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Straightforward Building Compliance

PROPOSED RESIDENTIAL DEVELOPMENT

23 RAVENSHAW STREET

LONDON

NW6 1NP

ENERGY STATEMENT

FOR

CHRIS TAYLOR

December 2023

Project no. 16505

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ENERGY STATEMENT

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REVISION	DATE	PREPARED BY	REVIEWED BY	COMMENTS
0	21/12/2023	HH	JH	For Comment

The current report provides a brief overview of the wide range of opportunities for renewable energy and is not intended as detailed design advice. As such data and information should only be treated as INDICATIVE at this stage of the process. Further investigation can be undertaken when more accurate and detailed information is required on specific measures.

C80 Solutions Ltd
Woodhead House,
Woodhead Rd,
Birstall,
WF17 9TD
www.c80solutions.co.uk

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1.0 Introduction

1.1 About C80 Solutions Ltd

C80 Solutions are independent Sustainability and Energy Consultants providing carbon reduction solutions to help the UK achieve its carbon emission reduction target of 100% by 2050.
Our range of affordable but comprehensive solutions for the construction industry are broken down into two sectors; i) Building Compliance and ii) Consultancy.

Building Compliance:

Our Building Compliance services include; Code for Sustainable Homes Assessments, SAP Calculations, On Construction Energy Performance Certificates, Water Efficiency Calculations, SBEM Calculations, Commercial EPCs, BREEAM assessments and Air Tightness Testing.

Consultancy:

Our experience and exposure to building compliance combined with previous experience and IEMA accredited training means we have built up a vast amount of knowledge which enables us to provide our clients with invaluable advice. Our Consultancy services include; Renewable Energy Feasibility Reports, Energy Statements for planning, Sustainability Statements and Building Compliance Advisory Reports.

1.2 Introduction to Developments

C80 Solutions have been instructed to prepare a sustainability statement by Chris Taylor to undertake an energy statement on the proposed development at 23 Ravenshaw Street, London, NW6 1NP. The proposed development comprises the creation of 6 new residential homes, in a mixture of flats & duplex apartments.

The site plan of the proposed development can be seen in Figures 1 & 2 below.

Figure 1: Floor Plans

Basement

Ground Floor

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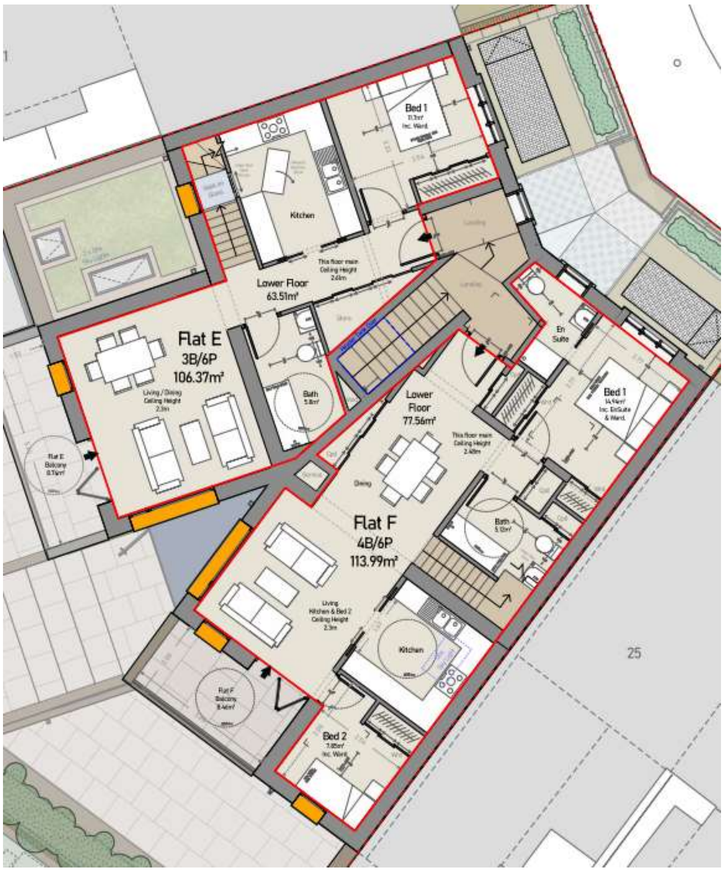
First Floor



