

Subject MAS_Energy Statement Amendment

Date 11 January 2018

Job No/Ref 250794

Energy Statement Amendment – Post Planning Submission

The following report provides a comparison of the estimated CO₂ savings per annum for the Middlesex annex scheme at planning stage vs the scheme at the end of stage 3.

The following changes have been made as part of the design development:

- At planning stage photovoltaic (PV) panels were proposed on the roof of the listed building. Following the planning submission, it is understood that the cells cannot be installed on the roof of the listed building for heritage reasons. As such the panels have been omitted from the scheme as there is no viable alternative location for the PV panels to be installed.
- As part of the design development, a private MRI examination facility has been proposed for the basement of the building. The MRI facility requires dedicated chillers to be installed on the roof of the building. As such the space available for solar thermal panels has been reduced. It is noted that the design team have looked to fit as many solar thermal panels to the roof as feasibly possible.

Note that the renewable energy technologies incorporated within the Energy Statement dated 20th January 2017 were allocated to the New Build (Domestic) portion of the energy comparison.

Also it is worth noting that there is no requirement for off-set payments relating to the refurbished portion of the development.

1.1 Domestic

Regulated carbon dioxide savings from each stage of the Energy Hierarchy for domestic buildings (New Build)

The baseline target for the New Build was calculated at 57 Tonnes CO₂ per Annum, energy target is to achieve 0 Tonnes CO₂ per Annum.

	Regulated Carbon Dioxide Savings		
	Savings at previous revision (Tonnes CO ₂ per annum)	Current savings (Tonnes CO ₂ per annum)	% Change
Be Lean Savings	2	2	0%
Be Clean Savings	-	-	-
Be Green Savings	15	8.5	-43%
Cumulative Savings	17	10.5	-38%
Annual Savings from Off-Set Payment	40 (57-17)	46.5 (57-10.5)	+14%

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1.2 Non-Domestic (Not changed since planning)

Regulated carbon dioxide savings from each stage of the Energy Hierarchy for non-domestic buildings (New Build)

The baseline target for the New Build (non-domestic) was calculated at 126 Tonnes CO₂ per Annum, energy target is to achieve 44 Tonnes CO₂ per Annum.

	Regulated Carbon Dioxide Savings		
	Savings at previous revision (Tonnes CO ₂ per annum)	Current savings (Tonnes CO ₂ per annum)	% Change
Be Lean Savings	36	36	0%
Be Clean Savings	-	-	-
Be Green Savings	-	-	0%
Cumulative Savings	36	36	0%
Annual Savings from Off-Set Payment	8 (44-36)	8 (44-36)	0%

1.3 Off-set Payment Requirement

Based on price of carbon offset of £2,700/ annual tonne of CO₂ for Camden the following cost will be:

Total carbon shortfall = 54.5 (46.5, Residential + 8, Non-domestic) Tonnes CO₂ per annum

Total offset cost = 54.5 x £2,700 = £147,150

(Previously this was 48 x £2,700 = £129,330 in the submitted Energy Statement).