Camden EWI
Affordable Warmth Scheme

Mortimer Estate
Planning Statement

Date : 7th July 2015
Ref : 1325/ME
Revision :

Contents

1. Introduction

1.1 This planning statement has been prepared in support of the proposed application at Mortimer Estate, Marrick House and Kington House for the over-cladding of all the buildings on the Estate with an external wall insulation system with a mix of through-colour render and brick slips finish.

1.2 The proposed works forms part of a wider energy efficiency improvements scheme (Affordable Warmth Scheme) utilising external wall insulation. The scheme offers an excellent opportunity for the London Borough of Camden to:

- enhance the welfare of residents by improving the thermal efficiency of housing stock
- reduce fuel bills and thereby tackle the issue of fuel poverty
- increase thermal comfort and reduce the risks of ill health arising from poor thermally performing buildings
- contribute to meeting local and national commitments to mitigating climate change
- utilise funding from energy companies , through Energy Company Obligation (ECO), to reduce the cost to Camden council of undertaking the scheme and thereby enable Camden to undertake further investment works to improve council housing stock to the benefit of council residents.

1.3 This application forms part of Phase 2 of proposed Affordable Warmth Scheme utilising EWI, after the successfully delivered Phase 1 of the scheme where EWI works were carried out at four blocks in Camden; 1-48 Greenwood, 138-152 Weedington Road, Plender Court, and 1-42 Ashdown Crescent . These were the first stand-alone EWI schemes carried out in the Borough.

