HAVERSTOCK HILL, LONDON

SUSTAINABILITY STATEMENT

PROJECT NUMBER: P1863

DOCUMENT REF: P1863-SUS-02

Revision	Date	Details	Authored	Checked
R01	29/09/2020	Issued for planning	C Armstrong	K Willoughby
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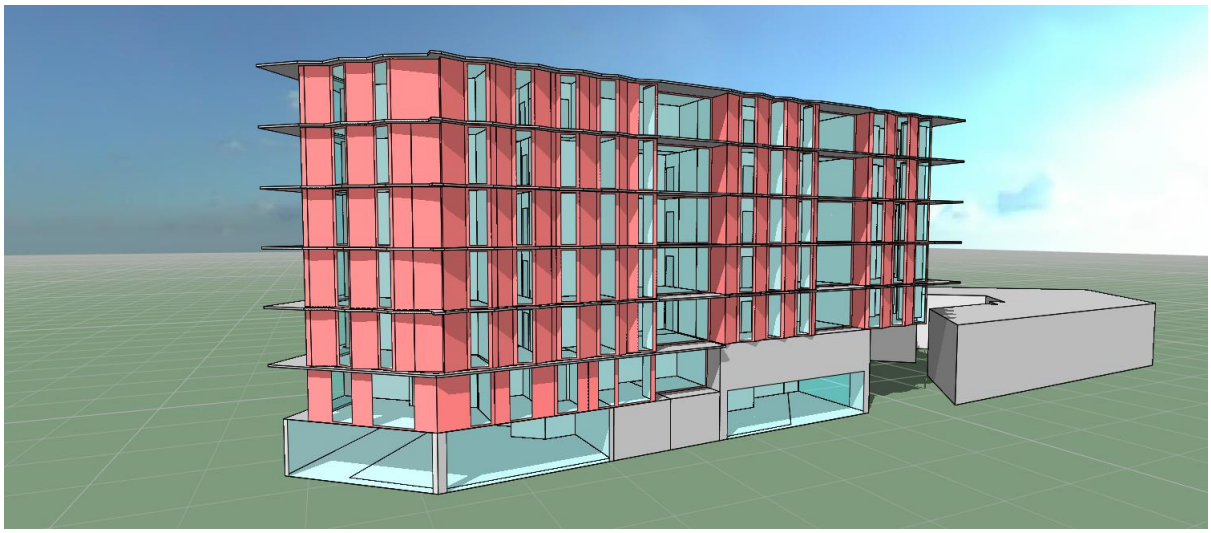
1.0 INTRODUCTION

QuinnRoss Consultants was commissioned to develop a Sustainability Statement for the proposed *Haverstock Hill* development. The site is located on Adelaide Road & Haverstock Hill, in the *London Borough of Camden* (LBC). The development is a 50/50 split between a hotel, with associated commercial areas, and residential apartments.

This document will outline how the development has been designed with sustainability considerations being a key driver and the project team has fully considered all sustainability issues throughout the design and construction process to maximise the inclusion of these features and practices wherever possible. This approach will help to mitigate the impact of the development on both the local and wider environment.



The following sections outline how the design strategy achieves the LBC sustainability policies.

2.0 PLANNING POLICY AND LEGISLATION

This section describes the planning policies and regulations that will affect the proposed development's sustainable credentials. These are outlined below:

- The Current London Plan 2016.
- Intend to Publish London Plan 2019.
- Camden Local Plan 2017.
- Camden Energy Efficiency and Adaptation 2019.
- Camden Energy Efficiency and Adaptation Draft 2020.

Policy	Description / Summary
Current London Plan 2016	
4.5, London's visitor infrastructure	Boroughs should support visitor economy. Seek to achieve 40,000 additional hotel bedrooms by 2036.
5.1, Climate change mitigation	London must achieve 60% reduction in CO_2 levels (below 1990 levels) by 2025.
5.2, Minimising CO_2 emissions	All new commercial buildings to have CO_2 emissions 35% lower than the Building Regulations Part L2A 2013 TER.
	New residential should be net zero-carbon. Developments should achieve a 40% reduction over Part L 2010 (a 35%

