BACTON LOW RISE REDEVELOPMENT

Camden

EC HARRIS
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SUSTAINABILITY STATEMENT

Contents

1 Introduction

This Sustainability Statement supports the planning application for the redevelopment of the site at Bacton Low Rise, Camden, NW5. The statement sets out the sustainability strategy for the development in line with Camden Council Planning Policy and the measures included within the design that promote sustainability and reduce the potential impact upon the environment.

This statement will present the following information;

- Summary of the existing site and proposed development
- Overview of the sustainability policy applicable to this development
- Sustainable review of the development in line with planning policy

The Sustainability Statement is provided in conjunction with the following documents;

- Design and Access Statement
- Energy Statement
- Flood Risk Assessment
- Code for Sustainable Homes Pre-Assessment
- Geotechnical and Geo-Environmental Report
- Transport Assessment

Summary of the Existing Site & Proposed Development

The site is located in north London, within the London Borough of Camden and within the Gospel Oak ward. The site is bound to the north by the mainline railway which runs between Kentish Town and West Hampstead, to the east by Vicars Road and Wellesley Road, to the south by Wellesley Road and to the west by Haverstock Road.

The overall site area is 1.89 ha and is viewed as one site however it is split into two parts, the Bacton Low Rise Estate (BLR site) and the District Housing Office site (DHO site), as shown by Figure 1 in appendix A. This Supporting Statement has been prepared to accompany an application for full planning permission for the redevelopment of the combined sites.

The DHO site comprised the office buildings at 115 Wellesley Road along with a small two-storey property in the courtyard and temporary portacabins to the rear. 115 Wellesley Road is currently used as officers for a small team of Camden Housing and Adult Social Care staff. It is scheduled to be closed in March 2013 as part of the Council's programme of rationalisation of office space.

The 16 employment units forming 2 -16 Vicars Road are arranged over two floors. The Council has offered alternative accommodation to occupiers from their stock of B1 units.

The Bacon Low Rise Estate includes eight individual blocks of development arranged around three courtyards. There are 99 units and approximately 14,958 sqm GEA of residential floorspace.

The proposed development is for the demolition of the existing buildings on site and the development of 290 residential units, three employment units, new open space and ancillary development. The residential development will contain a mix of 1 bedroom to 6 bedroom units, and will be a mix of market, social rented and intermediate (i.e. shared ownership) tenures.

2 Sustainability Policy

This section of the Statement provides an overview of the sustainability related planning policies which are of relevance to the Bacton Low Rise development proposal.

National Policy

Sustainable development should be central to the planning system. The National Planning Policy Framework (NPPF) sets out Central Government policies on how sustainable development should be achieved.

National Planning Policy Framework (NPPF)

The NPPF is the most recent Government planning policy document published in March 2012. The relevant sections of the NPPF relating to sustainable and environmental aspects are outlined and briefly explained below.

- The Core Planning Principles - outlines a set of core land-use planning values which should be taken into account during the initial decision making process. The key sustainability and environmental issues are as follow:
    - Proactively drive and support sustainable economic development to deliver homes, business, industrial units' and infrastructure.
    - Support the transition to a low carbon future in a changing climate by taking full account of flood risks and encouraging the reuse of existing resources.
    - Land of less environmental value should be allocated and selected for development.
    - Promote mixed use developments.
    - Utilise existing transport modes including public transport, walking and cycling.

- Delivering Sustainable Development – in respect of the sustainable and environmental aspects of the development the NPPF states that the development should:
    - Ensure the vitality of town centres.
    - Promote sustainable transport and support a high quality communication infrastructure.
    - Be able to face the challenge of climate change with regards to flooding and coastal damage.
    - Facilitate the sustainable use of materials.

- Plan Making – this section of the NPPF summarises the main aspects that the local authority will consider when developing local planning policy. In relation to sustainability it states that:
    - Local plans are key to delivering sustainable development that reflects the vision and aspirations of local communities.
    - Local planning authorities must be prepared with the objective of contributing to the achievement of sustainable development.
    - Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development.
    - Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area.

- Decision Taking – the NPPF states that decision-takers at every level should seek to approve applications for sustainable development where possible.

