



CAPITAL & COUNTIES

**EARLS COURT
REGENERATION AREA**

**CORE STRATEGY
EVIDENCE BASE**

**SUMMARY OF
SUSTAINABILITY
APPROACH**

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1.0 KEY POINTS SUMMARY

The location size and surroundings of the Earls Court Regeneration Area present opportunities for delivering large scale sustainable development characterized by sustainable design and construction with the potential for adopting community energy, water, and waste solutions where appropriate.

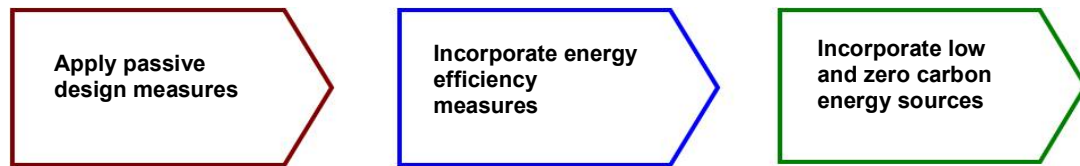
This study is intended to summarise key points of the approach to sustainability which would guide development coming forward in the Earls Court Regeneration Area and focuses on those aspects of sustainability which endeavour to mitigate the effects of and adapt to climate change and to promote the prudent use of natural resources by sustainable consumption and production.

The importance of sustainable design and construction is increasingly the focus of national, regional and local policies and planning guidance which aims to reduce energy use, reduce carbon emissions, promote the development of renewable energy resources and consider climate change impacts when reviewing the location and design of developments. Within this context, and having regard where relevant to PPS1 *Delivering Sustainable Communities*, PPS *Planning and Climate Change*, PPS22 *Renewable Energy*, the Mayor of London's Supplementary Planning Guidance on Sustainable Design and Construction 2006, the Mayor's Energy Strategy 2004 and other relevant local policies it is intended that the key approach to sustainability within the Regeneration Area would be:

- **adopting an energy hierarchy to allow future development to minimise carbon emissions and energy consumption;**
- **seeking to allow the implementation of a sustainable water use and drainage strategy;**
- **capitalising on green spaces and water features to help improve micro-climate;**
- **developing a sustainable materials procurement strategy;**
- **aiming to minimise the production of waste and encourage recycling.**

2.0 ENERGY

As part of the proposed approach to sustainability, it is anticipated that any regeneration scheme which would be promoted within the Earls Court Regeneration Area would seek to allow future development to minimise carbon emissions and energy consumption by following a simple energy hierarchy: firstly reduce demand through passive design, then supply energy efficiently, and finally supply energy from low and zero carbon energy source(s):



It is intended that the proposals evolving through masterplanning and the planning application process would give due consideration to building form, massing and orientation in order to optimise the benefits of the climatic conditions of the Regeneration Area. The proposals would seek to allow solar access to buildings and to external spaces throughout the Regeneration Area to make use of the benefits of natural light and passive heating, and to enhance the environment for the occupants and users of the development.

Central to the strategy would be the aim to implement an efficient energy infrastructure which could service the buildings and could allow future development to have reduced dependency on the national grid and to reduce demand for fossil fuels.

It would be intended to facilitate the efficient integration of a number of low and zero carbon sources, and any development to be promoted in the Regeneration Area could investigate the potential of utilising sources such as solar energy and biomass to serve the buildings and thus reduce dependency on fossil fuels. The facility to adopt local energy production and distribution, if proved feasible, would provide flexibility in the future in terms of adaptation to alternative energy sources and changes in heating and cooling needs due to, for example, changes in use and in climate.

3.0 WATER AND DRAINAGE MANAGEMENT

As part of the proposed approach to sustainability, a water strategy will be developed for the Regeneration Area which will seek to allow the implementation of a sustainable water use and drainage strategy.

The approach should be developed using best practice benchmarks and future standards (such as BREEAM, Code for Sustainable Homes, CEEQUAL, as appropriate) in order to establish targets and guidelines for the performance of the water and drainage systems to be integrated within the Regeneration Area including for example the provision of sustainable urban drainage systems. Systems able to adapt to climate change (for example by accommodating greater peak rainfalls) would be encouraged where feasible.

The feasibility of implementing sustainable water measures such as grey water and rainwater recycling to serve internal building and external irrigation requirements would be considered. The potential of local borehole water abstraction for use within the Regeneration Area would be evaluated too.

4.0 CAPITALISING ON GREEN SPACES

As part of the proposed approach to sustainability it is intended to maximise the potential which green spaces could bring, where and if proposed within the Regeneration Area.

As development emerges through the masterplanning process it is hoped to encourage the provision of green/brown roofs, gardens and also water features. These could both contribute to enhancing biodiversity and facilitate adaptation to climate change by contributing to a local cooling effect, providing areas of comfortable micro-climate under summer temperatures which are expected to increase due to climate change.

5.0 MATERIALS

As part of the proposed approach to sustainability, a sustainable materials procurement strategy will be developed for the Regeneration Area. Consideration will be given to the following issues:

- Use of standardised products where feasible and optimum use of pre-fabrication to reduce waste generated within the Regeneration Area;
- Consideration of recycled and reclaimed materials;
- Minimising where feasible embodied energy in construction;
- Maximising local sourcing of materials where feasible.

6.0 WASTE MANAGEMENT

As part of the proposed approach to sustainability, a waste strategy will be developed for the Regeneration Area, which will aim to minimise the production of waste and encourage recycling during construction and operation of the buildings. The strategy will be developed by considering the principles of the Waste Hierarchy:



The following issues should be considered when setting aspirations for future proposals:

- Incorporate separate dedicated storage space;
- Implement waste management plan;
- Facilitate the adoption of a site wide recycling scheme if feasible.

7.0 CONCLUSION

The location size and surroundings of the Earls Court Regeneration Area present opportunities for delivering large scale sustainable development characterized by sustainable design and construction with the potential for adopting community energy water and waste solutions where appropriate.

Within the context of the relevant policies and guidance relating to sustainable development, key aspects of the approach to sustainability would be:

- Adopting an energy hierarchy to allow future development to minimise carbon emissions and energy consumption;
- Seeking to allow the implementation of a sustainable water use and drainage strategy;
- Capitalising on green spaces and water features to help improve micro-climate;
- Developing a sustainable materials procurement strategy;
- Aiming to minimise the production of waste and encourage recycling.