



Sustainable Design and Construction Statement

Issue 1 - Issued for Planning
21/12/2022

**Braemar Avenue Baptist Church
Wood Green, London, N22 7BY**

Prepared for:



on behalf of:

urbanlab_

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Contents

Executive Summary	1
Resource Management	1
Adapting to Climate Change	2
Pollution Management	2
1. Introduction	4
2. The Development	4
3. Planning Policies	6
4. Sustainable Design and Construction Statements	7
4.1 Resource Management	7
4.1.1 Land	7
4.1.1.1 Optimising the Use of land:	7
4.1.1.2 Surface Water flow and flooding:	7
4.1.1.3 Impact on neighbours from demolition and construction:	7
4.1.1.4 Trees, landscape and biodiversity:	8
4.1.2 Site Layout and Building Design	8
4.1.2.1 Reuse of existing buildings:	8
4.1.2.2 Mix of land uses:	8
4.1.2.3 Site layout:	8
4.1.2.4 Micro-climate:	8
4.1.3 Energy and Carbon Dioxide Emissions	9
4.1.4 Renewable Energy	9
4.1.5 Water Efficiency	9
4.1.6 Materials and Waste	10
4.1.7 Nature Conservation and Biodiversity	10
4.2 Adapting to Climate Change	11
4.2.1 Increased Temperatures and Drought	11
4.2.2 Green Cover and Trees	11
4.2.3 Flooding	11
4.3 Pollution Management	11
4.3.1 Land Contamination	11
4.3.2 Air Pollution	11
4.3.3 Noise	12
4.3.4 Light Pollution	12
4.3.5 Water Pollution	13
5. Conclusion	14
Resource Management	14
Adapting to Climate Change	15
Pollution Management	15

Executive Summary

The sustainability approach has been developed in line with the guidance listed within the London Plan 2021, and Haringey Council's Local Plan 2013-2026 Sustainable Design and Construction SPD. Please refer to Energylab Consulting Ltd.'s Energy Statement for further details on how the development has complied with the relevant CO2 emissions reduction targets.

In summary and as per the London Plan, the report will highlight the sustainable design approach as below:

Resource Management

1. The existing site currently comprises a church building and church hall, with the east-facing facade overlooking a local park. The proposal is for the demolition of the church hall and erection of a new residential block of apartments and a new church. (Please see Figure 1 displaying the proposed demolition of the church hall in red.) This new development will optimise the use of land, including density and design, considering the accessibility of the site and local context.
2. The site is located within a strategic location with 3nr Overground and 2nr Underground stations located within a 2km radius. (Please see Figure 1) The site is connected to A109 with good access to bus services within 1km. In general, there is good accessibility of the site from all modes including walking, cycling, rail, bus, etc. with particular design emphasis on cycle and walking networks to encourage a more sustainable and green environment where applicable.



Figure 1: Proposed Demolition of Church Hall (in red).

3. The proposed development is a car free development. Cycling facilities including bike racks will be provided to encourage more sustainable and green transportation.
4. A comprehensive Residential Travel Plan assessment has been carried out by ttp Consulting on August 22. The Travel Plan aim is to enable residents and visitors to make more informed decisions about their travel which helps to minimise impacts on the local environment. The Travel Plan aims to raise awareness of the benefits of sustainable travel, particularly active modes including walking and cycling and seeks to meet the aim of the Mayor's Transport Strategy for 80% of all trips in London to be made on foot, by cycle or using public transport by 2041. Furthermore, the travel plan aims to reduce potential for conflict between construction vehicles and passing motorists, cyclists or pedestrians.



