Norman Disney & Young
A TETRA TECH COMPANY

105 JUDD STREET LTD

105 Judd Street

Energy Statement – Part 3

13 April 2022

Revision: 4.0 | Planning Issue| **Issued**: 13 April 2022

APPENDIX E – GLA REPORTING SPREADSHEET

NON-DOMESTIC ENERGY CONSUMPTION AND CO_2 ANALYSIS

Building Use	Model Area (m^2)	Number of units	Total area represented by model (m^2)	VALIDATION CHECK: Calculated TER 2012 ($kgCO_2 / m^2$)	VALIDATION CHECK: BRUKL TER 2012 ($kgCO_2 / m^2$)	REGULATED ENERGY CONSUMPTION BY END USE (kWh/m^2 p.a.) TER - SOURCE: BRUKL OUTPUT: Space Heating (kWh/m^2 p.a.)	Fuel type Space Heating	Domestic Hot Water (kWh/m^2 p.a.)	Fuel type Domestic Hot Water	Lighting (kWh/m^2 p.a.)	Auxiliary (kWh/m^2 p.a.)	Cooling (kWh/m^2 p.a.)	REGULATED ENERGY CONSUMPTION BY FUEL TYPE (kWh/m^2 p.a.) TER - SOURCE: BRUKL.INP or *SIM.CSV FILE: Natural Gas 0.216 $kgCO_2$/kWh	Grid Electricity 0.519 $kgCO_2$/kWh	Equipment 0.519 $kgCO_2$/kWh			2012 CO_2 emissions ($kgCO_2$ p.a.)	REGULATED ENERGY CONSUMPTION BY FUEL TYPE (kWh/m^2 p.a.) - TER BRUKL: Natural Gas 0.210 $kgCO_2$/kWh	Grid Electricity 0.233 $kgCO_2$/kWh	Unregulated Grid Electricity 0.233 $kgCO_2$/kWh			REGULATED CO_2 EMISSIONS: SAP10.0 CO_2 emissions ($kgCO_2$ p.a.)	BRUKL TER SAP10.0 ($kgCO_2 / m^2$)
New extension bu	*3145.17*	*1*	*3145.17*	18.1	17.9	*8.86067*	*Natural Gas*	*2.79078*	*Natural Gas*	*20.3823*	*2.33621*	*7.48853*	11	30	*38*			56,790	11	30	38			29,409	9.4
Existing building o	*5782.64*	*1*	*5782.64*	29.8	29.3	*61.4571*	*Natural Gas*	*23.8065*	*Natural Gas*	*18.0008*	*8.51749*	*3.25577*	61	32	*42*			172,319	61	32	42			117,530	20.3
Sum	8,928	2	8,928	25.7	-	383,253	N/A	146,442	N/A	168,198	56,601	42,380	390,009	279,126	365,206	N/A	N/A	*229,108*	390,009	279,126	365,206	N/A	N/A	*146,938*	16.5

SITE-WIDE ENERGY CONSUMPTION AND CO_2 ANALYSIS

Use	Total Area (m^2)	Calculated TER 2012 ($kgCO_2 / m^2$)	-	REGULATED ENERGY CONSUMPTION: Space Heating (kWh p.a.)	N/A	Domestic Hot Water (kWh p.a.)	N/A	Lighting (kWh p.a.)	Auxiliary (kWh p.a.)	Cooling (kWh p.a.)	REGULATED CO_2 EMISSIONS: 2012 CO_2 emissions ($kgCO_2$ p.a.)	REGULATED CO_2 EMISSIONS PER UNIT: SAP 10.0 CO_2 emissions ($kgCO_2$ p.a.)	Calculated TER SAP 10.0 ($kgCO_2 / m^2$)
Sum	8,928	25.7	-	383,253	N/A	146,442	N/A	168,198	56,601	42,380	*229,108*	*146,938*	16.5

