**Norman Bromley Partnership LLP**
consulting engineers in building services

# Sustainability Statement
# 59 Maygrove Road, Kilburn



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**Contents**

1. **Introduction**

The proposal for 59 Maygrove Road, Kilburn will address sustainability through the inclusion of design requirements that comprehensively tackle impacts associated with building developments. The following areas are covered by the statement :-

- Eco-Homes
- Energy
- Transportation
- Pollution
- Materials
- Municipal Waste
- Water
- Ecology
- Land Use
- Internal Environment
- Construction Site Management
- Building User Guide

2. **Eco-Homes**

The current proposal has been reviewed by a licensed Eco-Homes assessor against the current version of Eco-Homes (2006). In their view the current design intent will enable the development to achieve a rating of "Very Good" when the full assessment is undertaken.

The Pre-Assessment Eco-Homes submitted with this application sets out how the rating of "Very Good" will be achieved.

Specific measures included in the proposal, many of which meet relevant Eco-Home requirements, are as follows.

3. **Energy**

The development will include insulation that exceeds the requirements for energy and $CO_2$ emissions of Building Regulations, improving the energy efficiency of the dwellings compared to compliant dwellings.

The energy demand of the buildings will be further reduced through the provision of :-

- An internal drying line in the bathrooms, discouraging the use of energy intensive tumble driers;
- A higher proportion of dedicated energy efficient light fittings inside the dwellings compared to the requirements of Building Regulations;
- Energy efficient external lighting with daylight and presence detection controls to prevent their unnecessary use;
- Any white goods provided will be of the highest white goods energy efficiency rating available, and where white goods are not provided information will be provided on the benefit of energy efficient white goods.

A renewable energy feasibility study has been undertaken for the site and is included with this application.

It has been concluded that solar thermal collectors were a viable option and it has been estimated that these will provide 11% of the buildings energy usage from renewable sources.

Therefore, in addition to being energy efficient, a significant proportion of the development's energy demand will be produced on site by solar thermal collectors located on the flat sections of the roof.

## 4. Transportation

The site inherently encourages the use of public transport through the close proximity to overground and underground trains and to buses. In addition, the design does not include car parking and provides a secure, covered cycle storage provision. Therefore the design of the site further encourages healthier, less polluting, forms of transportation.

The dwellings have also been designed facilitating home working, which further reduces $CO_2$ emissions from transportation.

## 5. Pollution

In addition to the reduced $CO_2$ emissions achieved by the proposed development and set out in the energy section above, the use of solar hot water combined with high efficiency gas condensing boilers means that the development will also produce reduced levels of NOx emissions compared to typical Building Regulations compliant developments. Modern gas condensing boilers achieve low levels of NOx emissions and in addition to this heat from solar hot water has no NOx emissions associated with it.

6. **Materials**

The specifications for the construction of the development will be selected with reference to the BRE Green Guide to Housing Specification, and where feasible 'A' rated specifications will be selected.

Timber for the project, both temporary timber during construction phase and timber that will form part of the final development will be sourced from certified sustainable sources such as FSC and PEFC.

7. **Municipal Waste**

Internal and external (eurobins) waste storage will be designed to facilitate the collection of recyclable waste in line with the Council's mixed recyclable waste collection service.

8. **Water**

The development will include aerated taps, dual flush WC's and lower flow rate showers. These measures make the dwellings inherently more water efficient, reducing both environmental impact and running costs. The following sanitaryware will be specified :-

- 4/2 litre dual flush WC's
- Aerating taps
- 6 to 9 litres per minute shower

These will result in around a 50% reduction in water consumption compared to a typical specification.

9. **Ecology**

The site is a brown field site with no trees. The site is therefore of low ecological value.

10. **Land Use**

The 5 storeys of the development also means that the site is used efficiently compared to lower storey developments. The higher density also increases the energy efficiency of the dwellings by reducing the proportion of exposed walls.

11. **Internal Environment**

Internal daylight and sunlight calculations have been carried out to ensure that good daylight and sunlight levels are provided within the flats, in particular to the living rooms. A sunlight and daylight report accompanies the planning application.

The development will also be designed incompliance with Secured by Design (www.securedbydesign.com). This is the UK Police flagship supporting the principles of "designing out crime) by use of effective crime prevention and security standards, such as secure doors and windows, and good lighting levels.

12. **Construction Site Management**

During the construction phase, good practice standards of site management will be implemented. This will include :-

- Adopting best practice policies in respect of air (dust) pollution arising from the site;
- Adopting best practice policies in respect of water (ground and surface) pollution occurring on the site
- Site timber will be reclaimed, reused or sourced from certified sustainable sources.

The Contractor will also be required to sign up to the Considerate Constructors Scheme (www.ccscheme.com), a national voluntary scheme that construction sites can sign up to, to demonstrate a commitment to implement good site practice in terms of :-

- Considerate
- Environmental Issues
- Cleanliness
- Good Neighborliness
- Respectful Working Environment
- Safety
- Responsible Management
- Accountability

Contractors will be required to achieve a high score under this scheme (at least 32 of the 40 points available).

