

ENERGY STRATEGY SUMMARY NOTE

PROJECT NUMBER: **4086**
PROJECT TITLE: **BEDFORD PLACE**
REVISION: **01**
PREPARED BY: R Denteh Date: 09 April 2024

1 Introduction

The purpose of this document is to outline the effects of the proposed amendments to the layouts for the proposed development at 21-23 Bedford Place, WC1B 5JJ, on behalf of Firmdale Hotels.

The Development is a Grade II listed heritage asset consisting of three Georgian town houses originally built in 1815 on the West side of Bedford Place, close to the Northern junction of Russel Square now within the designated Bloomsbury Conservation Area. The development is proposed to undergo refurbishment to reinstate much of the original Georgian plan form of the property while providing an efficient 42 key hotel layout. The renovations comprise of the sensitive remodelling and retention of the heritage building fabric including fireplaces, lath and plaster ceilings, cornicing, decorative plasterwork, and mouldings.

The below results demonstrate that there were no changes to the proposed development after carrying out the assessment and updating thermal model with the layouts changes.

2 Updated Carbon Reductions

The design changes had not impacted the results for the proposed development regarding carbon emissions and savings.

The updated results are detailed below.

	Regulated non-residential carbon dioxide savings	
	(Tonnes CO ₂ per annum)	(%)
Be lean: savings from energy demand reduction	3.6	4%
Be clean: savings from heat network	0.0	0%
Be green: savings from renewable energy	4.1	5%
Total Cumulative Savings	7.7	10%
Annual savings from off-set payment	71.9	-

Table 1: Regulated carbon dioxide savings from each stage of the Energy Hierarchy

3 Updated Overheating

The design changes had not impacted the results for the proposed development regarding overheating.

The updated results are detailed below.

TM52 DSY1 2020 Overheating				
Apartment Reference	Criteria 1	Criteria 2	Criteria 3	Overall Compliance
	% Hours of Exceedance	Maximum Daily Weighted Exceedance	Maximum Delta T	
Target	3	6	4	
Basement- Staff Room	0	0	0	Pass
GF- Loung/ Dining	0	0	0	Pass
GF- Bar	0	0	0	Pass
GF- Reading Room	0	0	0	Pass
GF- Reception	0	0	0	Pass
Rm 01 Bedroom	0	0	0	Pass
Rm 02 Bedroom	0	0	0	Pass
Rm 03 Bedroom	0	0	0	Pass
Rm 04 Bedroom	0	0	0	Pass
Rm 05 Bedroom	0	0	0	Pass
Rm 06 Bedroom	0	0	0	Pass
Rm 07 Bedroom	0	0	0	Pass
Rm 08 Bedroom	0	0	0	Pass
Rm 09 Bedroom	0	0	0	Pass
Rm 10 Bedroom	0	0	0	Pass
Rm 11 Bedroom	0	0	0	Pass
RM 12 Bedroom	0	0	0	Pass
Rm 13 Bedroom	0	0	0	Pass
Rm 14 Bedroom	0	0	0	Pass
Rm 15 Bedroom	0	0	0	Pass
Rm 16 Bedroom	0	0	0	Pass
Rm 17 Bedroom	0	0	0	Pass
Rm 18 Bedroom	0	0	0	Pass
Rm 19 Bedroom	0	0	0	Pass
Rm 20 Bedroom	0	0	0	Pass
Rm 21 Bedroom	0	0	0	Pass
Rm 22 Bedroom	0	0	0	Pass
Rm 23 Bedroom	0	0	0	Pass
Rm 24 Bedroom	0	0	0	Pass
Rm 25 Bedroom	0	0	0	Pass
Rm 26 Bedroom	0	0	0	Pass
Rm 27 Bedroom	0	0	0	Pass
Rm 28 Bedroom	0	0	0	Pass
Rm 29 Bedroom	0	0	0	Pass
Rm 30 Bedroom	0	0	0	Pass
Rm 31 Bedroom	0	0	0	Pass
Rm 32 Bedroom	0	0	0	Pass
Rm 33 Bedroom	0	0	0	Pass
Rm 34 Bedroom	0	0	0	Pass
Rm 35 Bedroom	0	0	0	Pass
Rm 36 Bedroom	0	0	0	Pass
Rm 37 Bedroom	0	0	0	Pass
Rm 38 Bedroom	0	0	0	Pass
Rm 39 Bedroom	0	0	0	Pass
Rm 40 Bedroom	0	0	0	Pass
Rm 41 Bedroom	0	0	0	Pass
Rm 42 Bedroom	0	0	0	Pass
Note:	This report assesses occupied periods only. Please be aware that TM52 should be conducted for occupied and/or "available hours". Use of educational NCM profiles may be seen as inappropriate due to prolonged unoccupied periods during summer months. See Section 6.1.2 (a) of TM52 for further information.			

Figure 1: Overheating Results

4 Conclusion

The above results demonstrate that there were no changes to the proposed development after carrying out the assessment and updating thermal model with the layouts changes.



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