

**Client:** A2Dominion Developments Limited  
**Development:** 156 West End Lane, Camden  
**Subject:** S.73 Sustainability Strategy Addendum Report  
**Ref:** EMS067  
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Silver EMS was commissioned by A2Dominion Developments Limited to carry out a Sustainability Statement (dated June 2016) to accompany the detailed planning application for the development at 156 West End Lane, Camden. This addendum has been prepared to support a planning application under S.73 for minor revisions to the approved scheme, the full changes are set out in more detail within the S.73 application documentation.

This Sustainability Statement Addendum assesses the effects of the proposed changes from a sustainability perspective and should be read in conjunction with the Sustainability Statement previously produced in 2016 and the accompanying addendums.

A list of key changes is outlined below, however please refer to S.73 application documents for a full list of changes:

Schedule of Changes (refer to the proposed overview diagram on p. 5)			
Ref.	Change	Reason for change	Resulting Benefit
1	Reconfiguration of west building (ground floor)	<ul style="list-style-type: none"> <li>To allow the introduction of a third core, which will serve the affordable rent units.</li> <li>To ensure the most efficient floorplate.</li> </ul>	<ul style="list-style-type: none"> <li>Fewer units per core on floors above</li> <li>Improved flat layouts as units can be accessed from the centre of the plan instead of from an access deck</li> <li>Starter units are reconfigured to improve usability and lettable (no change in approved floorspace).</li> <li>An increase in the number of units.</li> <li>Changes made without moving the footprint closer to Lymington Road.</li> </ul>
2	Removal of access deck to west building (2 <sup>nd</sup> floor and above)	<ul style="list-style-type: none"> <li>Part of the reconfiguration introducing a third core as above, rationalising both the elevations and plans.</li> </ul>	<ul style="list-style-type: none"> <li>Greater separation distances between the either side of the West Block across the courtyard.</li> <li>Further reductions in the small levels of overshadowing.</li> </ul>
3	Internal reconfiguration of shared ownership units within west building	<ul style="list-style-type: none"> <li>To increase the number of 1-bed units.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in one-bed units.</li> <li>Improved floor space efficiencies.</li> <li>Better stacking arrangement, which has a positive impact on the design of the courtyard elevations.</li> <li>Changes made without moving the footprint closer to Lymington Road.</li> </ul>
4	Reconfiguration of east building	<ul style="list-style-type: none"> <li>To rationalise the approved cores.</li> <li>To increase the size of units.</li> <li>To move the refuse store away from common areas.</li> <li>To allow for a further plant/comms room at basement level.</li> </ul>	<ul style="list-style-type: none"> <li>Changes made without moving the footprint closer to Lymington Road.</li> <li>Improved natural daylighting to cores.</li> </ul>
5	Increase in the footprint of the three-storey link building to the south	<ul style="list-style-type: none"> <li>To accommodate the introduction of two one-bed units instead of one two-bed unit.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in unit numbers.</li> </ul>

	As Approved Mix by Bedroom Size			
	1-bed	2-bed	3 and 4-bed	TOTAL
Affordable Rent	14	9	21	44
Shared Ownership	21	14		35
Market	34	51		85
Total no. of Units	69	74	21	164
% Total of Scheme	42%	45%	13%	

	As Proposed Mix by Bedroom Size			
	1-bed	2-bed	3 and 4-bed	TOTAL
Affordable Rent	23	10	21	54
Shared Ownership	23	9	0	32
Market	57	37	0	94
Total no. of Units	103	56	21	180
% Total of Scheme	57%	31%	12%	

The overall building areas remain the same or slightly uplifted, with the majority of buildings having the same geometry. Most important from a sustainability perspective, no significant changes are proposed in terms of energy, landscaping, water efficiency and pollution measures. Furthermore, the proposed changes are not going to modify the sustainability of the buildings and the proposed environmental measures.

Overall, the proposed changes are not considered to have an impact in the sustainability hierarchy and do not affect the approach and principles of the sustainability strategy. Thus, the proposed sustainability strategy and measures will remain the same as the approved Sustainability Statement and BREEAM pre-assessment report.