EcoHomes Pre-Assessment & Sustainability Statement

21 John Street

WC1N 2BF

Prepared by

metropolis green

On behalf of

One West Smithfield LLP

November 2011

Ref: 2386/EH-141211AA.00

Prepared by Metropolis Green

On behalf of

One West Smithfield LLP

Produced By	Position	Date
Amir Aramfar	Planning & Sustainability Consultant	15/12/11

Approved By	Position	Date
Miranda Pennington	Associate Partner & Licensed Code for Sustainable Homes and EcoHomes Assessor (EcoHomes licence Number: METRO-CSH-MP20)	15/12/11

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Contact Details:
Metropolis Green LLP
30 Underwood Street
London
N1 7JQ
T: 020 7324 2662
E: info@metropolisgreen.com
W: www.metropolisgreen.com

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1.0 INTRODUCTION

1.1 Metropolis Green has been appointed by One West Smithfield LLP to prepare an EcoHomes Assessment for the proposed development at 21 John Street.

1.2 This document explains the EcoHomes assessment process, describes the development's potential to achieve EcoHomes criteria and sets out how each issue will be addressed.

1.3 The proposed scheme proposes retention of office space on the ground and first floors. Residential uses would commence on the second floor, creating 2 residential units on this floor and then a single residential unit on each of the floors above.

1.4 The EcoHomes pre-assessment summary assesses the new residential use of the site in line with London Borough of Camden's requirements to meet the EcoHomes Very Good standard. The Pre-assessment summary is attached at Appendix A.

1.5 The London Borough of Camden requires that development assessed under EcoHomes development scores a minimum of 60% in both Energy and Water categories and 40% in the Water Category.

1.6 As the proposed office floorspace is below Camden's planning policy threshold for BREEAM assessment Metropolis Green has not conducted a BREEAM assessment on this site.

1.7 This report and the appended pre-assessment summary demonstrate that the development has the potential to achieve EcoHomes 'Very Good' and that the estimated score for the proposed development is at an acceptable level above the threshold to allow sufficient leeway for any unforeseen changes at the Design and Post Construction stages to ensure the site still meets the 'Very Good' target.

EcoHomes 'Very Good' Target = 58 points

Pre Assessment Estimator = 60.72 points

2.0 THE SITE

2.1 21 John Street is situated within the London Borough of Camden and is located on the boundaries of Clerkenwell and Bloomsbury, midway between the West End and the City of London. The surrounding area is a mix of residential and office accommodation.

2.2 Public transport links are excellent with the site being equidistant from the Underground Stations at Russell Square (Piccadilly line) and Farringdon (District, Bakerloo, Metropolitan and Mainline) as well as Chancery Lane (Central line) and Holborn (Central & Piccadilly lines). In addition the stations of King's Cross & London St Pancras International lie a short walk to the north. Numerous bus routes run along Theobalds Road to the south and Gray's Inn Road to the West.

2.3 The building was constructed in the 1930s and is Art Deco in style. It has predominantly brick elevations with a Portland stone plinth from ground to second floor. The building has a Grade II Listing that includes 21 John Street, The Duke of York Public House, 7 Roger Street and 1-4 Mytre Court, John's Mews.

2.4 The property is located within the Bloomsbury Conservation Area

2.5 The site area is 527.8 sqm.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development which this EcoHomes Assessment report and pre-assessment relates to is for a full planning application for the change of use from B1 office to 8no. residential units on the upper floors of the building.

3.2 Office uses would be retained in the 'plinth' at lower levels. Residential uses would commence on the second floor, creating 2 residential units on this floor and on the third floor and then a single residential unit on floors four to seven.

3.3 External refurbishment work will be undertaken to the fabric of the building. Two office floors will also be retained and measures installed to facilitate modern office occupation, within the constraints of the existing building. A green roof is proposed on the flat roof portion at the third floor level of the building.

3.4 The upper floors would be converted to residential use to provide a mix of one, two and three bedroom units.

4.0 POLICY CONTEXT

4.0.1 Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition of sustainability was drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

4.0.2 Planning has a key role to play in the creation of sustainable communities: communities that will stand the test of time, where people want to live, and which will enable people to meet their aspirations and potential.

