

Section 7

Sustainability

Targets

BREEAM for Offices - **Excellent** (alternative if gym)

Code for Sustainable Homes - **Level 04**

The following text is extracted from the sustainability statement by Hoare Lea, please refer to this document for further information.

The most pertinent targets from Camden & Part L policies are:

- Domestic and non-domestic buildings to achieve overall CO2 emissions reduction of 35% beyond the Building Regulations Part L 2013
- 20% of CO2 reduction to be met via on site renewables
- 10% of total value of materials used to be derived from recycled and reused sources, this increases to 15-20% in major developments
- 10% of project costs to be spent on the refurbishment of existing buildings to reduce their carbon emissions
- Development proposals should minimise the effects of climate change and evaluate options for decentralised energy
- Green infrastructure such as green roofs and walls to be incorporated where feasible
- Development should minimise parking provision, be properly integrated with the transport network and be supported by adequate walking, cycling and public transport links
- Development should minimise potential for surface water flooding and utilise Sustainable Urban Drainage Systems (SUDs) unless there are practical reason for not doing so
- Suitable waste and recycling facilities are required in all new developments
- Development to achieve BREEAM ‘Excellent’ as a minimum.

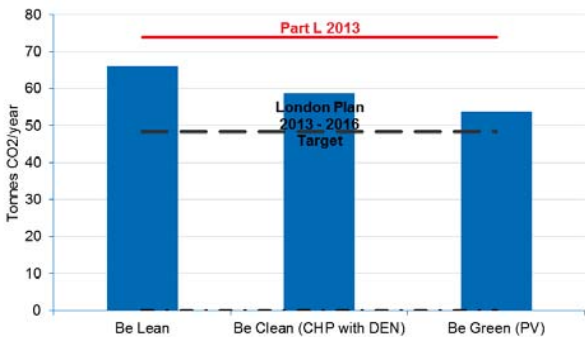


Figure 1.1: Summary of Regulated CO2 Emissions Reductions. An overall reduction in regulated CO2 emissions of 25.3% would be achieved when accounting for the benefits achieved through passive design and energy efficiency alongside an on-site CHP engine and a PV array.

BREEAM for Offices

Figure 5.1 outlines the current pre-assessment score and the potential score if all potential credits were also achieved.

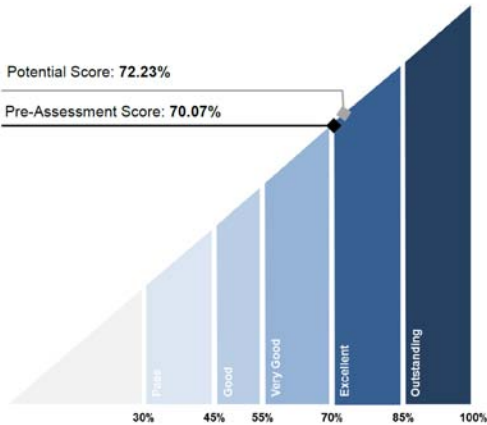


Figure 5.1: BREEAM Scale and Pre-Assessment Score.

Code for Sustainable Homes

Figure 6.1 outlines the current pre-assessment score.

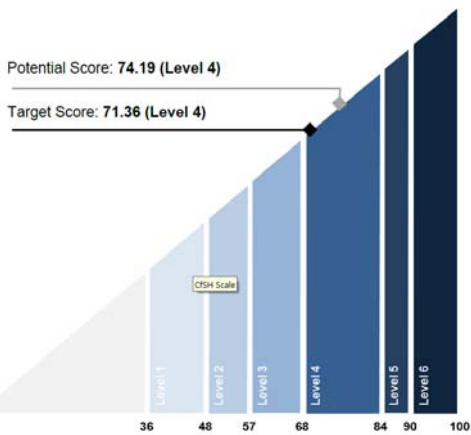


Figure 6.1: CSH Scale and Pre-Assessment Score.

Pollution

The Proposed Development would intend to connect to the adjoining District Energy Network. The Combined Heat and Power (CHP) engine supplying the DEN with heat would be intended to meet the emissions criteria outlined in the Sustainable Design and Construction SPG.

Additionally, luminaires will be provided with suitable output and polar curve in order to direct lighting appropriately to minimise light pollution and loss of light to the sky.

The main contractor will operate to minimise the risk of pollution from the proposed development and will be required to register with the Considerate Constructors Scheme.

Summary

This Sustainability Statement demonstrates that high standards of environmental sustainability would be achieved for the proposed development. This is demonstrated by the commitment to energy efficiency, water efficiency, waste management and cyclist facilities.

The features of the proposed development include:

1. The office space at the proposed development seeks to target a BREEAM New Construction assessment rating with the aspiration for 'Excellent'.
2. The proposed development is designed to achieve a regulated CO2 emission reduction of 25.3% beyond the requirements of Part L 2013. This would be achieved through passive design and energy efficiency measures, alongside connection to a DEN and a 10kWp PV array.

3. Water efficient fixtures and fittings would be installed in order to reduce water consumption at the proposed development. As a minimum, Tenants would be encouraged to fit out their spaces appropriately to meet the requirements of the Building Regulations Part G (2013).
4. Sustainable Urban Drainage Systems (SUDS) would be provided, such as brown or green roofs, in order to reduce rainwater surface run-off.
5. Sustainably sourced, recycled or re-used building materials would be specified where possible.
6. A Site Waste Management Plant would be produced to monitor, sort and recycle construction waste on-site.
7. Recyclable waste storage would be provided for commercial spaces in order to manage operational waste.
8. Secure cycle storage would be installed to encourage the use of bicycles amongst office staff.
9. Contractors would sign up to the Considerate Constructors Scheme (CCS) and target a best practice score.

Section 8

Design Proposals

Scheme Summary

Unit mix

As an annex to Area D of the approved Hawley Wharf masterplan, the table below shows Area E's unit mix in the context of NMA changes to Area D and the approved masterplan mix.

