
**SUSTAINABILITY ASSESSMENT
FOR
20-22 Hanway Street
London
W1T 1UG**



**Ingleton
Wood**

a multi-disciplinary practice of:

- architects
 -
 - building
surveyors
 -
 - building services
consultants
 -
 - planning supervisors
 -
 - interior designers
 -
 - property & facilities managers
-

CONTENTS:

	Page
1.0 Introduction	
2.0 Sustainable Development Policy and Principles	
3.0 Description of the Proposal	
4.0 Site Analysis	

1.0 Introduction

1.1 This report is submitted as part of a planning application for proposals for the erection of a mixed use four storey + basement development of flats and bar at 20-22 Hanway Street, London W1T 1UG.

1.2 The sustainability statement considers issues of sustainability as they relate to the proposed development. The proposal will provide a three storey residential building of 7 residential units on private ownership basis and a unit of approximately 195sqm with A3 use at ground and basement floors.

1.3 This statement is organised as follows:

- Definition and policy context of sustainable development.
- Description of the proposal.
- Site analysis.
- Sustainability Appraisal.

1.4 This Sustainability Statement describes how the proposals respond to sustainable development policy and principals as set out in the Camden Council Sustainability Assessments Supplementary Planning Guidance (SPG) dated June 2002. This SPG requires consideration to be given to sustainability in terms of:

- Environmental criteria – Nature conservation, biodiversity, landscape, land, archaeology, historic, pollution, energy, waste, built environment, transport.
- Social criteria – community, affordable housing, community facilities, locality.
- Economic criteria – employment, training, enterprise.

2.0 Sustainable Development Policy and Principals

National and International Policy

- 2.1 The concept of sustainability is a global idea and is principally related to improving human well-being in the short term without threatening the local and global environment in the long term.

In 1999, the UK government identified criteria for embracing sustainable issues and included:

- Social progress which recognises the needs of everyone.
- Effective protection of the environment.
- Prudent use of natural resources and
- Maintenance of high and stable levels of economic growth and employment.

Subsequently the Government has published a revised strategy securing the future identified:

1. Living within Environmental Limits – understanding the planets limitations with regard to resources, and how we should improve our environment ensuring that the natural resources needed for life are unimpaired and remain so for future generations.
2. Ensuring a Strong, Healthy and Just Society – meeting the diverse needs of all people in existing future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all.
3. Achieving a Sustainable Economy – building a strong, stable and sustainable economy.
4. Using Sound Science Responsibly – develop facilities on the basis of strong scientific evidence, as well as public attitudes and values.
5. Promoting Good Governance – actively promoting effective, participative systems of governance in all levels of society – engaging people’s creativity, energy and diversity.

- 2.2 The UK national planning system has recently been amended to make sustainability its core underlying principle, through the introduction of Planning Policy Statement 1: ‘Delivering Sustainable Communities’ (PPS 1). This states that:

“Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- *Making suitable land available for development in line with economic, social and environmental objectives to improve people’s quality of life;*
- *Contributing to sustainable economic development;*
- *Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;*
- *Ensuring high quality development through good and inclusive design, and the efficient use of resources; and*
- *Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community”.*

London Policy

- 2.5 The Mayor's Objectives, as set out in the London Plan, shape strategic policy in London. The objectives are:
- To accommodate London's growth within its boundaries without encroaching on open spaces;
 - To make London a better city for people to live in;
 - To make London a more prosperous city with strong and diverse economic growth;
 - To promote social inclusion and tackle deprivation and discrimination;
 - To improve London's accessibility; and
 - To make London a more attractive, well designed and green city.
- 2.6 Chapter 2 of the London Plan describes the criteria to be used to assess sustainability in planning applications referred to the GLA. These are described as follows:
- Optimising the use of previously developed land and vacant or underused buildings;;
 - Using a design-led approach to optimise the potential of sites;
 - Ensuring that development occurs in locations that are currently, or are planned to be, accessible by public transport, walking and cycling;
 - Ensuring that development occurs in areas that are accessible to town centres, employment, housing, shops and services;
 - Ensuring that development takes account of the capacity of existing or planned infrastructure including public transport, utilities and community infrastructure, such as schools and hospitals;
 - Taking account of the physical constraints on the development of land, including, for example, flood risk, ensuring that no significant harmful effects occur, or that such impacts are successfully mitigated;
 - Taking account of the impact that development will have on London's natural resources, environment and cultural assets and the health of local people;
 - Taking account of the objectives of preventing major accidents and limiting their consequences; and
 - Taking account of the suitability of sites for mixed use development and the contribution that development might make to strengthening local communities.

