON GARDENS

DMFK



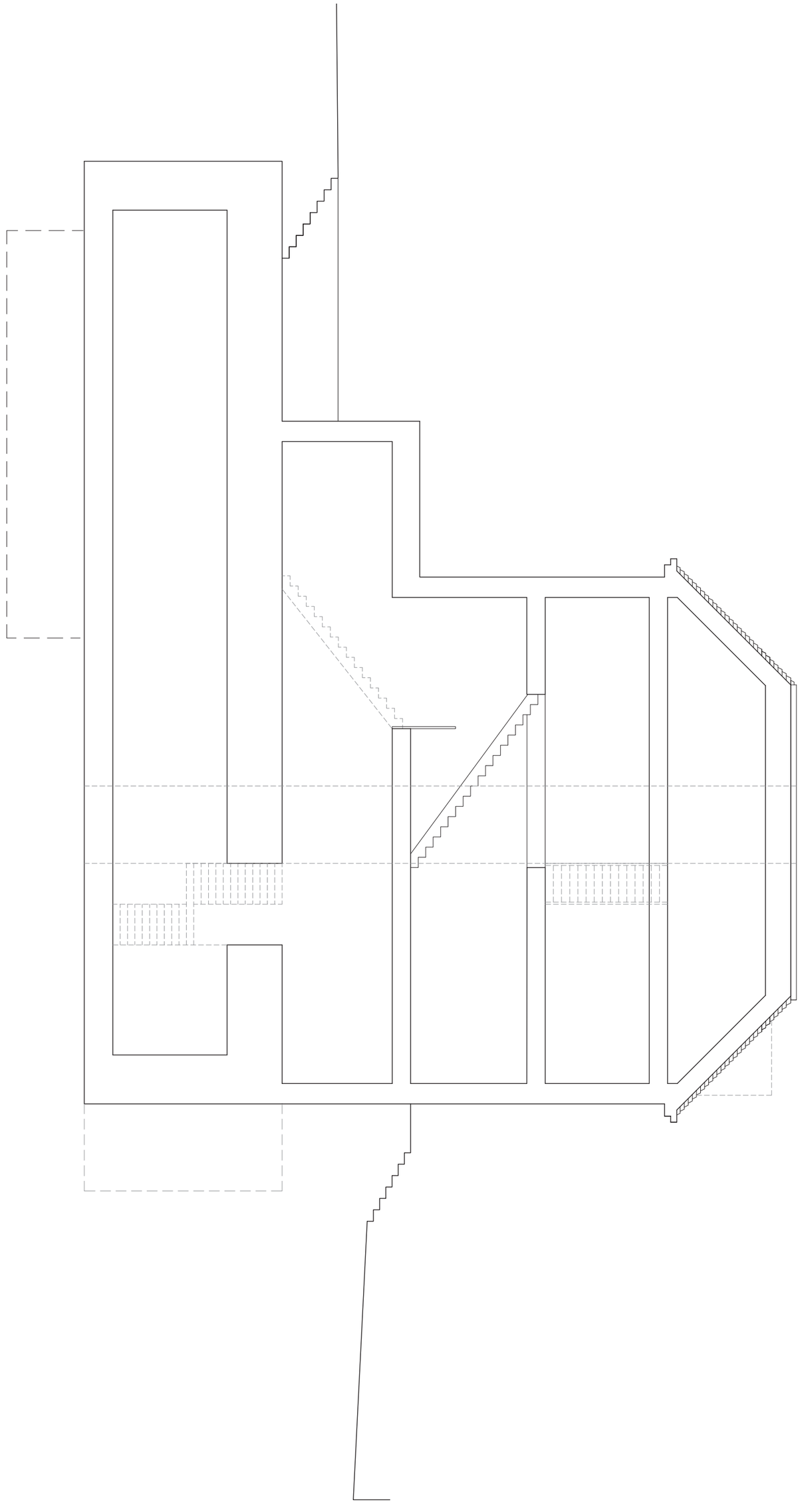
Elevation D - D
1:100 @ A3

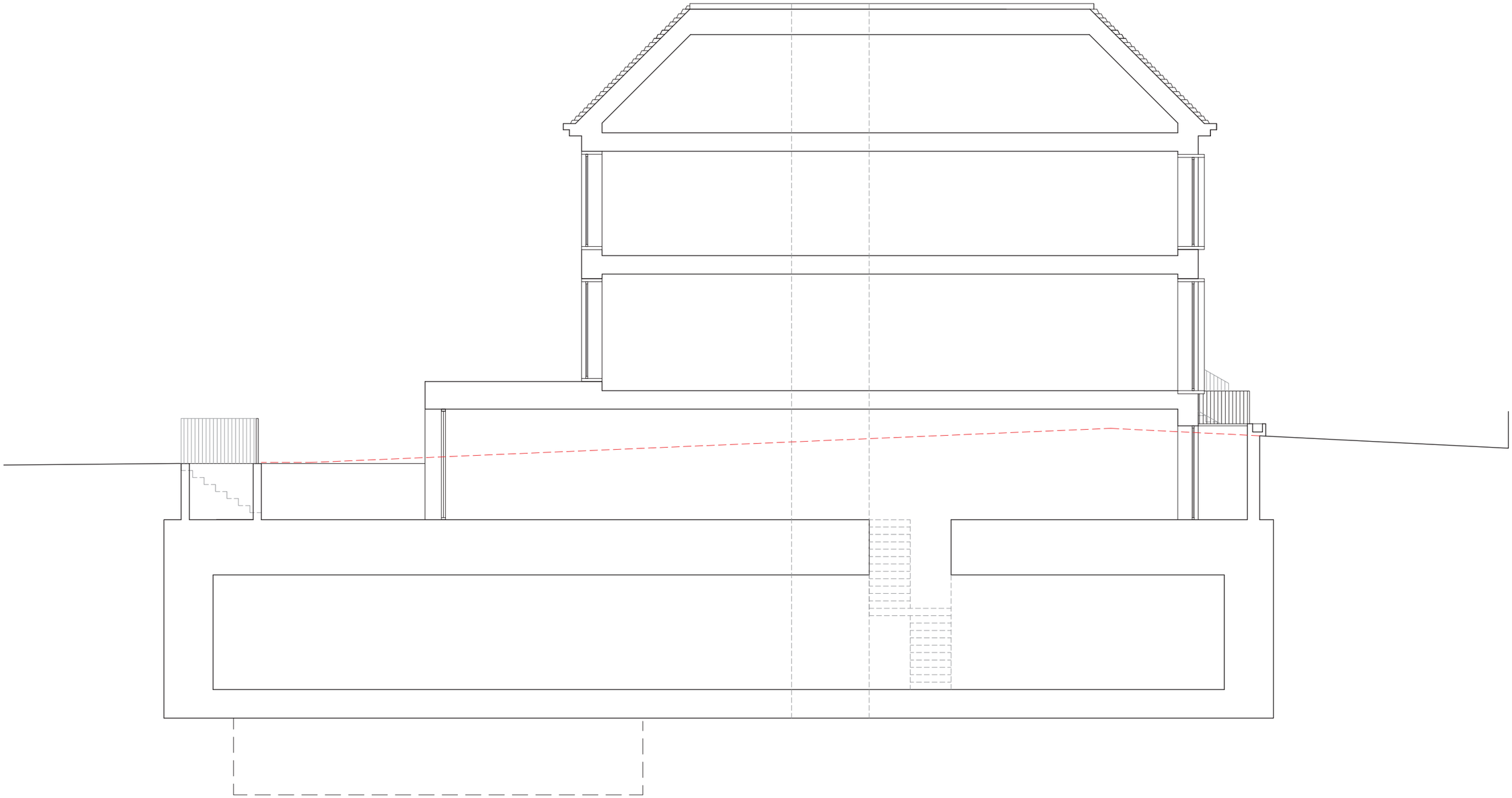
Elevation E - E
1:100 @ A3

REDINGTON GARDENS