	reduction over Part L 2013) then contribute a cash in lieu sum to offset the remainder to zero.
5.3, Sustainable design & construction	Development proposals should demonstrate that sustainable design standards are integral to the design.
5.5, Decentralised energy networks	Developments should identify and safeguard existing heating networks and seek to install connection to existing or planned networks.
5.6, Decentralised energy in development proposals	Developments should seek to use Combined Heat & Power (CHP) systems where appropriate.
5.7, Renewable energy	Developments should provide a reduction in CO_2 emissions through the use of on-site renewable energy generation.
5.9, Overheating & cooling	Developments should seek to reduce impact of urban heat island effect.
5.11, Green roofs	Major developments should be designed to include roof, wall, and site planting where feasible.
5.12, Flood risk management	Development must comply with flood risk assessment requirements.
5.13, Sustainable drainage	Developments must utilise sustainable urban drainage systems (SUDS).
5.15, Water use and supplies	Developments must show how they are minimising the use of mains water and reducing leakage.
5.16, Waste net self-sufficiency	Developments must minimise waste, encourage recycling and reuse/reduce the use of materials.
6.2, Providing public transport capacity & safeguarding land for transport	Developments must safeguard all transport schemes outlined in table 6.1.
6.9, Cycling	Developments should provide cycle parking & on-site changing facilities. They should also contribute to cycling networks.
6.10, Walking	Developments should ensure high quality pedestrian environments in line with TFL's Pedestrian Design Guidance.
7.14, Improving air quality	Developments minimise exposure to poor air quality, reduce emissions from demolition & construction and reduce emissions on-site where possible.

Table 01: Current London Plan 2016 policies

Policy	Description / Summary
Intend to Publish London Plan 2019	
SD6, Town centres	Tourist infrastructure (including hostels) in town centre locations will be enhanced and promoted.
E10, Visitor infrastructure	Apart-hotels and short term lettings will be supported.
G5, Urban Greening	Developments should contribute to the greening of London by incorporating green roofs, green walls, and sustainable drainage.
SI1, Improving air quality	Developments should use design solutions to prevent or minimise air pollution and aim to be air quality neutral.
SI2, Minimising greenhouse gas emissions	Major development should be net zero-carbon. Developments should achieve a 40% reduction over Part L 2010 (a 35% reduction over Part L 2013) then contribute a cash in lieu sum to offset the remainder to zero.
SI3, Energy infrastructure	Developers should establish future energy requirements, potential for connection to heat networks and the use of CHP.

SI4, Managing heat risk	Major development should minimise overheating through the use of the "cooling hierarchy".
SI5, Water infrastructure	Water supplies must be conserved and BREEAM excellent standard achieved.
SI7, Reducing waste & supporting circular economy	Developments should improve resource efficiency, minimise waste, avoid waste to landfill and recycle site waste.
SI12, Flood risk management	Development must comply with flood risk assessment requirements.
SI3, Sustainable drainage	Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
T1, Strategic approach to transport	All development should make use and encourage existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks are mitigated.
T2, Healthy streets	Developments should have plans that facilitate residents making shorter, regular journeys by walking or cycling.
T4, Assessing & mitigating transport impacts	Transport assessments should be submitted with development proposals.
T5, Cycling	Developments should provide appropriate levels of cycle parking & facilities for cyclists.
T6, Car parking	Car parking should be restricted, and a car free development should be the starting point.
T6.4, Hotel and leisure uses parking	Parking on site should be limited to disabled parking and parking for taxis, coaches and deliveries or servicing.

Table 02: Draft London Plan 2017 policies

Policy	Description / Summary
Camden Local Plan 2017	
Policy H4	Maximising the supply of affordable housing.
Policy H11	Accommodation for travellers and tourists.
Policy C1	Development must produce a Health Impact Assessment.
Policy C3	The council will seek opportunities for new leisure facilities that are easily accessible to the public.
Policy C6	All buildings and places will need the highest level of accessibility and inclusive design.
Policy E2	The council will consider development that will increase provision of employment premises through increased development floor space.
Policy E3	The council will fully support tourism and visitor development and accommodation.
Policy A1	Managing the impact of development on existing and local communities.
Policy A4	Noise and vibration should be controlled and managed.
Policy CC1	The council expects all development to mitigate the effects of climate change and reduce CO_2 emissions in line with the London Plan policies (as above).
Policy CC2	All development will be expected to not increase surface water run-off, incorporate bio-diverse roofs, and reduce overheating.
Policy CC3	Development should reduce flood risk by incorporating SuDS.

