



**Newcombe House and Kensington Church Street**  
Sustainability Statement Addendum

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## **1. INTRODUCTION**

This addendum to the Sustainability Statement has been prepared in support of amendments made to planning application PP/17/05782 (GLA ref: 3109a) for the mixed use redevelopment of the Newcombe House Site in the Royal Borough of Kensington and Chelsea. This report should be read in conjunction with the Sustainability Statement dated September 2017.

The proposed amendments do not alter the description of development, which remains as follows:

'Demolition of the existing buildings and redevelopment to provide office, residential, and retail uses, and a flexible surgery/office use, across six buildings (ranging from ground plus two storeys to ground plus 17 storeys), together with landscaping to provide a new public square, ancillary parking and associated works.'

The proposed amendments to the application can be summarised as:

- an increase in the number of homes (to a total of 55) and alterations to the housing mix;
- an increase in the proportion of affordable homes (to 35% by habitable room and 41.8% by unit);
- an increase in office floorspace of 414 sqm GEA (to a total of 5,306 sqm);
- the addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four storeys to five);
- the addition of two storeys to West Perimeter Building 3 in B1 office use (from five storeys to seven);
- alterations to the layouts of Kensington Church Street Buildings 1 and 2, and West Perimeter Buildings 1 and 3, with associated changes to the facades;
- minor alterations to the façade of the Corner Building on levels 4, 5 and 6 to respond to the revised massing of West Perimeter Building 3; and
- minor alterations to the services strategy for West Perimeter Building 2.

Further details of the amendments are set out within the Design and Access Statement Addendum and Planning Statement Addendum.

The purpose of this addendum is to supplement the original document submitted with the planning application. It does not unnecessarily repeat information previously provided where it remains relevant, unless it assists the commentary within the report.

## **2.0 SUSTAINABILITY STRATEGY**

The sustainability strategy has been developed to respond specifically to the following policies:

- National Planning Policy Framework, 2012;
- The London Plan, 2016;
- The Mayor of London's Housing Supplementary Planning Guidance, 2016;
- The Mayor of London's Sustainable Design and Construction, 2014
- RBKC Consolidated Local Plan, 2015;
- RBKC Planning Obligations Supplementary Planning Document, 2010

As set out in the September 2017 Report, the development will implement sustainable measures by taking a holistic approach to sustainability. Matters ranging from management, energy and water savings, sourcing of materials, waste management and transport will be addressed.

The proposed development incorporating the Proposed Amendments would continue to comply with the strategy in the September 2017 Report with the only minor changes made to enhance the sustainable measures.

A demonstration of the commitment to sustainable design and construction is the target of achieving a reduction in carbon emissions in line with the London Plan. This has been further enhanced since the September 2017 application with the addition of a PV array (141m<sup>2</sup>) located on the roof of KCS1.

The development will also be designed to achieve a BREEAM Excellent rating for the commercial elements of the scheme.

## **The Approach**

Sustainability has been a key consideration for this development from a very early stage and consideration of the impact of design proposals and measures on the sustainable credentials of the development has been made throughout the design development to date, and will continue throughout the design and construction process.

The following summaries set out the approach for the key sustainability criteria:

### **Management**

To encourage an integrated design process the project delivery stakeholders will meet to identify and define roles and responsibilities for each of the key phases of project delivery.

To ensure that the construction site is managed in an environmentally and socially considerate, responsible and accountable manner, the contractor will be selected with consideration of their ability to comply with the Considerate Constructors Scheme. The contractor will be required to significantly exceed 'compliance' with the criteria of the scheme. The principal contractors and subcontractors' energy and potable water consumption will be monitored and recorded.

### **Health and Wellbeing**

The development will be designed to encourage a healthy and safe internal and external environment.

Lighting controls will be added to each different activity zone. All external lighting located within the construction zone will be designed to provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately.

The buildings acoustic performance will meet the appropriate standards for this type of building.

## **Energy**

In line with The London Plan, the proposed development will follow the Energy Hierarchy of 'Be Lean', 'Be Clean' and 'Be Green' to reduce the carbon dioxide emissions of the entire development. As part of the updated proposals an additional PV array (141m<sup>2</sup>) has been included on the roof of KCS1 to further enhance the carbon savings above those stated for the 2017 application.

A specific addendum for the updated Energy Strategy has been prepared as part of this submission.

## **Transport**

The Transport for London (TfL) website shows that the PTAL (Public Transport Accessibility Levels) rating for the development is 6b, which is the maximum rating. The PTAL is a measure which rates locations by distance from frequent public transport services.

Provision for 40% electric car charging points will be provided.

Cycle parking will be provided to encourage sustainable travel to and from the development which has been increased following the amendments to the scheme.

## **Water**

Reducing the consumption of potable water will be a significant consideration in the design process. Water use will be reduced as much as possible mainly through the specification of efficient sanitary ware.

All dwellings will be designed to comply with the requirements of Building Regulations Part G.

A water meter will be specified on the mains water supply to the building, ensuring that water consumption can be monitored and managed and therefore encourage reductions.

## **Materials**

Materials with low environmental impact will be implemented where feasible. Recycled, sustainably and locally sourced materials will be used where possible. All timber and timber based products used will be legally

harvested and traded timber. A full review of the materials specified for the development will be undertaken during the detailed design development stages using the BRE's Green Guide to Specification.



Figure 1: BRE Green Guide to Specification

Thermal insulation used in the building fabric and services will be selected with consideration of their embodied environmental impact relative to its thermal properties.

## **Waste**

A resource plan will be developed to minimise construction waste related to on-site construction and dedicated off-site manufacture/fabrication.

Communal refuse and recycling stores will be easily accessible to all users including children and wheelchair users, and located on level surface. Storage facilities for waste and recycling will be provided in accordance with, as a minimum, BS5906.

## **Land Use and Ecology**

An ecological assessment has been undertaken of the site which concludes that ecology is not a significant consideration in this application.

A tree survey has been carried out to provide an accurate measured survey of significant trees in order that they are considered in their landscape setting to influence the design in order that it incorporates any worthy trees within the development plans.