MEK

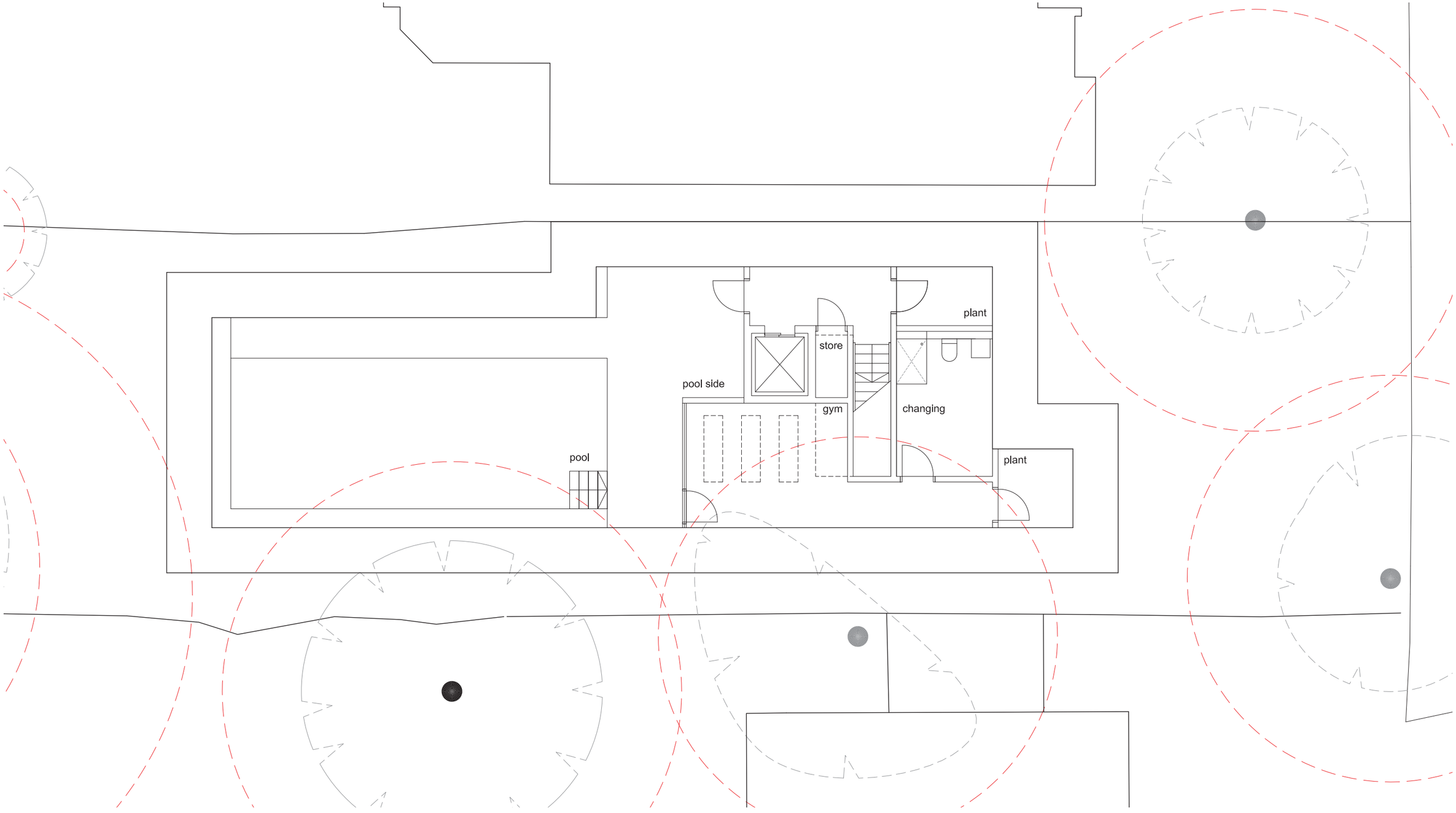
Section A - A
1:100 @ A3





Section B - B
1:100 @ A3

4.4 DESIGN LAYOUT

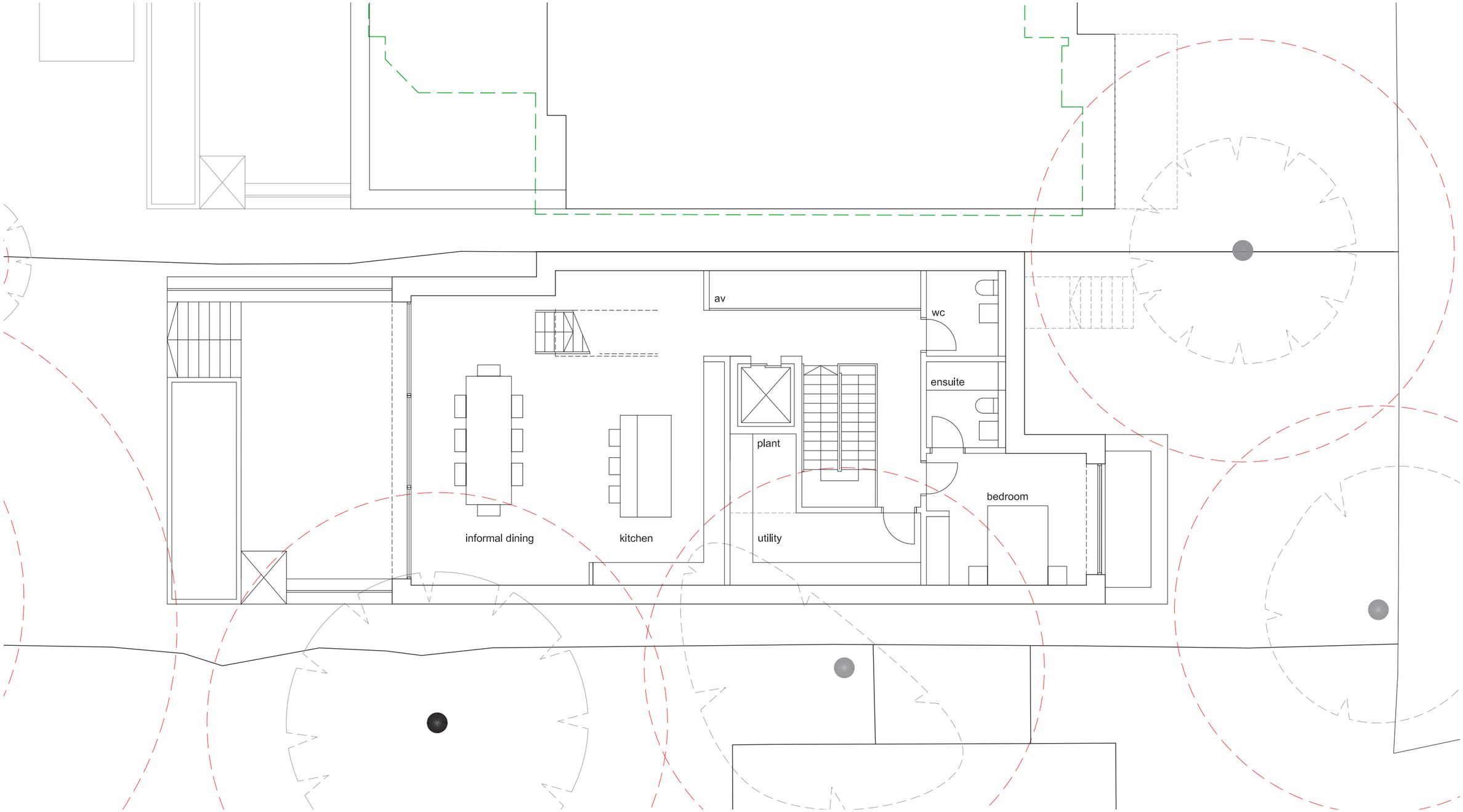


N
Basement Plan
