



SUSTAINABILITY STATEMENT

PROJECT:

The Joint, Field Street & Leeke Street

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KENT (HQ)

Unit 3 Grove Dairy Farm Business Centre | Bobbing Hill | Bobbing | Sittingbourne | Kent | ME9 8NY

LONDON

One Bridge Wharf | 56 Caledonian Road | London | N1 9UU



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1.0 INTRODUCTION

QuinnRoss Energy were commissioned to develop a sustainability statement for the proposed *The Joint* development, on Field Street and Leeke Street in the London Borough of Camden (LBC), that 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 site is currently a two storey commercial unit, being used as a recording studio, and 7 no. residential apartments over two storeys. The proposal is to maintain the same storeys of the existing but with a major refurbishment of the commercial space and 2 no. additional apartments to make 9 no. residential apartments through a small extension at 3rd floor.

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:

- London Plan 2021.
- Camden Local Plan 2017.
- Camden Planning Guidance 2021.

Policy	Description / Summary
London Plan 2021	
GG4, Delivering the homes of Londoners needs	Developments must ensure more homes are delivered.
GG6, Increasing efficiency and resilience	Development must seek to improve energy efficiency and support a move towards a zero carbon city.
H1, Increasing housing supply	Developments should identify sites suitable for residential or mixed-use development.
H2, Small sites	Developments that increase contribution of small sites to meeting London's housing needs are encouraged.
E2, Providing suitable business space	Developments should support the provision of business space.
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	All retro-fit development should aim to reduce CO ₂ emissions as much as possible.
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.
SI13, 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.
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.

Table 1: London Plan 2021 policies

Policy	Description / Summary
Camden Local Plan 2017	
H1 Maximising housing supply	The council aims to have 16,800 new homes by 2030.
H2 Maximising the supply of self-contained housing from mixed-use schemes	Schemes that involve mixed-use development are encouraged.
H2 Protecting existing homes	Development should not reduce the amount of existing residential floor space.
C1 Health and wellbeing	Developments that encourage vibrant and healthy communities are encouraged.
C5 Safety and security	Developments must ensure they incorporate safety and security measures.
C6 Access for all	All developments must ensure safe access in the most accessible parts of the borough.

E1 Economic development	Developments that encourage local business are welcome.
E2 Employment premises and sites	Developments that provide employment premises will be encouraged.
A1 Managing the impact of development	Development should not affect local existing occupiers and neighbours negatively.
A4 Noise and vibration	Developments must show how they will control noise and vibration.
CC1 Climate change mitigation	All developments must minimise CO ₂ emissions.
CC2 Adapting to climate change	Developments should protect existing green space, reduce surface water run-off, incorporating bio-diverse roofs and reduce urban overheating.
CC3 Water and flooding	Developments should use water efficiency measures, do not harm the water environment, consider flood risk, and use SUDs.
CC4 Air quality	Development must mitigate its impact on air quality.
CC5 Waste	Development must reduce the amount of waste in the borough.
T1 Prioritising walking, cycling and public transport	Developments must promote sustainable transport by prioritising walking, cycling and public transport in the borough.
T2 Parking and car-free development	The council will seek to limit car parking and encourage car free developments.
T3 Transport infrastructure	Developments must not detract from transport infrastructure and protect and enhance transport infrastructure.

Table 2: Camden Local Plan 2017 policies

Policy	Description / Summary
Camden Planning Guidance 2021	
Air quality	All developments are to limit their impact on local air quality and be at least air quality neutral.
Biodiversity	Proposals must demonstrate how biodiversity considerations have been incorporated into the development.
Employment Sites & Business Premises	The Council seeks to protect existing employment sites that meet the needs of businesses.
Energy efficiency and adaptation	All development in Camden is expected to reduce carbon dioxide emissions by following the energy hierarchy in accordance with London Plan policy CC1.
Housing	Intermediate housing should be fairly priced and made of 1 & 2 bedroom homes.
Planning for health and	Developments must attempt to contribute to healthier communities and

wellbeing	reduce health inequalities should be incorporated in developments.
Transport	Developments must demonstrate measures taken to mitigate the impact of the proposals on transport.
Water and flooding	BREEAM water efficiencies must be met.

