

31 Elsworthy Road, London, NW3 3BT

Energy Statement

The project is the refurbishment and extension of an existing domestic residence in a conservation area, the new accommodation will increase the overall sq meterage of the house by 335m2.

From Camden CC2 Policy

'Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above in a Sustainability Statement.'

The development is less than 500m2 and therefore considered a minor development and the criteria do not apply, however in accordance with good practice and the 'Home Improvements (Camden Planning Guidance) ' the development will;

Be in accordance with Part L1B of the Building Regulations and where possible will look to improve on the energy targets set in the regulations;

All the existing windows will be replaced as part of the refurbishment and replaced with double glazed painted timber windows with fenestration to match the existing and the existing insulation to the roof will be upgraded.

The proposed basement has been designed to ensure that as much of the space as possible can be naturally ventilated, the remaining areas will be provided with ventilation using heat recovery ventilation.

The scheme will include the inclusion of smart energy metering and all services will have fully automatic and optimized controls.

Building services installations will employ the highest efficiency heat producing appliances with the lowest NOX ratings.

Fixed lighting will be 100% from low energy sources and will be automatically controlled using presence detectors in rooms of low usage.

All white goods will be selected as A rated products.

In terms of using Renewable Energy, we have considered the use of renewable energy and the most appropriate renewable for the project would be a Ground Source heat pump which can be installed as part of the basement construction works.

Home Energy Efficiency measures checklist

| Measure | Considered |
|-------------------------------|------------|
| Loft Insulation | Yes |
| Pipes/ boiler tank insulation | Yes |
| Draught proofing | Yes |
| LED lighting | Yes |
| Cavity wall insulation | N/A |
| Room in roof insulation | Yes |
| Internal wall insulation | Yes |

| | |
|--|---------------------------|
| Floor insulation | Yes in basement extension |
| Solar PV (electric) | No |
| Upgrading windows / new windows (single to double glazing) | Yes |
| Ground source heat pump | Yes |
| Air source heat pump | No |
| External wall insulation | No |