Local Policy

- 2.7 The London Borough of Camden Unitary Development Plan sets out the objective for requiring sustainable development. The main objectives of the plan endorse the theme of sustainable development and are further supported through Strategic Policy 3 (ST3). ST4 encourages sustainable forms of development that respect and enhance the environment.
- 2.8 All new developments will be required to comply with ENV1 which requires a positive improvement to the environment. Policy ENV2 sets out the specific requirements for applications to be accompanied by a Sustainability Assessment. The policy states that this will ensure that the objectives of sustainable development are achieved.

3.0 Description of the Proposal

- 3.1 This statement is prepared on behalf of the owner of 20-22 Hanway Street and the associated land, in support of a full planning application for residential development of 7 No residential units and 195sqm of A3 use space at 20-22 Hanway Street, London W1T 1UG. The proposals have evolved through on-going consultations & resubmissions with Camden Borough Council Planning Department over the past year.
- 3.2 The proposal has been designed by Ingleton Wood LLP a multi disciplinary practice with offices location in London and East Anglia. Ingleton Wood LLP have a commitment to designing good quality contemporary buildings which are sensitive to their surroundings as well as national planning guidance and local authority planning policies. Ingleton Wood LLP's design statement submitted with the application details their approach in more depth and sets out the design, scale and materials of the proposed development.

4.0 Site Analysis

- 5.1 The site fronts onto Hanway Street, & Hanway place, sandwiched between Victorian terraces of varying size, bulk & design. The site is 88m from Tottenham Court Road / Oxford Street junction. The layout of the building is effectively an infill development in place of the proposed demolished existing building. The site stretches from Hanway Street across through to Hanway Place & therefore includes for two main elevations
- 5.2 Opposite the site is a terrace of 4/5 storey buildings largely made up of residential buildings and offices.
- 5.4 The site is located within the Bloomsbury Conservation Area. There are not known to be any Listed Buildings in Hanway Street or Hanway Place itself but 3 exist along Oxford Street and 1 along Rathbone Place.

FURTHER INFORMATION RELATING TO THE OPPORTUNITIES AND CONSTRAINTS OF THE SITE AND HOW THE DESIGN HAS HAD REGARD TO THESE FACTORS IS INCLUDED IN THE ARCHITECTS DESIGN STATEMENT AND THE PLANNING STATEMENT SUBMITTED WITH THE APPLICATION.

Sustainability Appraisal

Environmental Criteria

Nature Conservation

- Protection
- Enhancement
- Access

Positive

As far as it is known, this site is not within an area designated for nature conservation however co-operation with the Authority is approved in order to comply with Borough policy ENV21. Most of the site area environs consist of pavement and roadway surface.

Biodiversity

- Flora
- Fauna
- Habitats
- Populations
- Green Corridor

Landscaping

- Landscaping
- Trees

Land

- Open space
- Brownfield
- Mixed use

Positive

Open Space

The site does not benefit from a nature conservation/open space designation on the UDP Proposals Map.

Mixed Use

The development proposes a mix of uses. 7 No residential units and approximately 195sqm of A3 use. This methodology fully intends to ensure compliance with planning policy IMP5.

Archaeology

- Protect remains

Neutral

The site is not within a designated Archaeology Priority Area. It is therefore considered highly unlikely that any remains of archaeological significance will be present.

Historic

- Conservation area
- Listed building

Positive

Conservation area

The site is within the Bloomsbury Conservation Area. The scheme has been designed with basic criteria from the Council's planning department who in the absence of a formal planning brief have identified preferences for a development of 4 storey's and 1 set back at roof level together with a contemporary design aesthetic sensitive to the urban nature of the site. The contemporary aesthetic would have a relationship with the neighbouring buildings. The scheme makes a positive contribution towards the appearance and character of the nearby Conservation Area.

Listed Building

There are not known to be any Listed Buildings in Hanway Street or Hanway Place itself but 3 exist along Oxford Street and 1 along Rathbone Place.

Pollution

- Air
- Water
- Soil
- Light
- Noise

Positive

Air

No National Air Quality Standards are expected to be exceeded because of the proposal. The development is situated close to a route with numerous bus services running nearby.

Water

The proposed development is in an established urban area and will therefore utilise the existing service infrastructure.

Soil

Given the previous use of this site, it is considered unlikely that there will be any soil contamination present on site.

Light

Due to the location of the site and for its urban location, relative isolation, the site will not impact on surrounding uses in terms of light reductions.

Noise

It is not anticipated that the proposal will include any mechanical plant/equipment that could cause adverse noise impacts. Furthermore the scheme – although not a social housing development – will endeavour to be designed to meet Eco Homes 'good' standard and of course meet all aspects of the new Part L building regulations.

A full assessment of Eco-homes will be made at detailed design stage and the client is prepared to commit to ensuring the Eco-homes standard is used as a branch mark for the scheme even though this is not a social housing development. This commitment will ensure a sustainable and energy efficient scheme is proposed which is above the standards normally associated with this type of private development.

