

SUSTAINABLE DESIGN STATEMENT\_000

42 SUSSEX STREET, SW1V 4RH

DECEMBER 2023



CONNECT ARCHITECTURE

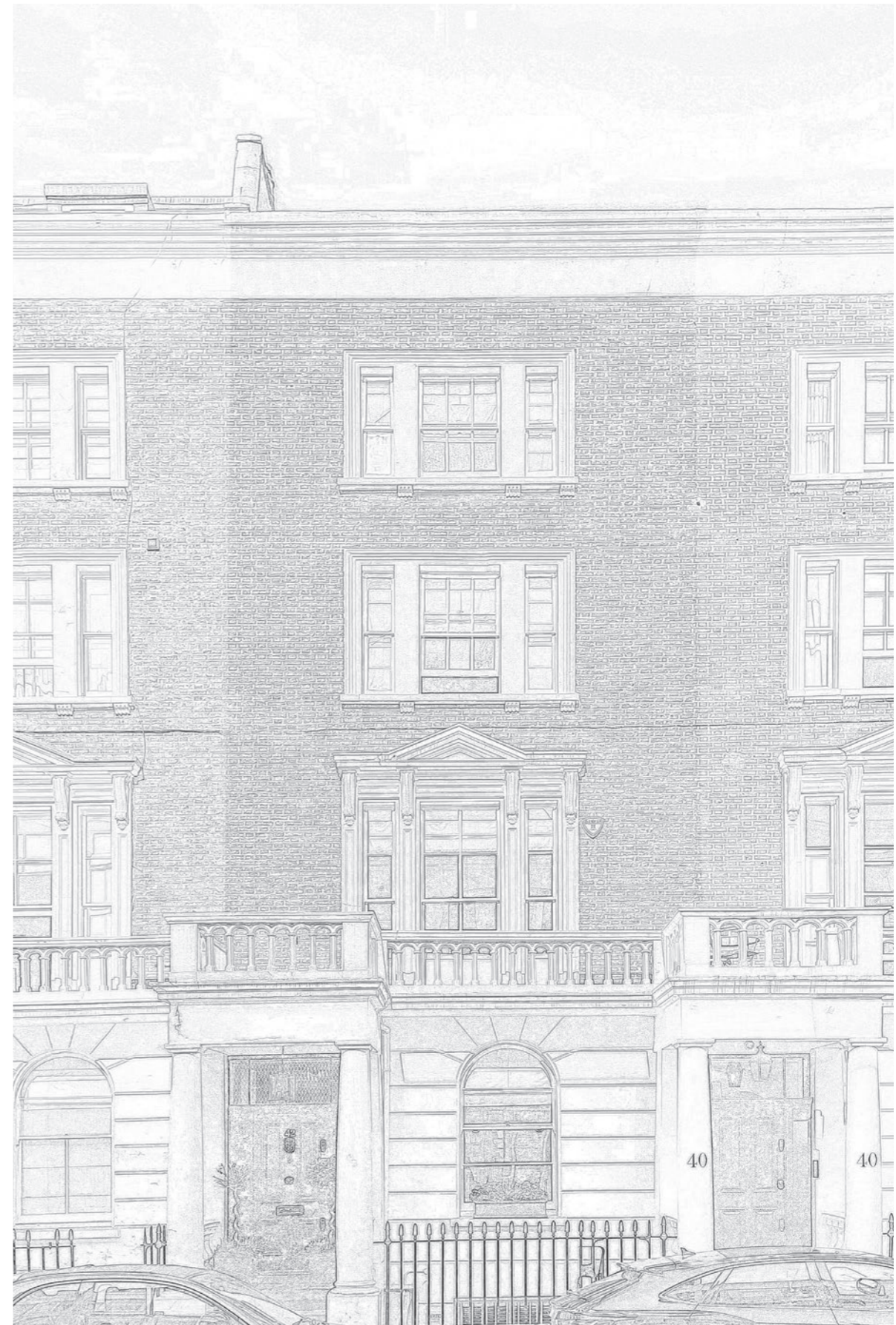
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## 1.0 Introduction

