Flat 4, 14 West Cottages, West End Lane, NW6

Sustainability Statement for Planning

Job No: 4256

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Contents

Document Control

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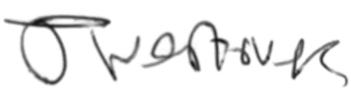


1.0 Executive Summary

1.1 T16 Design has been appointed to produce this Sustainability Statement for the proposed development at 14 West Cottages, West End Lane, NW6.

1.2 The report takes an overarching strategy for improvements and measures to be adopted in order to reduce the environmental impact of the scheme,

1.3 It looks primarily at measures other than those which reduce Energy Consumption and CO_2 emissions. These aspects are dealt with in the Energy Statement, submitted separately.

2.0 Project Summary

2.1 The site is located at Flat 4, 14 West Cottages, NW6.

2.2 Currently the site is occupied by a two bedroom top floor flat.

2.3 The proposal involves the refurbishment and extension of the existing flat to provide a one bedroom flat.

2.4 The proposal also involves updating the heating and cooling system to provide an ASHP which will provide heating and cooling.

Site Location as Existing

3.0 Policy Requirements and Drivers

3.1 The relevant planning policy documents for this site, relating to sustainability are:

- The London Plan (2021)
- Camden Local Plan (2017).

3.2 In light of these policy requirements and through the developer and design team's commitment to reducing the impact of the development on the environment, this report sets out some of the measures that will be adopted or considered.

4.0 Passive Design Measures

4.1 The design team will incorporate features to reduce the environmental impact of the scheme wherever possible.

4.2 Passive design is a method of using the features of the building to reduce the energy consumption and environmental impact, without the use of mechanical or electrical plant.

4.3 These techniques include solar orientation, natural ventilation, dual aspect design, thermal mass, air tightness, and fenestration design.

4.4 Some of these techniques are not possible on all sites, but the design team for this project have endeavoured to include them where feasible.

4.5 A building with high thermal mass will take longer to heat up and longer to cool down, which generally has the effect of reducing the energy required to keep it at an acceptable temperature.

5.0 Potable Water Usage

5.1 It is a policy requirement that new residential dwellings are expected to have internal water usage of less than the 105l/person/day in accordance with Building Regulations Part G. A target of 95l/person/day has been proposed for this site.

5.2 This is calculated using the Part G Water Usage tool. A version of this is used for the Code for Sustainable Homes and approved by BRE. This has been used at this early stage to give a guide to the potential internal water usage.

5.3 Please note that the overall usage is per person and so is not affected by the number of fittings installed, provided they are all the same.

5.4 The assumptions used for the calculations are:

- Basin Taps and Kitchen taps: 3l/min at 3bar
- Showers: 8l/min at 3bar
- Baths: 145l to overflow
- WCs: Dual flush - 4/2.6l
- No Waste Disposal
- No Water Softener
- Washing Machine: Default value (8.17l/kg load)
- Dishwasher: Default value (1.25l/place setting)

Total Predicted Usage 94.7l/person/day

6.0 Surface Water and Flooding

6.1 New developments should seek to mitigate against the future effects of climate change and so far as possible, reduce water runoff from the site and buildings to alleviate the problems of flooding.

6.2 There are several methods to deal with surface water runoff which can be used in isolation or in combination. Some are dependent on the building design and others are dependent on soil conditions.

6.3 At the very least, developers should aim to make the situation after construction no worse than it was before. This is considered to be the case here, as the impermeable area of the site will not increase as a result of the new development.

