Figure 3: 12-13 Jockey's Fields elevation

1.1.4 14 Jockey's Fields

14 Jockey's Fields is the newest edition of the 3 buildings being built in 1986 it is 3 stories tall, with an additional large single-storey extension to the rear and basement throughout, it is assumed to be a concrete frame building with cavity walls construction. Currently, the building is being used as individual low-ceiling offices with a large function room located at the rear with supporting conference rooms. Please see Figure 4 for the front elevation.

Figure 4: 14 Jockey's Fields

1.2 The Proposal

The proposed development is for the refurbishment of all 3 buildings into a single high-quality apart-hotel comprising 65 rooms, with supporting amenity space, a rooftop terrace, and a cycle store. The proposed development will provide high-quality visitor accommodation with both indoor and outdoor amenity for guests to enjoy.

As part of the proposed Development there will be some minor external work carried out to the rear of the 14 Jockey's fields, please see Figure 5 for the plan highlighting key areas and Table 1 for an area schedule of all provisions.

Figure 5: Fourth Floor plan - Courtyard infill (red), Courtyard creation (green), Rooftop plant (orange) - (Source: White Red)

Infilling Courtyard - This will be in the form of infiling the existing courtyard to provide additional internal floor space and allow for the removal of a significant proportion of outdated poorly performing and utilised glazing.

Creation of a new courtyard - There will also be the creation of a new external courtyard that would run along the boundary of 15 Jockey's Fields providing a considerable increase in green space and allowing for greater natural day light in the ground floor room.

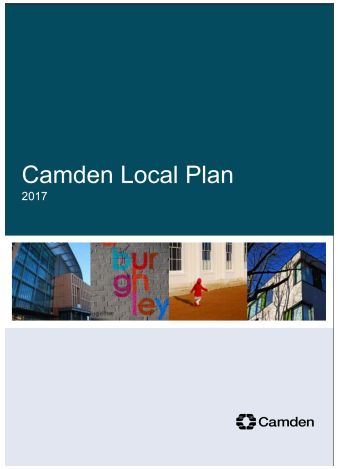
Table 1: Site Area Schedule
Please refer to appendix 1

Creation of rooftop plant: there will be the creation of three rooftop plant enclosures - one sitting on the link structure terrace, and the other two on the roofs of 12-13 and 14 Jockey's Fields - to meet the MEP demands for servicing the proposed development.

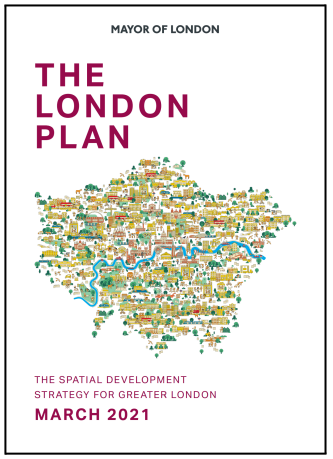
For further details please see the Design and Access statement submitted alongside this document produced by White Red Architects.

2. Planning Policies

This report demonstrates that the proposed development has been designed in line with Camden Council's Local Plan 2017, the Camden Council new Local Plan Jan 24 - consultation version (where appropriate) and the new 2021 London Plan (utilised as means of further strengthening the sustainable strategy) planning policies listed within the documents displayed below:



Camden Council's Local Plan 2017,
Relevant section - A1-A5 & CC1-CC5



The London Plan 2021
Chapter 9

3. Sustainable Design and Construction Statements

3.1 Resource Management

3.1.1 Land

3.1.1.1 Optimising the Use of land:

The proposed development while primarily utilising the existing building has optimised density within the site whilst also enabling the proposed development to sit comfortably within the local context.

The proposed development will provide high-quality visitor accommodation with both indoor and outdoor amenity for guests to enjoy.

The proposed development has identified the opportunity to preserve, utilise and enhance multiple existing buildings which are in varying states of under utilisation significantly enhancing their contribution to the local surroundings and community.