A comparison can be made between the original mix ratio and the proposed ratio when adding the changes to Area D and the new building in Area E (highlighted in red boxes below).

There is only a slight difference made to the mix ratios from the Hawley Wharf masterplan when Area E and the changes to Area D are combined.

Dwelling type	No of persons	Site B		Site C1		Site C2		Site D before NMA	Site D		Site E		Total Residential	%	TARGET % (masterplan)
Studio	2	0	0	2	2	0	0	0	5	5	1	1	8	4%	1%
1 Bed	2	5	5	18	18	25	25	5	6	6	9	9	63	32%	31%
2 Bed	3 4	1 30	31	3 15	18	0 26	26	0 20	0 16	16	0 9	9	100	51%	56%
3 Bed	5 6	3 2	5	2 0	2	0 6	6	0 6	0 5	5	0 5	5	23	12%	11%
4 Bed	7	1	1	0	0	0	0	0	0	0	0	0	1	1%	1%
TOTALS			42		40		57	31		32		24	195	100%	100%

% = masterplan mix at planning with new D+E figures included

TARGET % = masterplan mix at planning

NB: The non-material amendment required to Area D raise the total number of units of Building D from 31 at planning to 32.
. 1no. 3b6p unit at L05 changes to 2no. smaller units to allow for the adjoining corridor.

Scheme Summary
Gross External Area

Area E GEA:

LEVELS	GEA (sqm)	USE
Basement	731	Flexible Employment/gym + plant
Ground	731	Flexible Employment/gym
L01	546	Market Residential
L02	540	Market Residential
L03	540	Market Residential
L04	540	Market Residential
L05	482	Market Residential
Building Total	4,110	

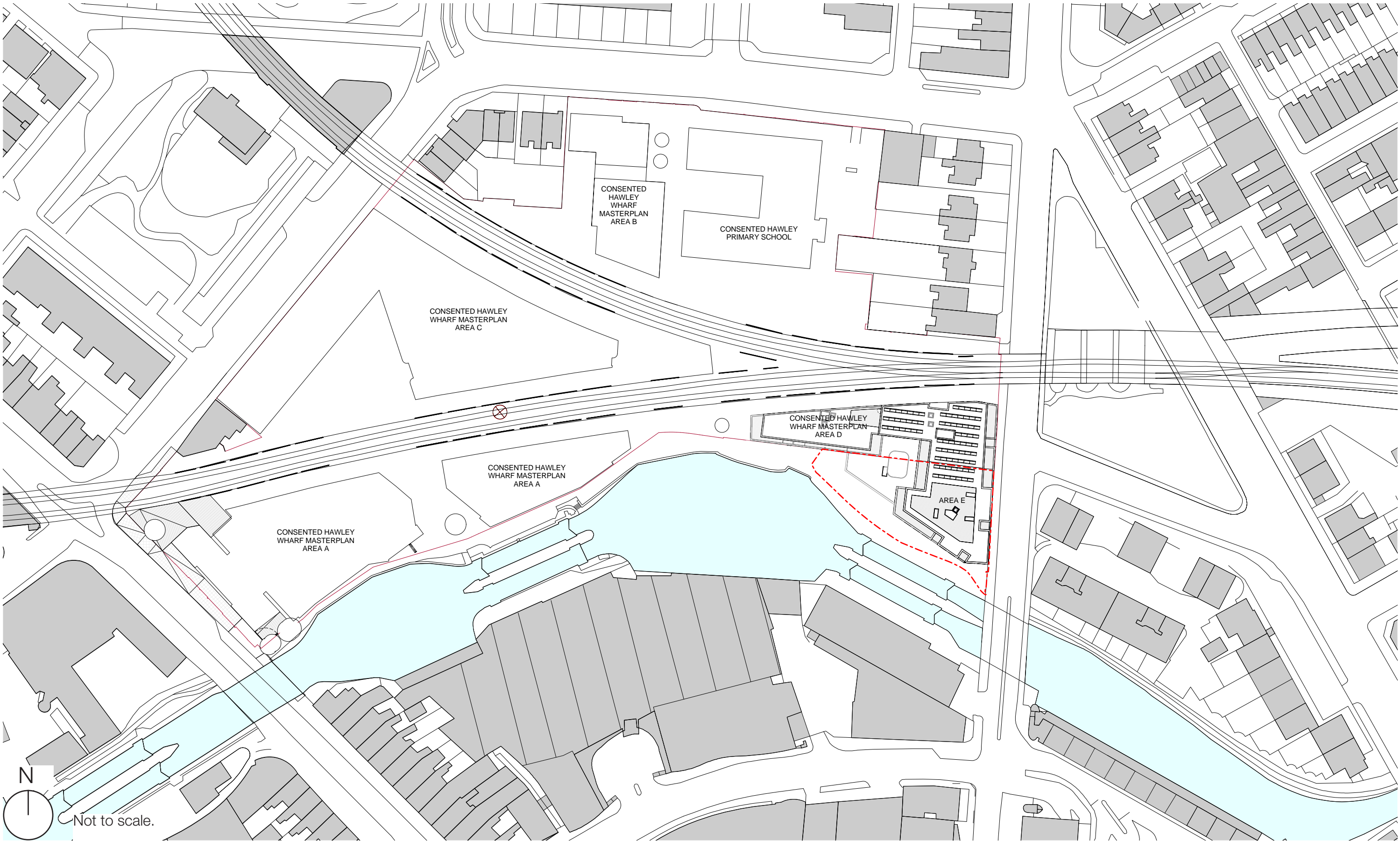
Note: All areas are approximate only. Any decisions to be made on the basis of these should include due allowance for increases and decreases inherent in design.

