

SUSTAINABILITY ADDENDUM:

FORMER TWICKENHAM SORTING OFFICE LONDON ROAD, TWICKENHAM TW1

1.0 BACKGROUND

- 1.1 Following the submission of a detailed planning application to the London Borough of Richmond upon Thames (LBRuT) proposing the redevelopment of the above (the Site), the Council's Sustainability Consultant has raised observations in relation to the Sustainability Statement which was submitted in support of the planning application.
- 1.2 In an email dated 26 March from Miss Molloy, Planning Officer at LBRuT to St James clarification was sought on the installation of green roofs to the proposed buildings.
- 1.3 This addendum to the Sustainability Statement seeks to make clear the strategy for the implementation of green roofs which forms part of the overall Energy & Sustainability Strategy for the proposed development.

2.0 GREEN ROOF PROPOSALS

- 2.1 St James is proposing to implement a green roof on the mixed use apartment building which sits to the front of the application site adjacent to London Road. The green roof is proposed to span across the entire roof of the building which houses both apartments and two restaurant units.
- 2.2 As the roof area to the mixed used building will not be accessible (except for maintenance), an extensive green roof is proposed (please see enclosed Appendix A for Indicative Roof Plan). The private terraces below the roof level will not have green roofs.
- 2.3 Green roofs are not proposed on the houses. The houses have been designed to have a mansard roof in-keeping with the local architecture as described in the Design and Access Statement submitted as part of the planning application.
- 2.4 The weight of the green roof build up to the houses would not be suitable with the mansard roof structure. Furthermore, the shape of the mansard is not suitable for the application of a green roof. The houses will however incorporate PV tiles which will contribute towards the overall Energy Strategy for the proposed development. The PV tiles will be positioned at a tilt of 17 degrees on the upper section of the mansard to minimise the visual impact on the elevation.
- 2.5 The specification of the proposed Community Building is currently under review by LBRuT. If it is considered to be viable then this building is also proposed to incorporate a green roof.

3.0 RELEVANT PLANNING POLICY

LBRuT Core Strategy 2009

- 3.1 Core Strategy Policy CP1 'Sustainable Development' seeks to ensure that all new development is sustainable as possible. Core Strategy Policy CP3 'Climate Change Adapting to the Effects' requires developments to be designed to take account of the impacts of climate change. Policy CP4 'Biodiversity' encourages the opportunity for biodiversity enhancements.

LBRuT Development Management Plan 2011

- 3.2 Development Management Plan Policy DM SD 5 'Living Roofs' requires developers proposing a roof plate of 100 sq m or more to aim to use at least 70% of any potential roof plate area as living roof.

Twickenham Area Action Plan – Publication Version July 2012

- 3.3 The TAAP promotes the need for sustainable design in new developments. Measures to avoid internal over-heating and excessive heat generation include the provision vegetation on buildings.

LBRuT Sustainable Construction Checklist

- 3.4 The LBRuT Sustainable Construction Checklist SPD outlines the sustainability issues LBRuT expects applicants to follow in order to make an increased contribution to sustainability and help to create a townscape which will adapt to and mitigate climate change. A Sustainability Checklist for the development has previously been submitted with the application which states the intended use of green roofs to improve on site biodiversity.

4.0 SUMMARY

- 4.1 The proposals summarised within this addendum promote a strategy for the implementation of green roofs which has been designed in accordance with the relevant planning policy.
- 4.2 Specifically Policy DM SD5 'Living Roofs' requires developers to aim to use at least 70% of roof space for a living roof. In line with this policy the mixed use apartment building is proposed to have 100% of its roof area covered in an extensive green roof. As justified within this addendum a green roof cannot be implemented on the housing due to the proposed mansard roof structure which makes it unsuitable for its implementation. Should LBRuT consider the implementation of a green roof to the Community Building to be viable then this will further contribute to the adaption of climate change and biodiversity on site.