3.1.1.2 Surface Water flow and flooding:

Elliott Wood has prepared a SuDS statement to support the planning application for the proposed development.

The proposed development proposals do not incorporate any increase in hardstanding area.

The inclusion of soft landscaping at the new courtyard, and further planting located on the new terrace, would result in reduced surface water runoff from the site. However, the retrospective addition of further sustainable drainage techniques to this building is considered disproportionate to the scope of works, and the incorporation of attenuation, either above or below ground, would require significant structural strengthening works. Instead, it is proposed to reuse the existing drainage infrastructure where feasible to do so.

Given the Grade II listing of 14 Bedford Row, the site's situation within a Conservation Area, and the Retro-First approach taken to working within the existing envelope, the scope of introducing sustainable drainage (SuDS) within the scheme is limited.

It is not feasible to incorporate SuDS features external to the building, such as swales, rain gardens, detention basins etc., as there is insufficient room. The incorporation of blue roofs and or an attenuation tank on a basement slab would require significant structural upgrade works, including potential foundation strengthening and additional strengthening to the vertical building elements. With the applicant taking a sustainability-led approach to the proposed development, and therefore seeking to retain as much of the existing structure as possible in order to minimise embodied carbon, it is proposed that the surface water runoff of the proposed development will be kept the same as the existing arrangement, with the two drainage outfalls reused.

3.1.1.3 Impact on neighbours from demolition and construction:

The impact on neighbours will be minimised during construction. It is proposed that the contractor on site will be registered with the Considerate Construction Scheme and will follow their guidelines to achieve the highest scoring.

A Construction Environmental Management Plan (CEMP) would be potentially developed for the construction phases will include a strategy to minimise environmental impacts such as carbon emissions. The CEMPs will detail the approach for a range of resource efficiency principles including locally sourcing materials and servicing, auditing materials to demonstrate environmental performance and options for the re-use of supplies.

During the detailed design phase, full assessments of the potential impacts of the demolition and construction works on air quality and noise vibration will be prepared. The measures that could be adopted to mitigate these nuisances are:

1. Setting 'Action Levels' for noise and vibrations;
2. Routine monitoring of noise, vibration and dust;
3. Use of hoardings for as long as practicable to act as acoustic screening;
4. Requirement for engines and equipment to be switched off on-site when not in use, use of quieter plant, regular plant maintenance and screening of plant if appropriate;
5. Spraying areas with water to dampen down dust when conditions dictate;
6. Use of road sweepers whenever the need for road cleaning arises;
7. Provision of spill kits;
8. Sheeting of vehicles carrying waste materials off-site; and
9. Strictly prohibiting fires on sites.

3.1.1.4 Trees, landscape and biodiversity:

The scheme would include the establishment of a courtyard on the Lower Ground level by eliminating structure from the link structure to introduce natural light into the rooms. This modification will restore the structure to its original closet wing shape while preserving the terrace's character.

The landscaped courtyard will promote guest wellbeing by offering a connection to nature.

The proposed development of this area, in addition to the green terraces we are proposing, will provide extra habitat for wildlife.

On the roof level of the link structure, we will construct a planted terrace and use a louvred screen to hide the remaining plant facilities.

The planters on this terrace are strategically placed to safeguard the privacy of neighbouring properties and create an enhanced environment for both observers and guests.

The inclusion of green roofs has been specified to enhance the biodiversity of the site post development. These roofs could be planted with species rich turf or alternatively different sized brown roof substrates and dead wood habitat which can also be planted with sedum species.

The proposed development could facilitate considerable improvements for biodiversity and an overall enhancement to the current site.

3.1.2 Site Layout and Building Design

3.1.2.1 Reuse of existing buildings:

The proposed development has identified the value and importance of the existing buildings while still understanding the limitations they possess both in architectural layout and the existing use classes.

