LYNAS SMITH

2016/2082/P - **PC7 Drainage System**

1602 HOLMES ROAD

30/06/2016
Revision: P1

RESPONSE TO COMMENTS RECEIVED BY LBC ON 7th JUNE 2016 IN RELATIONG TO PC7.

LBC Comment 1. The TER seems to be lower than the DERs for many of the units at the 'Be Lean' stage – this isn't quite right. The TER should be a building regulations compliant building. Please explain why then the DER is worse (higher) than the TER. They are proposing very good u-values and good air tightness.

1. The building regulations allow individual dwellings to have a DER higher than the TER if the building as a whole, using an area weighted average, has a DER lower than TER which is what the document shows.

(Response from Malcolm Hollis – M&E Consultant)

LBC Comment 2. It's great that solar PV is providing at least 34% of the energy for new units. They've said that the PV array will be covering a roof area of 43m2, but that there is potential for 197m2 – could you ask them why they are not extending the PV array further if they can? Will there be plans to do so?

2. A PV system is being provided to meet the planning requirement to reduce emissions by a total of 35%. To achieve this a 10.75 kWp array is required. The area stated in the report is indicative and may change depending upon the final specification of panel, invertor and location.

(Response from Malcolm Hollis – M&E Consultant)

LBC Comment 3. Any developments not connecting to a DEN network and not providing onsite CHP we would normally ask to future proof their development to enable connection to a future network, and also provide financial contributions towards the development of a decentralised energy network elsewhere in the borough.

3. Pipework will be provided between the building and site boundary to allow connection to a district heating system should one be installed (section 3.4 of Sustainability Action Plan and Energy Efficiency and Renewable Energy Action Plan).

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(Response from Malcolm Hollis – M&E Consultant)

LBC Comment 4. They've also said that the solar PV array will be tilted at 10 degrees – we encourage a 30 degree tilt for optimal performance – what is the reason they are only tilting it at 10 degrees? Can they also confirm that the solar panels are facing south?

4. The installation angle for the PV array will be determined during the specification stage as noted in item 2 above.

(Response from Malcolm Hollis – M&E Consultant)

LBC Comment 5. The water efficiency report information missing in the appendices.

5. In terms of Water Efficiency, we will be using the Fittings Approach under Part G of the Building Regulations, whereby less than 125 litres/person/day is consumed. This shall be adopted during the detailed specification of all sanitary appliances.

LBC Comment 6. There is no information on how the development meets sustainable design principles as outlined in DP22 – I've copied and pasted the relevant table below:

6. The design has been carefully considered with sustainability principles in mind as outlined below:

- All areas of the building shall be naturally ventilated where possible. The commercial units will have large openable roof lights and all residential units have direct amenity access from the living room to an external amenity space. The windows are designed to have a fixed viewing panel and an openable panel in all habitable rooms.

- The layouts of the units has been designed so that habitable rooms are to the external walls and services, storage cupboards and bathrooms have been pushed internally within the plan.

- All spaces shall receive as much natural light as far as possible through large full height glazed elements and high ceilings which allow light to reach deep into the rooms. Some of the units also have double height living areas with additional roof lights, thus further reducing the need for artificial lighting.

- PV's have been incorporated onto the south facing roof where they are most efficient.

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- A green roof has been provided and grasscrete has been incorporated into the landscape strategy shall be used to the forecourt to aid surface drainage.

- The window reveals are deep so that the glazing is set back from the external wall to allow for shading. The balconies are also recessed within the building to provide shading and avoid excessive solar gain.

- Cycle parking spaces will be provided in each commercial space at Ground Floor. Showers are also provided for the staff of the commercial units, encouraging people to cycle to work.

- 16 cycle spaces for the residential units shall be provided in the courtyard space close to the residential core.

- Although we are limited on the amount of landscaping, we have altered a current hard standing concrete yard to create a green space with small trees and a proposed green roof to encourage bio-diversity.

- We have incorporated a dedicated refuse store which includes the required amount of storage for general refuse and recycling refuse as well for compost waste which is close to the residential core.

- In designing to adapt to climate change, as suggested in DP22, section 22.15, we have provided natural ventilation, summer shading, vegetation and openable windows as well as external space to every unit. We have also provided permeable paving at ground floor level and a green roof to help with surface water.

- Air tightness figures are included in the reports produced by Malcolm Hollis.

- No heat rejection equipment is associated with the proposed residential development.

- Each apartment will be provided with dedicated gas, water and electricity meters.

-In terms of fabric/services, this is outlined fully in the Energy & Sustainability Action Plan Document which has been produced by Malcolm Hollis,

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