4.1 National Policy

National Planning Policy Framework

4.1.1 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the Government's planning policies for England, and how these policies are expected to be applied. The policies in the document, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

4.1.2 Paragraph 14 of the NPPF states that: At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay.

4.1.3 The NPPF outlines a set of core land-use planning principles that should underpin both plan-making and decision-taking, three of which are particularly relevant to this SDCS. Under paragraph 17, these principles are that planning should:

- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and

- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

4.1.4 Design is addressed in section 7 of the NPPF, and paragraph 56 states: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

4.1.5 Meeting the challenge of climate change is addressed in section 10 of the NPPF, and paragraph 93 states: Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

4.1.6 Further to the above, paragraph 95 addresses local plan-making and states that to support the move to a low carbon future, local planning authorities should:

- plan for new development in locations and ways which reduce greenhouse gas emissions;
- actively support energy efficiency improvements to existing buildings; and
- when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

4.1.7 Additionally, paragraph 96 discussed decision-taking and states that In determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

4.1.8 Conserving and enhancing the natural environment is addressed in section 11 of the NPPF, and excerpts from paragraph 109 state that the planning system should contribute to and enhance the natural and local environment by:

- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent

ecological networks that are more resilient to current and future pressures; and

- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

4.1.9 Paragraph 118 notes that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments.

4.1.10 Noise is addressed under paragraph 123 which notes that Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; and
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.

4.1.11 Additionally, paragraph 125 states that: By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity.

4.1.12 Lastly, it is important to note that paragraph 187 of the NPPF addresses decision-taking by local planning authorities with respect to development applications. This paragraph states that: Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

4.2 Regional Policy

London Plan 2011

Policy 5.2 Minimising carbon dioxide emissions

4.2.1 Planning decisions:

A. Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. be lean: use less energy;

2. be clean: supply energy efficiently;

3. be green: use renewable energy

B. The Mayor will work with boroughs and developers to ensure that major developments meet the following targets for carbon dioxide emissions reduction in buildings. These targets are expressed as minimum improvements over the Target Emission Rate (TER) outlined in the national Building Regulations leading to zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019.

Residential buildings:	
Year	**Improvement on 2006 Building Regulations***
2010 – 2013	25 % (Code for Sustainable Homes level 4)
2013 – 2016	40 %
2016 – 2031	Zero carbon

D. As a minimum, energy assessments should include the following details:

a) Calculation of baseline energy demand and carbon dioxide emissions on a 'whole energy' basis, showing the contribution of emissions both from uses covered by building regulations and those that are not (see paragraph 5.22);

b) Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;

c) Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP); and

d) Proposals to further reduce carbon dioxide emissions through the use of onsite renewable energy technologies.

E. The carbon dioxide reduction targets should be met onsite. Where it is clearly demonstrated that the specific targets cannot be fully achieved onsite, any shortfall may be provided offsite or through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere.

Policy 5.3 Sustainable Design and Construction

4.2.2 Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

4.3 Local Policy

4.3.1 The London Borough of Camden adopted their Local Development Framework (LDF), replacing their Unitary Development Plan (UDP), in November 2010. The LDF is a collection of planning documents that (in conjunction with national planning policy and the Mayor's London Plan) sets out the borough's strategy for managing growth and development across the borough.

4.3.2 The LDF comprises a selection of planning policy documents including amongst others documents, the Core Strategy and Development Policies. The Borough has also adopted Supplementary Planning Documents that although they are not part of our statutory development plan, play a material consideration in determining planning decisions.

4.3.3 The Core Strategy is a central part of the Local Development Framework (LDF) setting out the borough's vision over the next 15 years. Section 3 of the Core Strategy covers issues relating to climate change and improving and protecting Camden's environment and quality of life.

4.3.4 The Development Management Policies document sets out detailed planning criteria used to determine applications for planning permission in the borough. Section 3 of the Development Management Policies details specific planning policy that will guide planning applications towards meeting the borough's vision as set out in Section 3 of the Core Strategy.