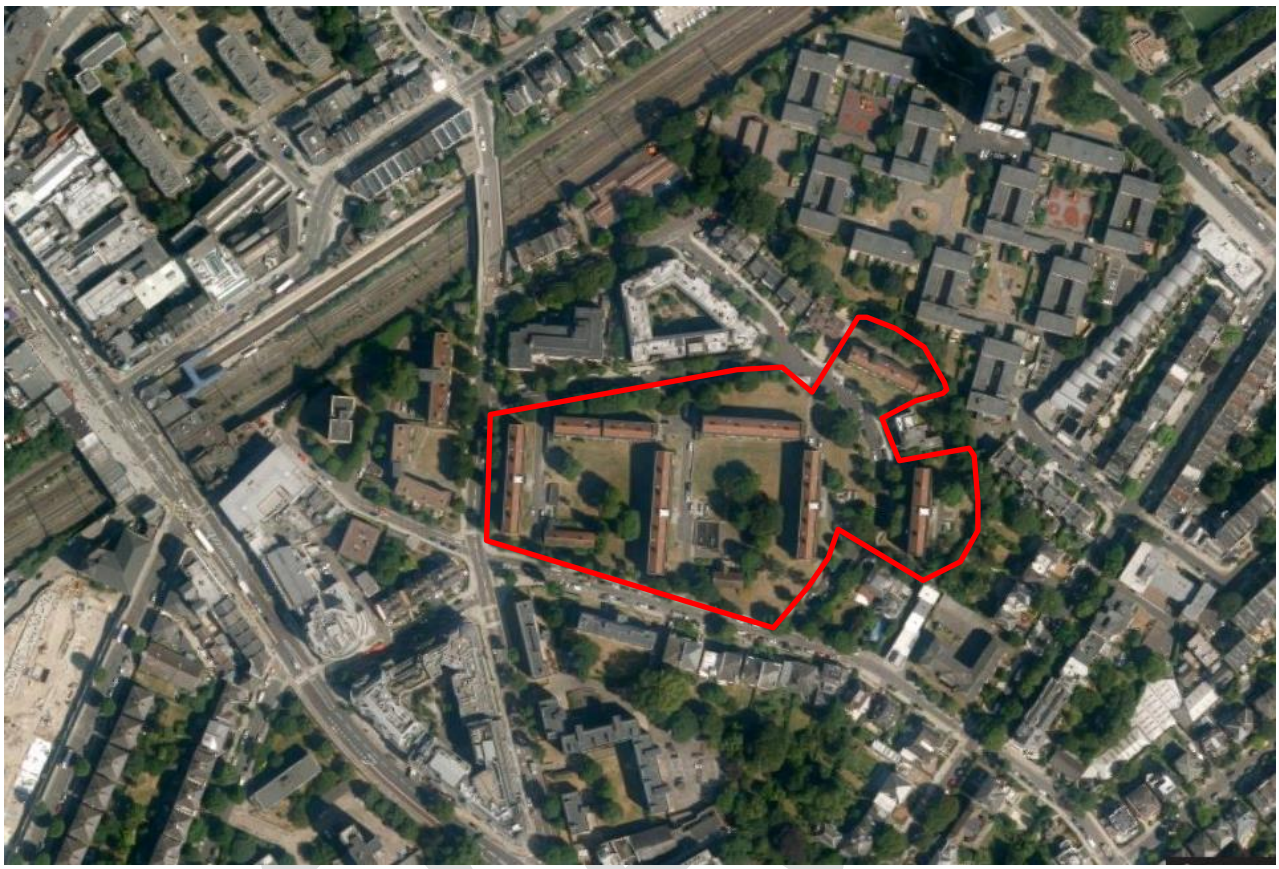
2. Existing Site and Context

2.1 The application buildings form part of, or adjacent to, the Mortimer Estate which is located on the periphery of the London Borough of Camden borough within the Kilburn ward.

The buildings included in this planning application are as follows:

- 1-16 Haliwell House
- 1-16 Bradwell House
- 1-30 Remsted House
- 1-30 Cheshunt House
- 1-30 Broadoak House
- 1-20 Marrick House
- 1-15 Kington House

Application Site Map:



2.2 This estate was built between 1951 and 1954, and the application buildings are all four storeys in height.

2.3 1-16 Haliwell House & 1-16 Bradwell House are of solid wall construction using flemish bond red/brown sandfaced stock bricks and both have pitched parapet gable roofs finished with clay interlocking pantiles. The external façades includes both recessed walkways with brick columns to ground and second floor and projecting balconies.

2.4 Remsted House, Cheshunt House, Broadoak House, Marrick House and Kington House are also of solid wall construction using flemish bond red/brown sandfaced stock bricks and all have pitched parapet gable roofs finished with clay interlocking pantiles. The external façades include projecting walkways accessed via a stairwell enclosed by a glazed projecting addition. Each flat also includes projecting balconies and coal chutes.

2.5 There are a number of key features of the Estate buildings which are summarised as follows:

2.5.1 Projecting balconies
2.5.2 Recessed walkways with brick columns
2.5.3 Projecting Walkways
2.5.4 Projecting stairwells enclosures
2.5.5 Coal Chutes
2.5.6 Brick parapet gable walls
2.5.7 Decorative tile block name plates.

2.6 The current construction of the blocks will fall far short of the requirements of the current building regulations in terms of thermal performance. Currently the construction is such that the buildings offer poor thermal performance and therefore it is expected the residents within are generally suffering from elevated levels of heat loss, high fuel bills and general issues surrounding fuel poverty.

3. Works Proposals

3.1 The proposed works requiring planning permission are the following:-

a. Install an external wall insulation (EWI) system with an brick slip finish to the ground floor of all elevations of the buildings
b. Install an external wall insulation (EWI) system with a though-colour render finish to the first, second and third floor of all elevations of the buildings.
c. Install an external wall insulation (EWI) system with a though-colour render ground and second floor walkways and second floor columns to 1-16 Haliwell House & 1-16 Bradwell House.
d. Forming projecting window and balcony surrounds where indicated on drawings.
e. The existing brick work to communal stair cores, bin stores and chimneys stacks etc., will be level exposed.
f. The existing brick columns to the ground floor of 1-16 Haliwell House & 1-16 Bradwell House will be level exposed.
g. Existing coal chutes will be left exposed

As part of the works and general Estate improvements the following works are proposed:-

h. Decorate balcony and walkway handrails.
i. Decorate projecting balconies
j. Decorate projecting walkways and stair well additions to Remsted House, Cheshunt House, Broadoak House, Marrick House and Kington House
k. General external decorations to previously painted surfaces.

3.2 The proposed render finish is designed to shed water and avoid staining. Silicone renders are developed with siloxane emulsions which create a hydrophobic surface, meaning water droplets form and run off the surface which also assist in the removal of dirt from the surface. These renders are also organic based renders that are UV stable and colour fast, reducing the need for future aesthetic maintenance.

3.3 We are proposing an off-white render finish for the main render finished EWI and a grey colour to the projecting window and door surrounds, both of which to be agreed via the submission of samples.

3.4 The brick slips are proposed, as close as possible, to match the existing brickwork and will be applied to imitate the existing Flemish bond with the pointing mix to match existing. Again, the proposed brick slips will be agreed via the submission of samples.

