

Architecture for London

Sustainability Report
15 York Way N7 9QG

May 2022

1.0 Introduction	This application seeks planning permission for the change of use of the ground floor unit at 15 York Way, from commercial use (hot food takeaway, previously Class A5) to residential (Use Class C3).										
2.0 Sustainability	As a minimum requirement, the design will meet the new Part L, Part F and Part O which are due to come into effect in June 2022. These will be exceeded where possible. The following maximum u-values (W/m2 K) are required to meet these targets: <table><tr><td>New roof</td><td>0.15</td></tr><tr><td>New walls</td><td>0.18</td></tr><tr><td>New windows</td><td>1.4</td></tr><tr><td>New floors</td><td>0.18</td></tr><tr><td>Existing walls</td><td>0.3</td></tr></table> The sustainability measures include: - Upgraded glazing, including rooflights. Either triple-glazed, or double-glazed with high performance coatings. - Improved thermal performance through internal wall insulation. - Improved airtightness in the external envelope. - Mechanical ventilation with heat recovery system to provide fresh air without heat loss. - Green roof on rear extension and permeable paving in courtyard area. A Water Efficiency Calculator accompanies the application. This confirms that the proposal will not exceed the 105 litres per day of water use. It is based on “The Water Efficiency Calculator for New Dwellings” – The Governments national calculation methodology. As the design is still at the early stage the estimated water usage used follows the guidances in tables 2.1 and 2.2 of Approved Document G (England). Renewable technologies are not considered suitable for this location. The daylight, sunlight and overshadowing analysis indicates that the habitable rooms of the proposed development at 15 York Way will achieve good levels of daylight and sunlight. An Air Quality Assessment accompanies the application. This confirms that the proposal will not result in any adverse impacts on air quality in accordance with local plan Policy CC4 (Air Quality). Indeed, the proposals will most likely improve the existing air quality conditions at this location given the removal of the commercial extract and ventilation equipment	New roof	0.15	New walls	0.18	New windows	1.4	New floors	0.18	Existing walls	0.3
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3.0 Conclusion	The proposed development will meet and where possible exceed the new Building Regulations.										

Architecture for London		Water Efficiency Calculator for new dwellings			
15 YORK WAY		TO BE READ IN CONJUNCTION WITH SUSTAINABILITY STATEMENT			2111
20/5/2022		PLANNING			
		Table based on “The Water Efficiency Calculator for New Dwellings” – The Governments national calculation methodology.			
		Estimated water usage follow the guidance in tables 2.1 and 2.2 of Approved Document G (England).			
Installation Type	Unit Of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (dual flush)	Full flush Volume (litres)	4	1.46	0	5.84
	Part flush Volume (litres)	2.6	2.96	0	7.7
Taps (excluding Shower Only)	Flow rate (litres/min)	5	1.58	1.58	9.48
Shower Only	Flow Rate (litres/minute)	8	5.6	0	44.8
Kitchen/Utility room sink	Flow rate (litres/minute)	6.00	0.44	10.36	13
Washing Machine	(Litres/kg dry load)	8.17	2.1	0	17.16
Dishwasher	(Litres/place setting)	1.25	3.6	0	4.5
	(5)	Total Calculated use (litres/person/day) =SUM(column 4)			102.48
	(6)	Contribution from greywater (litres/person/day)			0
	(7)	Contribution from rainwater (litres/person/day)			0
	(8)	Normalisation factor			0.91
	(9)	Total internal water consumption= [(5)-(6)-(7)]x(8)(litres/person/day)			93.26
	(10)	External water use			5
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			98.3



Existing front elevation of 15 York Way



Existing rear elevation of 15 York Way from adjacent St Paul's Mews.