NON-DOMESTIC ENERGY CONSUMPTION AND CO_2 ANALYSIS

Building Use	Model Area (m^2)	Number of units	Total area represented by model (m^2)	VALIDATION CHECK		REGULATED ENERGY CONSUMPTION BY END USE (kWh/m^2 p.a.) 'BE LEAN' BER - SOURCE: BRUKL OUTPUT									REGULATED ENERGY CONSUMPTION BY FUEL TYPE (kWh/m^2 p.a.) 'BE LEAN' BER - SOURCE: BRUKL.INP or *SIM.CSV FILE						2012 CO_2 emissions ($kgCO_2$ p.a.)	REGULATED CO_2 EMISSIONS PER UNIT				SAP 10.0 CO_2 emissions ($kgCO_2$ p.a.)	BRUKL BER SAP 10.0 ($kgCO_2$ / m^2)
				Calculated BER 2012 ($kgCO_2$ / m^2)	BRUKL BER 2012 ($kgCO_2$ / m^2)	Space Heating (kWh/m^2 p.a.)	Fuel type Space Heating	Domestic Hot Water (kWh/m^2 p.a.)	Fuel type Domestic Hot Water			Lighting (kWh/m^2 p.a.)	Auxiliary (kWh/m^2 p.a.)	Cooling (kWh/m^2 p.a.)	Natural Gas	Grid Electricity	Equipment						Natural Gas	Grid Electricity	Equipment			
															0.216 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh					0.210 $kgCO_2$/kWh	0.233 $kgCO_2$/kWh	0.233 $kgCO_2$/kWh			
New extension b	*3145.17*	*1*	*3145.17*	13.1	12.9	*10.5286*	*Natural Gas*	*2.93764*	*Natural Gas*			*10.3412*	*6.16302*	*2.92685*	13	20	38				41,153	13	20	38		23,009	7.3
Existing building	*5782.64*	*1*	*5782.64*	23.4	23.1	*40.2933*	*Natural Gas*	*21.973*	*Natural Gas*			*10.0641*	*6.93295*	*1.1041*	60	20	42				135,332	60	20	42		100,250	17.3
Sum	8,928	2	8,928	19.8	-	266,116	N/A	136,301	N/A	N/A	N/A	90,722	59,474	15,590	389,525	177,934	365,206	N/A	N/A	N/A	*176,485*	389,525	177,934	365,206		*123,259*	13.8

SITE-WIDE ENERGY CONSUMPTION AND CO_2 ANALYSIS

Use	Total Area (m^2)	Calculated BER 2012 ($kgCO_2$ / m^2)	-	REGULATED ENERGY CONSUMPTION									REGULATED CO_2 EMISSIONS		REGULATED CO_2 EMISSIONS	
				Space Heating (kWh p.a.)	N/A	Domestic Hot Water (kWh p.a.)	N/A	Secondary Heating System (kWh p.a.)	N/A	Lighting (kWh p.a.)	Auxiliary (kWh p.a.)	Cooling (kWh p.a.)	2012 CO_2 emissions ($kgCO_2$ p.a.)		SAP 10.0 CO_2 emissions ($kgCO_2$ p.a.)	Calculated BER SAP 10.0 ($kgCO_2$ / m^2)
Sum	8,928	19.8	-	266,116		136,301		0		90,722	59,474	15,590	*176,485*		*123,259*	13.8