5. The development will target a minimum 35% reduction in regulated carbon emissions against the Building Regulations Approved Document Part L 2021 levels. High performance facades, efficient systems and renewable technologies such as PV panels installation are proposed. Please refer to Energylab Consulting Ltd - Energy Statement report for more information.
6. The design team is also committed to achieving lower water usage targets (105 litres/person/day) and the sustainable use of materials, where both commercially viable and technically possible.
7. Wellbeing, including natural ventilation strategies, will be considered where possible. Mechanical Ventilation with Heat Recovery systems (MVHR) shall be implemented within the apartments to ensure sufficient ventilation levels are provided at all times, as well as mitigating any potential overheating risks.
8. The proposal includes approximately 202 sqm of green roof (152 sqm on the residential development and 50 sqm on the church extension) with potential improvement to the ecology via new planting etc.
9. The building shall be no greater than 4 stories with an integrated design in consideration to the surroundings.

Adapting to Climate Change

1. All residences will benefit from a private outdoor amenity space and balcony.
2. A Sedum green roof system is proposed.
3. Natural ventilation is investigated where possible. Mechanical ventilation with heat recovery (MVHR) has been proposed for domestic and non-domestic developments. This is to ensure adequate thermal comfort for the residents, mitigating any overheating risk. This is stated in the TM59 Overheating Assessment as provided by Energylab Consulting Ltd.

Pollution Management

1. It is not anticipated that the site is contaminated. Subject to further investigation.
2. Pollution from residents using cars will be negligible on site. Car park spaces have not been included in the design, rather, cycle storage for up to 28 bicycles has been proposed, encouraging the use of green means of transportation. The building users are likely to use public transport, travel by foot or cycle.
3. No air pollution risk from any proposed construction and/or demolition activities is anticipated. The works on site shall be carried out in line with the Considerate Construction guidelines to reduce waste and pollution on site. A number of noise, dust and vibration measures will be implemented at the site to mitigate the potential environmental impacts associated with construction. Please refer to the Outline Construction Logistics Plan prepared by ttp Consulting on August 22 for more information.
4. Any external lighting shall be designed to minimise the night time light pollution and in particular to lessen any disturbance to the local wildlife.
5. The building would be a NOx free building. No gas fired boilers are proposed. The development would use electricity and air source heat pumps to operate any building services for domestic and non domestic buildings.
6. Reducing construction waste in general by adapting the circular economy principles where possible.
7. Noise levels shall be mitigated to acceptable levels, through suitable design measures. The proposed scheme is not expected to experience a significant adverse noise impact and the site is considered acceptable for the proposed residential use. Please refer to the Outline Construction Logistics Plan prepared by ttp Consulting on August 22 for more information.



8. The design maximises the use of sunlight by providing a large windows in the domestic building and glazed connection and skylight in the basement in order to reduce the lighting energy.

In summary, the proposed development design shall be in compliance with all relevant national and local policies via specifying the highest standards of sustainable and energy efficiency design.



1. Introduction

This Sustainable Design and Construction Statement was prepared by Energylab Consulting Ltd on behalf of Urbanlab_ in support of the submission of a planning application for the proposed development at Braemar Avenue Baptist Church, London N22 7BY. The development will consist of 15 new residential units, comprising 7 One Bed Flats, 5 Two Bed Flats and 3 Three Bed Flats. Additionally, a church building is proposed, consisting of a basement church hall, tea point and WC, with a reception area and WC on the ground floor. The development will be in compliance with the London Borough of Haringey Council's requirements on sustainability. (Haringey Council's Sustainable Design and Construction Supplementary Planning Document (SPD) and the London Plan 2021.

2. The Development

The site is located on Braemar Avenue, Wood Green, within the London Borough of Haringey (N22 7BY). The existing site currently comprises a church building and church hall, with the hall no longer being in use.

The proposal is for a mixed-use development comprising a 4 storey new-build block of flats as well as an additional baptist church on the ground and lower ground floors.

The total number of residential units will be 15, comprising 7 No. One Bed Flats, 5 No. Two Bed Flat and 3 No. Three Bed Flats. The residential development will include private outdoor amenity space in the form of a terrace or balcony for each dwelling, waste and recycle storage space, bicycle storage, and amendments to the existing church building.

