

Sustainability statement in support of the Planning Application for the change of use of 43 Queens Avenue, N3 2NN, from one single dwelling house to two apartments

This statement responds to the London Borough of Barnet's sustainable development policies (Supplementary Planning Document: Sustainable Design and Construction) in relation to water usage, CO2 emissions reductions and accessibility

WATER USAGE

Both proposed units have 100% of their water supplied through an individual water meter. Furthermore, a number of water reduction measures have been taken in order to comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day:

- Both WCs are equipped with dual flush functionality
- All kitchen and basin taps have been fitted (and new will be fitted) with aerators and flow regulators
- The two bathrooms (1 for each unit) have no bathtubs but shower cubicles. Shower heads are fitted with flow control.
- The existing washing machine (energy rated A+++) has Quick wash setting (15 mins cycle) and ActiveWater technology, which makes sure the precise amount of water is used for each wash. This machine has 6kg max load capacity and ECO settings. A second WM with similar characteristics will be fitted for the second unit.
- The existing dishwasher (A+) has ECO settings. A new one with similar characteristics will be fitted for the second unit

Additional water saving measures, such as save-a-flush bags for each of the two WC pans and a water butt for the garden flat can also be put in place

CO2 EMISSIONS REDUCTION

The house has been fully upgraded. This includes new floor, walls and roof insulation (using Kingspan TF70 and TR27/FM LPC) – detailed information about insulation and other aspects of the project can be supplied through the specification document prepared by MK Architects (used by our building firm).

As part of this recent renovation work, we have new central heating systems with 2 new combi boilers (Vaillant ecoTEC plus 24) serving each of the two proposed flats, single glazed have been replaced with double glazed windows and room thermostats have been fitted.

We attach SAP calculations for the whole house, as well as an EPC (dated 20 January 2017), which shows that the downstairs area achieved 75 out of a possible 76 rating. The fitting of low energy lighting will bring the proposed apartment to reach maximum energy efficiency for this type of building.

We have installed a timer switch light in the (communal) entrance hall.

All appliances are energy rated A and above (with the exception of 1 tumble dryer, which is rated B)

ACCESSIBILITY

The proposed apartments have been designed to meet Part M4(2) of the building regulations.