Mix per floor:

LEVELS	MIX
Basement	Flexible Employment/gym/plant
Ground	Flexible Employment/gym/plant
L01	2 no. 1b2p 2 no. 2 b4p 1 no. 3b6p
L02	2 no. 1b2p 2 no. 2 b4p 1 no. 3b6p
L03	3 no. 1b2p (1 no. wheelchair accessible unit) 1 no. 2 b4p 1 no. 3b6p
L04	2 no. 1b2p 3 no. 2 b4p (1 no. wheelchair accessible unit)
L05	1 no. studio 1 no. 2b4p 2 no. 3b6p

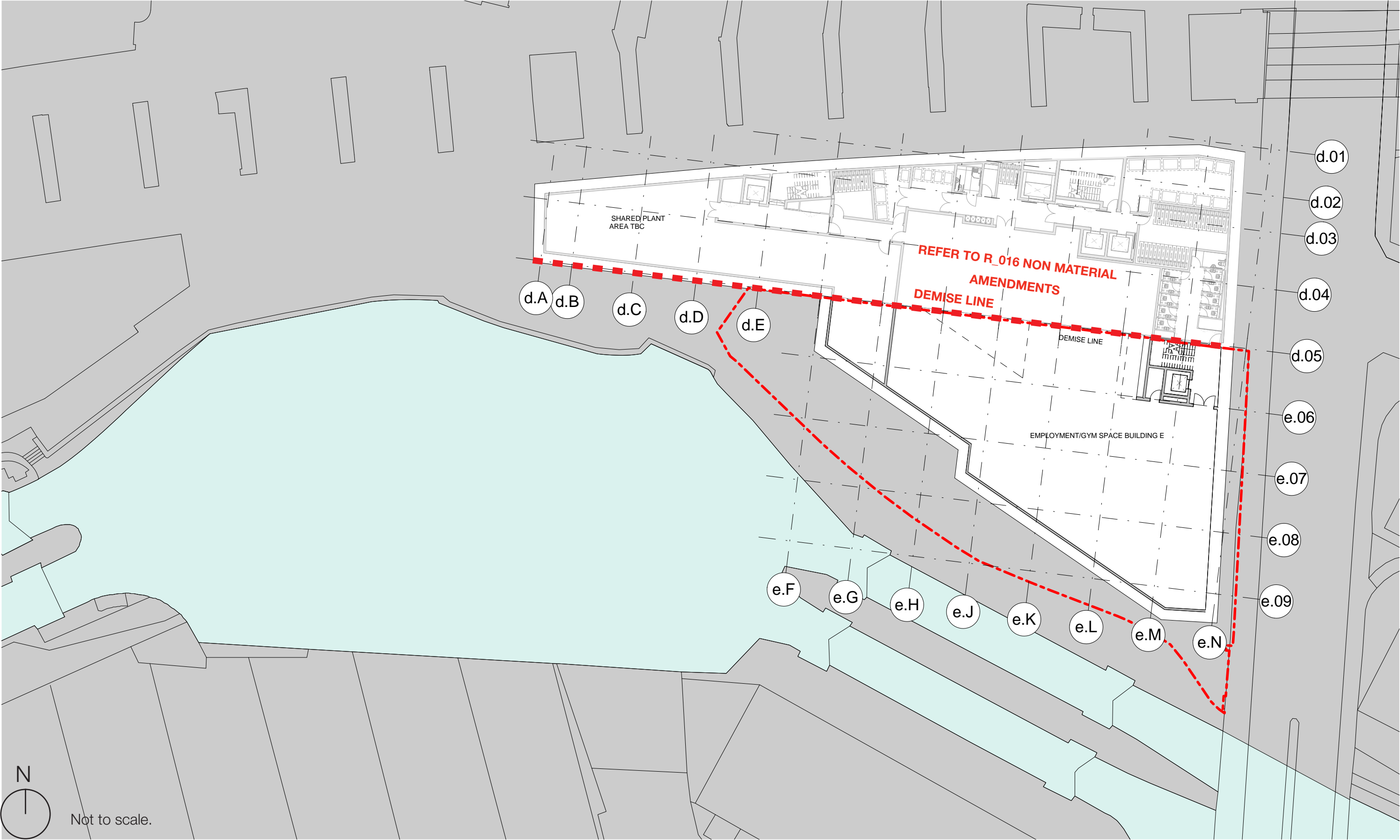
Site Plan

(refer to drawing pack for drawings to scale)



