



...sustainable building services solutions

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London Borough of Camden  
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London WC1H 8ND

RE: 14 NETHERHALL GARDENS, CAMDEN, LONDON NW3 5TQ – RESPONSE TO PLANNING COMMENTS

Dear Jason,

This letter has been provided in order to address the comments made on the Sustainability Statement and Energy Strategy report issued as part of the planning application for the redevelopment proposed at the above address, by the relevant Local Authority Consultee.

**Energy: This falls short of the Code 4 requirement.**

The planning application for the redevelopment of 14 Netherhall Gardens was previously scheduled to be submitted in 2012, at which point the London Borough of Camden's requirements for new-build residential schemes with respect to the Code for Sustainable Homes was a Level 3 rating according to CPG3 Sustainability. Therefore, the Code for Sustainable Homes pre-assessment included in the Sustainability Statement and Energy Strategy report demonstrated how the new-build dwellings would achieve this target.

CPG3 Sustainability stipulates that from 2013, the target rating for new-build dwellings should be Level 4. As such, in order to ensure that this target rating will be achieved, the following measures will be undertaken above the design inclusions and sustainability measures already included in the pre-assessment:

**Energy –**

- The use of Accredited Construction Details for the following building junctions where possible: ground/intermediate floors; roofs/eaves/gables; windows/sills/jambes; corners between walls; balconies.
- Improvements to u-values and air permeability where possible.
- Provision of energy display devices which record electricity and heating usage.
- Provision of A+ rated fridge freezers, A rated dishwashers and B rated washer dryers.
- Provision of at least 14 cycle storage spaces for the new build dwellings.

**Water –**

- Collection of rainwater for irrigation of soft landscaping.

**Materials –**

- The Main Contractor will be instructed to procure the majority of materials from responsible sources.
- The architect will ensure that the roof, internal walls, external walls, windows, ground and upper floors are at least B or A rated under the Green Guide to Specification.

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Waste –

- The Main Contractor will be instructed to ensure that 85% of construction waste will be diverted from landfill/recycled, in addition to producing and implementing a Code compliant Site Waste Management Plan.

Health and Wellbeing –

- Daylighting calculations will be undertaken to determine whether the minimum daylight factors will be achieved. Effective measures to improve daylighting will be considered and implemented where possible.
- Sound insulation levels to all walls and floors between dwellings shall be maximised, such that the highest feasible improvement over Building Regulations part E is achieved.

Ecology –

- An Ecologist will be appointed to provide recommendations and ensure that highest feasible increase in ecological value is achieved.

The implementation of the measures above will enable the overall score to increase beyond the minimum overall score of 68% required for a Code Level 4. Furthermore, all of the mandatory minimum standards will be achieved.

Although the achievement of a Level 4 rating depends on decisions and design inclusions to be finalised during the detailed design stages, the measures above also afford a safety margin to be built into the assessment. This provides the Client a higher degree of certainty that a Level 4 rating will be delivered at post construction stage.

Code for Sustainable Homes Level 4 is considered the highest possible rating achievable for the new-build dwellings in the 14 Netherhall Gardens scheme.

**Please check/confirm that the proposed roof plans show the 39m<sup>2</sup> of PV proposed as this may have planning issues in itself.**

Please refer to the Architect's proposed roof plan (drawing No. P\_RF\_G200\_001), where the proposed PV array is clearly shown.

**Assuming it does show the 39m<sup>2</sup>, we're concerned that the PV assessment is very high level with no consideration of potential overshadowing issues. Overshadowing would heavily impact on system performance and the site seems to be quite constrained. Please can you ask for a proper study of the proposed Option 1 PV installation that does the following:**

- a) Assesses the impact of potential shading and the sun path on the proposed PV locations to confirm that they deliver the savings set out in the energy statement;**
- b) Subject to any changes, re-runs the energy modelling to confirm predicted improvements and report back;**
- c) Confirm that all final Option 1 PV locations are clearly identified on the roof plan.**

At this stage of the design, a typical PV panel is assumed to allow a meaningful assessment of the array size and output to be generated. This is then used to inform the roof plan arrangement and SAP calculations/thermal modelling as appropriate. The selected typical PV panel in this case requires an area of 1.63m<sup>2</sup> and the overall array will produce a 5.5 kWp output.

a) Please refer to the Netherhall Gardens Daylight Study by Delva Patman Redler chartered surveyors, dated November 2012. This report has been undertaken in line with the relevant Daylight and Sunlight assessment recommendations set out by the BRE. It indicates that the flat roof area of the new-build apartment block, which is the proposed location for the PV array, will be free of significant levels of overshadowing.

b) Since the roof area allocated for PV will not be significantly affected by neighbouring buildings and any new or retained trees are unlikely to reach the height of the proposed roof level such that overshadowing occurs, it is not deemed necessary to carry out re-runs of the energy modelling.

c) Please refer to the Architect's proposed roof plan (drawing No. P\_RF\_G200\_001), where the proposed PV array is clearly shown.

I trust the information provided is sufficient to address the comments provided on energy and sustainability issues with respect to the 14 Netherhall Gardens Scheme. Please do not hesitate to contact us if there are any questions or you require further clarification.

Yours sincerely



CLARK LEAKE-LYALL

