



## **Sustainability/Energy Statement Addendum**

**2 New Flats and material change of use to 3nr Flats at  
329 – 331 Kentish Town Rd  
Camden, NW5 2JU**

### **ADDENDUM**

Prepared for: Atlas Property Letting & Services Ltd  
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Issue	Date	Details	Changes	Prepared by	Reviewed by	Approved by
0	4 Sep 20	First Issue	-	MA	DA	MA
1	4 Sep 20	Final Issue	Section 2.1 update the legend Section 7: updated the text	MA	DA	MA
2	22 Sep 20		Section 2.1: updated drawings			
	19 Jan 21	Addendum	Respond to Council comments	MA	MA	MA



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## 1. EXECUTIVE SUMMARY

The planners requested confirmation of the following:

1. The 2nr new flats to achieve at least 19% reduction against the Building Regulations Approved Document Part L1A 2013 Conservation of fuel and power in new dwellings target.
2. Correction of the typo within the results file presented in the original statement.

## 2. REDUCTION IN CARBON EMISSIONS

The energy strategy for the New-build flat (Flat 1&2) has been developed in line with the London Plan Energy Hierarchy principals to reduce the energy and associated CO<sub>2</sub> emissions using the “Be Lean, Be Clean, Be Green” approach:

- “Be Lean”: Improvements to the building fabric and energy efficient services to minimize energy demand, including efficient building services such as high efficiency gas fired boiler and 100% low energy LED lightings.
- “Be Clean”: The site is not suitable for a local CHP system or connection to a district network. Therefore, no carbon savings are possible using this measure.
- “Be Green”: To meet the Camden Local Plan CC1 relevant CO<sub>2</sub> emission reduction target of 19% over the Building Regulations Approved Document Part L1A 2013 Conservation of fuel and power in new dwellings target, a number of PV panels shall be proposed to be installed on the flat roof.

Please refer to appendices for design performance intent.

Please see table below, the percentages reduction in CO<sub>2</sub> emissions shown below are for the new flats only and the improvements are shown against the notional building CO<sub>2</sub> emissions as per the Building Regulations Approved Document Part L1A 2013 Conservation of fuel and power in new dwellings target:

	Regulated Carbon Dioxide Emissions 2nr New Flats	
	(Tonnes CO <sub>2</sub> per annum)	(%) Improvement
Part L 2013 Target Emission (TER)	3.79	-
Savings from energy demand reduction (Be Lean) against (TER)	3.87	-2.00%
Savings from Heat network/CHP (Be Clean) – No connection to CHP	3.87	No improvement
Savings from renewable energy (Be Green) against the Be Clean	3.04	+21.45%
<b>Total Savings</b>	<b>0.83</b>	<b>19.45%</b>

Please note that there were no savings achieved from the façade and the systems improvements (Be Lean) against the target. The part L notional target building has been automatically constructed by the software, with a very high-performance thermal bridging value and the use of Accredited Construction Details (ACDs). In our design intent, we have used conservative figures in terms of thermal bridging, and we have not used the Accredited Construction Details (ACDs) details hence this resulted in no improvements against the target. However, these details will be revised and updated at the construction stage when this information can be calculated in line with the good quality construction. Please refer to the sustainability statement report and the appendices within this addendum for more information on the design intent. Please note, that the Camden CC1 planning policy do ask for 19% reduction in CO<sub>2</sub> emissions, however, this reduction can be achieved from all energy savings measures combined for the Be Lean, Be Clean and Be green. The 19% reduction is not specific to



‘Be Lean.’ The 2nr flats have achieved the reduction target from improving the façade performances, systems performances, and renewables. 4nr PV panels per flat shall be installed. Please refer to appendices.

The results file (table above) has been corrected including relabelling to reflect the findings of the assessment presented in the original statement. The table demonstrates the 20% reduction relating to on-site renewable energy generation is also met.



