

2214, 58 and 59 Hillfield Court, Belsize avenue, London NW3 4BG
 Sustainable Design Statement
 By Atelier EURA

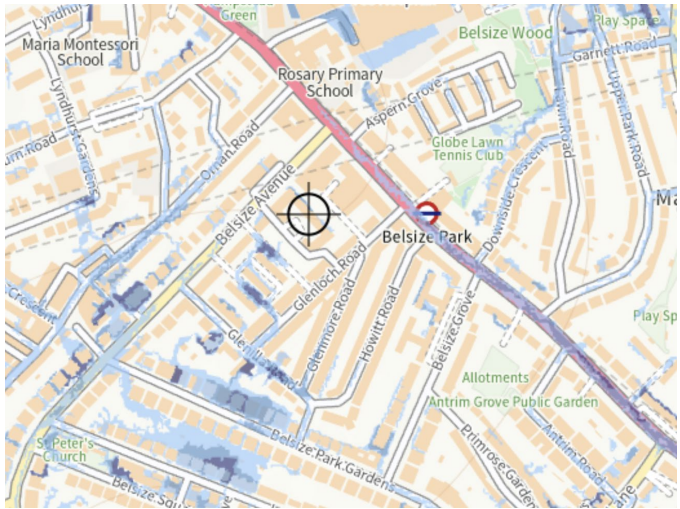
Rev 1 26.8.23 postcode updated
 Rev2 29.8.23 address updated

SUSTAINABILITY DESIGN ASSESSMENT

1. Site Address:

58 and 59 Hillfield Court, Belsize avenue, London NW3 4BG

2. Policy framework:

Policy/constraints	Details:
In an Air Quality Focus Area?	The development is in a quiet street and not in one of the Air Quality Focus Areas as described in Appendix 1 (page 69) of the Camden Clean Air Action Plan
In a Flood Risk Zones 2/3?	It is not
In a Surface Water Flood Risk Hotspot?	<p>The building is located in Belsize Park, on the top of a hill, in an area that is not in a flood risk zone. The apartments are on the second floor of the building.</p> <p>The government's website shows the lower ground floor at the rear of the building as having a medium risk of surface water, but this is part of the building is not part of the application.</p> 
	Other criteria are unlikely
In or next to a Site of Importance for Nature Conservation?	It is not
A listed building or in a conservation area ?	The building is not listed but it sits within the Belsize Park conservation area. This application however does

not require to carry out external works. Only to separate the property in two.

3. Materials:

The only materials involved in this application, as described in the Design and Access statement are to close the door opening between the two properties and improve the acoustic separation.

Details as follow:

(Starting from small apartment)
Plaster finish to blend with existing.
(within the opening and sitting on the slab) 100mm aerated blocks to match original.
Studwork - 50mm
25mm Isover insulation between studs
12.5mm wallboard fixed to studs
3mm plaster

4. Optimising resources

Energy Efficiency

Yes No N/a

Natural/ passive ventilation

The apartment 58 is a single aspect southwest facing property and 59 a double aspect northeast -southwest facing property.

They both face off the street quiet private land without traffic other than residents parking.

Mechanical ventilation with heat recovery

Active cooling systems, i.e. Air Conditioning Unit

Draught-proofing

Apartment 58 has newer windows while apartment 59 will have the windows upgrades in a separate application., Those works are not part of this application.

Insulation

Repairs/ damp proofing work to improve energy efficiency.

N.A.

Secondary or high-performance glazing

Apartment 58 has newer windows while apartment 59 will have the windows upgrades in a separate application including secondary glazing where windows cannot be upgraded. Those works are not part of this application.

Renewable energy technologies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smart meters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy efficient lighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Not part of this application but when the fit out is carried out, lighting will be efficient

Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Not part of this application but when the fit out is carried out, appliance will be efficient to reduce use of energy and running costs

Water Efficiency Yes No N/a

Can you incorporate any water efficiency or management features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Not part of this application but when the fit out is carried out, fitting will be efficient to reduce use of water.

5. Greening, biodiversity, and climate resilience

Does your development involve the loss of an ecological feature or habitat, including a loss of a tree, garden or green space? **It does not**

Have you considered any of the following opportunities for greening and enhancing biodiversity? – where yes, please provide details in the space below.

	Yes	No	N/a
A green or blue roof or green wall (please specify below whether extensive/intensive green roof or other)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pond or rain garden	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other greening including green walls, tree planting, additional landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wildlife enhancement features (such a bird/bat or insect boxes)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will your proposals result in a reduction or increase in hard surfacing?

The proposal does not include any external alterations to the property