Policy CC4	Development air quality must be mitigated.
Policy CC5	Development must minimise waste production through recycling, reuse, and development of a waste plan.
Policy TC1	The council will promote the development of retail space in town centres.
Policy T1	The development should promote walking, cycling and public transport.
Policy T2	All new developments should be car-free.
Policy T3	Development should not reduce transport infrastructure and increase it where possible.

Table 03: London Borough of Tower Hamlets Draft Local Plan policies

Policy	Description / Summary
Camden Energy Efficiency and Adaptation 2019	
Chapter 2	All developments are expected to follow the policies as outlined in the Local Plan Policy CC1.
Chapter 3	Natural or passive measures should be prioritised to reduce energy consumption.
Chapter 4	All new development should assess the feasibility of connection to potential energy network growth.
Chapter 5	Developments must achieve a 20% reduction in CO_2 through renewables only.
Chapter 7	All development must reduce CO_2 emissions through the energy hierarchy as outlined in the London Plan and Local Plan.
	All new major residential development must achieve zero carbon, with a 35% CO_2 reduction over Build Regs Part L1A 2013 then contribute a cash in lieu sum to offset the remainder to zero.
	All new major non-domestic development must achieve 35% CO_2 reduction over Build Regs Part L2A 2013.
Chapter 9	Demolition works must divert at least 85% of waste from landfill.
Chapter 11	BREEAM “Excellent” is required for all non-domestic space.

Table 04: London Borough of Tower Hamlets Development Management Document policies

Policy	Description / Summary
Camden Energy Efficiency and Adaptation Draft 2020	
Chapter 2	All developments are expected to follow the policies as outlined in the Local Plan Policy CC1.
Chapter 3	Natural or passive measures should be prioritised to reduce energy consumption.
Chapter 4	All new development should assess the feasibility of connection to potential energy network growth.
Chapter 5	Developments must achieve a 20% reduction in CO_2 through renewables only.
Chapter 7	All development must reduce CO_2 emissions through the energy hierarchy as outlined in the London Plan and Local Plan.
	All new major residential development must achieve zero carbon, with a 35% CO_2 reduction over Build Regs Part L1A 2013 then contribute a cash in lieu sum to offset the remainder to zero, and a 10% reduction through on-site energy efficiency

	measures.
	All new major non-domestic development must achieve zero carbon, with a 35% CO_2 reduction over Build Regs Part L1A 2013 then contribute a cash in lieu sum to offset the remainder to zero, and a 15% reduction through on-site energy efficiency measures.
Chapter 9	Where significant demolition will take place a condition and feasibility study are required, along with a whole life carbon and resource efficiency assessment.
Chapter 10	All developments should address policy CC2. All development should submit an overheating assessment and active cooling should only be considered where its need is demonstrated.

2.0 ENERGY & CO_2

Energy Strategy - The design of this development has utilised the fabric first approach, as encouraged by the *London Plan*, by maximising energy efficiency through passive measures (Be Lean) with low U-values and low air permeability well beyond building regulations, having the latest most highly efficient heat pump heating and hot water generation with zoned temperature control and energy efficient Low Energy Lighting (L.E.L.) throughout and a significant solar panel array on all available roof space. The low and zero carbon technologies have been included to aim to meet the zero-carbon policy of the *Intend to Publish London Plan 2019* and show only site constraints, not design or costs, has limited this buildings zero CO_2 credentials. Further energy efficiency measures are achieved through provision of energy efficient white goods, providing information on EU labelling and energy efficient external lighting with daylight controls.

All energy reduction methods outlined above are analysed in greater detail and demonstrated using approved calculations in an Energy Strategy, doc ref: *P1863-ENE-02* written by *Quinn Ross Consultants Ltd*.

BREEAM - The site is aiming to achieve BREEAM Excellent. A BREEAM pre-assessment has been written outlining the path to achieve Excellent, doc ref: *P1863-BREEAM-01* written by *Quinn Ross Consultants Ltd*.

Planning Policies Satisfied				
Current London Plan 2016	**Intend to Publish London Plan 2019**	**Camden Local Plan 2017**	**Camden Energy Efficiency and Adaptation 2019**	**Camden Energy Efficiency and Adaptation Draft 2020**
5.1	SI2	CC1	Chapter 2	Chapter 2
5.2	SI3		Chapter 5	Chapter 5
5.5			Chapter 7	Chapter 7
5.7			Chapter 11	

Table 05: Energy planning policies satisfied

3.0 WATER

The potable water consumption of the building will be reduced through the specification of low water consuming fittings and water efficient appliances. The target water consumption for the development is less than 105 litres/person/day and will aim to achieve BREEAM standards for water conservation in line with the BREEAM "Excellent" target.

