

31 Hilton Crescent, M25 9NQ – Places for Everyone Joint Development Plan

Statements to address Carbon and Energy, Digital connectivity and space standards

Policy JP-S2: Carbon and Energy

The following proposals incorporate a range of passive and active design measures that will reduce the energy demand for space conditioning, hot water and lighting.

Our project at 31 Hilton Crescent is a proposed loft conversion with a rear dormer to the existing 5 Bedroom/6 Person HMO, to create a 7 Bedroom/7 Person HMO. The project will upgrade the existing roof to bring it up to current U- Value standards, thus complying with Part L of Building Regulations. These improvements ensure that the energy performance of the actual dwelling aligns with the required standards.

Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware. The applicant will undertake the works with local contractors and use local materials. Waste will be recycled as far as possible and recycling provision will also be provided.

Policy JP-H3: Type, Size and Design of New Housing

Proposed Bedroom within HMO - 1, 2, 3...etc)	Applicable overall floor space standard (m2) – see National Space Standards for definition of what floor space is applicable	Number of occupants per bedroom	Principle double bedroom floor space (m2)	Minimum Principle double bedroom width	Single occupancy bedroom floor space (m2)	Minimum Bedroom width (m)	Applicable overall built-in storage standard space (m2)	Overall built-in storage space (m2)
1 – OP1		1			14.7	3.550		0.78
2 – OP2		1			16.3	3.045		0.78
3 – 1P1		1			17	3.2		0.78
4 – 1P1		1			13	2.349		0.78
5 – 1P1		1			12.5	3.070		0.78
6 – 2P1		1			12.7	3.118		0.78
7 – 2P1		1			14.4	3.140		0.78

Part M4(2) – M4(2) is not applicable for this application as it is an existing building and Policy JP-H3 states that compliance with Part M4(2) is only required for new dwellings. Since 31 Hilton Crescent is an existing dwelling, compliance with M4(2) is not required.

Policy JP-H4: Density of New Housing

The site area is 0.0154354 Hectares and there are no additional dwellings being created – the number of units remain the same – 1 HMO.

Policy JP-C2: Digital Connectivity

The existing building is served by full fibre. Once proposed works have been completed, the dwelling will have full fibre internet connection installed.