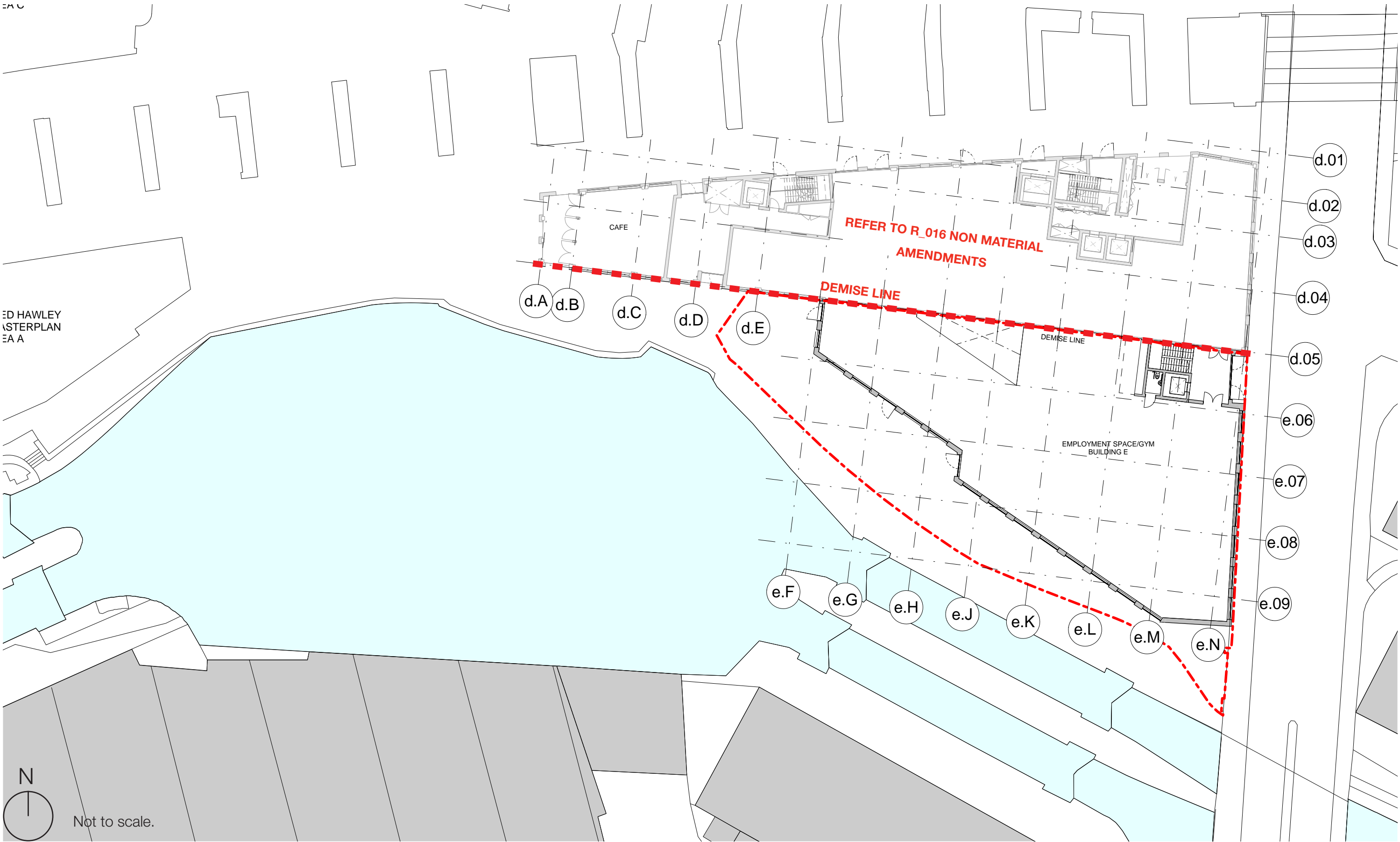
Proposed Plans
Basement Level

(refer to drawing pack for drawings to scale)



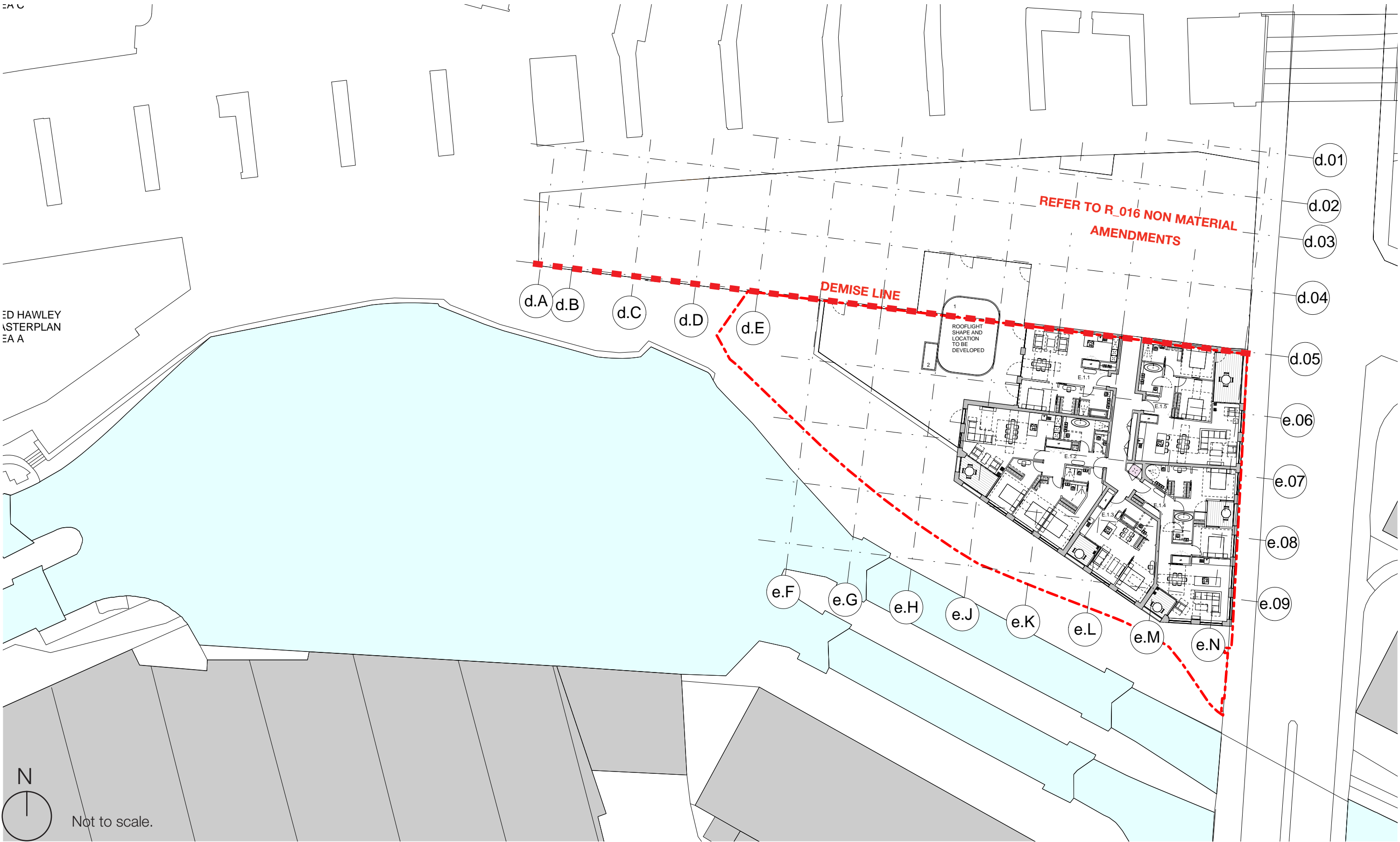
Proposed Plans
Ground Floor

(refer to drawing pack for drawings to scale)