- 1.1 This Sustainable Design Statement has been produced by Connect Architecture Ltd in support of a planning application for alterations to No. 42 Sussex Street.
- 1.2 The proposals seek to enhance the existing property, create additional living space and to provide a more efficient and sustainable dwelling
- 1.3 The proposals positively address the design principles outlined within Policy 38D in the City Plan 2019-2040
- 1.4 The application property is an unlisted building of merit located to the south side of the Borough of Westminster, within the Pimlico Conservation area.
- 1.5 In determining the extent of intervention to achieve with Policies 36 and 38D of the City Plan, Policy 39 and Westminster's Pimlico Conservation Area Audit has been considered.
- 1.6 This statement has been compiled to outline the principles and concepts that underline the designs.
- 1.7 This Sustainable Design Statement should be read in conjunction with all submitted plans.
- 1.8 This statement will demonstrate that sustainable design to improve environmental performance and mitigate and adapt to climate change have been integrated into the design.



Site Location Plan



Pimlico Conservation area map

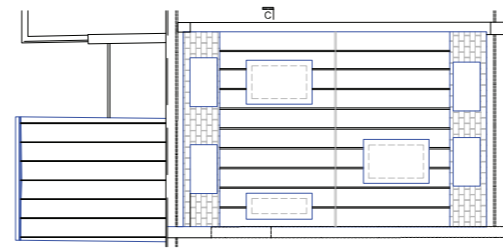
\*Image taken from Westminster Council Conservation area map

## 2.0 Proposals

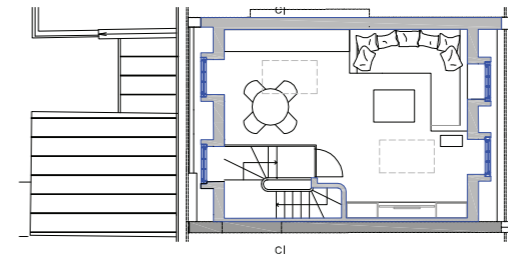
2.1 Please refer to the drawings that form an integral part of this submission which document the following proposals at No. 42 Sussex Street:

2.2 The proposals include:

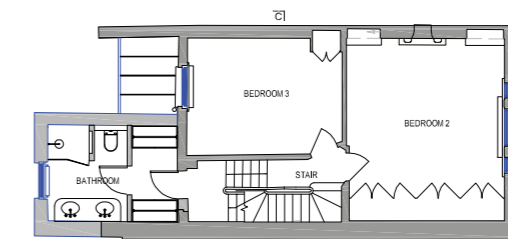
- an infill extension at lower ground floor level to the rear of the property with a green roof
- a second floor extension to the existing part infill extension to the rear of the property
- an extension to the outrigger with terrace at third floor level to the rear of the property
- a mansard roof extension with dormer windows and roof lanterns
- Solar panels
- Air source heat pump with acoustic housing
- New double glazed timber windows with traditional detailing to match the existing



