8 SUSTAINABILITY

8.1 SUSTAINABLE DESIGN PRINCIPLES

The building is designed with the highest possible regard for sustainability, which meets the policy recommendations of the London Borough of Camden.

The underused site is located in an extremely accessible location and is brought back into beneficial use by providing an efficient and inclusive housing development. The partial demolition and refurbishment of the existing pub building provides significant social and environmental benefits in comparison to demolition, including the reduced landfill disposal, greater reuse of materials, retention of community infrastructure.

The passive design strategies adopted, include building layout and orientation with dual aspect units, efficient building envelope by targeting improved U-values and airtightness, maximising daylighting and utilising healthy materials and contributing to the alleviation of fuel poverty in the region.

The procurement of materials from a local source, or with a high-recycled content will minimise embodied carbon. We will also ensure all materials are responsibly sourced and of low environmental impact where feasible.

Renewable sources will play a key role in meeting UK Government's committed to reducing the UK's carbon emissions by 100% over 1990 levels through the Climate Change Act 2008. The combined use of an aerothermal source through a heat pump and a solar source with a photovoltaic (PV) system are measured adopted to create electricity and heat.

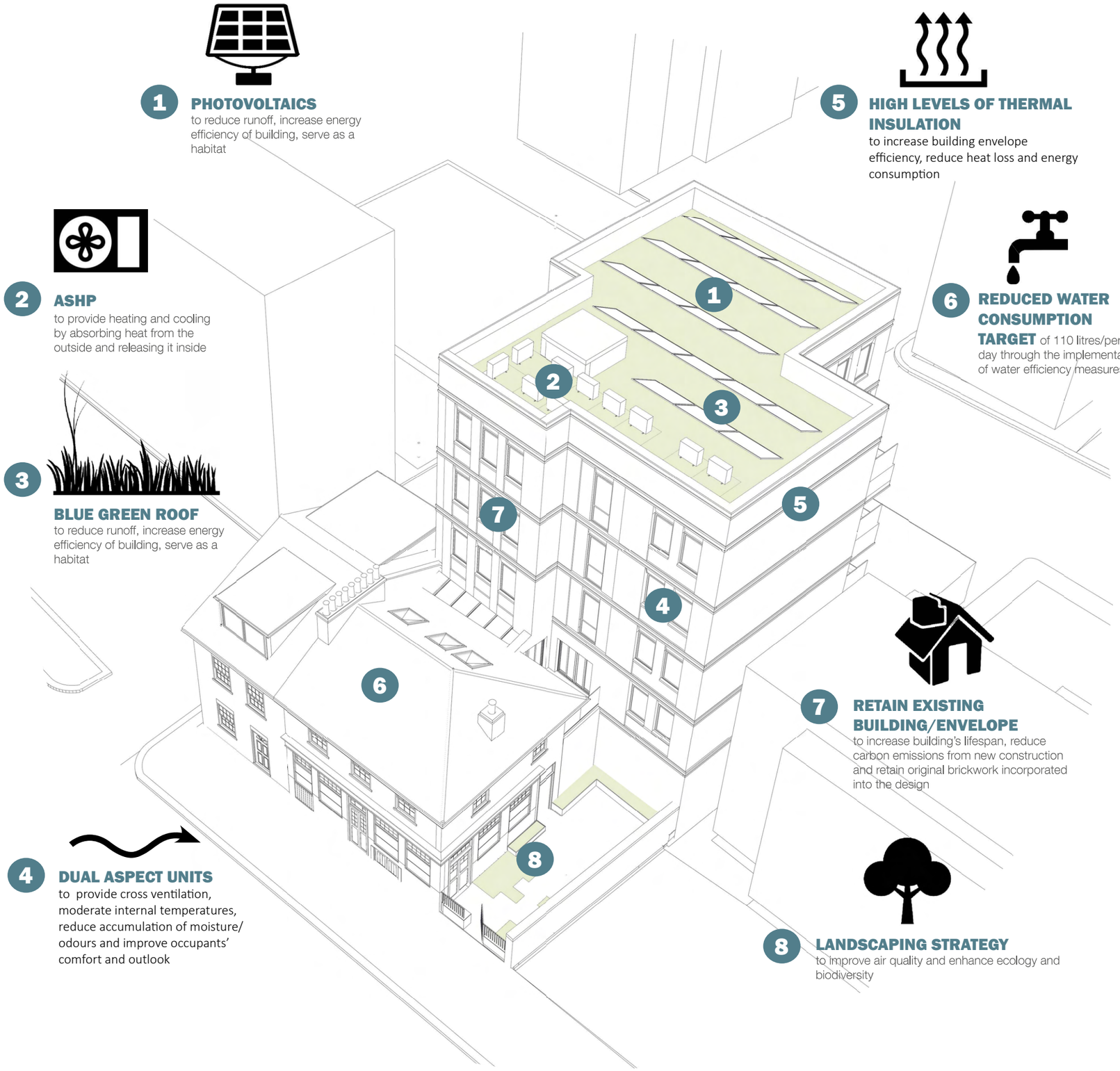
The project proposes to use a green roof which will absorb and retain water, reducing the run-off into the London sewer system, and enhancing biodiversity, moderating temperature and noise and lessening the Urban Heat Island Effect (UHIE). The scheme includes protection of ecology on site during construction and biodiversity enhancement measures.