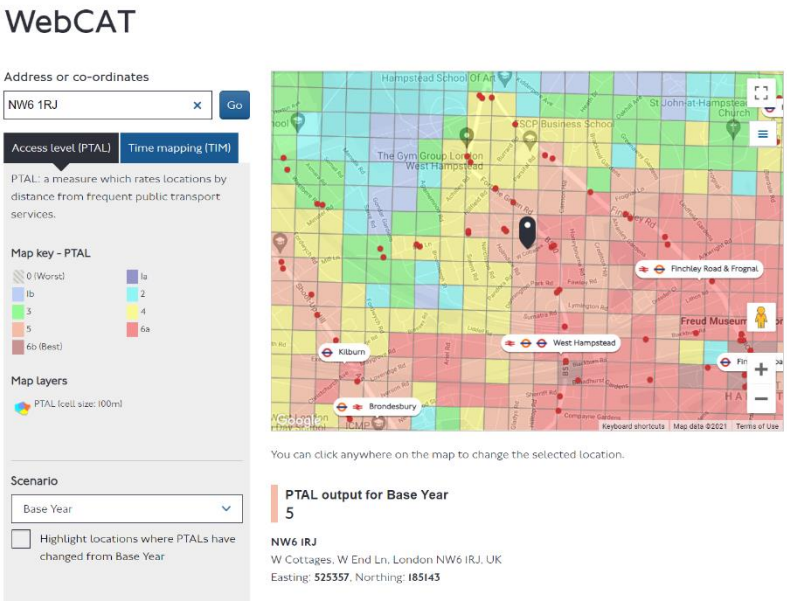
6.4 The site is located in Flood Zone 1, which means it is at a low risk of flooding from all sources.

7.0 Transport

7.1 Transport arrangements are a key consideration for any new development. In London. The accessibility of public transport to a site is of high importance to both developers and end-users.

7.2 This can be assessed using the PTAL (Public Transport Access Levels) system. This site has a rating of 5, where 0 is the worst score and 6b is the best.

7.3 The site is a short walk away from West Hampstead underground station and West Hampstead rail station and is close to the route of five different daytime bus routes.



Site PTAL Rating.

8.0 Sustainable Construction

8.1 It is clearly important that a building should be designed to reduce its environmental impact so far a reasonably practical and the measures proposed for doing this are detailed in this report and the accompanying Energy Statement.

8.2 Whilst the specific measures to be taken to ensure this is also mitigated will be the responsibility of the contractor once building work commences, the section sets out suitable measures that should be considered and adopted where appropriate.

Site Waste Management

8.3 The build will be operated under a Site Waste Management Plan which will identify the key sources of construction waste, methods for diverting this waste from landfill, identify those responsible for doing so and monitor performance.

8.4 There are numerous tools available for doing this, including online facilities such as BRE's SMARTWaste system.

8.5 This allows the contractor to log all waste-related activities and report on performance at all stages of the build.

8.6 It also allows monitoring and reporting of energy and water use on site (see "Consumption Monitoring", below) and analysis of the carbon impact for transportation and material usage.

8.7 Although Site Waste Management Plans are no longer a legal requirement, they offer significant environmental benefits and also cost savings, by encouraging waste reduction across the construction team.

Pollution

8.8 The contractor will have in place policies on site to minimize air and water pollution from site-based activities.

8.9 Air and water pollution on site can have a detrimental impact on the environment and on the health of local residents

8.10 Examples of the clauses that such policies should contain are:

- All surface water must discharge into a surface water drain
- All foul water must discharge into the foul water drain
- All oil and diesel drums must be stored on an impervious base with oil-tight bund with no drainage outlet. All drill pipes, fill pipes and sight gauges must also be stored on this bund.
- Leaking or empty oil drums must be removed from site and disposed of via a licensed waste disposal contractor
- A stand pipe and hose is to be made available at all times on site to damp down arising dust from the demolition process. Particular attention must be paid to damping down procedures during periods of dry and hot weather.
- All skips must be covered with a suitable cover i.e. tarpaulin or plastic dust sheets.
- Any lorries removing waste from site must be suitably covered prior to leaving site.
- A wheel wash will be provided where practical.

Consumption monitoring

8.11 In line with the ideals of the Site Waste Management Plan the developer will monitor resources consumption on site in line with industry KPI benchmarks

8.12 Electricity and water usage will be monitored on site and targets set.

8.13 The results of the meter readings will then be compared to the set benchmark targets using industry standard KPIs so that feedback can be given to the site staff.

8.14 This will have the effect of encouraging responsible resource usage and consumption reduction where possible.

9.0 Conclusions

9.1 The sustainability strategy for the development has been developed with the design team to comply with the relevant environmental policies of Camden Council.

9.2 Measures to be included within the design cover areas such as reductions in potable water use, resource efficiency and pollution reduction both through the build process and post-occupation,

9.3 The proposed development at 14 West Cottages, honours, and aims to go beyond, the intentions of the policies set out by Camden Council in order to provide a well-designed and built development which limits its impacts on the environment both during its construction and beyond.

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