

Project Name: 101 Bayham Street

Project Number: v510

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Energy and Sustainability Statement Update: 101 Bayham Street, Camden

Verte Ltd has been appointed to update the Energy and Sustainability Statement originally submitted in September 2023 as part of the planning application for 101 Bayham Street, Camden. The initial statement, prepared by Max Fordham, outlined compliance with the Greater London Authority (GLA) energy and sustainability guidelines.

Summary of Amendments

Since the original submission, revisions have been made to the window specification on the first to third floors of both the front and rear elevations. These updates have prompted adjustments to the energy calculations to reflect the new design details. The key amendments are as follows:

1. **Window U-Values:** The U-values have been updated in line with the revised window specifications for the affected floors, now set at 2.0 W/m²K.
2. **Energy Scenarios:** The Be Lean, Be Clean, and Be Green energy calculations have been recalculated to incorporate the updated design parameters.

Key Findings

- **Be Lean:** Passive energy efficiency measures remain robust and effective, with a 25% improvement. This is well above the minimum requirement of 15% for non-residential developments.
- **Be Clean:** No changes were made to the Be Clean Scenario.
- **Be Green:** The renewable energy contributions continue to meet the carbon reduction targets outlined in the GLA guidelines, with the project achieving the required 35% reduction for non-residential developments.

The project remains fully compliant with GLA energy and sustainability targets, maintaining a high standard of energy performance and carbon reduction.

Conclusion

These amendments confirm the project's alignment with the updated design specifications, while ensuring continued compliance with GLA guidance. The revised BRUKL report and the Part_L_2021_GLA_Carbon_Emission_Reporting_Spreadsheet are attached for your review.

	Carbon Dioxide Emissions for non-residential buildings (Tonnes CO ₂ per annum)	
	Regulated	Unregulated
Baseline: Part L 2021 of the Building Regulations Compliant Development	42.3	15.5
After energy demand reduction (be lean)	31.8	15.5
After heat network connection (be clean)	31.8	15.5
After renewable energy (be green)	27.7	15.5

Figure 1. Carbon Dioxide Emissions after each stage of the Energy Hierarchy for non-residential buildings

	Regulated non-residential carbon dioxide savings	
	(Tonnes CO ₂ per annum)	(%)
Be lean: savings from energy demand reduction	10.5	25%
Be clean: savings from heat network	0.1	0%
Be green: savings from renewable energy	4.1	10%
Total Cumulative Savings	14.7	35%
Annual savings from off-set payment	27.7	-
	(Tonnes CO₂)	
Cumulative savings for off-set payment	830	-
Cash in-lieu contribution (£)	78,836	

*carbon price is based on GLA recommended price of £95 per tonne of carbon dioxide unless Local Planning Authority price is inputted in the 'Development Information' tab

Figure 2. Regulated Carbon Dioxide Emissions after each stage of the Energy Hierarchy for non-residential buildings

Non-domestic Part L 2021 Carbon Emissions

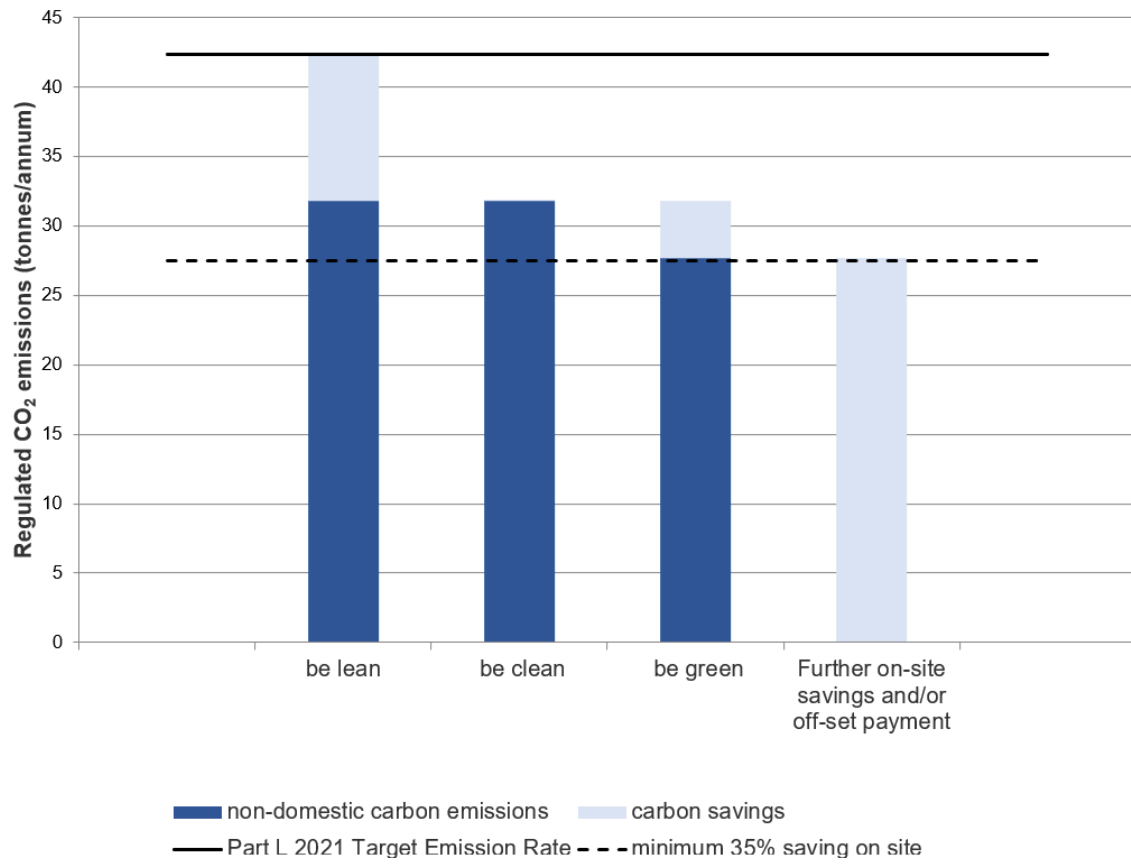


Figure 3. 101 Bayham Street (Non – Domestic) carbon emissions