1:100 @ A3

REDINGTON GARDENS

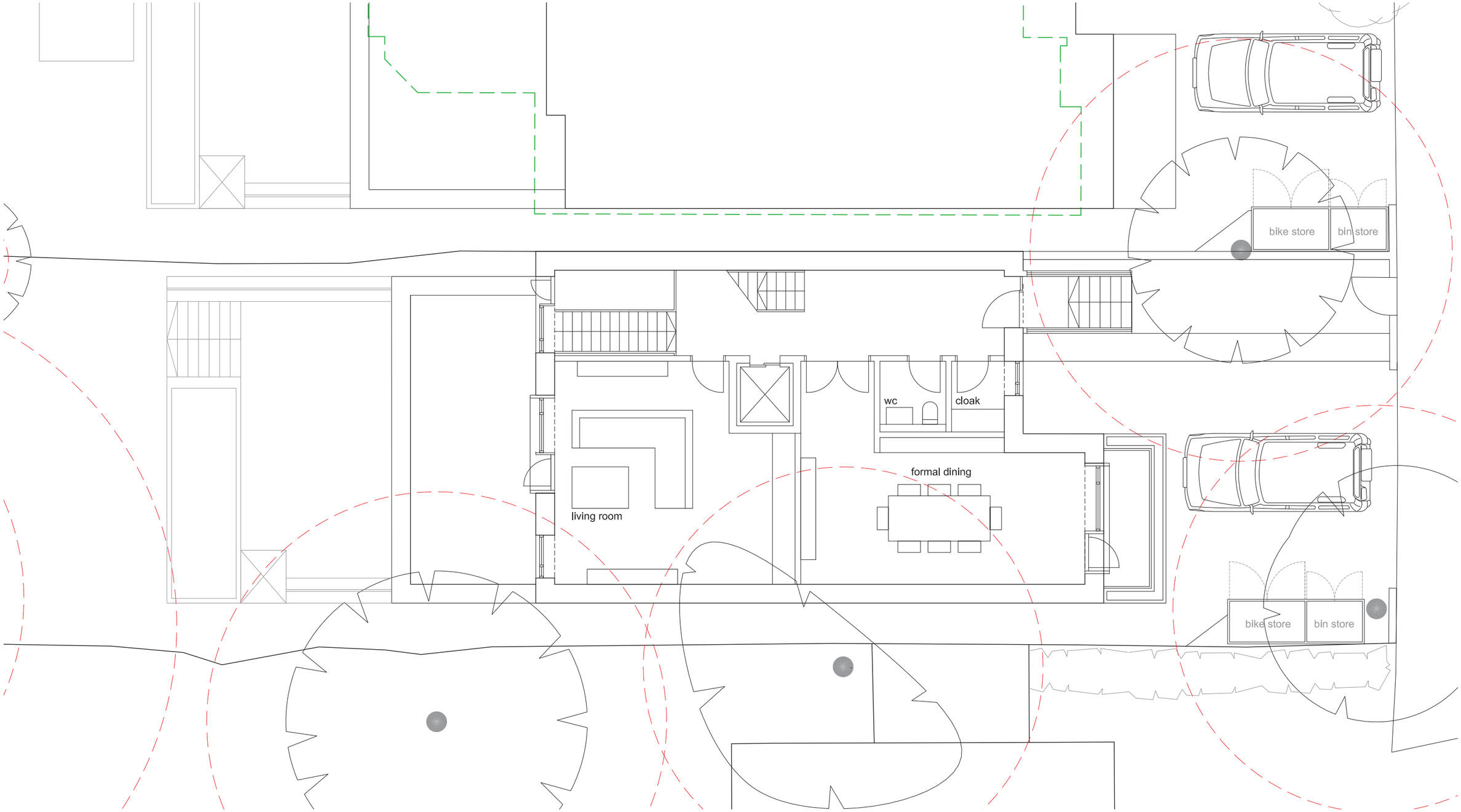
dMFK

4.4 DESIGN LAYOUT



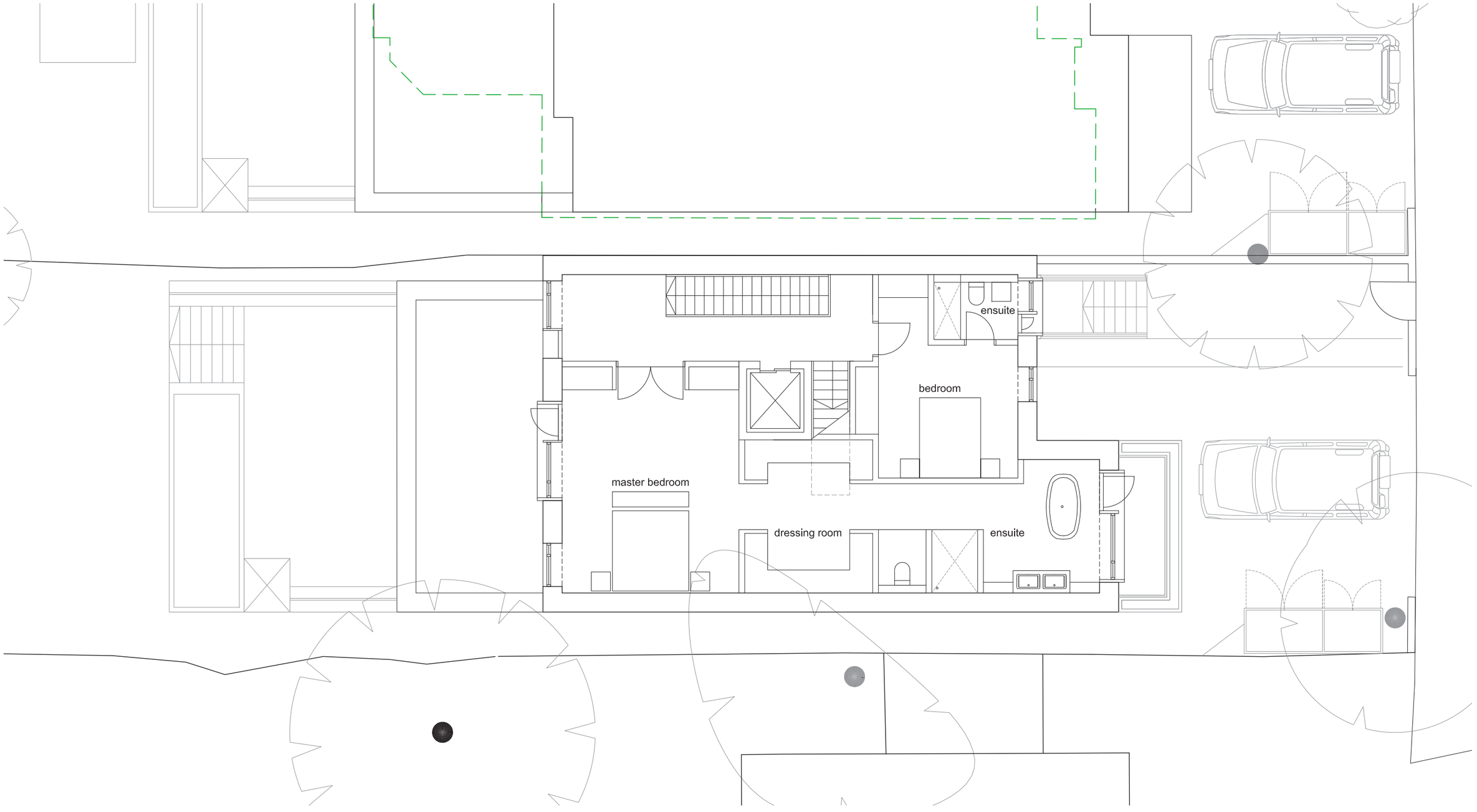
N
Lower Ground Plan
1:100 @ A3