Planning Policies Satisfied				
Current London Plan 2016	Intend to Publish London Plan 2019	Camden Local Plan 2017	Camden Energy Efficiency and Adaptation 2019	Camden Energy Efficiency and Adaptation Draft 2020
5.15	SI5			
5.16				

Table 06: Water conservation planning policies satisfied

4.0 MATERIALS

Low life cycle emissions materials - The materials selection has been considered to maximise the selection of materials with low embodied energy that score highly in the BRE Green Guide for Building Specification. It is anticipated most of the materials will achieve an A+ and A rating due to the form of lightweight construction and the windows shall score an A-D rating. In addition, a Life cycle Assessment (LCA) has been carried out as part of the BREEAM requirements to ensure materials that have the least impact on the environment are used.

The Contractor shall be required to responsibly source all construction materials, in particular timber based products, and this will be included in the Employers Requirements.

Planning Policies Satisfied				
Current London Plan 2016	Intend to Publish London Plan 2019	Camden Local Plan 2017	Camden Energy Efficiency and Adaptation 2019	Camden Energy Efficiency and Adaptation Draft 2020
5.3				

Table 07: Material use planning policies satisfied

5.0 SURFACE WATER

Flooding - The site topographical levels demonstrate that the site is located in Thames flood zone 1, indicating a 1 in 1000 year flood level risk, therefore flooding is predicted to not be an issue.

Surface Water Drainage - As the site is currently 100% buildings and hard standing, the proposed development will not increase the rate of run-off or volume of water from the site. All surface water drainage strategies outlined in the drainage hierarchy have been exhausted before discharging to sewers. Sustainable Drainage Systems (SuDS) will be used where practicable to provide source control, improve water quality and to reduce flood risk, such as storing rainwater for later use and using porous surfaces such as green roofs where possible.

As part of the planning application a site specific Drainage Strategy, doc ref: *HH-ARP-REP-601* written by *ARUP*, has been developed that outlines the above strategy and more in further detail.

Planning Policies Satisfied				
Current London Plan 2016	Intend to Publish London Plan 2019	Camden Local Plan 2017	Camden Energy Efficiency and Adaptation 2019	Camden Energy Efficiency and Adaptation Draft 2020
5.12	SI12	CC2		
5.13	SI13	CC3		

Table 08: Surface water planning policies satisfied

6.0 WASTE

Waste Management - LBC have a clear sack for collecting recycling that is a weekly scheme and the following can be collected:

- Paper – newspaper, telephone directories, envelopes, and office paper
- Plastic – pots, tubs, trays, bottles, food, and drink cartons.
- Metal – tins, cans, foil, and aerosols
- Cardboard – plain, corrugated, and cereal boxes
- Glass – bottles and jars

Therefore, the development management will secure a supply of the required clear sacks for the residential areas and install segregated waste containers in each apartment to allow residents to segregate their refuse. Residents will then be required to transport their own waste to communal facilities that will be appropriately labelled.

The non-domestic areas will also have segregated waste bins installed and secure a line of commercial bins clearly labelled for waste streams in line with the BREEAM waste criteria as part of its *Excellent* commitment.

As part of the planning application a site specific Waste Management Strategy, doc ref: *001* written by *WSP*, has been developed that outlines the above strategy and more in further detail.

Planning Policies Satisfied				
Current London Plan 2016	Intend to Publish London Plan 2019	Camden Local Plan 2017	Camden Energy Efficiency and Adaptation 2019	Camden Energy Efficiency and Adaptation Draft 2020
5.16	SI7	CC5		

Table 08: Waste planning policies satisfied

7.0 POLLUTION

Greenhouse gas emissions - CO_2 pollution mitigation measures are outlined in section 2.0 above. Other greenhouse gas emissions associated with the development will be in line with the BREEAM requirements for Life cycle Assessment, Materials and Pollution which enforces strict non-polluting construction, plant, and material selection for the project.