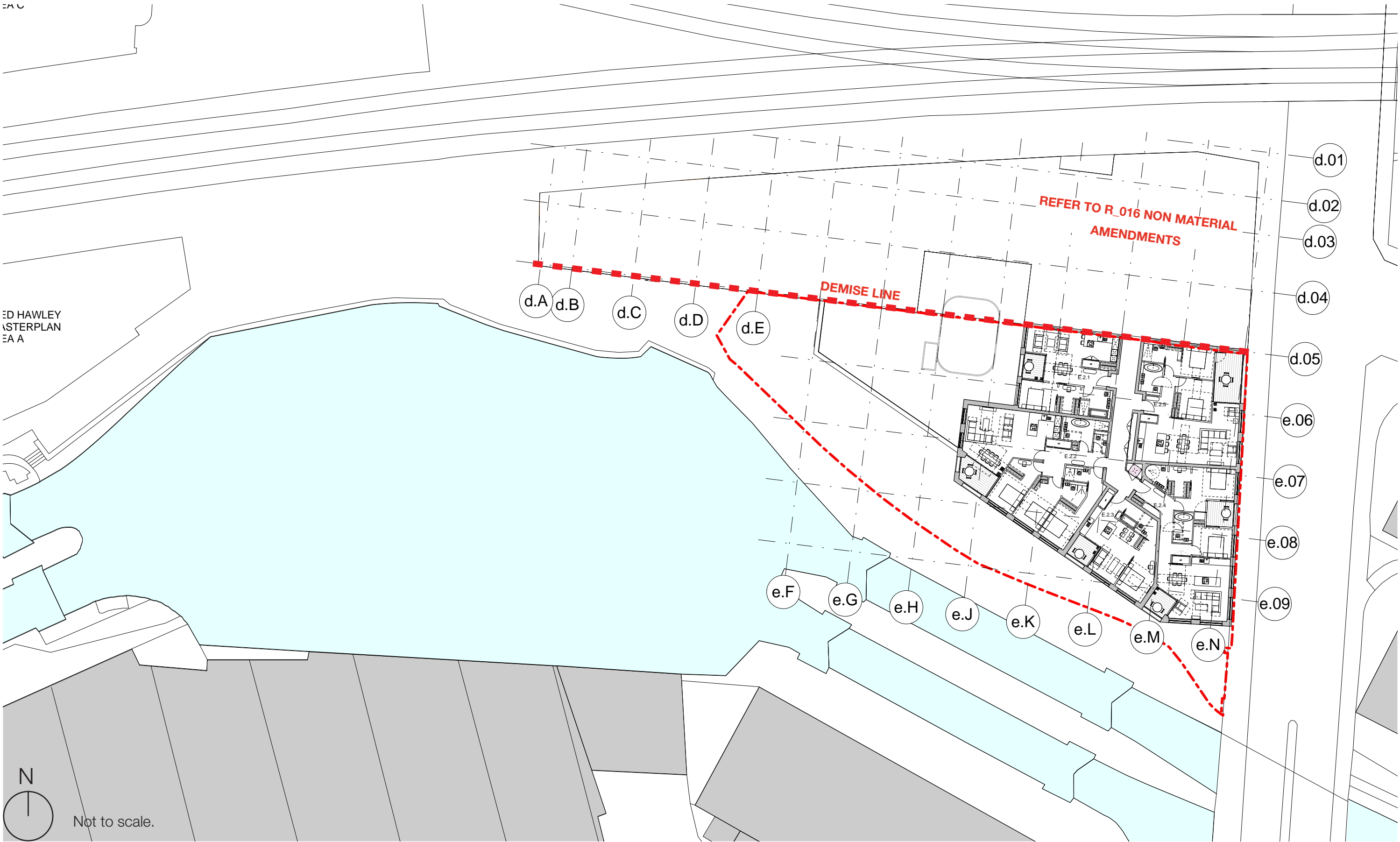
Proposed Plans
Level 01

(refer to drawing pack for drawings to scale)