The non-domestic church building proposal consists of a basement church hall, tea point and WC, with a reception area and WC on the ground floor.

Please see Figure 3 for a 3D image of the proposed development.





Figure 2: 3D image of the proposed scheme.

The area schedules for the proposed domestic and non-domestic developments are displayed below in Tables 1 and 2, respectively.

Table 1: Domestic Area Schedule

Building	Approximate Gross Internal Area (sqm)
Lower Ground Floor	213.2
Ground Floor	141.2
1st Floor	220.1
2nd Floor	220.1
3rd Floor	124.0

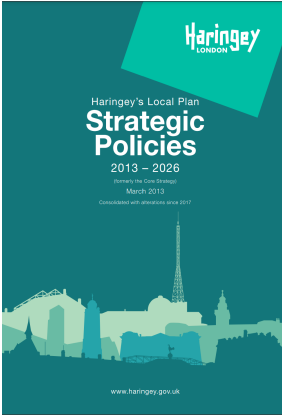
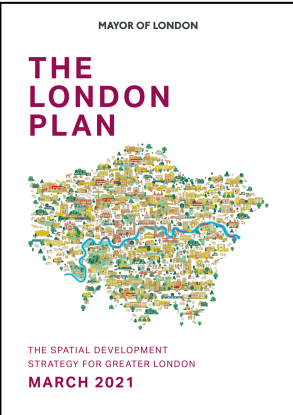
Table 2: Non-Domestic Area Schedule (Church)

Building	Approximate Gross Internal Area (sqm)
Lower Ground Floor	141.4
Ground Floor	65.0



3. Planning Policies

This report demonstrates that the development has been designed in line with the Haringey Council and the new 2021 London Plan relevant planning policies listed within the documents displayed below:

	
Haringey's Local Plan 2013-2026. Adopted March 2013, Alterations Made in 2017 Sustainable Design and Construction SPD	The London Plan 2021 Chapter 9
	Chapter 9 Sustainable Infrastructure - Policy SI 1 Improving air quality - Policy SI 2 Minimising greenhouse gas emissions - Policy SI 3 Energy infrastructure - Policy SI 4 Managing heat risk - Policy SI 7 Reducing waste and supporting the circular economy - Policy SI 12 Flood risk management - Policy SI 13 Sustainable drainage



4. Sustainable Design and Construction Statements

The following section demonstrates how the development complies with sustainable development policies and the London Plan 2021 guidance.

The key elements are listed below and have been structured in line with the guidance listed within the London Plan 2021.

4.1 Resource Management

4.1.1 Land

4.1.1.1 Optimising the Use of land:

The proposed development design has optimised the density within the site and it also enabled the development to sit comfortably within the local context.

The new development will provide a high quality living environment including the provision of private amenity spaces for all residents.

The new development has been proposed on a developed land, with the demolition of the church hall supplying the area for the proposed residential block of flats and new church.

4.1.1.2 Surface Water flow and flooding:

Flood Risk Assessment and Sustainable Urban Drainage Strategy (SUDS) reports are not required by the LPA, therefore they have been excluded from this report.

4.1.1.3 Impact on neighbours from demolition and construction:

The impact on neighbours will be minimised during construction. It is proposed that the contractor on site will be registered with the Considerate Construction Scheme and will follow their guidelines to achieve the highest scoring.

A Construction Environmental Management Plan (CEMP) would be potentially developed for the construction phases and will include a strategy to minimise environmental impacts such as carbon emissions. The CEMPs will detail the approach for a range of resource efficiency principles including locally sourcing materials and servicing, auditing materials to demonstrate environmental performance and options for the re-use of supplies.

