

Sustainable Design Statement - Householder Applications

This template has been prepared to help applicants or their agents preparing a sustainable design statement, where required to support a householder planning application.

A Sustainable Design Statement is required to demonstrate you have incorporated relevant sustainable design principles into the design of your development in line with our [City Plan 2019-2040](#), in particular Policy 36 and 38 and following the guidance in our [Environmental SPD](#).

How to use this template

The template is for guidance only. Not all of the questions will be relevant, and the level of detail will depend on the size and nature of your proposal and its impacts. You can enter questions directly into the template or use this to help inform your statement. Your statement may be a section in your Design and Access Statement, where one is required.

Please be aware that standards set out in the Building Regulations may affect your design and you should consider how you will meet the required standards early in the design process¹. In all cases we recommend the use of a professional advice to help you prepare and submit your application and maximise the sustainability credentials of your scheme. You can search the following directories to find a professional with sustainable buildings expertise -

- <https://www.greenregister.org.uk/search>
- <https://www.aecb.net/>
- <https://www.climatechangeandyourhome.org.uk/>

A [glossary of terms](#) and [links to sources of further information](#) can be found at the end of this document.

1. Site Address

14 Acacia Gardens, St John's Wood, London. W8 6AH.

2. About your development. Please use our [interactive policies map](#) to find out what policy constraints listed below apply to your site:

Is your site (identify all that are applicable)?	
In an Air Quality Focus Area ?	<input type="checkbox"/>

¹ The amended Building Regulations Standards Part F, L, P and Q come into force on 15 June 2022. The changes will not apply in relation to building work where a building notice or an initial notice has been given to, or full plans deposited with, a local authority before 15 June 2022 provided that the building work is started before 15 June 2023.

In a Flood Risk Zones 2/3 (mainly Pimlico and Victoria areas and sites close to the River Thames)?	<input type="checkbox"/>
In a Surface Water Flood Risk Hotspot ¹ ?	<input type="checkbox"/>
In or next to a Site of Importance for Nature Conservation ² ?	<input type="checkbox"/>
A listed building ³ or in a conservation area ³ ?	<input checked="" type="checkbox"/>

In each case where you have answered yes to any of the above, please provide details.

14 Acacia Gardens sits within the St John's Wood Conservation Area. It is not a listed property, nor does it have an Article 4 Directive covering it.

- 3. Materials and [Circular Economy](#)** Describe what materials you are using. In line with our policy, are you prioritising durable and high quality materials? Are you using low carbon healthy materials (i.e. low VOC emitting materials) and products made of natural materials?⁴ Could you reuse materials on site and reduce or recycle the waste that will be created as a result of your extension/ refurbishment project?⁵

The extension proposal is designed using bricks to match the existing host building. Therefore any bricks removed as part of the minor demolition works required will be re-used. Where possible reclaimed bricks will also be utilised (subject to their availability to match the host building). Any new materials used will be sourced to be high quality, with long longevity and minimal maintenance a priority.

- 4. Optimising resources (energy and water)** City Plan policy requires development to optimise resource efficiency and minimise the need for plant and machinery, incorporating design for energy and water efficiency and following the principles of the [energy hierarchy](#). Please use the tables below to identify any measures incorporated and provide details and specification in the space below or attach product details to your statement, where relevant.

Energy Efficiency	Yes	No	N/a
Natural/ passive ventilation and design measures to reduce the need for mechanical plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.			

² The [Wildlife Assessment check](#) tool may help clarify whether your project needs expert ecological advice.

³ You will also need a design and access/ [heritage statement](#) and should choose measures which are sensitive to historic significance and traditional fabric, following [Historic England advice](#).

⁴ For advice on sustainable materials, see the Green Guide to Specification www.bre.co.uk/greenguide

Mechanical ventilation with heat recovery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MVHR alongside ASHP will be installed.			
Active cooling systems, i.e. Air Conditioning Unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.			
Draught-proofing ⁶	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New double glazed timber windows will be installed, and a new solid timber front door will replace the draughty existing front door. New ppc aluminium sliding doors to be installed on the rear of the extension.			
Insulation ⁷ (for example to roofs, tanks, pipes, internal or external walls)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New roof insulation will be added to the main house pitched roof ensuring it meets (or exceeds) current Building Regulation guidelines. The new extension will also be designed so that it meets (or exceeds where possible) the requirements of Building Regulations in the walls (incl glazing), ground floor and roof.			
Repairs/ damp proofing work to improve energy efficiency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.			
Secondary or high performance glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refer to notes under draught proofing			
Renewable energy technologies (e.g. photovoltaics, solar thermal panel, heat pump ⁸)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An air source heat pump will be installed in the back garden (see planning application drawings). This will work alongside the MHVR system.			
Smart meters ⁹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.			
Energy efficient lighting or appliances ¹⁰			
The house requires a full refurbishment and re-wire. New light fittings and appliances will be installed as part of the proposals using energy efficient light bulbs throughout the house and energy efficient appliances as part of the kitchen fit-out. The new roof lights proposed within the main house roof will help to increase the natural daylight			