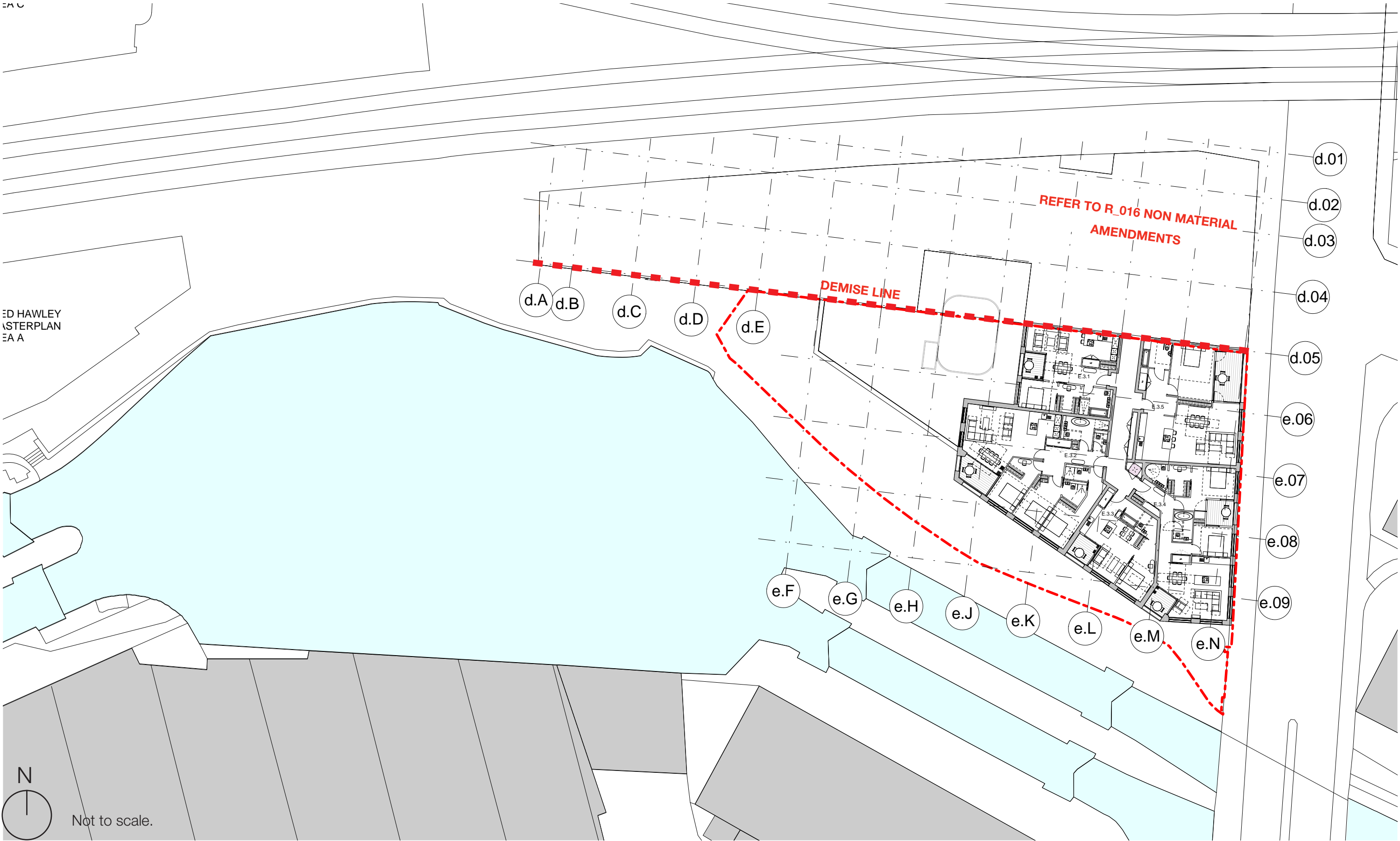
Proposed Plans
Level 02

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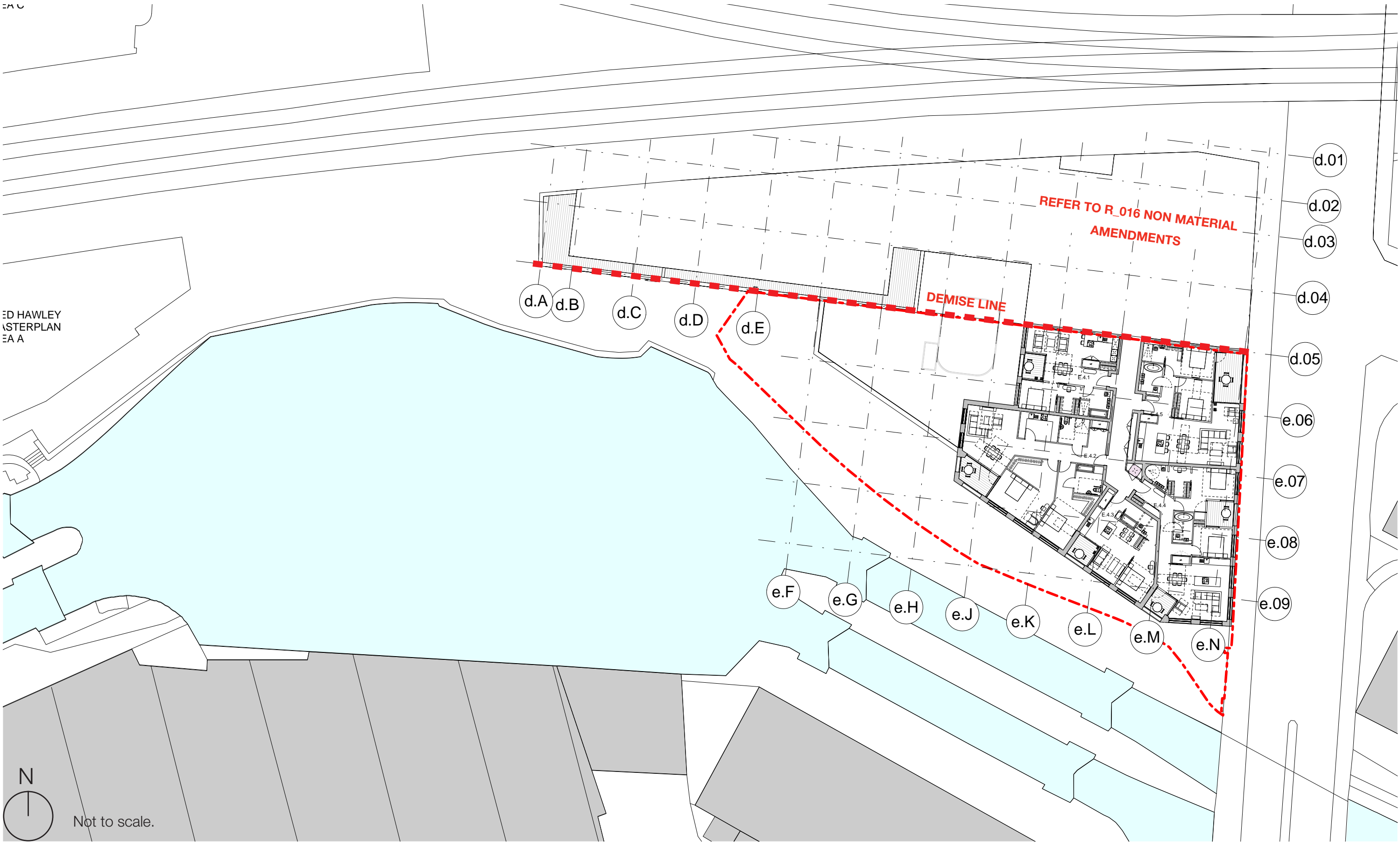
Proposed Plans
Level 03

