Sustainability Statement

Flat 3, 9 Wilmot Place, Camden, London, NW1 9JP

DATE: 19/04/2024

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

RIBA Chartered Practice

Architects Registration Board

CONTENTS

1	1.0 Purpose and Objective	04
2	2.0 Materials and Circular Economy	05
3	3.0 Optimising resources	06
4	4.0 Greening, biodiversity and climate resilience	07
5	5.0 Outdoor Amenity Areas	08
6	6.0 Conclusion	09

ASSOCIATES

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

1.0 Purpose and Objective

This sustainability design statement for the proposed works at Flat 3, 9 Wilmot Place, Camden, has been prepared with consideration to Camden Plan (2017) Policies 7 34 (Green Infrastructure) and 36 (Energy) and has positively addressed the sustainable design principles set out in Policy 38D.

The Applicant is committed to ensuring that sustainability measures are considered and incorporated where possible. The measures incorporated into the design to meet planning requirements and to achieve a low carbon development address the following key areas of sustainable design and construction:

- Materials and Circular Economy
- Optimising Resources
- Greening, biodiversity and climate resilience

When preparing the design proposal, consideration has been given to the energy hierarchy in all supporting material.

As the building is not listed and not within a conservation area the design is practical and follows the building standards while incorporating sustainable design strategies.

The Proposal

The proposal for this residential project involves the erection of a terraced roof and the installation of privacy screens and railings around the terrace, at level 01, in an existing dwelling-house. All the design options seek to address the needs of the application. The proposal demonstrates an opportunity to raise the value of the property and extend its' longevity that forms part of the area's long-term housing stock.

ASSOCIATES

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

1.1 Materials and Circular Economy

Sustainable material sourcing will be considered to ensure the scheme's environmental footprint is kept to the lowest feasible level.

• Materials used in the proposal will be of high-quality and durable to withstand the outside environment.
• All possible efforts will be made to reuse materials where feasible and that where required, new materials will be responsibly sourced.
• New materials will be recycled or reclaimed where possible.
• New materials will be acquired locally where possible in order to minimise transportation-related carbon emissions.

Recycled Bricks
In the proposal, recycled bricks will be used. Recycled bricks can be considered sustainable as they:

• Save Energy: Don't require high-temperature firing like new bricks.
• Reduce Waste: Reuse materials, minimizing landfill impact.
• Preserve Resources: Avoid new clay extraction, conserving natural resources.
• Cut Carbon Emissions: Lower environmental impact compared to traditional brick production.
• Have Historical Value: Reusing old bricks can contribute to preserving historical structures.
• Support Local Economy: Sourced locally, reducing transportation-related emissions.
• Offer Durability: Retain the durability of bricks, promoting longer building lifespans.
• Encourage Sustainable Practices: Contribute to a market for recycled materials, promoting eco-friendly construction.

One provider of recycled/reclaimed bricks is Huws Gray
Website: https://www.huwsgraybricks.co.uk/

Reclaimed Flooring Deck
Recycled timber flooring comes salvaged from cotton mills, schools, factories and many more properties either being refurbished or demolished. The sustainable benefits of recycling timber slats include:

• The conserving of resources: Reduces demand for new wood, preserving forests.
• Energy Savings: Requires less energy compared to new timber production.
• Waste Reduction: Diverts wood waste from landfills.
• Carbon Sequestration: Stores carbon by reusing wood instead of allowing it to decompose.
• Preservation of Historical and Cultural Value: Retains the unique character and history of old structures.

One provider of recyled timber slats is Vetraland Selective Timber
Website: https://www.timbertechuk.co.uk/eco-decking

ASSOCIATES

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

RIBA Chartered Practice
arb Architects Registration Board

1.1 Materials and Circular Economy

Heritage

The design seamlessly integrates into the architectural character of the conservation area through the thoughtful incorporation of black iron railings. These railings evoke a timeless aesthetic, echoing the historic charm of the surroundings while adding a touch of modern sophistication. Their understated elegance harmonizes with the traditional elements of the area, respecting its heritage while subtly enhancing its visual appeal. By carefully selecting materials and design elements that complement the existing architectural vernacular, the black iron railings serve as a respectful nod to the conservation area's rich history, ensuring the new construction maintains a sense of continuity and integrity within its surroundings.

