

Sustainable Design Statement

Flat E, 42, Lancaster Gate, London, W2 3NA

August 2022

This Sustainable Design Statement has been prepared in support of a planning application for 'Flat E, 42, Lancaster Gate, London, W2 3NA'.

This Statement has been prepared with consideration to City Plan Policies 34 (Green Infrastructure), 36 (Energy), 38 (Design Principles) and 39 (Heritage).

The proposed scheme is considered to respond to advice outlined in policy above and provides a significant improvement to the sustainability of the current building on site.

Site Background

The application site is located at the south of Bayswater Conservation Area initially designated on 9th November, 1967 and within the setting of the Tower and Spire of Christ Church, designated Grade II. The building is designated as a listed building, which forms a part of wider group designation Nos. 36 to 42 (consecutive) Lancaster Gate.

The application site, in conjunction with its immediately adjoining counterparts, was designated Grade II on 5th February, 1970.

Proposed Development

The Proposed Development at Flat E, 42, Lancaster Gate comprises minor internal reconfiguration to the two storey flat to both improve the energy efficiency as well as the integrity of detailing suitable for this buildings age.

Planning Policy

This section outlines the relevant planning policies within Westminster's City Plan.

Westminster City Plan 2019-2040

Westminster's City Plan was adopted by the Council in April 2021. The plan sets out an ambitious and deliverable vision for Westminster up to 2040. Key policies, of relevance to the proposals, include:

- Policy 34B 'City Greening';
- Policy 36 'Energy';
- Policy 38D 'Sustainable Design'; and
- Policy 39 'Heritage'.

Policy 34B 'City Greening'

Part B of Policy 34 ('City Greening') state the Council aims to achieve this through ensuring that developments, where possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme.

Policy 36 'Energy'

Policy 36 stipulates that the Council will promote zero carbon development and expects all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change. Policy 36 part D also highlights that developments should be designed in accordance with the Mayor of London's heating hierarchy. Major developments must connect to existing or planning heating networks, and where feasible, establish a new network.

Policy 38D 'Sustainable Design';

Part D of Policy 38 ('Sustainable Design') states development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design, including:

1. use of high-quality durable materials and detail;
2. providing flexible, high quality floorspace;
3. optimising resource and water efficiency;
4. enabling the incorporation of, or connection to, future services or facilities; and
5. minimising the need for plant and machinery.

Policy 39 'Westminster's Heritage'

Policy 39 states that development must optimise the positive role of the historic environment in Westminster's townscape, economy and sustainability, including through maintaining the unique character of heritage assets and delivering high quality new buildings and spaces which enhance their settings.

Sustainable Design Considerations

This section assessed the Proposed Development against the sustainable design principles outlined in Westminster's City Plan.

The proposal incorporates the following sustainable design features, in line with the principles outlined in the Westminster City Plan:

- Use of high quality, durable materials and details that are in keeping with the existing building and the Conservation Area;
- Sensitively refurbish Flat E through recycling and reusing existing material within the property, to facilitate a better practical functioning, such as floor boards and doors to the second floor and skirting boards to the bedrooms to the second floor;
- Optimising water and heating efficiency through the introduction of a energy efficient air source heat pump at the second floor terrace;
- Maximising the use of low carbon energy sources, such as low flow bathroom appliances;
- Provision of high quality city greening through the implementation of new planters on the second floor terrace;
- Implementing the use of low energy 100% LED lighting; and
- Enhancing the performance of existing windows through the installations of acoustic and weather seals, as a result, improving the insulation, preventing the entrance of draughts and reducing thermal losses of the existing building.

Overall, sustainability has been at the forefront of the design, and the proposed scheme is considered to constitute a sustainable proposal that complies with Sustainable Design Principles outlined in policies 34B, 36, 38D and 39 of Westminster's City Plan.

Works to the listed building will preserve its special interest and responds positively to the local's historic context whilst achieving a high standard of design that results in no adverse impacts upon the host building itself. The overall character and appearance of the Conservation Area would therefore be preserved and enhanced in line with Policy 39 of the Westminster City Plan.