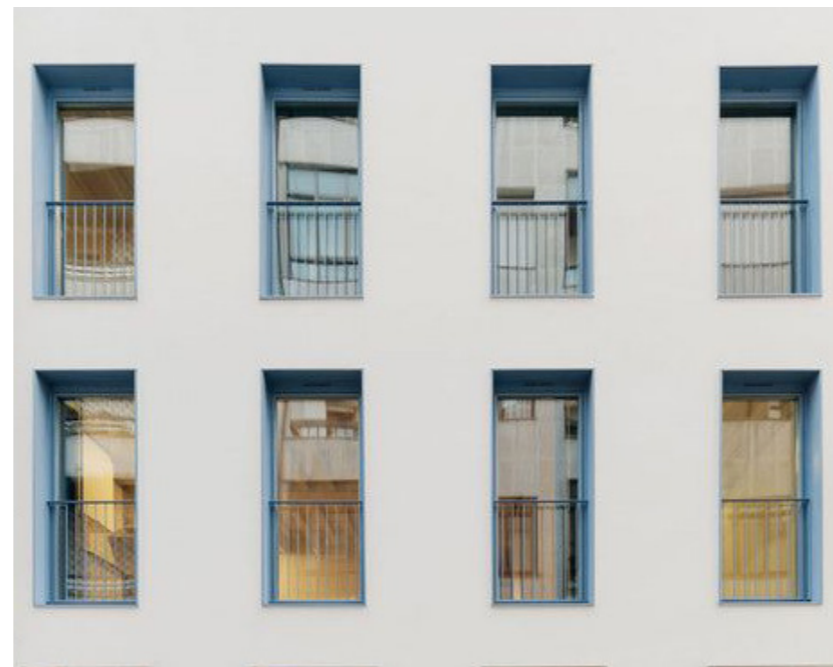


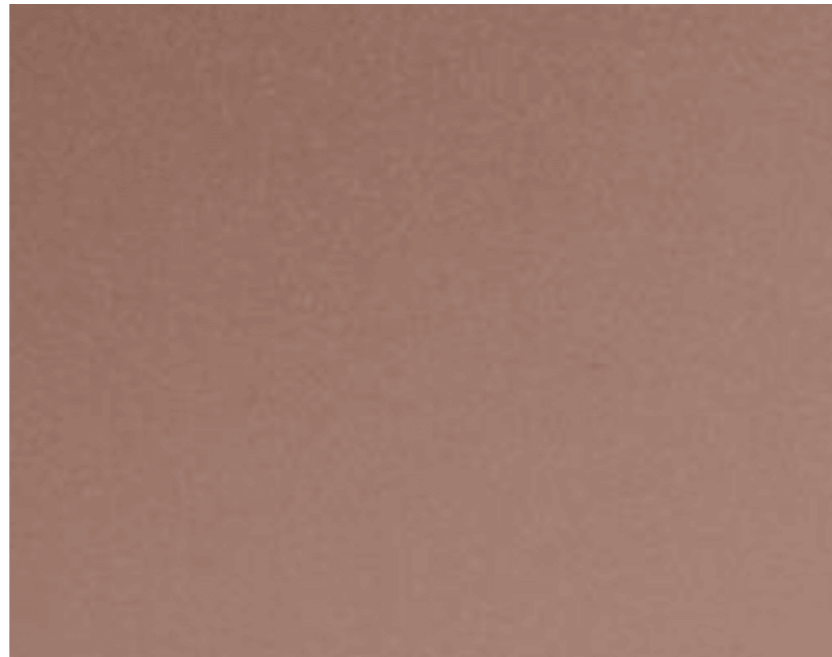
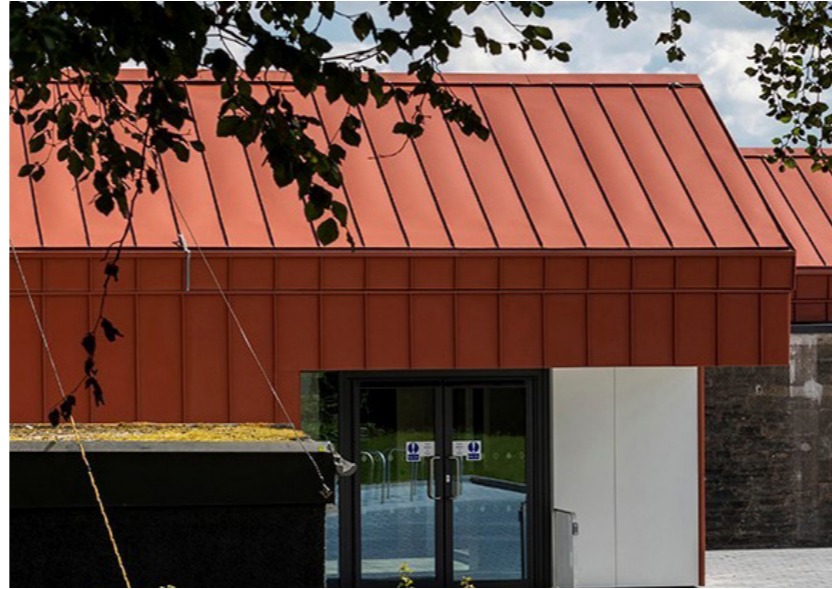
5.0 DESIGN STRATEGY