⁶ <https://energysavingtrust.org.uk/advice/draught-proofing/>

⁷ <http://energysavingtrust.org.uk/energy-at-home/reducing-home-heat-loss/>

⁸ <https://energysavingtrust.org.uk/advice/in-depth-guide-to-heat-pumps/>

⁹ <https://energysavingtrust.org.uk/advice/guide-to-smart-meters/>

¹⁰ <https://energysavingtrust.org.uk/energy-at-home/buying-energy-efficient-products/>

within the central core of the house and the main bedroom and bathroom, helping to reduce the requirement to use electric lights in these areas.			
Other – please specify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.			

Water Efficiency	Yes	No	N/a
Can you incorporate any water efficiency or management features (e.g. water efficient taps, shower heads, use of water efficient A or B rated appliances, rainwater harvesting, water meter)? Please specify below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A whole house refurbishment is required, therefore all kitchen appliances and sanitaryware items will be replaced and upgraded from existing with brand new products, ensuring decisions are made for the replacements to be as energy efficient and careful with water wastage as possible.			

5. Greening, biodiversity and climate resilience

Does your development involve the loss of an ecological feature or habitat, including a loss of a tree, garden or green space? Indicate if yes/no and provide details below-

Yes. A tree will be removed as part of the application. Refer to separate planning application ref: 24/00495/TCA (or PP-12759064). The tree sits very close to the boundary wall and host dwelling blocking natural light from the habitable rooms, therefore permission is being sought for it's removal.
--

Have you considered any of the following opportunities for greening and enhancing biodiversity? – where yes, please provide details in the space below.

	Yes	No	N/a
A green or blue roof or green wall (please specify below whether extensive/intensive green roof or other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.			
Pond or rain garden ¹¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹¹ <https://www.susdrain.org/delivering-suds/using-suds/suds-components/infiltration/rain-gardens.html>

Space is limited so does not support something as large as a pond. Rainwater collection (in a small water butt) will be suggested for plant watering, however. The garden is small.			
Other greening including green walls, tree planting, additional landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The back garden will be designed so that more planted areas are introduced. Planting is currently limited in it's nature in the existing back garden, so new planting will supplement the existing.			
Wildlife enhancement features (such a bird/bat or insect boxes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.			
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.			

Will your proposals result in a reduction or increase in hard surfacing? Will you use permeable materials and/or other measures for hard standings or parking areas to reduce surface water run-off and evaporation?

No change to hard surfaces. The rear garden is currently block paved with minimal planted areas at the perimeter of the garden along the boundary walls. Where the existing paving is replaced, permeable solutions will be considered in addition to providing adequate ground drainage in the form of slot drains to ensure water runoff is adequate. Additional planted areas will also be installed to increase the area of non-hard surfacing.

- 6. Other – Please use this space to provide any further commentary on the proposed works, how they have incorporated sustainable design principles and set out any sustainability accreditation or standards you are pursuing, for example Enerphit, BREEAM or [LETI best practice standards](#). Where accreditations are being achieved, please provide any assessments with your statement.**

The proposal seeks to use low maintenance and high quality materials / fixings / robust design detailing chosen for their longevity and energy efficiency . The proposal seeks to use high quality materials that will create high quality floorspace for the occupants. The new painted timber double glazed windows will ensure the property is not draughty and help to reduce heat and energy loss. And the new MVHR (mechanical ventilation heat recovery) and ASHP unit will ensure the house can source energy in a more environmentally friendly way.

Further help and advice.

We offer a pre-application service to provide advice to applicants prior to the submission of an application. Further information can be found here:

[Westminster Pre-application Advice.](#)

Glossary

Air Quality Focus Area

There are eight Air Quality Focus Areas (AQFAs) in Westminster, which are designated by the Mayor of London. These areas not only exceed air quality limits but are also locations with high human exposure. 'Air Quality Neutral' is a term to describe development that do not contribute to air pollution beyond certain allowable benchmarks. The benchmarks are set out in the London Plan and Guidance https://www.london.gov.uk/sites/default/files/air_quality_neutral_lpg_-_consultation_draft_0.pdf

Circular Economy

The circular economy is a model of production and consumption, where materials are retained in use at their highest value for as long as possible and are then reused and recycled.

Embodied carbon

Embodied carbon may be defined as the carbon footprint of a material. It considers the amount of greenhouse gas emissions that are released throughout a production supply chain to produce a material or product. It considers all extraction, transport, processing and fabrication activities of a material or product.