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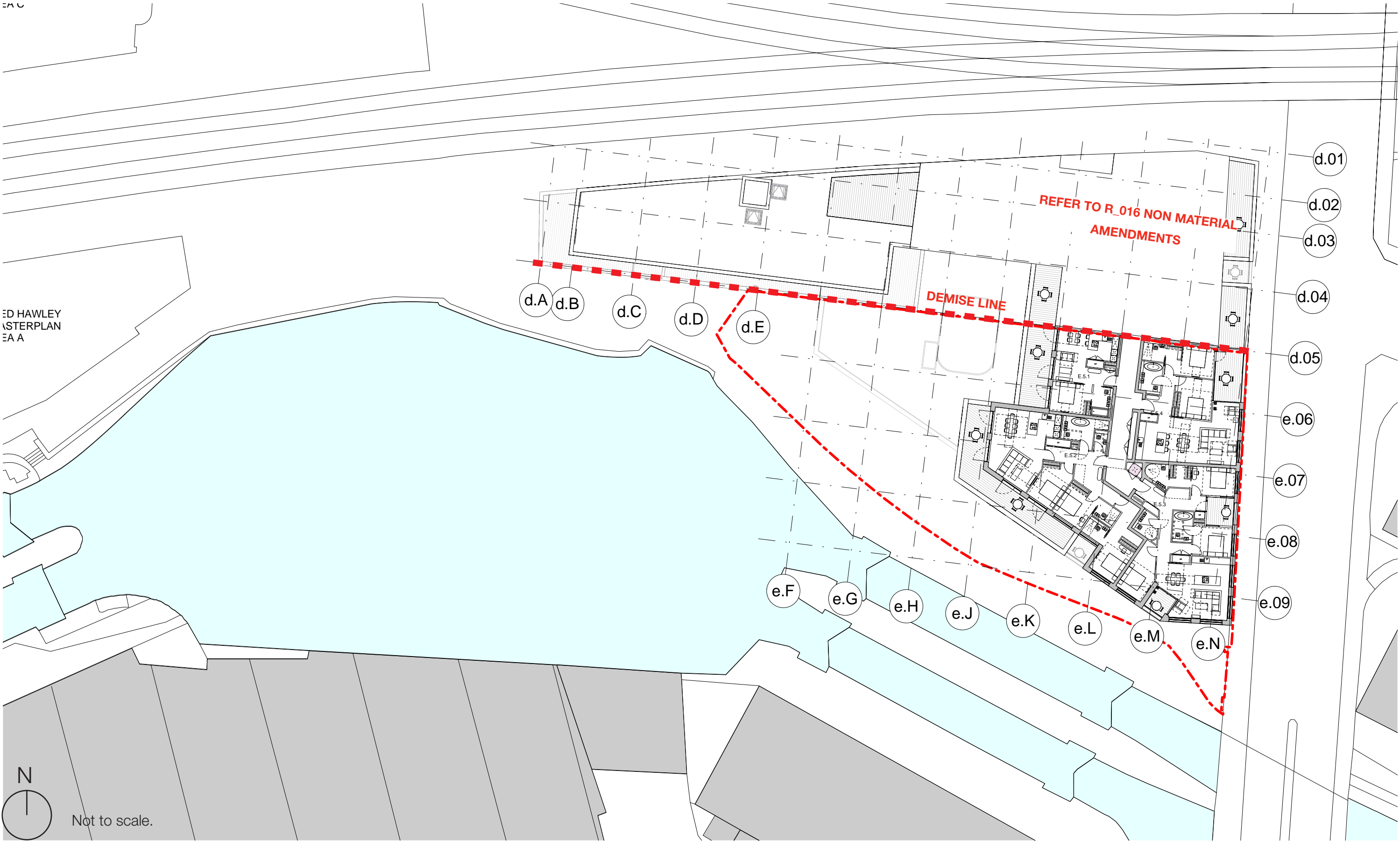
Proposed Plans
Level 04