5.4 LANGUAGE PRECEDENTS



5.0 DESIGN STRATEGY

5.5 MATERIAL & COLORATION PRECEDENTS



5.0 DESIGN STRATEGY

5.6 ENERGY AND SUSTAINABILITY - HQM

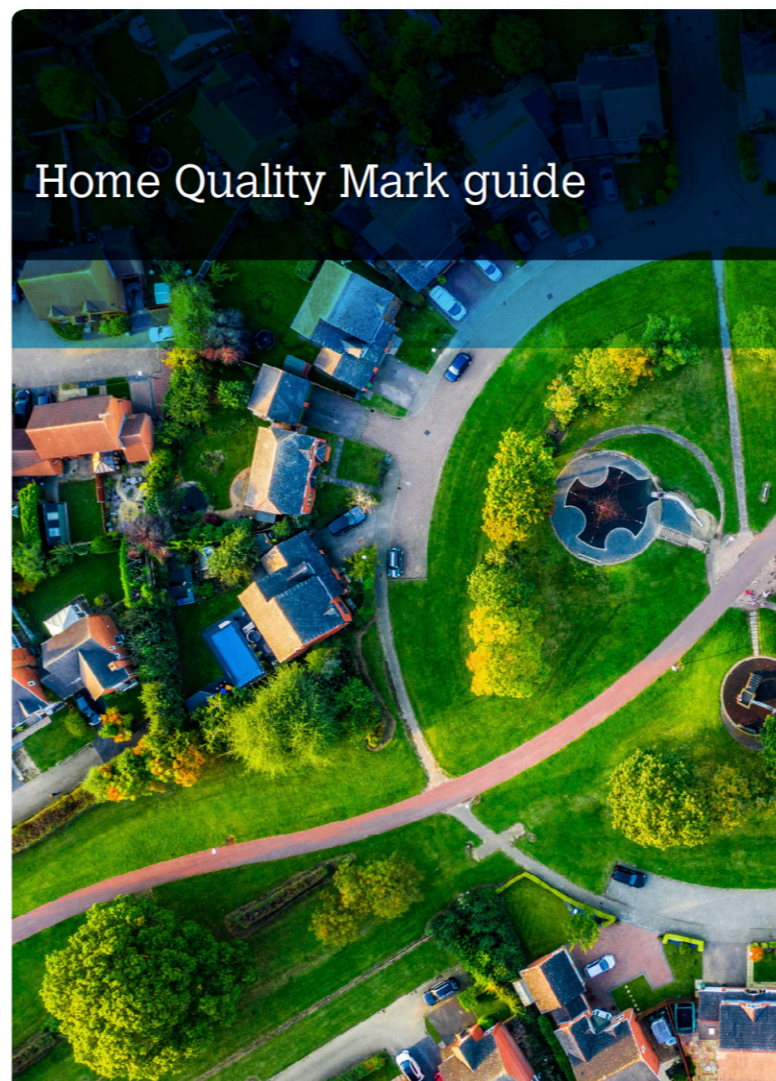
- The proposal aims to provide homes of high standards in accordance with the criteria outlined by the HQM - Home Quality Mark, addressing the concerns raised during the pre-application process.
- The design incorporates technical guidance sourced from Home Quality Mark v6.0 - Technical Manual - SD259. There are nine issues outlined in the manual that necessitate minimum requirements. The design has been developed to meet or exceed all minimum requirements to qualify for a certificate under HQM, effectively addressing the following issues:
 - **Floor Risk**
 - **Security**
 - **Thermal Analysis**
 - **Ventilation**
 - **Project Preparation**
 - **Commissioning and Testing**
 - **Inspections and Completion**
 - **Aftercare**
 - **Home Information**

The design addresses, as addition to the minimum requirements, the following matters to the comfort:

- Daylight and Sunlight Criteria - report to be submitted with the application.
- Noise Sources & Sound Insulation - A suitable qualified acoustician (SQA) to be appointed post planning.
- Energy Strategy Report to demonstrate compliance with Policy DP30.
- Please refer to the "127_F.012 HQM" document submitted along with this application for further clarification.