Local Policy

Camden Local Development Framework (LDF) is a group of documents setting out Camden Council's planning strategy and policies. Documents included in the LDF and sections relevant to sustainability are outlined below. Central to the LDF is the Camden Core Strategy; this document sets out the key elements of the Council's planning vision and strategy for the borough. The Camden Development Policies document also forms part of the LDF and supports the Core Strategy through setting out detailed planning policies that

the Council will use when making decisions on applications for planning permission. Camden Planning Guidance - Sustainability (CPG3) has been prepared to support the policies in the LDF. The guidance is consistent with the Core Strategy and the Development Policies, and forms a Supplementary Planning Document (SPD) which is an additional “material consideration” in planning decisions.

Core Strategy

The Camden Core Strategy 2010 – 2025 outlines topic areas that are related to the sustainability of the development:

- CS11 - Promoting sustainable and efficient travel
- CS13 - Tackling climate change through promoting higher environmental standards
- CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity
- CS18 - Dealing with our waste and encouraging recycling

Camden Development Policies

Camden Development Policies support the Core Strategy and set out detailed planning policies that are related to the sustainability of the development:

DP16 – The transport implications of development

The Council will seek to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links.

DP17 – Walking, cycling and public transport

The Council will promote walking, cycling and public transport use. Development should make suitable provision for pedestrians, cyclists and public transport and, where appropriate, will also be required to provide for interchanging between different modes of transport.

DP18 – Parking standards and limiting the availability of car parking

The Council will seek to ensure that developments provide the minimum necessary car parking provision. Developments will also be expected to meet the Council’s minimum standards for cycle parking.

DP22 – Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. The Council will promote and measure sustainable design and construction by expecting new build housing to meet Code for Sustainable Homes Code Level 4 by 2013. The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures.

DP23 – Water

The Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding.

Camden Planning Guidance - Sustainability (CPG3)

Figure 3 outlines the sections covered in CPG3 and the key messages associated with each topic, further detailed planning guidance for each topic is provided in CPG3.

Figure 3 CPG3 sections

Section	Key messages
Energy statements	All developments are to be design to reduce carbon dioxide emissions.
The energy hierarchy	Energy strategies are to be designed following the steps set out by the energy hierarchy.
Energy efficiency: new buildings	All new developments are to be designed to minimise carbon dioxide emissions. The most cost-effective ways to minimise energy demand are through good design and high levels of insulation and air tightness.
Energy efficiency: existing buildings	As a guide, at least 10% of the project cost should be spent on environmental improvements Potential measures are bespoke to each property. Sensitive improvements can be made to historic buildings to reduce carbon dioxide emissions.
Decentralised energy networks and combined heat and power	Decentralised energy could provide 20% of Camden's heating demand by 2020. Combined heat and power plants can reduce carbon dioxide emissions by 30-40% compared to a conventional gas boiler. Where feasible and viable your development will be required to connect to a decentralised energy network or include CHP.
Renewable energy	There are a variety of renewable energy technologies that can be installed to supplement a development's energy needs. Developments are to target a 20% reduction in carbon dioxide emissions from on-site renewable energy technologies.
Water efficiency	At least 50% of water consumed in homes and workplaces does not need to be of drinkable quality re-using water. All developments are to be water efficient. Developments over 10 units or 1000sq m should include grey water recycling.
Sustainable use of materials	Reduce waste by firstly re-using your building, where this is not possible you should implement the waste hierarchy. The waste hierarchy prioritises the reduction, re-use and recycling of materials. Source your materials responsibly and ensure they are safe to health.
Sustainability assessment tools	A new build dwelling will have to be designed in line with the Code for Sustainable Homes. The creation of 5 or more dwellings from an existing building will need to be designed in line with EcoHomes. 500sq m or more of non-residential floorspace will need to be designed in line with BREEAM.