As such the proposed development has proposed a few alterations including minor demolition in order to further enhance the value of the buildings primarily by providing greater amenity space and increase in the provision of natural light. In the instance of demolition, the proposed development will strive to utilise good circular economy principles.

As such the proposal internalises the key values of sustainable retrofit without limiting its potential.

3.1.2.2 Land use:

The proposed development shall be single-use, designed to deliver high quality visitor accommodation (Use Class C1) over approximately 2047 sqm GIA.

3.1.2.3 Site layout:

The orientation of the proposed development has been strictly limited by the confines of the existing building as it aims to conserve its architectural merit and sustainability credentials. Nevertheless, the internal layouts have been optimised in order to provide sufficient natural daylight for occupants without compromising their thermal comfort within the confines of the existing fabric.

3.1.2.4 Micro-climate:

The proposed development will have a negligible impact on the micro climate as the building has minimal variation from the existing condition.

3.1.3 Energy and Carbon Dioxide Emissions

The Energy Strategy adopted will be in line with the London Plan Energy Hierarchy principles, to aim to reduce the energy and associated CO_2 emissions using the "Be Lean, Be Clean, Be Green" approach:

1. "Be Lean": Improvements to the building fabric and energy efficient services to minimise energy demand, including efficient building services such as high efficiency boilers and 100% low energy LED lightings.
2. "Be Clean": The site is not suitable for a local CHP system or connection to a district network. Therefore, no carbon savings are possible using this measure.
3. "Be Green": A number of PV panels and ASHP systems shall be proposed to be installed on the flat roof on 12-14 Jockey's Fields.

Please refer to the Energy Strategy Report prepared by Energylab for more information.

3.1.4 Renewable Energy

Domestic hot water will be served via an efficient renewable and low carbon ASHP technology. The efficiency of this system is approximately 300% more efficient than a typical gas fired boiler.

Please refer to the Energy Strategy Report prepared by Energylab for more information.

3.1.5 Water Efficiency

The proposed development design shall demonstrate capability in achieving water efficiency and water recycling.

The design team is committed to achieving a target maximum internal water use of 105 litres per person/day.

This will be incorporated into the design and the sanitary ware/fittings selection at the detailed design stage to ensure that this target is achieved.

The above target can be achieved through specifying all or some of the following water saving fittings:

1. A low and water saving dual flush WC
2. Aerated shower head

3. Flow regulating access valve for showers
4. Water saving flow regulator for basin
5. Water efficient lever operated Monobloc tap
6. Water efficient Monobloc kitchen tap and water saving tub

3.1.6 Materials and Waste

The proposed development shall consider the use of sustainable materials through the choice of appropriate building materials where both commercially viable and technically possible. Circular economy principles are at the core of both the architectural and operational design of the building.

The design team will explore the possibility of minimising the use of resources through the choice of materials to limit the environmental impact of developments where possible.

The design will consider the following measures, where applicable and feasible:

1. Managing existing resources;
2. Specifying materials using the Building Research Establishment's Green Guide to Specification;
3. Ensuring that materials are responsibly sourced;
4. Minimising the harmful effects of some materials on human health;
5. Ensuring that specified materials are robust and sensitive to the building type.

The development will aim for waste reduction and maximise the use of new materials with recyclable content.

During construction, the contractor will manage the disposal of waste. This includes excess soil, maximising the environmental and developmental benefits from the use of surplus material which, in turn, reduces any adverse effects of disposal. Where possible, segregation of recyclable and non-recyclable material will be employed for all waste generated throughout the construction process. Furthermore, material will be re-used on-site where feasible.

All waste materials will be deposited into containers held on site with each trade responsible for clearing their own waste (if applicable). All site waste will be collected by a licensed waste carrier and will be taken to a registered waste transfer station for sorting and recycling and reuse.

A Site Waste Management Plan (SWMP) will be implemented to encourage the principles of the waste hierarchy which are to reduce, reuse and recycle waste.

