

212-216 KENTISH TOWN ROAD NW5 2BY

SUSTAINABILITY STATEMENT

Consultant Report

21 August 2018

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1 Executive Summary

1.1 Overview

The brown field site offers an opportunity to transform an unused area of concrete and tarmac into a useful area a habitation with some planting in the two amenity areas

The development revolves around maximising the quality of living through sustainably designed apartment layouts and high-quality private amenity

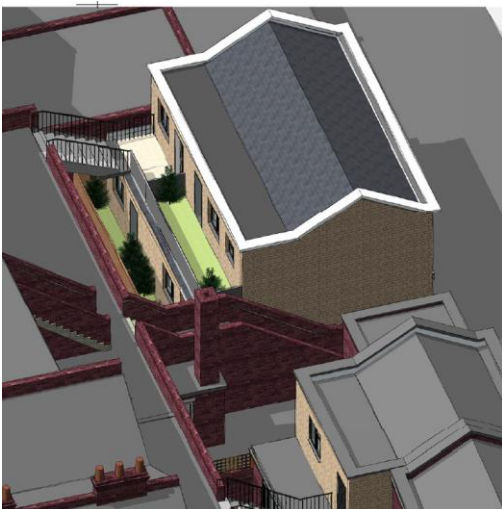
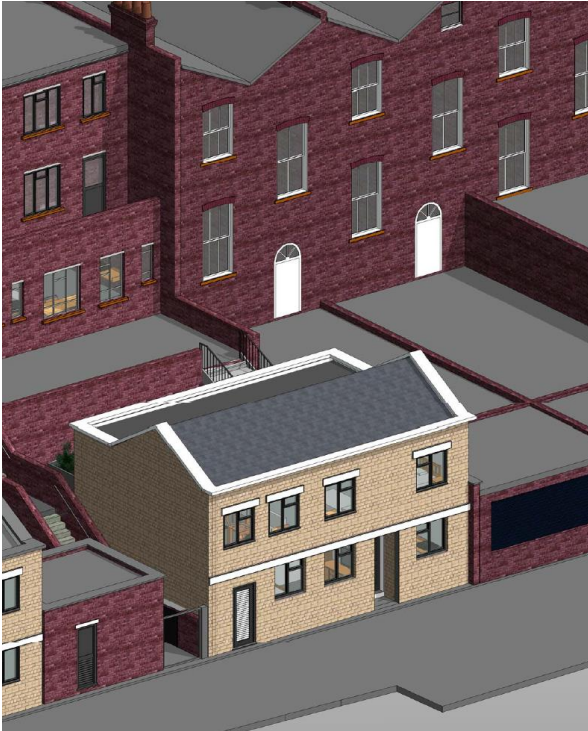
Each dwelling has been designed "inside-out" to maximise use of space and utilise sustainable passive design approach providing natural lighting and ventilation. The units have been designed to have dual aspect facing frontages with arrangement of accommodation to maximise the East West locale

It will also be noted the design is highly sympathetic to neighbouring dwellings

2 Introduction

2.1 The development

The development sits behind the existing commercial units and flats facing onto Kentish Town Road and the entrance will be from Wolsey Mews. This brownfield site makes use of the last remaining space in the mews



2.2 Policy Context

The Development has been considered within the context of the following planning policy framework:

- NPPF 2012;
- The London Plan;
- The Mayor's Sustainable Design & Construction Supplementary Planning Guide
- Camden Local Plan policies CC1, CC2 & CC3
- Camden Planning Guidance on Sustainability
- The draft revised Local Area requirements – 2018

The Camden Local plan policies and the London Plan have, to great extent, informed the sustainability strategy and provides guidance on how new development in Camden should be designed and built so that it has a positive impact on the environment and achieves the highest standards of sustainable design and construction.

The Local Plan covers the following key topic areas:

- Meeting Housing needs
- Community, health and wellbeing
- Economy & jobs
- Protecting Amenity
- Design and Heritage
- Sustainability and climate change
- Town centres & shops
- Transport

Sustainability and climate change is the key topic area to be addressed, as an overview, in this document and in detail in various other documents, where relevant and forming part of the planning submission, to be referenced below

The draft revised Local Area requirements – 2018 further clarifies the requirements for this application. The LAR only requires developments of 5 or more dwellings to meet the full Sustainable development principals in Local Plan policy CC2 and makes no mention of CC1 or CC3 however; for all new build developments the London Plan cooling hierarchy as to be addressed. Any development, at risk of overheating, should submit a Thermal modelling and mitigations where applicable

2.3 Sustainability Targets

The sustainability aspirations for the Development are guided by the Developer Brief and relevant Camden planning policy objectives. This includes an expectation for the following:

- Overheating for single aspect units to be considered in line with London Plan guidelines
- London Plan cooling Hierarchy be considered

As such, the following targets have been adopted:

- London Plan cooling requirements;
- Maximum internal water use rate for dwellings of 105 l/p/d;

Other sustainability targets adopted by the Development include the following; these are addressed by other documents that form the planning application:

- A site-wide 35% minimum reduction in CO₂ emissions over Building Regulations Part L 2013, in line with the London Plan. For details refer to the Energy Statement;
- As far as practicable adopt sustainable design and construction measures and techniques. For details refer to the Design & Access Statement;

2.4 Purpose of This Document

This document provides a summary of the preliminary assessments that have been undertaken for the residential elements. It will demonstrate that each assessed element is on course to achieve the targeted ratings and performance levels. Preliminary assessments have been prepared by a Stroma Accredited Professional based on outputs from several sustainability workshops held with the project team. The key credits requiring early decisions and incorporation into the design proposals have been discussed and agreed. This has ensured the appropriateness and achievability of the credits targeted to attain the desired rating/performance level.

It is important to note, at this stage the pre-assessment is not fixed, and some flexibility may be used during design development however; the overall outcome will be adhered to

3 Domestic Assessment

3.1 Summer Overheating

The dwellings are neither single aspect nor have glazing facing within 90° due South therefore do not require Thermal modelling however; the SAP analysis of the dwellings has identified there is only a very slight risk of overheating for either units – refer to the Energy Statement for further details

3.2 London Plan cooling hierarchy

Whilst this project comprising two small dwellings is not a major development the cooling hierarchy has still been followed. Internal heat generation has been minimised by providing a dual aspect development that allows a through draft, windows are East/West facing thus maximising daylight whilst minimising overheating. The glazing will all be coated allowing heat transfer inwards in the winter and sunlight reflection in the summer. Ceiling heights are generous, natural ventilation is used avoiding the need to use any form of mechanical cooling

There are no further cooling requirements mandated by the London Plan and non-major projects

3.3 Internal Water Usage

The latest version of the London Plan identifies internal water usage as a key factor to be addressed in new dwellings, so this project has included within the Energy Statement a BRE Water calculator detailing how the dwellings will achieve an internal water usage less than 105 litres/person/day

3.4 London Plan – CO₂ emission reduction

Since October 2016 the London Plan has operated a Zero Carbon policy stating that a minimum of 35% Carbon Dioxide emissions is to be achieved and any subsequent shortfall may be made good by use of a Carbon Levy. The details of how this is to be achieved for this project may be found in the Energy Statement

3.5 London Plan – Sustainable Construction

Refer to the Design & Access Statement for the details of how the project has targeted sustainable design