4.4 DESIGN LAYOUT



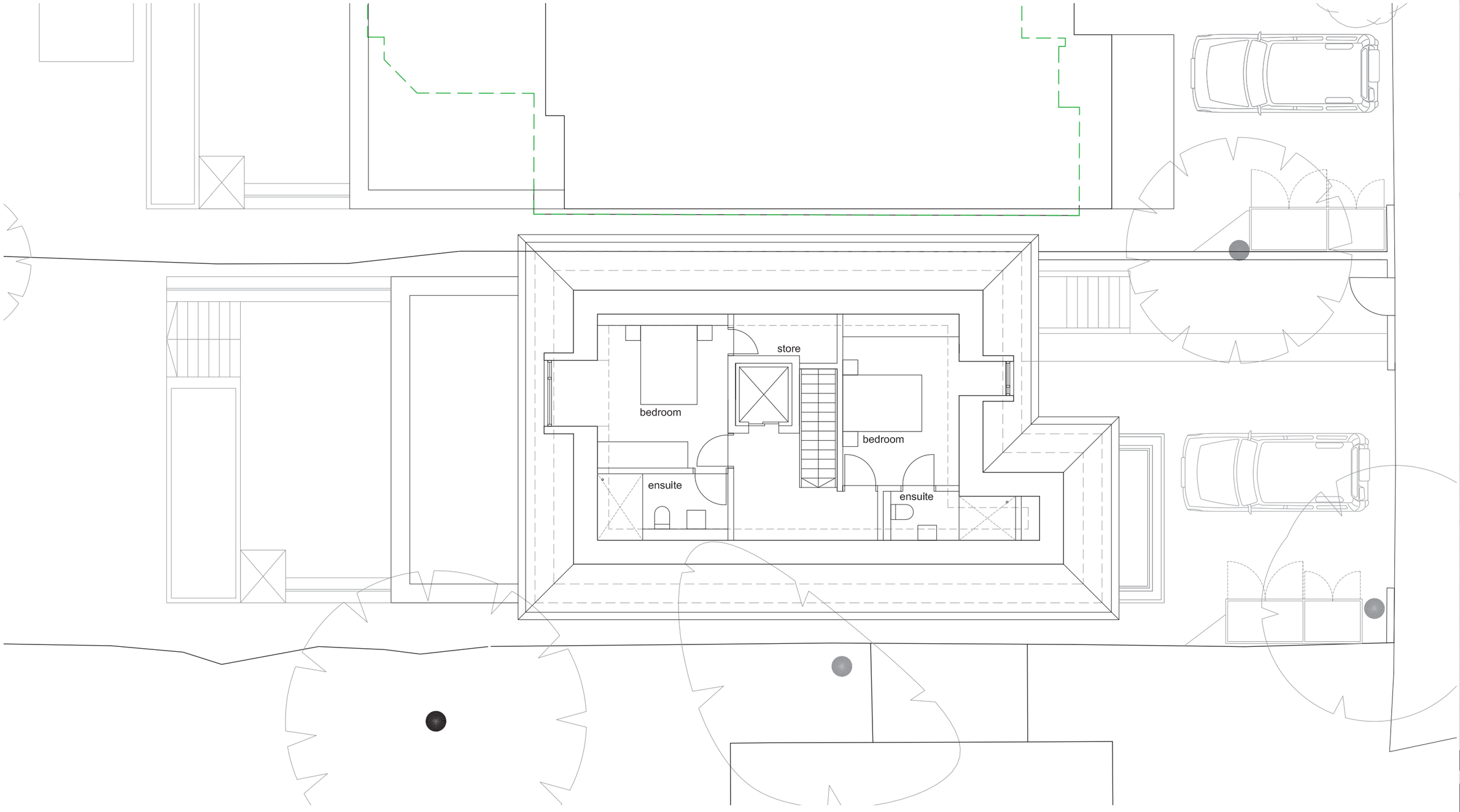
N
Upper Ground Plan
1:100 @ A3

4.4 DESIGN LAYOUT



N
First Floor Plan
1:100 @ A3

4.4 DESIGN LAYOUT