ASSOCIATES

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

RIBA Chartered Practice

Architects Registration Board

1.2 Optimising Resources

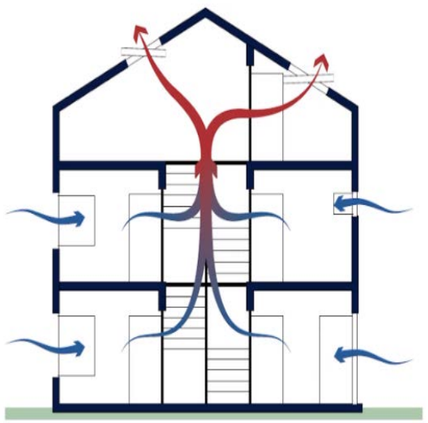
Optimising resources (energy and water) City Plan policy requires development to optimise resource efficiency and minimise the need for plant and machinery, incorporating design for energy and water efficiency and following the principles of the energy hierarchy.

Energy Efficiency Strategies

Natural Lighting
The proposal of French doors replacing the exisitng window would increase the natural lighting in the property reducing the need for artifical lighting.

The proposed lightwells in the floating floor would continue to provide the natural lighting that enters the building through the exisitng skylights below the proposal.

Passive ventilation
With passive ventilation, openable windows reduce energy use, enhance indoor air quality, and offer cost-effective natural cooling. They adapt to different climates, enhance natural lighting, and are more environmentally friendly than mechanical systems—all of which are consistent with sustainability.



Secondary or high performance glazing
Installation of new French doors that are fitted with double glazing reduces heat loss, by featuring two glass panes with an air bubble between them. This gap prevents heat from transferring out and keeps cold from coming in. Double glazing is sustainable as it enhances energy efficiency, reduces heating/ cooling costs, improves comfort, minimises noise, pollution, improves security and has a longer lifespan. The increase in energy efficientcy can cut carbon dioxide emissions by up to 50%.

Its use aligns with building standards, contributing to a more eco-friendly and valuable property.

Draught-proofing
Airtightness in the construction. Draught proofing is important as it can save money on energy bills by being comfotable at lowertemperature therefore reducing the need for heating

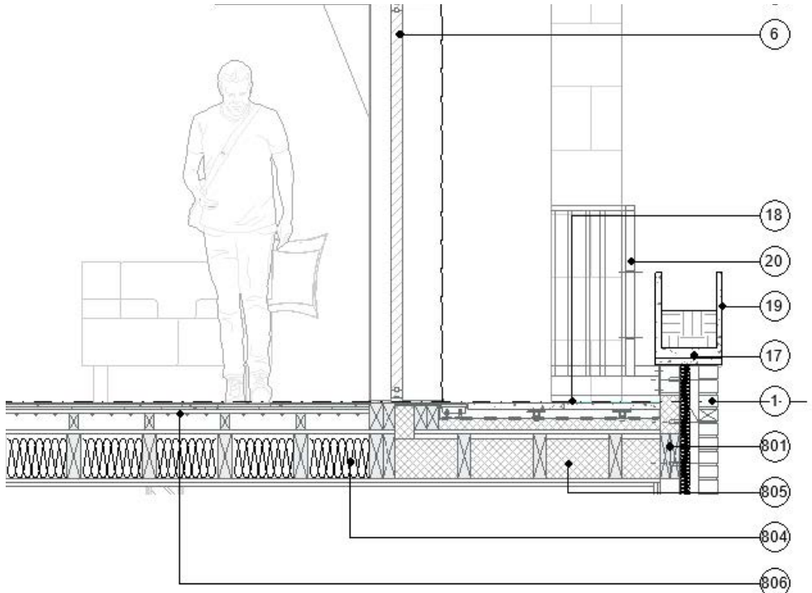
Damp proofing
Damp proofing the proposal with implementation of damp proof membranes and drainage system. Damp proofing is sustainable by preventing structural damage, enhancing energy efficiency, improving indoor air quality, preserving materials, and reducing long-term costs.

Insulation
An increase in high-quality insulation makies an improvement in thermal comfort and reduces heat transfer through the building. High-quality insulation also has a longer lifespan than lower quality insulation reducing the need for replacement and therefore conserving resources. The thermal comfort would reduce the need for heating thus saving energy, reducing costs and lowering carbon emissions.

Proposed floating floor provides an additional layer of insulation to existing building.

Well-designed floor layouts
Well-designed floor plans make efficient use of natural light, reducing the need for artificial lighting. Benefits include energy savings, reduced electricity costs, improved well-being, and adherence to green building standards. This strategy promotes sustainability by reducing energy consumption and creating healthier indoor environments.

The proposed roof terrace acts as a natural extension leading from the internal room out to the exterior space. Providing an additional amenity that this particular unit would not have.



