



18 January 2008

Project **76 Priory Road, Camden, NW6 3NT**
 Planning and Conservation Area Consent Application
 76PR

Environmental Performance Statement

ENV 2

1. Energy efficiency:

The development is a refurbishment and enhancement to an existing property and the energy efficiency will be improved via the introduction of new building elements, which will be constructed to comply with the current Building Regulations. Where possible existing building elements will be upgraded; such as the new Lower Ground floor being reconstructed as an insulated slab and insulation being added to the new roof. It is intended to include Solar PV panels on the flat part of the main roof, which is expected to feed sufficient electricity back into the national grid to compensate for the common parts lighting and space heating requirements. High efficiency condensing gas boilers will be fitted, with high thermal efficiency hot water storage cylinders. New windows will be low heat loss, low infiltration type, and existing windows will be refurbished with weather sealing for improved draught prevention.

2. Noise pollution:

To minimise noise within the development, gas boilers will be located on the Lower Ground floor. Bathroom and kitchen ventilation fans will be continuous low speed devices. To minimise vibrations being transmitted within the development, pipes and vents shall be insulated and sound absorbing materials used. Vertical pipework distribution is located for the most part in risers in the common parts with only drainage stacks on the North side running between flats in a fire and acoustically sealed riser.

To minimise impact noise & vibrations between apartments, floors will be constructed to limit the transfer of sound and will use sound absorbing materials. Local Authority standards of sound separation will be the baseline for performance.

3. Light pollution:

External lighting will be designed for optimum amenity, safety and security. Sensor activated security lights will be used in the side passageway. For the front and rear gardens, low energy LED ambient lights and energy efficient lamps with daylight sensor controls are proposed rather than intrusive floodlights.

4. Waste and recycling:

A dedicated space for refuse and recycle bins has been allowed for at the South side of the building, with bins separated between low brick walls, this is as per the current arrangements.

The flats are spacious and there is room for recycling containers to be housed within the flats for daily use and then brought down to and stored in the collection area by the occupants when appropriate.

Re-usable building materials such as bricks will be incorporated into the new work where practicable. Unwanted masonry materials will be broken up and used as hardcore on site where possible. Unwanted waste and debris will be taken to licensed disposal site. Burning will not be permitted on site.

5. Amenity, environmental quality, daylight and sunlight:

The amount of daylight and sunlight to the front of the property will be improved with enlarged dormers at Second floor level, and the new lightwell and windows at Lower Ground floor level.

Additional light will be gained on the Ground, First and Second floors via new windows on the North side of the building.

The new fenestration to the rear (South) will greatly increase the amount of daylight available at all points.

The access to daylight and sunlight of adjoining properties will not be affected as the majority of the extension works are to the South side of the property, hence causing no overshadowing of neighbouring properties.

For the mutual benefit of the application property and neighbours, it is proposed to construct obscured glass side screens to above head height at either end of the rear Upper Ground floor balcony, to minimise overlooking in either direction.

Both the Lower Ground floor and Ground floor flats have direct access to the rear garden. The First and Second floors do not have direct access to external open space. However, the rear garden is shared and is accessible via the side passage way for all residence to enjoy.

6. Trees, shrubs and landscape: policies ENV 15 and ENV16

There are no proposals to remove any trees on the site.

Please see drawing: *Proposed: Site Plan: 76PR P001*

The proposed building works will take place outside the Root Protection Zones (RPZs) of existing trees.

James Lambert Architects