ROK PLANNING

SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

In respect of

MARY BRANCKER HOUSE, 54 – 74 HOLMES ROAD, LONDON, NW5 3AQ

On behalf of

UNITE STUDENTS

Prepared by:	**AP/KDM**
Authorised by:	**MR**
Date/Status:	**11 October 2024**
Project Number:	**R01020**

CONTENTS

1. INTRODUCTION

1.1 This Sustainable Design and Construction Statement has been prepared on behalf of Unite Students, (hereafter, “the applicant”) in support of a full planning application located at Mary Brancker House, 54 – 74 Holmes Road, London, NW5 3AQ.

1.2 The application seeks planning permission for:

“Re-cladding and façade remediation works.”

1.3 This Statement should be read in conjunction with the Covering Letter prepared by ROK Planning and submitted with the application.

1.4 The purpose of this statement is to demonstrate how the proposed development aligns with the sustainability requirements outlined in Camden Council’s Local Plan, specifically Policy CC1 on Climate Change Mitigation.

1.5 The proposed works aim to enhance the thermal efficiency and overall sustainability of the building, which currently provides accommodation for 182 students and includes both en-suite rooms in shared flats and studios.

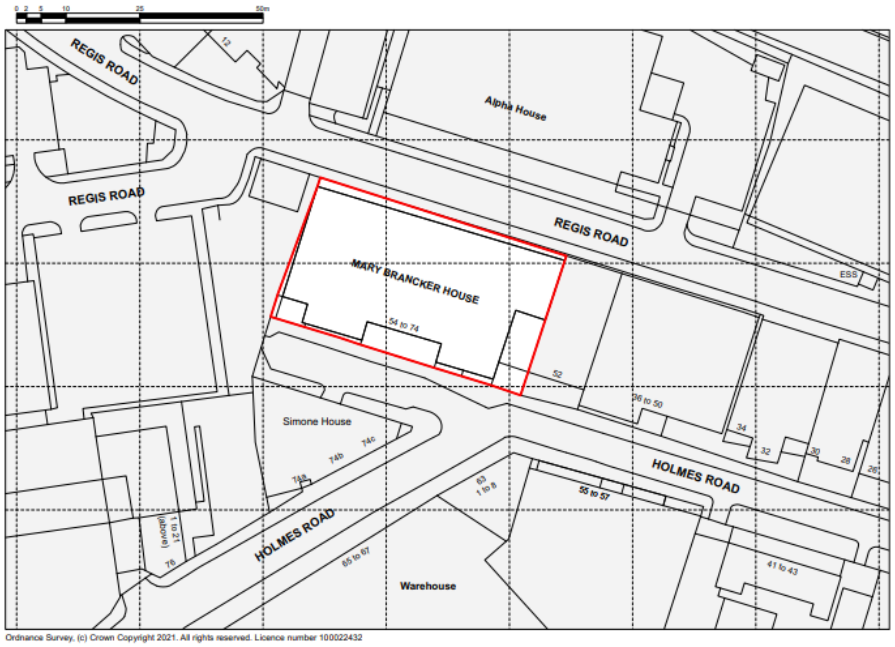
1.6 This document outlines the proposed schemes compliance with the relevant sustainability policies.

2. SITE AND SURROUNDINGS

2.1 Mary Brancker House is located in Kentish Town, London, between Holmes Road and Regis Road. The building, constructed in the mid-2000s, is a part 4/5/6 storey structure, providing student accommodation for 182 residents. The ground floor is used for business purposes, with student accommodation on the upper floors. The site is not within a conservation area, but the Inkerman Conservation Area is approximately 200m to the southwest

2.2 The building façade comprises an insulated render system with face blockwork at ground floor level. The main entrance is accessed from Holmes Road, and the building includes a central courtyard at first-floor level. The site benefits from good public transport links, offering easy access to Central London and surrounding areas

2.3 The building façade is mainly in an insulated render system with face blockwork to some areas at ground floor.



BLOCK PLAN

3. PLANNING POLICY

3.1 This document has been produced to satisfy the Sustainable Design requirements of Camden Council's Local Plan – Chapter 8. There is also relevant national planning policy that the scheme and this document also consider.

National Planning Policy Framework (2023)

3.2 National planning policy is set within the National Planning Policy Framework (NPPF). At the centre of the NPPF is a presumption in favour of sustainable development. To deliver sustainable development, local and national policies must be adhered to and taken into account at all stages of development.

Local Planning Policy

3.3 The statutory development plan for the application site consists of the Camden Local Plan (2017). Other material considerations include the National Planning Policy Framework (NPPF) 2023, National Planning Practice Guidance (NPPG), the London Plan (2021) and relevant supplementary planning documents, Camden Planning Guidance (2021) documents – Amenity, Design, Housing, Home Improvements, Transport, Employment Sites and Business Premises.

3.4 Camden Council are currently consulting on their Regulation 18 Draft New Local Plan. This is the first full consultation stage of the Plan, and the consultation ran until 5pm on 13th March 2024. Following this there will be one further Regulation 19 (publication) stage consultation, with the Plan then being submitted to the Planning Inspectorate for examination. At this time, the emerging policies carry very little weight in the determination of planning applications

3.5 Policy CC1 of the Camden Local Plan (2017) focuses on minimising the effects of climate change through sustainable construction practices and energy efficiency improvements. It encourages developments to meet high environmental standards.

