

ENERGY & SUSTAINABILITY STATEMENT

for Jack Straw's Castle, North End Way, Hampstead, London NW3 7ES.

The proposal will seek to respond to the energy and sustainability policies pertinent to minor developments outlined within the London Plan and the policies within Camden Council's Core Strategy and Development Policies documents.

PROPOSED SUSTAINABILITY MEASURES:

ENERGY EFFICIENCY

ENERGY LABELLED WHITE GOODS

The houses will be supplied with an EU Energy Efficiency Labelling Scheme Leaflet to help the tenants choose energy efficient white goods; or in the case where the two houses have been fitted out, energy efficient white goods will be provided.

EXTERNAL LIGHTING

Energy efficient light fittings will be installed throughout the development where appropriate. In addition, external lights will be fitted with controls to reduce the energy consumption of the building during periods of infrequent use:

External space lighting will include energy efficient fittings

Security lighting will include daylight cut-off devices, with a maximum wattage of 150W and PIR.

HIGH EFFICACY LIGHTING

The development intends to incorporate low energy lighting fittings throughout both houses. All light fittings will be specified as low energy lighting, and will accommodate LED, compact fluorescent (CFLs) or fluorescent luminaires only.

MONITORING

Apart from the above design measures, the development will incorporate monitoring equipment and systems to enable occupiers to monitor and reduce their energy use.

Smart meters will be installed to monitor the heat and electricity consumption of each dwelling; the display board will demonstrate real-time and historical energy use data and will be installed at an accessible location within the dwellings.

WATER INDOOR WATER USE

The development at Jack Straw's Castle aims to reduce water consumption in the two

houses to below 105 litres per person per day, in line with the new target set out within the London Plan (Minor Alterations to the London Plan 2016), through the use of water efficient fittings.

MATERIALS

Embodied energy is the energy that is used in the manufacture, processing and the transportation of the materials to site. The construction build-ups for each of the main building elements are rated from A+ to E. Each element to be used in the building has been rated according to the BRE Green Guide to Specification whereby:

A+ rated elements are least likely to affect the environment

E rated elements are most likely to affect the environment It is assumed that most of the main building elements within this development will achieve between an A+ to C rating where possible.

All timber used during site preparation and construction to be FSC certified, and all non-timber materials to be certified with Environmental Management Systems (ISO 14001 OR BES 6001)where possible.

WASTE HOUSEHOLD WASTE

Dedicated external waste storage for the dwellings will be provided to meet the Local Authority requirements. Adequate internal storage for recyclable waste will be provided to all dwellings in a dedicated position. The Local Authority provides recyclable household waste collection and sorting.

CONSTRUCTION SITE WASTE MANAGEMENT

The development will minimise the impact of construction waste on the environment through a Resource Management Plan or Strategy. This plan will include information such as:

- Benchmarks for resource efficiency
- Procedures and commitments to reduce hazardous and non-hazardous waste
- Monitoring hazardous and non-hazardous waste

POLLUTION GLOBAL WARMING POTENTIAL (GWP) OF INSULANTS

Global warming potential (GWP) is a measure of how effective a gas is at preventing the passage of infrared radiation. Blowing agents, used in the production of insulation, are a common source of gases with high GWPs. The development will aim to specify insulation materials that have a low Global Warming Potential (GWP).

NO_x EMISSIONS

Space heating and hot water requirements are to be met through high efficiency individual gas boilers with inherently low NO_x emissions.

DAYLIGHTING

The apartments have been designed with daylight in mind and as such the layouts and the existing large windows will provide the occupants with high levels daylight.

SOUND INSULATION

The development proposes that airborne sound insulation will comply with or exceed current Building Regulations Part E standards.

PRIVATE SPACE

There are shared private gardens at the rear of Jack Straw's Castle the apartments are also in very close proximity to Hampstead Heath.

SURFACE WATER RUN-OFF

The post-development run-off from the site will be no worse than the pre-development run-off rate.

CONSTRUCTION SITE IMPACTS

To minimise the construction impacts of the site, the contractor will strive to monitor, report and set targets for:

- The production of CO₂ arising from site activities
- Water consumption from site activities

In addition, contractors will strive to adopt best practice policies for air (dust) and water (ground and surface) pollution occurring on site. All timber will be sourced following the Government's Timber Procurement Policy.