4.3.5 Camden Planning Guidance 3 (CPG3) Sustainability is a Supplementary Planning Document (SPD) that sets out supports the policies comprised within Local Development Framework (LDF).

Core Strategy Policy CS13 - Tackling climate change through promoting higher environmental standards

4.3.6 This policy requires all development to take measures to minimise the effects of, and adapt to, climate change and encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. The policy suggests that the Code and BREEAM are helpful tools in assessing general sustainability.

4.3.7 The Policy promotes the sustainable patterns of development through making use of land that is located well in terms of public transport. The efficient use of land and building is also promoted to relieve pressure on green field development.

4.3.8 The Council encourages the reduction of carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the energy hierarchy. This hierarchy includes ensuring developments use less energy, make use of energy from efficient sources and generate renewable energy on-site. The policy subtext does however indicate that, that development involving existing buildings will be provided with more flexibility and expects proportionate measures to be taken to improve environmental sustainability, where possible.

4.3.9 The Policy also aims to make Camden a water efficient borough and minimise the potential for surface water flooding. The borough will seek to protect existing drinking water supplies, promote responsible water consumption (through Code/BREEAM/EcoHomes) and require development to avoid harm to the water environment, water quality or drainage systems.

Camden Development Policy DP22 – Promoting sustainable design and construction

4.3.10 This policy indicates that developments will be required to incorporate sustainable design and construction measures. This will include demonstrating how sustainable development principles, have been incorporated into the design and proposed implementation. The incorporation of green or brown roofs and green walls have are also required wherever suitable.

4.3.11 The Council will promote and measure sustainable design and construction through requiring residential developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve “very good” in EcoHomes assessments prior to 2013 and encouraging “excellent” from 2013.

4.3.12 Non-domestic developments of 500sqm of floorspace or above are required to a BREEAM rating of “very good” and “excellent” from 2016 and encouraging zero carbon from 2019.

4.3.13 The Council’s response to climate change will require appropriate climate change adaptation measures, to be considered and applied to development in the borough.

Camden Planning Guidance 3; Sustainability

4.3.14 This SPD encourages all buildings, whether being updated or refurbished, to reduce their carbon emissions by making improvements to the existing building. Work involving a change of use or an extension to an existing property is

included. As a guide, at least 10% of the project cost should be spent on the improvements.

4.3.15 The document reaffirms that the EcoHomes standard should be applied where 5 or more dwellings are proposed. However, it goes further by stating that minimum standards of 60% of credits within the Energy and Water Categories and 40% of the within the Materials Category.

4.3.16 In terms of renewable energy all developments are to target at least a 20% reduction in carbon dioxide emissions through the installation of on-site renewable energy technologies.

4.3.17 Both in terms of energy efficiency and renewable energy, the SPD state on numerous occasions that special consideration will be given to heritage buildings and features to ensure that their historic and architectural features are preserved.

5.0 BRE: ENVIRONMENTAL ASSESSMENT METHOD (BREEAM)

5.1 BREEAM is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and is used to describe a building's environmental performance.

5.2 Credits are awarded in 8 categories according to performance. These credits are then added together to produce a single overall score on a scale of Pass, Good, 'Very Good' and Excellent.

5.3 BREEAM EcoHomes has been adopted for this scheme. The EcoHomes 2006 Assessment is way of assessing a whole residential development as opposed to individual units (which is the purpose of the Code for Sustainable Homes). EcoHomes offers a more flexible assessment methodology as there are not any mandatory requirements. It is also a widely accepted method of assessment for residential refurbishments rather than new build development.

5.4 The EcoHomes standard covers 8 categories of sustainability including:

- Energy
- Transport
- Pollution
- Materials
- Water
- Land Use and Ecology
- Health & Wellbeing
- Management

5.5 Each category consists of a number of issues and each issue seeks to mitigate the impact of a new or refurbished building on the environment by defining performance targets and assessment criteria.

5.6 The majority of EcoHomes issues are tradable, meaning that a design team/client can choose those issues they wish to comply with, in order to build up their Ecohomes performance score. However, there are three mandatory requirements set by LB Camden, which need to be met in order to achieve the aspired EcoHomes level. These are set out in section 4.4.8 of this report.

