

Sustainability / Energy Conservation

The building is located in a conservation area and is Grade II Listed and as such all internal and external alterations require listed building approval.

The conservation team at Camden Council in the pre-application discussions have confirmed that they will not support the renewal or rebuilding of the existing facades, nor will they support the replacement of the existing timber sash windows with new double-glazed units.

Despite the above constraints, the following measures could be applied to the existing building:-

Building Fabric

- Secondary glazing installed to all existing windows.
- New insulation to the roof voids to the pitched roofs and all existing flat roof areas.
- The small new extension to the first-floor rear to incorporate insulated walls and roof and incorporate sealed double glazed units.
- The existing lower ground floor slab could be investigated to review whether there is an opportunity to incorporate insulation as part of the future new floor finishes.

Energy / Services

- The existing building is served by a gas fired boiler to provide heat (via conventional water filled radiators) and hot water.
- Cooling is provided by localised surface mounted fan coil units served by external surface mounted condenser units.
- There is an opportunity to replace the existing plant and equipment with two new energy efficient systems to provide separate services to the residential property and offices.
- All lighting can be replaced with new low energy fittings and lamps.
- All new toilets, kitchens and bathrooms are proposed which can incorporate water saving fittings.
- There is also an opportunity to incorporate brown / green roofs to the flat roof areas of the building, which provides attenuation to the rainwater in these areas and there may also be an opportunity to harvest and recycle some of this water for garden irrigation.

Please note that the items listed above need to be verified and detailed with the input of a services engineer and sustainability consultant during the detailed design stage of the project.