

Sustainable Development Statement

66 Mill Lane, NW6 1NJ

SITE AND SURROUNDINGS

The site is within the suburb of West Hampstead to the north western fringe of the London Borough of Camden.

66 Mill Lane is currently a shop with basement storage and upper residential floors. It is a modest mid-terraced property with limited roof space although the rear of the property does broadly face south

PV SOLAR

Due to orientation and tall buildings within the terrace low level roofs will likely be shaded during a large proportion of the day and being of a very limited size the number of PV Solar panels that could be provided would in all probability not sustain even a 1kw system. The main roof is to be built over providing an additional storey of mansard construction with a flat top. This roof could house a small PV Solar system but it is anticipated that at best a 2kw output might be achieved. Panels would need to be tilted upwards on a frame resulting in a projection of up to 1.0m above the flat roof surface. Panels would therefore need to be sited predominately over the rear half of the structure to prevent a visually obtrusive appearance from the street views. A limited system could be provided to serve the upper floor maisonette but the payback time for the installation costs is expected to exceed 15 years

RAINWATER HARVESTING

A system could be located in the rear garden but to recycle water but practically this could only serve the ground and lower ground maisonette which would have limited use as at maximum only two toilets could benefit from recycled water and the running costs together with installation costs would result in a very poor payback time.

The only real benefit for rainwater recycling would be to provide RW butts for watering garden plants. Two could be provided. One at garden level and the other on the existing rear roof terrace. Overflows would be installed to allow excess water to run to the drainage system