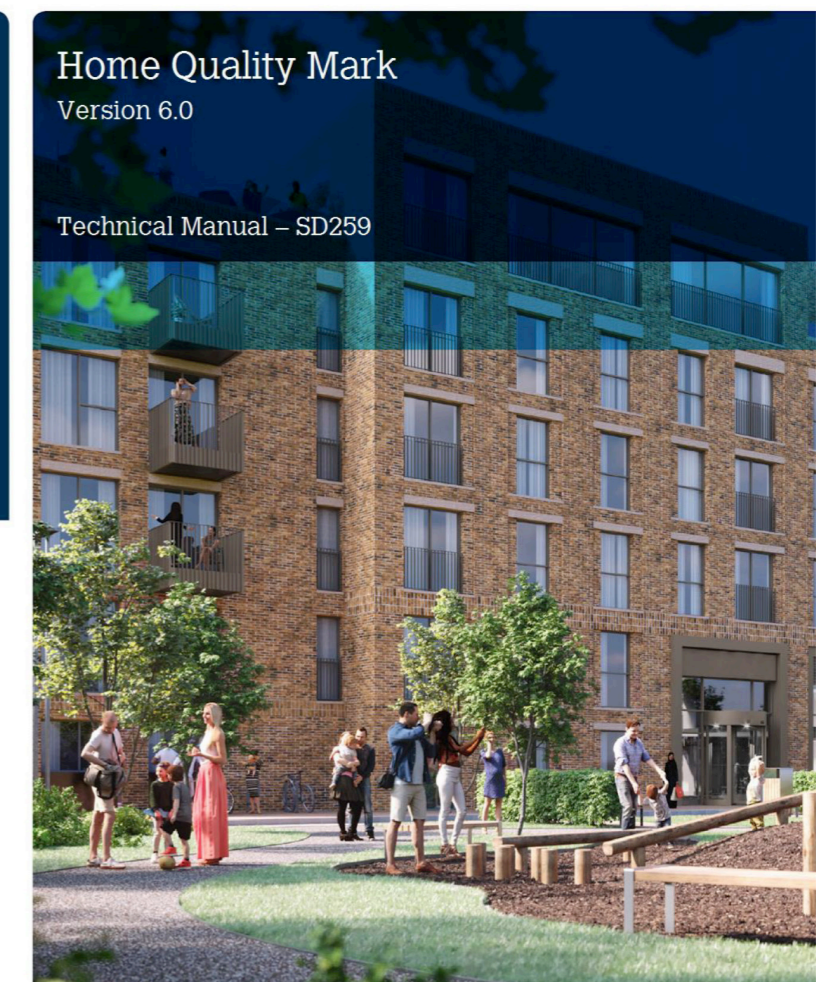
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5.0 DESIGN STRATEGY

5.6 ENERGY AND SUSTAINABILITY - HQM

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HQM COMPLIANCE
DATE 17th of January 2024
JOB NO. / PROJECT 127 – 35 Upper Wickham
PREPARED BY PB

DISTRIBUTION
Carie Henry (CH) Artemisone Ltd (Client)
Shane Desai (SD) Artemisone Ltd (Client)
Gary Ferrand (GF) Fire Safety South East (Fire Consultant)
Paul Hearmon (PH) Right of Light (Daylight Sunlight Consultant)
Nathan Halloran Simply Planning (Planning Consultant)
Roger Birtles Simply Planning (Planning Consultant)

The proposal aims to provide homes of high standards in accordance with the criteria outlined by the HQM - Home Quality Mark, addressing the concerns raised during the pre-application process.

A HQM assessment is a two-stage process to make sure that opportunities to improve the performance of the home are identified during the design stage (interim assessment and certificate) and put into practice during the construction and commissioning stages and when people move into the home (final assessment and certificate).

