



SUSTAINABLE DESIGN STATEMENT

Design statement forming part of Building Regulations. Standard notes to be read in conjunction with architects drawings.

At

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For

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REF 489

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SUSTAINABLE DESIGN & CONSTRUCTION MEASURES

Sustainable design and construction measures will be an integral part of this project. This will include the review and assessment of all components and elements which will form the buildings fabric and services.

The objective will be to achieve a minimum Code for Sustainable Homes Level 4.

The project involves little to no demolition work of any existing structure. The site is essentially a clear plot but account will be taken of the end of terrace party wall to this corner site.

The project includes a full basement proposal so there will be an excavation of the full site area and all this material will be removed from site. The safe and efficient disposal of the excavated material to an acceptable location will be a contractual item in the construction documents. The concrete slab removal will be a separate exercise to reclaim this material as a building material.

The building proposed represents the most efficient use of the space available, with 100% of the site occupied by the new structure. Where possible there will be some over sailing of balconies to maximise outdoor space.

The building height is somewhat dictated by location and the comparative scale of the terrace to which it will be attached. However in our opinion there is no detrimental effect if the building height was to exceed that of the adjacent buildings by a marginal figure.

DESIGN

The floor slabs will be solid concrete. This serves to isolate floors efficiently for sound, fire and thermal transfers.

Windows give adequate natural light to the residential spaces. Deep external reveals assist in solar shading. Thermal glazing will reduce heat losses.

Reference will be made to the BRE Green Guide to Specification when selecting construction materials and building components.

ENERGY

The elemental U-Values will be set to afford all wall and roof elements are high insulation value. These will wherever possible exceed the Building Regulation Standard. Glazed doors and windows are to improve upon a minimum standard of 1.5 W/m².K. The thermal performance of the building is a primary concern.

The ventilation system to the apartments will be a stage 4 installation and so will incorporate heat recovery. Mechanical ventilation and heat recovery will be included in the common areas and in the commercial space at ground and basement levels.

Heating systems will powered by energy efficient gas boilers.

A new generation LED energy saving lighting system will be specified to all parts of the building. Common areas will have high efficiency lighting controlled by sensors.

WATER

Water efficient features and equipment and capturing, retaining and re-using surface water and grey water will be assessed for their application to this project.

Efficient water fittings will include dual flush toilets, low flow taps and low water consuming washing machines and dishwashers.

The volume and rate of run-off from heavy rainfall can be reduced through the use of sustainable urban drainage systems. This project will include a green roof and proposed feature living walls.

Rainwater harvesting is a possibility for this project with a storage facility in or below the basement. A reservoir of water can then be used for flushing toilets and irrigation of the green roof and living walls.

The Basement Impact Assessment Report looks at the potential for flooding in this location and the impact of the development on surface water runoff in the locality. Due to the small area of the site and volume of the basement the impact is not thought to be significant.

GREEN ROOF

Development Policy DP22 states that schemes must incorporate green roofs and green walls wherever suitable. A semi-intensive green roof is proposed for this development. Feature green or living walls are also proposed.

AIR QUALITY

Policy DP32 requires air quality assessments where development could potentially cause significant harm to air quality. There is no significant harm to the air quality with the proposed development and building usage.

There is no onsite parking of vehicles. The location is served by a network of public transport services.

Energy efficient gas boilers will be specified for heating. The focus will be on energy efficiency.