SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

KNOTTARCHITECTS
OCTOBER 2024

499_SDCS_241003

33 GAYTON ROAD LONDON NW3 1TY

This Statement should be read in conjunction with the accompanying drawings, forms and other documents.

REFERENCE POLICY:-

Camden Local Plan - 2017

In particular, in relation to this Planning Application:-

- **Policy CC1. Climate Change Mitigation**
- **Policy CC2. Adapting to Climate Change**
- **Policy CC3. Water and Flooding.**
- **Policy CC4. Air Quality**
- **Policy CC5. Waste**

POLICY CC1

The nature and scale of the proposed development means that these policies do not apply in full but that they should be considered in a proportionate manner. Therefor; a Sustainable Design and Construction Statement has been prepared.

POLICY CC2

The nature and scale of the proposed development means that this policy does not apply in full. Nevertheless; a Sustainable Design and Construction Statement has been prepared.

All fabrication/construction will meet or exceed the requirements of the Building Regulations Part L1A in relation to the conservation of fuel and power where technically and economically feasible.

In complying with, or exceeding, the requirements of the relevant Building Regulations the design will include or consider:-

- Low energy light fittings.
- Light fittings on timed movement censors.
- All new glazed elements to have low U-value and low E glass reducing heat loss and overheating.

There are to be no adaptations to the current heat producing facilities in the house. However, certain elements of the insulation to the current fabric will be upgraded so that the overall thermal efficiency is improved.

CC2 – a:- protecting green spaces:-

The proposals retain the overall green rear garden space (at 53 sq.m.) while adding to 'green space' by introducing planters.

CC2 - b:- not increasing surface water run-off

See CC3, below.

CC2 – c:- incorporating bio-diverse roofs

There will be no negative impacts on nature biodiversity, green infrastructure or ecological connectivity.

The addition of planters enhances biodiversity.

CC2 – d:- reducing overheating

There is no mechanical cooling system proposed.

The new windows are orientated either to the North West or the South East so heat gain will be minimal. 'Low E' glass will be incorporated in the new and replacement glazing.

All of the of the windows and doors encourage manual, passive, ventilation.

CC2 – e:- adaptation and sustainable measures

The design of the proposals consider the principle of the circular economy, the efficiency of construction materials and adaptation to change.

Demolition will be minimal and materials will be recycled where possible.

New materials will be sustainably sourced, low impact, recycled (if possible) products from as locally as feasible. They will be robust and have a long lifespan. They will be sourced with minimal wastage.

The new materials will be replaceable, demountable and, largely, recyclable. Thus; the development can be maintained if needed and will be flexible and adaptable to changing requirements and circumstances in the long term.

The construction operations will be contained within the property and will have a low impact on the environment.

CC2 – f:- NA
CC2 - g:- NA
CC2 – h:- NA

POLICY CC3

The property is in a Zone 1 (minimal) of Flood Risk.

Excess rainwater will discharge into the existing drainage system, as is the current situation.

POLICY CC4

The development will be ‘air-quality neutral.’

POLICY CC5

The construction of the development will strive to recycle materials, where possible. Locally sourced, sustainable materials will be used where possible.

Waste and recycling storage and collection facilities will remain as they currently exist.

END