The scheme saves water through a 110 litres/person/day through the implementation of low water-consuming fittings. Low energy lighting will be specified.

The landscaping strategy proposes planting specifically selected to help improve air quality by using pollution eating plant species. Protection of ecology on site during construction and biodiversity enhancement measures, will be adopted such as the introduction of bird and bat boxes where feasible.

A Sustainability Statement has been prepared by Eight Associates which accompanies this Planning Application. We have also worked alongside Eight Associates to produce an Energy Assessment which is also part of this submission.

All the above reports demonstrate the Design Team are committed to making the project as sustainable as it can be for a urban location site and under the current regulatory and policy context.



8 SUSTAINABILITY

8.2 ENERGY STRATEGY

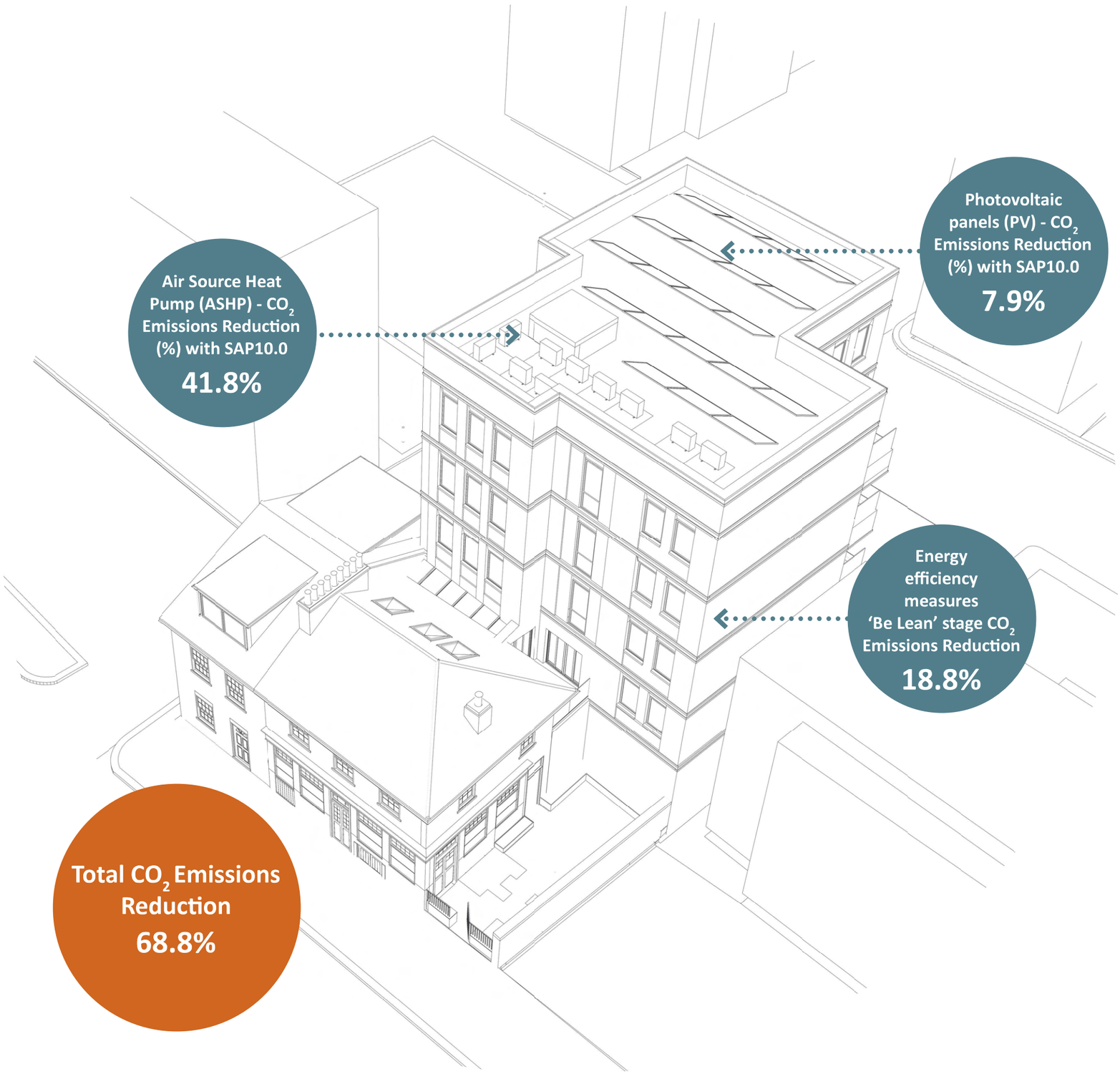
All flats and the refurbished house have been modelled for the purposes of the energy assessment issued by Eight Associates in April 2022.

On a small site of just 370m² we have managed to provide 10 units each with their own private amenity space and landscaping areas, while still achiving on-site CO2 reduction of 68.5% beyond Building Regulations through energy efficiency measures and maximised of renewable technologies (Communal Air Source Heat Pumps and PV panels).

Key targets achieved:

