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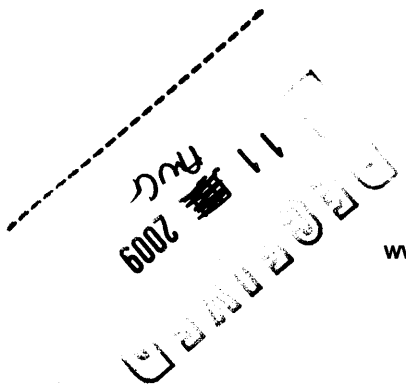

7th August 2009

Dear Sir/Madam

Ref: 2009/1748 Lincolns Inn Fields, Camden, London WC2A 3JF

Following the receipt of your letter and subsequent conversations with planning officers and support officers at your authority, I enclose a method statement describing how we plan to achieve code for sustainable homes requirements for the above developments.

We have previously provided you with a code for sustainable homes (CSH) assessment, this has been produced by an approved CSH assessor and submitted to you inline with CSH requirements, also the site had been registered with BREEM as a code level 3 site.
The following statement should help you understand how we intend to achieve this standard and should be read along with the previously submitted assessment.

71 Lincolns Inn Fields is a existing four storey red brick building built in 1930's. Currently there is a café on the ground floor and basement and the intention is to convert the upper floors to provide 4 one bedroom studio apartments and an additional mansard roof will be added to accommodate a two storey 3 bed maisonette on the top floors.
In order to comply with planning policy and CSH requirements the building is to be upgraded to reduce its carbon footprint improve its energy efficiency and improve the living quality and environment for the future occupants.

Energy

Ene 1 Dwelling Emission Rate
Intention is to install high efficiency boilers to reduce CO2 emissions in line with SAP 2005. Our boilers intend to be more 25% more efficient than this requirement.

Ene 2 Building envelope performance
All walls are to be insulated and windows secondary glazed.

Ene 3 Drying space
Drying space will be provided within the flats

Ene 4 Eco labelled white goods
All appliances will be energy rated A

Ene 5 Internal Lighting
At least 75% of light fittings will be dedicated low energy lights

Ene 6 External Lighting
None is required

Water

Wat 1 Internal Portable Water use
Low flow toilets are to be installed and systems to be fitted to taps to control water flow

Wat 2 External Portable Water Use
Water collection systems are not feasible on this site

Materials

Mat 1 Environmental Impact of Materials and Mat 1, Mat 2 and Mat 3
The fact that the majority of the building is existing means that a high score can be achieved on all of these points Mat 1, Mat 2 and Mat 3

Mat 4 Recycling Facilities
Provision for recycling is shown on the plans

Waste

Was1 Storage of non-recyclable waste and recyclable household waste
Storage bins are provided in an adequate internal area of the required size as shown on the planning drawings.

Was2 Construction Site Waste Management
Due to the construction value of the development the points are awarded by default.

Was3 Composting
Kitchen composting bins will be provided in connection with the councils collection service requirements.

Pollution

Pol 1 Insulation ODP and GWP
The majority of the building is existing reducing the need to excessively use polluting insulation products, these products used will be sourced inline with the code requirements.

Pol 2 NOx Emissions
The proposed heating systems will be designed to achieve this standard

Pol 3 Reduction of surface runoff
The building is existing and totally fills the site, existing drains systems will have to be reused or existing there will be no intensification and the green roof will reduce run off slightly

Pol 4 Renewable and Low Emission Energy Source
Solar panels are proposed on the new mansard roof

Pol 5 Flood risk Mitigation
The building exists totally filling the site, no systems are feasible and none will be installed

Health and Well being

Hea 1 Day lighting
Large windows are located in all of the apartments providing very good daylight provision inline with BS8206:pt2

Hea 2 Sound Insulation
A high standard of sound insulation is provided to the walls, floors and ceilings between each apartment and between adjacent properties

Hea 3 Private Space
There is no private space provision outside of the apartments due to site restrictions.

Management

Man 1 Home User Guide
A manual will be provided detailing environmental performance of the homes and information to the site and surroundings to all future occupants

Man 2 Considerate Constructors
Builders who are able to demonstrate a commitment to go significantly beyond best practise and site management principles will be employed to carry out works on this site

Man 3 Construction Site Impacts
The majority of the products used on this site will be recycled, the fact that the building is being wholly recycled and re used goes along way to achieving a high score in this regard.

Man 4 Security
The plans will be passed across to architectural liaison so that a secured sign award can be achieved. Security standard external door set to achieve minimum standards. The accommodation being at first floor level goes further to enhance the secure aspect of the development.

Land Use and Ecology

Eco1 Ecological value of site
This brown field site has a low ecological valve

Eco2 Ecological enhancement
It is considered that the fact that the building was previously redundant and the fact that we are reusing it enhances the building

Eco3 protection of ecological features
The building is sited within a conservation area and the external appearance of the building is maintained as existing

Eco 4 Change of ecological value of site
It is intended to provide a green roof which will greatly improved the number of species on the site as currently there are none

Eco 5 Building footprint
A high level of accommodation is achieved on a small footprint within the existing envelope. The roof extension further increases the density.

I hope that the above information gives you everything you require. If you need anything further please do not hesitate to contact me.

Yours sincerely

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