48-54 Charlotte Street - Sustainability Statement

1. This Sustainability Statement has been prepared to form part of a planning application (ref. 2023/4727/P) at 48-54 Charlotte Street which was validated by Camden on 13 November 2023.

2. Planning permission is sought for a range of minor external works, including provision of roof terraces at levels 1, 3 and 5, alterations to doors and windows, and a small extension to the stairwell/lift overrun. The scheme would result in a very minor uplift in floorspace of 5 sqm, as part of changes to a ground floor door opening (2 sqm) and at the stairwell/lift overrun (3 sqm).

3. The applicant has taken a short-term lease at the building and is seeking to undertake light touch works to upgrade the office accommodation so that the property, which is currently vacant, can be reused as quickly as possible. The approach has been to re-use all current material and equipment unless at end of life and this 'fabric first' approach is intrinsically sustainable. Only where elements are at the end of their functioning life are they proposed to be changed.

4. Bringing back into active use as quickly as possible a building which is currently vacant in a central area and one benefiting from such good links to public transport, demonstrated by its Public Transport Accessibility Level of 6B, is fundamentally a sustainable approach.

5. The only elements of external fabric which are to be removed are windows, doors and parts of the stairwell/lift overrun.

6. All new windows would be double glazed and have a better thermal performance than the existing windows, they would all be Part L compliant.

7. With regard the windows, these would all be openable to facilitate passive ventilation, to reduce the requirement for mechanical ventilation.

8. In terms of the rebuilt stairwell/lift overrun, this would be insulated to modern standards.

9. Internally, all lighting would be changed to an energy efficient LED system. This would be occupancy controlled.

10. The building is currently heated by Variable Refrigerant Flow air source heat pumps. These are in good working order, and it is proposed that these are all retained. Supplementary Daikin air source heat pumps will be required for parts of the basement and ground floor areas. The Lower Ground/Ground floor air handling unit is being replaced with a MVHR unit providing low energy heat reclaim benefits.

11. There is no gas within the building, so it will be all-electric. Accordingly, as the grid continues to decarbonise, the operational energy use of the building will reduce. These air-pumps would also provide cooling within the building.

12. Water use would be reduced by the provision of water efficient toilets and restrictors on showers. Hot water would be supplied by local electric water heaters.

13. Water run-off would be reduced by the inclusion of urban greening on the external terraces, which would also provide biodiversity improvements.

14. Given its central location, the applicant has sought to promote sustainable travel by providing 17 additional cycle racks.

15. The property currently has an Energy Performance Certificate (EPC) rating of C (certificate number 0992-2967-8630-3200-1603). As part of these light touch refurbishment works, the applicant is targeting a B rating.