

SUSTAINABILITY REPORT

12/13 Kings Mews London WC1

Although this application is not a new build but the development of an existing two storey mews house (conversion of ground floor to residential and adding a roof terrace), we are keen to make the development as energy efficient and low maintenance as possible. Please see the Sustainable Building Practice Review attached.

We will minimise energy usage with thermally efficient wall, roof and floor construction. We have specified high thermally rated timber windows. Thermal bridging and air permeability will be kept to a minimum through careful detailing.

Heating and cooling will be by eco friendly air source heat pumps.

Water Usage will be reduced by ensuring all cisterns have relatively small capacity. Taps will have reduced flow rates. Generally low water volume appliances will be specified.

Construction materials will be evaluated on their environmental impact and will meet the requirements of the BRE Green Guide Specification. This includes responsible sourcing.

A waste management scheme has been designed for the kitchen.

Sound insulation separating walls and floors within the house will meet or exceed Part E.

A construction management plan will be prepared prior to commencement of the development to manage any impact of the local transport network.

Aaron Yap AA Dipl. M.A. (Hons) RIBA

Architect

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SUSTAINABLE BUILDING PRACTICE REVIEW

| ISSUE | MEASUREMENT | ANSWER |
|---|---|--------|
| Target Emission Rate | Not applicable to a refurbishment but please see SAPS | |
| Building Fabric Heat Loss Parameter | Not applicable to a refurbishment but please see SAPS | |
| Internal Lighting | 75% of fixed fittings are dedicated energy efficient fittings | Yes |
| Outside Clothes Drying Space | | No |
| Eco-Labelled White Goods | A + Rating | Yes |
| External Lighting | Space lighting provided by energy efficient fittings taking account of people with visual impairment | Yes |
| Low Or Zero Carbon Energy Technologies | | No |
| Cycle Storage | | No |
| Home Office | | No |
| Internal Potable Water Consumption | <120 L/P/D | No |
| External Potable Water Consumption | Rain water for external irrigation and watering | No |
| Responsible Sourcing Of Materials: Basic and finishing elements | Timber Certification, EMS etc | Yes |
| Reduction Of Surface Water Run-Off From Site | Not achievable | No |
| Flood Risk | Not achievable | No |
| Household Recycling Facilities | 3 internal storage bins with min total capacity of 60 Litre | Yes |
| Construction Waste | Site waste management includes procedures to minimise waste in line with Envirowise | Yes |
| Composting Facilities | | No |
| Global Warming Potential (GWP) | All insulating materials to avoid the use of substances that have GWP of 5 + (and an ozone Depleting potential of 0) to include roof, walls internal and external, floor, foundations, hot water cylinder and pipe insulation etc | |
| Nitrous Oxide Emissions | Boiler Class 4 under BS EN 297: 1994 | Yes |
| Daylight | Kitchen to meet minimum average daylight factor of 2%. Living rooms, dining rooms and home office 1.5% | TBA |
| Sound Insulation | Higher standard than Part E | TBA |
| Private Space | No | No |

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|---|--------------------------------|-----|
| Lifetime Homes | Conversion | No |
| Home User Guide | Comprehensive User Guide | Yes |
| Considerate Constructors Scheme | Best Site Practice | No |
| Construction Site Impacts | Not applicable to a conversion | No |
| Security: Secured by Design – New Homes. S 2. | Not applicable to a conversion | No |
| Ecological Value of the Site etc | Not development land | No |
| END | | |

