



Consultant Advice

From: Benjamin Martin **Date:** 31 Jul. 15 **File No:** U13645\002\00\21\ca150723u0003 **Pages:** 2
Project: 31-34 Alfred Place - Refurbishment **No:** G-005[1.0]

General Statement of Part L2B Compliance

The project proposed works at 31-34 Alfred Place shall be considered under Part L2B due to the scope of works for the building services elements comprising of the following:

31-32 Alfred Place Scope

- Replacement of existing air conditioning systems with new more energy efficient variable refrigerant volume (VRF) systems of the same cooling capacity.
- Installation of a new Building Management System (BMS) to monitor and control the base builds ventilation systems.
- Replacement of existing lighting with more energy efficient fittings.
- Installation of new lighting control systems with integrated occupancy sensors.

33-34 Alfred Place Scope

- Existing air-conditioning units will be serviced, cleaned and retained for use.
- Existing light fittings will be cleaned and the lamps replaced.
- Existing lighting control strategy will be retained.

Base on the above, the refurbishment works are likely to improve on the existing buildings overall energy consumption and carbon emissions associated with the building services, in comparison to the existing installation.

Consequential Improvements to Part L2B

As the proposed development is a refurbishment of an existing premises there is a requirement to investigate whether an upgrade of the facade and thermal performance is required as part of consequential improvements to part L2B. The need to upgrade would be triggered by the following requirements:

The total useful floor area of the existing building is greater than 1000m² where the work consists or includes:

- An extension
- The **initial** provision of any **fixed building service** (other than a renewable generator)
- An **increase** to the **installed capacity** of any fixed building service (other than a renewable generator)

As the floor area of the proposed refurbishment is greater than 1,000m² there is a requirement to investigate however neither clause a, b or c are triggered.

For clause A – the refurbishment does not include an extension, therefore trigger A does not apply.

For clause B – the new installation of the VRF system (Air Conditioning) is not an initial provision, it is replacement of an existing installation and hence there are no provision for any new fixed building services, therefore trigger B does not apply.



In relation to clause C, there is no intention to increase the installed capacity of the existing systems only to replace as required to match existing loadings, therefore trigger C does not apply.

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