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Second Floor Plan
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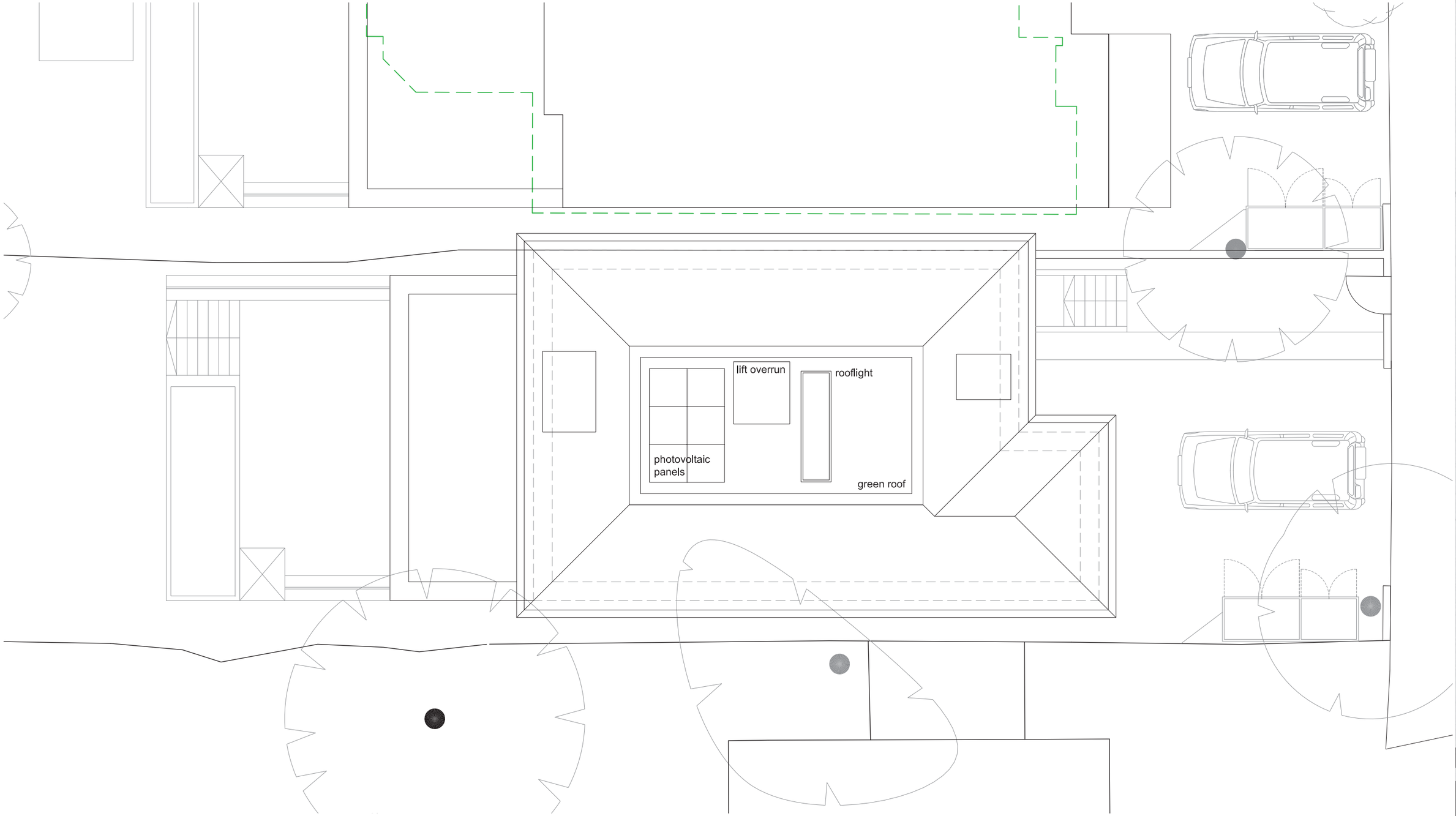
4.4 DESIGN LAYOUT