During the detailed design phase, full assessments of the potential impacts of the demolition and construction works on air quality and noise vibration will be prepared. The measures that could be adopted to mitigate these nuisances are:

1. Setting 'Action Levels' for noise and vibrations;
2. Routine monitoring of noise, vibration and dust (risk assessment carried out following IAQM's 2016 Construction Dust Risk guidance resulting in a 'Low Risk' output);



3. Use of hoardings for as long as practicable to act as acoustic screening;
4. Requirement for engines and equipment to be switched off on-site when not in use, use of quieter plant, regular plant maintenance and screening of plant if appropriate;
5. Spraying areas with water to dampen down dust when conditions dictate;
6. Use of road sweepers whenever the need for road cleaning arises;
7. Sheeting of vehicles carrying waste materials off-site; and
8. Strictly prohibiting fires on sites.

4.1.1.4 Trees, landscape and biodiversity:

A brief landscape plan has been prepared by Spacelab_ to understand the current nature and condition of any plants and landscape and propose a workable strategy to lessen any negative impact and improve on existing ecology.

For example, the inclusion of green or brown roofs has been specified to enhance the biodiversity of the site post development. These roofs could be planted with species rich turf or alternatively different sized brown roof substrates and dead wood habitat which can also be planted with sedum species.

The new development could facilitate considerable improvements for biodiversity and an overall enhancement to the current site.

4.1.2 Site Layout and Building Design

4.1.2.1 Reuse of existing buildings:

The main church will be retained as it is. The subsidiary outdated church hall is currently beyond repair and refurbishment due to its old temporary structure. This would result in health and safety risks if this building was to be reused.

4.1.2.2 Mix of land uses:

The proposed development shall be designed to deliver high quality residential units over approximately 1120 sqm GIA. Additionally, a new church will be provided on the lower ground floor with capacity for 100 people, over approximately 200 sqm GIA.

4.1.2.3 Site layout:

The orientation of the buildings and the size of the windows/glazed doors have been optimised to ensure sufficient daylight has been achieved without compromising the thermal comfort of the occupants. This will help in reduction in energy required for heating and lighting.

In general, there are limitations on the proposed orientation of the building due to the site constraints.

4.1.2.4 Micro-climate:

The proposed development will have a negligible impact on the micro climate.



4.1.3 Energy and Carbon Dioxide Emissions

A comprehensive Energy Strategy has been developed by Energylab Consulting Ltd for the new development in line with the London Plan Energy Hierarchy principles, to aim to reduce the energy and associated CO₂ emissions using the “Be Lean, Be Clean, Be Green, Be Seen” approach:

1. “Be Lean”: Improvements to the building fabric and energy efficient services to minimise energy demand, including efficient building services such as high efficiency boilers and 100% low energy LED lightings.
2. “Be Clean”: The site is not suitable for a local CHP system or connection to a district network. Therefore, no carbon savings are possible using this measure.
3. “Be Green”: A number of PV panels shall be proposed to be installed on the flat roof.
4. “Be Seen”: monitor, verify and report on energy performance.

Further details can be found within the Energy Statement Report prepared by Energylab Consulting Ltd.

4.1.4 Renewable Energy

PV panels are proposed to be installed on the flat roof of the building at a 5° angle, south facing.

Further details can be found within the Energy Statement Report prepared by Energylab Consulting Ltd.

4.1.5 Water Efficiency

The development design shall demonstrate capability in achieving water efficiency and water recycling.

The design team is committed to achieving a target maximum internal water use of 110 litres per person/day.

This will be incorporated into the design and the sanitary ware/fittings selection at the detailed design stage to ensure that this target is achieved.

The above target can be achieved through specifying all or some of the following water saving fittings:

1. A low and water saving dual flush WC
2. Aerated showerhead
3. Flow regulating access valve for showers
4. Water saving flow regulator for basin
5. Water efficient lever operated Monobloc tap
6. Water efficient Monobloc kitchen tap and water saving tub
7. Rain water harvesting system

A SuDs system has been considered and proposed for the development, specifying water butts to harvest rainwater from the domestic roof area. This water will then be utilised for gardening purposes within the proposed amenity spaces. Please refer to the Sustainable Drainage Strategy prepared by Elliot Wood on the 9th of December 2022.



