

Sustainability and Energy Statement

Introduction

This sustainability and energy Statement has been prepared by Andy Tilsiter BA Hons, PGDipSurv FRICS of Shakib & Co Limited, to accompany the planning application submitted to Camden Council (Camden) for the proposed alteration and extension of 1 Chesterford Gardens London NW3 7DD under reference 2020/1502/P

This is an abbreviated statement given that this is a very minor development creating a 2 bedroom dwelling which will be less than 80 square meters in size. It is submitted that given the very small nature of this development that the planning application does not need to be supported by such a statement, but the applicant voluntarily does so on a without prejudice basis.

This document details how the proposals for the development will achieve high sustainability levels and also how the sustainability principles found in the Camden Local Plan 2017 and the Energy Efficiency and Adaption Guidance March 2019 have been incorporated into the design.

The site description and proposed development has already been fully set out in the application, design and access statement and drawings

Energy & Carbon Emissions

The proposed development will specify high levels of thermal insulation, time and temperature zone control and the use of 100% low energy lights

Together, these measures will reduce carbon emissions to a level that ensures the dwelling will perform well with the aim to improve upon 19% CO₂ reduction below Part L 2013 Building Regulations.

The dwelling will have a smart meter to inform occupants of their energy consumption enabling them to make decisions and manage the dwelling in a way that reduce energy consumption.

The dwelling will have compliant energy labelled white goods, which will help reduce non-regulated energy consumption.

As part of the drive for more sustainable transport solutions, cycle storage spaces will be provided.

Water

The dwelling will attempt to have internal water consumption to less than 105l/person/day, through the careful specification of water efficient fixtures and fittings including taps, WCs, baths and showers that consume less potable water than standard specifications for the same type of fittings.

A pulsed water meter with leak detection will be installed to allow monitoring and management of water consumption

Materials

The dwelling will use responsible sourcing of basic building and finishing elements by using the BRE Green Guide to Specification (Green Guide).

The design team will seek to maximise the reuse of construction and use of locally produced building materials where possible.

Materials specified within the development will be responsibly sourced with certification required to demonstrate the sustainable manufacture and procurement of materials. Any timber used within the development will be sourced in accordance with the UK Government's Timber Procurement, meaning it will either be FSC or PEFC certified.

New insulation used within the dwelling will have low embodied impact and will be responsibly sourced. All new insulation materials will be specified with a Global Warming Potential (GWP) of less than five and an insulation index of 2 or better

Ecology

No additional green space is lost with the alteration of the existing garage into a new dwelling

Waste

Compliant storage space will be provided in the dwelling through the provision of dedicated internal storage for recyclable waste with a total capacity of 30 litres.

Pollution

The heating system in the refurbished dwellings is expected to achieve dry NO_x levels equal to or less than 40 mg/kWh, through the specification of a compliant high efficiency, low NO_x boiler.

Health and Wellbeing

It is anticipated that the daylighting levels within the kitchen/living/dining space of the dwelling will be excellent due to the excellent number of windows.

As separating walls and floors exist between habitable spaces, it is anticipated that airborne sound insulation values will be at least 5db higher, and impact sound insulation values will be 5db lower, than the performance standards set out in the Building Regulations Approved Document Part E. A pre completion sound testing which will demonstrate that the dwellings will achieve very good sound insulation levels.

Furthermore, the ventilation strategy within the residential units will be designed to meet, in full, the requirements of Section 5 of Building Regulations Part F.

Fire and Carbon Monoxide detection and alarm systems will be installed within the dwelling in accordance with BS 5839–6:2004.

The contractor will operate under the Considerate Constructors Scheme (CCS) and will be required to achieve a score that represents compliance with best practice under the CCS scheme.

The project will be managed in such a way that roles and responsibilities will be clearly defined at the outset of the project and a clear brief defined by the client to ensure efficient and effective project delivery.

Transport

The development is located within close proximity to a variety of public transport nodes, including underground, bus and mainline train services. The development is also located within close proximity to amenities such as grocery stores, ATMs and post offices.

It has been agreed that the occupiers of the new dwelling will not be able to apply for a resident permit for the Controlled parking Zone. As such the aim is for the dwelling to be car free.

CONCLUSIONS

This Sustainability and Energy Statement demonstrates that the proposed development has the potential to achieve very good standards.

The sustainability strategy focuses on the implementation of sustainable systems for energy, water, waste management, pollution, and construction management.

The proposed approach is a combination of highly efficient fabric and services ensuring reduced CO₂ emissions over the lifetime of the dwelling.

Water consumption will be substantially reduced through the specification of water efficient fixtures and fittings, including low flow rate showers and taps and dual flush toilets, in order to achieve a water efficiency target of 105 litres/person/day.

New environmentally friendly and responsibly sourced building materials will be specified to the greatest extent possible.

Waste and recycling facilities will be provided to the dwelling and the reuse and disposal of construction waste will follow the Good Practice Waste Benchmarks. In addition, the site will be registered with the Considerate Constructors Scheme.

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