

SAVILLE THEATRE

135 SHAFTESBURY AVENUE

SUSTAINABILITY STRATEGY

Audit sheet.

| Rev. | Date | Description of change / purpose of issue | Prepared | Reviewed | Authorised |
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| 01 | 26/01/2024 | Draft for comment | C. Mooney | E. Ray | G. Jones |
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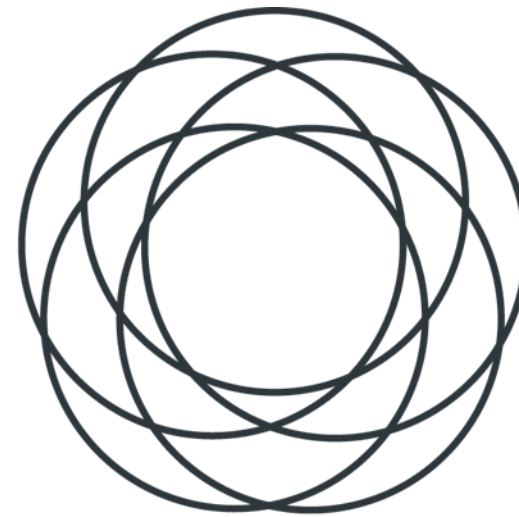
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Executive summary.

The Saville Theatre development at Shaftsbury Avenue supports a bold vision to regenerate a Grade 2 Listed theatre ‘the Saville’. The design seeks to retain the building’s theatrical history while extending the upper levels for a hotel. In more recent years, the site has been converted to a four-screen cinema. Cirque du Soleil Entertainment Group confirms it is exploring the venue as its first permanent home in the UK, to bring a first of its kind artistic experience to London and the UK. By providing a site for entertainment and space for a hotel, the development will be **giving back to local communities**. It will provide a showground of world-class ingenuity, **celebrating its legacy and history**. It will further add to the character of the city, connecting forward thinking with cultural sensitivity. Lastly, it will address the climate emergency, with an **ambition to meet net zero**. With focus areas of **environment, society and economy**, this development brings the wonder back to Shaftsbury Avenue.



A FRAMEWORK FOR
SUSTAINABLE DEVELOPMENT
THE FIVE CAPITALS



Fit for the future

- Net zero carbon
- Circular resource use
- Maximise energy efficiency

Strengthening local community

- Support local creativity
- Reinforce community cohesion
- Local voice

Enabling wider economic opportunity economy

- Employment responsibility
- Local hub
- Promote diversity within the supply chain

Space for enjoyment

- Wellbeing at the heart
- A place to be healthy and active
- Inclusive and accessible design

With nature in mind

- Interaction with nature
- Minimise footprint
- Enrich local ecology and biodiversity

1. Introduction.

Purpose of this report

This report has been prepared on behalf of *YC Saville Theatre Ltd* in relation to the proposed development at Saville Theatre mixed-use development at 135-149 Shaftesbury Avenue hereafter referred to as the Proposed Development. A strategy is proposed that works with nature and seeks to minimise its impact on the local and global environments, whilst creating a place of leisure and entertainment.

It sets out the development's sustainable vision and ambitions for the site and is intended to be aspirational and illustrative with targets and opportunities that, given the long construction period, are subject to change as the development and energy and sustainable technologies evolve. This strategy is a first draft and has not yet been submitted for approval. Consequently, adjustments may be made in response to additional documentation and to accord with changes in planning policy.

The Proposed Development

The Proposed Development seeks to re-introduce a live performance venue to this Site and introduce a new hotel use on upper floors. The Proposed Development includes a 6-storey extension, plus plant, on top of the existing Building.

The Proposed Development would include part-demolition, part-retention and stabilisation and refurbishment of the existing grade II listed building. New basement levels will be excavated to accommodate the theatre, with the introduction of retail and theatre lobby, box office and front of house facilities at ground floor level.

This sustainability strategy has been updated to reflect the amended planning submission of the Proposed Development taking into consideration the revised changes. The most significant changes are the revisions to the massing and façade strategy. However, inclusive of these changes the approach to the sustainability strategy presented remains unchanged.



Figure 1: Saville Theatre render (YC Saville Theatre Ltd)

The five capitals.

The five capitals model.

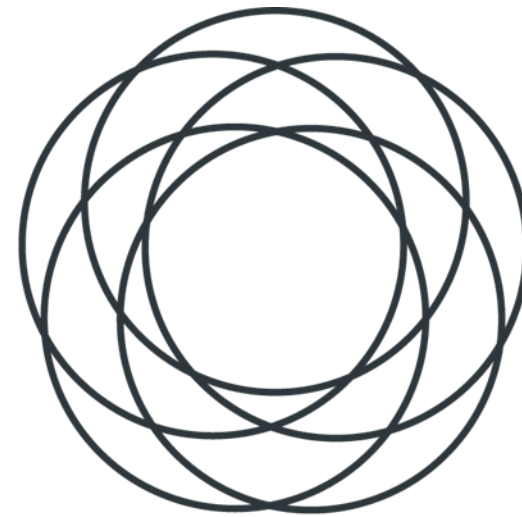
The sustainability strategy for the Proposed Development is based on sustainable design and construction principles as informed by planning requirements, industry best practice and the project vision.

The model

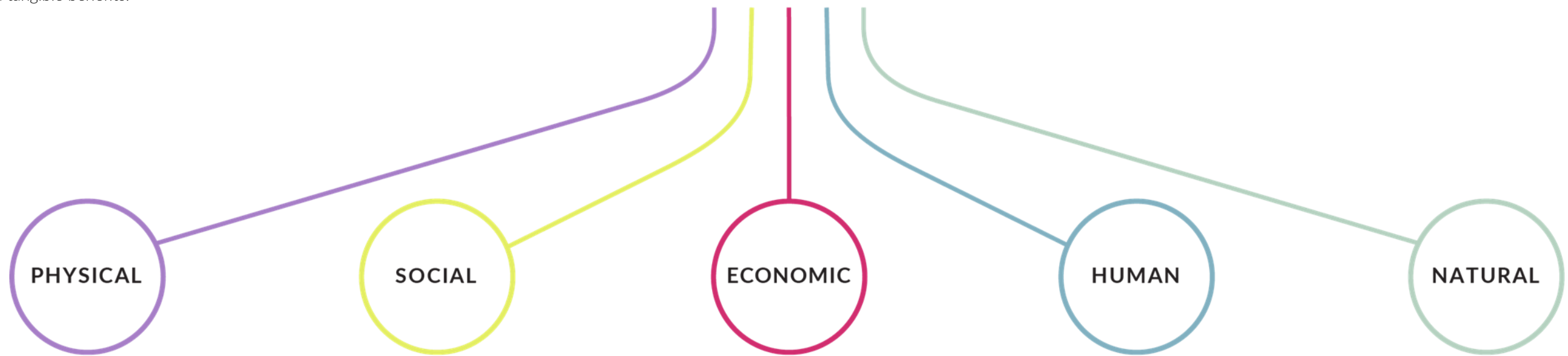
It is on this basis that the strategy is based on five defined factors: the Five Capitals of Sustainability.

The five Capitals framework captures the multi-faceted sustainability benefits and values that the Proposed Development would potentially bring to the site, local community, surrounding businesses, and future development users.

This approach is focussed on creating value with the aim to realise real term and tangible benefits.



A FRAMEWORK FOR
SUSTAINABLE DEVELOPMENT
THE FIVE CAPITALS



Form and mobility

Creating high quality buildings ensures **PHYSICAL VALUE** is increased where the development projects an image of design for longevity and allows people to navigate easily on foot/by bicycle.

Community & place

By enabling community identity, **SOCIAL VALUE** is increased where a great place brings people together, and creates a community.

Economy & prosperity

By delivering a new economic hub, comprising international and small and medium sized businesses, **ECONOMIC VALUE** is generated through delivering adaptive and locally-supporting sources of capital in a challenging industry.

Physical & mental wellbeing

With a focus on people, **HUMAN VALUE** is increased where quality and longevity of life is improved and happiness is increased.

Enhancing the environment

By seeking to achieve positive gain, **NATURAL VALUE** is increased where existing quality is protected and new complementary resources are introduced.

2. Key drivers.

2.1 National policy.

National Planning Policy Framework

The National Planning Policy Framework 2023 sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced

Part L

Approved Document (AD) Part L 2021 came into force on the 15th June 2022.

Committee for Climate Change (CCC) Net Zero

The UK government’s response to the IPCC report, the report introduces a strategy for decarbonising the UK to net zero emissions by 2050.

National Grid’s Future Energy Scenarios (FES)

Set up by National Grid ESO, the FES team produce detailed projections on all aspects of the UK energy landscape – from heat, to transport, and energy supply, and everything in between – each year. These provide invaluable perspective on potential future decarbonisation pathways and the solutions needed to decarbonise the energy system by 2050.

Build Back Better: our Plan for Growth

Previously the UK Industrial Strategy, published in 2017, the Plan for Growth establishes the then government’s strategy for leveraging industry for economic growth.

UK Environment Bill

The Environment Bill is the UK government’s primary policy document for driving progress and improvements in the natural environment. There are four priority areas for the Bill: biodiversity, air quality, water and waste. All targets will be set for the mid-to-late 2030s and will be backed up with interim targets that will not be legally binding, to help spur early progress.

Public Health England Improving access to greenspace – a new review for 2020

A report discussing the importance of greenspace to health and wellbeing with a nod to the impact of the Covid-19 pandemic on people’s attitudes to and appreciation of local greenspace.



2.2 Regional

GLA London Plan

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth

Mayor's Transport Strategy

The Mayor's strategy for delivering a fairer, healthier and more prosperous city through transport.

Healthy Streets for London 2018

The basis for the Mayor's Transport Strategy, Transport for London's Healthy Streets for London presents an approach to tackle the 'inactivity crisis' to prioritise walking, cycling and public transport to create a healthy city.

London Environment Strategy

The London Environment Strategy established the Mayor's vision for London in 2050 prior to the development of the new London Plan; the six key aims are as follows:

1. **Climate change and energy:** London will be a zero carbon city by 2050, with energy efficient buildings, clean transport and clean energy.
2. **Waste:** London will be a zero waste city. By 2026 no biodegradable or recyclable waste will be sent to landfill and by 2030 65 per cent of London's municipal waste will be recycled.
3. **Adapting to climate change:** London and Londoners will be resilient to severe weather and longer-term climate change impacts. This will include flooding, heat risk and drought.
4. **Green infrastructure:** London will be the world's first National Park City, where more than half of its area is green, where the natural environment is protected, and where the network of green infrastructure is managed to benefit all Londoners.
5. **Air quality:** London will have the best air quality of any major world city by 2050, going beyond the legal requirements to protect human health and minimise inequalities.
6. **Noise:** Londoners' quality of life will be improved by reducing the number of people adversely affected by noise and promoting more quiet and tranquil spaces.
7. **Low carbon circular economy:** London will transition to a low carbon society.

In addition, the three key outcomes are identified; these are a London which is:

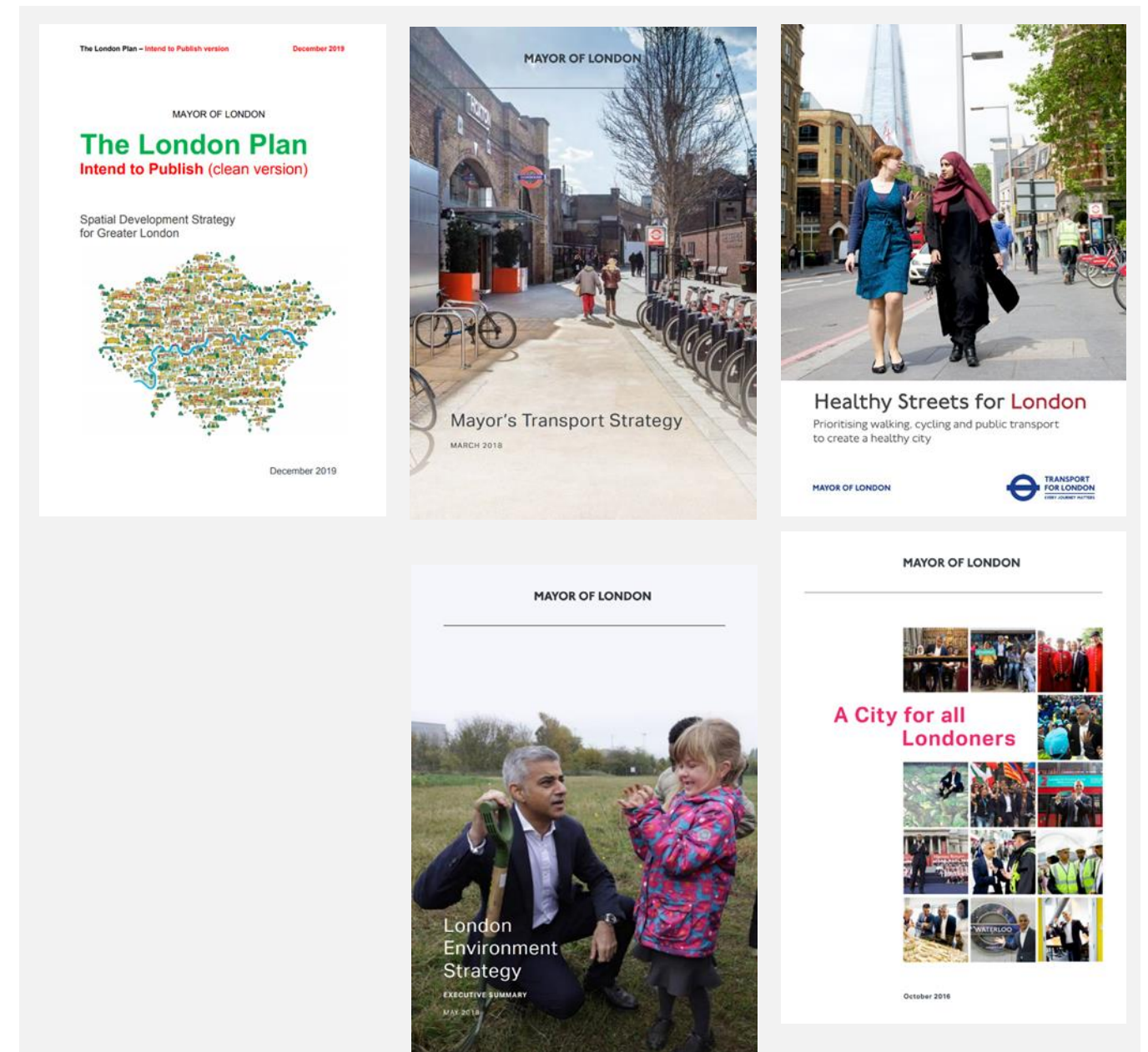
Greener: *All Londoners should be able to enjoy the very best parks, trees and wildlife. Creating a greener city is good for everyone – it will improve people's health and quality of life, support the success of businesses and attract more visitors to London.*