4. Environmental & Sustainability Benefits

The external wall insulation works are being proposed to help meet two key public benefit commitments - reducing carbon emissions and reducing the risk of fuel poverty - under the Sustainable Neighbourhoods theme in the Camden Plan:

> "leading by example in promoting the Council's programme of work for carbon reduction on our own estate – from council homes to Camden schools."
>
> "ensuring all council services contribute to the health outcomes we are working to achieve, particularly in areas such as fuel poverty..."
>
> Camden Plan – p47 ("Creating Communities for the future – now")

Carbon Reduction

External wall insulation is the most effective means of improving thermal comfort and reducing heating costs and CO2 emissions for Camden's residential properties. It is not possible to predict actual energy, heating cost or CO2 savings arising from the proposed measures (please see the notes following the figures below) but recent interim modelling of Camden's stock by an external consultancy has enabled the following projected estimated impacts of installing external wall insulation at the Mortimer Estate, Marrick House and Kington House:

All tenures and properties:

- All tenures and properties:
  - Per dwelling average CO2 saving - 1.21 tCO2 (34.4%) per year, lifetime total (over 36 years) 43.5t CO2.
  - Whole project estimated CO2 saving - 189 tCO2 per year, lifetime total (over 36 years) 6,825 tCO2.
- Council tenanted properties only:
  - Per dwelling average CO2 saving - 1.05 tCO2 (33.8%) per year, lifetime total (over 36 years) of 38.0 t CO2.

Fuel Poverty

- A household is considered to be in fuel poverty if their domestic energy costs are above average, and after paying them, they would be left with an income below the official poverty line. Key determinants of fuel poverty are household income, energy efficiency of the home and domestic energy prices.
- Vulnerable residents can move in and out of fuel poverty as a result of changes to household income levels. Camden therefore seeks to support all low income households and to improve the energy efficiency of as many dwellings as possible.
- Unlike shorter term changes to income levels and reductions in domestic energy costs, improving the energy efficiency of the home is a permanent solution to fuel poverty.

Recent interim modelling of Camden's stock by an external consultancy has enabled the following projected estimated impacts on the risk of fuel poverty at the Mortimer Estate, Marrick House and Kington House:

- The average SAP rating moves from band D to band C.
- All tenures and properties:
  - Average heating cost saving after EWI estimated at £236 per year (31%).
  - Risk of incidence of fuel poverty reduced from 11% of dwellings to 2%.

- Council tenanted properties only:
    - Average heating cost saving after EWI estimated at £206 per year (30%).
    - Risk of incidence of fuel poverty reduced from 9% of dwellings to 0.5%.

Notes and qualifications:

- *The figures quoted above are interim modelling figures which are based on the housing stock data available at that point. These may change in future modelling runs as more accurate information becomes available. Some of this data has assumed values, in particular regarding the heating systems for leasehold properties for which data is not available, and for which less efficient heating systems have been assumed.*

- *The modelling assumes standard occupancy conditions, and does not take account of differences in resident behaviour or any "comfort taking" (where some of the increase in energy efficiency is used to provide a higher internal temperature, thus reducing the energy savings). It does not include an "in use" factor to take account of the difference between modelled and observed savings.*

- *It is not possible to predict actual energy savings as this would require knowledge of current consumption, future resident behaviour and future variations in external factors.*

- *A more accurate assessment of modelled impacts will be available from the Energy Performance Certificates which will be produced for each flat as a result of the claiming funding from ECO (the Energy Company Obligation).*

- *The risk of incidence of fuel poverty is assessed by applying national rates of Fuel Poverty by SAP band to the number of properties in each band.*

In addition to these benefits, the improved thermal comfort and reduced heating costs will lead to a reduction in the risk of cold related ill-health, and to improved social and economic outcomes for vulnerable residents.

5. Phase 1 Works

5.1 In Phase 1 of the scheme, Planning permission was granted for EWI works at the following four blocks in the London Borough of Camden:-

- 1-48 Greenwood, Oseney Crescent, London, NW5 2BE - (Planning ref: 2014/6789/P)
- 138-152 Weedington Road, London, NW5 4NU (Planning ref: 2014/6790/P)
- Plender Court, Plender Street , London, NW1 0DH (Planning ref: 2015/0364/P & 2014/6788/P)
- 1-42 Ashdown Crescent, London, NW5 4QB (Planning ref: 2014/6900/P)

5.2 At 138-152 Weedington Road and Plender Court:
Both theses blocks were constructed of solid facing brickwork and Planning permission was granted to install an EWI system with a through-colour finish to all elevations, including street facing elevations

5.3 At 1-48 Greenwood:
This block was constructed of solid facing brickwork and Planning permission was granted to install an EWI system with a through-colour finish to all elevations, with the exception of those elevations visible from Oseney Crescent which were finished with brick slips.

