Buck Street Camden.

Energy & Sustainability Strategy.

1. Introduction

The aim of this note is to detail the regulatory energy requirements which will be applicable to the proposed Container Yard to be located on Buck Street, Camden.

The proposed development consists of A1, A3 and A5 retail spaces to be located in re-purposed shipping containers over three levels, for a temporary five-year period.

Development Description:
Use of land for siting of a ground plus two level container market comprising retail (Class A1), restaurant / café (Class A3), hot food takeaway (Class A5) and ancillary management / storage uses with associated stalls, partial roof canopy, landscaping, seating and servicing areas for a temporary five year period.

There will be waste storage and general storage space for use by stalls being provided on the first level. In addition, shared toilet facilities will be installed on the third level.

The development comprises the following areas:

- 431m^2 GEA of A1 space
- 179m^2 GEA of A3 space
- 340m^2 GEA of A5 space and
- 76m^2 GEA of ancillary space

No fixed heating or cooling services will be provided to the containers, with hot water being provided via an electric boiler in each unit. Drainage, water, electricity and potentially gas supplies will be provided for use by the tenants, but installations of white goods and water appliances will be by carried out by tenants, where required.

2. Building Regulations

New A1, A3 and A5 retail spaces are assessed under Approved Document Part L2A Conservation of Fuel and Power 2013, which covers new, non-domestic, buildings.

As no fixed heating or cooling services are to be provided, these units are considered to be *non-exempt buildings with low energy demand*. This is due to the fact there will be some fixed building services installed, e.g. lighting.

There is no requirement under Part L2A for an energy model or calculation to be undertaken to confirm compliance with Building Regulations.

The only energy efficiency requirements placed on the units are as follows:

- Any fixed building service, including lighting, to be provided by the tenant would need to be installed to meet the standards set out in the 2013 DCLG *Non-Domestic Building Services Compliance Guide*.
- If some fixed heating is provided, in the form of radiant or panel heaters (by tenants), then the building fabric must achieve a U-value of no worse than 0.7 W/m^2.K.

3. Renewable energy opportunities:

Due to the temporary nature of the development, and the fact no permanent heating or cooling will be provided, the technology most suitable to the development would be PV panels. However, as the development has only a light-weight, partial roof, it is not considered feasible to incorporate PVs.

4. Sustainability

Due to the temporary nature of the development, the sustainability requirements of permanent new buildings do not apply. There are opportunities for sustainability to be considered to some extent through the specification of certain fitted out areas (waste stores and WCs), and the future fit-out and operation of the tenanted spaces.

Operational Waste Management

A waste store is being provided to the rear of the units on the first level which will provide recyclable waste storage for glass, food waste, and mixed dry mixed recyclables (i.e. paper, cardboard, mixed metals and plastics), to encourage the recycling of operational waste. This storage space is provided in addition to storage for nonrecyclable (residual) waste.

Water appliances

The WC area will be fitted out with water-efficient appliances in line with the requirements for a 25% reduction in potable water consumption, as detailed within BREEAM New Construction 2018:

- WC's with an effective flush of 4 litres
- Wash hand basin taps with a flow rate of 6 litres per minute at 3 bar pressure

Fit-out works (by tenants)

During the fit out of the units, there will be opportunities for the tenants to specify high performance fittings to reduce energy and water consumption during the building operation.

With regards to energy consumption, there is the opportunity for tenants to specify energy efficient appliances as part of their fit out.

Below are some examples of measures which could be considered as part of the fit out:

- All small power and plug in equipment to be energy star certified.
- All internal lighting to be dedicated energy efficient with occupant controls.
- All timber to be FSC certified or similar
- Paints and varnishes to be low VOC
- Kitchen taps with a flow rate of 6 litres per minute at 3 bar pressure

These sustainability measures will be discussed with the tenants to confirm which of these can be implemented during the fit out of the individual spaces.

5. Summary

The proposed Buck Street Market is a temporary (five-year) A1, A3 and A5 retail development made up of re-purposed shipping containers.

Whilst this development is temporary in nature, and therefore the regulatory energy and sustainability requirements of permanent new buildings are not applicable, there are a number of energy performance standards which will be achieved.

There are also opportunities for operational energy and water consumption to be reduced through the specification of efficient fittings and appliances by the tenant. This will be discussed with the individual tenants prior to the start of their fit out works.