Cleaner: *Londoners want their city to be clean, attractive and healthy – living in a big city does not mean they should accept a dirty and polluted environment. The Mayor will clean up London's air, water and energy in a way that is fair, protects the health of Londoners, and contributes to the fight against climate change.*

Ready for the future: *Water, energy and raw materials for the products we consume will be less readily available in the future, and climate change will mean higher temperatures, more intense rainfall and water shortages. The Mayor will make sure the city does not waste valuable resources, is prepared for the future and is safeguarded for future generations.*

City for All Londoners

Published in 2016, this report set the tone for the current Mayor's approach to responding to the challenges faced by London; namely: the pressure that a fast-growing population exerts on the city, the increasing diversity of Londoners, rising inequality, the uncertainty caused by the EU referendum result, and the effects of climate change.



2.3 Local.

Camden Local Plan (2017)

The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031.

The Local Plan in particular will help deliver the objectives of creating the conditions for harnessing the benefits of economic growth, reducing inequality and securing sustainable neighbourhoods. It will also assist the delivery of other plans and strategies prepared by the Council and other service bodies, for example master plans and planning briefs.

This Local Plan is a key delivery mechanism for the Camden Plan and other Council strategies including the Joint Health and Wellbeing Strategy. Key Council objectives are to:

- Provide democratic and strategic leadership fit for changing times.
- Develop new solutions with partners to reduce inequalities and improve the physical and mental health and wellbeing of local residents.
- Create conditions for and harnessing the benefits of economic growth.
- Invest in our communities to ensure sustainable neighbourhoods.
- Deliver value for money services by getting it right first time.

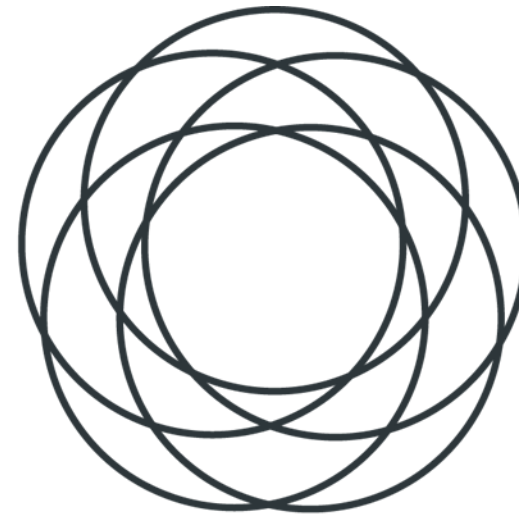
Camden Planning Guidance (SPD): Energy efficiency and adaptation (2021)

The Council has prepared this Camden Planning Guidance (CPG) on Energy and resources to support the policies in the Camden Local Plan 2017. This guidance is therefore consistent with the Local Plan and forms a Supplementary Planning Document (SPD) which is an additional "material consideration" in planning decisions.



3. Your strategy.

The Saville Theatre development at Shaftsbury Avenue supports a bold vision to regenerate a Grade 2 Listed theatre ‘The Saville’. The design seeks to retain the building’s theatrical history while extending the upper levels for a hotel. In more recent years, the site has been converted to a four-screen cinema. Cirque du Soleil Entertainment Group confirms it is exploring the venue as its first permanent home in the UK, to bring a first of its kind artistic experience to London and the UK. By providing a site for entertainment and space for a hotel, the development will be **giving back to local communities**. It will provide a showground of world-class ingenuity, **celebrating its legacy and history**. It will further add to the character of the city, connecting forward thinking with cultural sensitivity. Lastly, it will address the climate emergency, with an **ambition to meet net zero**. With focus areas of **environment, society and economy**, this development brings the wonder back to Shaftsbury Avenue.



A FRAMEWORK FOR SUSTAINABLE DEVELOPMENT THE FIVE CAPITALS



Fit for the future

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| Maximise energy efficiency |

Strengthening local community

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| Support local creativity |
| Reinforce community cohesion |
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Enabling wider economic opportunity economy

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| Employment responsibility |
| Local hub |
| Promote diversity within the supply chain |

Space for enjoyment

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| Wellbeing at the heart |
| A place to be healthy and active |
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With nature in mind

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|---------------------------------------|
| Interaction with nature |
| Minimise footprint |
| Enrich local ecology and biodiversity |

4. Physical capital.

Purpose

The physical infrastructure in our built environment, from high quality buildings to user friendly and connected transport, sits within the natural environment, and relies on nature for its functionality. It is also what provides the foundation for thriving communities and prosperous economies.

Higher quality infrastructure lasts longer and produces less waste, consuming less materials and generating less carbon emissions. Sustainable construction methods enable the recovery of materials, reducing the need for further extraction of natural resources and the negative impacts of this on air-pollution, health & wellbeing, biodiversity loss and climate change.

It provides people with better work environments and more convenient and affordable ways of getting around for work, education and leisure activities.

Additional information.

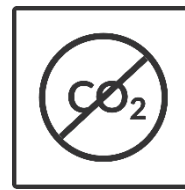
The development will achieve Net Zero Carbon in line with the GLA London Plan, and with the Camden Local Plan goal to achieve a 19% reduction in Whole life Carbon intensity by 2030. WLC emissions will be measured and reduced in line with good practice industry standards laid out by LETI. This will be achieved via a Whole Life Carbon assessment, which will identify areas of improvement and mitigation. Offset upfront emissions and operational emissions will also align with UKGBC Net Zero Definition. Operational energy use will be minimised by using RIBA design principles.

Circular economy principles will be employed, including the development of a circular economy statement and a waste strategy. Waste will be diverted from landfill for reuse and recycling, with at least 65% of operational waste recycled in addition. At least 95% of the construction waste material will be recycled or reused. Once operational, facilities for organic waste will be provided, increasing the potential for circular resource use in the future.

To reduce flood risk, nature based sustainable drainage will be explored with the aspiration for no surface runoff on the site. This will employ the use of rainwater capture and storage for the purposes of irrigating green roofs and walls. Sustainable Urban Drainage Systems (SUDS) used on site will reduce the percentage of rainwater discharged to sewer. Green planting and urban greening will facilitate colling and carbon sequestration for the development.

OBJECTIVES

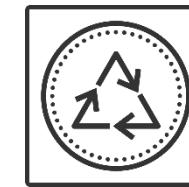
NET ZERO CARBON



KPIs

- Whole Life Carbon assessment enabling measurement and reduction measures
- Passive design principles to reduce operational energy use
- Residual carbon emissions offset to fund local decarbonisation projects

CIRCULAR RESOURCE USE



KPIs

- 95% of construction materials are reused or recycled
- Recycled content monitored and measured in waste strategy and circular economy statement
- At least 65% of operational waste recycled
- Food composting on site

MAXIMISE ENERGY EFFICIENCY



KPIs

- Energy efficient fixtures and fittings
- Utilise heat recovery systems
- 50% rainwater infiltration rate
- Employ the use of solar PV
- Combine nature based solutions to reduce energy demand

RELEVANT LOCAL POLICIES

- Camden Local Plan 2017, Policy CC1; CC2; CC4; CC5
- GLA London Plan 2021, Policy GG6; SI2; SI3; SI4; SI7; SI10
- Camden Planning Guidance (SPD) Energy Efficiency and Adaptation 2021 – All development in Camden is expected to reduce carbon dioxide emissions by following the energy hierarchy in accordance with Local Plan policy CC1.
- Sustainable Design and Construction SPG (2014), Policy 2.7

Measures to be explored.

Approach to Net Zero Carbon

This section sets out the approach to net zero carbon for the Proposed Development in response to the requirements of the Sustainable design and construction SPD, which calls for net zero carbon in new developments and exemplar energy conservation, and also the UK legally binding target of net zero carbon by 2050. The adoption of the UK Green Building Council (UKGBC) net zero carbon framework is recommended as a basis around which to explore the approach, covering construction material, operational energy use and carbon emissions.

Net zero carbon: definition.

The UKGBC definition for zero carbon is split into two pathways, construction and operation.

Net zero carbon – construction (1.1)

When the amount of carbon emissions associated with a building’s product and construction stages up to practical completion is zero or negative, through the use of offsets or the net export of on-site renewable energy.

Net zero carbon – operational energy (1.2)

When the amount of carbon emissions associated with the building’s operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset.

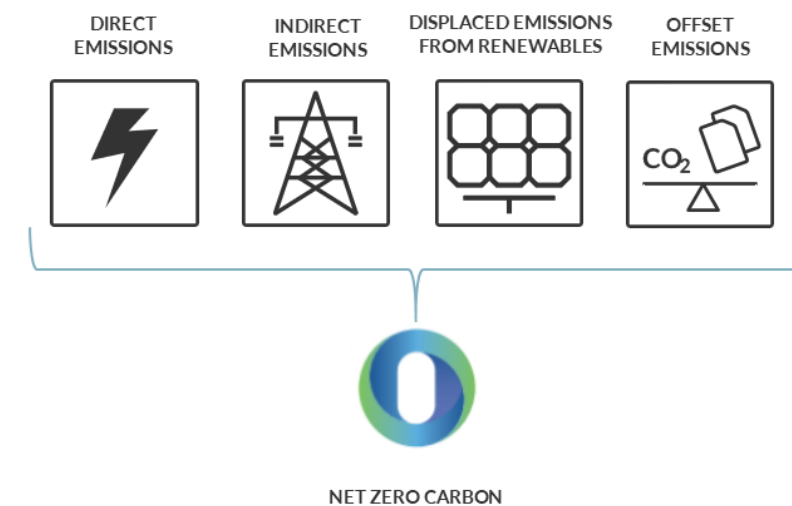
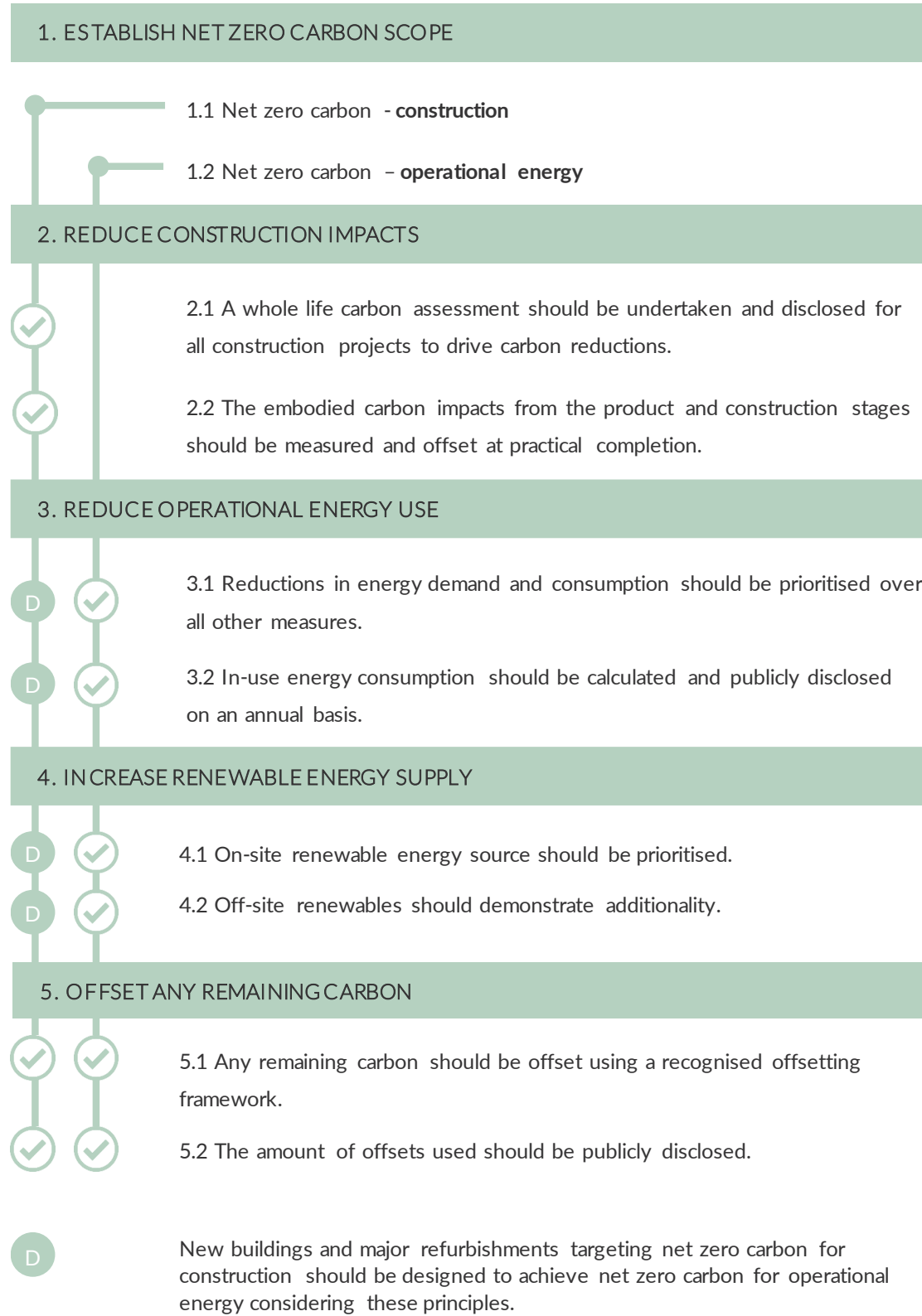


Figure 2: Operational net zero carbon (Source: Adapted from the UKGBC framework).

