

5 CONCLUSION

This Statement demonstrates that the Proposed Development responds to the London Plan and Camden's UDP, contributes to the sustainable development of the local area, and is considered to fulfil a number of Sustainable Design principles.

The London Plan should be seen in the context of Sustainable Development policies developed at an international, national and regional level.

In summary the key aspects that would make the Proposed Development be considered 'Good Practice' in terms of sustainable development are:

- Reuse of an existing building site which gives good access to local amenities and central London;
- Provision of high quality multi-residential space;
- Compliance with Considerate Contractors Scheme, Construction Environmental Management Plan and adoption of best practice policies;
- Specification of water saving devices to reduce water consumption;
- A reduction in surface water run-off;
- Facilitation of construction waste minimisation and recycling through Site Waste Management Plan and materials procurement strategy;
- Provision of recycling facilities for student accommodation waste;
- Energy efficient building fabric and services and low energy external lighting;
- Provision for Carbon dioxide saving technologies included Combined Heat and Power (CHP)
- Onsite renewable energy generation via Solar Photovoltaics (PV); and
- Commitment to achieve BREEAM Multi-residential 2008 'Very Good'.

6 APPENDIX 1 – The Mayor’s London Plan

This Section provides a summary of how the Proposed Development addresses the GLA’s Supplementary Planning Guidance on Sustainable Design and Construction and the LBC UDP policies on sustainable Development. A reference to the appropriate evidence in the text above is provided.

Policy Name and Reference	Policy (GLA Essential Standard)	Optional Policy (GLA Preferred Standards)	Achieved	Document Reference	Notes/Mitigation Measures
Greater London Authority - Supplementary Planning Guidance on Sustainable Design and Construction					
Land 2.1.2	100% of development on previously developed land, unless very special circumstances can be demonstrated		✓	4.1.2	Proposed Development would be built on previously developed land.
	Development density should be maximised based on local context (Policy 4B.7) design principles (Policy 4B.1) open space provision (Policy 3D.10) and public transport capacity (Policy 3D.10). Residential development will be assessed on the Matrix of Sustainable Residential Density in the London Plan (Table 4B.1).		✓		Development is maximising space and would be compliant with relevant policies.
Buildings 2.1.3	Existing building are reused where practicable, where the density of development and residential amenity are optimised and where the building conforms or has the potential to meet the		✓		It would not be feasible to reuse buildings for the Proposed Development however building would be optimised to meet high standards of resource efficiency.

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	standards for energy, materials, biodiversity and water conservation set out in this SPG				
		Existing roof space is reused where practicable to create new outdoor spaces and enhance biodiversity alongside the integration of renewable energy (section 2.3.2)	✓		Proposed Development would comprise of new buildings including green and amenity space.
Section 2.2 Maximise use of natural systems					
Location and urban design 2.2.2	All development to follow the principles of good design set out in London Plan policy 4B.1.		✓		Proposed Development would follow the principles of good design
	Minimise need for and use of mechanical ventilation, heating and cooling systems.		✓		Ventilation would be delivered passively. Some heating would be required but this is reduced due to high performing materials and reduced air permeability.
Adapting to Climate Change 2.2.3	Buildings provide for flexibility of uses during their projected operational lives.		✓	4.7	
	Buildings adapt		✓		Where feasible building

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	to and mitigate for the effects of the urban heat island and the expected increases in hot dry summers and wet mild winters.				finishes and paints would have low reflectivity to reduce the local heat island effect.
	Design in facilities for bicycles and electric cars.		✓	4.8	Secure cycle storage would be incorporated within the Proposed Development.
Section 2.3 Conserve energy, water and other resources					
Energy 2.3.	Carry out an energy demand assessment.		✓	4.3	See Energy Strategy for details
	Maximise energy efficiency. Major commercial and residential developments to demonstrate that consideration has been given to the following ranking method for heating and where necessary cooling systems: - Passive design - Solar water heating;		✓	4.3	See Energy Strategy for details

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	then - Combined heat and power for heating and cooling (i.e.trigeneration) , preferably fuelled by renewables; then - Community heating and cooling; then - Heat pumps; and then - Gas condensing boilers.				
		All developments to demonstrate that consideration has been given to the following ranking method for heating and where necessary for cooling systems and should incorporate the highest feasible of the following options: - solar water heating; then - combined heat and power/trigeneration, preferably fuelled by renewables; then - community heating. New developments	✓	4.3	See Energy Strategy for details

