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Sustainability Statement

91 Regent's Park Road, London NW1 8UT

PLANNING APPLICATION
April 2018

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1.0 Introduction

The proposed works at 91 Regent's Park Road comprise:

*A two storey extension located above the existing ground floor Primrose Valet Laundromat, with minor external modifications to the retail entrance, and a rear dormer extension to the existing roof of the Primrose Corner Post Office.
Internal reconfigurations to the existing 2 residential units to create in total 4 residential units.*

The development is located in the London Borough of Camden within the Primrose Hill Conservation Area.

This report summarises the sustainable design and construction measures that have been incorporated into the project in order to meet the sustainability requirements of the *Camden Sustainability Planning Guidance CPG 3* and the *London Plan*. A statement of intent with respect to sustainability has been requested by the planning department.

2.0 Policy

2.1 Camden Planning Guidance - Sustainability CPG 3

The Council will require all developments to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. We have closely referred to CPG 3 when developing our proposals to:

- a) ensure our proposals minimise the need to travel by car and help support local energy networks;
- b) promote the efficient use of land and building;
- c) minimise carbon emissions from the redevelopment, construction and occupation of the building by implementing measures to:
 - 1. ensure developments use less energy,
 - 2. make use of energy and materials from efficient and sustainable sources
- d) ensure the building and spaces are designed to cope with, and minimise the effects of, climate change.

2.2 The London Plan

The London Plan 2015 requires compliance with the following policies relating to climate change:

Policy 5.2 Minimising Carbon Dioxide Emissions (refer to the supplementary Energy Report)

Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

Since this is not a major development, the carbon reduction targets do not apply. The other policies addressing climate change are as following:

- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 5.15 Water use and Supplies
- Policy 5.18 Construction, Excavation and Demolition Waste

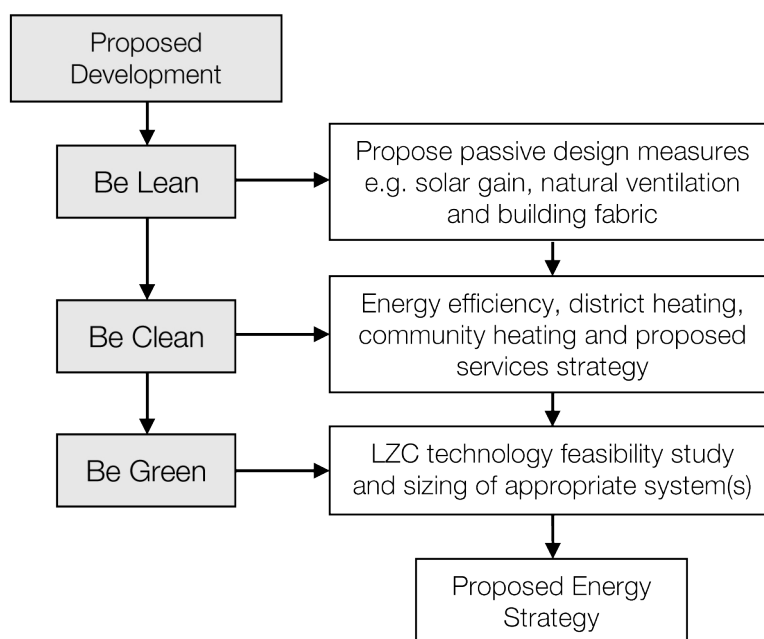
3.0 Sustainability Strategy

3.1 Energy and carbon dioxide emissions

The approach to reducing energy used by the proposed development has been to consider strategies and technologies to achieve a low energy and carbon footprint for the scheme. As such, the development will follow the energy hierarchy:

- Use less energy through passive design measures (**Be Lean**)
- Supply and consume energy efficiently (**Be Clean**)
- Utilise renewable energy sources to reduce carbon emissions (**Be Green**)

This energy strategy examines the energy performance of the proposed development at *91 Regent's Park Road* based on the following methodology:



The performance of the development in terms of energy consumption and carbon emissions is calculated at each stage of the assessment, ensuring that both regulated and unregulated energy is considered when determining the performance of the proposed energy strategy.

Passive Design & Building Fabric

As part of the Be Lean approach, passive design measures have been considered throughout the pre-planning stage to reduce energy demand.