The following will be targeted, in line with the GLA Circular Economy Guidance 2022:

1. Divert at least 95% of demolition waste from landfill for reuse, recycling or recovery.
2. Divert at least 95% of excavation waste from landfill for beneficial reuse.
3. Minimum 20% recycled content in new materials specified.

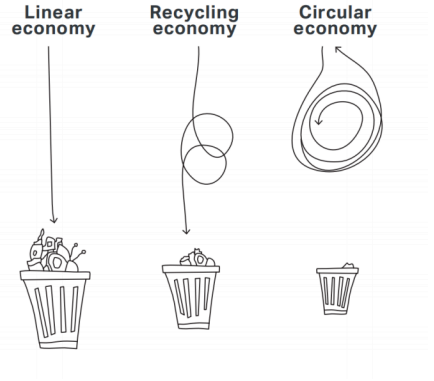


Figure : Circular Economy Visualisation

3.1.7 Nature Conservation and Biodiversity

The proposed development will seek, where practical, to provide biodiversity enhancements such as:

1. Any new areas of amenity grass will be seeded with a species rich turf e.g. Wildflower Native Enriched Turf or Species Rich Lawn Turf to enhance diversity within the grassland sward (which will in turn attract insects, birds and bats)
2. The inclusion of green or brown roofs to enhance the biodiversity of the site post development. These roofs could be planted with species rich turf or alternatively different sized brown roof substrates and dead wood habitat which can also be planted with sedum species.

3.2 Adapting to Climate Change

3.2.1 Increased Temperatures and Drought

The proposed development design will mitigate the risk of overheating via introducing passive and active (where required) design measures.

Natural ventilation, appropriately sized openable windows, low transmittance glazing, LED light fittings, use of internal blinds and MVHR systems are investigated and appropriate measures are proposed to improve the indoor air quality and mitigate the risk of overheating using natural resources and solutions where possible.

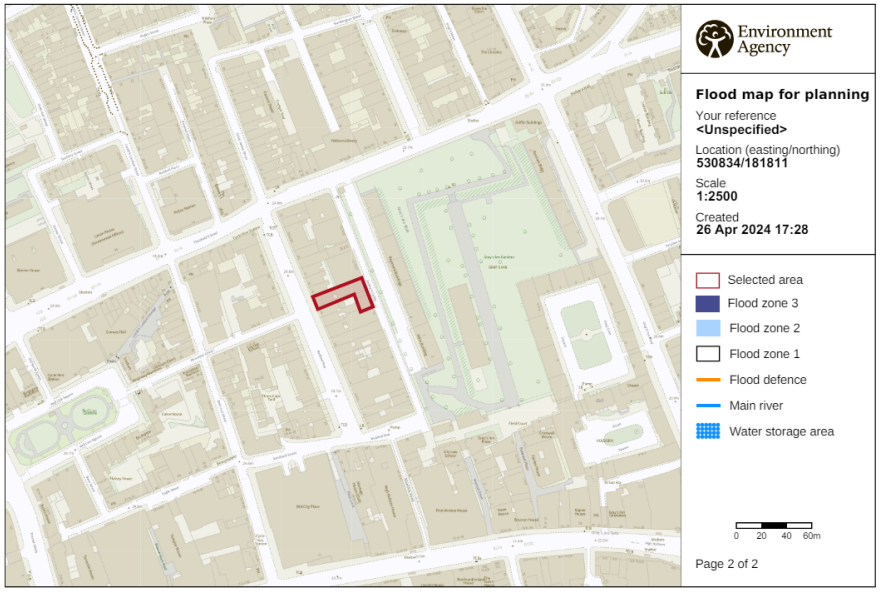
Green/brown roof systems have also been introduced, this will naturally help in mitigating the heat transfer from the roof to the top floor.

3.2.2 Green Cover and Trees

Hard and soft landscaping has been considered. Furthermore, any ecology outside of the proposed building footprint will be maintained.

