

## 5.1 Sustainability

5.1.1 The purpose of the Energy Strategy is to demonstrate compliance with the objectives of London Borough of Camden, the London Plan, Mayor's Energy Strategy and London Renewable's strategy. This document should be read in conjunction with the full Energy and Environmental Sustainability Statements, produced by MWL, and the associated Planning Statement.

5.1.2 The Sustainability report show that the new residential units comply with the Part L1B of Building Regulations standards and with all the local & national planning policies.

5.1.3 The energy strategy has been developed in line with the Mayor's Energy Hierarchy of "Be Lean", "Be Clean" and "Be Green" scenarios to reduce the energy consumption of the development.

5.1.4 The proposals, having investigated low and zero carbon technologies, focus on the reductions in energy use through efficiency measures.

5.1.5 This efficiency will be achieved by incorporating a combination of all the feasible passive measures (fabric improvements) along with the use of low energy lights and highly efficient natural gas combi boilers for heating and hot water, the CO2 emissions of the proposed development have been reduced by 74.24%, in comparison with the CO2 emissions of a base case existing model. The above result consists a huge improvement in produced carbon emissions.

5.1.6 A water calculation has been completed, as part of the report, which shows that the internal water consumption of the proposed residential units is less than required by the planning policies.

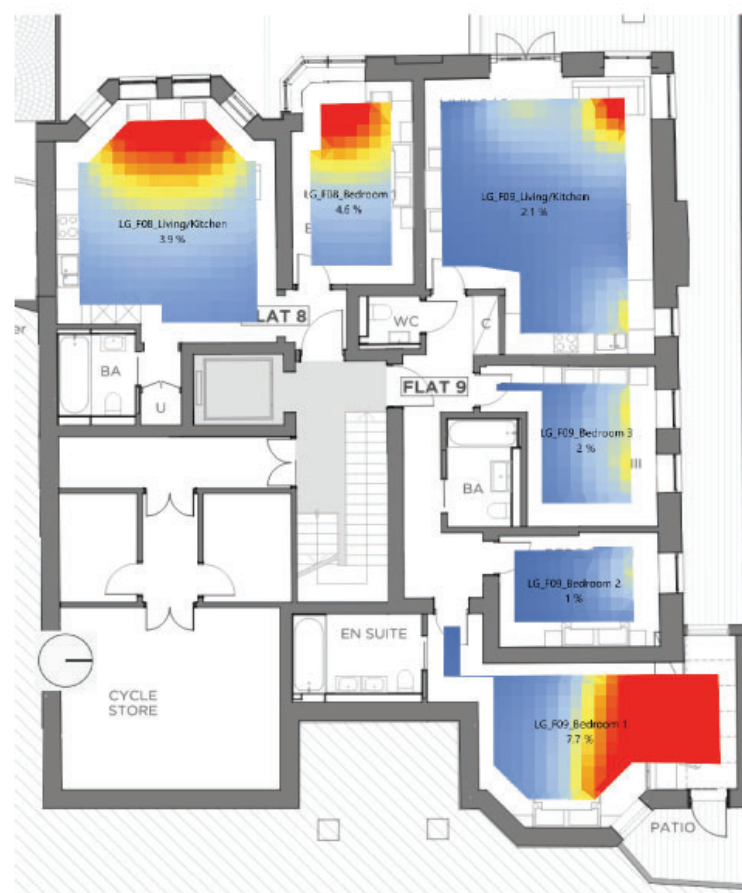
## 5.2 Daylight and Sunlight Study

5.2.1 A daylight study was conducted by Cudall's to test the daylight for the proposed basement. The test revealed that all habital rooms pass with the minimum daylight requirement.