Second Floor

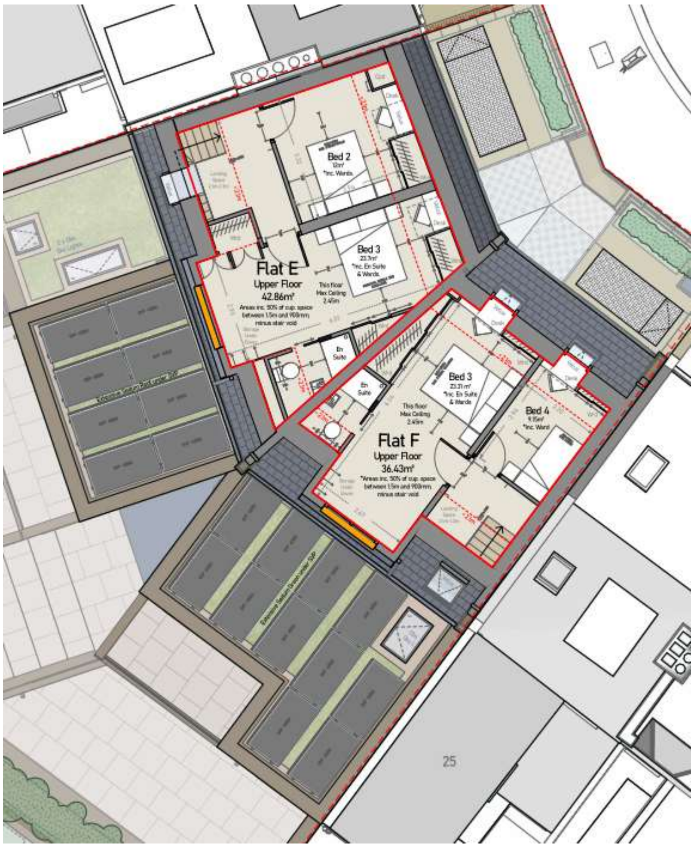


Figure 2: Front Elevation

This statement will demonstrate how different design measures incorporated will ensure the design complies with the minimum carbon reduction requirements set out the GLA energy assessment guidance, and London Plan policy 5.2.

1.3 Planning Conditions

The following sustainability related planning conditions have been given to the approval of this development;

Policy SI 2 Minimising greenhouse gas emissions

A Major development should be net zero-carbon.[151] This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1) be lean: use less energy and manage demand during operation
2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4) be seen: monitor, verify and report on energy performance.

B Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

C A minimum on-site reduction of at least 35 per cent beyond Building Regulations[152] is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

1) through a cash in lieu contribution to the borough's carbon offset fund, or
2) off-site provided that an alternative proposal is identified and delivery is certain.

D Boroughs must establish and administer a carbon offset fund. Offset fund payments must be ring-fenced to implement projects that deliver carbon reductions. The operation of offset funds should be monitored and reported on annually.

151 Where zero-carbon is used in the Plan it refers to net zero-carbon – see Glossary for definition.

152 Building Regulations 2013. If these are updated, the policy threshold will be reviewed. https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l

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2.0 Energy

2.1 Methodology

The methodology that has been applied in this report is as follows:

1. Prepare baseline energy calculations for the site based on a Part L 2021 compliant construction specification designed for the development.

2. From the baseline energy calculations, the predicted energy demand for the development in kWh/year and the predicted CO2 emissions in kgCO2/year for the site can be established.

3. **BE LEAN**: Apply energy efficient design principles (improved fabric spec) in order to reduce the energy demand and CO2 emissions of the site. Prepare energy calculations using the improved fabric specification.

4. **BE CLEAN:** Explore opportunities to improve the building services and increase the efficiency in which energy can be delivered to the dwelling.

5. **BE GREEN**: Carry out a renewable energy feasibility study to ascertain which LZC technologies would be suitable for the development and ascertain the impact of introducing different technologies.

