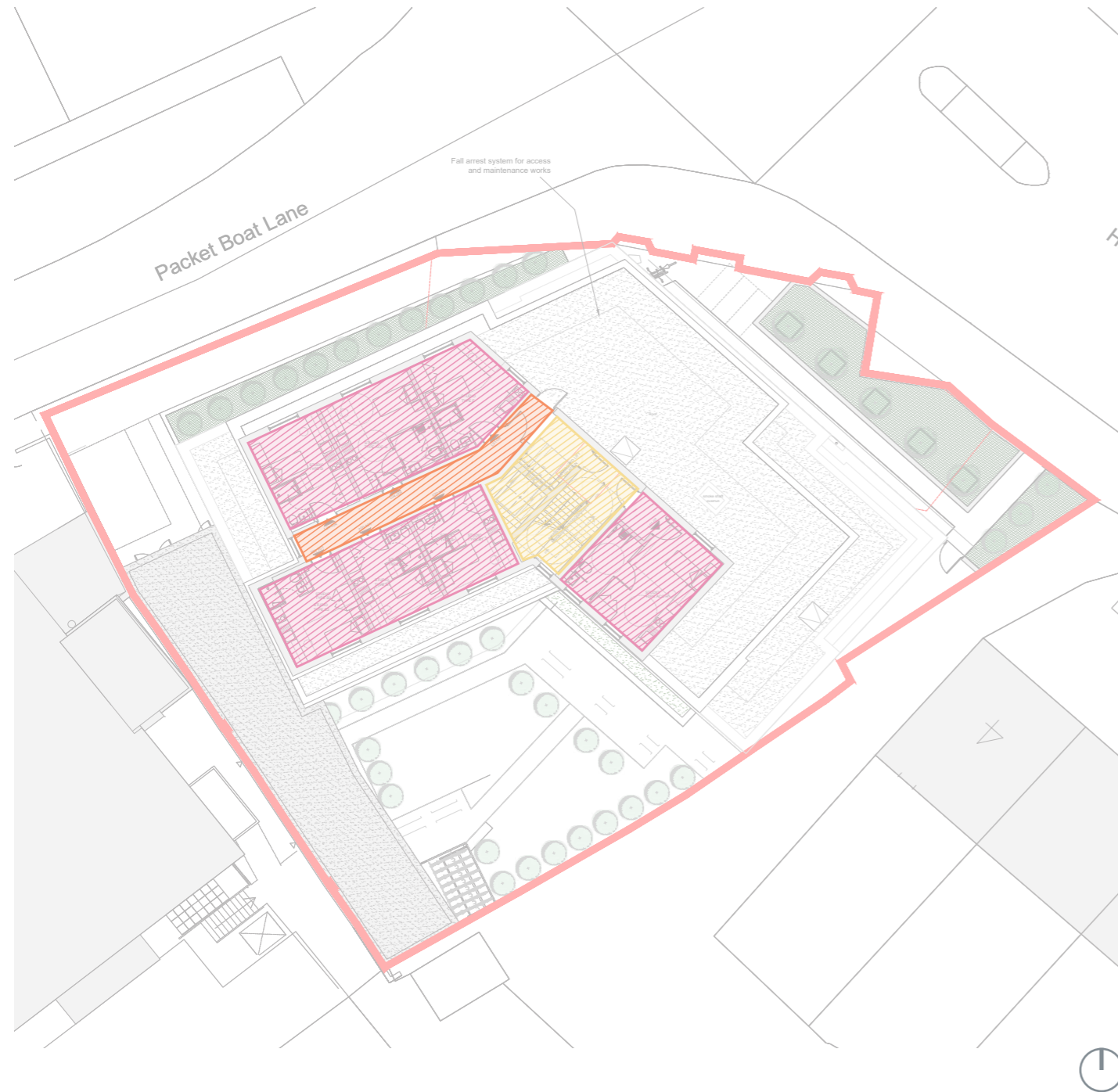


## 12.0 ACCESS | 12.6 Access & Servicing - upper level



KEY:

- Site Boundary
- ▨ Vertical circulation
- ▨ Studios
- ▨ Horizontal circulation

The previous 3 diagrams demonstrate how the building is organised.