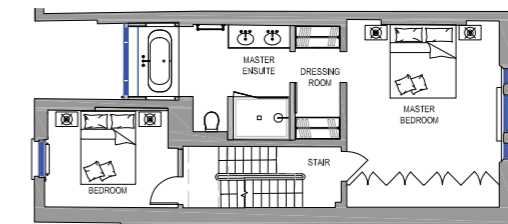
ROOF PLAN:  
AS PROPOSED



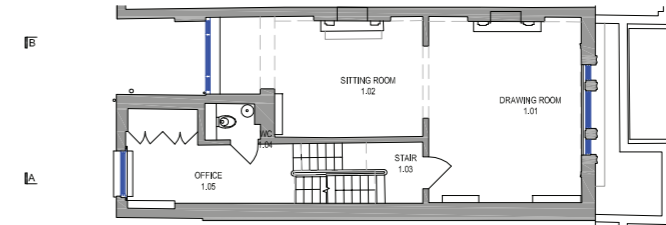
FOURTH FLOOR PLAN:  
AS PROPOSED



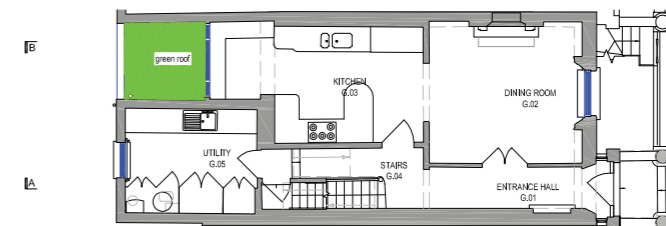
THIRD FLOOR PLAN:  
AS PROPOSED



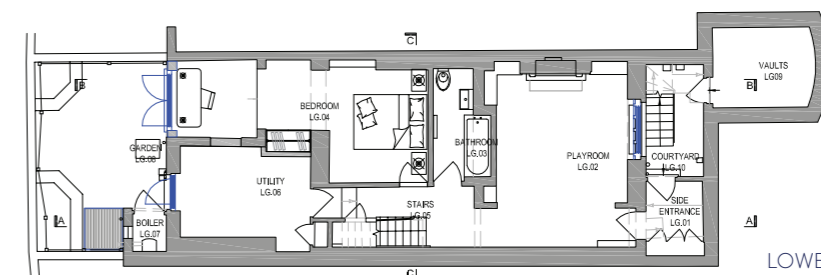
SECOND FLOOR PLAN:  
AS PROPOSED



FIRST FLOOR PLAN:  
AS PROPOSED



GROUND FLOOR PLAN:  
AS PROPOSED



LOWER GROUND PLAN:  
AS PROPOSED



FRONT ELEVATION\_AS PROPOSED



REAR ELEVATION\_AS PROPOSED

### 3.0 Sustainable Proposals

#### 3.1 Energy Consumption

- An air source heat pump is proposed to serve the new mansard extension.
- The new mansard roof will be insulated to meet building regulation requirements
- The windows are to be replaced with double glazed, argon filled, low-e glass units and will maintain traditional detailing. Where feasible the existing windows will be refurbished and adjusted to improve performance.
- Solar panels to the new mansard roof.
- The layouts, windows and rooflights have been designed to maximise natural light and to provide both passive cross ventilation and stack ventilation
- Energy efficient LED lighting will be implemented

#### 3.2 Materials and Waste

- The proposed materials are in keeping with the style and character of Sussex Street; natural reclaimed materials are proposed to match the existing, to ensure that the architectural integrity of the Pimlico Conservation Area is preserved.
- Quality materials are proposed to ensure longevity and minimal maintenance, as follows: Code 6 rolled lead roof, code 5 lead flashings, reclaimed London stock bricks with lime based mortars, natural slate, hardwood timber windows painted white and an extensive green roof concealed behind a parapet wall.
- Existing materials to be reclaimed where possible. Use of materials with a higher level of recycled content to be used where possible
- Recyclable waste materials which cannot be reused will be carefully removed to a designated recycling facility.

#### 3.3 Water Conservations

- Water consumption will be reduced through the use of water efficient components for all specified domestic water-consuming components and will comply with water conservation measures set out in Building Regulations Part G.
- The management of surface water will be improved with the additional green roof added to the rear extension, which will replace hard landscaping. The existing combined sewerage system is to remain.
- The other extensions follow the existing footprint of the property and will not imonge on surface water discharge.
- There is limited external space to incorporate SuDS yet the green roof will improve the surface water discharge.

#### 3.4 Landscaping

- The proposals would contribute to a reduction in carbon dioxide and other greenhouse gas emissions and it is in line with the requirements of the City Plan.
- An extensive green roof to the lower ground floor extension which will form a part of the SUDS strategy.

## 4.0 Conclusion

4.1 It is considered that the proposed changes incorporate sustainable design to improve environmental performance and mitigate and adapt to climate change.

4.2 The proposals positively address the design principles outlined within Policy 38D in the City Plan 2019-2040

4.3 The proposals will have a positive impact environmentally which provides a public benefit:

- Solar panels,
- Double glazing,
- Insulation,
- Air source heat pump
- Green roof

4.4 The proposals will improve energy consumption, reduce heat loss, utilise sustainable energy supplies, reduce water consumption, utilise reclaimed materials and minimise waste.

4.5 The designs have been carefully considered to meet policies and guidance. We therefore recommend that the application is considered for your support and approval.



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