

SILKWORKS

CONINGTON ROAD LONDON SE13

Guide to the Sustainable Features in Your New Home

Sustainability could be defined as *'Meeting the needs of the present without compromising the ability of future generations to meet their own needs'*.

There are also some immediate benefits you will notice from the sustainable features which have been designed into your home, as described below:

- **Energy Efficient Kitchen Appliances.** All of the appliances in your home are A rated* (A being high and G being the lowest).
- **Low Water Use Bathroom Fittings.** To include dual flush toilets, aerated taps and low flow showers.
- **Low Energy Usage Light Fittings.** Located in the kitchen, hallway and bedroom.
- **Proximity Light Sensors.** 50% of the lights in the communal hallways and basement car park are controlled by movement and will turn off automatically when no movement is detected after a short period.
- **District Heating System.** A central boiler system will power heating and hot water for all apartments.
- **Solar Panels on Roof.** These will preheat water being fed into the central boiler to the required temperature before distribution to the apartments. This provides a CO2 saving of approximately 10%.
- **Brown Roof.** Benefits include reduction of storm water run off; reduction of heat loss from the building in winter; reduction of internal building temperature in summer; reduction in energy costs.
- **High Levels of Insulation.** The external walls, windows, ground floor, roof and hot water cylinder are highly insulated reducing heat loss. In addition the windows use a Low-E clear glass with a thin, transparent metal-oxide coating which helps block the transfer of radiant heat.

In addition to the immediate benefits, these features reduce the use of natural resources and carbon dioxide emissions.

- **HCFC Free Insulation Products.** Historically most insulation products were blown with chemicals containing HCFC which is known to damage the ozone layer. The insulation used in St James Urban Living homes is HCFC free.
- **FSC Certified Timber.** St James Urban Living have a timber policy to seek reassurance from our suppliers that the forests from which they obtain timber are well managed. The

- * Rating as defined by the EU Energy Labelling scheme. Dry cycle for washer dryer is C rated.
- Please consult with a St James Homes Sales Consultant for the exact features included in your home as there may be variations from those described above.



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Forest Stewardship Council (FSC) chain of custody is the recognised as the most credible and extensive and therefore it is our aspiration to adopt this scheme when possible.

- **Recycling Facilities.** Where collection of sorted waste for recycling is provided by the Local Authority separate communal bins are provided for the various types of waste.
- **Brownfield Development.** All St James Homes developments are built on land which have had a previous use. This means that the greenbelt or previously undeveloped land is not affected by our developments helping to preserve the countryside.
- **Re-use of Existing Materials.** Where possible existing on site materials are used in the construction of our new developments. The Silkworks includes the re-use of crushed concrete and masonry.
- **Construction Waste Management Strategy.** We have a policy to minimise waste produced during the construction of our developments. This includes appointing a specific waste management contractor to manage and record any waste created or being removed from site.
- **Transport.** Site is located within walking distance of Elverson Road DLR and Lewisham DLR/Train Station.
- **Car Parking.** 15% car parking has been provided on the development to reduce car dependency as the site reaches the highest PTAL rating of 6A.
- **Cycle Storage.** 100% cycle spaces have been provided.

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