27 MONTAGUE STREET, LONDON WC1B

SUSTAINABILITY STATEMENT

In support of a Planning Application and a Listed Building Consent Application

December 2016

FT | ARCHITECTS

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1.0 INTRODUCTION

This sustainability statement has been prepared by FT Architects in support of a planning and listed building consent application for works at 27 Montague Street.

The aim of this statement is to outline the approaches that will be taken to ensure the development will meet all the sustainable requirements outlined in the local Planning Guidance, Camden Core Strategy and the London Plan.

2.0 PROJECT REVIEW

It is proposed to convert the property from an existing hostel (sui generis) to residential use (Class C3). The proposals will create 2 no. Maisonettes over the lower/raised ground floors and the 2nd/3rd floors, plus 1 no. self contained flat on the 1st floors.

It is also proposed to refurbish the single-storey extension to the rear, and to carry out the sensitive restoration of missing or damaged historic fabric. The mechanical and electrical services will be renewed throughout.

The work will restore the building fabric and help ensure the long – term preservation of the property by returning the buildings to their original residential use.

The new property will be economical and environmentally sustainable to build and to run.

3.0 KEY SUSTAINABILITY ISSUES

It is intended that the new dwellings will include sustainable and energy efficient measure, within the envelope of the Listed Building. The 3 step energy hierarchy of 'Be Lean, Be Clean, Be Green' will be followed, as recommended in Camden's CPG3.

4.0 BE LEAN

To minimise the energy consumption of the proposed works, the scheme will incorporate the following measures

4.1 Materials:

All materials will be min. B-rated in accordance with BRE Green Guide to Specification.
Where Possible, the timber used in the scheme will be FSC, sourced from sustainable forests.
Transportation distances will be considered when specifying materials.

4.2 Heating and Hot Water:

A Green Tariff energy source will be selected.
A 90% gas-condensing boiler will be specified, with a NOX 4 rating.
Thermostats will be provided to each new radiator and tower rail.

4.3 Eco Labelled White Goods:

White goods with A+ rating will be specified

4.4 Internal Lighting:

All rooms will be well lit by natural daylight and sunlight.
Low-energy lighting will be specified throughout.

4.5 Internal Water Usage:

The proposal has followed the Government's National Calculation Methodology for assessing water efficiency for each individual Flat unit for 27 Montague St. The calculations in *Appendix 1, 2 and 3* are used to assess compliance against the water performance targets in the Code for Sustainable Homes Levels 3 and 4 to reach a maximum consumption of 105 (litres/person/day) of potable water.

All sanitary fittings will be specified to minimise water consumption, including aerator taps and showerheads, and efficient dual-flush toilets.

4.6 Sound Insulation:

The intermediate floors will be upgraded to meet current Part E requirements. It will not be possible to upgrade the party walls impacting or altering features such as the fireplaces, skirting's and cornices.

4.7 Ventilation:

Passive ventilation will be provided via trickle vents.
Rooms will generally be ventilated by means of opening windows.
The kitchens and bathrooms will be provided with mechanical ventilation.

4.8 Recycling:

Dedicated internal storage for recycling will be provided in addition to household waste storage, within the utility rooms and kitchen units.
Waste and recycling will be collected by the Local Authority's roadside refuse collection service.

4.9 Transport:

This is an extremely urban area, well served by amenities.
There are several bus and tube routes serving the property, with services frequently throughout the night.
The PTAL rating for this site is 6b (highest possible rating).
There is no provision for private parking on site.
Cycles may be stored on the street or storage can be provided in the basement vaults.

4.10 Construction:

The contractor will be required to comply with the Considerate Contractor's Scheme, and will be expected to demonstrate a commitment and strategy to monitor, sort and recycle construction waste.
The contractor will be expected to monitor water consumption on site, and to adopt best practice policies in respect of air/dust/water pollution from work on site.
Materials from the demolition will be used on site during the construction, wherever possible.

Installation Type **FLAT 1**	**Capacity/flow rate (1)**	**Use Factor (2)**	**Fixed Use (litres/ Person/day) (3)**	**Litres/ Person/day = [(1) x (2)] + (3) (4)**
WC (single flush)	-	4.42	0.00	-
WC (dual flush)	-	1.46	0.00	-
	-	2.96	0.00	-
WCs (multiple fittings)	5	4.42	0.00	22.10
Taps (excluding kitchen/utility room taps)	5	1.58	1.58	9.480
Bath (where shower also present)	5	0.11	0.00	0.55
Shower (where bath also present)	5	4.37	0.00	21.85
Bath only	0	0.50	0.00	-
Shower only	0	5.60	0.00	-
Kitchen/utility room sink taps	5	0.44	10.36	12.56
Washing Machine	5.5	2.1	0.00	11.55
Dishwasher	6.5	3.6	0.00	23.40
Waste disposal unit	-	3.08	0	-
Water Softener	-	1.00	0.00	-
	(5)	**Total calculated use (litres/person/day) = (Sum column 4)**		**101.49**
	(6)	Contribution from grey water (litres/person/day)		-
	(7)	Contribution from rainwater (litres/person/day)		-
	(8)	Normalisation factor		0.910
	(9)	**Total water consumption (Code for Sustainable Homes) = [(5) – (6) – (7)] x (8) (Litres/person/day)**		**92.35**

