

CHARLIE RATCHFORD EXTRA CARE FACILITY, CAMDEN

ENERGY AND CARBON REDUCTION STRATEGY

It is understood that Planning Permission for the development was granted based upon the Energy Strategy produced by URS in February 2015. This Strategy demonstrated an expected shortfall for regulated emissions of 2 tonnes of CO₂ per annum against a 65 tCO₂/annum baseline.

Since that time the Government's declarations of the CO₂ content of grid electricity have changed significantly, which means that the baseline emissions will be appreciably lower than was anticipated, which is extremely positive. However, it needs to be recognised that the proposed renewable and low-carbon technologies (PV panels and air-source heat pumps) have a consequentially reduced ability to displace baseline emissions. The precise implications of this will only be known when the detailed energy/emissions modelling has been completed which is likely to be later this year.

It should be stressed that the design of the building and its M&E systems is currently progressing in line with the original brief received from Camden Borough Council with the clear intention of reducing energy use and carbon emissions as far as is reasonably practicable. For example, low-energy LED lighting is being employed throughout and highly efficient boilers, fans and heat-recovery ventilation units are being used. In particular, steps are being taken to optimise the layout and design of the roof-top PV installation to maximise the CO₂ reduction potential. The area of PV should be at least as great as the 223m² proposed by URS.

In summary, although the baseline will have changed for reasons that are beyond the control of the development team and its client, the URS philosophy is being adhered to and all reasonable steps are being taken to minimise CO₂ emissions. As soon as the design has developed sufficiently to allow it, the energy modelling will be developed to demonstrate the expected energy performance.

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