

Fitzjohns Avenue Planning Application Responses to Camden Comments Received 25 July 2019

Comments from the Camden Officer:

Issue 1 *They state they have used part L2B (the non-domestic refurbishment fall-back energy standards) as the baseline. The existing and proposed schemes are residential and therefore L1B standards should be used for the baseline. The SAP sheets suggest they have correctly modelled to L1B – suggests “L2B” may be a typo.*

Response:

Please see updated Energy Statement, this is indeed a typo that has been rectified.

Comments from the Camden Officer:

Issue 2 *Mechanical ventilation design and efficiency standards are not specified. The MV type should be stated. The proposed unit energy efficiency ratio (EER), whole system seasonal energy efficiency ratio (SEER), specific fan power (SPF), heat recovery dry efficiency, and controls should be stated. These should meet or exceed the minimum standards set out in the government’s Domestic Building Services Compliance Guide 2013 – Section 8 Mechanical Ventilation. Cooling is proposed and should be removed, see issue under CC3 below. I would wish to see the following included:*

- *Heat recovery on exhaust air*
- *Variable speed drives for motors*

Response:

Please see section 4 of the updated Energy Statement, whole house ventilation with heat recovery has been included. This has been specified with compliant SPF, heat recovery efficiency and controls. Variable speed drives will be provided for all

Comments from the Camden Officer:

Issue 3 *Given air quality in the local area and , as a minimum any gas boilers should be specified as the ultra low NOx variety. However given issue 4 below, zero emissions heating is greatly preferred and should be considered and proposed where feasible.*

Response:

Please see section 4 of the updated Energy Statement, ultra low NOx boilers have been specified.

Comments from the Camden Officer:

Issue 4 *An 18.72 kWp solar PV system is proposed. The proposed renewables percentage is only 3.5%, a shortfall of 16.5 percentage points from Camden’s 20% Be Green target. The capacity for further PV should be looked at, and the heating strategy should be revisited to explore options for ground or air source heat pumps.*

Response:

Please see section 6.6 of the Energy Statement, Figure 4 shows a roof layout which has been provided with the maximum number of panels possible. As the roofs of both buildings have been utilised, there is no other suitable locations for an increase in PV panels. The use of heat pumps to help achieve the Camden target for renewables has also been discounted due to the fact that this technology would require large roof mounted heat pumps exceeding 2 metres above the proposed roof line. Although all attempts have been made to try and achieve this target, there is no feasible solution within the restrictions of this existing site that could increase the reduction from renewables.

Comments from the Camden Officer:

Issue 5 BREEAM states that "Rainwater collection will be provided" More details are requested, is this a building integrated system which will reduce internal consumption? The water calculations provided contain zero for reduction in this category so one or other may need revising

Response:

The proposed rainwater system is described within section 7 of the Energy Strategy, this has been designed for external water use only. A rainwater butt system will be provided to the units with private garden areas for irrigation use. Rainwater butts will also be provided for the communal gardens. The water calculations provided have not included this as this is intended for external irrigation use only.

Comments from the Camden Officer:

Issue 6 They are proposing active cooling. No overheating risk in any part has been demonstrated by means of a TM59 dynamic thermal model study. Active cooling should be removed.

Response:

There is no active cooling being provided in the development. All reference to this was removed in the previous version of this Energy Statement, can you please clarify where this has been missed?