

72-80 Leather Lane and 82 Leather Lane, London, EC1N 7TR

Sustainable Design & Construction Statement

Planning Reference: 2016/6366/P

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Date: 03.03.2017

Purpose: Following the recent planning application for the redevelopment of 72-80 Leather Lane, the Camden Sustainability Officer has requested some further detail on the sustainability aspects of the application to support planning policy DP22. Following a discussion on the issue, this statement is intended to respond to the items raised.

Sustainability Plan

BREEAM rating	<p>Although the number of refurbished dwellings proposed means that the policy for achieving BREEAM Excellent certification is not triggered, a rating of Very Good is being targeted for the refurbished and change of use flats, which has been welcomed by the authority.</p> <p>As issued.</p>
Cooling hierarchy	<p>An overheating assessment has been carried out as a part of the process to produce SAP calculations. This assessment is related to the factors that contribute to internal temperature: solar gain (taking account of orientation, shading and glazing transmission), ventilation (taking account of window opening in hot weather), thermal capacity and mean summer temperature for the location of the dwelling. The SAP calculations show that the dwellings pass the SAP overheating test without the use of mechanical ventilation or active cooling system. The dwellings are predicted to be comfortable through reducing solar gain and providing adequate ventilation.</p> <p>Please refer to updated Energy Statement.</p>
Materials, sourcing and waste	<p>Materials:</p> <p>Construction techniques will be considered against the BRE Green Guide to ensure that, where practical, the most environmentally friendly construction techniques are deployed. In addition, construction materials will be sourced from suppliers capable of demonstrating a culture of responsible sourcing via environmental management certification. The extensive retention of building materials in</p>

	<p>situ, is an inherently low embodied carbon strategy with a low environmental impact.</p> <p>Where timber products are specified these will be sourced in line with UK Government Guidance as a minimum and with full FSC Certification where possible.</p> <p>Waste and recycling: Appropriate internal and external storage space will be provided to ensure that residents can sort, store and dispose of waste and recyclable materials in line with Camden's collection policies.</p> <p>The principle contractor will be required to produce a site waste management plan and sustainable procurement plan, in line with Camden policy and BREEAM requirements.</p>
<p>Green infrastructure and biodiversity (including green/brown roofs)</p>	<p>Existing biodiversity, where present, will be protected on site and elements of a biodiverse roof are to be introduced at roof level.</p>
<p>Water efficiency and SuDS (including rainwater and greywater harvesting)</p>	<p>Internal Water use: SCH Architects have confirmed that efficient internal water use measures will be implemented. The following efficiencies will be incorporated in the developed sanitary ware schedule.</p> <ul style="list-style-type: none"> • Kitchen taps with a flow rate of 5 litres per minute or less • Bathroom taps with a flow rate of 3 litres per minute or less • Showers with a flow rate of 8 litres per minute or less • Baths with a capacity of no more than 140 litres to overflow • WCs with an effective flushing volume of 3 litres • Dishwashers with a consumption of no more than 12 litre per cycle. • Washing machines with a consumption of no more than 40 litres per use <p>The BREEAM DR Wat01 Calculator tool estimates that the overall consumption based on the above less than 97 l/p/d</p> <p>External Water Use: There is only some usable external terrace space is on the 6th Floor roof. The location may offer some space for small pots, although the size will allow for any watering to be manual. The terrace is not fed by a down pipe, as the only roof that could possibly allow for a rainwater but is wholly covered by biodiverse roof.</p> <p>SUDs and rain/grey water harvesting:</p>

	<p>As there is no increase in impermeable surfaces due to the development, no increase in run-off is expected. A degree of attenuation will be provided by the biodiverse roof. The opportunity for grey water harvesting is not feasible due to the existing nature of most the building, particularly in locations where grey water would usually be stored (basement/ground).</p>
<p>Building Management Systems, metering, monitoring and management</p>	<p>Although the inclusion of smart meters is not part of the current development proposals, the developer will include guidance in the Building User Guide, for future occupants to contact their chosen energy provider and request a free energy meter. There is a current national roll out for free energy meters.</p> <p>Full information on obtaining a free smart energy meter are available on https://www.smartenergygb.org/en</p>

ENERGY STATEMENT - See updated report