Brown roofs, green roofs and green walls	All developments should incorporate green and brown roofs. The appropriate roof or wall will depend on the development, the location and other specific factors. Specific information needs to be submitted with applications for green/brown roofs and walls.
Flooding	All developments are required to prevent or mitigate against flooding. All developments are expected to manage drainage and surface water. There is a hierarchy you should follow when designing a sustainable drainage system.
Adapting to climate change	All development should consider how it can be occupied in the future when the weather will be different. The early design stage is the most effective time to incorporate relevant design and technological measures.
Biodiversity	Proposals should demonstrate: • how biodiversity considerations have been incorporated into the development; • if any mitigation measures will be included; and • what positive measures for enhancing biodiversity are planned.
Local food growing	We encourage food to be grown wherever possible and suitable. Rooftops and shared spaces such as gardens and parks provide opportunities for food growing.

3 Sustainability Review

This section provides an overview of the general sustainability considerations for the development in particular measures to reduce the energy, water and materials used in design and construction. The headings below are in line with the CPG3 sections outlined above and demonstrate how the development will meet the requirements of CPG3.

Energy statements

An energy statement has been produced to assess the most efficient approach to reducing the carbon dioxide emissions associated with the development's energy supply. The development has been designed to reduce carbon dioxide emissions and is targeting Code for Sustainable Homes (CSH) level 4. This will require at least a 44% reduction in CO_2 emissions when compared to the current 2010 Part L1A Building Regulations.

The energy hierarchy

The energy strategy for the development incorporates the Be Lean, Be Clean, Be Green hierarchy as defined in the London Plan:

- Be Lean - seeking to minimise energy use through passive measures
- Be Clean - minimising the use of energy
- Be Green - relating to the utilisation of renewable technologies.

Energy efficiency – in new buildings

Dwellings will incorporate high levels of insulation and air tightness to increase energy efficiency including:

- Decentralised energy and combined heat and power (CHP)

  The anticipated proposal is to utilise a highly efficient gas turbine CHP unit that has been installed at the Royal Free Hospital. This system is sized to meet the proposed energy load of the development with the site providing back up gas fired boilers as these turbines typically operate for 99% of the year.

- Renewable energy

  Renewable energy technologies are also being considered, however initial investigations indicate that renewables may not be required if the CHP unit is of suitable efficiency.

Water efficiency

The development is targeting CSH level 4 which will require a maximum potable water use of 105l/person/day; this will be achieved through the careful specification of low flow taps, sanitary ware and appliances.

Sustainability assessment tools - Code for Sustainable Homes, BREEAM and EcoHomes

The development is targeting Code for Sustainable Homes (CSH) level 4 with at least 50% score achieved across Energy, Water, Materials categories in line with Development Policy DP22 - *Promoting sustainable design and construction*. A CSH pre-assessment has been undertaken to assess the development and has determined that this can be achieved.

Green roofs, brown roofs and green walls

Green and brown roofs will be incorporated in the development to help with water attenuation and increase flora and fauna.

Flooding

A flood risk assessment has been conducted for the proposed development. This concludes that the retention and reduction of flow from the proposed drainage system will be sufficient to ensure that the peak flows off site are reduced, following development. The basis of the current design incorporates a Hydrobrake or similar flow restricting device for both sites and cellular storage used to provide the necessary storage.

Climate change adaptation

The proposed drainage system has been simulated for the worst case 1 in 100 year return period storm event including a 30% additional flow allowance for climate change. Green spaces and pocket parks are integrated into the proposed streetscape and could help the development adapt to warmer temperatures.

Biodiversity

An Ecological Extended Phase 1 Habitat & Protected Species Survey and Bat Survey Report have been completed for the development site. Using the Ratcliffe Criteria it is determined that overall the site has a low conservation interest. The bat survey results identified there were no roosting bats within trees or buildings in the site boundary or immediately adjacent, along with limited numbers of foraging bats in the area. Overall, it is considered that the proposed development is not likely to have an impact on bats using the site itself.

Local food growing

The proposed roof terraces coupled with the shared courtyard spaces present the opportunity for urban gardening and local food growing.

