# London Borough of Camden

## Energy Efficiency and Renewable Energy and Sustainability Plan

## S106 Pro-forma V.3 – Part A Pre-implementation

(To be submitted for approval : planningobligations@camden.gov.uk)

| | |
|---|---|
| **Scheme address:** | Camden Road Hostel, 248-250 Camden Road, London, NW1 9HE |
| **Planning Reference:** | 2020/3737/P |
| **Related Planning References:** | |
| **Scheme Description:** | New build development containing 39 No. domestic units assessed under Part L1A & 1 No. communal unit assed under Part L2A |
| **Person/s undertaking review on behalf of applicant** *(include organisation name and registration number)***:** | |

This form must be completed by an appropriately qualified independent Energy and Sustainability Consultant, undertaking the review of the Energy Efficiency and Renewable Energy and Sustainability Plans, as required by the S106 Legal Agreement, on behalf of the applicant. Please complete the form in full. If you have any questions please contact planningobligations@camden.gov.uk

### S106 CLAUSE DETAILS

Please summarise how the applicant is meeting their planning obligations relating to energy / sustainability as outlined within the S106 agreement (add/ remove rows as applicable).

| Shadow s106 clause no. | Shadow S106 clause wording | Summary of performance |
|---|---|---|
| 4.7 | On or prior to the demolition implementation date (now *Prior to Commencement of above ground works (excluding demolition))* to submit to the Council for approval the Energy Efficiency and Renewable Energy Plan. | Please see below |
| 4.12 | On or prior to the demolition implementation date (now *Prior to Commencement of above ground works (excluding demolition))*, to submit to the Council for approval the Sustainability Plan. | Please see below |

## BUILDING SPECIFICATION TARGETS

### Energy and Sustainability Statement key targets:

Please outline in the table below the key targets from the Energy and Sustainability Statements submitted at Full Planning stage, and summarise how the detailed design specification compares. Add or delete rows as necessary.

Please clearly outline any reasons for changes to the approved building specification.

| | **Approved Planning Documents: energy and sustainability statement targets** | **Pre-Implementation (Detailed Design Stage): performance against targets** |
|---|---|---|
| **Carbon reduction targets** | | 100% |
| **Building fabric u-values and air permeability** | | Ground floor – 0.11W/m2K<br>External Walls – 0.13W/m2K<br>Roof – 0.1W/m2K<br>Glazing – 1.2W/m2K |
| **Low carbon technologies** | | Photovoltaics<br>13.12kWp |
| **Renewable energy targets** | | =>15% |
| **Decentralised energy network connection** | | N/A |
| **Metering, monitoring and management** | | |
| **Code for Sustainable Homes**<br>- **Overall % + Rating**<br>- **% credits Energy**<br>- **% credits Water**<br>**% credits Materials** | | N/A |
| **BREEAM**<br>- **Overall % + Rating**<br>- **% credits Energy**<br>- **% credits Water**<br>- **% credits Materials** | | N/A |
| **Materials, sourcing and waste** | | N/A |

| | | |
|---|---|---|
| **Green infrastructure** | | N/A |
| **Water efficiency and SuDS** | | N/A |
| **Other** | | |

## ENERGY HIERARCHY

Please enter in the tables below carbon reductions for each stage of the energy hierarchy (Baseline, Be Lean, Be Clean, Be Green) and for each development type, following the guidance outlined in the GLA's *Guidance on Preparing Energy Assessments* and *Camden Planning Guidance CPG3*.

Please be aware that where carbon dioxide reduction targets are not met, the applicant will be required to provide details of their remedial proposals, either to:

1. Retrofit on-site carbon reduction measures with a view to meeting targets, or
2. Implement carbon reduction measures elsewhere in the borough (prior agreement with the Council will be sought)
3. Make a carbon offset payment, where appropriate.

### Key targets from approved Energy Statement:

| | Commercial New-build (includes major refurbishments assessed under Part L2A) | | | Residential New-build (includes major refurbishments assessed under Part L1A) | | | Commercial Refurbishment (assessed under Part L2B) | | | Residential Refurbishment (assessed under Part L1B) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Total tCO2 | tCO2 reduction* | % reduction* | Total tCO2 | tCO2 reduction* | % reduction* | Total tCO2 | tCO2 reduction* | % reduction* | Total tCO2 | tCO2 reduction* | % reduction* |
| **Baseline** | | N/A | N/A | | N/A | N/A | | N/A | N/A | | N/A | N/A |
| **Be Lean** | 0.25 | 0.1 | 17 | 16 | 4.2 | 21 | | | | | | |
| **Be Clean** | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| **Be Green** | 0.2 | 0.1 | 28 | 7.9 | 8.1 | 40 | | | | | | |
| **TOTAL** | 0.45 | 0.2 | 45 | 20.2 | 12.3 | 61 | | | | | | |
| **Target** | | 0.45 | 100 | | 20.2 | 100 | N/A | N/A | N/A | N/A | N/A | N/A |
| **Shortfall** | | 0.25 | 65 | | 7.9 | 39 | N/A | N/A | N/A | N/A | N/A | N/A |