NON-DOMESTIC ENERGY CONSUMPTION AND CO_2 ANALYSIS

Building Use	Model Area (m^2)	Number of units	Total area represented by model (m^2)	VALIDATION CHECK: Calculated BER 2012 ($kgCO_2/m^2$)	VALIDATION CHECK: BRUKL BER 2012 ($kgCO_2/m^2$)	REGULATED ENERGY CONSUMPTION BY END USE (kWh/m² p.a.) 'BE CLEAN' BER - SOURCE: BRUKL OUTPUT: Space Heating (kWh/m² p.a.)	Fuel type Space Heating	Domestic Hot Water (kWh/m² p.a.)	Fuel type Domestic Hot Water			Electricity generated by CHP (-) *if applicable*			Lighting (kWh/m² p.a.)	Auxiliary (kWh/m² p.a.)	Cooling (kWh/m² p.a.)
New extension t	*3145.17*	*1*	*3145.17*	**13.1**	**12.9**	*10.5286*	*Natural Gas*	*2.93764*	*Natural Gas*						*10.3412*	*6.16302*	*2.92685*
Existing buildin	*5782.64*	*1*	*5782.64*	**23.4**	**23.1**	*40.2933*	*Natural Gas*	*21.973*	*Natural Gas*						*10.0641*	*6.93295*	*1.1041*
Sum	8,928	2	8,928	19.8	-	266,116	N/A	136,301	N/A			0			90,722	59,474	15,590

Building Use	REGULATED ENERGY CONSUMPTION BY FUEL TYPE (kWh/m² p.a.) 'BE CLEAN' BER - SOURCE: BRUKL.INP or *SIM.CSV FILE: Natural Gas	Grid Electricity	Bespoke DH Factor	Electricity generated by CHP (-) *if applicable*	Equipment			2012 CO_2 emissions ($kgCO_2$ p.a.)
	0.216 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh	0.000 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh			
New extension t	**13**	**20**			*38*			**41,153**
Existing buildin	**60**	**20**						**135,332**
		0						
Sum	389,525	177,934	0	0	120,140			*176,485*

SITE-WIDE ENERGY CONSUMPTION AND CO_2 ANALYSIS

Use	Total Area (m^2)	Calculated BER 2012 ($kgCO_2/m^2$)	-	REGULATED ENERGY CONSUMPTION: Space Heating (kWh p.a.)		Domestic Hot Water (kWh p.a.)		Space and Domestic Hot Water from CHP (kWh p.a.)		Electricity generated by CHP (kWh p.a.) *if applicable*	Secondary Heating System (kWh p.a.)		Lighting (kWh p.a.)	Auxiliary (kWh p.a.)	Cooling (kWh p.a.)	REGULATED CO_2 EMISSIONS: 2012 CO_2 emissions ($kgCO_2$ p.a.)
Sum	8,928	19.8	-	266,116	N/A	136,301	N/A	0	N/A	0	0	N/A	90,722	59,474	15,590	*176,485*

NON-DOMESTIC ENERGY CONSUMPTION AND CO_2 ANALYSIS

Use	Area per unit (m²)	Number of units	Total area represented by model (m²)	VALIDATION CHECK: Calculated BER 2012 ($kgCO_2 / m^2$)	VALIDATION CHECK: BRUKL BER 2012 ($kgCO_2 / m^2$)	REGULATED ENERGY CONSUMPTION BY END USE (kWh/m² p.a.) 'BE GREEN' BER - SOURCE: BRUKL OUTPUT: Space Heating (kWh/m² p.a.)	Fuel type Space Heating	Domestic Hot Water (kWh/m² p.a.)	Fuel type Domestic Hot Water	N/A	N/A	N/A	N/A	N/A	N/A	Electricity generated by CHP (-) *if applicable*	N/A	N/A	Electricity generated by renewable technology (-) *if applicable*	Lighting (kWh/m² p.a.)	Auxiliary (kWh/m² p.a.)	Cooling (kWh/m² p.a.)
New extension l	*3145.17*	*1*	*3145.17*	13.2	12.9	*2.70677*	*Grid Electricity*	*3.30033*	*Grid Electricity*											*10.3412*	*6.16302*	*2.92685*
Existing buildin	*5782.64*	*1*	*5782.64*	18.8	18.4	*10.5901*	*Grid Electricity*	*7.5937*	*Grid Electricity*											*10.0641*	*6.93295*	*1.1041*
Sum	8,928	2	8,928	16.8	-	69,752	N/A	54,292	N/A							0			0	90,722	59,474	15,590