Air Quality Assessment - The site is located in an Air Quality Management Area (AQMA) which has exceedances of Nitrogen Dioxide (NO_2). Dispersion modelling has been used to predict NO_2 concentration and it shows the proposed development would be below the required baseline for the first year and future scenarios concluding it will have little impact on local air quality. Dust and pollution from construction will be within BREEAM requirements and a medium risk and the site will instigate NO_2 filtering on inlets.

As part of the planning application a site specific Air Quality Assessment, doc ref: *5020-5-17 Haverstock Hill AQA-2009-15rm* written by *Eight Associates*, has been developed that outlines the above strategy and more in further detail.

Site contamination – The existing site has historically not had any structures on it that could contribute to extensive contamination. There is potential for underground storage tanks (UST's) to be present and further investigation will be undertaken before construction to establish quantities, if any. An additional foundations risk assessment will be carried out to assess the feasibility of drilling through brownfield sites and the volumes of waste developed will follow the BREEAM Waste (Wst) requirements. There is also minimal risk of encountering ordinance during construction.

As part of the planning application a site specific Land Contamination Preliminary Risk Assessment, doc ref: *268265-00* written by *Arup*, has been developed that outlines the above strategy and more in further detail.

Noise Pollution - The site is located in an amber/red noise category area, particularly for apartments facing Adelaide Road. A variety of noise insulating materials have been specified to mitigate any issues. Bedrooms have also been positioned away from noise intense facades where possible and amenity spaces have been provided on roof tops to bring them as far a distance as possible from road. The development will also consider the impact of noise pollution and intends to comply with the related BREEAM requirements (Pol 05) by installing nearly silent running equipment externally and undertaking acoustic testing once installed.

As part of the planning application a site specific Noise and Vibration Impact Assessment, doc ref: *E20062/NIA/R1-Draft* written by *adnitt acoustics*, has been developed that outlines the above strategy and more in further detail.

Lighting Pollution - Light pollution will be mitigated using existing trees and shrubs along Eton Place, however additional methods include time clock controlled operation and hooded luminaires that eliminate uplight and use narrow light distribution. These will also be in line with BREEAM requirements.

As part of the planning application a site specific Lighting Impact Assessment, doc ref: *P1863-LIA* written by *Quinn Ross Consultants*, has been developed that outlines the above strategy and more in further detail.

Planning Policies Satisfied				
Current London Plan 2016	**Intend to Publish London Plan 2019**	**Camden Local Plan 2017**	**Camden Energy Efficiency and Adaptation 2019**	**Camden Energy Efficiency and Adaptation Draft 2020**
7.14	SI1	A4		
		CC4		

Table 09: Pollution planning policies satisfied

8.0 HEALTH & WELLBEING

Health Impact Assessment - The development will provide 35 residential units which is important for resident population. The apartments will have a range of tenures, will exceed internal space standards, and provide amenity spaces for its residents. 50% of the apartments will be given over to affordable housing which will enhance physical and mental health of those living in unsuitable conditions.

The development has considered the creation of a safe environment in which residents feel secure. The retail and café spaces in the courtyard will encourage daytime activity along with residential balconies provide natural surveillance.

Access to nature and biodiversity can contribute to health and wellbeing, and this development will provide a biodiverse roofs and planting and green space at the ground floor courtyard.

Local health and education services have been calculated to be more than sufficient for the proposed increase in population of the site and the area already has sufficient food shops and social interaction opportunities to comfortably cope with the development's residents.

As part of the planning application a site specific Health Impact Assessment, doc ref: *551531NC07AUG20D01_HIA* written by *Greengage*, has been developed that outlines the above strategy and more in further detail.

Planning Policies Satisfied				
Current London Plan 2016	**Intend to Publish London Plan 2019**	**Camden Local Plan 2017**	**Camden Energy Efficiency and Adaptation 2019**	**Camden Energy Efficiency and Adaptation Draft 2020**
		C1		
		A1		

Table 10: Health & Wellbeing planning policies satisfied

9.0 MANAGEMENT

Building User Guide (BUG) - A simple non-technical BUG will be produced providing information on the energy efficient design of the development, how to operate the services and equipment in and provide important information about the remainder of the site and its surroundings.

Considerate Constructors Scheme (CCS) - The Contractor shall be required to register with the CCS and achieve a Beyond Best Practice score of more than 32. They shall also be required to set targets, monitor, and report on their site energy consumption & associated CO_2 emissions, water consumption, adopt best practice policies for air and water pollution and responsibly source all site timber.

