SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT FOR: 98 AGAR GROVE, LONDON, NW1 9TL

Introduction

This document has been prepared as part of a planning application for the remodeling of the property at 98 Agar Road, London, NW1 9TL including a new single storey rear extension.

OSO Designs has prepared this document to detail the sustainability features of the development and demonstrate how they relate to the Camden Policy; Sustainability Design from their 'Strategic and Development Management Policies'.

Energy

The proposal will meet or exceed the requirements of the Building Regulations where technically and economically feasible. As per the principles elaborated in Islington's Policy S2 B, S4 F, S6 A, the proposal will include or consider the following low energy features to reduce carbon dioxide emissions resulting from operation of the house:

- Low energy light fittings in both the existing house and the new extensions.

- All the new glazed units (including roof-lights) as part of the new extensions / additions will Be specified as double glazed, with low u-values and low g-values (solar heat transmittance) conserving the heat within the dwelling. this shall also prevent the house from overheating in the summer.

- All new walls and roofs will be detailed in such a way to meet Building Regulations in terms of U-values.

- One of the key aims of the development is to offer an open plan kitchen/dining area and top floor that is effectively insulated and naturally ventilated, preventing overheating. The proposal therefore is to have glazed doors facing the garden to provide outlook to the landscaped garden. All doors, windows and roof lights are to be open-able to allow cross ventilation through the property.

Water Efficiency

Islington's Policies S1 F, S2 B, S9 A, B, C, E & K, focus on delivery of new proposals that look to have a sustainable approach to water management and the view to consider water reduction as much as possible. The proposals seek to relocate an existing toilet and reconfigure an existing kitchen. Therefore, the proposed design shall improve water use in the property by introducing:

- Dual flush WC - cisterns with a half flush and a full flush, which is expected to save 33% of water when compared to only full flush cisterns.
- Appliances - when dishwasher and washing machines are specified at detail stage, these appliances will be selected based on modern low water consumption, as well as low energy use.

Construction Process

The construction team will continue their ethos on sustainable construction practices by carefully considering the following:

- Properly managing construction waste by reducing, reusing, and recycling materials where possible.
- Waste will be collected, stored, and then disposed of in large quantities as opposed to smaller regular trips.
- Promoting sustainable transportation options for workers and help reduce the carbon footprint associated with commuting to sites. Where possible workers will travel together as opposed to individually.

Conclusion

Camden Council's new Local Plan and the emphasis on Sustainable Design. Whilst most of the sustainable policies refer to larger developments, we appreciate every project can incorporate sustainable design principles. We believe we have managed to demonstrate the Statement proposal aligns with all the sustainability policies.