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Roof Plan
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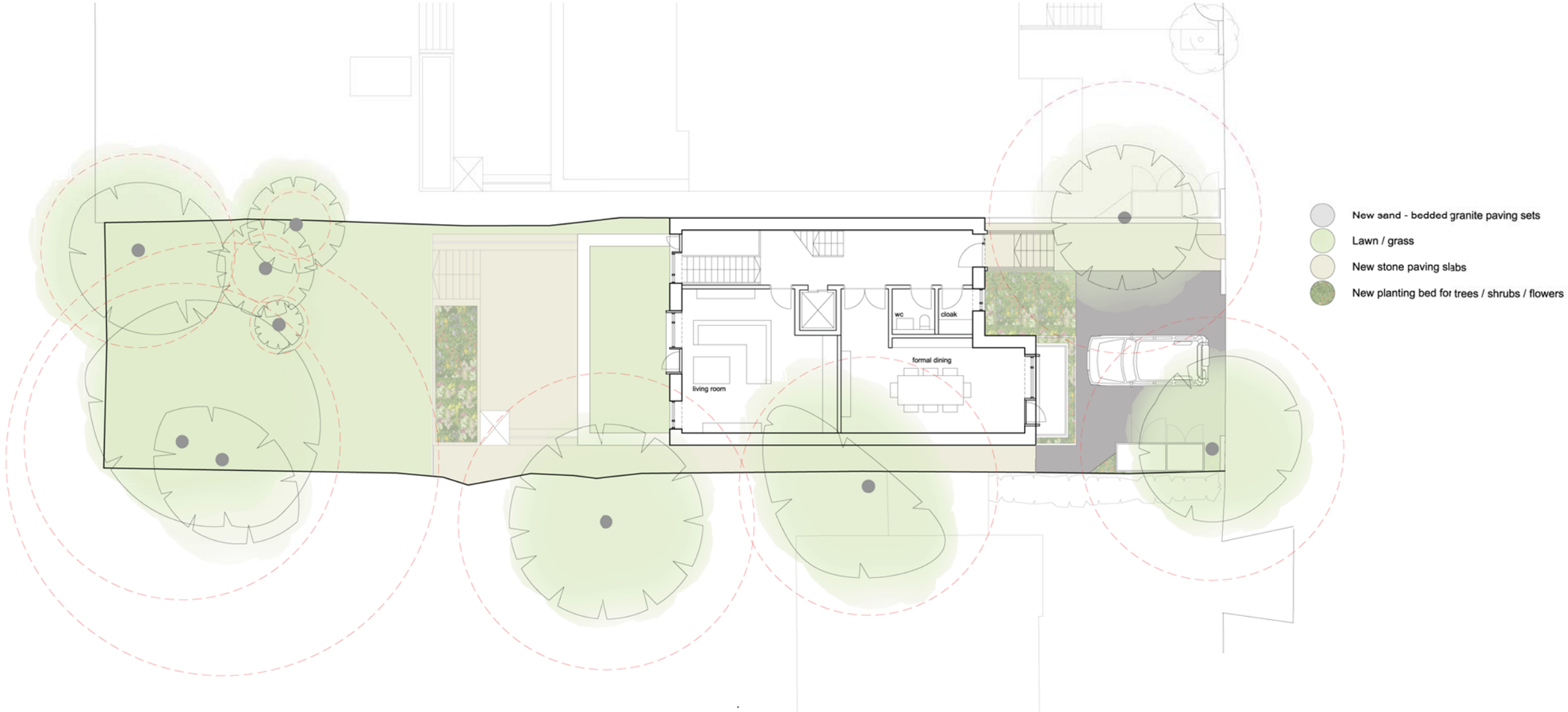
5.0 PROPOSED DESIGN - LANDSCAPE