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		should always be connected to existing community heating networks preferably fuelled by renewables where feasible			
	Wherever on site outdoor lighting is proposed as part of a development it should be energy efficient, minimising light lost to sky		✓	4.6.2	Energy efficient outdoor lighting would be provided.
		Wherever outdoor lighting or other electrically powered street furniture is proposed on site, it should be solar powered and minimise light lost to the sky			Not feasible due to economic levels and current luminance levels of manufacturer products
	Carbon emissions from the total energy needs (heat, cooling and power) of the development should be reduced by at least 10% by the onsite generation of renewable energy.		✓	4.3	
		Lighting, heating and cooling controls	✓	4.3 4.6.2	

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		should enable services to operate efficiently under different loadings and allow for localised control.			
		Major developments should make a contribution to London's hydrogen economy through the adoption of hydrogen and/or fuel cell technologies and infrastructure			No market infrastructure currently available
Materials 2.3.3		No construction nor specification of material with high embodied impact to be used (as defined by the summary ratings in the Green Guide to specification) unless compelling whole life energy or technical case for its use exists.	✓		Building materials will be chosen using the guidance of the BRE Green Guide to materials Specification, which grades building materials – of which embodied energy is one of the key variables
	50% timber and timber products from Forest Stewardship Council (FSC) source and balance from a known temperate		✓	4.5	

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	source				
		90% structural timber from FSC source and the balance of timber products from a known temperate source	✓	4.5	
		No peat or natural weathered limestone used in buildings or landscaping			Where feasible this would be implemented.
	Insulation materials containing substances known to contribute to stratospheric ozone depletion or with the potential to contribute to global warming must not be used		✓	4.5	
		Before demolition, appraisal of maximizing recycling of materials by use of ICE's Demolition Protocol			Where feasible this would be implemented
		50% of construction materials by mass used in the development to be sourced from a factory/plant, quarry, wharf, railhead or recycling centre			Where feasible this would be implemented

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		within 35 miles of site wherever feasible			
	Minimise use of new aggregates		✓		
		10% total value of materials used to be derived from recycled and reused content in products and materials selected	✓		Where feasible this would be implemented
Water 2.3.4	Developments to achieve average water use in new dwellings of less than 40m ³ per bedspace per year (approximately 110 litres/head/day)		✓	4.10	Low flow appliances would be installed to minimise water consumption
	100% metering of property (non-domestic)		✓	4.10	
		Developments to achieve average water use in new dwellings of less than 25m ³ per bedspace per year (approximately 70 litres/head/day)			Effort would be made to minimise water consumption above preferred standards
		Use of greywater for all non-potable uses			Use of greywater currently not feasible for the Proposed Development.
Section 2.4					

Policy Name and Reference	Policy (GLA Essential Standard)	Optional Policy (GLA Preferred Standards)	Achieved	Document Reference	Notes/Mitigation Measures
Reduce noise, pollution, flooding and microclimatic effects					
Noise 2.4.2	Demonstrate that adverse impacts of noise have been minimised, using measures at source or between source and receptor (including choice and location of plant or method, layout, screening and sound absorption) in preference to sound insulation at the receptor, wherever practicable. The provision of a high performance building shell		✓	4.6.3	Mitigation measures will be proposed for any areas that may exceed accepted levels

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	(solid construction) and glazing systems to the specifications provided can allow apartments on the Regis Road façade to have good internal noise conditions, particularly in bedrooms.				
		For residential development achieve BS 8233:1999 (Table 5) 'good' standards for external to internal noise and improve on Building Regulations (2003) Part E for internal sound transmission standards by			Attenuation would be provided where feasible to provide these services

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		5dB.			
Air Pollution 2.4.3	All new gas boilers should produce low levels of NOx		✓		
		Low emission developments that are designed to minimise the air quality impact of plant, vehicles and other sources over the lifetime of the development	✓	4.6.1	An air quality assessment has been undertaken considering both the construction and operational side of the Proposed Development.
	Take measures to reduce and mitigate exposure to air pollution		✓	4.6.1	
Water Pollution and Flooding 2.4.4					
	Use Sustainable Drainage Systems (SDS) measures, wherever practical.				Where feasible SUDS and attenuation would be employed.
	Achieve 50% attenuation of the undeveloped site's surface water run off at peak times		✓	4.10	The Proposed Development would be fully developed.
		Achieve 100% attenuation of the undeveloped site's surface water run off at peak times	✓	4.10	The Proposed Development would be fully developed
Micro-climate 2.4.5	Mitigate any negative impact on the microclimate of existing surrounding public realm and buildings to meet the Lawson criteria for wind comfort and safety		✓	4.6.4	It is not anticipated that any negative impact will occur as a result of the Proposed Development.