- The whole development will reduce carbon emissions by 14.7% and 21.3% from the fabric energy efficiency measures described in the 'Be Lean' section using SAP 2012 and draft SAP 10.0 carbon dioxide emission factors, respectively.
- Total carbon emissions will be reduced by 36.0% and 68.5% over Building Regulations using SAP 2012 and draft SAP 10.0 carbon dioxide emission factors, respectively, with the further inclusion of a proposed air source heat pump and photovoltaic panels.
- The scheme meets and exceeds the target of overall 35% carbon reduction over Part L building Regulations as set out in the London Plan Policy SI2 and Camden's Policy CC1: Climate change mitigation.

Zero-carbon target can be achieved through a cash in lieu contribution to the borough's carbon offset fund. The carbon offset payment cost has been calculated as £15,210.



9.0 STRATEGIES

9 STRATEGIES

9.1 ACCESS STRATEGY

9.1.1 A new entrance is created for the pub building and another for the apartment block that allow level access from West End Lane and Abbey Lane respectively. The grounds surrounding the two entrances are secured and defined for their exclusive use by metal gates and railings.

9.1.2 The dwellings have been designed in accordance with:

- Part M of the Building Regulations
- Camden's Access for All CPG (March 2019) and Design CPG (March 2021).
- Apartments exceed minimum area standards set out in the London Housing Design Guide.

9.1.3 All dwellings provide well proportioned rooms, hallways and min. 900mm wide circulation zones and accessible WC facilities. Kitchens, dining areas and living rooms have been designed to allow space for turning of a wheelchair.

