PBA

SUSTAINABILITY STATEMENT accompanying full planning application for
194a FORDWYCH ROAD, LONDON NW2 3NX

site as exists, showing crossover to former garage

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1.0 CODE FOR SUSTAINABLE HOMES

1.1 For a single house development such as this, Camden Planning Guidance 3, para. 9.8 requires the project to reach level 4 of the Code and for a Pre-Assessment report to be submitted, complied by a registered specialist. Level 4 has been achieved, and slightly exceeded, and a report from Energist UK Ltd is submitted under separate cover.

2.0 SUSTAINABILITY REQUIREMENTS

2.1 In addition to the Code, a planning application also has to show compliance with DP22 (including CS13), 23 and 32 and CPG 3.

3.0 DP22

3.1 The design and construction of the house has to take cost into account as it is a self-build project, but the applicants are fully aware of the long-term advantages of sustainability and are incorporating all possible measures. Under DP22 these include:

3.2 a) efficient plan layout; highly-insulated floor, walls and roof; responsibly-sourced materials; solar panels; simplicity and speed of construction and best-practice details (e.g. APA Construction Details); shower heat recovery; wholehouse extract ventilation.

3.3 b) there is an 'extensive' green roof, to be planted with suitable indigenous species, sedum and wildflowers.

3.4 c) Level 4 of the Code for Sustainable Homes is met (see above).

3.5 d) and e) are not applicable

3.6 f) the roof and walls limit summer overheating and shading from the adjoining house at 19 Ebbsfleet Road further limits solar gain from the south and west.

3.7 g) rainwater run-off is reduced by the slowing capacity of the green roof and SUDS paving to all external surfaces. At present, the site has a concrete hardstand and restricted ability to reduce run-off.

3.8 h) water consumption will be minimized by the specification of water-saver taps and shower controls, bath volume and the collection of rainwater for garden watering via a 200l water butt.

3.9 i) the house will generate very little pollution. There is no fireplace and the gas boiler will be 'A' rated with very low NOx output. The wholehouse extract ventilation system reduces internal pollution.

3.10 j) not applicable.

4.0 CS13 (as applicable)

4.1 a) the site is within easy walking distance of shops, buses and a train station (Cricklewood); its development does not need to impose any increase in car use or traffic. Bedroom 2 is adaptable for home office use, potentially eliminating a commute to work.
4.2 b) the site is currently derelict and has been used for dumping rubbish. The proposal brings it into efficient use for housing.
4.3 c) carbon emissions have been minimized in both construction and use (see Code Pre-Assessment report).
4.4 d) potential climate change has been taken into account in the level of insulation, energy-efficiency, solar panels, natural cross-ventilation of the main rooms, controlled water use and minimal imposition on the public drainage system.
4.5 e) and f) are not applicable.
4.6 g), h) and i) have been met as appropriate.
4.7 The design meets Lifetime Homes standards (see D&A statement, section 7.0).

5.0 DP23

5.1 a) water use is restricted through water-saver taps and shower controls, 'normal' size bath (i.e. approximately 140l maximum), low-water washing machine.
5.2 b) water run-off is limited by the green roof, SUDS paving to all external areas, a water butt to collect rainwater for garden use.
5.3 c) the site is in a low flood-risk area and there is no record of flooding in Ebbsfleet Road, where the site is located.
5.4 d) and e) are not applicable

6.0 DP32

6.1 The site is not in an area of poor air quality. The project will have little effect on air quality and its occupation is unlikely to add to travel demands (and consequent pollution).

7.0 CPG3, chapter 12, adapting to climate change

7.1 In addition to the green roof, the use of slatted timber boarding externally will provide support for climbing plants, with evaporative cooling effects. Windows are not perpendicular to the strongest sunlight and there is shading from trees in adjoining gardens and from the adjacent house.

7.2 The house will be of highly insulated construction, in excess of Building Regulations' requirements.

7.3 There is no air-conditioning proposed; ventilation is through windows or sliding doors, with trickle vents and cross-ventilation.

7.4 The masonry construction provides thermal mass and heat delay to the interior.

7.5 The orientation of the house is somewhat dictated by the small site but its layout is not compromised.

7.6 The external surfaces are all paved to SUDS standards, with minor impact on the mains drainage system. The green roof will moderate the speed of run-off in heavy rain.

7.7 Although it is a relatively small garden, planting and vegetation will be selected to be drought-resistant, to minimize water use.

7.8 The SUDS paving will prevent surface erosion and there are no large trees on or next to the site that might affect future ground conditions. The design will be developed with the structural engineer to address possible ground changes by the type and depth of foundations.

8.0 LONDON PLAN

8.1 Meeting Camden's policies as described above also satisfies the requirements of the London Plan.