13. **Building User Guide**

A 'User Guide' for new occupants will be provided, explaining in clear, non-technical language the features of the dwellings, development and its surroundings that facilitate more sustainable living. This will include information on the energy saving and water saving features of the dwellings as well as information on the cycle storage provision and surrounding cycling and public transport infrastructure.

# APPENDIX 'A'

# ECO-HOMES ASSESSMENT REPORT
# DESIGN AND PROCUREMENT PRE-ASSESSMENT

| | | | Maximum | Awarded | Notes | | credit value % |
|---|---|---|---|---|---|---|---|
| **Energy** | Ene1 | Dwelling Emission Rate | 15 | 6 | Gas heating - requires SAP calcs <26kg/m2/yr | 12.83% | 0.917 |
| | Ene2 | Building fabric | 2 | 1 | upgraded "U"-values to achieve HLP <1.3 | | |
| | Ene3 | Drying space | 1 | 1 | fixed overbath dryers + humidistat fan in bathroom | | |
| | Ene4 | EcoLabelled white goods | 2 | 2 | 2 A+/A x appliances to all units | | |
| | Ene5 | Internal lighting | 2 | 2 | DEDICATED Low-E fittings to min 75% fittings | | |
| | Ene6 | External lighting | 2 | 2 | all compact fluorescent fittings with controls | | |
| **Transport** | Tra1 | Public transport | 2 | 2 | | 7.00% | 1.000 |
| | Tra2 | Cycle storage | 2 | 1 | 50% secure cycle storage | | |
| | Tra3 | Local amenities | 3 | 3 | | | |
| | Tra4 | Home office | 1 | 1 | Home Office facilities included | | |
| **Pollution** | Pol1 | Insulant GWP | 1 | 1 | all GWP<5 | 7.27% | 0.909 |
| | Pol2 | NOx emissions | 3 | 3 | NOx boilers <40mg/kWhr | | |
| | Pol3 | Reduction of surface runoff | 2 | 0 | | | |
| | Pol4 | Renewable/Low Emission Energy | 3 | 2 | feasibility indicates solar hot water = 11% | | |
| | Pol5 | Flood risk | 2 | 2 | EA website indicates low risk | | |
| **Materials** | Mat1 | Environmental impact of materials | 16 | 6 | Generally concrete frame; INTL walls Stud (3); Roof timber/PVC (3); wall/railings | 5.42% | 0.452 |
| | Mat2 | Responsible sourcing: Basic Bldg | 6 | 0 | | | |
| | Mat3 | Responsible sourcing: Finishing | 3 | 0 | | | |
| | Mat4 | Recycling Facilities | 6 | 6 | LA scheme + internal recycling bins | | |
| **Water** | Wat1 | Internal potable water use | 5 | 3 | 6/4 dual WCs; 6litre showers; aerating taps | 6.67% | 1.667 |
| | Wat2 | External potable water use | 1 | 1 | rainwater butts to each Private garden and communal terrace | | |
| **Land Use and Ecology** | Eco1 | Ecological value of site | 1 | 1 | | 8.00% | 1.333 |
| | Eco2 | Ecological enhancement | 1 | 0 | limited opportunities | | |
| | Eco3 | Protection of ecological features | 1 | 1 | | | |
| | Eco4 | Change of ecological value of site | 4 | 2 | | | |
| | Eco5 | Building footprint | 2 | 2 | Footprint ratio> 3.5:1 | | |
| **Health and Well Being** | Hea1 | Daylighting | 3 | 0 | | 5.25% | 1.750 |
| | Hea2 | Sound insulation | 4 | 2 | min 3 sets test per 10; BR performance levels | | |
| | Hea3 | Private space | 1 | 1 | area 5th floor terrace 74m2; bedspaces 101No; 2 x Private; some terraces | | |
| **Management** | Man1 | Home user guide | 3 | 3 | Full Home User Guide included in contract docs | 7.00% | 1.000 |
| | Man2 | Considerate constructors | 2 | 1 | | | |
| | Man3 | Construction site impacts | 3 | 1 | Contract documents | | |
| | Man4 | Security | 2 | 2 | Secured by Design + enhanced security windows/doors | | |

BBS



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EcoHomes



59.44% VERY GOOD

| | |
|---|---|
| ***Site:*** | 27 units, 59 Maygrove Road, Kilburn NW6 2EE |
| ***Date:*** | 05/09/2007 |
| ***Developer:*** | Community Housing Group |
| ***Client/Ref:*** | Norman Bromley Partnership LLP/BBS1127 (Very Good) |

*DISCLAIMER: This chart is an estimate of the possible final rating based on discussions with relevant parties. It must not be taken as any form of assurance that the rating indicated will actually be achieved.*