Use	REGULATED ENERGY CONSUMPTION BY FUEL TYPE (kWh/m² p.a.) 'BE GREEN' BER - SOURCE: BRUKL.INP or *SIM.CSV FILE: Natural Gas	Grid Electricity	Bespoke DH Factor	Electricity generated by CHP (-) *if applicable*	Electricity generated by renewable technology (-) *if applicable*	Enter Carbon Factor 1	Enter Carbon Factor 2	Enter Carbon Factor 3	Equipment	2012 CO_2 emissions ($kgCO_2$ p.a.)
	0.216 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh	0.000 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh	0.000 $kgCO_2$/kWh	0.000 $kgCO_2$/kWh	0.000 $kgCO_2$/kWh	0.519 $kgCO_2$/kWh	
New extension l		25							*38*	41,521
Existing buildin		36								108,906
Sum	0	289,840	0	0	0	0	0	0	120,140	*150,427*

SITE-WIDE ENERGY CONSUMPTION AND CO_2 ANALYSIS

Use	Total Area (m²)	Calculated BER 2012 ($kgCO_2 / m^2$)	-	REGULATED ENERGY CONSUMPTION: Space Heating (kWh p.a.)	N/A	Domestic Hot Water (kWh p.a.)	N/A	Space Heating (Heat source 2) (kWh p.a.)	N/A	Domestic Hot Water (Heat source 2) (kWh p.a.)	N/A	Space and Domestic Hot Water from CHP (kWh p.a.)	N/A	Electricity generated by CHP (kWh p.a.) *if applicable*	Secondary Heating system (kWh p.a.)	N/A	Electricity generated by renewable (kWh p.a.) *if applicable*	Lighting (kWh p.a.)	Auxiliary (kWh p.a.)	Cooling (kWh p.a.)	REGULATED CO_2 EMISSIONS: 2012 CO_2 emissions
Sum	8,928	16.8	-	69,752		54,292		0		0		0		0	0		0	90,722	59,474	15,590	*150,427*

Non-domestic

Table 3: Carbon Dioxide Emissions after each stage of the Energy Hierarchy for non-domestic buildings

	Carbon Dioxide Emissions for non-domestic buildings (Tonnes CO_2 per annum)	
	Regulated	**Unregulated**
Baseline: Part L 2013 of the Building Regulations Compliant Development	229.1	
After energy demand reduction (be lean)	176.5	
After heat network connection (be clean)	176.5	
After renewable energy (be green)	150.4	

Table 4: Regulated Carbon Dioxide savings from each stage of the Energy Hierarchy for non-domestic buildings

	Regulated non-domestic carbon dioxide savings	
	(Tonnes CO_2 per annum)	**(%)**
Be lean: savings from energy demand reduction	52.6	23%
Be clean: savings from heat network	0.0	0%
Be green: savings from renewable energy	26.1	11%
Total Cumulative Savings	**78.7**	**34%**
Annual savings from off-set payment	150.4	-
	(Tonnes CO_2)	
Cumulative savings for off-set payment	**4,513**	-
Cash in-lieu contribution (£)	**428,716**	

*carbon price is based on GLA recommended price of £95 per tonne of carbon dioxide unless Local Planning Authority price is inputted in the 'Development Information' tab

Table 3: Carbon Dioxide Emissions after each stage of the Energy Hierarchy for non-domestic buildings

	Carbon Dioxide Emissions for non-domestic buildings (Tonnes CO_2 per annum)	
	Regulated	**Unregulated**
Baseline: Part L 2013 of the Building Regulations Compliant Development	146.9	28.0
After energy demand reduction (be lean)	123.3	28.0
After heat network connection (be clean)	123.3	28.0
After renewable energy (be green)	67.5	28.0

Table 4: Regulated Carbon Dioxide savings from each stage of the Energy Hierarchy for non-domestic buildings