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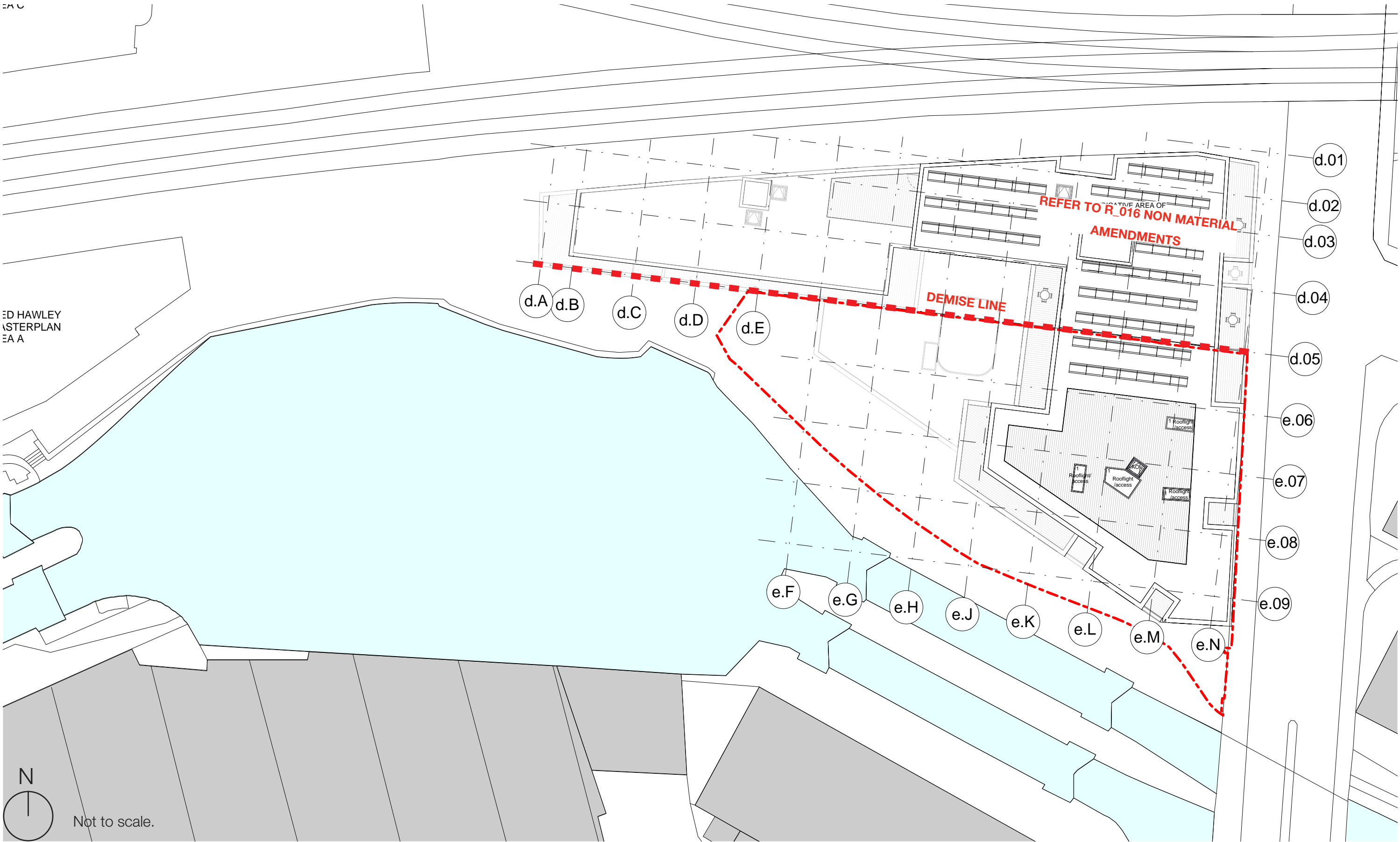
Proposed Plans
Level 05

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Proposed Plans
Level 06

(refer to drawing pack for drawings to scale)



Proposed Elevations

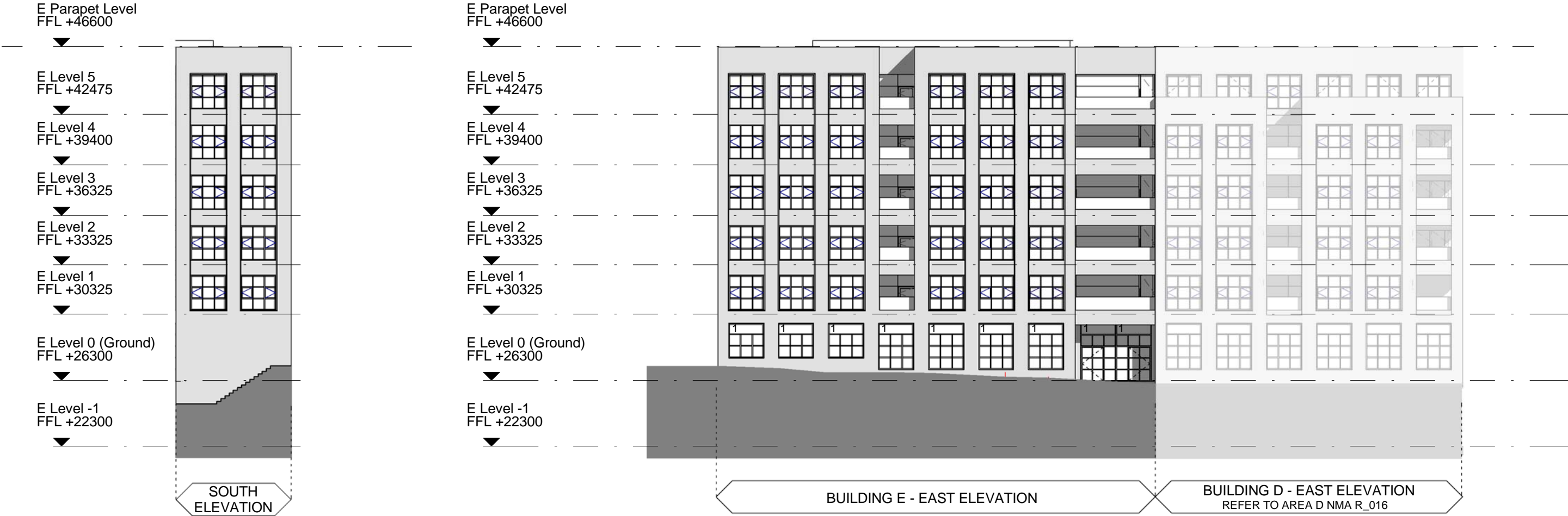
(refer to drawing pack for drawings to scale)



South-west Elevation. Not to scale.

Proposed Elevations

(refer to drawing pack for drawings to scale)



South Elevation. Not to scale.

East Elevation. Not to scale.

Proposed Elevations

(refer to drawing pack for drawings to scale)



West elevation. Not to scale.

