

Technical Note

Project	Hadley Street	Project No	14041
Subject	Sustainability Statement	Date	6 September 2023
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1.0 SITE CONTEXT

The site is located on Hadley Street, the nearest postcode to the Site is NW1 8TD. Camden London Borough Council are the Local Planning Authority and Lead Local Flood Authority for the Site. The Site is situated in a residential area and is surrounded by roads Heybridge residential block to the east, Lewis Street to the south, Hadley Street to the west and Castle Road to the north.

The proposed development consists of the demolition of the existing undercroft car park in advance of future development of the Site which will be subject to a separate planning application. This technical note has been prepared in support of the planning application for the Site consisting of: *'The demolition of unused parking structure and associated works.'*

2.0 JUSTIFICATION OF THE DEMOLITION

This Site is currently under-utilised space within the estate, having a negative impact both visually and socially.

Redevelopment will provide new affordable homes available for local residents, improved visual amenity, wider estate improvements which are funded through the business case and bring forward innovative, sustainable and design-led homes.

The existing single storey concrete podium structure, and its position within the Site, are not suitable for incorporation into a residential development. Habitable space within the lower ground area would be restricted, the podium is set back from Hadley St and the existing podium slab and foundations would not accept loads from new upper floors without significant strengthening/introduction of transfer structures. Removal of the podium allows better use of the Site, with better connectivity between the new development and the Heybridge tower and the street fronts on Hadley St and Lewis St. It creates new public realm at Lower Ground level.

Camden as a borough is committed to sustainable development with a detailed Climate Action Plan covering wide areas of responsibility including new and existing housing. New homes will be delivered to the energy efficiency and environmental standards required by the London Plan which include for fabric energy efficiency, zero carbon (or carbon offset payments) and an energy hierarchy.

3.0 WASTE DISPOSAL MITIGATION AND CONTROL MEASURES

The waste hierarchy will be adhered to throughout the works. The preferred option is to reduce waste, then re-use and finally recycle. If the three options are not viable then as a last resort will be subject to disposal following the waste management approach adopted by the Waste Disposal Authority (e.g. landfill or energy from waste);

A plan (Site Waste Management Strategy or other) will be prepared by the Contractor to dispose of the waste that is generated as a result of the works and should document details about the transportation and management of waste within and outside the Site. Hazardous waste must be documented and disposed of safely and in accordance with appropriate guidance;

The Contractor has a duty of care to dispose of waste safely. It is an offence to handle or dispose of controlled waste without a waste management licence.