Transport

A Transport Assessment has been completed for the proposed development and outlines how the scheme meets the requirements of established relevant policy objectives including the NPPF, Core Strategy policy CS11 - *Promoting sustainable and efficient travel* and Development policies DP16 – *The transport implications of development* and DP17 – *Walking, cycling and public transport.*

The site is located within five minutes' walk of bus stops on multiple bus routes and within ten minutes' walk of London Underground, Overground and Thameslink stations. In addition the site is within ten minutes' walk of two Car Sharing Scheme locations. The proposed scheme includes a lower level of car parking than the maximum provision stated in DP18 – *Parking standards and limiting the availability of car parking***.** In total there will be 17 on-site parking bays provided as part of the scheme incorporating 15 disabled bays, one car club bay and one ECV bay.

The proposal looks to create a series of new high quality, pedestrian friendly streets as part of the regeneration of the Bacton Low Rise Estate. The streets at the edges will be designed to adoptable standards and the homezones and pedestrian street at the heart of the scheme will be designed to current best practice and Camden Council guidelines for such spaces. The re-establishment of a traditional street pattern through the extension of Vicar's Road into the heart of the site will link the new homes to the wider neighbourhood. The location of the site combined with the measures outlined above will encourage walking, cycling and public transport use and reduce the need to access the development via private vehicles.

4 Conclusion

The Bacton Low Rise development has been designed to reduce carbon dioxide emissions and incorporate sustainability principles. The proposal ensures compliance with the NPPF and policies relating to sustainability in the Camden Core Strategy, Camden Development Policies and Camden Planning Guidance - Sustainability (CPG3).

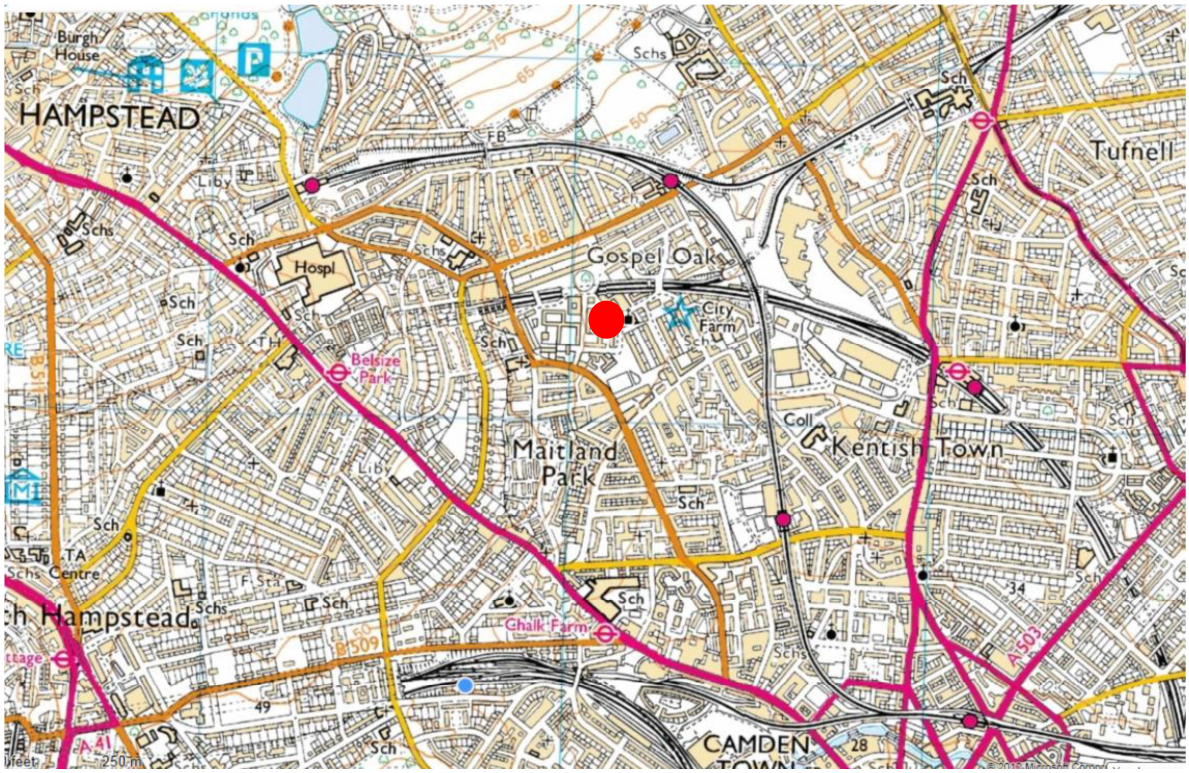
The site is in close proximity to bus stops on multiple bus routes and London Underground, Overground and Thameslink stations. The development will incorporate measures to promote walking and cycling, this includes extending Vicar's Road into the heart of the site to link new homes with the wider neighbourhood and integrating secure cycle storage facilities.