5.7 A scheme can be assessed at Design Stage (DS) - leading to an Interim EcoHomes Certificate and/or Post-Construction Stage (PCS) – leading to a Final EcoHomes Certificate.

5.8 EcoHomes ratings are classified from 'Pass' to 'Excellent' dependent on the total score received from achieving credits across the various categories.

5.9 BREEAM EcoHomes will be applied to the subject proposals with the target of Very Good.

5.10 The scheme will also comply with Building Regulations Part L1B (2010).

6.0 BREEAM ECOHOMES PRE-ASSESSMENT RESULTS SUMMARY

6.0.1 This section of the report describes how credits are achieved in each of the 8 categories. This pre-assessment shows that the development currently scores 60.72 points in total demonstrating the potential to achieve an EcoHomes level of ‘‘Very Good’’.

6.0.2 It is important to note that as the project progresses some of these scores indicated here may change, however the design team will ensure that at all times the scheme will remain above the threshold for EcoHomes ‘‘Very Good’’.

6.0.3 The following sections summarise the credits that have been allocated in each category.

6.1 ENERGY

6.1.1 As part of the assessment process Standard Assessment Procedure (SAP) calculations will be required to determine the CO_2 emissions for the residential element of the development. It is predicted that on completion of the SAP calculations, the residential element of the scheme will achieve 7 credits for Ene 1. Any shortfall in credits can be made up by upgrading various heat loss elements within the building to enhance fabric efficiency.

6.1.2 However, as the building is Grade II listed, there are limitations to the extent to which the design team can incorporate measures to increase energy efficiency and as such reduce the buildings dwelling emission rate (DER) /CO_2 emissions.

6.1.3 The SAP performance for the apartments is anticipated to achieve 1 of 2 credits for Ene 2. The proposed development incorporate works to the existing buildings including improvements to insulation and air tightness throughout.

6.1.4 Compliant drying lines will be provided within the apartments ensuring that credits are achieved for issue Ene 3. The drying lines are likely to be retractable over bath hangers, however, this will be confirmed at the design stage.

6.1.5 It is intended that new energy efficient white goods will be provided throughout. The applicant’s commitment to providing white goods within the property ensures that the maximum 2 credits are achieved for Ene 4. The minimum ratings for white goods to score these credits will be Fridges, freezers and Fridge/Freezers to be A+ rated; Washing machines and dish washers to be A rated; and Washer dyers and tumble dryers to be B rated.

6.1.6 The redevelopment will ensure that at least 75% of internal lightbulbs will upgraded to low energy bulbs. This ensures compliance with the BRE’s latest update regarding compliance with Ene 5, released on 07 October 2011. It will achieve both of the 2 credits available for this issue.

6.1.7 External lighting is dealt with by issue Ene 6. The design team have committed to complying with the requirements and as such the development scores maximum credits for this issue. The design team have indicated that the number of external lights will be minimal around the building and those that are specified will comply with the EcoHomes requirements. This includes any space lighting to be entirely dedicated low energy compact fluorescent bulbs specified and any security lighting (burglar security) to be less than 150W and fitted with movement and daylight cut-off sensors.

6.1.8 High building fabric performance will be targeted with the proposed works to the building incorporating very good levels of insulation and low levels of air permeability.

6.1.9 Overall, the scheme has the potential to achieve 15 energy credits in the energy category out of a potential 24. This equates to 62.5% of the available credits in this section. As such Camden's requirement to achieve 60% of credits in this category has been achieved.

6.2 TRANSPORT

6.2.1 The subject site is located with excellent accessibility to public transport, including underground and overground stations and a selection of buses.

6.2.2 The site is equidistant from the Underground Stations at Russell Square (Piccadilly line) and Farringdon (District, Bakerloo, Metropolitan and Mainline) as well as Chancery Lane (Central line) and Holborn (Central & Piccadilly lines). In addition the stations of King's Cross & London St Pancras International lie a short walk to the north. In addition various bus routes run from bus stops located approximately 100m from the site on Theobalds Road and Gray's Inn Road.