Generally the building provides:

- The communal entrance is located on the corner of High Road and Packet Boat Lane. This is the main entry and exit point.
- The entrance has a residents seating and work areas and reception with access to the main circulation core, WC, parcel room, and WC. Beyond the reception area access to the communal lounge and laundry can be gained with direct links to the external courtyard amenity.
- Back of house ancillary accommodation including plant, refuse stores and cycles are located to the side of the building externally providing ease of access for residents and refuse collection and maintenance teams.
- A simple 1 core solution to the circulation has been adopted with a single evacuation lift and stair zone which takes residents from the ground floor up to level 04.
- A further secondary fire escape to the west is provided at ground level through the cycle access.
- All the studios are arranged around the perimeter of the building. Access to all studios is via a protected corridor adjacent to the lift and stair core.
- The flat green roof level is accessible from the main core for maintenance purposes but access is locked and secured to prevent unauthorized access.
- An access stair from level 03 roof to level 04 roof is provided externally.
- A fall arrest system will be installed to allow safe maintenance access to the roofs.

# SUSTAINABILITY

## 13.0 SUSTAINABILITY | 13.1 Sustainability Strategy



Ground Floor Plan



Waterman Infrastructure & Environment Limited prepared an Energy Statement which was submitted with the planning application and should be read in conjunction with this Design and Access Statement.

In summary the Sustainability report recommends the following:

- Minimise the carbon footprint by replacing an energy inefficient building with a highly efficient low energy building using energy efficient heating, ventilation, lighting and appliances to achieve a 35% reduction in CO<sub>2</sub> emissions over that required by Building Regulations. Energy modelling has been undertaken using SBEM and the carbon savings (CO<sub>2</sub>) delivered at each stage are included within the detailed report. The cumulative on-site savings equates to 34.7 tonnes of CO<sub>2</sub> per annum - a total of 69% saving (Table 3 - Regulated Carbon Dioxide savings from each stage of the Energy Hierarchy, Page 15).
- Low carbon and renewable technology involving ASHP (air source heat pumps) for space and hot water heating.
- Windows set back to provide shading from the sun. Treatments to glazing such as solar control to ensure good daylight but limit solar gain and prevent overheating.
- Natural ventilation to allow cooling of spaces during summer months and reduce energy consumption.
- Very low U-Values to limit energy consumption and carbon emissions through consideration of the performance of the building envelope. Low U-values reduces the heat loss through the building.
- Low air permeability rates to reduce heat losses in winter and heat gains in summer, and to increase efficiency of the mechanical ventilation system.
- Careful design to remove thermal bridges and

therefore reducing heat loss through the building. Consideration to be given to Accredited Construction Details performance, or better.

- Good lighting efficacy, likely requiring extensive use of LEDs. Efficient external lighting with controls to avoid energy wastage and unnecessary operation during daytime.
- Minimise water consumption through the use of low water use fittings. Reduce surface water run off with the introduction of soft landscaping. These will also assist to reduce and absorb both air and noise pollution and enhance the biological biodiversity of the site. Incorporation of permeable surfacing within the landscaping and drainage attenuation.
- Take advantage of good local public transport network while also encouraging other low carbon transport options through the provision of secure cycle storage. The scheme provides 1no. disabled car parking space on the site.
- Use of sustainable construction methods using materials with low embodied energy from renewable sources which also minimise on site waste. Minimise waste during the demolition process and construction period.
- Provide appropriate recycling facilities to minimise waste going to landfill both during construction and consequently after occupation.
- Mitigate noise and air pollution entering the building, while enhancing the overall environmental quality of the site.
- Introduction of permeable surfacing to external areas including a mix variety of trees, plants, flowers and green roofs to enhance biodiversity and ecology. Trees provide shading during the summer to reduce overheating.
- Introduction of orientated photovoltaic panels on level 05 flat roof (location of PV's shown on roof plan).



## 14.0 CONCLUSION

In summary, the development will provide student accommodation for Brunel University London. The proposal consists of 73 studio units, 8 of which are wheelchair accessible studios. Residents will have access to ground floor communal areas, shared landscaped garden and a disabled car parking space. Each unit will have secure cycle and refuse storage in line with current and emerging planning policy standards. The principle of the development proposals have already been approved as shown in this document.

The design of the proposals have been carefully considered in terms of massing, form and materiality to sit harmoniously within the street-scape and respond positively to the surrounding buildings.