Energy Hierarchy

The London Plan Energy Hierarchy (shown in the Westminster City Plan, Page 138, Figure 30) sets a tiered approach to reducing carbon dioxide emissions in the built environment. The first step is to reduce energy demand (be lean), the second step is to supply energy efficiently (be clean) and the third step is using renewable energy (be green). Further advice is set out in the Environmental SPD.

Flood Risk Zones

Large parts of South Westminster are in the Environment Agency's Flood Zone 3 where there is a more significant (1%) chance of flooding from the River Thames in any one year. There is also a small section within Flood Zone 2 with a moderate (0.1%) chance of flooding in any one year. If you are in a flood risk area you may need specialist advice for certain types of development, especially basement development and you may wish to incorporate flood resistance and resilience measures as part of the design. A Flood Risk Assessment may be needed. See Environment Agency Advice - <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

MVHR (Mechanical Ventilation with Heat Recovery)

An efficient way to provide ventilation, is through a MVHR system. The equipment circulates air in a dwelling using a small fan, whilst recovering the heat from inside so it is not lost.

Renewable Technologies

Renewable energy is derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Energy consumption can be reduced by generating energy using renewable technologies. Although not strictly renewable, geothermal energy is generally included. The Environmental SPD provides advice on different technologies which may be suitable in Westminster. You can also read Energy Saving Trust advice - <https://energysavingtrust.org.uk/energy-at-home/generating-renewable-electricity/>

Passive Building design

Passive design uses layout, fabric and form to reduce or remove the need for mechanical cooling, heating, ventilation and lighting demand. This may include measures to control solar gains such as solar shading and natural ventilation strategies.

Photovoltaics (PV)

Photovoltaic cells convert sunshine directly into electricity. See Energy Saving Trust for information - <https://energysavingtrust.org.uk/advice/solar-panels/>

Site of Importance for Nature Conservation

Sites of Importance to Nature Conservation (SINCs), known nationally as Local Wildlife Sites, are recognised as being of particular importance to wildlife and biodiversity. There are 33 SINCs in the Westminster which account for more than 3,000 hectares. SINCs provide important habitats for a range of species. If you are near a SINC you should pay particular attention to whether your development could have an impact on protected species. Before undertaking works, check the roof space for bird¹² / bat¹³ roosts and other urban wildlife dependent on buildings for shelter. Any works that would affect breeding birds and their nests, such as works of demolition, vegetation removal or site clearance, should be done outside the nesting season from 1st of March to 31st July inclusive. You could also incorporate measures to enhance and encourage biodiversity as part of your works.

Surface Water Flood Risk Hotspot

In some areas of Westminster, modelling has identified a greater risk of surface water flooding. These are known as 'hotspots'. These 'hotspot' locations require particular attention in terms of flood risk management. To reduce risks in these areas, you may wish to consider Sustainable Urban Drainage measures to reduce the surface water runoff for example rainwater tanks, permeable paving and living roofs enhanced.

VOC

Abbreviation for Volatile Organic Compounds which can release easily into the atmosphere and can in some cases cause health problems and ozone depletion. Low VOC mostly refers to paints and other products that have a very low or zero VOC, e.g. sealants, adhesives and cleaners. These are better for both the environment and living organisms.

Zero Carbon

Causing or resulting in no net loss of carbon dioxide into the atmosphere. A zero carbon building is one with zero net energy consumption or zero net carbon emissions on an annual basis.

¹² Resources such as the Swift Mapper can be used to check for the presence of swifts before undertaking roof work. <https://www.swiftmapper.org.uk/>

¹³ <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats>

Sources of further advice and information

There are a range of links to sources of information within our Environmental SPD. The following may also be useful –

Planning Portal Advice on Greener Homes

https://www.planningportal.co.uk/info/200140/greener_homes

Energy Saving Trust Advice <https://energysavingtrust.org.uk/>

London Solar Opportunity Map - <https://www.london.gov.uk/what-we-do/environment/energy/energy-buildings/london-solar-opportunity-map>

Living Roofs website

<https://livingroofs.org/>

Advice on Sustainable Drainage and Rain Gardens

<https://www.susdrain.org/delivering-suds/using-suds/suds-components/infiltration/rain-gardens.html>

<https://www.susdrain.org/delivering-suds/using-suds/suds-components/source-control/source-control.html>

Advice on historic buildings, refer to Historic England Guidance:

[Energy Efficiency and Historic Buildings](#)

LETI Climate Emergency Retrofit Guide - advice to help develop a retrofit plan and adopt best practice targets for constrained (e.g. buildings in conservation areas or listed buildings) and unconstrained building types.

Mayor of London Guidance Urban Greening for Biodiversity Net Gain: A Design Guide-

https://www.london.gov.uk/sites/default/files/urban_greening_and_bng_design_guide_march_2021.pdf