



## **SUSTAINABILITY STATEMENT**

### **PROPOSED BASEMENT**

**224 FINCHLEY ROAD  
LONDON  
NW3 6DH**

### **PLANNING STATEMENT**

#### **Proposal**

The proposal is to enlarge an existing lower ground storey to the property.  
The net increase in floor area totals 116m<sup>2</sup>.

#### **Design**

The proposal is to provide a new self-contained 3 bed residential flat at lower ground floor level, and wholly within the footprint of the original dwelling comprising of new leisure spaces such as a sitting room, master bedroom and two additional bedrooms plus ancillary spaces such as a kitchen, utility, main bathroom, two ensembles and a plant/storage room.

The external changes to the front of the property have been limited to a lowered frontage to street level, with new front steps down for access, with protective feature metal railings on a low level brick upstand. The external changes to the rear of the property have been limited to a new rear two tiered patio arrangement with new stairwell up to garden with protective feature metal railings.

It is considered that these alterations will enhance the overall appearance of the street scene.

The additional external landscaping comprises mainly of replacement planting to a lowered front driveway and rear two-tier courtyard lightwell.

The proposed lower ground floor flat will be for the sole use of the occupier.

#### **Access**

Vehicular access to the property will be improved with a new dropped kerb and cross-over arrangement to access the new lowered paved front garden area to provide 1no. additional parking space.

Pedestrian access to the property will remain unchanged.

#### **Parking**

2no off-road parking spaces and resident permit parking in operation.

### **SUSTAINABLE CONSTRUCTION CHECKLIST**

#### **Environmental Rating**

The BREEAM and Code for Sustainable Homes provide helpful assessment tools for general sustainability and where practical, every effort will be made to achieve the most environmentally sustainable rating.

#### **Site Contamination**

Soil contamination issues are not anticipated for the basement dig, however investigative boreholes have been inspected and soil contamination (WAC) testing is to be carried out prior to commencement of the works.

Should the test indicate unexpected levels of contamination then the excavated soil will be disposed of to a special non-inert or hazardous category landfill site.

### **Site Ecology**

The site encloses an existing four storey property with very few ecological features, however additional care will be taken during the works to protect any existing planting and additional feature planting will be encouraged.

### **Energy Saving**

For Energy Efficiency & Energy Supply the following measures are proposed:

- i). Improved U-values and air-tightness standards above Building Regulations 2010 baseline requirements.
- ii). Low energy lighting and appliances, including A+ rated white goods.
- iii). Green electricity tariff to be considered.
- iv). An Energy Performance Certificate will be provided.
- v). Smart meter will also be considered so that the owners are aware of their resource consumption.

### **Renewable Energy**

Renewable energy sources will be sought where possible.

### **Construction Materials**

Locally sourced and environmentally-friendly materials are to be used during construction and wherever possible, any existing suitable materials will be re-used.

### **Water Saving/Recycling**

Water saving devices and rainwater collection systems will be installed wherever possible for minimum water wastage.

### **Recycling**

Internal and external recycling facilities, to be provided.

### **Surface Water Run Off**

Any incoming groundwater to reduced basement floor level to be redirected into sump pump below floor and to discharge into existing surface water drainage system.

### **Microclimate**

The extent of the visible basement works will be contained wholly within the footprint of the dwelling so will have very little, if any effect on the loss of solar gain or increased wind speeds which could affect the local microclimate.

### **Public Transport**

The location of the property affords good public transport links to Finchley Road tube and railway stations, with local bus stops nearby.

### **Cycling and Walking**

Provision for suitable cycle storage is available to the side alley of the property.

## **Green and Open Spaces**

Access to existing open space within the site is generous and no net loss will be encountered.

There are several green open spaces nearby, the nearest being the adjacent Hampstead Heath Primrose Hill park is less than a mile away.

## **Secure Design**

The principles of 'Secure by Design' will be incorporated wherever possible, and discussions will be held with the local crime prevention officer to ensure improvement of existing building security.

## **Light Pollution**

Overall light pollution from the proposed side lightwell to the dwelling will be minimal due to the grille cover. Plant screening to the front and the depth of the tiered patios to the rear will lessen the impact.

Proposed external access lighting to the lightwells and entrance will be energy efficient.

## **Flood resistant design**

The property location is not identified with the Environment Agency as being within a local flood risk area.

However, due to its proximity to an identified flood street, low level upstands can be formed around the lightwells to reduce the risk of localised flooding, and the surface water pump and 'dual' pumps which are to be installed within the Basement are fitted with a high level alarm with battery backup to warn in the event of pump failure due to flooding.

## **Access**

A separate Design & Access Statement has been provided as part of the Planning Application, to ensure that the building is accessible to all.

Consideration has been given to access arrangements and will be provided in accordance with the Building Regulations Approved Document Part M.

## **Construction Process**

The works will be contained within the curtilage of the property and secure hoarding. Access for the construction works will be off Finchley Road. Parking bay suspension will be in operation to avoid disruption to the main road.

Deliveries will be restricted to certain times of the day and all materials will be stored within the property or the private car park area.

A waste management plan will be prepared and implemented for the construction works.

Air quality and site equipment will be monitored during the construction process and the Contractor will consider registering with the Considerate Contractors Scheme.

## **Future Proofing**

Use of Sustainable Drainage Systems (SDS) measures, wherever practical.

30% increased rainfall runoff has been allowed for to account for the potential impact of climate change.

Measures such as solar shading will be designed into the building where possible to respond to future climatic change.

## **Green Space & Ecology**

Habitats for wildlife will be created as part of landscape design.

## **Health & Materials**

Low Volatile Organic Compound (VOC) paints will be used.

Natural paints and floor finishes will be specified wherever possible

The majority of materials will be selected using the Green Guide to Specification and will be A rated.

All timber will be from certified sustainable sources.

### **Internet Access**

The house will be provided with broadband high speed internet access. The use of the internet, and in particular local Community Website, would allow the occupants to access information about local services including farmers' markets, local car share schemes, the information resource of other environmental organisations in the area and the local cycle shops. The internet access will also allow the owners to shop online reducing the need to travel.

### **Rainwater & Water Conservation**

Water conservation measures such as best practice washing machines, dual low flush toilets, aerated or low flow taps and low volume showers will be included to reduce water consumption.

### **Waste Recycling**

The project manager/contractor will be responsible for waste management during construction.

Recycled construction materials will be designed in wherever possible.

Contractors waste management plans will be assessed.

Waste separation bins will be provided including metal, paper, card, plastics and compost.

The Local Council recycling facilities and roadside collections will be used.