Section 02 Proposed

ASSOCIATES

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

1.3 Greening, Biodiversity and Climate Resilience

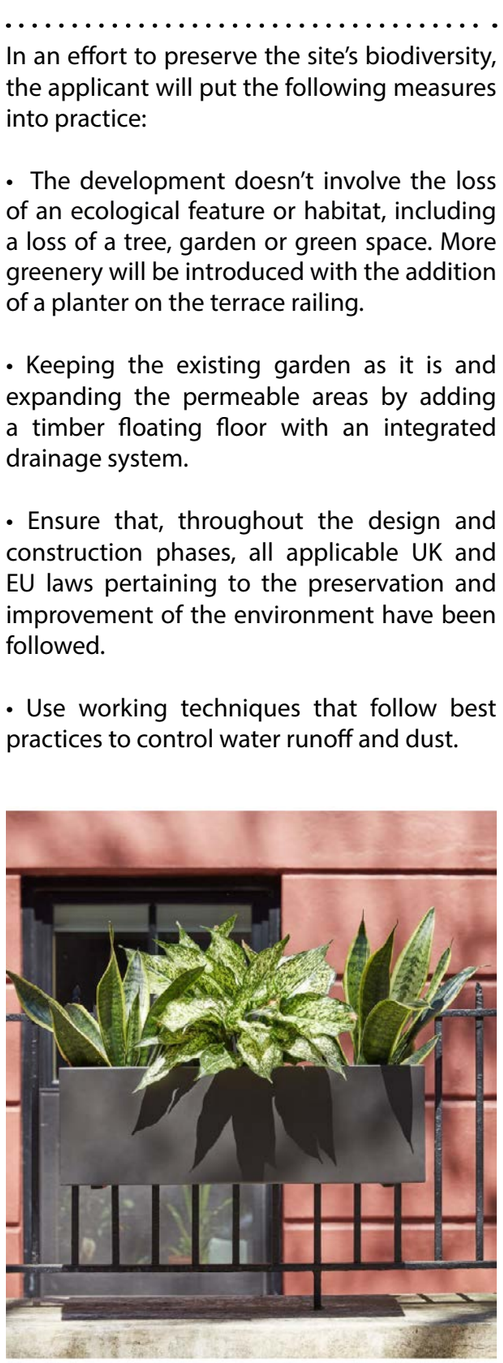
In an effort to preserve the site's biodiversity, the applicant will put the following measures into practice:

• The development doesn't involve the loss of an ecological feature or habitat, including a loss of a tree, garden or green space. More greenery will be introduced with the addition of a planter on the terrace railing.

• Keeping the existing garden as it is and expanding the permeable areas by adding a timber floating floor with an integrated drainage system.

• Ensure that, throughout the design and construction phases, all applicable UK and EU laws pertaining to the preservation and improvement of the environment have been followed.

• Use working techniques that follow best practices to control water runoff and dust.



AGA ASSOCIATES
www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

ASSOCIATES

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

1.4 Conclusion

The Mansard roof extension project aligns effectively with the sustainability policies outlined in both the London Plan and Camden Local Plan, particularly with regard to materiality and design considerations.

In terms of materiality, the use of sustainable building materials is central to the project's compliance with these policies. The extension incorporates materials that are locally sourced and environmentally friendly, thereby reducing the carbon footprint associated with transportation and manufacturing. By opting for recycled or renewable materials, the project contributes positively to the principles of circular economy advocated by the London Plan and Camden Local Plan.

Furthermore, the design of the Mansard roof extension reflects a commitment to energy efficiency and reduced environmental impact. The integration of features such as increased insulation, energy-efficient windows, and solar panels aligns with the sustainability goals outlined in both policy frameworks. These design elements not only enhance the building's performance but also contribute to long-term energy savings and reduced greenhouse gas emissions.

Additionally, the project's compliance with design policies emphasizes the importance of preserving the architectural character of the area while promoting contemporary and sustainable design solutions. The Mansard roof extension harmoniously blends with the existing urban fabric, maintaining the aesthetic integrity of the neighborhood while incorporating innovative design features that optimize space and functionality.

In conclusion, the Mansard roof extension project exemplifies a sustainable approach to development, demonstrating a conscientious effort to adhere to the materiality and design guidelines set forth by the London Plan and Camden Local Plan. Through the thoughtful selection of materials and the implementation of energy-efficient design strategies, the project not only meets regulatory requirements but also contributes positively to the overall sustainability agenda of the local community. This integration of sustainability principles into construction practices serves as a model for future developments seeking to align with London's and Camden's progressive urban planning policies.

ASSOCIATES

www.aga-associates.com
info@aga-associates.com
+44 (0) 20 3715 2364

10 Fitzroy Square
Fitzrovia
London
W1T 5HP

RIBA Chartered Practice
Architects Registration Board