The design of the infrastructure and buildings are to enable net zero carbon in operation and this should be achieved annually in-use, (i.e. actual energy consumption recorded at the meter, not predicted at design stage). Net zero carbon for both construction and operation represents the greatest level of commitment to the framework.

The framework for achieving net zero carbon in construction and operation is shown in Figure 2.

Following both construction and operational net zero carbon pathways is considered to represent the greatest level of commitment to the framework: whole life net zero carbon.



Energy strategy

Approach

The Proposed Development should utilise the energy hierarchy, prioritising reducing demand, before supplying energy efficiently and innovatively, and finally deploying renewable technologies. The servicing could focus on providing efficient systems which look to minimise demand on the grid, consequently minimising both CO₂ emissions and the cost of operation to the site.



Passive design and energy efficiency

Deploying building fabric with a high thermal performance which is built to minimise heat loss and designing commensurate proportions of glazing onto the facades of building are some of the key measures that will be undertaken to reduce energy demand in buildings as far as possible. Sufficient glazing will be provided, balancing the need for good daylight and beneficial solar gain in winter against the need to reduce heat demand and to mitigate the risk of summer overheating in a warming climate. Better fabric and construction will result in buildings which are more air-tight and this benefit must not come to the detriment of poor internal air quality.

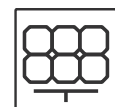
The baseline approach will include high energy efficiency that aligns with Building Regulations Part L requirements. This includes high levels of insulation, high performance windows and glazing with insulated frames, airtight building fabric, thermal bridge free design, and highly efficient MVHR systems.



The servicing strategy

Noting the historic and future projected decarbonisation of grid-supplied electricity in the UK, policy are driving a shift to electric heating in the UK. This would provide wide-reaching benefits to both greenhouse gas emissions and local air quality by avoiding burning gas.

The carbon intensity of grid-supplied electricity in the UK has reduced by almost 70% since 2012 and is projected to continue decarbonising to be zero at some point in the mid-2030s, according to National Grid projections. As a net zero carbon development, opportunities for electrification throughout the development (from general electricity supply to specifics) that might otherwise be supplied by fossil fuel methods will also be sought in order to bring down absolute emissions thus reducing the need to offset, this will be in line with the target to achieve zero operational emissions by 2030. An offsite heat or energy sharing network could be explored for the development to reclaim heat from Hayden Sewage Treatment Works or from the neighbouring Cyber Central development.



Low and zero carbon technologies

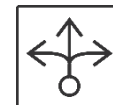
Renewable generating technologies such as PV can be utilised to complement any servicing strategy. By generating zero carbon, renewable electricity on site, demand can be offset, reducing the strain on the local grid and reducing the development's carbon footprint.

Appreciating the dynamism and rate of technological progress, the approach to renewables deployment would remain flexible to alternate and emerging technologies. However, electricity-generating technologies such as solar PV are broadly recognised as the most economic, lowest impact, and minimal maintenance solution currently.



Heritage and identity

The Proposed Development seeks to celebrate its existing theatrical heritage to establish a legacy to further support the Arts, incorporating local interest and stakeholders throughout the design process. The Proposed Development intends to give back to the local community and provide a hub for socialising and economic opportunity.



Resilience, flexibility, and adaptability

The approach to developing the site is to enable flexibility; creating a development with sight of what form the future may take, but avoiding locking it into one solution or reliance on outdated technology. The Proposed Development could seek to embed resilience, flexibility, and adaptability at the heart of the buildings' design, ensuring they can evolve to meet the needs of future communities and is built to a high standard.

The Proposed Development makes full use of the existing structures and materials, minimising the additional draw on resources and subsequent carbon impact. The building will also be extended, making best use of the available space and improving built density of the site and maximising the site's opportunities. This also better concentrates any social and environmental impacts to a smaller footprint.



Pathway to net zero carbon buildings

With electricity now lower in carbon than gas and projected to improve to net zero carbon by the mid-2030s, buildings serviced entirely by electricity will be low carbon operationally from the outset, demonstrating a clear route to net zero carbon, in line with the UK's legally-binding obligations to decarbonise. Onsite renewable technologies and offsetting operational carbon will then be sought to meet the operational net zero carbon target of 2030. Buildings will also consider low embodied carbon in line with RIBA and LETI industry targets.

5. Social capital.

Purpose

People are at the centre of the built environment, and it is vital that development supports all the communities who are impacted by it, from end users to local residents. Delivering social value as part of development projects is how we ensure that what we build serves the needs of these communities and contributes to the creation of a more equitable society.

Social value builds on the foundations of the physical infrastructure to create engaging places that people can enjoy spending time in. It ensures that everyone can feel part of a diverse and inclusive community with a strong identity.

Forming partnerships with other organisations harnesses specific expertise to continue generation of social value in operation for all stakeholder groups.

Additional information.

The development will be designed to be a safe, inclusive environment, where local people are involved and communities can work, visit, and be entertained.

The Proposed Development will create permanent local opportunities for employment and create a new source of attraction for tourists and the wider community. Additionally, the development will support the creative arts significantly, providing a setting for its exhibition and development.

The Proposed Development will hold accessibility at its core, not only in physical terms; providing the means and support systems in place so that those with physical ability differences are included, but also of socio and economic accessibility; in which the local community are included throughout the design process to shape their local environment and have the means to engage with the new space financially. This is intended to increase the accessibility of the development to a broader group of people and contribute to a diverse clientele group.

This site will include natural surveillance design features and pedestrian amenities that support the presence of people in the area for large parts of the day and night.

The development will be the setting of a significant increase in positive social interactions in the area, strengthen community cohesion.

OBJECTIVES

REINFORCE COMMUNITY COHESION



KPIs

- Provide a space for community engagement
- Set up a community development fund
- Accessible design features
- Establish an inclusivity assessment and strategy to mitigate in-built or unconscious design limitations
- Permeable design of space to enable knowledge exchange and spontaneous interaction

SUPPORT LOCAL CREATIVITY



KPIs

- Diverse range of amenities
- Local jobs in a variety of sectors will be created
- A range of creative arts facilities to be created
- Establish a theatre club for local >18s
- Utilise local artists for performances, installations, and art pieces
- Provide apprenticeships

LOCAL VOICE



KPIs

- Collaborate with local community groups to ensure their needs are considered in the design
- Community group consultations
- Community cohesion supported
- Target at least 75% satisfaction in employee surveys

RELEVANT LOCAL POLICIES

- Camden Local Plan, 2017: Policy T1; T2; CC4; A2; A3
- GLA London Plan 2021: Policy T1; T2; T4; T5; T6; S11; S1; D2; D5; D8
- Sustainable Design and Construction SPG, 2014: Policy 4.2; 4.3; 4.4; 4.5

Measures to be explored.



Accessible and inclusive neighbourhoods

The Proposed Development is seeking to strongly embed culture in its future planning for the site, to provide a venue that is diverse and inclusive, to welcome people of all needs and backgrounds. In line with Camden Local policy, the development will ensure a greater level of accessibility and a diverse and representative workforce. Careful consideration will be given to the appropriate size and tenure mix to align with local need, and a range of on-site employment opportunities and uses of the spaces will be considered e.g. local drama groups, national shows, in addition to a range of needs e.g. older people, people with disabilities etc. Important factors that will be considered include access, storage, security and the provision of private and communal outdoor space.

The site will be well-connected to public transport links through the existing nearby tube and bus stations, and through the priority given to pedestrian and cycling facilities. Active travel will be encouraged and will work towards creating a cohesive neighbourhood within the character areas designed, promoting a distinct character and creating a diverse social value. The Proposed Development will be a place where people can assemble within a safe and user-focused environment.

The design process will establish community engagement communication network made up of local people, businesses, and policy makers with a range of different abilities, needs and experiences to ensure the inclusivity of the site. The Proposed Development will encourage collaborative thought and idea development amongst locals. It is recommended that the development is used by multiple organisations and individuals at the same time. This can become a space for local creative groups, such as students and individual professionals to congregate, whilst also attracting other creatives and residents. Facilities that stakeholders would like to see include a library and independent F&B offering within the space.



Amenities, facilities, and public realm

Creating social value is about understanding and responding to the specific needs of a place or community in order to enhance their quality of life. One can apply the best design principles to a development, but if it doesn't work for the existing communities or the new ones that will be established, the social value will be limited.

The development will open up spaces for culture in a sustainable way, by innovatively designing built-in elements that easily facilitate temporary cultural activities. Facilities for consideration include an efficient electricity supply and accessible power ports, a permanent stage, a clean water supply with frequent outlets for drinking water, foundation ports for removable infrastructure (e.g. scaffolding), built-in speakers for those who do not have the means to bring their own equipment, and an attentive and dedicated maintenance team who can ensure the facilities are serviced for continued use.

The strategy for the development encompasses the provision of spaces that are accessible and create a genuine sense of place and happiness, fostering strong relationships with local residents, workers and visitors, and supporting the services and activities that they want and need.

Within the Proposed Development, cohesive green and social spaces are to be included to ensure that social value is embedded at the heart of the design proposals. Areas of the roof or balconies could be supplemented by improvements in green landscaping that provide benefit to both biodiversity and user wellbeing.

During operation, the Proposed Development could explore incorporating a management regime to maintain high levels of visual attractiveness, durability and environmental performance and discourage anti-social behaviour.



Arts and Culture

The Proposed Development is being built on the site of an old theatre and (current) disused cinema and aims to continue this rich legacy of arts and culture. To support this, the following considerations will be explored:

- Defining culture e.g. inclusion of traditional arts and 'big C' culture, Fine art, design, visual arts, music, dance, theatre, comedy, fashion, film, photography, crafts, literature, etc
- Technology and digital considerations
- Workspaces Studios, galleries, co-working spaces, etc.
- Built heritage
- Local community needs and ways to encourage interaction and co-creation of culture such as youth centres, libraries, religious spaces, etc.
- Tourism and visitor attractions and festivals
- Evening and night-time economy (NTE) Events, activities, work and activations

The design will allow for a wide range of entertainment activities throughout the daytime, evening and night-time and ensure that there are activities and events designed for people of all ages, including children, young people, older people, the LGBTQ+ community and others. It will design for hands-on, participatory events that encourage collectiveness, intergenerational mixing and community relationships.

Curation needs to take diverse interests into consideration, such as flexible and relaxed activities, as well as late night events that are not centred around the consumption of alcohol (experiential and immersive events, late night opening of exhibitions, libraries and cafes, community-led events, family festivals, gigs for adolescents, etc).



Public engagement

The Proposed Development plans to root culture in the community and heritage of the local area, make it accessible to and inclusive of all, and establish it as the cornerstone of what makes Shaftsbury Avenue an attractive destination and an exceptional place for people to visit.

Workshops and interviews will be held with the local creative and residential communities, local businesses and organisations outside of Shaftsbury Avenue to gain insight into overarching themes and local cultural opportunities, focusing on what is missing, what is already happening, and how the development can enhance the cultural scene in the area.

During early design stages, consulting with the existing local residents and community groups, industry bodies, and local and regional authorities and government is key to ensuring the development reflects local needs and priorities, ensuring the whole community is represented. Part of this can involve inviting local stakeholders to the site for visits and consultation before handover. Presenting the emerging design and listening to feedback helps further shape the development into something which the local and wider communities support and in which they have had meaningful influence, which encourages collective responsibility and civic pride.

Key stakeholders external to the project team will be engaged seeking feedback on design proposals. Workshops, meetings and public exhibitions will be held and influence the content of the design as a result.



Construction management

All contractors will be encouraged to sign up to the Considerate Constructors Scheme (CCS) and demonstrate best practice performance during the construction phase. The development will achieve best practice rating or equivalent as a baseline. Measures that could be implemented by the

Contractor should cover the breadth of construction impacts and enable the Contractor to be a 'good neighbour' through construction and include:

- Vehicle movement – e.g. management access and egress, dedicated routes for heavy vehicles.
- Pollution management – e.g. minimise risks of air, land, light, noise and vibration pollution.
- Tidiness – e.g. the construction site is clean and clear and safe access is provided around the buildings.
- Health and wellbeing – e.g. processes and practices to promote health and wellbeing of site operatives, robust safety measures are in place.
- Security processes – e.g. minimise risk of site becoming focus of antisocial behaviour such as through CCTV, perimeter fencing.

