



Andooi
Chemin du Haut de St. Pierre
32230 Ladevèze-Ville, FRANCE
mail@andooi.com
0845 3884158

17th December 2014

Application for Planning Permission for Weech Hall, London NW6 1DJ

Sustainable Development Statement

The property is a four storey block of flats at the junction of Weech Road and Fortune Green Road. The site is outside the Borough's Conservation Areas.

The proposal is for an extension over part of the roof to form one new 2 bedroom apartment, including raising the existing perimeter parapet wall, alterations to the rear external stairs in connection with the provision of a dedicated elevator and alterations to the area to the rear involving the demolition of the existing garage to provide four parking spaces and bin storage for the whole building.

Design solutions

Passive

The proposal has been conceived from initial design as a low energy development. The proposed envelope will be insulated to a high standard targeting a finished U value to the principle external envelope components of 0.14 W/m²K.

The construction will take the form of a continuously insulated building envelope with no cold bridges.

Particular attention will be paid to air tightness at detailed design stage targeting an air leak rate of better than 3m³/h/m².

Active

To ensure adequate ventilation and enhance the energy efficiency of the proposal a dedicated Mechanical Ventilation with Heat Recovery (MVHR) system will be installed to each new unit

Although not part of this application consideration is being given to the installation of PV solar panels to the new roof. A study will be undertaken to analyse the cost/benefit of such an installation.

Rainwater harvesting has been considered but has been dismissed as impractical for the 4th floor situation.



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Building materials

Where possible recycled, materials with low embodied energy and those with low environmental impact will be specified.

The main construction is proposed as timber frame. This will give several advantages:

- A faster, quieter build
- Low embodied energy
- Lower energy use for transport and elevation to 4th floor
- Sustainable, low environmental impact material
- High insulation levels achieved at lower wall thicknesses
- Easier to achieve required airtightness performance.
- Low impact on the existing building

Insulation materials will be fully specified at detailed design stage but will include spray fill cellulose insulation which has a better than zero carbon rating and enhances the airtightness performance of the building.

Please contact us if you require any further information or clarification.

Yours faithfully,

David Anderson