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CODE OF SUSTAINABLE HOMES STATEMENT

FOR A SINGLE STOREY THREE BEDROOM DETACHED DWELLING

FOR THE PROJECT SITE

29a HERBERT STREET
KENTISH TOWN
LONDON
NW5 4HA

S P Davison
February 2013

1. **Energy and CO_2 Emissions**

It is proposed to install a solar water heating system to the flat roof of the converted building. While this will not provide all of the hot water needs, it will supplement the in-house water system.

It is also proposed to install an organic roof again to the flat roof to provide an insulation blanket over the building, thus providing a natural element and reducing the need for manufactured insulation materials.

Use low energy lighting throughout.

A gas heating system is proposed for the development as any solid fuel i.e. wood or fossil fuels would create more waste by-products and pollution. There would also be a storage consideration for these types of fuel. Of course in the case of occupiers with disabilities using any solid fuel system could be impractical.

2. Water Use

It is proposed to install a rainwater harvesting system and collect the rainwater from the roof areas, to be used for w.c's and garden maintenance.

The installation of shower units is a more economical with water consumption than a bath.

Cold water taps will be of the aerated type to increase the volume of water delivered.

3. Materials

The proposed building works will be carried out using a standard cavity wall construction with a thermal insulating blockwork to the inner skin, a Rockwool cavity infill and L.B.C. brickwork to the external surface. The external appearance will need to match with the local environment. Any salvaged items from the demolition works to be recycled. The roof slates are to be a proprietary recycled slate. Windows are to be double glazed as a minimum, but housed within wooden frames (a renewable resource). Facia and soffits will also be constructed using a softwood.

4. Surface Water Run-off

The front lawn area will provide a permeable surface for rainwater run-off. (The current ground surface is a mixture of concrete and tarmac). The plot is at the top of the rise in Herbert Street and there is no record of flooding on this site.

5. Waste

There is a proposed area to store recycled waste for collection and an area for composted waste vegetable matter for use within the garden area. It is also proposed to utilize as much of the demolished building material. The roof tiles for the new dwelling will use recycled slate tiles.

6. Health and Wellbeing

The proposed development is in line on the plot north to south, with the front elevation of both the new single storey building and converted workshop facing south.

The front garden is a private space laid to lawns and shrubs. It is also level and suitable for wheelchair use. The front garden is bounded by a brick wall at a minimum height of 1.8 metres to the front elevation, therefore separating the plot from Herbert Street.

Between the new and converted building is a private patio space accessed from the living room and master bedroom.

The converted garage will have insulation in the floor voids between ground and first floor. As the living space and bedroom space are in separate buildings, the sound transference is greatly reduced.