Construction will look to ensure minimal impacts on air quality, noise and vibration, water environment amongst other sustainability indicators.

6. Economic capital.

Purpose

A regenerative economy is one which provides opportunity for everyone to participate, working to reduce wealth inequality without causing environmental degradation. Economic capital provides the foundation of this and relies on the infrastructure of offices, commercial premises, transport, and homes to achieve it. As flexible and hybrid working practices become more prevalent, it is key that we harness the built environment to capture the opportunities that this provides for innovation and improved quality of life.

Local businesses support the creation of local character and provide people with the specific services and amenities they need, so supporting them to become future-proof and remain successful is key. This brings income for the local population and increases resilience.

Additional information.

People will experience increased income in several ways through living and working in the Shaftsbury Avenue Development. Energy efficiency will lower occupations costs and increased local trade will benefit both business owners and employees. Spending that will benefit a wide range of people is likely to be a consequence of increased levels of pro-income in the area.

The quality of the jobs that are created in the new development, and in the surrounding community, will be associated with good pro-social principles. This includes progressive recruitment policies, supportive management styles and fair pay. Better experiences at work will lead to increased social value for both employers and employees.

Affordable workspaces, and inclusive, equitable and aspirational employment and training opportunities will create a positive impact and strengthen the sense of place and community. Knowledge and skills will be promoted by providing permanent spaces for life-long learning and temporary spaces (in public realm and other outdoor areas) where activities and events can offer continuing support for visitors and the surrounding community.

Maximising appropriate economic growth will be for the benefit of all if it leads to a net increase in job opportunities, reduces inequality and builds prosperity in the area. The scheme will be designed and delivered to maximise economic growth, building on local sector strengths through a coherent economic strategy that aligns with Borough policies and aimed at generating good jobs in sustainable growth sectors at the site and in the wider area. The scale of economic growth will be maximised by attracting businesses that provide skilled jobs and pay a higher average wage. We will achieve this by capitalising on existing assets, attracting strong anchor institutions, and securing inward investment.

OBJECTIVES

EMPLOYMENT RESPONSIBILITY



KPIs

- All people employed in the construction and operation to be paid at least the Real Living Wage
- Maximise % of jobs for local people and accessibility of those jobs
- Apprenticeships and work placements
- Employability and skills building initiatives targeting underrepresented groups in construction

LOCAL HUB



KPIs

- Develop a scheme to provide community grants
- Consultation with Youth Panel
- Showcase local groups in art, drama, dance, and music.
- A Charter of Best Practice encourage cultural venues and public events to offer work experience and school visits,
- Apprenticeship programmes and hire members of the local creative community

PROMOTE DIVERSITY WITHIN THE SUPPLY CHAIN



KPIs

- Discounted event tickets for certain groups
- 'Community Inclusion' plan to enable outreach to hard-to-reach groups
- Consultation with Public Realm Inclusivity Panel
- Partner with suppliers to improve their sustainability and develop solutions
- Maximise procurement from local business, prioritising SME's and microbusinesses

RELEVANT LOCAL POLICIES

- GLA London Plan, 2021: Policy GG1; A1; A5; D1
- Camden Local Plan, 2017: Policy C1; C5; E1; E2; GG6; D3; HC3; HC4
- Sustainable Design and Construction SPG, 2014: Policy 3.2;
- Energy efficiency and adaptation, 2021

Measures to be explored.



Good quality employment

Ensuring that economic growth is 'good growth', inclusive and fair for this generation and those to come. Good work is providing fair, safe, and secure employment with positive working conditions. Increasing access to good work leads to better health and, in turn, boosts productivity and prosperity across the population. Income is a major determinant of health; living on a low income or in poverty is associated with poorer long term health outcomes and shorter life expectancy. We will ensure that employers observe fair employment practices, pay the London living wage and that local people have access to long-term training and employment opportunities. This commitment will span meanwhile uses at the site, through design and construction stages and in relation to businesses that occupy space within the scheme from day one through to once it has been completed.

Economic growth generated by the Shaftsbury Avenue development is not dominated by a single sector or single scale of organisation, but includes a range of small businesses and community enterprises as well as larger anchor businesses. This will help to ensure that economic growth can be accessed by, and benefit, a wide range of people and organisations, with different aspirations, skills, priorities and interests. It will also help deliver a level of economic resilience to changing market and macro-economic conditions.



Talent development

The Camden Local Plan GLA Plan consider talent development to be central to the creative industries. Decision makers intend for young creatives in the area to be supported through talent and skills development opportunities. This would include local creative businesses and institutions through education, training or employment programmes, and these opportunities and their access routes should be widely available to encourage a diverse range of participants. The local policy documents also view international talent attraction as important, bringing artists, institutions, festivals and events of international significance to the area.

A Charter of Best Practice that guides and encourages cultural venues and public events to offer work experience, school visits, apprenticeship programmes and hire members of the local creative community will support the Proposed Development's goals for local talent generation. Saville Theatre should consider what incentives might be required by operators to sign up to this agreement. Include all cultural activities (music events, film screenings, dance and theatre shows, art exhibitions, comedy shows, street parties and performances, public art, etc.) in the Charter and extend it to external event promoters that already use the site, such as Underbelly. In order to facilitate this work, we propose the proposed development creates and updates a database of local artists.



Addressing inequalities

Addressing inequality is a central theme in many of London's cultural policies. Ensuring equal access to the arts and equal opportunities to learning and employment in the creative industries, particularly ethnic minority Londoners and those from lower socio-economic backgrounds. The Proposed Development aims to pursue diversity and equity through community engagement initiatives to promote economic opportunities and social inclusion.

Saville Theatre has an opportunity and responsibility to be a facilitator for inclusion by identifying and designing a 'Community Inclusion' plan with local charities and organisations that support underserved groups. It is recommended that the plan determines which spaces at Shaftsbury Avenue to make available at dedicated times to local, hard-to-reach groups for the purpose of increased access to cultural creation, performance and rehearsal. Potential activities for

consideration include organising pop-up performances and cultural workshops, and providing rehearsal space for community groups, music education services, youth clubs and any relevant groups in the area.

A number of facilities will be free and open to all, including a permanent community centre and green public spaces. This will ensure residents and visitors can enjoy the site regardless of their socio-economic position, and improve community integration.



Local growth

The Shaftsbury Avenue Development will ensure employment, procurement and expenditure benefit the local area and that wealth is generated and retained locally. The project will work to ensure that the benefits of economic activity are enjoyed locally in terms of jobs created for local residents, contracts awarded to local businesses and money is held and reinvested in the area for the benefit of local communities. It will encourage economic aspiration and mobility, ensuring all members of the community are aware of and able to participate in local opportunities. This entails ensuring that people are aware of, and feel empowered to access, the opportunities available to them through the development of the site. The project will commit to supporting and financing a range of targeted interventions to improve awareness of the economic opportunities, and the ways to access them, through information dissemination, community workshops, and other community outreach programmes. They will also put in place long term mechanisms, financial and capital assets and governance structures to facilitate an ongoing programme of community engagement and investment that will endure for decades to come.

Local services and facilities will be highlighted via the creation of a cultural map will help coordinate the local offer while increasing awareness of what is available in the area, as well as determine safe and accessible routes from other sites/transport to the cultural offer on the Shaftsbury Avenue site. Authentic cultural programming is to be based on the community's shared values and what already exists in Shaftsbury Avenue. Plans include learning from existing culture and linking the new development to the existing values, while showcasing local groups in art, drama, dance, and music.



Education and outreach

Providing training to bridge the skills gap to allow local people to benefit from economic opportunities through employment. Labour markets should be inclusive, diverse, and free of discrimination so that anyone regardless of age, ethnicity, disability, or socioeconomic position can access good work with fair pay and opportunities for development and fulfilment. Whilst deprivation levels in the neighbourhoods adjacent to the site are high, even in the most deprived areas educational attainment and skill levels are strong. Saville Theatre will help to bridge the gap between skill levels and employment/income, helping people retrain to access the new opportunities the scheme will generate. Saville Theatre will also support people at the start of their careers gain appropriate skills to access employment.

Providing information about training, work placement and employment opportunities to local communities. It is important that local people are aware of, and feel able to access, the economic opportunities provided by the development. Saville Theatre will implement community engagement programmes to ensure that people are not only aware of the opportunities available but feel empowered to apply for them and take them up.

7. Human capital.

Purpose

The built environment has a significant impact on our health and wellbeing through physical infrastructure, presence of nature and opportunity for social connection. Health inequality is a key global challenge and good design and well considered actions can contribute to reducing this.

Improved health & wellbeing positively contributes to our productivity, creativity and ability to innovate. Human capital is the value of what we create as people; knowledge, skills innovation and impact, and providing a good quality built environment in public realm and indoor spaces supports this.

Creating places that enable movement and encourage healthy eating can improve our physical wellbeing and providing restorative spaces and beautiful surroundings can improve our mental wellbeing. Good design embraces the synergy between these, taking an inclusive approach to reduce health inequality.

Additional information.

The buildings and open spaces at Shaftsbury Avenue will be designed to encourage active lifestyles and reduce factors that contribute to negative mental health. It will minimise pollution and disturbance and offer opportunities and spaces that improve that way people feel about themselves and the area.

OBJECTIVES

WELLBEING AT THE HEART



KPIs

- High standard of acoustic comfort, thermal comfort, daylighting, and circadian lighting
- Mental health training and support in construction and operation
- Microclimate analysis
- Produce an Indoor Air Quality Management Plan
- Achieve air quality neutrality
- Explore potential to conduct WELL assessment

A PLACE TO BE HEALTHY AND ACTIVE



KPIs

- Active design and ergonomic furnishings, enabling movement
- Enabling new and existing residents to engage in their environment and be active at all ages
- Conserve and enhance heritage and local character
- Create links to walking trails/routes and provide maps

INCLUSIVE AND ACCESSIBLE DESIGN



KPIs

- Design principles to incorporate the needs of residents and visitors of all ages and abilities
- Inclusion of public realm areas, green spaces and play areas
- Embrace neurodiversity through design, aligning to PAS6463:2022
- Use sensory zones, restorative spaces and flexible design solutions to meet the needs of neurodiverse building users
- Appoint an access consultant and align to BS-8300-2: 2018
- Support infrastructure for those with hidden disabilities

RELEVANT LOCAL POLICIES

- GLA London Plan, 2021: Policy D3; GG1; GG3; D5; D6; D9; D14
- Sustainable Design and Construction SPG, 2014: Policy 3.2
- Camden Local Plan, 2017: Policy C1; C5; C6; CE1; CL2; CL5

Measures to be explored.



Health and well being

Factors affecting physical health are more predictable and can be addressed using established principles of good design. Those affecting mental wellbeing are more nuanced, but by ensuring that the development provides a diverse range of opportunities within an environment which is comfortable and facilitates social cohesion, the Proposed Development will cultivate self-worth and confidence.

The promotion of physical activity, active living and maintaining good mental and physical health are central to the idea of cultivating human capital. Regular physical activity not only improves fitness but can also have a profound positive impact on health and well-being including reduced risk of chronic diseases.



Environmental factors

Air quality is a critical determinant of health. By using the national environmental impact assessment methodology, the development can ensure that significant negative impacts on local external air quality are mitigated. This will focus on particulate matter, volatile organic compounds, carbon and ozone concentration levels for indoor air quality.

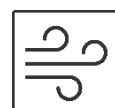
The Proposed Development will be implementing a sustainably focused energy and transport strategy that seeks to eliminate the risk of poorer air and noise quality as a result of the development's building and transport emission and noise generation. Part of this involves an air quality assessment being submitted alongside the outline planning application. The energy and transport strategies include measures for low/zero emission heating systems to contribute to the net zero aspect of the development, encouraging a shift to active modes of travel and facilitating a transition to electric vehicles.



Thermal comfort

It is widely accepted across the industry that thermal comfort and overheating are key considerations in the design process, as a result of the drive for energy efficiency and increased prevalence of hot periods. The latter can be particularly exacerbated in urban, peri-urban and suburban environments where the Urban Heat Island (UHI) effect occurs.

The Proposed Development will ensure that the thermal indoor environment of their buildings is fit for the use type and activity of that space to allow the highest level of comfortability and efficiency to the space users, for current and predicted climates.



Air quality

The Proposed Development aims to implement an effective air quality strategy that addresses air pollution present during construction and during operation. The emerging energy strategy will explore routes to achieving zero carbon by providing efficient systems that are low and zero carbon to minimise carbon emissions as far as possible. Nature-based solutions will be employed where possible.

In tandem to mitigating the impacts of construction and operation on external air quality, indoor air quality is also of paramount importance to the health and wellbeing of occupants and visitors. It has been shown that good indoor air quality can lead to increases in productivity of up to 11%. As such, the proposed development could explore targeting best practice limits for indoor air quality,

specifying low VOC level products and finishes, implementing and reporting on these measures through an indoor air quality plan.



Daylight

Good lighting is critical to health and wellbeing and occupant satisfaction. The need for and benefit of daylight varies by end use. Where feasible and beneficial, the design of buildings will seek to achieve good practice daylight levels whilst also considering the impacts of excessive daylight exposure i.e. glare.



Noise

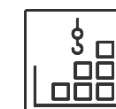
Acoustic design and noise control are another key element for the design of stress-free restorative environments. During construction, there is expected to be a minor adverse to moderate adverse residual effect in terms of noise at nearby existing sensitive receptors and at completed and occupied phases of the Proposed Development. An overlap of the construction works on the Proposed Development site and nearby committed developments may potentially adversely affect nearby sensitive receptors. During the operational phase, the live shows, music, and performances pose a potential risk to noise leakage to the ambient environment, impacting the local residents and workers. All possible fabric and procedural steps, including sound-proofing, curfews, and noise emissions limits will be employed to minimise this impact on internal building users and public.