6.2.3 EcoHomes issue Tra 1 requires a safe walking route of less than 500m to a transport node that will provide a frequent service to a town centre area. In terms of meeting these specific EcoHomes requirements for public transport accessibility, the numerous bus routes running along both Theobalds Road and Gray's Inn Road satisfy these.

6.2.4 The accessibility of the site is also reflected by its PTAL (Public Transport Accessibility Level) rating of 6a which represents 'Very Good'.

6.2.5 The scheme currently proposes 15 EcoHomes compliant cycle storage spaces in the courtyard area. It is proposed that stored bikes will be protected from the weather and secured individually to Sheffield stands. Based on this, the scheme will achieve the full credits for EcoHomes Tra 2 'cycle storage'.

6.2.6 The proposed scheme scores very well terms of Tra 3 whereby its proximity to local amenities such a post office, food shop, medical facilities, schools etc are assessed. The site's location achieves 3 out of 3 credits for this issue.

6.2.7 Each of the apartments will allow provision for a home office which meets EcoHomes requirements and therefore achieves a credit for Issue Tra4.

6.2.8 Overall the scheme has the potential to achieve 6 out of 8 available credits within the Transport category.

6.3 POLLUTION

6.3.1 All new insulation materials will be specified with a Global Warming Potential (GWP) of less than 5 and which have low embodied impact relative to their thermal properties. The scheme has been awarded 1 credit for issue Pol 1 which assesses the GWP impact of insulants.

6.3.2 EcoHomes issue Pol 2 seeks to reduce the amount of nitrogen oxides (NO_x) released into the atmosphere. At this stage 3 credits have been awarded for using a Class 5 boiler that will have a dry NO_x levels of 40 mg/kWh.

6.3.3 A green roof is proposed on the flat roof portion at the third floor level of the building, which has the potential to contribute to the attenuation of surface water run-off from the roof of the development under the criteria of EcoHomes issue Pol 3. Credits have not been allocated at this stage as detailed calculations will need to be completed at a further design stage to confirm compliance.

6.3.4 With regards to Pol 4 'renewable and emission energy sources', the development has the potential to achieve the carbon reduction targets required by EcoHomes through energy efficiency measures (e.g. these measures include insulation, secondary glazing and high efficiency boilers). Furthermore, sensitivities relating to distinctive Listed Building and Conservation Areas constraints limit the potential of many renewable technologies. This approach is accepted by Camden's policy which allows special consideration for renewable energy technologies on heritage buildings and features to ensure that their architectural features are preserved. As renewable energy feasibility study has been carried in compliance with the EcoHomes criteria 1 credit has been awarded for Pol 4.

6.3.5 The site it not identified by the Environment Agency mapping as being within a high risk flood zone. As such full credits can be awarded under Pol 5 flood risk.

6.3.6 Overall the scheme has the potential to achieve 6 out of a total of 11 credits in this category.

6.4 MATERIALS

6.4.1 Issue Mat 1 deals with the environmental impact of materials. The development scores highly in this category due to a large proportion of the assessed elements

being part of the retained existing building. These include the roof, external walls, and internal walls.

6.4.2 Where new materials are specified they will be selected with regard to their low environmental impact. The BRE's Green Guide to Specification will be used to ensure that all proposed specifications and materials have a high environmental performance. Where existing materials are being reused, these automatically receive the maximum Green Guide Rating. At this stage, 11 of the available 16 credits have been allocated in the Mat 1 issue of EcoHomes.

6.4.3 The scheme is currently on target to achieve 3 credits for Mat 2 and 2 credits for Mat 3. These credits target responsible sourcing of building and finishing materials throughout the design and construction stage. There is potential for flexibility within these issues and can therefore be revisited at the design stage.

6.4.4 Dedicated cupboards will be provided in the kitchen area next for Internal recycling facilities in compliance with EcoHomes requirements. External recycling space will also be provided for collection of refuse and recycling by the local authority. As such the maximum 6 credits are awarded for issue Mat 4.

