Policy H5 Document

Knowles Retirement Living – Henley Road, Caversham

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Revision: P1

Issued for: Planning

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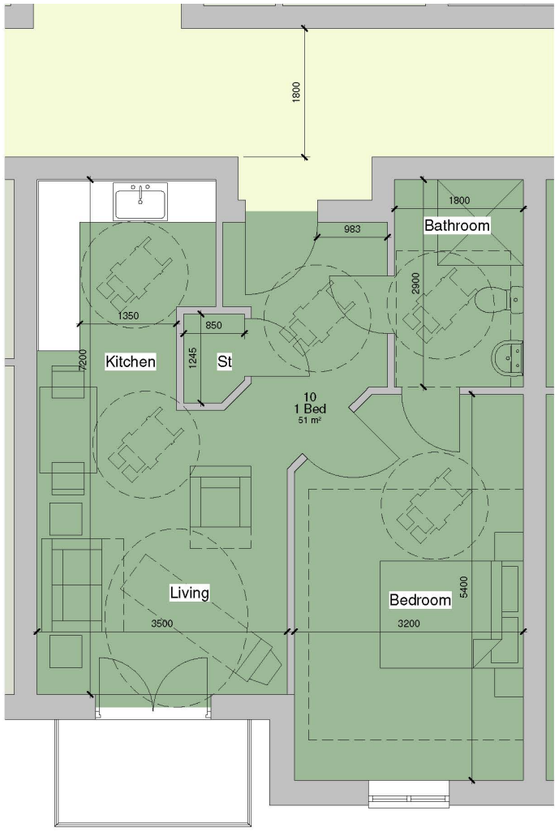
Reviewed by: R.Smith

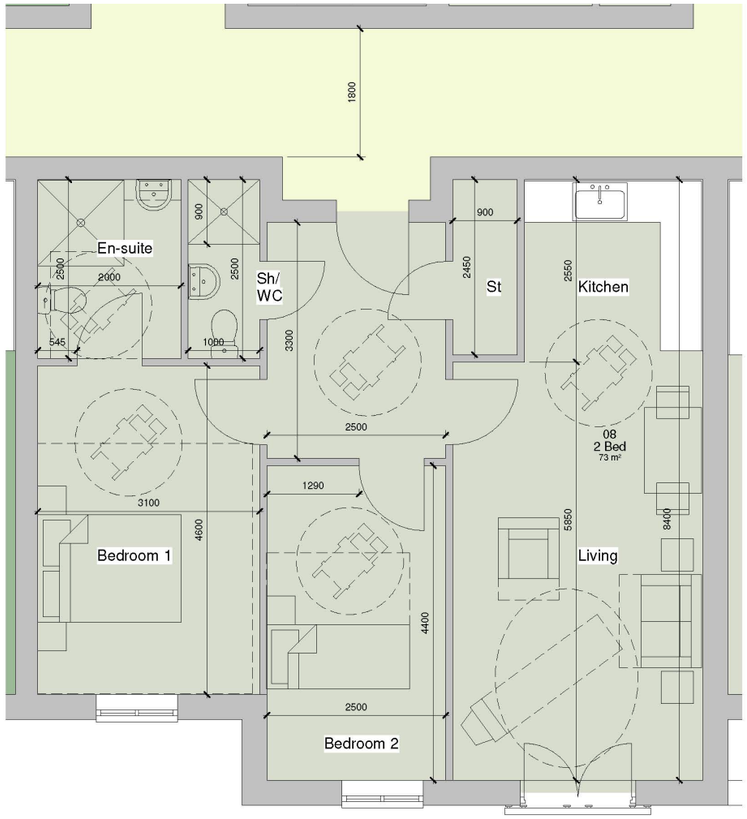
A: All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally described space standards (NDSS)

All of the apartments across block A and B have been designed to comply with Nationally Described Space Standards This allows for

- A dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- In order to provide one bedspace, a single bedroom has a floor area of at least 7.5 sq m and is at least 2.15m wide.
- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 sq m
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1 sq m within the Gross Internal Area
- Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72 sq m in a double bedroom and 0.36 sq m in a single bedroom counts towards the built-in storage requirement
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.



Block A - Typical 1 Bedroom Layout



Block A - Typical 2 Bedroom Layout

B: All new build housing will be built to the higher water efficiency standard under Regulation 36 (3) of the Building Regulations79.

High water efficiency standards will be achieved through the careful specification of all fixtures and fittings; from taps to baths to washing machines, as well as green roofs and other landscaping measures taken across the site.

C: All major new-build residential development should be designed to achieve zero carbon homes

From specifying local materials with low embodied carbon/high recycled content, we will look to achieve a low value of embodied carbon, this goes hand-in-hand with recycling waste from the site and during construction, local workforces (low carbon footprint) and CSR matters such as how the project can positively impact the local community through education and employment. Furthermore, by specifying high levels of insulation, airtightness, A+ rated whitegoods, LED lighting and renewable energy sources etc. we can ensure net zero carbon upon completion and operationally.

