



CHARTERED ARCHITECTS

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Sustainability Statement – 46 Kneesworth Street, Royston

1. Introduction

This Sustainability Statement has been prepared in support of a full planning application for the change of use of the existing office building to 8 self-contained residential flats, including a roof extension and dormer windows at 46 Kneesworth Street, Royston, Hertfordshire, SG8 5AQ.

The statement sets out how the proposed development responds positively to national and local sustainability objectives, including the National Planning Policy Framework (NPPF) and the climate change commitments of North Hertfordshire District Council. It should be read alongside the submitted Design and Access Statement and other supporting information.

2. Policy Context

The proposal has been informed by the following key policy drivers:

NPPF – Section 2 (Achieving Sustainable Development) and Section 12 (Well-designed places);

North Hertfordshire Local Plan Policy SP1 (Sustainable Development);

Policy D1 (Sustainable Design);

Policy SP9 (Design and Sustainability);

North Hertfordshire District Council's Climate Change Emergency declaration and ambition to achieve net zero carbon emissions.

3. Sustainable Development Principles

The proposal represents a highly sustainable form of development through the reuse and adaptation of an existing building within a well-established urban area. This approach minimises the environmental impact associated with demolition and new-build development and makes efficient use of previously developed land.

The development contributes to sustainability across environmental, social and economic objectives, in line with the NPPF's presumption in favour of sustainable development.



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4. Energy Efficiency and Carbon Reduction

The conversion works provide opportunities to improve the energy performance of the existing building, including:

Upgraded thermal insulation to roofs, walls and floors where practicable;

High-performance glazing installed within traditional timber frames;

Improved air tightness while maintaining adequate ventilation;

Installation of modern, energy-efficient heating and hot water systems.

These measures will significantly reduce operational energy demand compared to the building's former office use.

5. Climate Change Mitigation and Adaptation

The scheme responds to climate change objectives through:

Retention and reuse of the existing building structure;

Use of durable, long-life materials that reduce future maintenance and replacement;

Incorporation of electric vehicle (EV) charging infrastructure in line with current standards;

Provision of secure cycle storage to encourage low-carbon travel choices.

The building's location within a compact urban environment also reduces reliance on private car travel.

6. Water Efficiency and Resource Management

The development will incorporate water-efficient fixtures and fittings, such as low-flow taps and dual-flush WCs, to reduce potable water consumption.

Construction waste will be minimised through careful site management, with materials reused or recycled wherever possible. The reuse of the existing structure represents a significant saving in embodied carbon.



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7. Biodiversity and Landscaping

The proposal is exempt from mandatory Biodiversity Net Gain requirements due to its scale. Nevertheless, the scheme seeks to retain existing boundary planting and trees where possible and introduce soft landscaping to enhance visual amenity and local biodiversity.

8. Conclusion

This Sustainability Statement demonstrates that the proposed development:

Makes efficient use of previously developed land;

Improves the environmental performance of an existing building;

Supports low-carbon travel choices;

Aligns with national and local sustainability and climate change objectives.

The proposal therefore represents a sustainable form of development appropriate to its location and context.