The commitment by the client to this standard is anticipated to assist in the marketing process and therefore reinforces client willingness.

Generally the development aims to comply with the Borough's policies ENV16 and 17.

Energy

- Consumption
- Efficiency
- Renewable energies

Positive

The scheme will endeavour to be designed to meet Eco Homes 'good' standard and full compliance with the new building regulations – Part L. These standards aim for energy efficiency and creating sustainable development.

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The commitment by the client to this standard is anticipated to assist in the marketing process and therefore reinforces client willingness.

The buildings will be designed for natural ventilation wherever possible with limited depth of plan and openable windows.

The following will be provided to reduce energy use thus complying with policy EVN30:

- Highly insulated building envelope.
- High-efficiency heating system.
- Low-energy lighting controls.

Options will be explored for providing at least 10% of the heat demand or energy consumption from local renewable energy sources (e.g. ground-source, photovoltaics, wind power etc) thus endeavouring to comply with policy EVN31.

Waste

- Generation
- Minimisation
- Re-use
- Recycling

Positive

The development will result in reduced typical waste volumes for residential development as a result of standards required by Eco Homes. The residents would have easy/full access to existing recycling points located nearby. All steps have been made to comply with the Borough's policy ENV17.

Built Environment

- Location
- Existing buildings
- Density
- Design
- Materials

Positive

Location

The site is in a highly accessible location with good access to a variety of types of public transport.

Existing Buildings

The building is sandwiched between existing buildings in the form of a terrace development.

Design

The proposal seeks to improve the town space quality of the area through the addition of a well-designed development. A design statement has been drafted and enclosed in a separate report.

Materials

The proposed building is anticipated to be lightweight block work construction clad with copper & powder coated aluminium panels to provide a striking but simple landmark within Hanway Street and Hanway Place. Emphasis has been given to promotion of a good quality contemporary aesthetic. In addition the proposal would be built according to Modern Methods of Construction and Eco Homes 'good' standard. Finally, should the Council grant planning permission for this scheme, the use of appropriate materials can be regulated through an appropriate planning condition.

Materials

Building elements generally will be selected to achieve an 'A' rating in the 'Green Guide to Specification' where possible.

All insulation materials will be CFC- and HCFC-free with zero Ozone Depletion Potential.

Timber will generally be obtained from sustainable sources (FSC certification or equivalent).

Rubble from the existing buildings will be used where practicable for fill, sub-bases and roadways etc. thus minimising cart away from site.

Transport

- Traffic generation
- Modes
- Car parking
- Green travel plan

Positive

Traffic Generation, Modes and Car Parking

The site is in a highly accessible location with good access to a variety of types of public transport.

Social Criteria

Community

- Public Safety
- Access for all
- Crime prevention
- Amenity space

Positive

Public Safety and Crime

The proposed development will provide an active frontage to Hanway Street and Hanway Place and increase passive surveillance.

Improved external lighting will be incorporated and the area will be overlooked by the surrounding developed area. Due to the surrounding area being prone to anti-social behaviour, CCTV cameras could be included as part of any proposals and linked to community surveillance programme. The scheme will also meet secured by design standards.

There would be a full intention to consult the local 'secured by design' liaison officer.

Access for all

The proposed development will provide level access and will be designed to meet Lifetime Homes standards on all possible levels.

Amenity

The site offers no prospect for amenity space other than the balconies offered to flat no.7.

Affordable housing

- Location
- Integration
- Proportion

This scheme is below the threshold for provision of affordable housing.

Community Facilities

- Health
- Education
- Childcare
- Leisure

Positive

The proposal aims to provide a more suitable A3 use facility, to help improve and further animate both Hanway Street and Hanway Place.

Locality

- Local needs met locally
- Access to services/facilities

Positive

Local Needs Met Locally

Pre-application consultation with the Council has identified a need for housing within the Borough.

Access to Services/Facilities

The site is within easy walking distance of Tottenham Court Road station and a range of shops (Sainsbury's), goods and services, including excellent connections to the public transport network.

Economic Criteria

Employment

- Local job opportunities
- Inclusive

Positive

The scheme intends to continue the history of employment on the site with the inclusion of the A3 use space at ground floor and basement floor.

This development will be eligible for the Considerate Contractor Scheme, which requires a proportion of the labour to be sourced locally.

Training

- Local training opportunities
- Initiatives

Positive

The proposal does not provide for local training or initiatives; however the linked A3 use space will provide continued employment on the site.

Enterprise

- Small businesses
- Local economic life

Neutral/positive

Small Businesses

The proposal is for residential and A3 use thus providing much needed housing and maintaining employment opportunities within the Borough and local community.

Local Economic Life

Additional residents within the area will contribute to the local economy, including the shops in the vicinity.