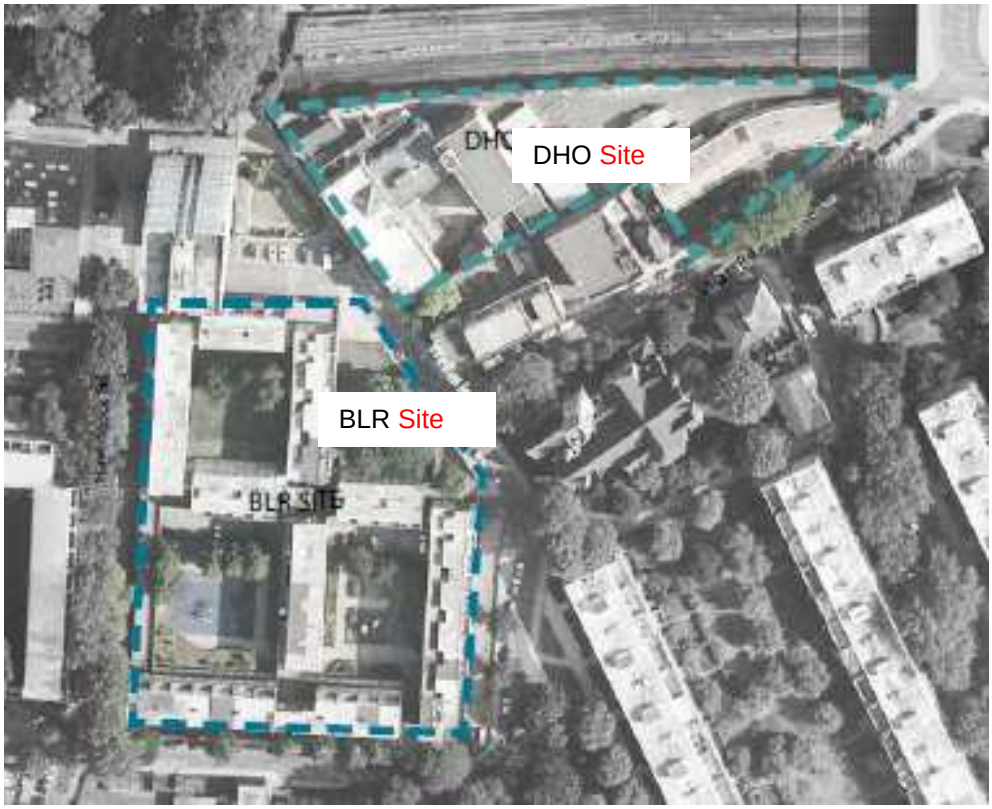
The design of the scheme includes a number of measures to reduce the energy, water and materials used in design and construction, promote sustainability and adapt to climate change. These include:

- Developing an Energy Strategy to identify the most efficient approach to reducing carbon dioxide emissions associated with the development's energy supply
- Incorporating high levels of insulation and air tightness to increase energy efficiency.
- Utilising a highly efficient gas turbine CHP unit that has been installed at the Royal Free Hospital.
- Specification of water efficient fixtures and fittings including low flow taps, sanitary ware and appliances
- Targeting Code for Sustainable Homes (CSH) level 4 with at least a 50% score achieved across Energy, Water and Materials categories.
- Incorporating green and brown roofs into the development to improve water attenuation and increase biodiversity.
- The drainage system will ensure that the peak flows off site are reduced, following development.
- A design that is adaptable to climate change including a drainage system designed for a 30% additional flow allowance, green space and pocket parks…
- Developing a site with a low conservation interest and no roosting bats, the new development will incorporate measures to enhance biodiversity.
- The roof terraces and shared courtyard spaces present the opportunity for local food growing.