Table 3: Camden Planning Guidance 2021 policies

2.0 ENERGY

Energy Efficiency: 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 with zoned temperature control, energy efficient Low Energy Lighting (L.E.L). Low and zero carbon technologies have been included (the heat pumps) to aim to meet the zero-carbon policy of the *London Plan 2021* and show only site constraints, not design or costs, has limited this building's zero CO₂ 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 control.

Planning Policies Satisfied		
London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI2	CC1	Energy efficiency and adaptation
SI3		

Table 4: 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 "Excellent" target.

Planning Policies Satisfied		
London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI5	CC3	Water and flooding

Table 5: Water conservation planning policies satisfied.

4.0 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.

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.

Although no planning policies outline material requirements specifically, the above will form part of compliance with BREEAM policies.

5.0 SURFACE WATER

Flooding: The site topographical levels demonstrate that the site is located in Thames's 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. The rainwater will have appropriate treatment to ensure the first 5mm of rainfall will not discharge direct into the watercourses.

Planning Policies Satisfied		
London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI12	CC3	Water & flooding
SI13		

Table 6: Surface water planning policies satisfied.

6.0 WASTE

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, and bottles
- Metal – tins, cans, foil, and aerosols
- Cardboard – plain, corrugated, and cereal boxes
- Cartons – food and drink cartons
- Glass – bottles and jars
- Plastic carrier bags

Therefore, the facilities management for the commercial and residents of the residential will receive a consistent source of clear sacks for recyclable waste in addition to normal bins for general waste in black bags.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI7	CC5	-

Table 7: Waste planning policies satisfied

7.0 POLLUTION

Greenhouse gas emissions - CO₂ 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 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 (NO₂). Dust and pollution from construction will be within BREEAM requirements and a low risk and the site will instigate NO₂ filtering on inlets.

As part of the planning application a site specific Air Quality Assessment, doc ref: *P1857-AQU-01_The_Joint_Field_St_Leeke_St* written by *QuinnRoss Energy Ltd*, has been developed that outlines the above strategy and more in further detail.

Noise Pollution - A variety of noise insulating materials have been specified to mitigate any issues. Bedrooms & balconies have also been positioned away from noise intense facades where possible to bring them as far a distance as possible from the road. The development will also consider the impact of noise pollution and intends to comply with the related BREEAM requirements (Pol 05) by installing quiet operating equipment externally and providing acoustic treatment to ensure the plant noise is imperceptible at the nearest noise sensitive location.

Lighting Pollution - Light pollution will be mitigated using time clock controlled operation and hooded luminaires that eliminate uplight and use narrow light distribution. These will also be in line with BREEAM requirements.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI1	A4	Air quality
	CC4	

Table 8: Pollution planning policies satisfied.

8.0 HEALTH & WELLBEING

The development will provide 9 no. 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.

The development has considered the creation of a safe environment in which residents feel secure. The commercial space at lower levels will encourage daytime activity along with residential balconies to provide natural surveillance.

Access to nature and biodiversity can contribute to health and wellbeing, and this development will provide biodiverse roofs and planting at roof level.

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

The commercial space will replace the current commercial space so no loss of employment will occur as a result of this site.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
-	C1	Planning for health & wellbeing
	C5	
	A1	

Table 9: Health & Wellbeing planning policies satisfied

9.0 MANAGEMENT

Building User Guide (BUG) - A simple non-technical BUG will be produced which will provide information on the energy efficient design of the development, along with 'How To' guides on the operation of the services and equipment. The document would also 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 CO₂ emissions, water consumption, adopt best practice policies for air and water pollution and responsibly source all site timber.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI7	-	-
SI8		

Table 10: Management planning policies satisfied

10.0 ECOLOGY

The site is currently all hard surfacing; therefore, the land is of low / no ecological value. Post-development the site shall be buildings with hard surfacing, and a sedum roof & garden planting to increase the ecological value of the site. Therefore, the proposal should result in a small net improvement in the ecological value of the site.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
G5	CC2	Biodiversity
SI4		

Table 11: Ecology planning policies satisfied.

