London Borough of Camden

Energy Efficiency and Renewable Energy and Sustainability Plan

S106 Pro-forma v.1 – Part A

(To be submitted prior to implementation: planningobligations@camden.gov.uk)

Scheme address:	10-11, Kings Mews, London, WC1N 2ES
Planning Reference:	LPA ref. 2017/4543/P
Related Planning References:	
Scheme Description:	Partial demolition of rear office extension at lower ground and ground floors and the erection of a new building to containing 6 apartments fronting King's Mews.
Person/s undertaking review on behalf of applicant *(include organisation name and registration number)***:**	Ian Bacon, Blewburton Limited. NES OCDEA reg.no. 003669.

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 (please add/ remove rows as applicable).

S106 clause no.	S106 clause wording	Summary of performance

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.

	Full Planning: energy and sustainability statement targets	Detailed Design: performance against targets
Carbon reduction targets		The carbon reduction targets tally with those required under policy 5.2 of the London Plan and see an overall annual reduction of over 35+%.
Building fabric u-values and air permeability		These are listed in section 4.2 of 'Energy Statement - Proposed development of six dwellings at 10-11, Kings Mews, London, WC1N 2ES' and are all significantly beyond minimum standard required under Part L.
Low carbon technologies		Part of the proposals is to utilise MVHR technology and improved heating control technology.
Renewable energy		A PV array of 4.00kWp is proposed.
Decentralised energy network connection		No local connections have been found.
Metering, monitoring and management		Smart metering will be installed.
Code for Sustainable Homes Rating		n/a
BREEAM rating		n/a
Materials, sourcing and waste		The developer is committed to ensuring that all materials score as highly as possible in the Building Research Establishment's Green Guide to specification. In particular, the construction of the walls, roof and windows are expected to achieve an A or A+ rating. In addition, wherever possible all building and finishing materials will be sought from local suppliers and manufacturers registered to an environmental management scheme such as FSC, PEFC, BES6001, ISO14001 or EMAS.
Green infrastructure		There is little that this development can undertake with regards green infrastructure.
Water efficiency and SuDS		This development will incorporate water saving features that will deliver a level of consumption lower than the requirements of Part G (Sanitation, hot water safety and

		water efficiency) of the Building Regulations through the specification of water efficient products. The target will be a use of under 105 litres per person per day.
Other		

ENERGY HIERARCHY

Please enter in the tables below carbon reductions for the development for each stage of the energy hierarchy (be lean, be clean, be green), following the guidance outlined in the GLAs *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 either:

1. Retrofit on-site carbon reduction measures with a view to meeting targets
2. Implement carbon reduction measures elsewhere in the borough (prior agreement with the Council will be sought)

Key targets from Energy and Sustainability Statements:

	New build commercial (includes major refurbishments assessed under Part L2A)		New build residential (includes major refurbishments assessed under Part L1A)		Commercial Refurbishment (assessed under Part L2B)		Residential Refurbishment (assessed under Part L1B)		Overall area weighted reductions	
	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage
Baseline		N/A		N/A		N/A	6.84			N/A
Be Lean							6.18	9.65		
Be Clean							6.18	9.65		
Be Green							4.39	35.82		
TOTAL							4.39	35.82		
Shortfall					N/A	N/A	N/A	N/A		

Detailed design stage targets:

	New build commercial (includes major refurbishments assessed under Part L2A)		New build residential (includes major refurbishments assessed under Part L1A)		Commercial Refurbishment (assessed under Part L2B)		Residential Refurbishment (assessed under Part L1B)		Overall area weighted reductions	
	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage

Baseline		N/A		N/A		N/A	6.84	N/A		N/A
Be Lean							6.18	9.65		
Be Clean							6.18	9.65		
Be Green							4.39	35.82		
TOTAL							4.39	35.82		
Shortfall					N/A	N/A	N/A	N/A		

EVIDENCE:

