



# Sustainable Design and Construction Statement

Issue 3 - Issued for comments  
03/05/2024

14 Bedford Row & 12-14 Jockey's Fields,  
Camden, London, WC1R 4ED

Prepared for:



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Issue	Date	Issue Details	Changes	Prepared by	Reviewed by	Approved by
0	12/04/24	Issued as WIP		JBF	MA	MA
1	23/04/24	Issued as Draft	Incorporating client comments	JBF		MA
2	26/04/24	Issued for comments	Incorporating client comments	JBF/RK/MA	MA	
3	03/05/24	Issued for comments	Incorporating client comments	JBF/RK/MA	MA	

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## Executive summary

This Sustainable Design and Construction Statement was prepared by Energylab Consulting Ltd in support of the full planning application for major refurbishment of 14 Bedford Row and of 12-14 Jockey's Fields, Camden, London, WC1R 4ED to comply with Camden Council Council's requirements on environmental and low carbon design.

The sustainability approach has been developed in line with the guidance listed within Camden Council's new Local Plan Jan 24 - consultation version (where appropriate) and the Camden Council's Local Plan (2017), relevant sections Policy A1 to A5 and CC1 to CC5 , regarding Sustainable Design and Construction. Additionally, the London Plan (2021) relevant section (Chapter 9) has been utilised as an additional standard to strive for in ensuring sustainability is thoroughly considered throughout the design and construction of the proposed development.

In summary and as per the Camden Council Council's Local Plan and the London Plan, the report will highlight the sustainable design approach as below:

### Resource Management

1. The site is located in a mixed-use area of commercial and Residential uses situated within a medium-dense 4-6 story region within both the centre of London and the southern region of Camden Council. Please see Figure 1 for an image of the current site, with the proposed location for development highlighted in red. (Source: Google Maps)
2. The site is within a 5 minute walking distance of Chancery Lane underground station with good additional access to bus services within walking distance. In general, there is very good accessibility of the site from cycling, rail, bus, etc.

3. Storage space for a minimum of three bicycles has been provided to encourage more sustainable and green transportation for the guests.



Figure 1: Current Site (14 Bedford Row & 12-14 Jockey's Fields) Highlighted in Red)

4. The proposed development CO2 emissions will be noticeably lower than the existing building. A total 27.59% reduction in regulated carbon emissions against a base built Building estimated emissions has been achieved. This is utilising a government approved simulation energy modelling software based on the Approved Document Part L 2021. This is inline with the Camden Council's requirements and the GLA Energy Assessment Guidance (June 2022). Facade improvement, highly efficient systems and renewable technologies such as ASHP and PV panels are proposed.
5. The design team is also committed to achieving lower water usage targets (105 litres/person/day) and the sustainable use of materials, where both commercially viable and technically possible.
6. Wellbeing, including natural ventilation strategies, will be considered where possible. Mechanical Ventilation with Heat Recovery systems (MVHR) shall be implemented within the rooms to ensure sufficient ventilation levels are provided at all times, mitigating any potential

overheating risks and minimising heating requirements in summer months.

7. The proposal includes a rooftop garden and a courtyard garden utilising species variety of local species where possible.

## Adapting to Climate Change

1. The provision of green amenity space is a significant improvement upon the existing condition and has been maximised where possible contributing to the local biodiversity.
2. Implementation of MVHR system to improve indoor air quality, enhance energy efficiency, and reduce the risk of overheating.
3. Room positioning and internal layout have been optimised to provide natural daylight, reducing reliance on artificial lighting during the day.
4. The consideration of renewable energy sources, such as solar panels, aims to reduce environmental impact and enhance long-term sustainability.

## Pollution Management

1. It is not anticipated that the site is contaminated and minimal excavation is to take place. Subject to further investigation.
2. The proposed development is committed to being a no-gas facility, ensuring zero on-site emissions of NOx and CO2, with strict adherence to Considerate Construction guidelines and SPG documents to mitigate air pollution risks during construction, including the control of dust emissions and compliance with emission standards for non-road mobile machinery.

# 1. Introduction

## 1.1 Existing Site

14 Bedford Row is located within the southern part of the London Borough of Camden. The site comprises three interconnected buildings which stretch from 14 Bedford Row at the front through to 12-13 and 14 Jockey's Fields (via a basement and ground floor link structure) at the rear. The property has been unoccupied for several years, but was last in use as the Headquarters for the Chartered Society of Physiotherapy. The three buildings were built at different times, with different structures, levels, configurations and typologies. Please see figure 1.



Figure 1: Aerial Site Plan (Source: Google Maps)

The surrounding context is a mixture of residential and commercial premises, with buildings varying in height between 4-6 stories. The streets are wide, and tree-lined, providing bicycle racks and curbside parking. The vernacular of the area is or is heavily influenced by Georgian architecture.

### 1.1.2 14 Bedford Row

14 Bedford Row is Grade II Listed, whilst the entirety of the site sits within the Bloomsbury Conservation Area. This naturally presents limitations to the level of intervention capable of being implemented. Originally constructed in 1717-1718, and rebuilt in 1967 it is 4 stories tall from ground level, with an additional basement floor, being of solid masonry construction with a concrete core/frame. The building currently has individual partitioned offices which host high ceilings. Please see Figure 2 for the front elevation.



Figure 2: 14 Bedford elevation

### 1.1.3 12-13 Jockey's Fields

12-13 Jockey's Fields is a 4-story tall building with the 4th floor being stepped back, it is a concrete frame structure infilled with blockwork and large glazing units, built in 1969. The building is currently a low ceiling, completely open plan office with few private offices.

The Ground floor garages behind the metal shutter and beneath the 1st floor slab as shown in Figure 3, do not belong to the proposed development being private residential parking for the owners at 12-13 Bedford Row and as such are not included within the plans of work.