6.4.5 Overall 22 out of 31 credits can be achieved in this category. This equates to 71% of the available Materials credits and therefore complies with Camden's policy requirement to score at least 40% of credits in this category.

6.5 WATER

6.5.1 The scheme aims to reduce internal water consumption through the careful specification of water efficient fixtures and fittings including taps, WCs, baths and showers that consume less potable water in use than standard specifications for the same type of fittings throughout the each of the apartments. Through these measures the scheme will seek to achieve 3 out of 5 credits for issue Wat 1.

6.5.2 As no outdoor communal or private amenity in incorporated in the scheme, the credits for Wat 2 'external potable water use water use' can be awarded by default for this issue.

6.5.3 Overall scheme has potential to achieve 4 of the 6 available credits in the Water Category. This ensures 66.7% of the credits available in section and complies with the Camden's policy which requires at least 40% of the credits to be achieved.

6.6 ECOLOGY

6.6.1 Due to the site's location and the scope of works, it has not been possible to obtain all of the available credits for this issue. However, if a certified ecologist is

appointed prior to the commencement of works on the site, then this score could also be improved.

6.6.2 The development area is classified as land of low ecological value therefore can be awarded one credit for Eco 1. As there's no ecological value on the site, the scheme is also awarded a credit for the protection of ecological features.

6.6.3 Two credits can be awarded under issue Eco 4 for ensuring a neutral change of ecological value on the site of between -3 and +3 natural species. A green roof is proposed on the flat roof portion at the third floor level of the building and has the potential to increase the credits allocated under issues Eco 2 and Eco 4, should a suitably qualified ecologist be appointed to provide recommendations and complete calculations regarding the change in ecological value of the development site.

6.6.4 The development can be awarded credits for Eco 5, building footprint. The criteria assess the proportion of total combined floor area to the footprint ratio. To achieve one credit for this issue the Footprint to Floorspace ratio must be greater than 3.5:1. As this is the case 2 credits have been awarded.

6.6.5 Currently the scheme has potential to achieve 6 out of 9 credits in this category.

6.7 HEALTH AND WELLBEING

6.7.1 It is anticipated that the proposed apartments have the potential to receive credits for daylighting, however presently no credits are awarded for this issue. If these credits are required at a later stage, then these credits can be reviewed early during the Design Stage assessment once daylight calculations have been carried out.

6.7.2 The development will incorporate sound insulation that will, at a minimum, be compliant with Building Regulations standards. Whilst it is likely that the scheme has the potential to go beyond Building Regulations and achieve credits under Hea 2 'sound insulation' these credits have not been awarded at this stage. As with the issue above, these credits can be reviewed at the design stage should the credits be required to meet Very Good level.

6.7.3 The development does not provide private or communal space due to the restricted site area and as such no credits have been awarded for the 'private space' category.

6.7.4 Overall 0 of the available 8 credits can be achieved in this category although, there is potential to score credits at a later stage.

6.8 MANAGEMENT

6.8.1 A Home User Guide will be developed on the operational and environmental performance of the building. This will achieve 3 credits for issue Man 1.

6.8.2 The contractor will be required to achieve certification under the Considerate Constructors Scheme and to achieve a high score under that scheme going beyond best practice site management guidelines. In addition, the team/contractor will be required to achieve 4 of the 6 actions under Man 3, Construction Site Impacts. The 4 items will be confirmed by the team during the design stage assessment, however the actions are to be selected from the following –

a. monitor and report CO_2 or energy arising from site activities;
b. monitor and report CO_2 or energy arising from transport to and from site;
c. monitor and report on water consumption from site activities;
d. adopt best practice policies in respect of air (dust) pollution arising from the site;
e. adopt best practice policies in respect of water (ground and surface) pollution arising from the site;
f. 80% of site timber is reclaimed, reused or responsibly sourced.

6.8.3 Commitment to achieve the required score under Considerate Constructors will achieve 2 credits under Man 2, whilst setting targets and monitoring construction site impacts will achieve 3 credits from Man 3.