4.1.6 Materials and Waste

The development shall consider the use of sustainable materials through the choice of appropriate building materials where both commercially viable and technically possible.

The design team will explore the possibility of minimising the use of resources through the choice of materials to limit the environmental impact of developments where possible.

The design will consider the following measures, where applicable and feasible:

1. Managing existing resources;
2. Specifying materials using the Building Research Establishment's Green Guide to Specification;
3. Ensuring that materials are responsibly sourced;
4. Minimising the harmful effects of some materials on human health;
5. Ensuring that specified materials are robust and sensitive to the building type.

The development will aim for waste reduction and maximise the use of new materials with recyclable content.

During construction, the contractor will manage the disposal of waste. This includes excess soil, maximising the environmental and developmental benefits from the use of surplus material which, in turn, reduces any adverse effects of disposal. Where possible, segregation of recyclable and non-recyclable material will be employed for all waste generated throughout

the construction process. Furthermore, material will be re-used on-site where feasible.

All waste materials will be deposited into containers held on site with each trade responsible for clearing their own waste (if applicable). All site waste will be collected by a licensed waste carrier and will be taken to a registered waste transfer station for sorting and recycling and reuse.

A Site Waste Management Plan (SWMP) will be implemented to encourage the principles of the waste hierarchy which are to reduce, reuse and recycle waste.

4.1.7 Nature Conservation and Biodiversity

A bat activity survey was carried out by Amphibian, Reptile and Mammal Conservation Ltd. on the 11th of July 2022, assessing possible bat roosts within the church hall proposed for demolition. The survey concluded absence of an extant bat roost within the building, therefore, a European Protected Species derogation/mitigation licence is not required.

The new development will seek, where practical, to provide biodiversity enhancements such as:

1. New native hedgerows and trees (of local provenance) to be planted along plot/site boundaries, as specimen trees
2. Areas of the amenity grass within communal areas will be seeded with a species rich turf e.g. Wildflower Native Enriched Turf or Species Rich Lawn Turf to enhance diversity within the grassland sward (which will in turn attract insects, birds and bats)



3. The inclusion of green or brown roofs to enhance the biodiversity of the site post development. These roofs could be planted with species rich turf or alternatively different sized brown roof substrates and dead wood habitat which can also be planted with sedum species.

4.2 Adapting to Climate Change

4.2.1 Increased Temperatures and Drought

The development design will mitigate the risk of overheating via introducing passive and active (where required) design measures.

Natural ventilation, appropriately sized openable windows, low transmittance glazing, LED light fittings, shadings such as balconies, use of internal blinds and MVHR systems are investigated and appropriate measures are proposed to improve the indoor air quality and mitigate the risk of overheating using natural resources and solutions where possible.

Green/brown roof systems have also been introduced, this will naturally help in mitigating the heat transfer from the roof to the top floor flats.

4.2.2 Green Cover and Trees

Landscaping of both private and public spaces has been considered through hard and soft landscaping. New trees are being introduced to the residents' walkways as well as the new church link to enhance the new entrance along Braemar Avenue and protect the amenity of the site.

4.2.3 Flooding

The Environment Agency Planning Flood Map shows that the site is in flood Zone 1 which is low risk with an annual probability of flooding of less than 1:1000. The surface water flood map shows a low risk of surface water flooding.

4.3 Pollution Management

4.3.1 Land Contamination

It is not anticipated that the site is contaminated. Subject to further investigation.

4.3.2 Air Pollution

Cycle storage with capacity for 28 bicycles has been proposed, excluding car park spaces to promote green means of transportation.

The development shall be a gas free development. No harmful NOx emissions from the site are anticipated.

