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13 St Augustine's Road Camden, NW1 9RL

Sustainability Plan

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Prepared for:

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1. INTRODUCTION

This report sets out the sustainability issues and targets intended for the development at 13 St Augustine's Road, Camden, NW1 9RL.

The development comprises the extension of a semi-detached dwelling to provide additional living space at lower ground floor level – comprising of a lateral extension to the living area and a rear sun-lounge extension – and a new build basement essentially within the front print of the extended dwelling to provide additional bedrooms and a media room. Finally, a dormer extension to the 2nd floor (room-in-roof) space is proposed

There is a requirement to submit a sustainability statement that will demonstrate how the project will aspire to the sustainability requirements of Camden Core Strategy Policy CS13 (Tackling climate change through promoting higher environmental standards) and LDF Policy DP22 (Promoting sustainable design and construction).

Further guidance is taken from Camden Planning Guidance 3 (Sustainability) as well as seeking to adopt the principles behind the Code for Sustainable Home and/or Eco Homes 2006; where possible and feasible.

The Developer of the site acknowledges the current issue with regard to concerns about climate change and the contribution that building stock makes in the form of emissions to the atmosphere, the use of water, waste generation and the use of polluting materials.

2. SUSTAINABILITY

2.1 Energy Efficiency

The scheme will be designed to limit the emissions of carbon dioxide to the atmosphere from the operation of the building services via the use of good building fabric, i.e. be lean – use less energy; step 1 of the energy hierarchy. To achieve this, the development will adopt the principles of “best practice” u-values for the new build extension and basement as noted in CPG 3:-

- New walls, including dormer walls – $u=0.20$
- New basement floor – $u=0.20$
- New roofs to rear lounge and dormer extension – $u=0.13$
- New glazing – $u=1.5$

To further improve fabric efficiency in the lower ground floor element to be converted, the developer will undertake the following retrofitting works as identified in Appendix 1 of CPG 3:-

- Refurbish existing glazing to frontage to include draft proofing and secondary glazing where considered appropriate
- New glazing to rear elevation to be band a rated with minimum u value of 1.5
- Retrofitting of insulation to the existing pitched roof at 2nd floor level

In terms of the operation of building services, the following strategies will be adopted:-

- New high efficiency gas boilers will be installed with flue gas heat recovery to further enhance efficiency.
- An unvented domestic hot water system will be installed with highly insulated un-vented cylinder. The hot water to be on a separate timing circuit and have a thermostat control
- Controls will be upgraded via the use of TRVs, wall stats and timers to provide full interlock mechanism to ensure that boilers are only firing when required
- Under floor heating will be installed in the new build basement to take advantage of the thermal mass of the building and to enable the heating system in the basement area to run at lower temperatures and therefore more efficiently.
- Internal service pipework will be insulated to reduce transmissions losses.
- Where possible the use of LED low energy lighting will be adopted, where this is not possible, dedicated compact fluorescent lighting pendants will be installed.

Further energy efficiency measures to assist the reduction of consumption of unregulated energy use is noted under 2.3

2.2 Efficient Energy Supply

The energy hierarchy goes on to consider how energy can be supplied more efficiently via connection to decentralised supplies such as community heating or CHP provisions.

Clearly, for a small refurbishment/extension project of <200sqm, the provision of community heating within the development is not practical and would offer no efficiency savings. However, the use of “traditional” gas boilers, with the flow and return temperatures similar to community schemes, does mean that, as and when such a network was available in the area – no 13 St Augustine’s Road would have the facility to connect to the network.

2.3 Eco Homes & Code for Sustainable Homes Principles

Due to the small scale nature of the development, LDF Policy DP22's requirement for a formal Eco Homes assessment does not apply. However, the developer is committed to adopting many of the principles of Eco Homes and the Code for Sustainable Homes:-

Energy

Unregulated energy use will be reduced via the provision of clothes drying facility in the rear garden, ensuring that all external lighting is energy efficient, providing a display energy device in the hallway to enable occupants to monitor, and thereby manage their energy use and to supply information on the EU Energy Rating system to enable informed purchasing of white goods for the home.

Water

All newly installed sanitary ware will be selected to reduce wholesome water use – dual flush toilets, showers, basin and kitchen taps with flow restrictors and selecting baths with limited capacity. In addition, a water butt will be installed to the rear garden to enable the harvesting of rainwater for the upkeep of soft landscaping

Materials

The re-use of much of the building structure is sustainable by definition as much material is retained in situ. In addition, the developer will ensure that the suppliers of building materials, where practical, can demonstrate a policy of responsible sourcing

Waste

The main contractor will be required to put in place a site waste management plan to ensure minimal waste arising from site and to ensure that much of the construction waste is diverted from landfill. In addition, the main contractor will be required to join the Considerate Constructors Scheme and meet the minimum level of "Best Practice"

Pollution

All insulants used within the development will have a rating of zero for ODP and have GWP of less than 5. New high efficiency boilers will be selected that have NOx emissions at less than 40mg/Kwh

Ecology

The nature of the development will have limited effect on the ecology of the site, indeed, the Code for Sustainable Homes would rate the effect as "neutral", however, the developer is committed to a re-modelling of the rear gardens with the use of indigenous planting to offer a minor enhancement of site ecology

CONCLUSIONS/SUMMARY

It is the intention of the developer to deliver a sustainable development as defined within the policies of Camden Council; the same policies that have informed this report and the recommendations within.

Although the policies did not require the developer to commit to the principles of the energy hierarchy and the Code for sustainable Homes, the developer has identified opportunities when they are able to do so, and will deliver these principles as part of the development, thereby meeting the minimum sustainability requirements of Camden Council and advancing the development beyond those requirements.

Accordingly, it is intended that the scope of works outlined within the report and the proposed upgrades to the new build elements will amount to a minimum of 10% of the project costs

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