

REDEVELOPMENT OF UPPER FLOORS

225 KENTISH TOWN ROAD LONDON NW5

SUSTAINABILITY STATEMENT

The high street location of the site has determined much of the design and scale of the proposal. The extended and rebuilt property is of a higher density more suited to its location, and makes better use of the local amenities available. The compact residential units above (still achieving London Plan space standards) have been considered in the following paragraphs in order to fulfil a level 4 in the Code for Sustainable Homes in addressing the points as set out in CPG3.

MATERIALS & WASTE

Although fabric from the existing building could be incorporated into the new structure, the poor quality of what is available for use and the need to assess and select what could be used outweighs any benefit gained. The proposal for the upper parts is therefore a new-build (retaining most of the ground floor which remains in good condition), providing the structure to build higher and more openly at the lower levels, but retaining a use of a more traditional palette of materials for the cladding and finishes.

Waste produced from the internal strip-out and preparation will be sorted and recycled where possible. This may include timber from partitions, carpet, scrap metal from obsolete fittings such as old plumbing and radiators and packaging or unused materials that could be returned to suppliers for re-use. Any other waste will be disposed of in a suitable manner and waste transfer notes detailing quantities and destinations retained as part of a Site Waste Management Plan, recorded to monitor this properly under The Environmental Act 1990. Hazardous substances found including fluorescent lamps, refrigerants, asbestos and those listed in The Hazardous Waste Regulations 2009 will be dealt with separately in accordance with statutory recommendations. They will be stored safely and any paints, solvents and/or oils will be kept away from any watercourses or drainage systems and with spill kits available. Sheeting and damping down will be used to minimise any dust created by the works, to reduce external air pollution.

As aforementioned, the predominant materials for the main structure will comprise a robust steelwork frame atop concrete foundations and floor slabs. Between this the internal sub-structure will be made up of lightweight metal profile partitions. The external cladding will be a brickwork envelope as to match the other existing properties in the area. Readily available and of low embodied energy intensity, it will quickly form a long-lasting envelope, requiring little future maintenance.

The main roof will be of slate, single-ply membrane to the crown section and lead flashings. The windows are to be aluminium framed for durability. Where timber is used for internal floor finishes, doors, skirtings and other joinery for example 100% of all hardwood and softwood will be from Forest Stewardship Council or Programme for the Endorsement of Forest Certification approved sources - the invoices and chain of custody details will be kept and verified to document this. Note also that the paint finishes used atop will be water based and not solvent-borne.

Other substances that will be avoided include those causing ozone depletion found in fridges and fire extinguishers and materials that are non-inert with high emissions on aging – certain rubber backed carpets for example.

In terms of the incoming occupiers they will have dedicated private and communal areas and within the kitchens in the flats for waste and recyclable materials, in accordance with the local authority's space guidelines.

ENERGY

During construction the contractor's energy use will be metered and charged back to them in order to curb excessive use. Later the units will have separate supplies fitted, with smart metering to clearly show occupiers the net energy use, quantified over separate time periods.

Given the site constraints and existing orientation of the property with its larger neighbour to the south, it will not benefit greatly from solar gains. Nor have roof-mounted solar or photovoltaic panels been included, as the mansard design and height of the property are not ideal for concealing such apparatus. The units have however been given a decent area of new glazing, to maximise natural light and decrease the need for artificial lighting during the day. Energy efficient light fittings are to be specified in accordance with the requirements of Approved Document Part L, to be low-energy LEDs throughout. In the common parts these will be controlled with sensors and/or timers to automatically switch off when not needed.

The windows are also to be user-controlled openable, thus providing natural ventilation in conjunction with additional acoustic vents giving passive background ventilation. The shallow, dual aspect plan, enables good through ventilation. Whilst the ceilings are not especially high, the compact nature of the studios is instead quicker and cheaper to heat and cool down. High performance insulation is to be fitted continuously including to pipe/ducts and around other penetrations to prevent cold-bridging and linings are to be applied to minimise air leakage and drafts. U-values are to meet the requirements of Approved Document Part L. Similarly the new roof will have modern insulation fitted to create a continuous improved thermal layer.

New high efficiency gas-fired boilers will heat radiators with thermostatic valves for localised temperature control and/or under floor heating with thermostats for different assigned zones. They are positioned by the kitchens and bathrooms, closest to the demand and therefore needing to pump less distance. Other white goods to be installed will be A-rated for energy efficiency and Energy Performance Certificates will be produced and displayed to incentivise the improvements made when marketing to new tenants. The development is not near any existing or proposed CHP networks and is not large enough to benefit greatly from either ground or air heat pumps, instead passive technologies favoured over mechanical improvements.

WATER

The contractor's water use will be monitored by metering where already possible and charged back in order to curb excessive use. In terms of drainage, a survey and report will be undertaken and clearing, repairs and upgrades will be made where recommended to the whole system as found on-site. Since there is no effective change in site area however, the existing situation with regards to runoff is not worsened. In any case there is no outdoor or landscaped areas to either provide space for a soakaway or to benefit from rainwater storage and harvesting. Similarly, the size of the proposal does not warrant an intensive grey water system.

Internally, measures to reduce the amount of water used include the specification of dual flush WCs (e.g. 6/4 litres) and the design of shower rooms instead of bathrooms, with low-flow head fittings. In the kitchens water efficient washing machines (e.g. <49 litres/use) and dishwashers (e.g. <13 litres/use) are to be installed.

OTHER

There are no trees or hedgerows affected by the proposal. There are also not known to be any resident bat populations, protected bird species or plants on the site as listed by the Ecology Wildlife and Countryside Act 1981.

The extended roof to the new stairwell at the rear has been exploited to provide some small balconies for sheltered amenity space. These area staggered for better natural lighting and as such are different sizes, not corresponding or belonging to particular flats.

The property is of mixed use with its commercial ground floor (as retained) and is in a central area already supported by existing services and infrastructure. It is to be car free, with cycle storage under the stairs at first floor, providing one space per flat. Furthermore the contractor to be appointed will be encouraged to source from local suppliers and put together a travel plan for staff and deliveries to minimise their logistical impact.

Please refer to the drawings, Access and other statements contained herein for additional information.