5.4 At 1-42 Ashdown:
This block was constructed of solid blockwork with render finish and Planning permission was granted to install an EWI system with a through-colour finish to all elevations to match the existing render colour.

5.5 Following the granting of planning permission for these blocks, the EWI works have been completed with distinguished success; utilising high quality materials and workmanship. They are the first stand-alone EWI schemes carried out in the Borough.

6. Pre-Planning Consultation

6.1 Prior to the selection of Mortimer Estate, Kington House and Marrick House for consideration for a proposed EWI scheme we consulted extensively with both the Planning and Heritage and Conservation officers to determine criteria and locations where external wall insulation would be considered acceptable. This was carried out to ensure appropriate site selection and assess both the viability of potential schemes prior to proceeding with design.

6.2 Following the selection of the application site, a site walkaround was conducted with Senior Planners and Planning Officer to discuss the potential options, details and any conceivable issues prior to the production of initial proposals.

6.3 Following the production of draft proposals, three consultation meetings took place with the Senior Planners and Planning Officer to discuss the initial designs and the subsequent revisions, and also formal written advice was provided.

6.4 In summary, the pre-application advice concluded that a brick slips finish (to match the existing brickwork) to the ground floor of all elevations, with the exception of the recess walkways to 1-16 Haliwell House & 1-16 Bradwell House, would be acceptable.

6.5 It was agreed that through colour render finish would be acceptable to the first, second and third floors, including the columns at second floor level of 6 Haliwell House & 1-16 Bradwell House; and the recessed walkways at ground and second floor level of 16 Haliwell House & 1-16 Bradwell House.

6.6 Furthermore, it was also agreed to introduce an appropriate selection of projecting window surrounds to some elevations. All the specific feedback has been incorporated into this application.

7. Planning Policy

7.1 The National Planning Policy Framework 2012 (NPPF) sets out the Government's planning policies and how these are expected to be applied. Several sections are relevant to the proposals at Mortimer Estate, Kington House and Marrick House.

7.2 The NPPF It makes clear that local authorities should adopt proactive strategies to mitigate and adapt to climate change and, to support the move to a low carbon future, local authorities should actively support energy efficiency improvements to existing buildings.

7.3 Section 65; states *'…planning authorities should not refuse planning permission for buildings…which promote high levels of sustainability because of concerns about incompatibility with an existing townscape if those concerns have been mitigated by good design…'.*

7.4 Section 95; it states that Local Planning Authorities should *'…actively support energy efficiency improvements to existing buildings.'*

7.5 The Camden borough wide "Energy efficiency planning guidance for Conservation Areas", states in section 3.4 that:

"energy efficiency measures and renewable energy technologies can generally be said to benefit the wider public by virtue of the contribution they make to controlling domestic energy costs, reducing fuel poverty and mitigating against the risks of climate change".

It goes on to state that:

"where particular homes are known to suffer from fuel poverty or wider deprivation, and the energy saving improvements can clearly demonstrate that they will reduce fuel bills and improve well-being, the local public benefit is easier to determine and a greater degree of change may be acceptable."

Although the guidance is specifically for conservation areas, we consider that the same interpretation can be given to the Mortimer Estate, Kington House and Marrick House as they are sited near the St John's Wood, Priory Road and South Hampstead Conservation Areas.

8. Conclusion

8.1 The proposals would improve the thermal performance of the building and make warmth more affordable for residents therein.

8.2 Provision of system and workmanship guarantees will reduce future maintenance costs of the Estate; will improve the airtightness and water tightness of the blocks; and the works will extend the life of the building.

8.3 The environmental and sustainability benefits are highlighted in the report above, but to reiterate the proposal to apply additional wall insulation will significantly improve the thermal performance of each block and will result in improved affordability of heating and reduced environmental impacts.

8.4 Given the extensive consultation that has been carried with the planning department, the carefully considered details and the high quality proposed materials; it is considered that the proposals present a well-designed and most practical solution to improving the energy efficiency of the Estate.

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