**SUSTAINABILITY STATEMENT**

**CCI MITIGATION**

**65 CAMDEN SQUARE**

**LONDON NW1 9XD**

**Ref: PP-08243038**

**The property:**

Currently 65 Camden Square is a two-store three-bedroom house. The structure is built with solid 220mm stock brickwork. The property has a pitched roof with slate cladding over a conventional timber frame. the internal walls are cinderblock, Fletton brickwork and timber studwork. The windows are mostly of timber construction but in poor condition.

Apart from some basic loft insulation there is no thermal insulation.

**The proposal:**

The new house will be constructed to current Building Control standards and the client is keen to ensure that thermal insulation for the floors, walls, roof and windows will exceed the current requirements. The existing party wall with No 29 Camden Mews is to be retained and this will have acoustic insulation installed.

The new structure will be built and equipped with a high specification and will create a modern dwelling of best quality.

**Demolition:**

The appointed Contractor will produce a Site Waste Management Plan (SW MP) in order to salvage or re-use existing materials where possible. The BRE Smart Waste management plan tool will direct waste materials that cannot be re-deployed on the site.

The existing two storey house will be partly demolished although the northern party-wall that forms the boundary with 29 Camden Mews will be retained along with temporary support.

It is expected that approximately 60% of the roof slates and 60% of external stock bricks will be salvageable. Face brickwork of the new house will be re-claimed stocks and it is intended that the salvaged brick will be re-used.

The existing internal walls are cinder blockwork and Fletton bricks. At least 50% of this material will be retained and employed as hardcore. Remaining bricks or blockwork will be removed from the site in accordance with the SM MP.

At this point it is not possible to assess the quality of the existing timber rafters and studwork so it is expected that these materials will mostly be removed from the site and re-directed with the aid of the SM MP.

There is no evidence of dangerous materials such as asbestos on the site but if this is discovered, disposal it will be professionally undertaken with Building Control approval.

CEDC

020 7603 7770

21st March 2020.