11.0 TRAVEL & TRANSPORTATION

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 as the site has good access to existing cycle routes being adjacent to the Cycleway 6 cycle route.

Public transport: Given the site's central location and proximity to several London Underground tube stations, public transport access is already excellent. It achieves a high PTAL rating, well beyond BREEAM requirements, and the TIM map shows it is less than 15 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.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
T1	C6	Transport
T2	T1	
T5	T2	
T6	T3	

Table 12: Travel & Transportation planning policies satisfied.

12.0 METERING

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.

A mains water meter will also be specified on each supply.

While there is no specific guidance on metering requirements within the relevant planning policies, the above will form part of compliance with energy, water conservation, BREEAM and Part B of the Building Regulations information sharing policies.

13.0 LOCAL ENERGY GENERATION

Local heat networks: The nearest existing District Heating (DH) network is the Shoreditch network, around 1900m from the site. The nearest proposed network is the Euston Road network, around 500m from the site. Although connections are feasible, both are large distances that will require much excavation and disruption for local road networks for a minor development. Also, a network connection will likely not offer improved energy and CO₂ savings over the proposed heat pump system. DH connection is therefore not considered to be feasible for the current proposal.

CHP: Although it is not unfeasible to install a CHP engine for this development it must be noted that the development is relatively small, and a smaller / micro CHP would be the only feasible option. Smaller CHP engines are much less efficient than larger ones, having a worse heat to power ratio. This means

that they do not enable as large a CO₂ reduction as they would for a larger development. Furthermore, the GLA published guidance in April 2015 stating that it is not expected for smaller sites (less than 500 dwellings) to carry out a full feasibility analysis for the use of CHP. It also widely accepted future building regulations are expected to move away from natural resource consumption, such as natural gas, making gas consuming units like CHP obsolete. CHP is therefore not considered.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI2	CC1	Energy efficiency & adaptation
SI3	CC2	

Table 13: Travel & Transportation planning policies satisfied.

14.0 ADAPTION TO CLIMATE CHANGE

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

- The current site contains no greenery whatsoever, whereas this development will incorporate green roofs.
- The current site is 100% impervious surfaces, and this design will not increase that ratio, seeking to use more pervious materials where possible.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
	CC1	
	CC2	

Table 14: Climate change adaptation planning policies satisfied.

15.0 OVERHEATING

All spaces, commercial & residential, are designed to be comfort cooled and therefore overheating is not expected to be an issue. Although a naturally ventilated scenario was tested it was found the residential spaces were did not conform to acoustic requirements for residents with opening windows adjacent to the adjacent train line. The building will also use a low g-value glass to reduce solar gains and reduce cooling as far as possible.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI4	CC2	

Table 15: Overheating adaptation planning policies satisfied.

16.0 DEVELOPMENT MANAGEMENT

The proposals are not larger in footprint or disproportionate to the current buildings on site or surrounding buildings, and therefore new land will not be required.

The proposed development involves the refurbishment and extension of the existing uses within the site. Both the residential and business uses are prominent in the immediate area, and therefore the proposals are not expected to cause employment issues for nearby businesses.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
GG4	H1	Employment sites & business premises
H1	H2	Housing
H2	E1	
E2	E2	
	A1	

Table 16: Development management planning policies satisfied.

17.0 CONSTRUCTION MANAGEMENT

The site processes will conform to the BREEAM 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).
- 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.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI1	-	-
SI7		

Table 17: Construction management planning policies satisfied.

18.0 CONCLUSION

When analysing all sustainability measures this development will likely cause little to no impact on the local area and environment, and will enhance them in a number of areas. It will also comply with all national and local planning policies applicable to the site, reducing CO₂ emissions and contributing to the neighbourhood.