6.8.4 Overall, the scheme has the potential to achieve 8 out of 10 available credits in this Category.

7.0 SCORE AND CONCLUSIONS

7.1 Metropolis Green have undertaken an EcoHomes pre assessment for 21 John Street based on information provided by the project team. The pre-assessment concludes that the site has the potential to meet the EcoHomes Very Good rating required by London Borough of Camden. In addition the pre assessment ensures compliance with Camden's SPD requirements to a minimum of 60% or more in the EcoHomes Energy and Water categories and 40% in the Materials category.

7.2 The estimated EcoHomes score of 60.72 is above the 58 point threshold required for the target rating of 'Very Good'. This overall score allows a margin for flexibility in the assessment process however the design team are aware that as the project progresses, if any credits are lost they will need to be made up elsewhere in the assessment.

7.3 The project team are committed to create a sustainable building through reducing the impacts during construction and throughout its lifetime and to ensure that future occupants have a safe, healthy environment to live in.

7.4 As has been set out by this summary report and the appended pre-assessment, the applicant has demonstrated that the proposed development satisfies all of the sustainability criteria related to achieving EcoHomes Very Good and as such fully complies with Policy DP 22 of the Camden's Development Policies and other sustainability requirements set out in this document.

APPENDIX A - PRE-ASSESSMENT SUMMARY

metropolis pd bs green

Site: 2386 - 21 John Street, Camden

EcoHomes 2006 Pre-Assessment Estimator

			Issue Score		Category Score				
			Score	Credits Available	Subtotal	Credits Available	% Achieved	Weighting Factor	Credit Score
Energy	**Ene 1**	Dwelling Emission Rate	7	15	15	24	62.5%	0.22	13.75
	Ene 2	Building Fabric	1	2					
	Ene 3	Drying Space	1	1					
	Ene 4	EcoLabelled Goods	2	2					
	Ene 5	Internal Lighting	2	2					
	Ene 6	External Lighting	2	2					
Transport	**Tra 1**	Public Transport	2	2	8	8	100.0%	0.08	8.00
	Tra 2	Cycle Storage	2	2					
	Tra 3	Local Amenities	3	3					
	Tra 4	Home Office	1	1					
Pollution	**Pol 1**	Insulant GWP	1	1	7	11	63.6%	0.1	6.36
	Pol 2	NO_x Emissions	3	3					
	Pol 3	Reduction of Surface Runoff	0	2					
	Pol 4	Renewable and Low Emission Energy Source	1	3					
	Pol 5	Flood Risk	2	2					
Materials	**Mat 1**	Environmental Impact of Materials	11	16	22	31	71.0%	0.14	9.94
		Roof	3	3					
		External Walls	3	3					
		Internal Walls	3	3					
		Floors - Upper and Ground	0	3					
		Windows	0	2					
		External Surfacing	1	1					
		Boundary Protection	1	1					
	Mat 2	Responsible Sourcing of Materials: Basic Building Elements	3	6					
	Mat 3	Responsible Sourcing of Materials: Finishing Elements	2	3					
	Mat 4	Recycling Facilities	6	6					
Water	**Wat 1**	Internal Potable Water Use	3	5	4	6	66.7%	0.1	6.67
	Wat 2	External Potable Water Use	1	1					
Land Use and Ecology	**Eco 1**	Ecological Value of Site	1	1	6	9	66.7%	0.12	8.00
	Eco 2	Ecological Enhancement	0	1					
	Eco 3	Protection of Ecological Features	1	1					
	Eco 4	Change in Ecological Value of Site	2	4					
	Eco 5	Building Footprint	2	2					
Health and Wellbeing	**Hea 1**	Daylighting	0	3	0	8	0.0%	0.14	0.00
	Hea 2	Sound Insulation	0	4					
	Hea 3	Private Space	0	1					
Management	**Man 1**	Home User Guide	3	3	8	10	80.0%	0.1	8.00
	Man 2	Considerate Constructors	2	2					
	Man 3	Construction Site Impacts	3	3					
	Man 4	Security	0	2					

Based on EcoHomes 2006, Issue 1.2

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Total Score: **60.72**

Rating: **Very Good**