9.1.4 All pedestrian surfaces will be level with non-slip finishes.

Pub - House Access

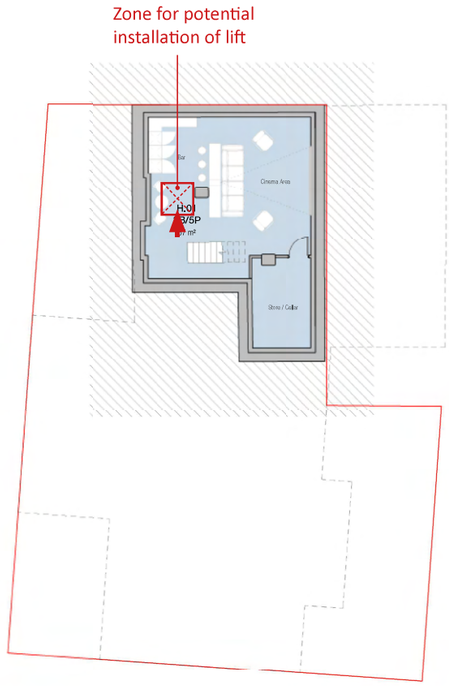
9.1.5 The access strategy is to activate West End Lane with residential accommodation by converting the ground floor of the disused Bird In Hand pub into a living kitchen area of self-contained house. The previously main entrance of the pub is fixed closed (refer to "Secure by Design" section) and a new main entrance door is added from the courtyard to the west. The existing double doors of the pub building fronting the courtyard are used as secondary access from the living area into the courtyard.

9.1.6 The upper floors accomodation and the basement cinema area can be accessed via a staircase facing the main entrance. Provisions for future lift installation is also considered. The house is capable of being adapted to fully comply with wheelchair accessibility requirements. A lift can provide level access from the ground floor entrance allow inclusive access to all floors.