The design incorporates technical guidance sourced from Home Quality Mark v6.0 - Technical Manual - SD259. There are nine issues outlined in the manual that necessitate minimum requirements. The design has been developed or needs to be developed with relevant input, to meet or exceed all minimum requirements to qualify for a certificate under HQM - interim certificate & final assessment and certificate effectively addressing the following issues:

Issue	Criteria	Action per stage
Flood Risk	A site-specific flood risk assessment (FRA) is undertaken in accordance with current best practice national planning guidance. The flood risk assessment (FRA) must take all current and future sources of flooding into consideration.	Desktop research has revealed that the site is in flood zone 1, which is classified as low risk. Therefore, no action needed.
	The flood risk of the new homes is communicated to the purchaser of the home before they make a decision on whether to buy the home.	At Handover.
Security	Approved Document Q (England) must be complied with.	Stage 3: Design to be coordinated with MET Officer securing SBD principles and compliance with Approved Document Q.
Temperature	Thermal analysis has been carried out using either of the methodologies referred to in the foundation or comprehensive routes for this issue. A summary of the thermal analysis results and recommendations on the control of internal temperatures is provided for the use of the home	Stage 3: HQM temperature tool or Thermal modelling output. SAP Assessment and Energy consultant to be appointed.

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	occupant in line with the requirements in the home information issue.	
Ventilation	A secured fixed sign providing information on the location, design intent, operation and maintenance of all ventilation systems and controls has been installed in the home.	Post-construction.
	The home achieves the minimum ventilation rates set for continuous mechanical extract ventilation and mechanical ventilation with heat recovery as set in the Table 25 p.112 of the Home Quality Mark v6.0 - Technical Manual - SD259.	MEP to be appointed during stage 4.
	Ventilation systems can boost the rates during instances of increased humidity meeting the requirements as set up in the Table 28 p.113 of the Home Quality Mark v6.0 - Technical Manual - SD259.	MEP to be appointed during stage 4.
Project Preparation	Project Delivery Plan	Prior to detailed design stage, the Project delivery stakeholders to meet and set a project delivery plan, set out roles, responsibilities, target, requirements for handing over to the future occupier after construction is complete, strategy to manage quality, carry out commissioning and testing.
	Product Procurement and substitution policy	Stage 4: To set out performance requirements for products and specifications to be procured for the assessed project. For further information refer to Home Quality Mark v6.0 - Technical Manual - SD259 on p.112.
Commissioning and Testing	Commissioning building services and control systems.	Stage 4: Crit 1. Appropriate project team members have been appointed to conduct and manage commissioning activities. Crit 2. All building systems listed below that are present are commissioned in line with the manufacturer's guidance and appropriate commissioning best practice guidance by individuals who were not involved in the installation process.
Inspections and Completion	Further details in Home Quality Mark v6.0 - Technical Manual - SD259.	Post-construction.

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Aftercare	Further details in Home Quality Mark v6.0 - Technical Manual - SD259.	Post-construction.
Home information	Further details in Home Quality Mark v6.0 - Technical Manual - SD259.	Post-construction.

Report to be produced demonstrating how additional HQM standards are met:

- Daylight and Sunlight Criteria - report to be submitted with the application.
- Noise Sources & Sound Insulation - A suitable qualified acoustician (SQA) to be appointed post planning.
- Energy Strategy Report to demonstrate compliance with Policy DP30.

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5.0 DESIGN STRATEGY

5.7 SECURE BY DESIGN

- During the design stage, guidance was received from local metropolitan police Designing out Crime Officer, Mark Headley regarding the secure by design compliance.
- Specific design considerations are:
 - Access control would be required on the main entrance, and each entrance to all the bedsit corridors. At these call points, audio/full colour video to each room.
 - All rooms should be able to see the caller without the caller being made aware
 - Within the ground floor entrance corridor would ideally be located the residents mail boxes. These to be either individual security rated “through the wall” or within a bank of boxes in the corridor, security rated to TS009.
- Door and window standards:
 - All the doors (and windows/curtain walling) into the fabric of the building (residential and commercial) to be 3rd party security rated by a UK test facility in the name of the fabricator to a police preferred specification SBD compliant.
 - Glazing in or within 600mm of a PAS24 doorset to be a minimum BS356:2000 P1A which has a sheet of laminated glass and a sheet of toughened glass.
 - The make up of the internal walls which divide communal areas from private space should have staggered studs, gap 300mm apart, and feature one sheet of security rated plaster board to LPS1175 SR1, or expanded metal mesh, or 12mm plywood. This is also required within 600mm of each doorset.
 - CCTV installation is not a requirement, but is highly recommended, and if installed, cover the main entrance, mail boxes, inside the cycle store, and at each landing.