6. Establish the sizing of suitable renewable technologies to ensure the PV array size target is met.

2.2 Predicted Annual Carbon Emissions

Baseline SAP 10 calculations were prepared based on the Part L Notional Specification shown in table 1 below. This specification is as outlined in Approved Document Part L;

Aspect		L1A
	External Walls	0.18 W/m²K
	Communal Walls	N/A
	Insulated Roofs	0.11 W/m²K
	Ground floors	0.15 W/m²K
	Windows (All)	1.3 W/m²K
	External Doors	1.3 W/m²K
	Thermal Bridging	N/A
Ventilation	**Airtightness m3/(hr.m²)**	4
Heating	**Heating**	Gas Boiler
	Hot Water	As Per Heating
	Controls	TTZC
Low energy lighting		100%
Ventilation		MVHR
Renewables / LZC		N/A

Part L compliant construction specifications

The conducted SAP calculations have shown the baseline development having a Target Emissions Rating (TER) of 6.0 tonnes/CO2 per annum. This means that to achieve the 35% reduction required to prove compliance with London Plan policy SI2, a maximum of 3.9 tonnes/CO2 per annum of predicted emissions

2.3 Predicted Annual Energy Demand

Based on using the specification outlined in table 1 above, this would create a total predicted energy demand for the development of **20,744.17 kWh/year**. The breakdown of this predicted energy demand can be seen in table 2 below. The figures quoted have been derived from the Design Stage SAP 10 Calculations for the development.

			Total Predicted Energy Requirement (kWh/yr)			
			Space Heating	Water Heating	Lighting, Pumps, Fans	Total Predicted Energy Requirement (kWh/yr)
Plot	No.	Units	Electric	Electric	Electric	
Flat A	1	kWh/yr	1,881.74	2,132.84	467.93	4,482.51
Flat B	1	kWh/yr	1,525.22	2,133.65	469.25	4,128.12
Flat C	1	kWh/yr	660.40	1,873.30	318.59	2,852.29
Flat D	1	kWh/yr	658.45	1,869.93	317.93	2,846.31
Flat E	1	kWh/yr	617.65	2,115.02	416.60	3,149.27
Flat F	1	kWh/yr	694.84	2,138.95	451.88	3,285.67
Total			6,038.30	12,263.69	2,442.18	20,744.17

Baseline Predicated Annual Energy Demand

2.4 Reducing Carbon Emissions through Energy Reduction

The Energy Hierarchy sets out the most effective way to reduce a dwelling's CO_2 emissions. Firstly by reducing energy demand, then by using energy efficiently and lastly by incorporating LZC/Renewable technologies.

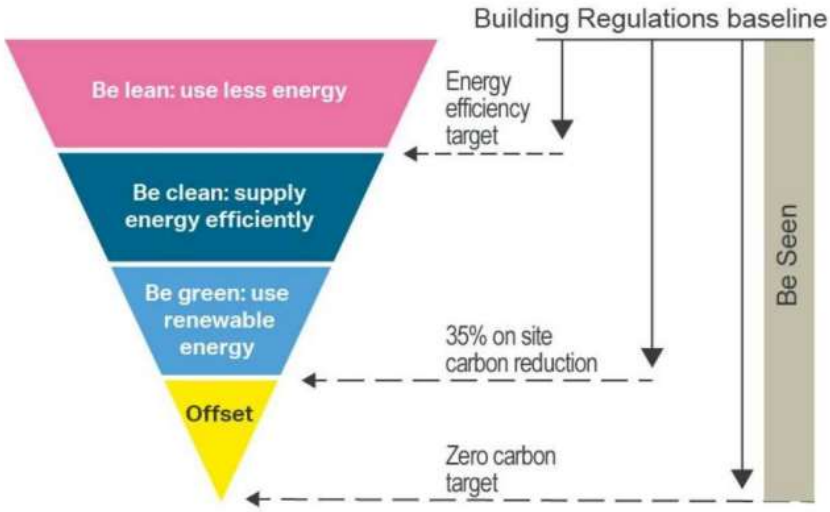

Figure 3: The Energy Hierarchy

Reducing the need for energy usage in the dwelling's design:

The first and most cost beneficial action is to reduce the amount of energy needed by the occupants of the dwelling whilst still maintaining or even improving the comfort conditions. A lot can be achieved through passive design, improving the dwelling's external fabric and following principles to reduce air infiltration.