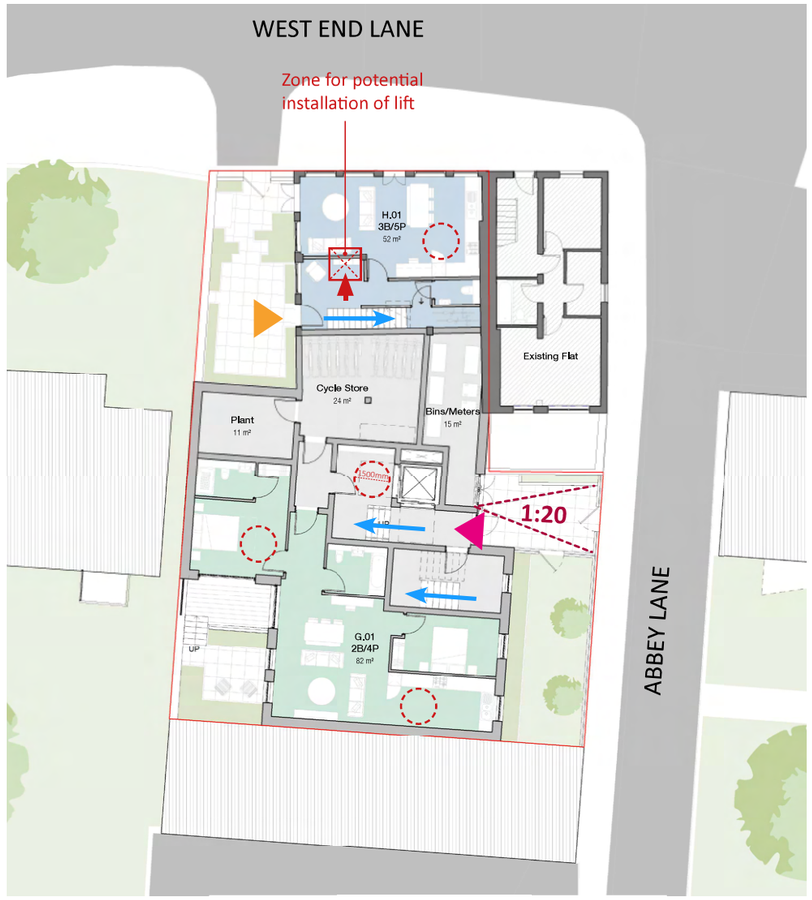
Apartment Access

9.1.7 Site constraints and flood risk mitigation measures necessitate an approach of 1:20 ramp from the metal gates to the front entance of the apartment block (refer to FRA & SuDS Report) and a split-entry to the ground floor apartment and plant room/cycle store. The split-entry ground floor has two distinct levels that are connected by a short- approximately 1m high - flight of stairs. Level access to the higher level is provided by a two-sided entrance lift.

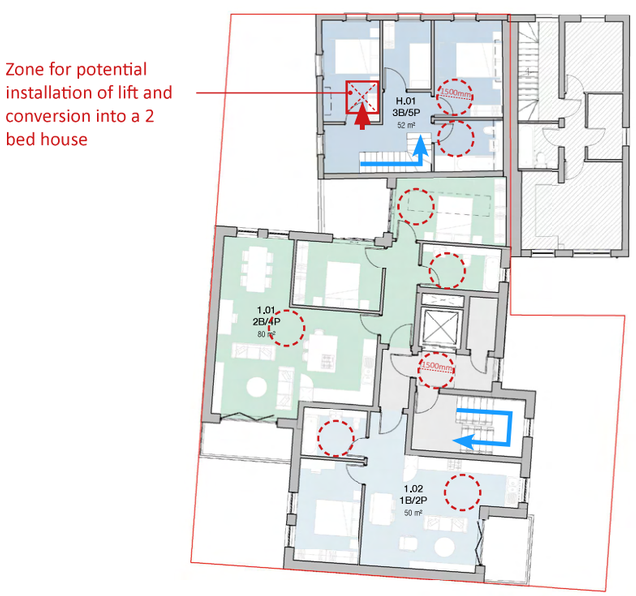
9.1.8 A single stair and lift core provides access to the other upper floor apartments with limited corridor circulation space for easy access in the case of an emergency.



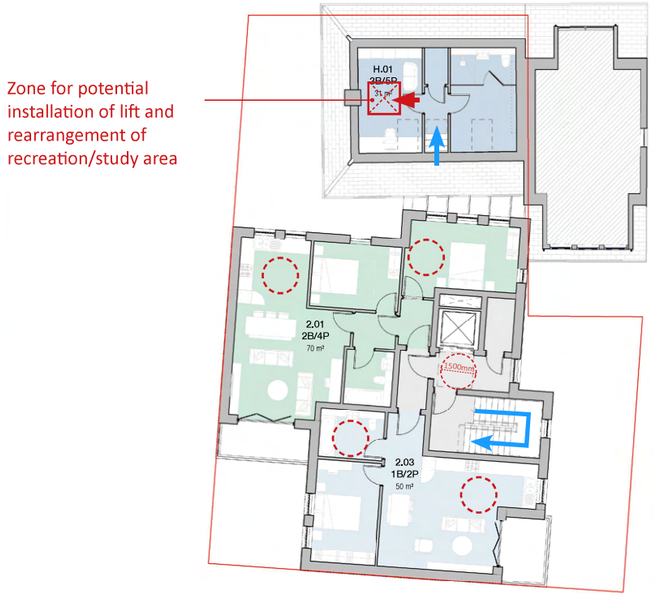
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

KEY

- Private Entrance
- Communal Entrance
- Stepped Access
- Ramped Access
- Lift zone
- Wheelchair turnig space

9 STRATEGIES

9.2 REFUSE STRATEGY

9.2.1 The refuse stores are located on for easy and safe collection from West End Lane. Both the commercial and residential stores have been designed in accordance with “CPG1 Design Storage” and “Waste storage and arrangements for residential and commercial units” (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste).