The footprint and overall massing of the scheme has remained largely the same of the original approval with very slight variations to the set backs and the fenestration to reflect the updated plans whilst creating a more efficient floor plan and create more much needed accommodation for students. Improvements to the communal amenity spaces and connection to the external spaces have been developed through consultation and feedback with the LPA.

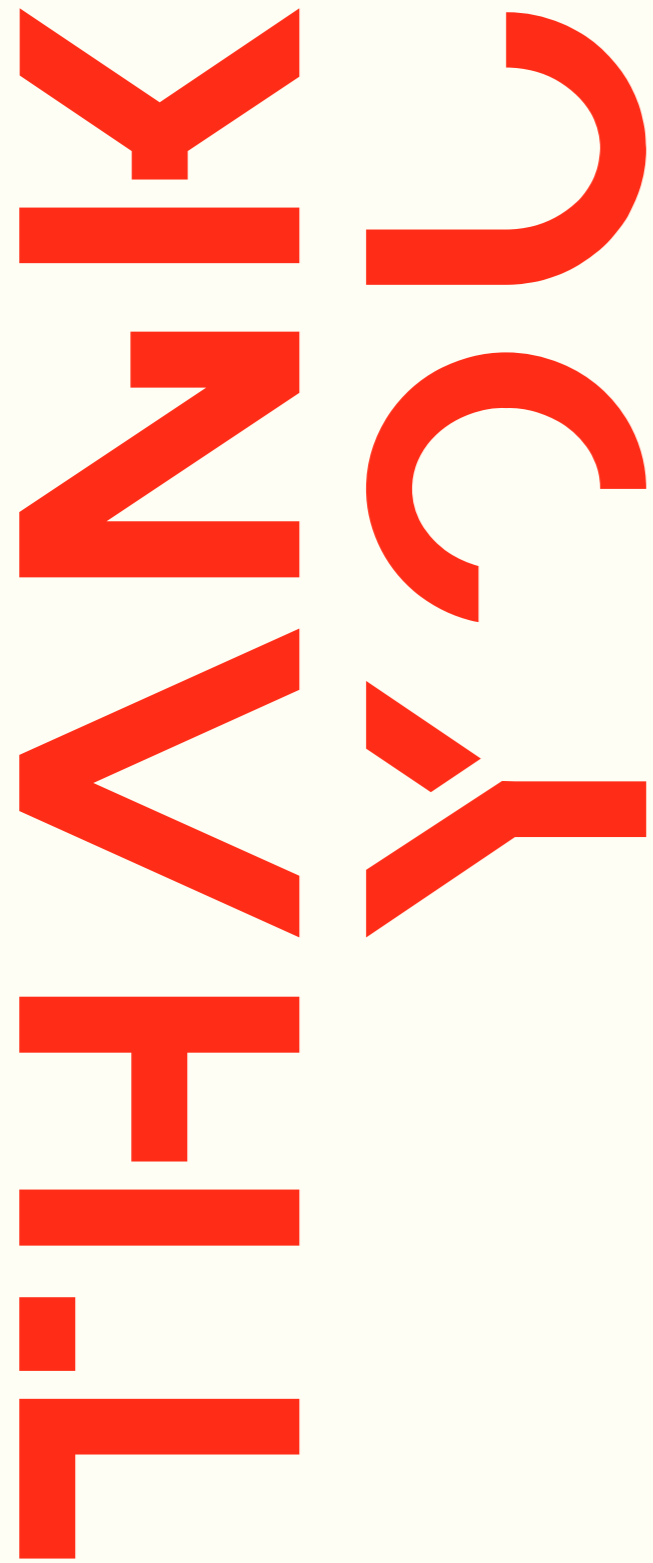
The proposals will utilise a vacant public house, which is no longer in use and derelict. The high quality design of the proposal makes a positive contribution to the area and provides much needed student accommodation within the area.

The materials proposed on the design of the facade take influence from the surrounding material palette and are of high quality with contemporary architectural detailing. The existing building on the site sits at the back edge of the narrow pathway and offers no landscaping to the street front. The new proposal is set further back which significantly improves the public realm and street, in line with the adjacent buildings, allowing room for street trees and landscaping at the front of the building, including enhancing the footpath along Packet Boat Lane.

Whilst market conditions and viability of the scheme is being reviewed and additional information is provided with this new application the scheme will still deliver the same quality architecture as the previous approval.

For the reasons outlined above, we believe the application should be fully supported.





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