

100 Chalk Farm Road - Camden Planning comments - Energy and sustainability

Camden comments from email		Response
	Energy	
Issue	<i>Carbon reductions</i>	
1	The proposals do not meet the requirement for zero carbon and therefore a carbon offset payment is required. This has been provisionally calculated as £119,975.	Agreed this should be conditioned, this has slightly reduced to £119,885
2	The carbon reduction of 11% at Be Lean for the non-domestic space falls below the requirement of 15%, options to increase reductions at Be Lean should be explored.	The Be Lean options have been explored, a fabric first approach has been adopted with excellent U-values and air permeability, this has been slightly increased to 12%. Thermal bridging has been included as a mixture of assumptions and defaults currently, but the performance is likely to be improved once detailed design commences.
3	The carbon reduction of 5% at Be Green for the non-domestic space falls below the requirement of 20%, options to increase reductions at Be Green should be explored.	It is recognised by the GLA in their GLA energy note that non-domestic buildings will find it challenging to meet the Be Green reduction due to use of the low carbon baseline, which then relies heavily on space for PV. We have shown that PV is maximised taking into account the shading at the top of the cylindrical PBSA buildings, and therefore there are no other on site options to reduce carbon at this stage.
	<i>EUI</i>	
4	EUI benchmarks have been exceeded across the development, the applicant should investigate options to further reduce EUI on site.	The largest simulated energy end use is miscellaneous small power and equipment. It is likely that this is the reason for the EUI exceeding the target and represents a more conservative estimate of energy end use.
	<i>Solar PV</i>	
5	Solar panels are proposed at roof level with a total array size of around 30.4kWp maximised across viable roof space, this should be conditioned as below:	Agreed
	Overheating	
6	Active cooling is proposed due to acoustic constraints at the site which limit the use of openable windows, leading to overheating in many areas. Active cooling is proposed in the form of MVHR with tempered air cooling - Could the applicant please further define what is meant by tempered air cooling - i.e. is this partial cooling to bring the temperature down a few degrees rather than a fully operable AC system?	MVHR with tempered air is not active cooling, this is a small cooling module which is attached to the MVHR and provides peak topping/trim cooling to the air. This is an overheating mitigation strategy which is commonly used in new build developments, where there are acoustic constraints, to avoid the use of full active cooling. This added tempered air cooling significantly lowers the temperature of fresh air supplied into the dwelling, helping maintain comfortable internal temperature levels even in city centre apartments on the hottest days of summer. As well as creating a simple solution to overheating in summer months, units are designed to provide a high standard of indoor air quality year round via high-efficiency MVHR.
	BREEAM	
7	The retail units do not meet the policy requirement of achieving 60% of water credits. Further water credits should be secured.	The retail BREEAM assessment is going to be completed as shell and core but at Planning stage there has not been a commitment to install sanitaryware which accounts for a large percentage of the credits. The water monitoring and water leak detection credits have been awarded. As the design progresses, the scope of the fit out for the retail units may change and therefore further credits be awarded in this section.
	WLC	
8	Firstly, barriers to meeting the Aspirational Benchmarks for each stage should be fully explained and measures to further decrease WLC impact should be considered.	The WLC report has been updated to include some further opportunities to reduce embodied carbon. It should be noted that the assessment is outside of the GLA aspirational benchmark due to the number of assumptions that have been made at this stage where specific information is not yet available. When specific EPDs can be selected at detailed design and construction stage there is potential to get closer to the aspirational targets.
9	Secondly, once issue 8 is resolved post construction reporting of WLC targets will be conditioned.	Agreed