5.1 SITE PLAN



N

Structural Landscape Proposal
1:200 @ A3

Front Elevation Sketch

Rear Elevation Sketch

6.0 SUSTAINABILITY

6.1 LIFETIME HOMES ASSESSMENT

1. PARKING (WIDTH OR WIDENING CAPABILITY)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

The proposal will provide more than is required space to ensure ease of getting in and out of the vehicle for all users: the driveway is 6200mm

2. APPROACH TO DWELLING FROM PARKING (DISTANCE, GRADIENTS AND WIDTHS)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.
Criterion (2) Approach to dwelling from 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.

The access to the front (principle entrance) of the house will be stepped. The stairs and handrails proposed are to be compliant with Part M Regulations.

Step free access will be provided between the parking and the rear entrance.

The proposed house has a 1:20 rise from the existing pavement to the front facade. There is a gentle downwards slope from the front facade to the rear facade (1:25) with a lift that provides step free access to the lower ground floor.

3. APPROACH TO ALL ENTRANCES

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long.

Step free access will be provided between the parking and the rear entrance.

The proposed house has a 1:20 rise from the existing pavement to the front facade. There is a gentle downwards slope from the front facade to the rear facade (1:25) with a lift that provides step free access to the lower ground floor.

4. ENTRANCES

All entrances should:
a) Be illuminated
b) Have level access over the threshold; and
c) Have effective clear opening widths and nibs as specified below.
In addition, main entrances should also:
d) Have adequate weather protection*
e) Have a level external landing.*

The entrance will exceed the minimum requirements a, b, c, d and e.

5. COMMUNAL STAIRS AND LIFTS

Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

Required specification for Criterion 5a - Communal Stairs
Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open.

Required specification for Criterion 5b – Communal Lifts (where applicable)
Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:

- Have minimum internal dimensions of 1100mm x 1400mm.
- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

Good practice recommendations that exceed, or are in addition to, the above requirements:

- Provide lift access to all dwellings above entrance level as far as practicable.
- Provide access to two lifts within blocks of 4 or more storeys.
- Where lift access is not provided, consider potential to enable provision at a later date (by provision of space and/or adaptation).

As a private residence, there are no communal stairs or lifts

6. INTERNAL 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 width of doorways and hallways should conform to the specification below.

All internal doorways are 900mm or wider, and all internal corridors 1000mm or wider, therefore providing more than the minimum space provision for ease of mobility.

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.

As with criterion 6, there is adequate circulation space.

8. ENTRANCE LEVEL LIVING SPACE

A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').
A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space for the household and visitors. Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9, or the through floor lift space of Criterion 12).

The living room, dining room, and a WC are all provided on the upper ground floor entrance level. The lift allows stepfree access to all floors of this proposed house.

9. POTENTIAL FOR ENTRANCE LEVEL BED-SPACE

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).
Criterion (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.

All bedrooms are accessible via lift access. Nevertheless, there is sufficient space on the ground floor that could be converted into a bedroom if necessary in the future.

10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE

Principle: Provide an accessible WC and potential showering facilities for:
i) any member of the household using the temporary entrance level bed space of Criterion 9, and:
ii) visitors unable to use stairs.

Criterion (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 – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

The lift allows step free access to all floors of this proposed house.

11. WC AND BATHROOM WALLS

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

Criterion 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.

Required specification to achieve Criterion 11
Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

The proposal will be fully compliant.

12. STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING

Principle: Enable access to storeys above the entrance level for the widest range of households.
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.
Required specification to achieve Criterion 12a - Stairs
In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.
A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

A large through-floor lift is proposed, providing access to all floors. Furthermore, all internal staircases are 900mm or greater than 900mm.

13. POTENTIAL FOR FITTING OF HOISTS AND BEDROOM / BATHROOM

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.
13 – Potential for future 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.

Required specification to achieve Criterion 13
Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.

Good practice recommendations that exceed, or are in addition to, the above requirements
Locate this bedroom and bathroom adjacent to each other with a connecting full height 'knock out panel' sufficient to form a direct doorway with a minimum clear opening width of 900mm between the two rooms, or have a direct (en-suite) link with a minimum clear doorway opening of 900mm from the outset.
Where locating these two rooms adjacent to each other is not practicable, have their doorways adjacent to each other, or opposite each other.

Proposal is compliant with Criterion 13. Furthermore, all bedrooms have en-suite bathrooms with 900mm wide doorways.

14. BATHROOMS

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.
Criterion (14) – Bathrooms
An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

All bedrooms have en-suite bathrooms.