Safety and security

The safety of employees and other visitors to the site is of paramount importance and design can heavily influence both their objective and perceived security. Good practice principles, embedding security in design, could be explored and employed as far as possible to ensure building users feel safe and secure in their community through the prevention of crime. This could include consideration of lighting, surveillance, access and other design aspects influencing development-wide security as well as a permanent on-site representative to respond to residents' security concerns. Consideration could also be given to industry-recognised guidance such as Secured by Design.

Through consultation with a security advisor, a review of the local security risks pertinent to the Site could inform a suite of bespoke security measures to be embedded within the urban design of the Proposed Development.



Construction/phasing

If not managed sensitively, construction can be a disruptive time for the local community. By ensuring best practice construction methods, the development will foster a culture of safety and action to address key issues which may arise, including environmental impacts and social nuisance.



Post occupancy evaluation

Building a sustainable development is not finished when construction is complete, and ongoing support and monitoring helps to ensure the design intent is realised. Post Occupancy Evaluation (POE) methodologies could be considered to determine that the buildings of the Proposed Development are operating as per the design intent and in line with visitor and occupant expectations.



Inclusive design.

Inclusive design aims to remove barriers that create undue effort and separation to people of all ages and abilities. These design principles offer new insights into the way we interact with the built environment and creates new opportunities that enables everyone to participate equally, confidently, and independently in everyday activities. By designing and managing the built environment inclusively, everyone including disabled people, older people and families with small children can reap the benefit of good design. The approach could explore designing beyond the minimum standards set out in the building regulations where possible, considering all recognised good practice guidance. Training on SEN (Special Educational Needs) will be encouraged for staff to better engage with all user needs.

The Proposed Development will seek to create spaces that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for visitors.



Active and healthy

By encouraging people to walk and cycle and prioritising those transport methods, exploring opportunities to incorporate fitness facilities and incorporating a variety of areas for children and young adults to play, the local population are facilitated to be physically active. Sport England's '10 Principles of Active Design' reflect the importance of embedding an active lifestyle at the heart of placemaking design and provide guidance on how most effectively to achieve this; the emerging design of the Proposed Development has and will continue to embed these principles as far as possible. The public open space and green links will be enlivened by planting that includes retained existing hedgerow and trees, alongside active travel routes, to encourage this.



Sustainable transport

The Proposed Development seeks to create a place where the development users feel connected to the local area. This will be implemented through the delivery of a sustainable transport strategy that creates links for active movement by ensuring new links connect with existing routes and paths.

The Proposed Development will incorporate sustainable transport measures into its design, as these measures encourage physical exercise within nature, reduce air pollution, discourage littering and other antisocial behaviours, can provide habitats and ecosystems, as well as reducing greenhouse gas emissions.



Green space

The benefits of access to green space are well founded including mitigating flood risk, improving air quality and providing habitat for wildlife. Green space is most effective when it forms part of an integrated community and ecology strategy. These green spaces play a key role in the wider green infrastructure and connectivity of the development and its amenities.

This access to nature will ensure that the health and wellbeing of existing and future building users. Access to nature has been found to help improve sleep, reduce stress and increase happiness. This in turn has positive effects on psychological conditions such as depression and anxiety. Beyond this, the additional vegetation will improve people's physical health by absorbing airborne particulates and other pollutants.

8. Natural capital.

Purpose

The natural environment is impacted by all human activity, and the construction industry has historically had a significant role in its degradation. Nature also has a positive impact on our health & wellbeing and provides enjoyable spaces to socialise.

Nature provides us with the ecosystem services we need to survive and makes the planet more resilient to extreme weather events and physical climate impacts. Extraction of natural resources causes further degradation to nature and increases the risk of these impacts.

- Design of built environment infrastructure which minimises the use of natural resources and generation of waste, and which integrates nature as part of the building and public realm, contributes to climate resilience. Conserving water rebalances the water cycle and reduces carbon emissions, minimising waste reduces emissions and pollution, and use of nature-based solutions provides passive insulation and cooling, improved drainage and biodiversity net gain, which all improve climate adaptation.

Additional information.

The Saville Theatre on Shaftsbury Avenue will minimise the use of natural resources and production of waste, whilst maximising the integration of nature on-site. It will also contribute to wider growth of urban natural habitats and access to green space.

The design will harness nature for climate resilience; to mitigate overheating and flooding, create biodiversity net gain and provide long term habitat for wildlife.

Water efficiency will be maximised, and a circular approach to waste management will be taken, prioritising reuse and recycling after minimising waste as far as possible. Initiatives such as consolidation in procurement will reduce emissions through reduced number of deliveries and less packaging required.

The design will encourage interaction with nature, through biophilic elements, natural sensory spaces, and signage to inform visitors about the nature on-site.

OBJECTIVES

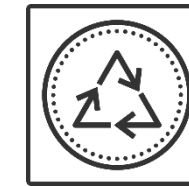
INTERACTION WITH NATURE



KPIs

- Biophilic design elements, including indoor plants and natural materials
- Create interactive nature spaces, including sensory planting and outdoor seating
- Collaborate with partners to improve quality of on-site greenspace

MINIMISE FOOTPRINT



KPIs

- Minimise waste and promote material recovery, reuse and recycling (waste hierarchy)
- Circular economy principles embedded within the design ethos
- Water efficiency pursued, minimising runoff and preventing water-based pollution
- Measures to reduce water demand such as rainwater harvesting
- Eliminate single use plastics and disposable items as far as possible

ENRICH LOCAL ECOLOGY AND BIODIVERSITY



KPIs

- Aim to exceed 10% Biodiversity Net gain
- Resilient landscaping and specification of native or drought resistant species
- Use of trees and green walls for natural shading and passive cooling
- Utilise bird and bat boxes, swift bricks, and insect friendly features

RELEVANT LOCAL POLICIES

- GLA London Plan, 2021: Policy SI4; SI5; SI7; SI10; SI12; SI13; SI14; G1; G5; G6; G7; GG6
- Sustainable Design and Construction SPG, 2014: Policy 2.6; 2.8; 3.2; 3.4; 4.6;
- Camden Local Plan, 2017: Policy CC1; CC2; CC3; CC5; A2; A3
- Camden Planning Guidance (SPD) Energy Efficiency and Adaptation, 2021

Measures to be explored.



Ecology and diversity

Sustainable development must build with nature, considering how coordinated design approaches can integrate features of ecological value to benefit both the natural environment and people.

Defra mandates that all new development achieve a net gain in biodiversity of at least 10%. Due to the current negligible existing biodiversity, this should be easily achievable, and the proposed development will aim to exceed this target. Maximising the use of green roof and walls would support this ambition strongly due to the limited space available on site.



Climate change mitigation and adaptation

Climate change events such as droughts could lead to failed planting and loss of habitat within the Site therefore, it is recommended that the species that are more tolerable to extreme weather events are considered consideration should be given to the future management and protection of the created greenspaces.



Water efficiency and drainage

Being water efficient is key to minimising the Proposed Development's energy use and corresponding carbon footprint. Preserving freshwater for its intrinsic value is also encouraged.

A drainage strategy for the development should be developed in line with the Camden Local Plan and GLA Plan which highlights the need to maximise water efficiency.

Sustainable Drainage Systems (SuDS) aim to mimic the natural runoff regime and minimise any detriment to the wider water environment. In keeping with the 4 pillars of SuDS design, using a range of features can provide a variety of benefits, from managing water quantity and quality, to improving biodiversity and local amenity value. SuDS, as detailed in the drainage strategy, align with best practice and national and local policy, and include green roofs, bio-retention and wet ponds.

The primary nature of attenuation SuDS features implemented on site are that of dry, grassed basins which fill up when storm events occur but do not have a permanent body of water. These basins provide suitable storage capacity, treat the water by naturally filtering out contaminants, provide a pleasant green landscape when not attenuating runoff and enhance biodiversity through wildflower planting and the associated habitats that offers.



Flood risk

A flood risk assessment undertaken by WSP on the site confirms the following risk of flooding towards the Proposed Development. The scheme is located in Flood Zone 1, meaning it has low probability of flooding: less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) in any year. Still, recommendations to minimise flood risk have been made nonetheless. These include the use of SuDS (detailed below), modelling based on climatic changes to precipitation and flooding patterns, as well as evidencing and applying the correct discharge location based on the discharge location hierarchy.

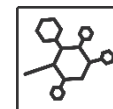


Create valuable, accessible, and educational green and blue infrastructure

Whilst providing a diverse range of green and blue space demonstrates clear ecological benefits, its value stretches much further. It helps to minimise surface water run-off and provides attenuation in extreme weather events, making a development more resilient to flooding.

Further to this, access to green space has been shown to have significant benefits to both physical health and mental wellbeing. It improves air quality, reduces noise, and provides an inviting location to socialise. However, public green and blue space is only valuable as long as it is safe, accessible, and inviting, all of which require a robust management regime in order to sustain. As such, robust management regimes and contracts for all green spaces could be sought.

With the design principles and emerging strategy presented in the Human capital, along with a commitment to maintain and sustain, green and blue infrastructure should rightfully become a defining characteristic of the Proposed Development.



Materials

The environmental impact of materials stretches farther than their embodied carbon. Materials which demonstrate robust environmental credentials and low impact could be sought and encouraged where possible. This will include consideration of the resilience and robustness over their lifetime, including in a changing, more extreme climate. The ability to reuse and recycle materials at the end of their life will also be considered when specifying materials.

Procurement of materials used in construction would seek to follow a Sustainable Procurement Plan, which could help to ensure materials are responsibly sourced where feasible to do so. Procurement of materials with environmental product declarations will also be considered and implemented where feasible to do so.

Additionally, opportunities could be explored to source materials locally, reducing the emissions associated with transport materials to Site, whilst also supporting businesses in the local area. Material efficiency strategy can reduce resource demand also.



Waste

Waste, both from construction and during operation, has significant environmental and social consequences. During construction, the creation, transport, and disposal of waste generates significant carbon emissions. Furthermore, if construction waste is sent to landfill, the materials' life cycle ends; if materials are reused or recycled instead, the energy which would be used to create the virgin materials to fulfil their function are avoided, creating a significant net saving in greenhouse gas emissions.

Creating construction materials is energy intensive, and as buildings in operation become more efficient, the proportion of a building's whole life emissions embodied within the building materials increases. By applying the principles of circular economy to the construction process and using exemplar waste management strategies, maximising the proportion of recycled materials used in construction and minimising the amount of waste sent to landfill, this embodied impact can be reduced.

It is anticipated that the implementation of Site Waste Management Plans (SWMPs) for specific development plots will be a condition of future planning permissions and that they will be regularly monitored by the Principal Contractors once appointed.



Novel construction approaches and methods

The typical 'bricks-and-mortar' approach to constructing buildings has seen little innovation in the past decades. However, recent applications of manufacturing approaches have the potential to reinvent the construction process.

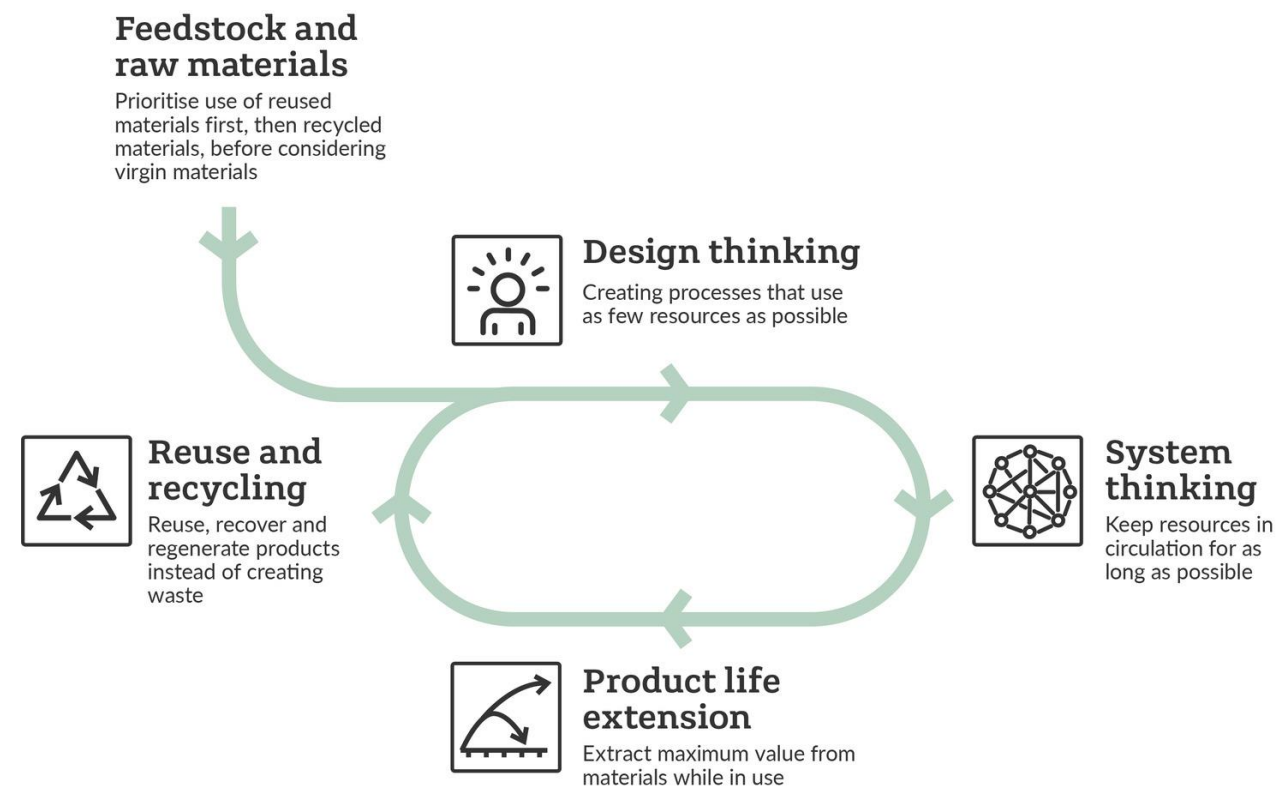


Figure 7: Simplified graphic of the Circular Economy highlighting the key components of the principle of circularity.