The developer is attempting to reduce the energy demand and CO2 emissions of the development by making the following fabric and energy efficiency improvements to their standard Part L 2021 building specification:

Energy reduction strategies include:

- Adopting enhanced fabric specifications
- Installing high efficiency heating systems
- Incorporating energy-efficient lighting: 100% of all new lighting to be energy efficient
- Adopting principles of airtight construction
- All new windows will be double -glazed
- Passive Solar Design – Solar gain, solar shading, thermal mass
- Natural / Passive Ventilation strategy

2.5 Feasibility Study of Renewable Technologies

This section will assess the technical viability of the following renewable energy technologies for the site in order to rule out unfeasible options:

- Mast mounted wind turbines
- Roof mounted wind turbines
- Solar PV (Photovoltaic) Panels
- Solar Thermal Panels
- ASHP (Air Source Heat Pump)
- GSHP (Ground Source Heat Pump)
- Biomass
- CHP

The following observations have been made with regard to the technical feasibility of integrating renewable energy technologies into this development.

Renewable Technology	Feasible	Reasons
Mast Mounted Wind Turbine	No	There is no sufficient open land for a mast mounted wind turbine to be installed on site.
		The site is situated in a densely populated area. Surrounding properties aren't far enough away to be unaffected by turbine noise, reflected light and shadow flicker.
		The site area is surrounded by buildings and other obstructions that could cause uneven and turbulent wind patterns. Turbulent air conditions may reduce lifespan of components.
		Currently the BWEA suggests a large wind turbine to be viable where wind speed is 7m/s or above. According to the NOABL database the average wind speeds for the site is: 5 m/s at 10m, 5.7 m/s at 25m and 6.2 m/s at 45m height for the property postcode. Therefore, the wind speeds are not sufficient for a mast mounted wind turbine to be viable.
Roof Mounted Wind Turbine	No	The site area is surrounded by buildings and other structures that could cause uneven and turbulent wind patterns. Turbulent air conditions may reduce lifespan of components.
		Roof mounted wind turbines are not yet a proven technology and a number of technical problems have been identified by manufacturers which are being investigated to rectify these issues. Vibration that can be transmitted to the building structure. Noise from a turbine may cause irritation to

		occupants of the dwelling and adjacent buildings. Noise may also adversely affect ventilation strategy.
		Currently the BWEA suggests a large wind turbine to be viable where wind speed is 7m/s or above. According to the NOABL database the average wind speeds for the site is: 5 m/s at 10m, 5.7 m/s at 25m and 6.2 m/s at 45m height for the property postcode. Therefore, the wind speeds are not sufficient for a roof mounted wind turbine to be viable
Solar PV (Photovoltaic) Panels/Tiles	Yes	The proposed development does have sufficient roof area for solar panels accommodation.
		Most of the roofs should be free from overshadowing for most of the day from other buildings, structures or trees.
		The site is located in the region with high level of global horizontal irradiation (1,000-1050 kWh/m2/year)
Solar Thermal Collectors	No	The proposed development has sufficient flat roof area that can accommodate solar thermal panels.
		Most of the roofs should be free from overshadowing for most of the day from other buildings, structures or trees.
		The site is located in the region with high level of global horizontal irradiation (1,000-1050 kWh/m2/year)
		Solar thermal collectors would be compatible with the planned heating system.
		There will be a year round hot water demand.
		In practical domestic solar hot water systems, the solar hot water system is usually run in conjunction with, rather than instead of, a backup conventional boiler and as a result the carbon intensity of the combined system is high relative to other renewables. Moreover the high efficiency of modern condensing boilers, which can convert over 90% of means that the carbon intensity of these heat sources is relatively low at 200-300 gCO2/kWhth. As a result domestic solar water heating systems are a relatively expensive way of mitigating carbon emissions when they replace heat from efficient modern boilers. For this reason they are not recommended.
ASHP (Air Source Heat Pump)	Yes	The proposed development has been designed to accommodate the space for a hot water cylinder.

