wolff ARCHITECTS
16 lambton place notting hill london w11 2sh
tel: 02072293125 fax: 02072293257 e-mail: info@wolffarchitects.co.uk

3.0 – ENVIRONMENTAL PERFORMANCE STATEMENT

85 AVENUE ROAD

London
NW8 6JD

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Wolff Architects Limited trading as: wolff ARCHITECTS
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA
Registered in England: No. 5113405 Registered Office: 16 Lambton Place London W11 2SH

The following is an analysis of the development against Section 1 of Camden Council's Replacement Unitary Development Plan on Sustainable Development, and should be read in conjunction with the Sustainability Assessment Report by Edward Pearce & Partners and Design Statement which accompany this application.

3.1 POLICY SD1 – QUALITY OF LIFE

C - Access for all

See enclosed Inclusive Access Statement

3.2 POLICY SD4 – DENSITY OF DEVELOPMENT

The proposals are for the replacement of a single family dwelling, therefore there is no change in density of the development, and the high quality design is in keeping with the character, scale, and amenity of the surrounding area.

3.3 POLICY SD6 – AMENITY FOR OCCUPIERS & NEIGHBOURS

By retaining the existing building line to the rear, and matching the adjacent properties' building line to the front, visual privacy is retained and there is no additional overlooking. The scale and bulk of the proposed development has been considered with regard to the effect on sunlight & daylight enjoyed by the subject site and the adjacent properties.

Existing trees on the site are subject to a Tree Preservation Order, and therefore the proposals have been considered to ensure they are retained and protected during and after the construction period. The services of an Arboriculturist shall be engaged in order to advise and supervise the works, including the creation of root protection zones during construction.

The sedum roof to the flat section of the main roof creates the potential for increasing the biodiversity of the site by the provision of additional habitat for wildlife. There are no protected habitats or species on the site, and the development as a whole will not adversely affect protected species or biodiversity to the locality.

3.4 POLICY SD7 – LIGHT, NOISE & VIBRATION POLLUTION

A – Light Pollution

No floodlighting is proposed, and low level external lighting will not be excessive. Careful design & specification will create minimal light spill and will not contribute to light pollution.

The internal lighting will not have any adverse affect to the surrounding area, and the use of energy efficient lighting will be in accordance with the latest building regulations.

B – Noise & vibration Pollution

The proposed noise emitting plant will all be contained within the building envelope and be readily serviceable. All plant will satisfy the requirements of the local authority, and all intake and extract routes will be acoustically attenuated to ensure compliance. No part of the development is sensitive to noise & vibration pollution.

3.5 POLICY SD8 – DISTURBANCE

Noise generated as a result of the proposed works will be in accordance with the local authorities guidelines on working hours.

3.6 POLICY SD9 – RESOURCES & ENERGY

A – Air Quality

As part of the strip-out works, and prior to demolition of the existing building, an asbestos survey will be carried out in order to determine the presence of any hazardous materials. A specialist removal company shall be engaged to remove any materials found, with no demolitions carried out until a clean air certificate has been awarded. The development will be programmed so as to minimise the use of fossil fuels, and the contractor will be expected to follow the Considerate Contractors scheme to contain dust during demolition & construction. No hazardous materials will be stored on the site as a result of the development.

Natural ventilation and lighting will be maximised as far as possible, and the most modern standards will be applied to the building's heating and ventilation systems. The intake and exhaust routes for all services have been carefully considered to avoid any adverse impact on neighbouring properties. The amount of air pollutants produced by the development will be reduced or minimised by the building during its lifetime.

Provision for bicycle parking and storage has been incorporated into the proposals with a view to encouraging the use of push bikes, thereby reducing traffic in and out of the site and consequently emissions. There is no increase in car parking provision proposed on the site, and an electric recharging point will be provided to facilitate the use of zero emission electric cars.

Air quality will be further improved locally with the inclusion of the sedum roof by the removal of carbon dioxide, deposition of particle pollutants and absorption of organic volatiles, and the release of oxygen and water vapour.

B – Water

There is an existing combined foul and surface water drainage system connecting to the public sewer. No provision is currently made for sustainable urban drainage systems (SUDS) on the site, with all rainwater discharging into the sewage system.

Incoming services and water storage facilities on the site will be renewed as part of the development. The proposed water consuming appliances will be to the latest Building Regulation standards and so be an improvement on the existing. It is proposed that features such as low water use cisterns, spray taps and water regulators combined will reduce consumption by 20%.

Ground water and surface water will not be polluted as a result of the development. The proposed basement works will be designed by Structural Engineers to account for the existing water table and will not adversely affect the neighbouring properties, with ground water directed to new soakaways. Rainwater management is improved with the inclusion of a sedum roof, whereby the volume and rate of surface run-off is reduced dramatically, and harvested to reduce mains water usage for garden irrigation and flushing.

A separate grey water collection system is being considered for flushing, in order to reduce the amount of water discharging to the public sewer.

C – Use of Energy & Resources

As part of this application we have considered sustainable design principles with respect to the proposed development. For this we have commissioned a Sustainability Assessment Report by Edward Pearce & Partners to see where the energy consumption of the building can be reduced. They have examined the proposals and come to the conclusion that the proposals should achieve Sustainable Homes Code 3. This is in both the terms of the energy loss through the building fabric, but also in terms of the energy efficiency of the appliances and plant used through careful specification.

A key part of this will be the use of intelligent controls to reduce energy consumption by tailoring the building management to the needs and living pattern of the users, combined with the specification of a minimum of 30% low energy lighting.

With regard to the specification of construction materials, it is proposed to chose those with a recycled component where possible, and certain elements which can be certified as sustainable. Natural flooring products and high performance double glazed windows will be selected, and it is intended to improve on insulation values to at least 15% over the requirements of the current Building Regulations.

Renewable technologies to be implemented as part of the development to improve the energy efficiency of the building include:

- a solar thermal water heating system, with solar panels to be located on the main roof,
- natural ventilation will be supplemented by whole house ventilation using a heat recovery system, with comfort cooling adopted in specific areas as an alternative to mechanical cooling
- a sedum roof to the flat area of the main roof to provide improved thermal performance

3.7 POLICY SD11 – WASTE MANAGEMENT FACILITIES

Space has been provided that is sufficient for equipment and containers to enable the processing, sorting and storage of recyclable materials and other domestic waste. The location of these facilities is considered optimal both in terms of housing the waste storage vessels and proximity to the areas of the proposed development that will generate the most waste. Further provision for on-site composting will be made in order to reduce the volume of domestic & garden waste.

3.8 POLICY SD12 – DEVELOPMENT & CONSTRUCTION WASTE

The contractor will be expected to follow the Considerate Contractors scheme in relation to the disposal of construction waste, and a builders compound adequate to store waste on site will minimise the amount thrown away due to time or storage constraints.

3.9 CONCLUSION

The proposal to demolish and rebuild, together with the existing site conditions - size, orientation and location of the site – has allowed for the implementation of a number of renewable technologies. Combined with the approach of using energy efficient appliances and improved thermal performance together with smart controls, the design of the proposals has been carefully considered in order to improve the environmental conditions on the site, both during the course of construction and over the lifetime of the development.

All plant has been carefully located so as to reduce the environmental impact on neighbouring properties, and the impact of the construction process will be reduced by careful site management during the course of construction.

The development will improve the private amenity space available and the quality of the internal spaces the property, and we submit that the proposed development will provide a significant improvement to the existing conditions on the site.