### 3. APPENDICES

#### 3.1 SAP Software Results for the 2nr flats only

#### Block Compliance WorkSheet: Flats 1&2 - Lean - Clean - Green

##### User Details

**Assessor Name:** **Stroma Number:**  
**Software Name:** Stroma FSAP **Software Version:** Version: 1.0.4.26

##### Calculation Details

Dwelling	DER	TER	DFEE	TFEE	TFA	
Flat 1	13.06	16.67	44.2	51.2	107	
Flat 2	15.37	18.78	59.6	62.9	107	

##### Calculation Summary

Total Floor Area	214.00
Average TER	17.73
Average DER	14.22
Average DFEE	51.90
Average TFEE	57.05
Compliance	Pass
% Improvement DER TER	19.8
% Improvement DFEE TFEE	9.03

### 3.2 Design Performance intent for the 2nr new flats

Parameter	Units	Comments
Accredited Construction Details (ACDs)	-	Not used at this stage
Thermal Bridging $\gamma$ value	W/m <sup>2</sup> K	0.15
Corridor Heated	-	Yes
Water use target	l/p/day	110
Air Permeability	m <sup>3</sup> /hr.m <sup>2</sup>	3
New Wall U-value	W/m <sup>2</sup> K	0.12
New Roof U-value	W/m <sup>2</sup> K	0.13
New Exposed Floor U-value (If applicable)	W/m <sup>2</sup> K	0.13
New Window U-value	W/m <sup>2</sup> K	0.8 (Triple glazing)
New Rooflight U – value	W/m <sup>2</sup> K	1.2 (Double glazing)
New Glazed Door U-value	W/m <sup>2</sup> K	0.8 (Triple glazing)
New Solid Door U-value	W/m <sup>2</sup> K	1.0
Weight of building (Thermal Mass TMP)	-	Medium TMP:250
Boiler	-	Condensing
Ventilation	-	Natural
Seasonal Boiler Efficiency	%	91.0
Design Flow Temperature	-	<=35 (Underfloor heating and radiators)
Hot water storage losses	kWh/l/day	1.66
Tot Water Storage size	Litres	No less than 120 (TBC at detailed design)
Percentage low energy light fittings	%	100

### 3.3 Council email correspondence

#### Email 1

The submitted Sustainability / Energy statement includes a number of errors in respect of Camden Policy and therefore does not meet the requirements of Policy CC1.

The Executive Summary of the Sustainability / Energy statement includes the following

The new build part of the development includes the creation of 2nr new flats over a total area of 214 sqm (Flats 1 and 2). While material change of use from the existing Sainsbury ancillary space to 3nr flats (flats 3, 4 and 5) will be carried out on the existing building.

The number and the total area of the new flats (Flat 1 and 2) does not fall under the Camden Local Plan CC1 threshold for CO2 emissions reduction via on site renewables target. Camden Plan CC1 threshold is for a development with at least 5 new flats with 500 sqm of total area.

This is incorrect. The supporting text to the policy states the following:

The Council will expect developments of five or more dwellings and/or more than 500 sqm of any gross internal floorspace to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation (which can include sources of site related decentralised renewable energy), unless it can be demonstrated that such provision is not feasible.

The 20% reduction should be calculated from the regulated CO2 emissions of the development after all proposed energy efficiency measures have been incorporated.

All new residential development will also be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations (in addition to any requirements for renewable energy).

The development consists of the creation of 5 flats. Therefore the requirement is a 19% CO2 reduction below Part L 2013 Building Regulations in addition to a 20% reduction from renewable energy.

The development does not meet this requirement and this is shown in the table from the executive summary.

Please see table below, the percentages reduction in CO2 emissions shown below are for the new flats only and the improvements are shown against the notional building CO2 emissions as per the Approved Document 2013 Part L1A:

	Regulated Carbon Dioxide Emissions New Domestic	
	(Tonnes CO <sub>2</sub> per annum)	(%)
Part L 2013 Target Emission	3.79	-
Savings from energy demand reduction (Be Lean)	3.87	-2.0%
Savings from Heat network/CHP (Be Clean)	-	-
Savings from renewable energy (Be Green)	3.04	+19.80%
Total Cumulative Savings	0.70	19.80%

The energy report only provides a target for 2 flats in the mews part of the development and does not include any targets for the other 3 flats in the executive summary. There is not a 19% reduction under 'Be Lean' as required. As the table does not assess all the flats created, the baseline figure will also be incorrect. Therefore, it is likely that the savings from renewable energy may also fall short. The calculations shown in the table also appear to contain errors i.e. cumulative savings figures / +19.8%

Please respond to the issues raised.

#### Email 2

Since providing comments regarding the Sustainability / Energy statement, I have discussed this matter with the Sustainability officer. One of the issues raised was incorrect so I have corrected this in the email below with a strikethrough the incorrect text.

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Please respond to the issues raised.





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