Appendix 1 – 27 Montague Street Flat 1 Water Calculator Table

Installation Type FLAT 2	Capacity/flow rate (1)	Use Factor (2)	Fixed Use (litres/ Person/day) (3)	Litres/ Person/day = [(1) x (2)] + (3) (4)
WC (single flush)	-	4.42	0.00	-
WC (dual flush)	-	1.46	0.00	-
	-	2.96	0.00	-
WCs (multiple fittings)	5	4.42	0.00	22.10
Taps (excluding kitchen/utility room taps)	5	1.58	1.58	9.480
Bath (where shower also present)	-	0.11	0.00	-
Shower (where bath also present)	-	4.37	0.00	-
Bath only	5	0.50	0.00	2.5
Shower only	5	5.60	0.00	28
Kitchen/utility room sink taps	5	0.44	10.36	12.56
Washing Machine	5.5	2.1	0.00	11.55
Dishwasher	6.5	3.6	0.00	23.40
Waste disposal unit	-	3.08	0	-
Water Softener	-	1.00	0.00	-
	(5)	**Total calculated use (litres/person/day) = (Sum column 4)**		**109.59**
	(6)	Contribution from grey water (litres/person/day)		-
	(7)	Contribution from rainwater (litres/person/day)		-
	(8)	Normalisation factor		0.910
	(9)	**Total water consumption (Code for Sustainable Homes) = [(5) – (6) – (7)] x (8) (Litres/person/day)**		**99.72**

Appendix 2 – 27 Montague Street Flat 2 Water Calculator Table

Installation Type FLAT 3	Capacity/flow rate (1)	Use Factor (2)	Fixed Use (litres/ Person/day) (3)	Litres/ Person/day = [(1) x (2)] + (3) (4)
WC (single flush)	-	4.42	0.00	-
WC (dual flush)	-	1.46	0.00	-
	-	2.96	0.00	-
WCs (multiple fittings)	5	4.42	0.00	22.10
Taps (excluding kitchen/utility room taps)	5	1.58	1.58	9.480
Bath (where shower also present)	5	0.11	0.00	0.55
Shower (where bath also present)	5	4.37	0.00	21.85
Bath only	5	0.50	0.00	2.5
Shower only	0	5.60	0.00	-
Kitchen/utility room sink taps	5	0.44	10.36	12.56
Washing Machine	5.5	2.1	0.00	11.55
Dishwasher	6.5	3.6	0.00	23.40
Waste disposal unit	-	3.08	0	-
Water Softener	-	1.00	0.00	-
	(5)	**Total calculated use (litres/person/day) = (Sum column 4)**		**103.99**
	(6)	Contribution from grey water (litres/person/day)		-
	(7)	Contribution from rainwater (litres/person/day)		-
	(8)	Normalisation factor		0.910
	(9)	**Total water consumption (Code for Sustainable Homes) = [(5) – (6) – (7)] x (8) (Litres/person/day)**		**94.63**

Appendix 3 – 27 Montague Street Flat 3 Water Calculator Table

5.0 BE CLEAN

The development is within 1km radius of a proposed decentralised energy network. As such, the scheme will have the capacity to connect to the network and will do so as soon as the option becomes available.

5.1 Flooding:

Environmental Agency maps indicate that the development is not located in a flood risk zone. Neither volume nor rate of surface water runoff will increase beyond predevelopment conditions.

5.2 Pollution:

All measures will be taken to minimise pollution during the building works.

6.0 BE GREEN

6.1 Green Solutions:

The size and nature of the scheme does not allow for many green solutions to be implemented within the scheme, however the existing rear gardens will be provided with planted containers. The upper floors will benefit from views onto the mature landscape of Montague Street Garden.

6.2 Waste:

Waste segregation will be encouraged, with at least 5 types of construction waste materials recycled. A dedicated recyclable waste storage facility will be provided in the finished scheme. Materials from demolition on site will be reused where possible.

7.0 CONCLUSION

This application seeks permission for the conversion of 27 Montague Street, from hotel use (sui generis) into 3 new and much needed residential units. We believe that the proposed scheme will be positive and upgrade the property significantly within a sustainable, energy efficient development.

We consider that the application proposals comply with the aims and objectives of the relevant LDF, National Planning Policy Framework and national planning guidance.