	Regulated non-domestic carbon dioxide savings	
	(Tonnes CO_2 per annum)	**(%)**
Be lean: savings from energy demand reduction	23.7	16%
Be clean: savings from heat network	0.0	0%
Be green: savings from renewable energy	55.7	38%
Total Cumulative Savings	**79.4**	**54%**
Annual savings from off-set payment	67.5	-
	(Tonnes CO_2)	
Cumulative savings for off-set payment	**2,026**	-
Cash in-lieu contribution (£)*	**192,468**	

*carbon price is based on GLA recommended price of £95 per tonne of carbon dioxide unless Local Planning Authority price is inputted in the 'Development Information' tab

SITE-WIDE

	Total regulated emissions (Tonnes CO_2 / year)	CO_2 savings (Tonnes CO_2 / year)	Percentage savings (%)
Part L 2013 baseline	229.1		
Be lean	176.5	52.6	23%
Be clean	176.5	0.0	0%
Be green	150.4	26.1	11%
Total Savings	-	78.7	34%
	-	**CO_2 savings off-set (Tonnes CO_2)**	-
Off-set	-	**4,512.8**	-

	Total regulated emissions (Tonnes CO_2 / year)	CO_2 savings (Tonnes CO_2 / year)	Percentage savings (%)
Part L 2013 baseline	146.9		
Be lean	123.3	23.7	16%
Be clean	123.3	0.0	0%
Be green	67.5	55.7	38%
Total Savings	-	79.4	54%
	-	**CO_2 savings off-set (Tonnes CO_2)**	-
Off-set	-	**2,026.0**	-

APPENDIX F – BE SEEN ENERGY MONITORING SPREADSHEET

OVERALL PROGRESS 93%

CURRENT REPORTING STAGE ----------->>	Planning	*

CONTEXTUAL DATA *Progress: 100%*

+ ORGANISATION & CONTACT DETAILS

+ DEVELOPMENT INFORMATION

OVERALL DEVELOPMENT DETAILS

Planning Reference Number	TBC	*
Name of Whole Development	105 Judd Street	*

DEVELOPMENT LOCATION

Development Address		
Address Line 1	105 Judd Street	*
Address Line 2	London	
Address Line 3		
Address Line 4		
London Borough	Camden	*
Postcode	WC1H 9RN	*
Ordnance Survey Reference		
Development UPRN (if available)	TBC	
Geo-Location Coordinates		
Latitude (to 6 decimal places)	*Please add if available ->*	
Longitude (to 6 decimal places, +ve or -ve)	*Please add if available ->*	

DEVELOPMENT TOTAL AREA BREAKDOWN

Residential			
Total Residential Floor Area	GIA m2	0	*
Dwelling Counts			
Flats	number	0	
House	number	0	
Non-Residential			
Non-Residential Floor Area Breakdown		*Please include complete non-resi details below*	
Landlord Circulation (in Residential Blocks)	GIA m2	0	*
General office (A2, B1, B8, D1 planning classes)	GIA m2	8,905	*
High street agency (A2 planning classes)	GIA m2		*
General retail (A1, SG planning classes)	GIA m2		*
Large non-food shop (A1 planning classes)	GIA m2		*
Small food store	GIA m2		*
Large food store	GIA m2		*
Restaurant (A3, A5 planning classes)	GIA m2		*
Bar, pub or licensed club (A4 planning classes)	GIA m2		*
Hotel (C1 planning classes)	GIA m2		*
Cultural Activities	GIA m2		*
Entertainment halls (D2 planning classes)	GIA m2		*
Swimming pool centre	GIA m2		*
Fitness and health centre	GIA m2		*
Dry sports and leisure facility (D2 planning classes)	GIA m2		*
Covered car park	GIA m2		*
Public buildings with light usage (D1, SG planning class	GIA m2		*
Schools and seasonal public buildings (D1, D2 planning	GIA m2		*
University campus	GIA m2		*
Clinic (D1 planning classes)	GIA m2		*
Hospital (clinical and research)	GIA m2		*
Long term residential (C1, C2, C2A planning classes)	GIA m2		*
General accommodation (C1, C2, C3 planning classes)	GIA m2		*
Emergency services (SG planning classes)	GIA m2		*
Laboratory or operating theatre	GIA m2		*
Public waiting or circulation (SG planning classes)	GIA m2		*
Terminal (B8 planning classes)	GIA m2		*
Workshop (B1, B2 planning classes)	GIA m2		*
Storage Facility (B8 planning classes)	GIA m2		*
Cold Storage (B8 planning classes)	GIA m2		*
Overall Development Summary			
Total Development Floor Area			
Residential	GIA m2	0	
Non-Residential	GIA m2	8,905	
Total	GIA m2	8,905	
Total Non-Residential Uses		General office	