3.2.3 Flooding

The Environment Agency Planning Flood Map shows that the site is in flood Zone 1 which is low risk with an annual probability of flooding of less than 1:1000. The surface water flood map shows a low risk of surface water flooding. This is displayed in the Figure below



3.3 Pollution Management

3.3.1 Land Contamination

It is not anticipated that the site is contaminated and minimal excavation works are to be carried. Subject to further investigation.

3.3.2 Air Pollution

An evaluation of the air quality impacts linked to both the construction and operational phases of the proposed development has been provided.

The findings of the dust risk assessment reveal that construction activities pose a 'Medium' risk for demolition, a 'Low' risk of dust soiling, and a 'Negligible' risk of health effects from PM10 at nearby receptors without any mitigation. These impacts can be reduced by implementing suitable mitigation measures. With mitigation measures in place, any residual dust effects from construction are expected to be minimal and not deemed significant.

Air quality impacts from construction and operational traffic are anticipated to be minimal, given the projected low number of vehicle movements during both phases of the proposed development.

The air quality assessment confirms that the proposed development will fully adhere to the requirements concerning transport and building emissions.

The air quality assessment indicates that the proposed development will not introduce new receptors to an area where the UK air quality objectives are surpassed by the proposed opening year. The design team is currently exploring a ventilation strategy to safeguard new guests within the proposed development against PM2.5 concentrations, aiming to meet future UK air quality target values and WHO guideline values.

The proposed development is deemed to be in compliance with relevant national, regional, and local planning policies, with air quality posing no hindrance to the proposed development plans.

The proposed development shall be a gas free development. No harmful NOx emissions from the site are anticipated.

All internal finishes will be of low VOCs content.

3.3.3 Noise

The proposed development, due to its nature, type of use and location is unlikely to negatively impact the noise within the surrounding areas.

The preferred approach for controlling construction noise is to reduce source levels where possible, but with due regard to practicality. The simplest and most effective method of reducing noise at nearby receptors is to ensure that noisy plants are located as far from receptors as practicable and screened using temporary barriers.

Noise experienced by receptors can also be reduced by limiting the daily time that noisy equipment is operated; however, it is acknowledged that sometimes a greater noise level may be acceptable if the duration of the activity, and therefore length of disruption, is aimed to be reduced. In addition to this, respect for surrounding guests shall be maintained with zero tolerance for offensive language and behaviour.

Noise shall be minimised by adopting Best Practicable Means (BPM) as standard working practices across the site to ensure that noise is reduced whenever practicable.

The works will be carried out in accordance with the BS 5228 Code of Practice and more specifically the recommendations set out in the BS 5228:1997 AMD 1 Code of Practice for Noise Control on construction and demolition sites.

3.3.4 Light Pollution

All outdoor lighting will be designed to minimise any potential light pollution to the surroundings. Artificial lighting will be managed in a way whereby it will not impact upon foraging bats within the area (if applicable).

External lighting for the proposed development will be positioned low to the ground, with downward facing baffles and set on time control. Warm white LED lights may be selected due its low impact upon bats in particular.

To ensure the impact of visual intrusion from temporary lighting on adjacent areas is controlled; lighting of the site will be kept at the minimum luminosity necessary for adequate security and safety. In addition, lighting will be located and directed such that it does not cause undue intrusion to adjacent properties.

When the site is closed all unnecessary site lighting will be turned off and only adequate security lighting will be maintained.

3.3.5 Water Pollution

Water pollution will be minimised via incorporating into the design appropriate water efficiency measures and surface water run-off reductions. It is encouraged for the contractor to reduce water pollution during construction by following the Considerate Constructors Scheme practice guidelines.

4. Conclusion

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 for an image of the current site, with the proposed location for the proposed 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.

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.

