

**Michael Beacom, 2 Carlton Chapel House, 1 Arctic Street, London NW5 4DJ, 020 7813 9672**

19th February, 2008

Development Control  
London Borough of Camden  
Camden Town Hall  
Argyle Street  
London WC1H 8ND  
Attention: Joe Purcell

Dear Mr. Purcell,

**Re: Land to rear of 88 Fortune Green Rd. (88a Fortune Green Road), London NW6 1DS**  
**application ref.: 2008/0155**

We have received your letter of 25<sup>th</sup> January 2008, requesting a BREEAM Pre-Assessment estimate, a statement on how the proposal will reduce energy, water, and construction waste, and statement with calculations to demonstrate how the proposal will have a minimum of 10% renewable onsite energy production.

As requested and in reference to the Camden Replacement Unitary Development Plan - Section 1 Sustainable Development - paragraph 1.63, 'The Council particularly welcomes developments that have low or zero emissions.' we submit the following material:

- 1) A BREEAM Pre-Assessment Estimator has been completed. Four copies are enclosed. The estimator predicts a score of 39.24, achieving a rating of PASS.
- 2) A list of measures to be incorporated in the project to a) reduce energy consumption, b) reduce water consumption and water runoff, c) reduce the use of materials and resources in construction and reduce waste from the construction process. Four copies of this list are enclosed.
- 3) We have reviewed your request for calculations and revised plans / elevations demonstrating how the proposal will incorporate onsite renewable energy generation from renewable sources to provide 10% of the predicted energy requirements. While referring to the tool kit from the 'London Renewables' we concluded that the project was too small and poorly located to economically incorporate a reasonable amount of renewable energy measures. In reaching this conclusion we considered:  
Ground source heat pumps, which we felt were inappropriate due to lack of open space to install the ground coils or due to the high cost of installing a borehole heat collector,  
Biomass heating, which we felt was inappropriate due to the small scale of this project,  
Solar water heating, which we felt was inappropriate due to the limited area and poor exposure of available roof space,  
Photovoltaic collectors, which we felt were inappropriate due to the lack of adequate roof or wall space and poor exposure in the setting of the mews,  
Wind collectors, which we felt were inappropriate due to the lack of consistent wind velocity in the mews location and due to a lack of technical advances in small scale wind converters.

**RECEIVED**  
**19 FEB 2008**