15. GLAZING AND WINDOW HANDLE HEIGHTS

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Criterion (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 (see Note 1).

Required specification to achieve Criterion 15
To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable). There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

All living spaces and habitable rooms have compliant windows. Furthermore, there is sufficient clear space in all rooms for wheelchairs to approach the windows.

16. LOCATION OF SERVICE CONTROLS

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Criterion (16) - Location of service controls Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.

Required specification to achieve Criterion 16
Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.
For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

Design at tender stage will ensure proposal is compliant with criterion 16.

6.2 ENERGY / RENEWABLE ENERGY STATEMENT

Executive Summary

Low environmental impact will be an essential feature of the design of the proposed 24 Redington Gardens redevelopment. This Energy and Sustainability Statement outlines the development's approach to sustainability, energy efficiency and renewable energy strategies in order to meet the targets set out in the guidance from Camden Council.

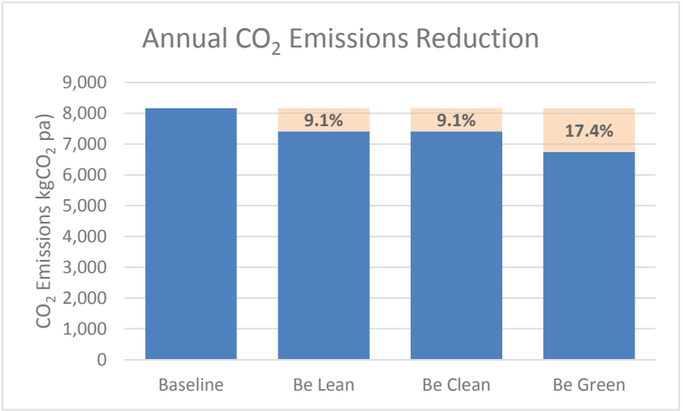
The development is located in the Redington Conservation Area and as such is subject to special consideration under Camden Planning Guidance 3 (CPG3).

To benchmark the design process, the Code for Sustainable Homes methodology has been applied1. It considers the broad environmental concerns of climate change, pollution, impact on occupants and the wider community. It balances these with the need for a high quality, safe and healthy internal environment. These standards go beyond the requirements of the Building Regulations. As a minor development, 24 Redington Gardens is not required to achieve any level of Code for Sustainable Homes standards, however the method was adopted as guidance in order to create high quality dwelling.

Good practice sustainability measures have been incorporated in the design, including:

- Thermal insulation levels for all building elements will be increased beyond the Building Regulation requirements, thereby substantially reducing the building's heat losses;
- Mechanical Ventilation with Heat Recovery will be provided to reduce the heating loads associated with providing fresh air;
- High efficiency gas boiler will provide the heating and domestic hot water;
- Waste water heat recovery can provide additional energy savings by allowing discharged shower water to be recovered and used to heat the incoming cold mains into the shower inlet.
- All light fittings will be low energy fittings;
- All energy supplies will be metered using smart meters, with energy display devices located in a visible place to enable the homeowner to monitor and therefore take actions to reduce their CO2 emissions;
- The combination of proposed energy efficient measures (Be Lean) result in a reduction in CO2 emissions of 9.1%;
- The London heat map indicates that there is currently no opportunities to connected to an existing or proposed district heating network;
- The limited size of the development's thermal load and the mismatch with its electrical profile suggest that CHP is not viable for this development (Be Clean);
- An extensive range of low and zero carbon technologies have been considered in terms of providing a proportion of the development's energy demand in line with planning policy (Be Green);
- The analysis indicates that a Photovoltaic array of approx. 1.5kWp could be accommodated, which could provide a further 8.3% reduction in the site's CO2 emissions;
- All timber used on site will be purchased from responsible sources such as FSC approved vendors;
- New materials will be selected to take into account their overall environmental impacts and that they follow the Redington Conservation Area guidelines to preserve the look of the area;
- Recycling facilities will be provided for the home owner to reduce waste during operation;
- Water use will be minimised by the specification of water efficient taps, shower heads and dual flush toilets;
- All construction on site will be managed in an environmentally sound manner in terms of resource use, storage, waste management, and potential sources of nuisance or pollution.

The combination of the measures outlined could potentially provide a 17.4% reduction over the Building Regulations CO2 emissions targets.



	Carbon dioxide emissions (tonnes CO_2 per annum)	Cumulative Reduction (tonnes CO2 per annum)	Cumulative % Reduction
Baseline	8.17	-	-
Be Lean	7.42	0.75	9.1%
Be Clean	7.42	0.75	9.1%
Be Green	6.75	1.42	17.4%

Carbon Emission Reduction for 24 Redington Gardens

7.0 CRIME PREVENTION

This proposal aims to follow the standards listed in 'Camden Planning Guidance - Designing Safer Environments'.

Design elements such as windows, doors and lighting will aim to follow the standards set out by the guidelines. The safety of those who occupy the site will be fully considered within the proposal eg: the front of the proposal is an 'active' open area.

Following planning approval, we aim to contact the Police Crime Prevention Design Advisors for additional input on making the proposal 'crime proof'.

8.0 CONCLUSIONS

SUMMARY

This document has outlined the analyses, design processes, technical and sustainability studies undertaken to create one family home at 24 Redington Gardens.

The existing building is not identified by the Council as a building that makes a positive contribution to the conservation area and this view is corroborated by the assessment undertaken by NLP.

From a Conservation perspective, it is felt that the replacement building will preserve the character and appearance of the conservation area. The design principles are consistent with an established tradition of high quality modern buildings in Camden and Hampstead in particular. The proposal is of intrinsically high quality design, detailing and materials, and it is consistent with the prevailing urban grain, scale and mass.