Post Occupancy Evaluation (POE) - The client has also made a commitment to carry out a POE in line with BREEAM Man 05. The POE is carried out by an independent third party and covers a range of processes, including a review of the design intent which would include the sustainability measures incorporated into the design and their effectiveness. Feedback from this will be published in a formal report which will share good practice and lessons learned. This information would be available to LBTH and the BRE.

Planning Policies Satisfied				
Current London Plan 2016	**Intend to Publish London Plan 2019**	**Camden Local Plan 2017**	**Camden Energy Efficiency and Adaptation 2019**	**Camden Energy Efficiency and Adaptation Draft 2020**
	SI7			
	SI8			

Table 11: Management planning policies satisfied

10.0 ECOLOGY

Ecological Appraisal – The site is currently all hard surfacing; therefore, the land is of low ecological value. Post-development the site shall be mostly hard surfacing however with the addition of garden planting and green roofs, therefore the ecological value of the site will remain at worse neutral.

As part of the planning application a site specific Ecological Appraisal Report, doc ref: *DFCP 4468-01* written by *D.F. Clark Bionomique*, has been developed that outlines the above strategy and more in further detail.

Planning Policies Satisfied				
Current London Plan 2016	**Intend to Publish London Plan 2019**	**Camden Local Plan 2017**	**Camden Energy Efficiency and Adaptation 2019**	**Camden Energy Efficiency and Adaptation Draft 2020**
5.9	G5	CC2		
5.11	SI4			

Table 12: Ecology planning policies satisfied

11.0 TRAVEL & TRANSPORTATION

Transport Assessment - The site will be aiming to achieve the Healthy Streets approach as outlined in the London Plan which intends to use more inclusive and healthier streets to encourage a more active lifestyle. The site will also aim to achieve Vision Zero, as part of the Mayor's transport strategy, which encourages safe speeds, streets, vehicles, and behaviours.

- Access: The site already has very good access with an established network of footways. These will be retained and improved by resurfacing. Cycle access will largely follow the BREEAM requirements and again the site already has good access to existing cycle routes being adjacent to the Cycleway 6 cycle route.
- Public transport: Given the sites central location and immediate adjacency to the Chalk Farm London Underground tube station public transport access is already excellent. It achieves a high PTAL rating, well beyond BREEAM requirements, and the TIM map shows it is between 30-45 mins travel to all major transport hubs. All these will remain unchanged under the proposed development.
- Parking: Cycle spaces will be in line with BREEAM requirements, which are more onerous than the London Plan requirements, and the site is intended to be car free.

As part of the planning application a site specific Transport Assessment, doc ref: *TA* written by *WSP*, has been developed that outlines the above strategy and more in further detail.

Planning Policies Satisfied				
Current London Plan 2016	Intend to Publish London Plan 2019	Camden Local Plan 2017	Camden Energy Efficiency and Adaptation 2019	Camden Energy Efficiency and Adaptation Draft 2020
6.2	T1	C6		
6.9	T2	T1		
6.10	T4	T2		
	T5			
	T6			
	T6.4			

Table 13: Travel & Transportation planning policies satisfied

12.0 METERING

Energy meters - Extensive metering and monitoring devices will be installed on site. Separate energy sub metering will be installed to cover the space heating, domestic hot water, small power and lighting, The meters will have a pulsed output to enable connection to an energy monitoring system in line with BREEAM Ene 02. A mains water meter will also be specified on each supply in line with BREEAM Wat 02.

Although no planning policies outline metering requirements specifically, the above will form part of compliance with energy, water conservation, BREEAM and information sharing policies.

13.0 LOCAL ENERGY GENERATION

District Heating (DH) - The use of local DH networks is analysed in depth in the *Energy strategy*. According to the London Heat Map there are no existing or planned networks within a feasible distance to this site. *QuinnRoss Consultants* did reach out to LBC for confirmation on this however no reply has yet been received.

Regardless the development will be designed with the applicable capped off pipework to enable a connection to any future networks if they are developed.

