JML House

Sustainability Statement for Planning

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Contents

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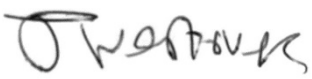	

1.0 Executive Summary

1.1 T16 Design has been appointed to produce this Sustainability Statement for the proposed change of use at JML House, Regis Road, Kentish Town, NW5.

1.2 The report takes an overarching strategy for improvements and measures to be adopted in order to reduce the environmental impact of the scheme.

1.3 It is noted that no external works or alterations to the fabrics are proposed for the scheme, so the measures that can be undertaken are limited.

2.0 Project Summary

2.1 The site is an existing office building which is not currently in use. It is located in the London Borough of Camden and is bordered by other office and industrial buildings.

2.2 JML House currently comprises of 2,242m² of B1a office space, located over three floors. The proposal is for a change of use application for the property to provide flexible B1c, B2 and B8 space for a total of 808m². The remaining area will retain its current planning use.

2.3 As stated above, it is not proposed that any external works or changes to the building's fabric will be made as part of this application.

2.4 The site location is shown below.

Site Location

3.0 Policy Requirements and Drivers

3.1 The relevant planning policy documents for this site, relating to sustainability are:

- The London Plan (2016)
- Camden Local Plan
- Camden Planning Guidance on Sustainability
- Sustainable Design and Construction SPG (2014)

3.2 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for developments in London over the coming decades.

3.3 The overarching policy setting out the principles of sustainable design and construction to be incorporated in major proposals is Policy 5.3 which requires proposals to demonstrate that "sustainable design standards are integral to the proposal including its construction and operation".

3.4 This policy also covers measures such as efficient use of resources (water and materials) and minimizing pollution and wastage both from the development and during its construction.

3.5 Camden Council's Local Plan policies CC1, CC2 and CC3 also set standards relating to these areas, and require the demonstration of high standards in resource efficiency and sustainable design.

9.1 In light of these policy requirements and through the developer and design team's commitment to reducing the impact of the development on the environment, this report sets out some of the measures that will be adopted or considered.

4.0 Water Efficiency

9.2 The London Plan states that in dry years, water consumption in London outstrips supply. Therefore, with the population of the capital set to increase further, it is vital that potable water is used efficiently and to reduce consumption.

9.3 Our understanding is that it is not currently proposed that new sanitary fittings will be installed as part of the change of use proposals.

9.4 However, it is recommended that flow restrictors and tap aerators are used to reduce consumption from current fittings.

9.5 If new fittings are installed at a later date, sanitary goods with the following performance specifications are recommended to be installed.

- Basin Taps 4l/min at 3bar
- Kitchen taps: 5l/min at 3bar
- Showers: 9l/min at 3bar
- WCs: Dual flush - 4/2.6l

5.0 Surface Water and Flooding

9.6 New developments should seek to mitigate against the future effects of climate change and so far as possible, reduce water runoff from the site and buildings to alleviate the problems of flooding.

9.7 At the very least, developers should aim to make the situation after construction no worse than it was before.

9.8 There are several methods to deal with surface water runoff which can be used in isolation or in combination. Some are dependent on the building design and others are dependent on soil conditions.

9.9 As no works are being undertaken on the external parts of the building, the impermeable area of the site will not be increased and therefore the surface water runoff will also not be greater.

9.10 If a new drainage strategy is implemented in the future, it is recommended that the SUDS hierarchy is used to determine the most suitable solution for the site.

9.11 The site is located in an area which is at a low risk of flooding.

6.0 Transport

6.1 Transport arrangements are a key consideration for any new development. In London, the accessibility of public transport to a site is of high importance to both developers and end-users.

6.2 This can be assessed using the PTAL (Public Transport Access Levels) system. This site has a rating of 6a, where 0 is the worst score and 6a is the best. 6a is regarded as an Excellent' score.

6.3 This indicates that the site is a short walking distances from rail stations and bus stops and also that the services available locally are frequent.

6.4 There are currently five Sheffield cycle stands at the development and an additional seven stands will be added to help encourage the future occupants to make more journeys by bicycle and reduce car ownership.

6.5 It is proposed that car parking at the site will remain capped at six spaces. Of these two will be allocated to the new use class unit.

6.6 Further details of the transport strategy for the site are included in the Transport Statement, submitted as part of the change of use planning application.

7.0 Sustainable Construction

7.2 It is not proposed that there will be any external work undertaken at the site or any alterations to the fabric of the building.

7.3 However, if any construction work does take place, it is proposed that in will be undertaken in line with Camden's planning guidance.

7.4 Existing materials will be reused if feasible and efforts will be made to ensure that any new materials will be locally or responsibly sourced.

Site Waste Management

7.5 Any construction work that does takes place at the site will be operated under a Site Waste Management Plan which will identify the key sources of construction waste, methods for diverting this waste from landfill, identify those responsible for doing so and monitor performance.

7.6 There are numerous tools available for doing this, including online facilities such as BRE's SMARTWaste system.

7.7 This allows the contractor to log all waste-related activities and report on performance at all stages of the build.

7.8 It also allows monitoring and reporting of energy and water use on site (see "Consumption Monitoring", below) and analysis of the carbon impact for transportation and material usage.

7.9 Although Site Waste Management Plans are no longer a legal requirement, they offer significant environmental benefits and also cost savings, by encouraging waste reduction across the construction team.

Pollution

7.10 The contractor will have in place policies on site to minimize air and water pollution from site-based activities.

7.11 Air and water pollution on site can have a detrimental impact on the environment and on the health of local residents

7.12 Examples of the clauses that such policies should contain are:

- All surface water must discharge into a surface water drain
- All foul water must discharge into the foul water drain
- All oil and diesel drums must be stored on an impervious base with oil-tight bund with no drainage outlet. All drill pipes, fill pipes and sight gauges must also be stored on this bund.
- Leaking or empty oil drums must be removed from site and disposed of via a licensed waste disposal contractor
- A stand pipe and hose is to be made available at all times on site to damp down arising dust from the demolition process. Particular attention must be paid to damping down procedures during periods of dry and hot weather.
- All skips must be covered with a suitable cover i.e. tarpaulin or plastic dust sheets.
- Any lorries removing waste from site must be suitably covered prior to leaving site.
- A wheel wash will be provided where practical.

Consumption monitoring

7.13 In line with the ideals of the Site Waste Management Plan the developer will monitor resources consumption on site in line with industry KPI benchmarks

7.14 Electricity and water usage will be monitored on site and targets set.

7.15 The results of the meter readings will then be compared to the set benchmark targets using industry standard KPIs so that feedback can be given to the site staff.

7.16 This will have the effect of encouraging responsible resource usage and consumption reduction where possible.

8.0 Conclusion

8.1 The sustainability statement for JML House, Regis Road, Kentish Town, has been developed with the design team to comply with the relevant environmental policies from Camden Council and the London Plan.

8.2 Measures to be included within the design cover areas such as reductions in potable water use, resource efficiency and pollution reduction.

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