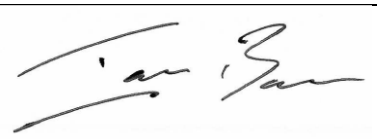
Detailed Design Stage

	Enclosed? Yes	N/A	Notes:
Copies of SAP/ SBEM worksheets	x☐		Please submit SAP/SBEM calculations evidencing the CO2 savings for each stage of the energy hierarchy, alongside this report. Pease provide details of which apartments have been sampled (if applicable). Results need to reflect the detailed design of the development.
Code for Sustainable Homes Pre-implementation assessment	☐	x	This will need to be a “Pre-implementation” assessment. Although the Council is no longer able to condition new housing developments to achieve CfSH certification, any application which has already committed to achieving certification through S106 will be required to fulfil this obligation.
BREEAM In Design Review	☐	x☐	Please note: this will need to be the “In Design” review and not a copy of the “Pre-Implementation” review. Applicants should also submit Design Stage certificates.
Technical details/ plans/ drawings of installed CHP and other low/ zero carbon technologies (where relevant)	☐	x	Please submit details where relevant, as outlined in the S106.
CHP Air Quality Assessment	☐	x☐	Please follow the Council’s guidance on completing air quality assessments outlined in *CPG6*.
Decentralised Energy Network connection details.	☐	x☐	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 .

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

The agreed contents of this Energy Efficiency and Renewable Energy and Sustainability Plan must be complied with unless otherwise agreed in writing by the Council.

Signed:	
Print full name:	Ian Bacon
Position:	Director
Date:	10th April 2018

Please submit to: planningobligations@camden.gov.uk

End of form - A

London Borough of Camden

Energy Efficiency and Renewable Energy and Sustainability Plan

S106 Pro-forma – Part B

(To be completed and submitted post completion)

S106 CLAUSE DETAILS

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

S106 clause no.	S106 clause wording	Summary of performance

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 actual building compares. Add or delete rows as necessary.

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

	Full Planning: energy and sustainability statement targets	Post completion: performance against targets
Carbon reduction targets		
Building fabric u-values and air permeability		
Low carbon technologies		

Renewable energy		
Decentralised energy network connection		
Metering, monitoring and management		
Code for Sustainable Homes Rating		
BREEAM rating		
Materials, sourcing and waste		
Green infrastructure		
Water efficiency and SuDS		
Other		

Post completion results:

Please enter in the tables below the carbon reductions for the development for each stage of the energy hierarchy (be lean, be clean, be green), following the guidance outlined in the GLAs *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 either:

1. Retrofit on-site carbon reduction measures with a view to meeting targets
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.

	New build commercial (includes major refurbishments assessed under Part L2A)		New build residential (includes major refurbishments assessed under Part L1A)		Commercial Refurbishment (assessed under Part L2B)		Residential Refurbishment (assessed under Part L1B)		Overall area weighted reductions	
	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage	Total tCO2	% reduction at each stage
Baseline		N/A		N/A		N/A		N/A		N/A
Be Lean										
Be Clean										

Be Green										
TOTAL										
Shortfall					N/A	N/A	N/A	N/A		

Post Completion Review

	Enclosed? Yes	N/A	Notes:
Copies of SAP/ SBEM worksheets	☐		Please submit SAP/SBEM calculations evidencing the CO2 savings for each stage of the energy hierarchy, alongside this report. Pease provide details of which apartments have been sampled (if applicable). Results will need to reflect the actual constructed building.
Code for Sustainable Homes Assessment and Certificate	☐	☐	This will need to be the final review and certificate. Although the Council is no longer able to condition new housing developments to achieve CfSH certification, any application which has already committed to achieving certification through S106 will be required to fulfil this obligation.
BREEAM Post Completion Review and Certificate	☐	☐	Please note: this will need to be the 'Post Completion" review and not a copy of the "Pre-Implementation" or "Design Stage" review. The Council recognises that formal certification can take several weeks therefore occupation can be permitted before certificates are received, subject to satisfactory Review.
Technical details/ plans/ drawing of installed CHP and other low/ zero carbon technologies (where relevant)	☐	☐	Please provide confirmation/ evidence that approved measures have been implemented.
Decentralised Energy Network connection details.	☐	☐	Please provide confirmation/ evidence that approved measures have been implemented.

Signed:	
Print full name:	
Position:	
Date:	

Please submit to: planningobligations@camden.gov.uk

End of form - B