All internal finishes will be of low VOCs content.

Any potential air pollution risks from construction activities, including demolition on site, will be mitigated in line with the Considerate Construction guidelines and the 'The control of dust and emissions from construction and demolition' SPG document. During the construction phase, suspended and re-suspended fugitive dust emissions from construction activities and vehicular emissions from construction traffic, including re-suspended dust



from HGV movements, will be minimised through suitable mitigation measures on site. During critical phases of the construction works, airborne dust will be created and hence dust mitigation measures will be put in place.

All non-road mobile machinery (NRMM) will comply with the emission standards specified in the Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG.

The site will be following 'best practice' measures in accordance with GLA Guidance which will be agreed with the London Borough of Haringey prior to the commencement of construction works as appropriate.

4.3.3 Noise

This development, due to its nature and type of use, is unlikely to negatively impact the noise within the surrounding areas.

The preferred approach for controlling construction noise is to reduce source levels where possible, but with due regard to practicality. The simplest and most effective method of reducing noise at nearby receptors is to ensure that noisy plants are located as far from receptors as practicable and screened using temporary barriers.

Noise experienced by receptors can also be reduced by limiting the daily time that noisy equipment is operated; however, it is acknowledged that sometimes a greater noise level may be acceptable if the duration of the activity, and therefore length of disruption, is aimed to be reduced. In addition to this, respect for surrounding residents shall be maintained with zero tolerance for offensive language and behaviour.

Noise shall be minimised by adopting Best Practicable Means (BPM) as standard working practices across the site to ensure that noise is reduced whenever practicable.

The works will be carried out in accordance with the BS 5228 Code of Practice and more specifically the recommendations set out in the BS 5228:1997 AMD 1 Code of Practice for Noise Control on construction and demolition sites.

4.3.4 Light Pollution

All outdoor lighting shall be designed to minimise any potential light pollution to the surroundings. Artificial lighting should be managed in a way whereby it will not impact upon foraging bats within the area

External lighting for the proposed new development will be positioned low to the ground, with downward facing baffles and set on time control. Warm white LED lights may be selected due its low impact upon bats in particular.

To ensure the impact of visual intrusion from temporary lighting on adjacent areas is controlled; lighting of the site will be kept at the minimum luminosity necessary for adequate security and safety. In addition, lighting will be located and directed such that it does not cause undue intrusion to adjacent properties.

When the site is closed all unnecessary site lighting will be turned off and only adequate security lighting will be maintained.



4.3.5 Water Pollution

Water pollution has been minimised via incorporating into the design appropriate water efficiency measures and surface water run-off reductions. It is encouraged for the contractor to reduce water pollution during construction by following the Considerate Constructors Scheme practice guidelines.



5. Conclusion

The sustainability approach has been developed in line with the guidance listed within the London Plan 2021, and Haringey Council's Local Plan 2013-2026 Sustainable Design and Construction SPD. Please refer to Energylab Consulting Ltd.'s Energy Statement for further details on how the development has complied with the relevant CO2 emissions reduction targets.

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In summary, the proposed development design shall be in compliance with all relevant national and local policies via specifying the highest standards of sustainable and energy efficiency design.





Building Services and Sustainability Designers

energylab_ is a dynamic consultancy specialising in sustainability and sustainable design. We have extensive experience in both design and management across a broad range of sectors where we aim to embrace circular economy principles and low energy design practices.

Our vision is to deliver efficient and flexible environments which are engineered to help people work in an sustainable, effective and collaborative way.

We have a proactive approach to spatial design and how building services integrate within the space. We offer our clients a high quality service by working closely with them and their team to achieve a successful end product which meets the ESG agenda.

energylab_ wants to change that way of working by providing a more strategic and integrated approach to workplace design.

We do things differently.....

part of the lab_ collective:

the lab_

spacelab_

urbanlab_

the lab foundation_

sense_

eel_

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