

**11.0**

**SUSTAINABILITY**

**AT SURREY CANAL SUSTAINABILITY IS NOT ONLY ABOUT THE REDUCTION OF ENERGY, CO2, WATER CONSUMPTION AND WASTE. SUSTAINABILITY IS ALSO ABOUT BEAUTY, SAFETY, SECURITY AND HAPPINESS. SUSTAINABILITY IS A SOCIALLY, ECONOMICALLY AND ENVIRONMENTALLY CONSCIOUS BALANCE FROM A SHORT TO MEDIUM, TO LONG TERM PERSPECTIVE.**

## 11.1 SUSTAINABILITY & ENERGY

Surrey Canal is designed as a Sustainable Community, a place where people want to live, work and play, now and in the future; that meets the diverse needs of existing and future residents and contributes to a high quality of life. Apart from establishing a strong sports related offer, the Proposed Development will include a range of components that will help to build a diverse, vibrant and successful 21st century village.

The new development will carefully negotiate the objectives of the long term vision and consider the social, economic and environmental implications. The proposal has considered the following aspects:

- The Proposed Development sits in its entirety on previously developed land and existing buildings are integrated where appropriate.
- With regards to conserving energy, materials, water and other resources, Surrey Canal will have high standards of energy and water efficiency, the use of a communal heat network connected to SELCHP and the intention to use sustainable construction materials. Promotion of sustainable forms of transport through provision for cycle parking, car clubs, electric vehicle charging and greater permeability, in particular the creation of a pedestrian friendly neighbourhood and significant improvements to public transport to encourage greater public transport use.
- To make the most of natural systems both within and around the building, Surrey Canal embodies key principles of: high quality urban design; utilisation of Passive Solar Design; and maximum use of natural ventilation and shading.
- The Proposed Development aims to reduce the impacts of noise, pollution, flooding and micro-climatic effects. To account for future climate change and mitigate for the effects of the urban heat island all the raised courtyard roof areas will be a mixture of extensive and intensive green roofs. Street pattern and building volumes have been designed to create a sheltered internal environment. The public and private realm is designed to incorporate a high level of vegetation and trees which will assist in improving the micro-climate. Sustainable Drainage Systems (SUDS) are to be implemented within the surface water drainage arrangements to manage, store and treat surface water flows and volumes prior to discharge.
- With regards to ensuring developments are comfortable and secure for users, Surrey Canal will meet the principles of inclusive design and will be 100% lifetime homes compliant. The passive surveillance of streets, communal spaces and parking will be incorporated. Intensive Green Roofs will be provided at raised courtyard level as amenity space for residents. A privacy buffer is to be designed around residential accommodation at raised courtyard level.
- To conserve and enhance the natural environment, particularly in relation to biodiversity, the Site wide planting design will increase the number of plant species that is currently found on site and will include native species and promote site wide biodiversity.
- To promote sustainable waste behaviour and support for local integrated recycling schemes, Surrey Canal makes use of a wide range of initiatives and new technologies to minimize environmental impact, and the waste hierarchy of reuse, recycle, recover and disposal is being followed. The ENVAC Automated Waste Collection System, an underground waste collection system, will be installed across the Site and connected to all homes and non-residential units, facilitating recycling and composting with a potential to double the current rate of recycling in the borough. Not only will the district heating system connection to SELCHP provide low carbon heat to Surrey Canal it will also add the potential to link up with other nearby areas to provide a the communal heat network in the future.

- In terms of healthy and active lifestyles, sport and health are key foundations of the Proposed Development. The development concept is to create a centre for national and regional sporting excellence by working with Sport England, local colleges, national sporting associations, and building on the existing facilities on-site in the widest sporting and community sense.

- In line with new government guidelines, targeting rising obesity levels to better the fitness of a growing population, Surrey Canal will become a precedent for communities with similar principles to grow and flourish elsewhere. Building communities with sport at their heart will create an urban environment that supports fit, happy and healthy people.

For detailed information on Sustainability please refer to the Vision Statement under point 1.4 of this document, to the Sustainability Statement and the Surrey Canal Energy Strategy prepared by Mott MacDonald Fulcrum in the Appendix.