By manufacturing buildings or building components in a factory environment offsite, the quality, speed of delivery, on site time, and cost can all be improved. By standardising the construction process, material wastage and embodied carbon can also be minimised, and the thermal performance verified prior to installation.




Building with Nature


The Proposed Development will benefit from incorporating nature-based solutions into the building design to minimise surface water runoff, flooding, overheating, and providing additional insulation to reduce energy requirements.


Appendix A


| Theme | Relevant local policies (adopted) | Future policy & SPD guidance | Measures being explored |
|---|---|--|---|
| PHYSICAL | | | |
|  | <p>Building performance</p> <p>GLA London Plan 2021 Policy GG 6</p> <ul style="list-style-type: none"> - Demonstrate that the development is resilient to predicted climate conditions during the building's lifetime. - Improve energy efficiency and support the move towards a low carbon circular economy <p>Policy SI1</p> <ul style="list-style-type: none"> - Mitigate the impacts of climate change by reducing greenhouse gas emissions in line with the 'Energy Hierarchy'. - Minimum on-site reduction of at least 35% beyond Building Regulations Part L baseline, with 15% reduction for residential sites and 10% for commercial sites achieved through energy efficiency measures on site. - Offset payment at a rate £2,850/tCO₂ to be used to offset reduction to 100% beyond Building Regulations Part L baseline not achieved on site. - Minimise unregulated carbon emissions. - Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions <p>Camden Local Plan (2017) Policy CC1 Climate change mitigation</p> <ul style="list-style-type: none"> - 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. <ul style="list-style-type: none"> - All developments involving five or more dwellings and/or more than 500 sqm of (gross internal) any floorspace will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO₂ reduction. - All new residential development will also be required to demonstrate a 19% CO₂ reduction below Part L 2013 Building Regulations (in addition to any requirements for renewable energy). This can be demonstrated through an energy statement or sustainability statement. - Support and encourage energy efficiency improvements to existing buildings <p>Policy CC2 Adapting to Climate Change</p> | <p>Sustainable Design and Construction SPG (2014) Policy 2.4 Energy and Carbon Dioxide Emissions</p> <ul style="list-style-type: none"> - The design of developments should prioritise passive measures. London Plan Policy 5.2, 5.3, 5.9. - Developers should aim to achieve Part L 2013 Building Regulations requirements through design and energy efficiency alone, as far as is practical. London Plan Policy 5.2, 5.3 <p>Energy efficiency and adaptation (2021) Key Message Section 3</p> <ul style="list-style-type: none"> - Natural 'passive' measures should be prioritised over active measures to reduce energy. - Major residential development to achieve 10%, and non-residential development to achieve 15% reduction (beyond part L Building Regulations), in accordance with the new London Plan, through on-site energy efficient measures (Be lean stage). Key Message Section 10 - All developments involving 5 or more residential units or 500 sqm or more of any additional floorspace should address sustainable design and construction measures (proposed in design and implementation) in a Sustainability Statement (Local Plan policy CC2). - Active cooling (air conditioning) will only be permitted where its need is demonstrated and the steps in the cooling hierarchy are followed (Local Plan policy CC2). - Development is expected to reduce overheating risk through following the steps in the cooling hierarchy. All new development should submit a statement demonstrating how the cooling hierarchy has been followed (Local Plan policy CC2). - All developments should seek opportunities to make a positive contribution to green space provision or greening. Key Message Section 11 - BREEAM Excellent is required for all non-residential development of 500sqm or more floorspace. <p>Camden Planning Guidance (SPD) Energy Efficiency and Adaptation 2021</p> <ul style="list-style-type: none"> - All development in Camden is expected to reduce carbon dioxide emissions by following the energy hierarchy in accordance with Local Plan policy CC1. | <ul style="list-style-type: none"> - Fabric first approach - Renewable energies: <ul style="list-style-type: none"> - PV - ASHP - PassivHaus design principles - Whole life carbon assessment - Minimising overheating by considering shading and thermal comfort - Future resilient design based on projected climatic scenarios <ul style="list-style-type: none"> - Climate resilience assessments - Energy efficiency improvements to existing building through refurbishment of current fabric parameters. |


| Theme | Relevant local policies (adopted) | Future policy & SPD guidance | Measures being explored |
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| | <ul style="list-style-type: none"> – Encouraging conversions and extensions of 500 sqm of residential floorspace or above or five or more dwellings to achieve “excellent” in BREEAM domestic refurbishment; <p>Policy T4</p> <ul style="list-style-type: none"> – The Council will promote the sustainable movement of goods and materials and seek to minimise the movement of goods and materials by road. The council aims to: <ul style="list-style-type: none"> – encourage the movement of goods and materials by canal, rail and bicycle where possible; – protect existing facilities for waterborne and rail freight traffic and; – promote the provision and use of freight consolidation facilities. | <ul style="list-style-type: none"> – Energy strategies are to be designed following the steps set out in the energy hierarchy – Natural ‘passive’ measures should be prioritised over active measures to reduce energy. – Major residential development to achieve 10%, and non-residential development to achieve 15% reduction (beyond part L Building regulations), in accordance with the new London Plan, through on-site energy efficient measures (Be lean stage) – There are a variety of renewable energy technologies that can be installed to supplement a development’s energy needs. – Developments are to target a 20% reduction in carbon dioxide emissions from on-site renewable energy technologies. – Energy statements are required for all developments involving 5 or more dwellings and/or more than 500sqm of any (gross internal) floorspace. – Energy statements should demonstrate how a development has been designed following the steps in the energy hierarchy. – The energy reductions should accord with those set out in the Chapter below ‘Energy reduction’. | |
|  | <p>Energy and CO2 Emission Reduction</p> <p>GLA London Plan 2021 Policy SI 2 Minimising greenhouse gas emissions</p> <ul style="list-style-type: none"> – Mitigate the impacts of climate change by reducing greenhouse gas emissions in line with the ‘Energy Hierarchy’. – All new developments to be net zero-carbon. – Minimum on-site reduction of at least 35% beyond Building Regulations Part L baseline, with 15% reduction for residential sites and 10% for commercial sites achieved through energy efficiency measures on site. – Offset payment at a rate £2,850/tCO2 to be used to offset reduction to 100% beyond Building Regulations Part L baseline not achieved on site. – Minimise unregulated carbon emissions. – Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. <p>Policy SI 3</p> <ul style="list-style-type: none"> – Heat source for major development should follow the ‘heating hierarchy’. – Major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system. – Development Plans should identify existing heating and cooling networks, identify proposed locations for future heating and cooling networks and identify opportunities for expanding and inter-connecting existing networks as well as establishing new networks. | <p>Sustainable Design and Construction SPG (2014) Policy 2.4 Energy and Carbon Dioxide Emissions</p> <ul style="list-style-type: none"> – Carbon dioxide emissions from a development should be minimised through the implementation of the energy hierarchy set out in London Plan Policy 5.2, 5.3. – Non-domestic buildings should be designed to meet Zero Carbon standards, in line with London Plan 5.2. – Where borough heat maps have identified district heating opportunities, boroughs should prepare more detailed Energy Master Plans (EMPs) to establish the extent of market competitive district heating networks. London Plan policy 5.5, 5.6. <p>Policy 2.5 Renewable Energy</p> <ul style="list-style-type: none"> – Boroughs and neighbourhoods should identify opportunities for the installation of renewable energy technologies in their boroughs and neighbourhoods. London Plan policy 5.4, 5.7. – Major developments should incorporate renewable energy technologies to minimise overall carbon dioxide emissions, where feasible. London Plan policy 5.7. – Boroughs should establish a carbon dioxide off-set fund and identify suitable projects to be funded. London Plan policy 5.2, 5.4 – Boroughs should set out policies to encourage the retrofitting of carbon dioxide and water saving measures in their borough London Plan policy 5.4, 5.15 <p>Energy efficiency and adaptation (2021) Key Message Section 2</p> | <ul style="list-style-type: none"> – Whole life carbon assessment – Use of Energy Hierarchy – Circular economy principles to maintain as much of the existing structure as possible and minimise waste – Passive heating and cooling methods – No combustion on site – Prioritising an all-electric approach to make use of the decarbonising grid – Offset to net zero – Develop district heat networks |


| Theme | Relevant local policies (adopted) | Future policy & SPD guidance | Measures being explored |
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| | <ul style="list-style-type: none"> - Major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system: <ul style="list-style-type: none"> - 1) the heat source for the communal heating system should be selected in accordance with the following heating hierarchy: <ul style="list-style-type: none"> - a) connect to local existing or planned heat networks - b) use zero-emission or local secondary heat sources (in conjunction with heat pump, if required) - c) use low-emission combined heat and power (CHP) (only where there is a case for CHP to enable the delivery of an area-wide heat network, meet the development's electricity demand and provide demand response to the local electricity network) d) use ultra-low NOx gas boilers - 2) CHP and ultra-low NOx gas boiler communal or district heating systems should be designed to ensure that they meet the requirements in Part B of Policy SI 1 Improving air quality - 3) Where a heat network is planned but not yet in existence the development should be designed to allow for the cost-effective connection at a later date. Policy SI 4 Managing heat risk <ul style="list-style-type: none"> - Follow the cooling hierarchy: <ul style="list-style-type: none"> - 1) Reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure - 2) Minimise internal heat generation through energy efficient design - 3) Manage the heat within the building through exposed internal thermal mass and high ceilings - 4) Provide passive ventilation - 5) Provide mechanical ventilation - 6) Provide active cooling systems. Camden Local Plan (2017) Policy CC1 Climate Change Mitigation <ul style="list-style-type: none"> - Minimum 20% improvement over Part L through renewables for developments >500m2 GIA - Any shortfall from net zero carbon to be made up as carbon offsets payments. Policy CC2 Adapting to Climate Change <ul style="list-style-type: none"> - Dynamic thermal modelling required to justify active cooling Policy CC4 <ul style="list-style-type: none"> - The Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough. - Consideration of both the exposure of occupants to air pollution and the effect of the development on air quality. Consideration must be taken to the actions identified in the Council's Air Quality Action Plan. Air Quality Assessments (AQAs) are required where development is likely to expose residents to high levels of air pollution. | <ul style="list-style-type: none"> - All development in Camden is expected to reduce carbon dioxide emissions by following the energy hierarchy in accordance with Local Plan policy CC1. - Energy strategies are to be designed following the steps set out in the energy hierarchy. Key Message Section 4 - All new major developments in Camden are expected to assess the feasibility of decentralised energy network growth (paragraph 8.25 Local Plan/CC1). Key Message Section 5 - There are a variety of renewable energy technologies that can be installed to supplement a development's energy needs. - Developments are to target a 20% reduction in carbon dioxide emissions from on-site renewable energy technologies. - Where space allows, panels are to meet 100% of the site's summer hot water needs, which equates to 50-60% of the annual demand. Key Message Section 6 - Energy statements are required for all developments involving 5 or more dwellings and/or more than 500sqm of any (gross internal) floorspace. - Energy statements should demonstrate how a development has been designed following the steps in the energy hierarchy. - The energy reductions should accord with those set out in the Chapter below 'Energy reduction'. Key Message Section 7 - All development in Camden is expected to reduce carbon dioxide emissions through the application of the energy hierarchy. - All new build major development to demonstrate compliance with London Plan targets for carbon dioxide emissions. - Deep refurbishments (i.e. refurbishments assessed under Building Regulations Part L1A/L2A) should also meet the London Plan carbon reduction targets for new buildings. - All new build residential development (of 1 – 9 dwellings) must meet 19% carbon dioxide reduction; and - Developments of five or more dwellings and/or more than 500sqm of any gross internal floorspace to achieve 20% reduction in carbon dioxide emissions from on-site renewable energy generation. Key Message Section 8 - All developments should demonstrate how sustainable design principles have been considered and incorporated. - Sensitive improvements can be made to historic buildings to reduce carbon dioxide emissions. - The 20% carbon reduction target (using on-site renewable energy technologies) applies for developments of five or more dwellings | |