Appendices

Appendix A – Existing Site





Appendix B – Proposed Scheme

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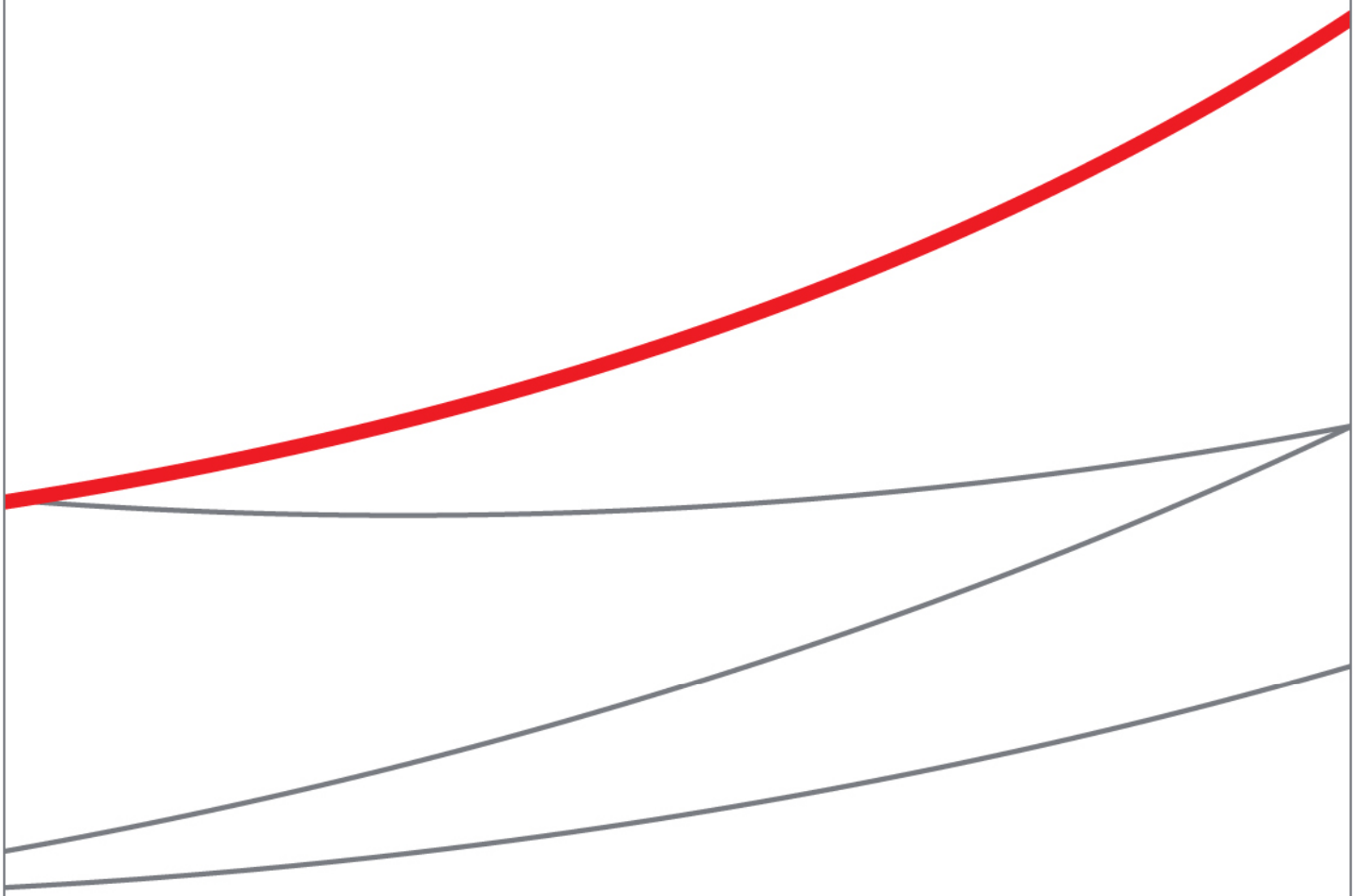

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