		The building is suitable for a low-grade heat distribution system (e.g. underfloor water system, oversized radiators).
		Condenser units can be noisy and also blow out colder air to the immediate environment causing nuisance to the residents. Furthermore the noise generated could cause disruption, as plant equipment will need to be fitted to external walls near bedroom and windows.
		There is sufficient outdoor space to locate a condenser away from bedroom spaces, and by specifying ultra
GSHP (Ground Source Heat Pump)	No	It will not be possible to drill a limited number of vertical or horizontal boreholes for GSHP on the site.
		It is possible for developments to accommodate a low-grade heat distribution system (e.g. underfloor water system, oversized radiators).
		The site and neighbourhood contain mature trees. Drilling boreholes on the site create the risk of damaging their roots.
		There is not sufficient space inside the proposed plant room that can service the main dwelling and all outbuildings/annexes.
Biomass Boiler	No	There is an established fuel supply chain for the area.
		There isn’t sufficient space for a delivery vehicle (vehicular access to fuel storage, turning circle etc)
		There isn't sufficient space in the proposed buildings for a wood-fuel boiler and associated auxiliary equipment.
		There isn't sufficient space for fuel storage to allow a reasonable number of deliveries.
		Biomass systems are management intensive (fuel sourcing, transport, storage) and require adequate expertise from users.
CHP	No	Given the proposed building use there won’t be a high demand for heat for most of the year, therefore CHP won’t be suitable.
		A CHP unit only generates economic and environmental savings when it is running at least 4,500 hours per year. This equates to an average heat demand of about 17 hours a day for five days a week throughout the year. The proposed development energy and heat demand profile does not match this requirement.

		CHP is typically utilized on buildings with high electricity and heating demand for most of the year such as local authority buildings, leisure centres, universities, hotels, and district heating schemes where CHP is used to provide electricity, space and water heating.
		CHP should be considered wherever there is demand for electricity and an appropriate demand for heat in the near vicinity.
Hot Water Heat Pump	No	Dwelling has been designed to include space for a water immersion cylinder.
		The is sufficient external wall area to provide intake and exhaust vents to the external air.
		There is a too high of a predicted hot water demand to allow a system of this nature to run efficiently.
		Cost of these systems are a fraction of traditional heat pumps and they provide the same level of efficient delivery to all dwellings.

Feasibility Study of Renewable Technologies

Based on the feasibility study in table 4 above, the following technologies have been identified as being feasible for the proposed development:

- Solar Photovoltaics
- ASHP

2.6 Improvements to achieve a 35% reduction in C02 Emissions

The developer is proposing the following measures to improve the energy performance of the building:

Be Lean;
Improved Fabric Specification-

- Use of Cuin glazing systems throughout the building (except basement units) with a U-value of 0.4 W/m²K
- Use of government approved Recognised Construction Details (www.recognisedconstructiondetails.co.uk) to limit effects of linear thermal bridging.

Be Clean;
Improved Space & DHW Heating System-

- Intergas (or equiv.) hybrid high efficiency gas boiler and ASHP system that will provide DHW & space heating respectively.
- Installation of Showersave (or equiv.) waste water heat recovery units in all units
- Installation of high efficiency MVHR systems to all units (Blauberg or equiv.)

Be Green
Renewable Energy Sources-

- Install a total array of 8.265 kWp of solar photovoltaics, equivalent to 19x 435w panels. (Proportioned as 1.3775 per unit)

Table 5 overleaf contains an extract from the GLA carbon reporting spreadsheet that will be provided alongside this energy statement, which shows the impact of the above improvements on the predicted carbon emissions of the development.

CONTINUED

	Regulated residential carbon dioxide savings	
	(Tonnes CO_2 per annum)	(%)
Be lean: savings from energy demand reduction	1.8	30%
Be clean: savings from heat network	0.0	0%
Be green: savings from renewable energy	1.7	29%
Cumulative on site savings	**3.6**	**59%**
Annual savings from off-set payment	2.4	-
	(Tonnes CO_2)	
Cumulative savings for off-set payment	**73**	-
Cash in-lieu contribution (£)	**6,898**	

GLA Carbon Reporting spreadsheet extract showing carbon emission reduction

As can be seen from the figures above, the development shows an impressive reduction of 59% in predicted carbon emissions. The addition of a highly efficient building services and a significantly sized solar PV array, means the associated emissions in operation of the units are reduced significantly, and well beyond the GLA minimum requirement of a 35% reduction.

Furthermore, when all of the recommendations shown are installed each unit will achieve an ‘A’ rated EPC grade, further underlining the sustainability credentials of the development and the developer’s commitment to minimising the environmental impact of the proposal.