

Environmental Considerations Statement

10,11,12 & 13 Charlotte Place

Applicant:
Acemark Properties Ltd

Agent:
MSA Ltd
70 Hatton Garden
London
EC1N 8JT

Ref: 129(A)-D01-120202

The following documents are to be read in conjunction this Statement:

Drawings:

129(A)-100
129(A)-200
129(A)-201
129(A)-202
129(A)-203
129(A)-204
129(A)-205
129(A)-211
129(A)-212
129(A)-213
129(A)-300
129(A)-301
129(A)-310
129(A)-311
129(A)-400
129(A)-401
129(A)-410
129(A)-411

Documents:

129(A)-D01-120202 Design and Access Statement
129(A)-D01-120202 Lifetime Homes
129(A)- D01-120202-SAP Calcs-Premier Consultants Ltd
BRE Daylight and Sunlight 030212
Ref 129(A)-D01-120202- letter refusal response.

This statement confirms how proposed design and construction measures aim to tackle the following identified considerations:

Energy Consumption

Low energy consumption has been considered in the design in the following ways:

- A well insulated external envelope to limit heat loss and reduce the need to generate heat internally.
- Good utilisation of natural light (dual aspect and windows evenly spaced) to both units and the extended common parts. This reduces the need to artificially light the rooms. The size of window openings has also been considered to prevent summer overheating and avoid the need for artificial air cooling/ conditioning. The dual aspect living space and provision of roof lights allows for effective cross ventilation.
- The addition of the proposed floor will improve the thermal performance of the existing roof, and thus reduce the heat loss of the existing units below.
- Efficient and effective internal planning.
- It is proposed that low energy lighting and extraction from bathrooms and kitchens will be used.
- The installation of roof mounted low profile solar panels to generate electricity on site (A supporting report accompanies this document).

Low energy consumption has been considered for the construction in the following ways:

- The simple and repetitive design will allow for faster construction, reduce energy consumption and will generate less waste.
- Off site prefabrication of timber roof trusses and wall panels is being considered to reduce the time on site, make efficient use of factory conditions and reduce disruption to the surrounding neighbours.
- The proposed units would be constructed to meet the Building Regulations.

Water Consumption and Water Runoff

As only two, one bedroom units have been proposed the water usage would be low and they would utilise existing services to the site. The following considerations have been considered:

- The installation of low volume flush WCs.
- Water efficient baths, taps and showers.
- The proposal to install high efficiency washing machines and other appliances.
- The proposal does not alter the existing roof area and connects to the existing rainwater runoff.
- Monitor and limit water consumption during construction.

Use of Materials and Construction Resources/ Waste.

A sustainable use of materials/ construction has been considered in the following ways:

- The use of locally sourced materials where possible.
- The use of sustainable materials such as timber.
- The use of high quality and long lasting materials such as natural slate and lead. This reduces the lifetime cost of the building and the likelihood of future replacement.
- The consideration of offsite prefabrication to reduce waste overall as well as reducing the need to remove excess materials from site.
- The retention of the existing roof structure, reducing the need for demolition and the associated removal of waste material.
- The proposal to extend an existing building and utilise the existing access and services results in the efficient addition of two new residential units.
- Contractors will be encouraged to use A/ highly rated materials from the BRE Green Guide.