D: All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.

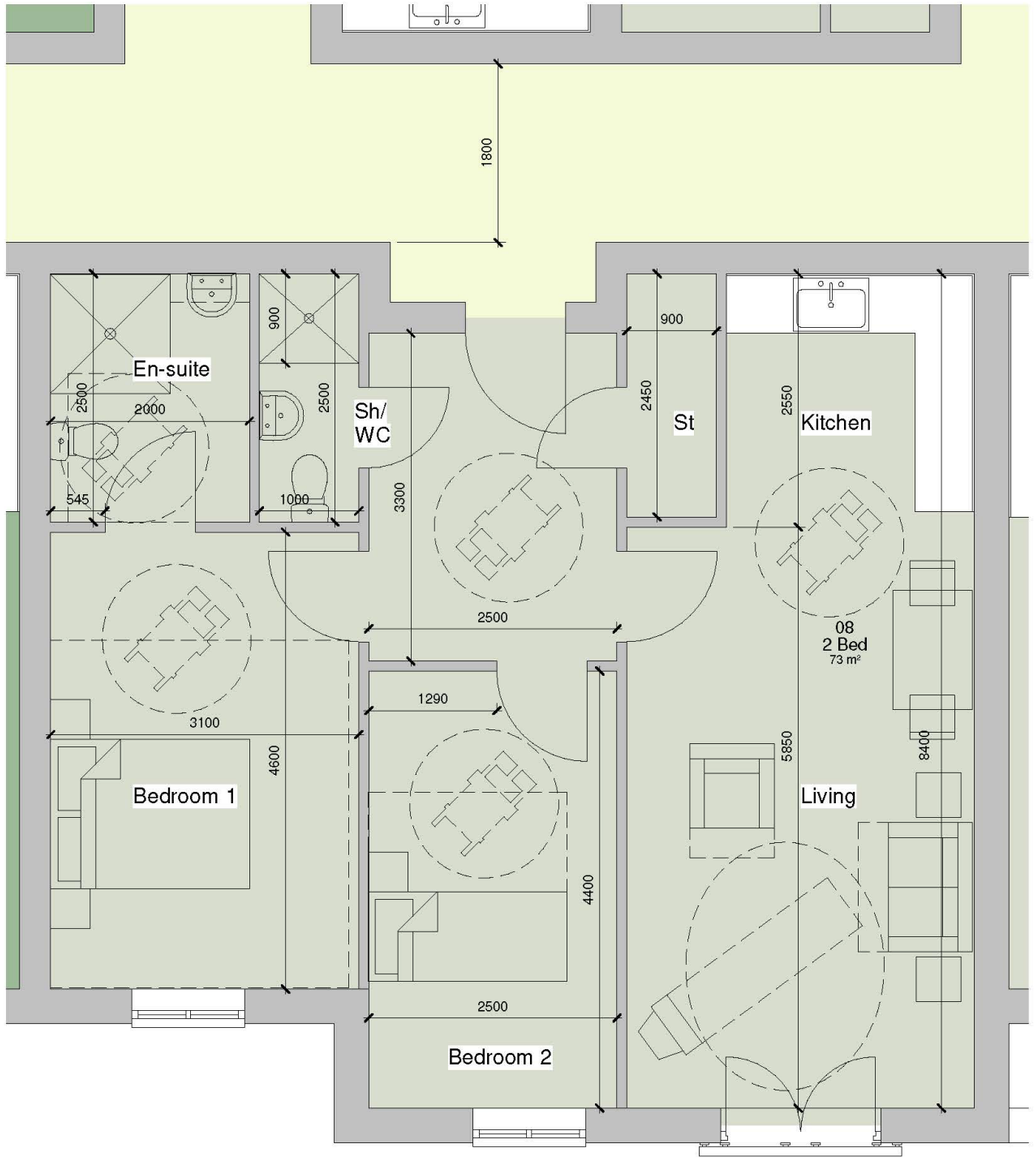
We will work with specialist consultants to ensure the implementation of the correct renewable energy strategy, alongside increased performance of the building fabric, and intelligent and low emission heating systems etc to ensure the 19% min. reduction is achieved.

E: All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).

All of the properties have been designed to comply with part M4(2) with many in block A in-line with part M4(3). See image above.

F: On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be 'wheelchair adaptable' as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.

Block A has direct and accessible links to Henley Road and as such we have designed apartments 02, 05, 08, 11 to be fully compliant with m4(3).*See apartment 08 below. Within block B, due to the siting of the building and access, all the apartments have been designed to comply with m4(2) as m4(3) is not possible.



Block A - Typical 2 Bedroom Layout

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