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		Zero negative impact on microclimate of existing surrounding public realm and building when compared to existing conditions		4.6.4	See above.
Section 2.5 Ensure developments are comfortable and secure for users					
Indoor Comfort 2.5.2	Inert and low emission finishes, construction materials, carpets and furnishings should be used wherever practical.		✓	4.5	Would be implemented where feasible
		Design buildings for indoor comfort of users	✓	4.5	Would be integrated in the buildings' service design
	All plant and machinery should be accessible for easy maintenance.		✓		
Designing Inclusive Environments 2.5.3	All developments should meet the principles of inclusive design, adopting the principles of SPG "Accessible London: Achieving an Inclusive Environment".		✓		Access would be incorporated into the buildings' design where feasible
		All development should be designed to meet wheelchair accessibility standards or be easily adaptable to meet wheelchair standards	✓		Where feasible this would be achieved
		Developments should be	✓		Where feasible this would

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		fully e-enabled.			be achieved
Secure design 2.5.4	Developments should incorporate principles of "Secured by design"		✓	4.7	Where feasible this would be achieved
Section 2.6 Conserve and enhance the natural environment and biodiversity					
Open space 2.6.2	No net loss of publicly accessible open space.		✓		Site is derelict
		Net gain of publicly accessible open space.			Limited space available.
	Create appropriate new open, green, publicly accessible spaces where these can redress identified areas of deficiency of public open space				As above.
Biodiversity 2.6.3	No net loss of biodiversity and access to nature on the development site			4.2	
		Net gain of biodiversity and access to nature on the development site	✓	4.2	The incorporation of green spaces should result in an increase in biodiversity.
	Reduction in areas of deficiency in access to nature				
Section 2.7 Promoting sustainable waste					

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behaviour					
Waste 2.7.2	Minimise, reuse and recycle demolition waste on site where practical		✓	4.9	
		Use prefabricated and standardized modulation components to minimise waste. If this is not feasible use low waste fabrication techniques			Where feasible this would be implemented
	Specify use of reused or recycled construction materials		✓	4.9	
Designing for waste 2.7.3	Provide facilities to recycle or compost at least 25% of household waste by means of separated dedicated storage space. By 2010 this should rise to 35%.this should rise to 35%.		✓	4.9	Recycling facilities would be provided to achieve maximum BREEAM credits. Composting material would be provided where feasible, however minimal area for application may limit use.
		Provide facilities to recycle or compost at least 35% of household waste. By 2015 this should rise to 60%.	✓		Recycling facilities would be provided where feasible
		Incorporation of or access to new waste recovery facilities (anaerobic digestion, pyrolysis/gasification) especially to provide a renewable source of energy e.g. methane or hydrogen.			

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	Recycling facilities should be as easy to access as waste facilities		✓	4.9	
Part 3 Sustainable construction					
Waste and materials 3.2	Reduce waste during construction and demolition phases and sort waste stream on site where practical		✓	4.9	A Construction Waste Management Plan would be implemented.
	Reduce the risk of statutory nuisance to neighbouring properties as much as possible through site management		✓	4.6	Considerate Constructors Scheme and a Construction and Environmental Management Plan would be implemented.
	All developers should consider and comply with the Mayor and ALG's London BPG on the control of dust and emissions during construction and demolition		✓	4.6.1	Site specific measures to mitigate dust would be identified and employed
		All contractors should be required by tender requirements to sign up to the Mayor and ALG's London BPG on the control of dust and emissions during construction demolition		4.6.1	Site specific measures to mitigate dust would be identified and employed.
	Comply with protected		✓	4.2	

Policy Name and Reference	Policy (GLA Essential Standard)	Optional Policy (GLA Preferred Standards)	Achieved	Document Reference	Notes/Mitigation Measures
	species legislation				
	All developers should sign up to the relevant Considerate Constructors Scheme or in the City of London or the Considerate Contractor scheme	All contractors should be required by tender requirements to sign up to the Considerate Constructors scheme or in the City of London to the Considerate Contractor scheme	✓	4.6	