49 Fitzjohn's Avenue, London NW3 6PG

Sustainability Plan:

The existing building was formerly the Congregation of Jesus convent used as a single household by a community of Nuns. It has a basement floor, a ground floor and three upper floors, the top floor being situated within the roof of the building. The construction of the building is mainly of load bearing brickwork. The external walls being of solid masonry have poor thermal insulation properties.

As the building is situated within the Fitzjohn's/Netherhall Conservation Area, under Camden's Design Guide for works to a building within a conservation area, alterations and additions which would help cut the CO2 emissions but would change the visual appearance of outside of the building, will not be approved under the present planning policies. Camden's goal is to "keep the historic character of the street" wherever possible and to retain the existing features of the building. Therefore, proposals for applying external insulation, the installation of items such as solar panels and micro-generation equipment will in the main not be possible.

However, we will be giving due consideration to carrying out the following internal works/alterations/additions:-

i) Where possible we will install new sealed double glazed timber windows throughout the building. These windows will be less draughty than the existing windows. The sealed double glazed units will contain thermally efficient glass such as Pilkington Insulight Therm "K" Glass. However, there are some beautiful stained glass windows that we wish to keep intact. Here we will consider installing some secondary glazing.

ii) The building presently has a new efficient gas boiler. We will review the performance of this boiler and give consideration to changing it if necessary. Installing the most up-to-date efficient condensing boiler, together with insulated pipework, efficient radiators and modern control systems will help in the saving of energy. The present method of providing hot water will also be reviewed and alteration carried out to ensure that the hot water is being supplied by the most economical method.

iii) A central mechanical extract system incorporating a heat recovery system for the bathrooms, shower rooms, WC's and kitchens will be provided.

iv) Subject to the physical constraints of the building we will internally be relining all of the external walls using an insulated plasterboard dry lining system.

v) The existing pitched roofs will be checked and where possible additional insulation will be installed.

vi) Where possible we will be using the most up-to-date LED and fluorescent light fittings and will give consideration to the method of their control.

vii) A new kitchen with the appropriate low energy appliances will be installed.

viii) The whole external envelope of the building will be checked to ensure that it is in a good state of repair. All old openings within the envelope, for example the redundant overflow pipes, will be removed or made good. The upgrading of the windows, the addition of installing draft strips around all external doors will help to make the building as air tight as possible.

If during any refurbishment work we uncover other elements of the building where improvements can be made to save energy, we will endeavour to carry out these improvements because it will inevitably help to increase the value of the property.