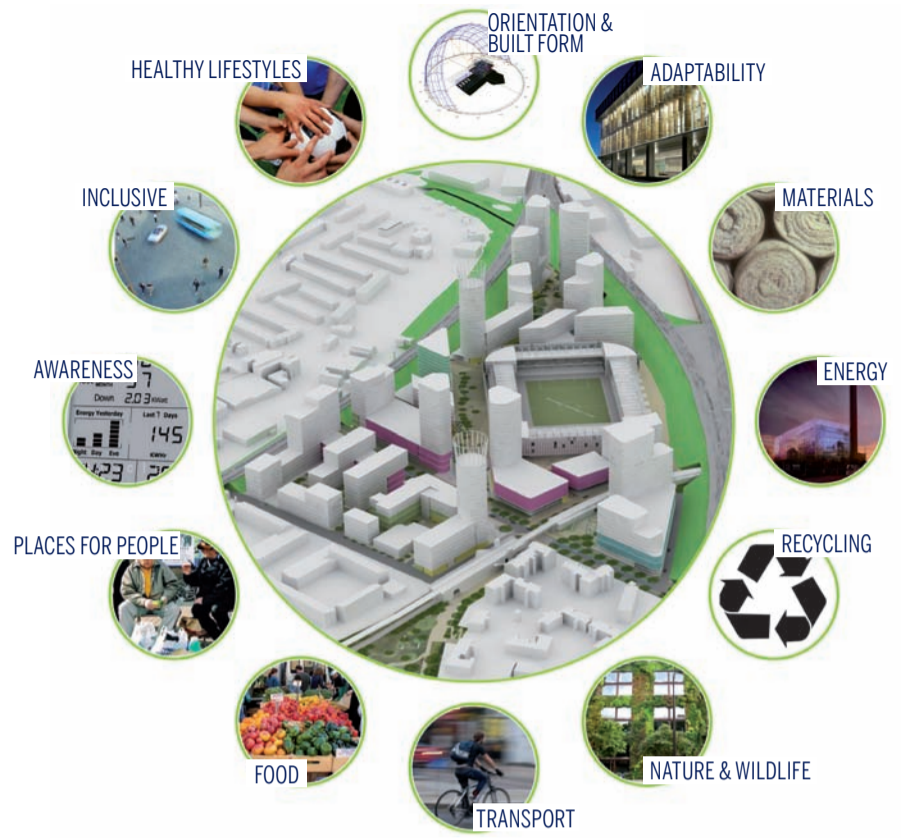
## 11.2 TRANSPORT

The Proposed Development will deliver radical improvements to public and private transport structure vastly improving the linkages of the site to the wider borough and the whole of London. The most crucial move is Renewal's commitment to assist and co-fund the delivery of the station at Surrey Canal Road on the East London Line Phase 2 Extension.

Renewal will develop and implement a comprehensive Travel Plan (TP) to encourage and promote sustainable transport, both during construction and operational phases of the redevelopment. The TP will cover all types of travel associated with commuting, shopping, business, education and other visitors to the Proposed Development. The important aspects and premises of the Proposed Development are:

- To secure the delivery of the new station, Surrey Canal Road on the East London Line Phase 2 Extension. Renewal have been working closely with the London Borough of Lewisham, TFL and the Department for Transport to clarify the case for the station and secure funding.
- To expand and improve the connectivity of the area through new and additional bus provision.
- To improve links east to the Thames and the other strategic redevelopment sites within Lewisham.
- To improve and enhance cycle and pedestrian routes tying into the North Lewisham Links Strategy.
- To provide shared surface street spaces, creating a pedestrian friendly environment whilst delineating traffic from a "safe space" environment.
- To enhance safety by improving arches through better lighting.
- To transform Surrey Canal Road into an active and attractive urban boulevard.
- To reduce the use of private cars by actively promoting restricted parking provisions.

For further Information please refer to the Access Statement in Chapter 10.0 of this report and to the Peter Brett Associates Transport Assessment Report.



**RIGHT**  
 - DIAGRAM  
 ILLUSTRATING OUR  
 HOLISTIC APPROACH  
 TO SUSTAINABILITY

**BELOW**  
 - IMPRESSION OF A LIT  
 SELCHP