| Theme | Relevant local policies (adopted) | Future policy & SPD guidance | Measures being explored |
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| | | and/or more than 500 sqm of any gross internal floorspace (see Chapters 2 and 4). | |
| NATURAL | | | |
|  | <p>Water</p> <p>GLA London Plan 2021 Policy SI 5</p> <ul style="list-style-type: none"> – Minimise the consumption of potable water targeting <105l/person/day and incorporate smart metering, water saving and recycling measures. – Achieve BREEAM credit Wat 01 <p>Policy SI 12,</p> <ul style="list-style-type: none"> – Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management Strategies. – Natural flood management methods should be employed in development proposals due to their multiple benefits. <p>Policy SI 13</p> <ul style="list-style-type: none"> – Aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible via green or grey attenuation features – Integrate Sustainable Urban Drainage Systems (SuDS) and other flood risk mitigation and follow the London Plan drainage hierarchy to conserve water and minimise water run-off. <p>Policy SI 14 Proposals should take account of the emerging Marine Spatial Plans prepared by the Marine Management Organisation.</p> <p>Camden Local Plan (2017) Policy CC3 Water and Flooding</p> <ul style="list-style-type: none"> – Developments are required to incorporate water efficiency measures. – The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. We will require development to: – Incorporate water efficiency measures; – Avoid harm to the water environment and improve water quality; – Consider the impact of development in areas at risk of flooding (including drainage); – Incorporate flood resilient measures in areas prone to flooding; – Utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and | <p>Sustainable Design and Construction SPG (2014) Policy 2.6 water efficiency.</p> <ul style="list-style-type: none"> – Developers should maximise the opportunities for water saving measures and appliances in all developments, including the reuse and using alternative sources of water. LONDON PLAN POLICY 5.3, 5.13, 5.15 – Developers should design residential schemes to meet a water consumption rate of 105 litres or less per person per day. LONDON PLAN POLICY 5.3, 5.15 – Where a building is to be retained, water efficiency measures should be retrofitted. London Plan Policy 5.3, 5.4, 5.15 – New non-residential developments, including refurbishments, should aim to achieve the maximum number of water credits in a BREEAM assessment or the 'best practice' level of the AECB (Association of Environment Conscious Building) water standards. London Plan Policy 5.3, 5.15 – All developments should be designed to incorporate rainwater harvesting. London Plan Policy 5.3, 5.13, 5.15 <p>Policy 3.4 Flooding.</p> <ul style="list-style-type: none"> – Through their Local Flood Risk Management Strategies boroughs should identify areas where there are particular surface water management issues and develop policies and actions to address these risks. London Plan policy 5.3, 5.12 – Developers should maximise all opportunities to achieve greenfield runoff rates in their developments. London Plan policy 5.12, 5.13 <p>Policy 4.6 Water Pollution</p> <ul style="list-style-type: none"> – In their aim to achieve a greenfield runoff rate developers should incorporate sustainable urban drainage systems (SuDS) into their schemes which also provide benefits for water quality. London Plan policy 5.3, 5.13, 5.14f | <ul style="list-style-type: none"> - Permeable paving - Green/blue roof - Landscaping - Natural Capital Assessment - Attenuation pond - Flood risk assessment and surface water management plan - Basement flooding measures – sump pumps, flood cavities - Roof and wall planting spaces - Collected rainwater used for landscaping/SuDS - Greywater harvesting - Climate change risk assessment |



| Theme | Relevant local policies (adopted) | Future policy & SPD guidance | Measures being explored |
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| | <ul style="list-style-type: none"> - Not locate vulnerable development in flood-prone areas. Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable. | | |
|  | <p>2BWaste</p> <p>GLA London Plan 2021 Policy SI 7</p> <ul style="list-style-type: none"> - Support the circular economy by resource conservation, waste reduction and increase in material re-use and recycling. - Ensure that there is zero biodegradable or recyclable waste to landfill by 2026. - Meet or exceed the municipal waste recycling target of 65 per cent by 2030. - Meet or exceed the targets for each of the following waste and material streams: <ul style="list-style-type: none"> - construction and demolition - 95% reuse/recycling/recovery. - Excavation – 95% beneficial use. <p>Policy SI 10</p> <ul style="list-style-type: none"> - Encourage the re-use and recycling of construction, demolition and excavation waste within London, including on-site. <p>Development Plans should make provision for the maintenance of a landbank (i.e. seven years' supply) of at least five million tonnes of land-won aggregates up to 2041</p> <p>Camden Local Plan (2017) Policy CC1 Climate Change Mitigation 8.17</p> <p>All proposals for substantial demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building. Where the demolition of a building cannot be avoided, we will expect developments to divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. We will also require developments to consider the specification of materials and construction processes with low embodied carbon content.</p> <p>8.18</p> <p>We will expect all developments, whether for refurbishment or redevelopment, to optimise resource efficiency by:</p> <ul style="list-style-type: none"> • reducing waste; • reducing energy and water use during construction; • minimising materials required; • using materials with low embodied carbon content; and • enabling low energy and water demands once the building is in use. | <p>Energy efficiency and adaptation (2021) Key Message Section 9</p> <ul style="list-style-type: none"> - We will expect creative and innovative solutions to repurposing existing buildings, and avoiding demolition where feasible; - All development should seek to optimise resource efficiency and use circular economy principles. <p>Sustainable Design and Construction SPG (2014) Policy 2.7 Materials and Waste</p> <p>The design of development should prioritise materials that:</p> <ul style="list-style-type: none"> - Have a low embodied energy, including those that can be reused intact or recycled; <ul style="list-style-type: none"> - At least three of the key elements of the building envelope (external walls, windows roof, upper floor slabs, internal walls, floor finishes / coverings) are to achieve a rating of A+ to D in the BRE's The Green Guide of specification; - Can be sustainably sourced; <ul style="list-style-type: none"> - At least 50% of timber and timber products should be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of forestry Certification (PEFC) source; - Are durable to cater for their level of use and exposure; and - Will not release toxins into the internal and external environment, including those that deplete stratospheric ozone. - Developers should maximise the use of existing resources and materials and minimise waste generated during the demolition and construction process through the implementation the waste hierarchy. LONDON PLAN POLICY 5.3, 520 <p>Camden Planning Guidance (SPD) Energy Efficiency and Adaptation 2021</p> <ul style="list-style-type: none"> - We will expect creative and innovative solutions to repurposing existing buildings, and avoiding demolition where feasible - All development should look to optimise resource efficiency and use circular economy principles. | <ul style="list-style-type: none"> - Circular economy statement - Recycling and reusing of existing materials - Maximising use of materials from existing building - Use new materials which can be recycled. - |


| Theme | Relevant local policies (adopted) | Future policy & SPD guidance | Measures being explored |
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| | <p>8.20 As part of the assessment of resource efficiency, all developments involving more than 500 sqm gross internal floor space are encouraged to assess the embodied carbon emissions associated with the development within the energy and sustainability statement. Where such an assessment has been completed we would encourage that the results are logged on the WRAP embodied carbon database in order to contribute to the embodied carbon knowledge base</p> <p>Policy CC5 Waste Facilities for storage and collection 8.97 To make sure that residents and businesses can properly store and sort their waste and to make recycling as easy as possible, the Council will require developments to provide adequate facilities for recycling and the storage and disposal of waste. Facilities for composting will be encouraged in appropriate development schemes. We will also seek to secure the reuse of construction waste on development sites to reduce resource use and the need to transport materials. Our supplementary planning document Camden Planning Guidance on design contains further information on the Council's expectations for on-site facilities for waste and recycling and on construction waste.</p> | | |
|  | <p>3B Biodiversity</p> <p>GLA London Plan 2021 Policy G1</p> <ul style="list-style-type: none"> – Incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. – A London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed, and managed in an integrated way to achieve multiple benefits. <p>Policy G5</p> <ul style="list-style-type: none"> – Achieve an Urban Greening Factor (UGF) of 0.4 for residential sites and 0.3 for commercial developments. – Existing green cover retained on site should count towards developments meeting the interim target scores. – Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. – Boroughs should develop an Urban Greening Factor (UGF) to find the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for | <p>Sustainable Design and Construction SPG (2014) Policy 2.8 Nature Conservation and Biodiversity</p> <ul style="list-style-type: none"> – There is no net loss in the quality and quantity of biodiversity. London Plan policy 5.3, 7.19 – Developers make a contribution to biodiversity on their development site. London Plan policy 5.3, 7.19 <p>Policy 3.2 Heat and drought resistant planting</p> <ul style="list-style-type: none"> – Major developments in the Central London Activity Area (CAZ) should be designed to contribute to the Mayor's target to increase green cover by 5% in this zone by 2030. London Plan policy 5.10 – Developments should contribute to the Mayor's target to increase tree cover across London by 5% by 2025. London Plan policy 5.3, 5.10, 7.21 – Any loss of a tree/s resulting from development should be replaced with an appropriate tree or group of trees for the location, with the aim of providing the same canopy cover as that provided by the original tree/s. London Plan policy 5.3, 5.10, 7.21 | <ul style="list-style-type: none"> - Swift bricks - Bee bricks - Maximising the BNG and UGF - Ensuring no loss of existing biodiversity and habitats - Development of intensive landscaping strategy - Natural Capital Assessment - Consider soil preservation - Climate resilience assessment - Consider native species reintroduction. - Green walls and roofs - Prioritise high-scoring UGF planting |


| Theme | Relevant local policies (adopted) | Future policy & SPD guidance | Measures being explored |
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| | <p>predominately commercial development (excluding B2 and B8 uses).</p> <p>Policy G6</p> <ul style="list-style-type: none"> - Achieve a net gain in biodiversity, protect existing habitats on site whilst protecting existing ecological features. - Establish clear goals for the management of identified sites to promote public access, appreciation, and interpretation of geodiversity. <p>Policy G7 Trees and woodlands</p> <ul style="list-style-type: none"> - Existing trees should be protected and replaced if removed. - Developments should protect 'veteran' trees. - Opportunities to plant new trees should be identified. <p>Camden Local Plan (2017) Policy A2 Open space Protect all designated public and private open spaces as shown on the Policies Map and in the accompanying schedule unless equivalent or better provision of open space in terms of quality and quantity is provided within the local catchment area.</p> <p>Policy A3 Biodiversity Trees and vegetation The Council will protect, and seek to secure additional, trees and vegetation. We will:</p> <ul style="list-style-type: none"> - Resist the loss of trees and vegetation of significant amenity, historic, cultural, or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. - Require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout. - Expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development. - Expect developments to incorporate additional trees and vegetation wherever possible. | | |
|  | <p>Climate change resilience</p> <p>Camden Local Plan (2017) Policy CC1</p> <ul style="list-style-type: none"> - 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. | <p>Sustainable Design and Construction SPG (2014) Policy 3.2 Heat and drought resistant planting</p> <ul style="list-style-type: none"> - The design of developments should prioritise landscape planting that is drought resistant and has a low water demand for supplementary watering. London Plan policy 5.3, 5.15 | <ul style="list-style-type: none"> - Car-free site - Undertaking a climate risk assessment - Complete a Natural Capital assessment - Natural drainage solutions - Ensure minimal solar overheating and active cooling mechanisms - Maximise urban greening and green infrastructure - Climate resilience risk assessment - Green canopies for shading |

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| | <ul style="list-style-type: none"> - promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy; - ensure that the location of development and mix of land uses minimise the need to travel by car and help to support decentralised energy networks; - support and encourage sensitive energy efficiency improvements to existing buildings; - expect all developments to optimise resource efficiency <p>Policy CC2 Adapting to Climate Change All development should adopt appropriate climate change adaptation measures such as:</p> <ul style="list-style-type: none"> - The protection of existing green spaces and promoting new appropriate green infrastructure. - Not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems. - Incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate. <p>GLA London Plan 2021 Policy GG6</p> <ul style="list-style-type: none"> - Demonstrate that the development is resilient to predicted climate conditions during the building’s lifetime. - Improve energy efficiency and support the move towards a low carbon circular economy. <p>Policy SI 4</p> <ul style="list-style-type: none"> - A Development proposal should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure | <ul style="list-style-type: none"> - Developers should integrate green infrastructure into development schemes, including by creating links with wider green infrastructure network60. London Plan policy 2.18, 5.3, 5.10 | |
| SOCIAL | | | |
|  | <p>Transport</p> <p>GLA London Plan 2021 Policy T1</p> <ul style="list-style-type: none"> - Development Plans should support, and development proposals should facilitate the delivery of the Mayor’s strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041. <p>Policy T2</p> <ul style="list-style-type: none"> - Adopt the Healthy Streets approach and identify opportunities for walking, cycling, and traveling on public transport to create a greener and more pleasant streetscape. | | <ul style="list-style-type: none"> - Extend existing active transport infrastructure. Incorporate it’s use into the building management (e.g. information available on public transport) - Develop a Transport Assessment, and Travel Plan - Incorporate cycle hubs and facilities |