3.6 The policy promotes zero carbon development and requires all development to reduce carbon dioxide emissions by following the energy hierarchy.

3.7 The Council supports and encourages sensitive energy efficiency improvements to existing buildings. All developments are expected to optimise resource efficiency.

3.8 The energy hierarchy is a sequence of steps to minimise the energy consumption of a building: be lean (use less energy), be clean (supply energy efficiently), and be green (use renewable energy). The Council commissioned two borough-wide

carbon reduction studies to align local planning policy with national carbon emissions reduction targets.

3.9 Developments should optimise resource efficiency by reducing waste, minimising materials required, using materials with low embodied carbon content, and enabling low energy and water demands once the building is in use. Embodied carbon includes the carbon impact associated with the production, transport, assembly, use, and disposal of materials.

3.10 The following section outlines how the proposed scheme at Mary Brancker House has addressed sustainability.

4. DESIGN AND CONSTRUCTION RESPONSE

Policy CC1: Climate Change Mitigation

4.1 Policy CC1 states:

"The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation."

This includes

'Expecting all developments to optimise resource efficiency'

4.2 In line with Policy CC1, construction materials have been selected minimise the effects of climate change and maximise resource efficiency.

4.3 The proposed brick slips are designed to offer a sustainable and fire-resistant cladding solution. The system comprises a 60mm mineral wool batt for insulation, a 10mm render/adhesive system, and a 15mm clay brick slip as the external finish. This layered approach ensures adequate insulation while providing a durable and aesthetically appealing exterior.

4.4 From a fire safety perspective, the system meets the A2, s1-d0 fire rating, which means it offers high fire resistance, contributing to the overall safety of the building. This rating aligns with stringent safety requirements, making the brick slips a reliable choice for external cladding. Similarly, the silicone render system has a Reaction to Fire rating of A2, ensuring that it provides a high level of fire resistance.

4.5 In terms of benefits, one of the key advantages of this system is that it allows for thinner external walls, which can improve the building's spatial efficiency. Additionally, the system meets the A1-A5 fire safety standards, further reinforcing its suitability for use in urban environments where safety is paramount.

4.6 The system has an embodied carbon rating of 22 kgCO2 per square metre, which reflects its moderate impact on the environment. This level of embodied carbon makes the brick slips a reasonable option in terms of sustainability, balancing performance with environmental considerations. Brick slips and their support systems are fully recyclable. Once removed, they can be crushed and reused in construction or as aggregate material. The expected service life is 25 years or more, making them a long-lasting solution.

4.7 The embodied carbon of the silicone render system is 8.43 kgCO2 per square metre during the product stage, making it relatively environmentally friendly. The silicone render has a lifespan of 30 years or more.

4.8 Overall, this brick slip system provides a well-rounded solution that combines fire safety, sustainability, and aesthetic appeal, while requiring attention to detail during installation to ensure the best results.

5. CONCLUSION

5.1 This Sustainable Design and Construction Statement has been prepared in line with the relevant policies outlined in the National Planning Policy Framework (2023) and the Camden Local Plan (2017).

5.2 The proposed recladding and façade remediation works at Mary Brancker House fully meet the targets and requirements set out by the London Borough of Camden Council and align with national planning policy on sustainability and energy efficiency.

5.3 In summary, the proposed development has been carefully designed to adhere to Camden Council's Local Plan, particularly Policy CC1 on Climate Change Mitigation and Policy D1 on Design, while also addressing the environmental and safety requirements of Policy A1. This Sustainable Design and Construction Statement demonstrates the project's commitment to reducing the impact of climate change through the use of sustainable construction materials and methods.

5.4 The materials chosen for this project, including brick slips and a silicone render system, have been selected for their sustainability, durability, and fire safety performance. These materials offer a significant reduction in embodied carbon while maintaining the aesthetic integrity of the building. Their recyclability and long service life further underscore the project's focus on sustainability.

5.5 The materials specified, particularly the A-rated mineral wool insulation and the fire-resistant cladding systems, will provide enhanced thermal performance and improved fire safety. These improvements will reduce the building's energy consumption, lowering greenhouse gas emissions and contributing to a safer living environment for residents.

5.6 The retention of the existing masonry blockwork and selective use of new materials such as brick slips reflects the project's commitment to optimising resource efficiency. This approach minimises waste and reduces the need for entirely new materials, further contributing to the overall sustainability goals of the development.

5.7 The materials selected have been evaluated for their longevity, low maintenance requirements, and recyclability, ensuring that they meet high environmental standards over the lifecycle of the building.

5.8 In summary, the proposed re-cladding and façade remediation works at Mary Brancker House have been meticulously planned to align with the sustainability

requirements outlined by Camden Council's Local Plan, specifically Policy CC1 on Climate Change Mitigation. This Sustainable Design and Construction Statement demonstrates the project's commitment to minimising the effects of climate change through the careful selection of construction materials and methods.