

SUSTAINABILITY STATEMENT

PROPOSED OFFICE TO RESIDENTIAL CONVERSION 65-75 MONMOUTH STREET LONDON WC2

INTRODUCTION

The property lies at the junction between Shelton Street and Monmouth Street, and backs on to Ching Court to the East of Charing Cross Road. It is a dense urban setting with a vast mixture of different uses, providing both employment and leisure opportunities nearby.

The plots in a triangle in shape providing limited width towards the corner of the two streets. Although the property benefits from plentiful natural light.

The five properties along Monmouth St (and the Shelton Street properties behind) were all knocked together and substantially altered in the past (circa 1980s) although the historic exterior elevations (although modern shop fronts in part) retain their appearance, and are constructed from a palette of traditional materials. The interior has been formed reformed with modern materials, with metal deck and concrete floors.

MATERIALS & WASTE

The proposal makes maximum use of the existing buildings' external and primary structure. Waste produced from the internal strip-out and preparation will be sorted and recycled where possible. This may include timber from partitions, carpet, scrap metal from obsolete fittings such as plumbing and radiators and packaging or unused materials that could be returned to suppliers for re-use. Any other waste will be disposed of in a suitable manner and waste transfer notes detailing quantities and destinations retained as part of a Site Waste Management Plan, recorded to monitor this properly under The Environmental Act 1990. Hazardous substances found including fluorescent lamps, refrigerants, asbestos and those listed in The Hazardous Waste Regulations 2009 will be dealt with separately in accordance with statutory recommendations. They will be stored safely and any paints, solvents and/or oils will be kept away from any watercourses or drainage systems and with spill kits available. Sheeting and damping down will be used to minimise any dust created by the works, to reduce external air pollution.

The roof will be retained, although will need to be stripped and recovered to ensure suitable breathing roof felt has been used for the thermal insulation required for the top floor dwelling. The existing slates will be carefully taken off, stored and reused where possible, any replacement slates will be provided to match the existing. The main crown of the roof is lead.

The existing windows throughout will be kept, but overhauled and redecorated. Any new timber required within the works for the interior partitions, floors, doors, skirtings and other finishes are obtained from approved sources and will be 100% (if hardwood) and at least 50% (if softwood) from Forest Stewardship Council or Programme for the Endorsement of Forest Certification approved sources. The invoices and chain of custody details will be kept and verified. The paint finishes used atop will be water based and not solvent-borne.

Other substances that will be avoided include those causing ozone depletion found in fridges and fire extinguishers and materials that are non-inert with high emissions on aging – certain rubber backed carpets for example.

In terms of the incoming occupiers they will have dedicated areas within their kitchens for waste and recyclable materials, in accordance with the local authority's space guidelines.

ENERGY

During construction the contractor's energy use will be metered and charged back to them in order to curb excessive use. Later the flats will have separate supplies fitted, with smart metering to clearly show occupiers the net energy use, quantified over separate time periods.

The building cannot be re-oriented to maximise solar gains or provide ideal space for roof-mounted solar or photovoltaic panels. Energy efficient light fittings are to be specified in accordance with the requirements of Approved Document Part L. In the common parts these will be controlled with sensors and/or timers to automatically switch off when not needed.

The windows are also to be openable, thus providing natural ventilation in conjunction with additional acoustic vents giving passive background ventilation. Secondary glazing will draught proof and boost their thermal and acoustic performance without restricting their use.

The walls are to be upgraded with insulated linings, to meet the requirements of Approved Document Part L. Similarly the new roof will have modern insulation fitted to create a continuous improved thermal layer. Pipes, ducts and other openings will be sleeved and covered where possible to prevent the further loss of heat through cold-bridging.

New high efficiency gas-fired boilers will heat radiators with thermostatic valves for localised temperature control and/or under floor heating with thermostats for different assigned zones. Other white goods to be installed will be A-rated for energy efficiency and Energy Performance Certificates will be produced and displayed to incentivise the improvements made when marketing to new tenants.

WATER

The contractor's water use will be monitored by metering where already possible and charged back in order to curb excessive use. In terms of drainage, a survey and report will be undertaken and clearing and repairs will be made where recommended. Since there is no effective change in roof area however, the existing situation with regards to rainwater runoff is not worsened.

Internally, measures to reduce the amount of water used include the specification of dual flush WCs (e.g. 6/4 litres) and the design of shower rooms instead of bathrooms – there are nine showers and only three baths. In the kitchens water efficient washing machines (e.g. <49 litres/use) and dishwashers (e.g. <13 litres/use) are to be installed.

OTHER

There are no trees or hedgerows affected by the proposal. There are also not known to be any resident bat populations, protected bird species or plants on the site as listed by the Ecology Wildlife and Countryside Act 1981.

An existing small terrace at the rear has been exploited and new rooflight is proposed to form a larger garden area to provide some pleasant space for planting. A Lifetime Homes assessment has also been put together to consider the health and wellbeing of the new residents.

The property is of mixed use and is in a highly central area supported by existing services and infrastructure. It is within the congestion charging zone and will be car-free. Likewise, the contractor to be appointed will be encouraged to source from local suppliers and put together a travel plan for staff and deliveries to minimise their logistical impact.