

## 2016/2082/P - PC7 Drainage System

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1602 HOLMES ROAD

26/07/2016  
Revision: P2

RESPONSE TO COMMENTS RECEIVED BY LBC ON 21st JULY 2016 IN  
RELATIONG TO PC7.

### Comment 2

*LBC Comment 2 (07.06.16). It's great that solar PV is providing at least 34% of the energy for new units. They've said that the PV array will be covering a roof area of 43m<sup>2</sup>, but that there is potential for 197m<sup>2</sup> – could you ask them why they are not extending the PV array further if they can? Will there be plans to do so?*

LS Response (30.06.16). A PV system is being provided to meet the planning requirement to reduce emissions by a total of 35%. To achieve this a 10.75 kWp array is required. The area stated in the report is indicative and may change depending upon the final specification of panel, inverter and location.

(Response from Malcolm Hollis – M&E Consultant)

*LBC Response (21.07.16). Whilst they are meeting policy requirements it's a shame that the development is not seeking to go beyond the London Plan reduction target when there is the opportunity to do so and where it could provide major benefits to the scheme. I would encourage them to target further reductions.*

**LS Response (26.07.16).** The PVs are located on the most suitable south facing sloping roof which is the most efficient and sensible location which result in the required emission reductions. Whilst we endeavour to provide the best sustainable solution, we also need to be considerate of the high standard of architectural quality which we wish to provide and also expected by the council. It would not be practical to place additional PVs on the other sloping area of the roof as it is north facing roof with large amounts of roof lights, any further PV's to the south facing green flat roof area could become visually intrusive on neighbours and on the new residents as they would be on a lower level of the building which can be overlooked. Given these technical points, we believe our proposal of meeting the required 35% reductions is valid and in line with Camden's policy whilst not compromising on the architectural intent of the building.

## Comment 4

*LBC Comment (07.06.16). They've also said that the solar PV array will be tilted at 10 degrees – we encourage a 30 degree tilt for optimal performance – what is the reason they are only tilting it at 10 degrees? Can they also confirm that the solar panels are facing south?*

LS Response (30.06.16). The installation angle for the PV array will be determined during the specification stage as noted in item 2 above.

(Response from Malcolm Hollis – M&E Consultant)

*LBC Response (21.07.16). This was submitted to discharge the S106. These details should be known at this detailed design stage.*

**LS Response (26.07.16).** The PVs are located on a pitched south/south west facing roof which has a slope angle of 12degrees. The pitch of this roof has been designed as a product of urban integration within the context of the site, and avoid daylight and sunlight issues with neighbours, therefore changing it could create further issues. The PVs are therefore located at this angle on this pitch as they are aligned with the roof. As noted by Malcolm Hollis, the number of PV's will be adjusted to meet the required performance and this provide a 35% reduction.

## Comment 5

*LBC Comment 5 (07.06.16). The water efficiency report information missing in the appendices.*

LS Response (30.06.16). In terms of Water Efficiency, we will be using the Fittings Approach under Part G of the Building Regulations, whereby less than 125 litres/person/day is consumed. This shall be adopted during the detailed specification of all sanitary appliances.

*LBC Response (21.07.16). This does not meet our policy requirements and so is not acceptable. Our policy requirements are for residential developments to demonstrate they are capable of achieving a maximum internal water use of 105 litres per day (plus an additional 5 litres for external water use).*

**LS Response (26.07.16).** In terms of Water Efficiency, we will be using the Fittings Approach under Part G of the Building Regulations, whereby less than 105 litres/person/day is consumed with an additional 5 litres/person/day for external water use. This shall be adopted during the detailed specification of all sanitary appliances.

**(A typing error had been made in the previous response)**

**Comment 6**

*LBC Comment 6 (07.06.16). There is no information on how the development meets sustainable design principles as outlined in DP22 – I've copied and pasted the relevant table below:*

LBC Response to developer response submitted (21.07.16). They've addressed most of the points in brief, although they haven't addressed the following:

- Opportunities to reuse water (though I understand from their drainage strategy rainwater harvesting is proposed)

**LS Response (26.07.16).** Rainwater harvesting is proposed for the development, Please see an extract from Page 18 - Surface Water Management Report.

'To help promote rainwater re-use, in line with the London Borough of Camden's policies to save water, we also propose a rain water harvesting system which will provide 8000litres of water to the commercial units at ground level. Using an assumed average annual rainfall of 650mm in London, equates to 54mm per month. Over the flat roof of 900m<sup>2</sup>, this generates 48600litres of rainfall per month. If it takes 18 days to serve 25 people with 8000litres, 25 people would require a further 5,300litres from the Thames Water network. The rainwater harvesting system will use 16% (8000/48600) of rainfall over the roof in giving the commercial space 60% (8000/13300) of water supply that would otherwise come from the Thames Water network'.

- They've not mentioned anything on materials.

**LS Response (26.07.16).** The building has been designed to have a timber cladding exterior wall of FSC certified Siberian Larch for both its architectural and sustainability merits. The sloping roofs are zinc, which is a sustainable and recyclable product and requires a low level of energy consumption in its manufacturing and very little waste is created on site. A green roof is also provided to the flat roof areas.

Please find attached, the approved Planning Condition document and the Approval letter from London Borough of Camden in relation to materials.

- Waste and recycling.

**LS Response (26.07.16).**

Within the new scheme, we are providing an external refuse store in a discreet area on the site which addresses the requirements in terms of waste and recycling. Residents and commercial users will have direct

access to an enclosed secure refuse store which allows for cross ventilation. The residential and commercial areas will be separated internally with a metal framed mesh panel system. This will also be located between the metal frame on the perimeter walls to create a robust but well ventilated store. Both commercial and residential users will have fob controlled access to the bin store.

Please find attached, the approved Planning Condition document and the Approval letter from London Borough of Camden.

The proposed development nature and design is not conducive with the re-use of any of the materials removed from current building due to its condition and technical constraints, thus all removed materials will be disposed of and recycled appropriately off site. Depending on the excavated materials, we intent to re-use the excavated soils towards the external re-finishing works, including regulating external levels to the current proposals.