Planning Policies Satisfied				
Current London Plan 2016	Intend to Publish London Plan 2019	Camden Local Plan 2017	Camden Energy Efficiency and Adaptation 2019	Camden Energy Efficiency and Adaptation Draft 2020
5.5	SI2		Chapter 4	Chapter 4
5.7	SI3			

Table 14: Energy generation planning policies satisfied

14.0 ADAPTION TO CLIMATE CHANGE

Climate change mitigation - Adaption to climate change has been at the forefront of this development's design and the following measures are incorporated into the design:

- Planting trees and vegetation – The current site contains no greenery whatsoever, whereas this development will incorporate trees at the front of the building and further plants and green walls in the amenity spaces.
- Pervious surfaces – The current site is 100% impervious surfaces and this design will not increase that ratio, seeking to use more pervious materials where possible.

Planning Policies Satisfied				
Current London Plan 2016	**Intend to Publish London Plan 2019**	**Camden Local Plan 2017**	**Camden Energy Efficiency and Adaptation 2019**	**Camden Energy Efficiency and Adaptation Draft 2020**
5.11	G5			

Table 15: Climate change adaptation planning policies satisfied

15.0 OVERHEATING

TM52 Overheating Assessment - For the hotel areas initial studies showed that due to the expected numbers of occupants in the rooms it is unrealistic to expect natural ventilation alone to maintain internal temperatures at comfortable levels. It was concluded that air conditioning and mechanical ventilation is the only viable option. The development will mitigate the increased CO_2 emissions from such systems as much as possible by only installing the most advanced heat pump technology with 600% heating and cooling efficiencies and highly efficient mechanical ventilation heat recovery (MVHR) units with low specific fan powers (SFP's) and high heat recovery efficiency.

Residential areas, however, will be predominantly naturally ventilated with mechanical backup in extreme temperatures. No air conditioning is planned mitigating emissions from such systems.

A TM52 overheating assessment for the domestic areas has been submitted as part of the planning application. See document produced *P1863-TM52-01* produced by *Quinn Ross Consultants*. This assessment concludes that all residential areas will be compliant with the overheating criteria using natural and mechanical ventilation.

Planning Policies Satisfied				
Current London Plan 2016	**Intend to Publish London Plan 2019**	**Camden Local Plan 2017**	**Camden Energy Efficiency and Adaptation 2019**	**Camden Energy Efficiency and Adaptation Draft 2020**
5.9	SI4			Chapter 10

Table 16: Overheating adaptation planning policies satisfied

16.0 DEVELOPMENT MANAGEMENT

Impact on the local community - The development is not larger or disproportionate to the current buildings on site and no similar building types/uses and no office/other business types that may cause employment issues nearby. There is also no compromise of new land that could be used for houses, as the current site has no residential spaces and the proposed development has 50% new houses/apartments and there are no issues for vehicle/coach access for drop-off as it is adjacent to a main road.

Of the residential areas a large proportion will be given over to affordable housing.

The commercial areas will be mainly a hotel development which of course makes a borough contribution to accommodation for travellers and tourists. The premises will also feature a large restaurant area, café and retail space which will all be available to general public, not just residents, which will add to the borough's leisure facilities and add retail space.

Employment opportunities will be significantly increased over the current site with the availability of increased commercial space that will require local staff to function.

Planning Policies Satisfied				
Current London Plan 2016	**Intend to Publish London Plan 2019**	**Camden Local Plan 2017**	**Camden Energy Efficiency and Adaptation 2019**	**Camden Energy Efficiency and Adaptation Draft 2020**
4.5	SD6	H4		
		H11		
		C3		
		E2		
		E3		
		A1		
		TC1		

Table 17: Development management planning policies satisfied

17.0 CONSTRUCTION MANAGEMENT

BREEAM compliant construction works - The site processes will conform to the BREEAM New Construction 2018 requirements. This involves the following:

- The contractor achieving a high standard CCS standard for its site (as outlined above).
- At least 95% of site waste will be diverted from landfill (well above the 85% requirement of the Camden Energy Efficiency and Adaptation 2019).
- Site demolition will re-use a high % of aggregate.
- An air quality plan for the site works has been developed (as outlined above).
- A pre-demolition audit will be produced prior to works commencing outlining what materials can be re-used and/or recycled.
- A Life Cycle Assessment (LCA) will be produced at concept stage to ascertain the most CO_2 neutral options for construction.

Planning Policies Satisfied				
Current London Plan 2016	Intend to Publish London Plan 2019	Camden Local Plan 2017	Camden Energy Efficiency and Adaptation 2019	Camden Energy Efficiency and Adaptation Draft 2020
5.16	SI1		Chapter 9	Chapter 9
7.14	SI7			Chapter 10

Table 17: Construction management planning policies satisfied