Apartment Refuse

	Required	Provided
Recycling:	1080 litres	1320 litres
General Waste:	1080 litres	1320 litres
Food Waste:	207 litres	240 litres
Garden Waste:	240 litres	240 litres

9.2.2 A janitor will move communal wheeled bins from their permanent storage space for collection to West End Lane on collection day.

House Refuse

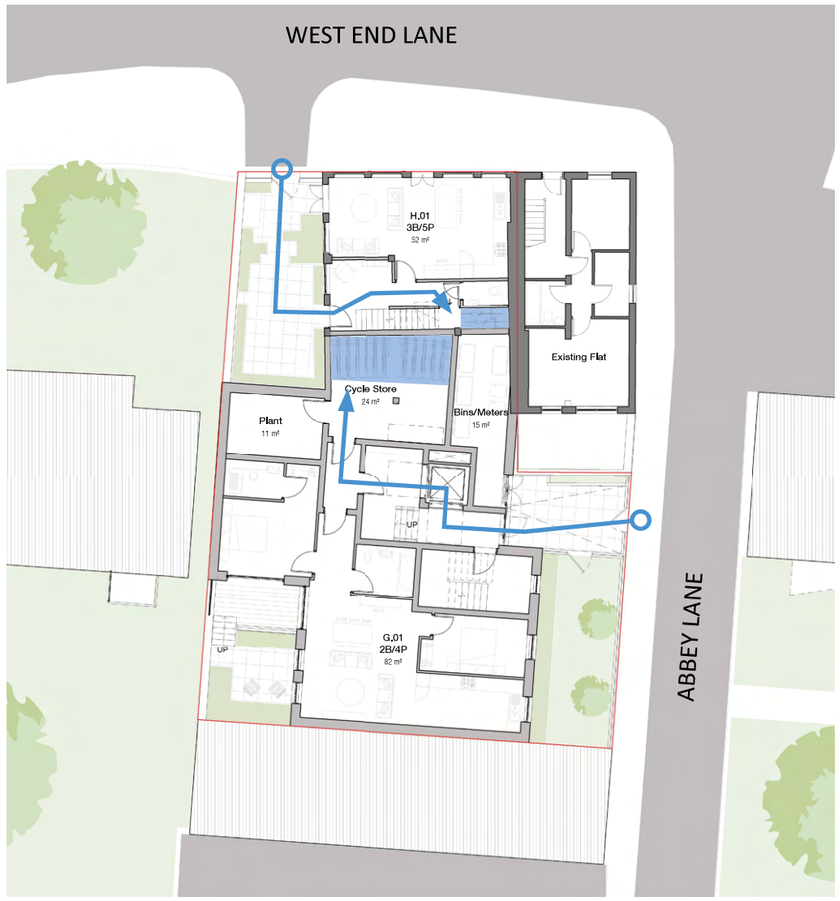
	Required	Provided
Recycling:	140 litres	240 litres
General Waste:	240 litres	240 litres
Food Waste:	23 litres	23 litres
Garden Waste:	240 litres	240 litres

9.3 CAR & CYCLE PARKING STRATEGY

9.3.1 The site has the highest PTAL rating of 6a because of its central London location and therefore a car free development is being proposed.

9.3.2 London Plan Policy T5 ‘Cycling’ sets out that appropriate levels of cycle parking should be provided, which should be fit for purpose, secure and well-located. Policy T5 sets out that developments should provide cycle parking of 1.5 spaces per 2 person 1 bedroom dwelling, and 2 spaces per all other dwellings. It requires that short-stay cycle parking associated with developments of between 5 and 40 dwellings should be provided at a rate of 2 spaces. The delvelopment provides 22 spaces in the apartment block and 2 spaces accessed separately in the house in line with the London Plan requirements.

