

Sustainable Design Statement

This Sustainable Design Statement has been prepared to support the planning application for flats 71 & 72 Baynards House.

Planning application reference: 23/07690/FULL

The key policies referenced are as follows.

- **Policy 34B: City Greening**
- **Policy 36: Energy**
- **Policy 38D: Sustainable Design**
- **Policy 39: Heritage**

Policy 34B: City Greening

Developments will, wherever 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.

- This is not possible as our proposal is for internal alterations only. Furthermore, landlord / freeholder restrictions do not allow us to make external modifications / additions.
- As a side note, the block does already have communal gardens at ground floor level for use by the residents.

Policy 36: Energy

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.

- The properties / flats are part of a larger existing purpose built block (Baynards House), constructed c.2000 retaining the late Victorian frontage. Existing windows to the exterior elevations of the property are good quality double glazed casement and sash windows. These will remain in place as has happened with all other properties in the block that have had internal alterations made.
- The existing ceilings to both properties lack any form of insulation. During the proposed works, sections of the ceiling plasterboard will be carefully removed allowing for the entire ceiling void to be lined with thermal insulation bringing the ceiling / roof up to and beyond current thermal insulation requirements. Wherever possible, the removed sections of plasterboard will be reinstated minimising site wastage.
- The properties, as will all other properties in the block, have perimeter skirting board heating system. These will be upgraded to more energy efficient versions as part of the modifications and refurbishment works.
- Please note that the flats, as are all the properties in the block, have only electricity as a means of power / energy supply. This will remain as is as there is not opportunity to site such items as air source heat pumps to provide energy to the properties.
- Within the current configuration of the two flats, many of the spaces lack the benefit of natural light. The design proposal introduces internal fixed glazed partitions to provide natural light to pass into all of the spaces, reducing the need for artificial lighting as much as possible.

Policy 38D: Sustainable Design

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*
- 5. Minimising the need for plant and machinery*

- Materials and finishes used throughout the proposed interior remodelling scheme will be of high quality and durability. Granite counter tops in the kitchen and bathroom for example, along with ceramic floor tiles.

- The new bathroom and shower room are well proportioned, so if required in the future, they can be remodelled to make for far more accessible spaces.

- All new water using fixtures and fittings, such as sinks, showers, washing machine and dishwasher will have energy efficient settings including low water flow water options.

Policy 39: Heritage

Westminster's unique historic environment will be valued and celebrated for its contribution to the quality of life and character of the city. Public enjoyment of, access to and awareness of the city's heritage will be promoted.

- This is not applicable to our proposal.

- As described in the Design & Access Statement and above, all of the proposed alterations are internal and will have no effect on the external appearance of the properties.

- The existing late Victorian frontage that was restored when the block was built will remain exactly as is it currently.

- Whilst the properties are within the Westbourne Conservation Area of Westminster, they are not listed and therefore internal alterations are allowed with permission of the landlord / free holder.