Appendix 1: Area Schedule

Room Schedule	
Room Name	Area
B1	
Room B1.01	20 m²
Room B1.02	17 m²
Room B1.03	28 m²
Room B1.04 (DDA)	38 m²
Room B1.05	18 m²
Room B1.06	18 m²
Room B1.07	18 m²
Room B1.08	25 m²
	184 m²
L00	
Room 00.01 (DDA)	40 m²
Room 00.02 (DDA)	42 m²
Room 00.03	18 m²
Room 00.03	18 m²
Room 00.04	18 m²
Room 00.05	18 m²
	155 m²
L01	
Room 01.01	19 m²
Room 01.02	17 m²
Room 01.03	17 m²
Room 01.04	18 m²
Room 01.05	23 m²
Room 01.06	13 m²
Room 01.07	16 m²
Room 01.08	22 m²
Room 01.09	22 m²
Room 01.10	16 m²
Room 01.11	16 m²
Room 01.12	16 m²
Room 01.13	16 m²
Room 01.14	16 m²
Room 01.15	17 m²
Room 01.16	17 m²
	281 m²

Room Schedule	
Room Name	Area
L02	
Room 02.01	17 m²
Room 02.02	18 m²
Room 02.03	18 m²
Room 02.04	23 m²
Room 02.05	18 m²
Room 02.06	16 m²
Room 02.07	16 m²
Room 02.08	22 m²
Room 02.09	22 m²
Room 02.10	16 m²
Room 02.11	16 m²
Room 02.12	16 m²
Room 02.13	16 m²
Room 02.14	16 m²
Room 02.15	17 m²
Room 02.16	17 m²
	284 m²
L03	
Room 03.01	19 m²
Room 03.02	17 m²
Room 03.03	17 m²
Room 03.04	23 m²
Room 03.05	18 m²
Room 03.06	17 m²
Room 03.07	24 m²
Room 03.08	21 m²
Room 03.09	20 m²
Room 03.10	20 m²
Room 03.11	16 m²
Room 03.12	17 m²
Room 03.13	17 m²
	246 m²
L04	
Room 04.01	15 m²
Room 04.02	18 m²
	33 m²
Grand total: 61	1184 m²

Area Schedule	
Room Name	Area
B1	
Ancillary	2 m²
Communal Amenity	53 m²
Corridor	47 m²
Plant	32 m²
Stair A	12 m²
Stair B	17 m²
	163 m²
L00	
Ancillary	72 m²
Corridor	80 m²
Reception	24 m²
Stair A	13 m²
Stair B	18 m²
Stair C	18 m²
	224 m²
L01	
Area	3 m²
Corridor	50 m²
External Amenity	33 m²
Plant	26 m²
Stair A	13 m²
Stair B	13 m²
Stair C	17 m²
	154 m²
L02	
Corridor	49 m²
Stair A	13 m²
Stair B	13 m²
Stair C	17 m²
	91 m²
L03	
Corridor	45 m²
Stair A	12 m²
Stair B	12 m²
Stair C	11 m²
	81 m²
L04	
Communal Ammenity	38 m²
Corridor	18 m²
Stair A	10 m²
	67 m²
Grand total: 41	781 m²

energylab_
part of the lab_ collective
18 Wenlock Rd, London
offices also in Greater Manchester
www.energy-lab.co.uk
info@energy-lab.co.uk
T 020 3752 9608

energylab_
Building Services and Sustainability Designers

energylab_ is a dynamic consultancy specialising in sustainability and sustainable design. We have extensive experience in both design and management across a broad range of sectors where we aim to embrace circular economy principles and low energy design practices.

Our vision is to deliver efficient and flexible environments which are engineered to help people work in an sustainable, effective and collaborative way.

We have a proactive approach to spatial design and how building services integrate within the space. We offer our clients a high quality service by working closely with them and their team to achieve a successful end product which meets the ESG agenda.

energylab_ wants to change that way of working by providing a more strategic and integrated approach to workplace design.

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For further details relating to the information contained within this document please contact:
Jacob barker-Frost, Architectural and Sustainability Consultant
Jacob.Barker-Frost@energy-lab.co.uk