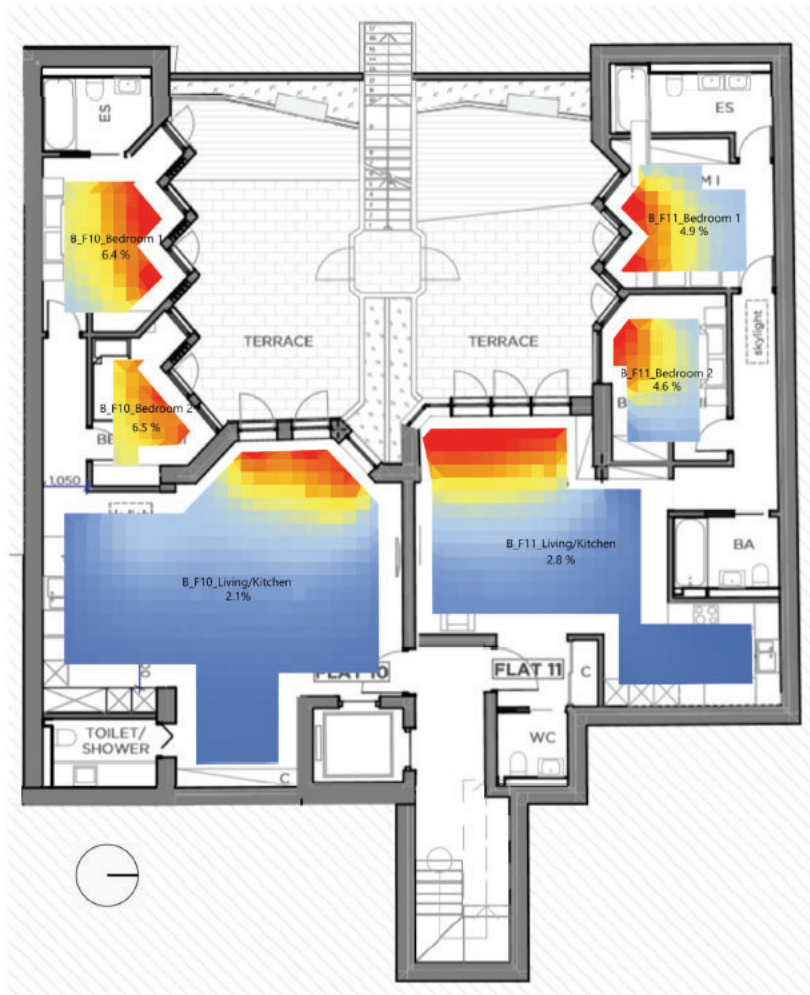
5.2.2 The assessments referenced BS8206-2 Code of Practice for Daylighting, the guidance recommends values of 5% for a well day lit space and 2% for a partly day lit space. It also recommends the following minimum values:

- 2% for kitchens;
- 1.5% for living rooms;
- 1% for bedrooms.

5.2.3 The results from the analysis, compiled by Cundall's, of the proposed development, in the context of the existing and surrounding buildings, are able to comply with the BRE's recommended ADF thresholds.



Lower Ground Floor Daylight study



Basement Floor Daylight study

Zone	ADF target	ADF achieved	Status
Basement Floor:			
F10_Bedroom 1	1%	6.4%	Pass
F10_Bedroom 2	1%	6.5%	Pass
F10_Living/Kitchen	2%	2.1%	Pass
F11_Bedroom 1	1%	4.9%	Pass
F11_Bedroom 2	1%	4.6%	Pass
F11_Living/Kitchen	2%	2.8%	Pass
Lower Ground Floor			
F08_Bedroom 1	1%	4.6%	Pass
F08_Living/Kitchen	2%	3.9%	Pass
F09_Bedroom 1	1%	7.7%	Pass
F09_Bedroom 2	1%	1.0%	Pass
F09_Bedroom 3	1%	2.0%	Pass
F09_Living/Kitchen	2%	2.1%	Pass

Daylight results

## PRIVACY, OUTLOOK & AMENITY SPACE

### 6.1 Privacy

6.1.1 In order to safeguard the privacy of the residents using the private amenity space provided at basement level, an angled fin/screen is provided at 1650mm height to prevent overlooking into the terraces. The angled fins allow views on the landscaped communal garden but restricts the view looking back to the building.