+ SUPPLEMENTARY FILES AND UPCOMING REPORTING STAGES

SUPPLEMENTARY FILES

Site Plan		
Does the development have a site plan?	Yes	*
What is the site plan filename?	To be provided by Stiff+Trevillion Architects	*
Best Practice Documents		

Does the development have a predicted DEC?		No	*
Is there a base building energy rating (in line with DFP)?		No	*

ANTICIPATED DATES FOR UPCOMING REPORTING STAGES

As-Built Stage	TBC	*
Operational Year 1 End	TBC	*

DEVELOPMENT PERFORMANCE AND EMISSIONS

Progress: 83%

+ DEVELOPMENT PERFORMANCE

DEVELOPMENT OVERALL PREDICTED PERFORMANCE

Predicted Performance Calculation Details			
Fuel Carbon Intensity Source (aligned with planning energy statement		SAP 10.0	*
Residential Elements of the development			
Predicted Annual Energy Use		*Fill in all applicable fuels below*	
Annual Electricity Use	kWh/yr	0	*
Annual Gas Use	kWh/yr	0	*
Annual Oil Use (if applicable)	kWh/yr		*
Annual Biomass Use (if applicable)	kWh/yr		*
Annual District Htg Use (if applicable)	kWh/yr		*
Annual District Clg Use (if applicable)	kWh/yr		*
Elec Generation, Gross (if applicable)	kWh/yr		*
Solar Thermal Generation (if applicable)	kWh/yr		*
Predicted Annual Carbon Emissions	tCO2/yr	0	*
Non-Residential Elements of the development (Part L Calculation)			
Predicted Annual Energy Use		*Fill in all applicable fuels below*	
Annual Electricity Use	kWh/yr	654,000	*
Annual Gas Use	kWh/yr	0	*
Annual Oil Use (if applicable)	kWh/yr		*
Annual Biomass Use (if applicable)	kWh/yr		*
Annual District Htg Use (if applicable)	kWh/yr		*
Annual District Clg Use (if applicable)	kWh/yr		*
Elec Generation, Gross (if applicable)	kWh/yr		*
Solar Thermal Generation (if applicable)	kWh/yr		*
Predicted Annual Carbon Emissions	tCO2/yr	96	*
Non-Residential Elements of the development (TM54 Calculation)			
Predicted Annual Energy Use		*Fill in all applicable fuels below*	
Annual Electricity Use	kWh/yr	703,240	*
Annual Gas Use	kWh/yr	0	*
Annual Oil Use (if applicable)	kWh/yr	0	*
Annual Biomass Use (if applicable)	kWh/yr	0	*
Annual District Htg Use (if applicable)	kWh/yr	0	*
Annual District Clg Use (if applicable)	kWh/yr	0	*
Elec Generation, Gross (if applicable)	kWh/yr	0	*
Solar Thermal Generation (if applicable)	kWh/yr		*
Predicted Annual Carbon Emissions	tCO2/yr	164	*

CARBON OFFSETTING

Predicted Carbon Shortfall (aligned with planning energy sta	tCO2	*Must complete ->*		*
Total Committed Carbon Offset	£	*Must complete ->*		*

END

NORMAN DISNEY & YOUNG

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NDY QA SYSTEM

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Client Contact:	George Grace
Project Leader:	Mike Arnold
Editor:	Andreas Alygizos
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