REFUSE STRATEGY



CYCLE PARKING STRATEGY

KEY

- Access to Bin Store
- Access to Cycle Store
- Bin Collection Point

9 STRATEGIES

9.4 SECURE BY DESIGN

9.4.1 The following information is provided by the Design Out Crime Officer following consultation meeting held on the 3rd May 2022. The following comments and recommendations were made:

9.4.3 The site falls within the policing ward of West Hampstead. The top reported crimes for this area for the month of February 2022 (taken from the police UK website) are violence and sexual offences, antisocial behaviour, burglary and other theft. Burglary has been a prominent feature for the ward for the last three years.

9.4.4 Entrance area
- Natural surveillance from passing pedestrians and cyclists
- Area to be well lit at night
- Ground level bedding with defensible planting to prevent graffiti
- Low boundary wall enclosing the main entrance courtyard with gates

9.4.5 No. 14 Outdoor Area
Low level bedding with defensive planting

9.4.6 Main Entrance
- Main entrance door to be either LPS 1175 SR2 or STS 202 BR2 security rated product. Door to be single leaf, outward opening and auto-close. Encrypted key fob and data logging. Audio and visual intercom. No trades button.
- Access control box (by Gerda) wall mounted externally for London Fire Brigade access.
- All ground floor windows on the new block to be security rated to PAS24:2016

9.4.7 Adjacent Garages
Climbing opportunity making the gable end at risk of graffiti. Anti-graffiti treatment for the exposed brickwork.

9.4.8 Private Garden
All windows and doors be security rated to LPS 1175 SR2

9.4.9 Refuse Store
Single leaf door security rated to LPS 2081 or LPS 1175 SR2 or STS 202 BR2, auto-close, encrypted key fob and data logging

9.4.10 Cycle Store
Cycle store door be security rated to LPS 2081, single leaf and have an auto close feature

9.4.11 Access to Communal Areas
Maglocks to be integral to the frame and positioned one (1) third from the top and one (1) third from the bottom of the frame.

9 STRATEGIES

9.4.12 Entrance Lobby Area
By having access control on the door in the lobby area accessing the stair core and the other door which provides access to the corridor containing the cycle store access and the ground floor residential units it will create an airlock style lobby. This feature will reduce the access that a trespasser has if entry is gained into the reception area

9.4.13 Each door accessing a residential corridor from the stair core to be key fob access controlled. Push to exit button on the residential side to assist with egress in an emergency. Each door leading from the lift lobby on each floor to be access controlled.

9.4.14 Location of the post area out of view of the main entrance doors. DHTS 009 security rated mailboxes.

9.4.15 Apartment Doors
AS24:2016 doors with spyholes for internally accessed front door sets.

9.4.16 Emergency Egress
Avoid green break glass if possible and instead look at fail safe overrides coupled with push to exit for emergency egress. If green break glass is required consider a shroud/housing to protect them being activated in error.

9.4.17 Private Courtyard Garden
A balance needs to be reached between surveillance and privacy. Reduce the number of entrances into the ground floor area. Enclose area through high railing fence with security rated gate

9.4.18 Existing Pub Doors
The existing doors to be replace with a security rated door set to PAS24:2016.

9.4.19 Pub The new proposed door leading into the courtyard area
PAS24:2016 security rated.

9.4.20 Pub The existing main entrance door
Door to be fixed closed to increase security and retain conservation feature.

9.4.21 Pub Ground Floor Windows
Secondary glazing to PAS24:2016 standard or an internal retractable grille to increase security and retain conservation feature.

9.4.22 Pub Post
External mailbox rated to DHTS 009.

9.4.23 Other Considerations
CCTV with complimentary lighting to be considered for the exterior/ entrance and communal areas (internal). A formal, overt CCTV system should be installed and maintained by a member company of either the National Security Inspectorate (NSI) or the Security Systems and Alarms Inspection Board (SSAIB). Any such company will install a system to the British Standard. Images should be retained for a minimum of 30 days. This system would need to be registered with the Information Commissioner's Office, as it would be recording public areas. Appropriate signage indicating this fact needs to be displayed.

METASHAPE | ARCHITECTS

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