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| | <ul style="list-style-type: none"> - Proposals should demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance <p>Policy T4</p> <ul style="list-style-type: none"> - Implement Travel Plan and undertake Transport Assessment incorporating appropriate traffic modelling and analysis. - Provide appropriate levels of cycle parking & facilities as per the relevant local standards. <p>Policy T5</p> <ul style="list-style-type: none"> - Supporting the delivery of a London-wide network of cycle routes, with new routes and improved infrastructure <p>Policy T6</p> <ul style="list-style-type: none"> - Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport. - Encourage the uptake of low-emission vehicle use through provision of active charging points for all parking space types. <p>Camden Local Plan (2017) Camden Policy T1 Prioritising walking, cycling and public transport The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.</p> <p>Policy T2 Parking and car-free development The Council will limit the availability of parking and require all new developments in the borough to be car-free.</p> | | |
|  | <p>Air Quality</p> <p>GLA London Plan 2021 (Policy SI 1)</p> <ul style="list-style-type: none"> - Development must be at least Air Quality Neutral and provide an Air Quality Impact Assessment - Adopt non-combustion low and zero carbon energy technology <p>Camden Local Plan (2017) CLP Policies CC4 Air Quality</p> <ul style="list-style-type: none"> - Ensure that the development is at least air quality neutral. - Air Quality Assessments (AQAs) required where development is likely to expose occupants to high air pollution. Where the AQA shows that a development would cause harm to air quality, the Council will not grant planning permission unless measures are adopted to mitigate the impact. - Development that involves significant demolition, construction or earthworks will also be required to assess the risk of dust and emissions impacts in 270 Camden Local Plan Sustainability and climate change an AQA and include appropriate mitigation measures to be secured in a Construction Management Plan. | <p>Sustainable Design and Construction SPG (2014) Policy 4.3 Air Pollution</p> <ul style="list-style-type: none"> - Developers are to design their schemes so that they are at least 'air quality neutral'. London Plan policy 7.14 - Developments should be designed to minimise the generation of air pollution. London Plan policy 5.3, 7.14 - Developments should be designed to minimise and mitigate against increased exposure to poor air quality. London Plan policy 3.2, 5.3, 7.14 - Developers should select plant that meets the standards for emissions from combined heat and power and biomass plants. London Plan policy 7.14 - Developers and contractors should follow the guidance set out in the emerging Minimising dust and emissions from construction and demolition SPG when constructing their development. London Plan policy 5.3, 7.14 | <ul style="list-style-type: none"> - Car free development - Maximise UGF - Complete air quality assessment - Comply with highest level of BREEAM ventilation credits - Undertake IAQP - Dust mitigation measures (eg dust guard sheets or sprinkler systems) to be considered to minimise dust spread |

| Theme | Relevant local policies (adopted) | Future policy & SPD guidance | Measures being explored |
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|  | <p>Noise</p> <p>GLA London Plan 2021 Policy D13,</p> <ul style="list-style-type: none"> – Meet acoustic standards for residential design and incorporate mitigation where required. <p>Policy D14 Noise</p> <ul style="list-style-type: none"> – Reduce, manage and mitigate noise to improve health and quality of life – Separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation <p>Camden Local Plan (2017) Policy A4 Noise and vibration</p> <p>The Council will seek to ensure that noise and vibration is controlled and managed. Development should have regard to Camden’s Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:</p> <ul style="list-style-type: none"> – Development likely to generate unacceptable noise and vibration impacts; – Development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses. <p>The council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.</p> | <p>Sustainable Design and Construction SPG (2014) Policy 4.4 Noise.</p> <ul style="list-style-type: none"> – Areas identified as having positive sound features or as being ‘quiet areas’ should be protected from noise enhanced, where possible. London Plan policy 3.2, 7.15 – Noise should be reduced at source and then designed out of a scheme to reduce the need for mitigation measures. London Plan policy 3.2, 5.3, 7.6, 7.15 | <ul style="list-style-type: none"> - Conduct noise/acoustic assessment - Ensure noise insulation for external walls |
|  | <p>Public realm</p> <p>GLA London Plan 2021 Policy S1</p> <ul style="list-style-type: none"> – Social infrastructure needs should be addressed via area-based planning such as Opportunity Area Planning Frameworks, Area Action Plans, Development Infrastructure Funding Studies, Neighbourhood Plans or master plans. <p>Policy D2</p> <ul style="list-style-type: none"> – The density of development proposals should consider, and be linked to, the provision of future planned levels of infrastructure rather than existing levels. The proposals should also be proportionate to the site’s connectivity and accessibility by walking, cycling, and public transport to jobs and services. | <p>Sustainable Design and Construction SPG (2014) Policy 4.2 Land contamination</p> <ul style="list-style-type: none"> – Developers should set out how existing land contamination will be addressed prior to the commencement of their development. London Plan policy 3.2, 5.3, 5.21 – Potentially polluting uses are to incorporate suitable mitigation measures. London Plan policy 3.2, 5.3, 5.21 <p>Policy 4.5 Light pollution</p> <ul style="list-style-type: none"> – Developments and lighting schemes should be designed to minimise light pollution. London Plan policy 5.2, 5.3, 6.7 | <ul style="list-style-type: none"> - Ensure design is in-keeping with surrounding area - Accessible and inclusive design; undertake an accessibility assessment - Ensure inclusion of locals both during the construction phase and during operation and incorporate suggestions where possible - Establish space for the enhancement of local arts and culture activities |

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| | <p>Policy D5</p> <ul style="list-style-type: none"> Support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them. Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement. <p>Policy D8,</p> <ul style="list-style-type: none"> Protect and enhance existing open space and new spaces to meet minimum standards on quality, access and quantity. <p>Create or contribute to safe, attractive, high quality, inclusive and legible public realm, including reduction in crime or fear of crime.</p> <p>Camden Local Plan (2017) Policy A2, A3</p> <ul style="list-style-type: none"> To improve and protect Camden’s Metropolitan Open Land, parks and open spaces, and protect and enhance biodiversity, in addition to providing for new habitats and open space. | | |
| ECONOMIC | | | |
|  | <p>Built environment</p> <p>GLA London Plan 2021 Policy E1, E2</p> <ul style="list-style-type: none"> Consider the need for a range of suitable workspaces including lower cost and affordable workspace. The scope for the re-use or otherwise surplus large office spaces for smaller office units should be explored <p>Policy GG6</p> <p>To help London become a more efficient and resilient city, those involved in planning and development must:</p> <ul style="list-style-type: none"> Seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero-carbon city by 2050. Ensure buildings and infrastructure are designed to adapt to a changing climate, making efficient use of water, reducing impacts from natural hazards like flooding and heatwaves, while mitigating and avoiding contributing to the urban heat island effect C create a safe and secure environment which is resilient the impact of emergencies including fire and terrorism. Take an integrated and smart approach to the delivery of strategic and local infrastructure by ensuring that public, private, community and voluntary sectors plan and work together. <p>Policy D3</p> <ul style="list-style-type: none"> All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations <p>Policy HC3</p> | <p>Camden Planning Guidance (SPD) Energy Efficiency and Adaptation 2021</p> <ul style="list-style-type: none"> All developments should demonstrate how sustainable design principles have been considered and incorporated. Sensitive improvements can be made to historic buildings to reduce carbon dioxide emissions. The 20% carbon reduction target (using on-site renewable energy technologies) applies for developments of five or more dwellings and/or more than 500 sqm of any gross internal floorspace (see Chapters 2 and 4). BREEAM Excellent is required for all non-residential development of 500sqm or more floorspace Other assessment tools such as Passivhaus are encouraged, they can serve to demonstrate the incorporation of sustainable design principles. | <ul style="list-style-type: none"> Accessible and inclusive urban design; accessibility assessment Green public realm Support community facilities e.g. community growing / community arts Climate change risk assessment |

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| | <ul style="list-style-type: none"> - A Strategic Views include significant buildings, urban landscapes or riverscapes that help to define London at a strategic level. They are seen from places that are publicly-accessible and well-used. The Mayor has designated a list of Strategic Views (Table 7.1) that he will keep under review. Development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view. <p>Policy HC4</p> <ul style="list-style-type: none"> - Development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements. They should also preserve and, where possible, enhance viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places. <p>Camden Local Plan (2017)</p> <p>Policy A1</p> <ul style="list-style-type: none"> - The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. <p>Policy A5</p> <ul style="list-style-type: none"> - The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to: a. neighbouring properties; b. the structural, ground, or water conditions of the area; c. the character and amenity of the area; d. the architectural character of the building; and e. the significance of heritage assets. The Council will require evidence of the impact of basement schemes in the form of a Basement Impact Assessment to be conducted by appropriately qualified professionals. <p>Policy D1</p> <ul style="list-style-type: none"> - The Council will seek to secure high quality design in development | | |
|  | <p>Employment</p> <p>GLA London Plan 2021</p> <p>Policy GG5</p> <p>To conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development must:</p> <ul style="list-style-type: none"> - Promote the strength and potential of the wider city region. - Seek to ensure that London's economy diversifies and that the benefits of economic success are shared more equitably across London C plan for sufficient employment and industrial space in the right locations to support economic development and regeneration. | | <ul style="list-style-type: none"> - Establish local employability targets - Establish a community reinvestment scheme - Engage with local communities on what their needs are - Provide apprenticeships for local social mobility organisations/in need schools |

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| | <ul style="list-style-type: none"> - Ensure that sufficient high-quality and affordable housing, as well as physical and social infrastructure is provided to support London's growth. <p>Policy E1</p> <ul style="list-style-type: none"> - Improvements to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development. <p>Policy E8</p> <ul style="list-style-type: none"> - Employment opportunities for Londoners across a diverse range of sectors should be promoted and supported along with support for the development of business growth and sector-specific opportunities. - London's global leadership in tech across all sectors should be maximised. - The evolution of London's diverse sectors should be supported, ensuring the availability of suitable workspaces including: 1) start-up, incubation and accelerator space for micro, small and medium-sized enterprises 2) flexible workspace such as co-working space and serviced offices 3) conventional space for expanding businesses to grow or move on 4) laboratory space and theatre, television and film studio capacity 5) affordable workspace in defined circumstances (see Policy E3 Affordable workspace). <p>Policy SI 6</p> <p>To ensure London's global competitiveness now and in the future, development proposals should:</p> <ul style="list-style-type: none"> - Ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users - Meet expected demand for mobile connectivity generated by the development - Take appropriate measures to avoid reducing mobile connectivity in surrounding areas; where that is not possible, any potential reduction would require mitigation - Support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure. <p>Camden Local Plan (2017)</p> <p>Policy G1</p> <ul style="list-style-type: none"> - To create the conditions for growth, ensuring it takes place in the most appropriate and sustainable locations and minimises the impacts of development, and to harness the benefits of this growth so it meets the needs of Camden's communities for jobs and services and preserves and enhances the borough's unique character and appearance. <p>Policy E1 Economic Development</p> | | |

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| | <ul style="list-style-type: none"> - The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. <p>Policy E2 Employment premises and sites</p> <ul style="list-style-type: none"> - The Council will encourage the provision of employment premises and sites in the borough. We will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy. | | |
| HUMAN | | | |
|  | <p>Health and Wellbeing</p> <p>GLA London Plan 2021 Policy D3 Optimising site capacity through the design-led approach Developments should:</p> <ul style="list-style-type: none"> - Enhance local context by delivering buildings and spaces that positively respond to local distinctiveness - Encourage and facilitate active travel - achieve safe, secure and inclusive environments - deliver appropriate outlook, privacy and amenity - provide conveniently located green and open spaces - help prevent or mitigate the impacts of noise and poor air quality - achieve indoor and outdoor environments that are comfortable and inviting for people to use <p>Policy GG1</p> <ul style="list-style-type: none"> - Encourage early and inclusive engagement with stakeholders, including local communities, in the development of proposals, policies and area-based strategies - Seek to ensure that London continues to generate a wide range of economic and other opportunities, and that everyone is able to benefit from these to ensure that London is a fairer, more inclusive and more equal city <p>Policy GG 3 Creating a healthy city Those involved in planning and development must:</p> <ul style="list-style-type: none"> - Assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments <ul style="list-style-type: none"> - Seek to improve London’s air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution | <p>Sustainable Design and Construction SPG (2014) Policy 3.2 Tackling increased temperature and drought</p> <ul style="list-style-type: none"> - Developers should include measures, in the design of their schemes, in line with the cooling hierarchy set out in London Plan policy 5.9 to prevent overheating over the scheme’s lifetime. London Plan policy 5.3, 5.9 | <ul style="list-style-type: none"> - Step free access - Wide paths suitable for wheelchairs, buggies, mobility scooters - Connect to existing cycle routes and create new ones and provide space of active transport infrastructure (e.g. bike storage) - Green spaces to improve mental health and physical health through recreation - Take all possible steps to ensure highest air quality - Emergency preparedness risk assessment - Establish an employee wellbeing policy to include mental health benefits |

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| | <ul style="list-style-type: none"> - Ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold. <p>Policy D5</p> <ul style="list-style-type: none"> - Support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them. - Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement. <p>Policy D14</p> <ul style="list-style-type: none"> - A To reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise <p>Camden Local Plan (2017)</p> <p>Policy C1</p> <ul style="list-style-type: none"> - The Council will improve and promote strong, vibrant and healthy communities through ensuring a high-quality environment with local services to support health, social and cultural wellbeing and reduce inequalities. Measures that will help contribute to healthier communities and reduce health inequalities must be incorporated in a development where appropriate. - The Council will require: <ul style="list-style-type: none"> - a. development to positively contribute to creating high quality, active, safe and accessible places; and - b. proposals for major development schemes to include a Health Impact Assessment (HIA). <p>Policy C5</p> <ul style="list-style-type: none"> - The Council will aim to make Camden a safer place. <p>Policy C6</p> <p>The Council will seek to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities.</p> <p>Policy CE1 Climate Change</p> <ul style="list-style-type: none"> - Developments must incorporate measures for on-site sustainable food production corresponding to the scale of the development. <p>Policy CL2 Design Quality</p> <ul style="list-style-type: none"> - Inclusive design and accessible to all - Secure and design out crime. - Developments should be adaptable to changes of use, lifestyle, demography, and climate. <p>Policy CL5 Living Conditions</p> <ul style="list-style-type: none"> - Ensure good standards of daylight and sunlight are achieved. - Ensure reasonable visual privacy for occupants. | | |

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|  | <p>Daylight and Sunlight</p> <p>GLA London Plan 2021 Policy D6</p> <ul style="list-style-type: none"> – Provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space. <p>Policy D9 Wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building.</p> <p>Camden Local Plan (2017)</p> <ul style="list-style-type: none"> – To improve and protect Camden’s Metropolitan Open Land, parks and open spaces, and protect and enhance biodiversity, in addition to providing for new habitats and open space. | | <ul style="list-style-type: none"> - Ensure buildings have sufficient daylight. Undertake a daylighting assessment - Undertake an overheating assessment |



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