

London Borough of Camden  
Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

Date : 19.04.2013

Dear Sirs

**Site** ; 9 Fitzjohn's Avenue, London. NW3 5JY

**Client** : Aliya Kanji Nedungadi

**Project** ; Refurbishment and extension, 1 No private dwelling within detached 5 storey block.

As a qualified and licenced Code For Sustainable Homes and BREEAM Refurbishment assessor, I have been asked by Finkernagel Ross Architects to undertake a BREEAM Refurbishment pre assessment report in support of a planning application for the above site.

After my initial pre assessment design evaluation and with the inclusion of estimated design SAP calculation results, I can confirm the proposed development proposes individual environmental design measures that will collectively offer a minimum BREEAM **'Excellent'** level of performance in accordance with the BREEAM Domestic Refurbishment pre assessment 2012 estimator V04.

Assessment has been made against the proposed refurbishment and rear extension design scheme, as proposed planning drawings as issued by Finkernagel Ross Architects.

The environmental design standards as proposed, provides cost-effective performance standards, surpassing that required by building regulations. The proposed measures should significantly improve the dwellings efficiency performance in relation to particular categories such as Energy, Health and Well Being, Water use and Materials.

Proposed Individual environmental design measures of significant high standard are :

- Upgrade of existing thermal fabric with Internal insulation.
- New fabric elements with high levels of thermal insulation and air tightness.
- Existing windows replaced with new operable and secure Triple / double glazed windows.
- Natural daylight and ventilation levels improved.
- Installation of New efficient central heating and hot water systems
- Reduced water consumption.
- Space for a permanent internal clothes drying area.
- Use of Low energy lighting throughout.
- Proposal to fit A+ rated efficient white goods.
- External rainwater run off storage and new permeable paving areas.
- Secure Cycle storage.

**Ian Waters** BREEAM Refurbishment Code for Sustainable Homes assessor

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I believe that with the inclusion of the proposed design measures as set out above and as estimated using the BREEAM Refurbishment calculator tool, the completed development should achieve a BREEAM `Excellent` level at the design stage.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian Waters', with a long horizontal flourish extending to the right.

Ian Waters