

SUSTAINABILITY STATEMENT

Land Use

The site is an infill site, located on a former brickworks. The proposal makes use of this former brownfield site in a sustainable manner.

Passive design

Passive design principles have been incorporated into the design of the proposal, including:

1. High quality insulation exceeding the building regulations u-values.
2. High performance glazing - Minimum double-glazed windows with Low-E coatings. Windows to be recyclable at end of lifespan.
3. Thermal mass - A thermally dense external brick cladding will maintain thermal efficiency throughout the day and year.
4. Thermal bridge free detailing - thermal bridging will be removed through the design to ensure the building energy performance is maintained

Ecology

The proposal will provide a biodiversity net-gain through the inclusion of green-roofs to all flat roof areas and the inclusion of nest boxes for swifts and bats within the roof/brickwork space.

Materials

The proposal materials will be sourced from sustainable sources. A timber structural frame will be used, reducing the carbon footprint of the building. External brickwork will be sourced from reclaimed or low-energy suppliers.

Circular Economy

The proposal is designed with circular economy principles, including:

1. Partially re-using the existing boundary wall foundations as part of the proposal.
2. Recycling the existing demolished materials as hard-core.
3. Using recycled materials where suitable for structure and cladding.
4. Designing the building for re-use and re-cycling at the end of its lifespan.

Energy

Allowance for an air source heat-pump is included to provide a low-energy heating solution through using an underfloor heating system. Alongside this low flow taps, rainwater harvesting and LED lighting with help reduce the energy and resource consumption of the proposal.

Carbon emissions

The proposal will achieve a 20% reduction in on-site carbon dioxide emissions through the use of renewable technologies and low-energy fixtures, ensuring compliance with Policy CS13.

Transport

The proposal is car-free, with the provision of secure cycle storage.

Rubbish and recycling

The proposal provides separate rubbish and recycling storage, in line with the Camden requirements.

