Camden Issue no. (17 June 2019)	Camden Suggested Actions	Response Provided
1	Reconsider decision to include solar PV (see issue 4 below)	Pgs 5 and 19 of the revised Energy and Sustainability Statement.
2	Clarification of thermal improvement of existing wall required	Provided to Camden in response dated 14 June 2019. Receipt acknowledged.
3	Confirmation that the development is within 1km of a potential network • Floor plan of energy centre and layout of plant demonstrating safeguarded space for a future heat exchanger. • Confirmation that provision for external buried pipework routes from plant room to property boundary closest to expected route of network have been safeguarded. Details of these proposed pipe routes and connection points should be provided • Details of provisions made in the building fabric/ design (such as soft-points in the building plant room walls) to allow pipes to be routed through from the outside at a later date • Details of provision of domestic hot water isolation valves to facilitate the connection of an interfacing heat exchanger. • Triggers for connecting to a wider network (i.e. when a network becomes available or a particular date	Refer to Page 13 of the Energy and Sustainability Report. Energy Statement has been revised see attached issued dated 11th July. The demand for LTHW is very low being only for Domestic Hot Water for the office toilet accommodation. This would reflect in an insignificant demand on the LHN. The property has been designed to utilise Air Source Heat Pumps and the design of the building will not allow for the connection.
4	• Panel type/ array size/no. of panels • Layout drawings including cross section and details of orientation and tilt. • An estimate of the electricity that the photovoltaic modules will generate including the assumptions for the calculations. • A calculation of the CO2 savings that may be realised through the use of this technology.	Refer to Pages 2 & 19 of the Energy and Sustainability Report. PV Panels are usually mounted at a 38-degree angle. Such an installation on the roof of this building is not required due to the Carbon Reduction being 40% overall regulated CO2 reduction against 2013 Part L compliant baseline and 54.5% reduction against the existing

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	• Overshadowing impact assessment should be undertaken. The shading analysis should include an assessment of the height of existing buildings and any permissions granted for buildings near the application site. • Maintenance details should be provided	building. The extension alone will achieve a 33.5% reduction in regulated CO2 emissions against 2013 Part L2A. Furthermore, the Visual impact the installation of PVs would have is considered unacceptable for the roof scape and impact to the surrounding area. The main façade, along Parker Street, is north-west facing and overshadowed by the Theatre opposite as a result the PVs would not receive optimal sunlight and therefore would not function to an optimal and efficient standard required to serve the proposed development.
5	Applicant should provide details of COP and Energy Efficiency ratio (EER) • Calculation of CO2 savings and demonstrate that ASHP is lower in terms of CO2 emissions than other heating/cooling systems. • Noise/visual impacts should be considered. • Metering details should be provided – including estimated heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design. • System should comply with minimum performance standards as set out in the ECA and MCS certification requirements. A commitment to monitor the performance of the heat pump system post-construction to ensure it is achieving the expected performance approved during planning.	Refer to Pages 2 & 18 of the Energy and Sustainability Report. The Report demonstrates that the proposed ASHP System complies with ECA and MCS. Noise and Visual Impacts have been considered as part of this application including location of plant and acoustic screening refer to drawings and details, as per the submitted Environmental Noise Assessment, prepared by Acoustics Plus. This will be further reviewed as the design is developed. Energy use will be monitored by the refrigeration control system. Each FCU is individually "addressed" and monitored. It is this information that will be advised to the Tenant. The applicant will monitor the performance of the heat pump

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		system post-construction to ensure it is achieving the expected performance approved during planning.
6	Submit BREEAM pre-assessment	Submitted to Camden on 14 June 2019. Receipt acknowledged.
7	Completed template for cooling demand to be provided.	Pg. 11 of the revised Energy and Sustainability Statement.
8	Developers should provide details of the following within the Energy and Sustainability Statement: • Target % of materials to be reused in construction of development • Target % of demolition waste to be reused offsite • Target % of demolition waste to be recycled • Target % of materials to come from recycled sources • Target % of materials to be reused from other schemes	The Developer is committed to the reduction in waste and recycling. At this stage in the project the developer is not able to provide details to a percentage on the waste management at the scheme. The BREEAM Pre Assessment Sections that relate to this matter are; include; - Man03 Construction Site Impacts - Mat03 Responsible Sourcing - Wst01 Construction Site Waste Management Plan - Wst02 Recycled Aggregates The Principal Contractor shall be required to ensure that only reputable "muck away" and skip waste companies are used that have strict policies and commitments to achieve re-use schemes and targets.
9	• the design objectives for the green or brown roof or green wall • details of its construction and the materials used, including a section at a scale of 1:20 • planting details, including details of the planting technique, plant varieties and planting sizes and densities. • a management plan detailed how the structure and planting will be maintained	There is a limited area of roof where it would be possible to site a green or brown roof. The applicant has assessed the feasibility of putting a green or brown roof on the limited roof area available and has found that the roof is not appropriate for green and/or brown roofs for the following reasons: a. The roof must also provide safe access and walkways.

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		b. the main façade, along Parker Street, is north-west facing and overshadowed by the Theatre opposite and the proposed extensions of the Helical development. This may limit the viability of a green roof as the sunlight received is unlikely to be sufficient to sustain plant life. c. The design of the roofline and facades at the site has been thoroughly tested at pre-application stage with Camden planning and design officers and it is not considered appropriate to deliver green or brown roofs or a green wall as they would compromise the design intent of the proposed development which has a distinct warehouse aesthetic .
10	Greywater harvesting	The Sanitary ware appliances that could use Grey Water are very limited given that the proposal is for a modest extension to an existing commercial (office) building therefore there are no Baths, washing machines or landscaping that could make use of a sustainable irrigation system. The use would be minimal serving only WC's within the office demise. The proposed development, which is for the modest extension of an existing office building, cannot support the introduction of such substantial infrastructure for a technology that will not deliver any noticeable sustainability benefit as

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		the WC's are duel Flush only using 4L. The provision for such a system would require a storage tank, filtration system, controls, pumped system to raise the water to the top floor and a whole separate pipework installation. Electrical energy would be used to distribute the water to the WC's from the tank. For this reason it is not considered appropriate or sustainable due to use Grey Water Harvesting.