** reduction calculated against previous stage (except TOTAL, which is calculated against Baseline)*

### Pre-implementation (Detailed Design Stage) proposals:

| | Commercial New-build (includes major refurbishments assessed under Part L2A) | | | Residential New-build (includes major refurbishments assessed under Part L1A) | | | Commercial Refurbishment (assessed under Part L2B) | | | Residential Refurbishment (assessed under Part L1B) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Total tCO2 | tCO2 reduction* | % reduction* | Total tCO2 | tCO2 reduction* | % reduction* | Total tCO2 | tCO2 reduction* | % reduction* | Total tCO2 | tCO2 reduction* | % reduction* |
| **Baseline** | | N/A | N/A | | N/A | N/A | | N/A | N/A | | N/A | N/A |
| **Be Lean** | 0.25 | 0.1 | 17 | 16 | 4.2 | 21 | | | | | | |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Be Clean** | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| **Be Green** | 0.2 | 0.1 | 28 | 7.9 | 8.1 | 40 | | | | | | |
| **TOTAL** | 0.45 | 0.2 | 45 | 20.2 | 12.3 | 61 | | | | | | |
| **Target** | | 0.45 | 100 | | 20.2 | 100 | N/A | N/A | N/A | N/A | N/A | N/A |
| **Shortfall** | | 0.25 | 65 | | 7.9 | 39 | N/A | N/A | N/A | N/A | N/A | N/A |

** reduction calculated against previous stage (except TOTAL, which is calculated against Baseline)*

## EVIDENCE:

### Pre-implementation (Detailed Design Stage)

| | Enclosed? Yes | Enclosed? N/A | Notes: |
|---|---|---|---|
| Copies of SAP/ SBEM worksheets | ☒Y | ☐ | Please submit SAP/SBEM calculations evidencing the CO2 savings for each stage of the energy hierarchy, including baseline (TER), alongside this report. State which apartments have been sampled (if applicable). Results need to reflect the detailed design of the development. |

| Title of Submission | Date produced | Author's Name, Organisation & Client |
|---|---|---|
| | 21.02.2024 | Cory Skrzypkowski, Anderson Green, Morgan Sindall |
| | | |
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|---|---|---|---|
| Code for Sustainable Homes Design Stage Assessment | ☐ | ☐Y | This will need to be a Design Stage Assessment. Although the Council is no longer able to condition new housing developments to achieve CfSH certification, applications already committed through S106 to achieving certification will be required to fulfil this obligation. |

| Title of Submission | Date produced | Author's Name, Organisation & Client |
|---|---|---|
| | | N/A |
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| BREEAM Design Stage Assessment and Certificate | ☐ | ☐Y | Please note: this will need to be the Design Stage Assessment revie and not a copy of the "Pre-Assessment" review. Applicants should also submit Design Stage certificates, or evidence from BRE of submission of this review for certification. |

| Title of Submission | Date produced | Author's Name, Organisation & Client |
|---|---|---|
| | | N/A |
| | | |
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| Technical details/ plans/ drawings of installed CHP and other low/ zero carbon technologies (where relevant) | ☐ | ☐ | Please submit details where relevant, as outlined in the S106. |

| Title of Submission | Date produced | Author's Name, Organisation & Client |
|---|---|---|
| PV Panels | | |
| | | |
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| CHP Air Quality Assessment | ☐ | ☐ | Please follow the Council's guidance on completing air quality assessments outlined in *CPG6*. |

| Title of Submission | Date produced | Author's Name, Organisation & Client |
|---|---|---|
| N/A | | |
| | | |
| | | |

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|---|---|---|---|
| Decentralised Energy Network connection details. | ☐ | ☐Y | Details should include: plans/drawings demonstrating: adequate plant room space provision; space for future heat exchanger; details of provisions made for connections (capped pipework, pipe routes, and provision of domestic hot water isolation valves); and any further details demonstrating that the connection has been designed in accordance with the CIBSE Heat Networks Code of Practice for the UK . |

| Title of Submission | Date produced | Author's Name, Organisation & Client |
|---|---|---|
| N/A | | |
| | | |
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| Remedial $CO_2$ and renewables proposals | ☐ | ☐Y | Document containing full details of proposals to fulfil approved carbon reduction targets &/or renewable energy targets by: retrofitting on site, measures elsewhere in Borough, or additional offset contribution. |

| Title of Submission | Date produced | Author's Name, Organisation & Client |
|---|---|---|
| N/A | | |

| | | |
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| | | |

Please provide any further information relevant to this development – prior to implementation:

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I confirm that the information supplied in this Proforma (and supporting evidence) is accurate. I will notify the Council should any of the information contained change. The agreed contents of the Energy Efficiency and Renewable Energy and Sustainability Plan, the information contained in this Proforma and the terms of Section 106 agreement pursuant to the planning permission must be complied with, unless otherwise agreed in writing by the Council.

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|---|---|
| **Signed:** | Sam Breaks |
| **Print full name:** | Sam Breaks |
| **Position:** | Project Manager – Construction (London) |
| **Date:** | 14/08/2024 |

Please submit to: planningobligations@camden.gov.uk

**End of form A (Pre-Implementation)**