

Sustainable Design Statement

103 Elgin Avenue

The proposed works at 103 Elgin Avenue have positively addressed the sustainable design principles set out in Policy 38D in the City Plan 2019-2040.

The Applicant is committed to ensuring that key sustainability measures are considered and incorporated where possible given the limited nature of the works. The measures incorporated into the design to meet planning requirements and to achieve a low carbon development address the following key areas of sustainable design and construction:

- Energy
- Materials and Waste
- Water efficiency
- Transport
- Health and wellbeing
- Biodiversity

When preparing the proposals, consideration has been given to the energy hierarchy in all supporting material. As a building within a conservation area and the minimal works proposed, the level of intervention required to achieve the Council's aims as laid out in Policies 32B, 36, 38D and 39 of the City Plan may be restricted. Low-level, less invasive proposals to incorporate sustainable design principles will be incorporated into the development. These include the following:

- The provision of double-glazed units for the new French doors at upper ground floor level.
- A water consumption target of 105 litres per person per day through the implementation of water efficiency measures.
- A sustainable materials procurement policy and an efficient waste strategy on site.
- The implementation of health and wellbeing measures through design and operating procedures, including daylight, indoor air quality and thermal comfort; and

Energy Efficiency Strategies

Insulation standards to reduce transfer of heat through the building fabric will be considered and implemented wherever possible.

Well-planned floor layouts to reduce the need for artificial lighting; and

- High quality lighting has been specified for the scheme
- Energy efficient lighting and appliances to reduce internal heat gains.
- Passive ventilation measures will include openable windows.
- Use of high-quality insulation throughout the building.

Materials and Waste

Sustainable material sourcing and waste management will be considered to ensure the scheme's environmental footprint is minimised as far as possible. The scheme will also ensure low embodied carbon is employed throughout the procurement, transport and construction of building materials.

- All possible efforts will be made to reuse materials where feasible and that where required, new materials will be responsibly sourced. New construction materials will be

selected, where feasible, with a low environmental impact. In addition, the project will aim for new materials to come from a recycled or reused source.

- Efforts will be made to ensure the development produces less waste on site.
- Materials will be procured from the local area where possible, to reduce carbon through transportation.

Construction Waste Management

Resource efficiency will be promoted through effective and appropriate management of demolition and construction site waste.

During the construction phase, the approach will be the following:

- Use reclaimed materials;
- Use materials with higher levels of recycled content; and,
- Use new materials.

A site waste management plan will be developed which adopts best practice benchmarks.

- Contractor developing of a Construction Management Plan (CMP) specific to the site should this be required by the Council;
- Training and site induction of all site operatives;
- Monitoring of energy, water and transport to and from site during construction;
- Management of waste on site;
- Following best practice pollution guidance;
- Ensuring all site timber is responsibly sourced in line with the UK Government's Timber Procurement Policy;
- Minimising vehicle emissions through the use of catalytic converters and the regular maintenance of vehicle engines;
- Regularly inspecting and wet suppressing materials/soil stockpiles where necessary (including wind shielding or completely enclosing, storing away from site boundaries, and restricted height of stockpiles);
- Appropriate orientating of material stockpiles;
- Covering vehicles carrying dry soil and other wastes;
- Shielding of dust-generating construction activities;
- Providing suitable site hoarding.

The scheme will adopt the principles of the Considerate Constructors Scheme (CCS). The CCS scheme aims to recognise and encourage construction sites that are managed in an environmentally and socially considerate, responsible and accountable manner.

Water Conservation

A reduction in internal water use for the development over typical performance, equating to a water consumption target of 105 litres per person per day under the optional national technical standard, will be sought.

Water consumption will be reduced through the use of water efficient components for all specified domestic water-consuming components (including low-flow showerheads and taps, dual flush toilets and low water consuming washing machines and dishwashers).

Residential Wellbeing

- The development has been designed to ensure the wellbeing of occupants in terms of levels of fresh air, thermal comfort and reduction of overheating, access to natural light, good lighting levels internally and externally, acoustic performance and access to safe drinking water.
- The design team will specify only low volatile organic compounds finishing products, including sealants and paints. All composite wood products will contain no added urea formaldehyde.
- The design has been developed to allow the use of daylight within the space to be maximised as far as practical.

Biodiversity

The Applicant is committed to protecting biodiversity on site and will implement the following measures where practicable:

- Retention of the garden as existing and the increase to the permeable areas through the removal of the lower ground floor projection.
- Confirm that all relevant UK and EU legislation relating to protection and enhancement of ecology has been complied with during the design and construction process.
- Implement working methods in line with best practice to manage dust and water runoff.

The Applicant is committed to enhancing biodiversity on site.

Conclusion

This Sustainability Statement has responded to the requirements of Policies 32B, 36, 38D and 39 of the City Plan 2019-2040.

In summary the proposed development will adopt the following sustainable features:

- Provision of double-glazing within the new French doors at upper ground floor level.
- Reduce energy consumption. Low energy lighting will be specified.
- Implement a site waste management plan and stringent resource efficiency targets.
- Appoint a contractor who will register for the Considerate Constructors Scheme.
- Achieve a water consumption target of 105 litres per person per day through the implementation of low water-consuming fittings.
- Minimise embodied carbon through efficient design, procurement of materials from a local source, or with a high-recycled content.
- Ensure all materials are responsibly sourced and of low environmental impact where feasible.
- Consider health and wellbeing through design and operational procedures, including daylight, optimum indoor air quality and thermal comfort.
- Protect and enhance the ecological value of the site.