6.1.2 There is a low planter, providing a buffer zone. Ivy or growing plant equivalent is proposed to be planted here to grow on fins,

6.1.3 A similar screen is proposed in between the basement terraces to provide privacy between terraces.



Screens at passage looking towards garden



Screens at passage looking back at building



6.1.4 Measures to safeguard privacy and overlooking from flats at Lower Ground Floor level looking into flat 10 and 11 bedrooms have been implemented.

6.1.5 This is achieved with the proposed saw-edged form of the elevation, the side facing the existing building will have a fin/screen to restrict any overlooking from the lower ground floor flats into the bedrooms of the basement flats,



View looking at Flat 10 from Flat 9 at Lower Ground Floor



View looking at Flat 11 from Flat 8 at Lower Ground Floor

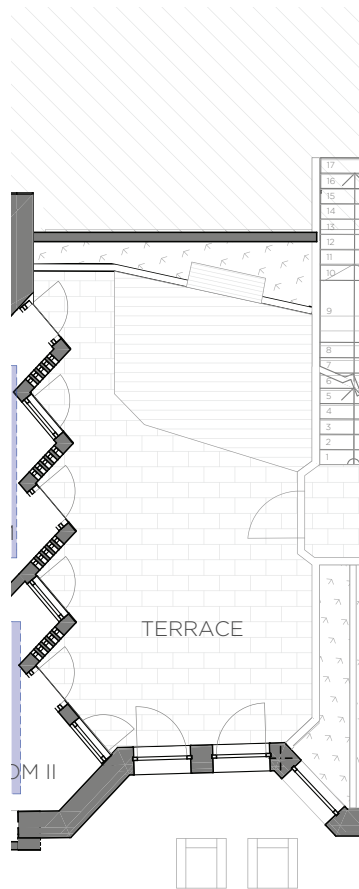
## 6.2 Outlook & Amenity

6.2.1 Quality private amenity spaces have been provided for the proposed basement flats.

6.2.2 Flat 10 has a terrace of 35.7 sqm with a minimum width of 3.8 m and 8.1 m depth.

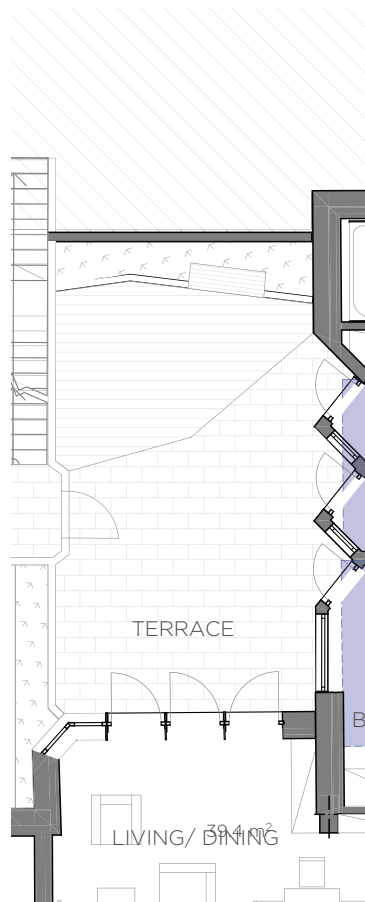
6.2.3 The proposal therefore complies with the Council's Policy 'CL5 Amenity':

*The Council will require new buildings, extensions and modifications and small scale alterations and additions, to achieve high standards of amenity.*





6.2.4 Flat 11 has a terrace of 35.5 sqm with a minimum width of 4 m and 8.1 m depth.







Aerial view of private terraces

## 7.1 Drawing List

### Planning Application Drawings

AP.02.5 Ground Floor

AP.02.6 Lower Ground Floor

AP.02.7 Basement Floor

AP.05.1 Section 1

AP.06.1 East Elevation

AP.06.2 South Elevation

AP.06.3 West Elevation

AP.06.4 North Elevation

AP.05.7 Lightwell Plan



## VISUALISATIONS



Entrance lobby





Aerial view of rear





View from neighbouring building, 10-12 Frognal





View of entrance