To further improve the passive design of the development, the new thermal fabric will

be specified to exceed current Building Regulations targets and minimum standards. Given the context of dealing with an existing building in a conservation area, work on existing thermal elements will comply with regulation 23 of the Building Regulations and reasonable provision will be made to upgrade as much of the existing thermal elements where possible.

Opaque elements will incorporate good levels of insulation and efficient double glazed windows will be used. The building will be of a reasonable and compliant airtightness, given that it largely deals with an existing building, and careful detailing will reduce thermal bridging.

Energy Efficiency

Energy efficient equipment has been proposed to further reduce energy use in the development. This includes measures for:

- Time and temperature zone heating controls
- Low energy lighting
- Water efficient sanitaryware
- Condensing gas boilers for space and hot water heating

Low and Zero Carbon Technologies

Low and zero carbon technologies have also been considered for the development. Given the context of dealing with a building of merit within a conservation area, it is not possible to use the roof for solar technologies. On a project of this nature no other technologies would be technically feasible. The greatest savings can be achieved by ensuring a highly insulated building fabric and specifying energy efficient equipment.

3.2 Water efficiency

Water fittings will be specified with the following or similar flow rates to meet the target water consumption of 105 l/p/day:

- Wash basin taps - 4 l/min
- Baths - 160 litre overflow
- Showers - 10 l/min
- Dishwasher - 1.1 l/place setting
- Washing machine - 7 l/kg load
- WC - 4/2.6 litre dual flush
- Kitchen taps - 6 l/min

Water meters will be installed in each house to encourage residents to limit their consumption.

3.3 Materials and Waste

All new building elements will achieve the highest feasible rating on the *BRE Green Guide to Specification*. Materials will be specified to have a low embodied energy, taking into account whole life cycle analysis. All concrete will be BES:6001 certified to ensure responsible sourcing and cement replacements and recycled aggregates will be used where possible. Bricks and slate will also be BES:6001 certified, and sourced to minimise transport distances. All timber used in construction will be FSC certified. The development will be designed to encourage recycling through the provision of a central store and containers in kitchens.

Construction site waste will be monitored by a compliant *Site Waste Management Plan* including procedures and commitments to sort and divert waste from landfill. At least 85% by weight or by volume of non-hazardous construction waste generated by the project would be diverted from landfill. Waste will be divided into 5 waste groups: bricks, concrete, timber, metals and tiles and ceramics.

3.4 Nature conservation and biodiversity

The site is largely occupied by an existing building. The site neither has a potential for supporting any protected species nor supports BAP habitat or notable habitats. The site is considered to be of negligible ecological value. Measures will be taken during construction to minimise impact on ecology by timing works appropriately and following

best practice guidance.

3.5 Climate Change Adaptation

Tackling increased temperature and drought

Risks of excessive solar gain are reduced due to the orientation and fenestration of the dwellings. Windows will incorporate low emissivity coatings to reduce solar gain and adequate ventilation will be specified to avoid overheating.

Flooding

Surface water drainage strategies will ensure that the peak and volume of surface water run-off rates will not be increased due to the development. Sustainable Urban Drainage Systems (SUDS) will be employed where possible. The site is located in a Very Low Flood Risk Zone as classified by the Environment Agency.

3.6 Pollution Management

Air quality

Effective vehicular wheel/body washing facilities to be provided and used as necessary also spraying areas with water to dampen down dust when conditions dictate. Use of road sweepers whenever the need for road cleaning arises and sheeting of vehicles carrying waste materials off-site.

During the detailed design phase, full assessments of the potential impact of the demolition and construction works on air quality will be prepared.

Insulating materials and heating systems will be specified to keep pollutants to a minimum. Boilers will have low NO_x (Nitrous Oxides) emissions and insulation will have a low Global Warming Potential (GWP).

Noise

The development will improve on the minimum standards set out in Building Regs Part E where possible, providing a good level of sound insulation between dwellings.

Light pollution

External lighting will be designed to minimise light pollution and only lighting required for safety will be on overnight.

4.0 Conclusion

This development employs many sustainable design and construction measures as outlined above in this report.

The environmental impact and energy use associated with the project will be lower than for a project that is built to standard Building Regulations compliance.