London Borough of Camden

Energy Efficiency and Renewable Energy and Sustainability Plan

S106 Pro-forma v.1 – Part A Pre-implementation

(To be submitted for approval: planningobligations@camden.gov.uk)

Scheme address:	72-80 Leather Lane and 82 Leather Lane
Planning Reference:	2016/6366/P
Related Planning References:	n/a
Scheme Description:	Demolition of existing roof and erection of two storey rooftop extension inorder to create 4 additional residential units (Class C3), infilling of existing lightwells, internal reconfiguration and shopfront restoration. Creation of new fire escape route between Nos. 80 and 82. The details within this form relate to the 3 no. new build residential units and 3 no. change of use (to residential) units.
Scheme Stage:	Detailed Design Stage completed
Person/s undertaking Sustainability review on behalf of applicant *(include organisation name and registration number)***:**	Nathan Hodges RIBA, Hodges Architects Ltd

This form must be completed **by the applicant** or agent appointed by the applicant to act on their behalf**.**

In signing and submitting this form, you confirm that you have received suitable advice from an appropriately qualified independent Energy and Sustainability Consultant, appointed to undertaking the review of the Energy Efficiency and Renewable Energy and Sustainability Plans, as required by the S106 Legal Agreement.

Please complete the form in full. If you have any questions please contact planningobligations@camden.gov.uk

S106 CLAUSE DETAILS AND DECLARATION

Please confirm whether the scheme is meeting each planning obligation relating to energy / sustainability as outlined within the S106 agreement (add/ remove rows as applicable).

S106 clause no.	S106 clause wording	I, the undersigned Applicant or Agent, confirm that the obligation in the clause is met within the scheme
N/A	N/A	**YES / NO** ***If 'NO', give details.***
N/A	N/A	**YES / NO** ***If 'NO', give details.***
N/A	N/A	**YES / NO** ***If 'NO', give details.***
N/A	N/A	**YES / NO** ***If 'NO', give details.***

BUILDING SPECIFICATION TARGETS

Energy and Sustainability Statement key targets:

Please outline in the table below the key targets from the Energy and Sustainability Statements submitted at Full Planning stage, and summarise how the detailed design specification compares. Add or delete rows as necessary.

Please clearly outline any reasons for changes to the approved building specification.

	Approved Planning Documents: energy and sustainability statement targets	**Pre-Implementation (Detailed Design Stage): performance against targets**
Carbon reduction targets	Carbon Dioxide saving of 28% - refer to Verte document Energy Strategy Version 2 (attached) for details	Carbon Dioxide saving of 43% - refer to BSDa Carbon Emissions Revision Report Revision P2 (attached) for details
Building fabric u-values and air permeability	New Dwellings: Air tightness: 3.5 m^3/hr per m^2 Wall U-value: 0.15 W/m^2C Roof U-value: 0.15 W/m^2C Floor U-value: N/A Glazing U-value: 0.9 W/m^2C Change of use Dwellings: Air tightness: 10 m^3/hr per m^2 Wall U-value: 0.25 W/m^2C Roof U-value: N/A Floor U-value: N/A Glazing U-value: 1.5 W/m^2C	New Dwellings: Air tightness: 3.5 m^3/hr per m^2 Wall U-value: 0.22 W/m^2C Roof U-value: 0.15 W/m^2C Floor U-value: N/A Glazing U-value: 1.2 W/m^2C Change of use Dwellings: Air tightness: N/A (better than 10 m^3/hr per m^2 very likely) Wall U-value: 0.23 – 0.57 W/m^2C Roof U-value: N/A Floor U-value: N/A Glazing U-value: 1.6 W/m^2C

Low carbon technologies	N/A - Not referenced in Verte document.	N/A - Not referenced in Verte document.
Renewable energy targets	See “Low Carbon Technologies” above. Carbon Dioxide saving of 7.3% - refer to Verte document Energy Strategy Version 2 (attached) for details	See “Low Carbon Technologies” above. Carbon Dioxide saving of 39.7% - refer to BSDa Carbon Emissions Revision Report Revision P2 (attached) for details
Decentralised energy network connection	0%	0%
Metering, monitoring and management	Smart Meters in accordance with Approved Document L	Smart Meters in accordance with Approved Document L
Code for Sustainable Homes - **Overall % + Rating** - **% credits Energy** - **% credits Water** **% credits Materials**	N/A	N/A
BREEAM - **Overall % + Rating** - **% credits Energy** - **% credits Water** - **% credits Materials**	N/A	N/A
Materials, sourcing and waste	Construction techniques to be considered in accordance with BRE Green Guide. Materials to be sourced from responsible suppliers. Reuse of existing materials. Timber to be FSC certified. Suitable recycling storage to be provided within residential units. Adoption of site waste management plan.	No change proposed.
Green infrastructure	Existing biodiversity, where present, to be protected. Introduction of bio-diverse green roof.	No change proposed.
Water efficiency and SuDS	97L/P/D	Maximum of 105 L/P/D Details submitted and approved by way of Condition 11 discharge.
Other		

ENERGY HIERARCHY

Please enter in the tables below carbon reductions for each stage of the energy hierarchy (Baseline, Be Lean, Be Clean, Be Green) and for each development type, following the guidance outlined in the GLA’s *Guidance on Preparing Energy Assessments* and *Camden Planning Guidance CPG3*.

Please be aware that where carbon dioxide reduction targets are not met, the applicant will be required to provide details of their remedial proposals, either to:

1. Retrofit on-site carbon reduction measures with a view to meeting targets, or
2. Implement carbon reduction measures elsewhere in the borough (prior agreement with the Council will be sought)
3. Make a carbon offset payment, where appropriate.

Key targets from approved Energy Statement (original planning stage):

	Commercial New-build (includes major refurbishments assessed under Part L2A)			Residential New-build (includes major refurbishments assessed under Part L1A) **& Residential Units formed by Change of Use**			Commercial Refurbishment (assessed under Part L2B)			Residential Refurbishment (assessed under Part L1B)		
	Total tCO2	tCO2 reduction*	% reduction*	Total tCO2	tCO2 reduction*	% reduction*	Total tCO2	tCO2 reduction*	% reduction*	Total tCO2	tCO2 reduction*	% reduction*
Baseline	N/A	N/A	N/A	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Be Lean	N/A	N/A	N/A	6.1	1.8	22.8%	N/A	N/A	N/A	N/A	N/A	N/A
Be Clean	N/A	N/A	N/A	6.1	0	0%	N/A	N/A	N/A	N/A	N/A	N/A
Be Green	N/A	N/A	N/A	5.7	2.2	7.3%	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	N/A	N/A	N/A	**5.7**	**2.3**	**28.5%**	N/A	N/A	N/A	N/A	N/A	N/A
Target	N/A	N/A	N/A	**5.7**	**2.3**	**28.5%**	N/A	N/A	N/A	N/A	N/A	N/A
Shortfall	N/A	N/A	N/A				N/A	N/A	N/A	N/A	N/A	N/A

** reduction calculated against previous stage (except TOTAL, which is calculated against Baseline)*

Text in green = values taken from Verte Energy Strategy Version 2

Pre-implementation (Detailed Design Stage) proposals:

	Commercial New-build (includes major refurbishments assessed under Part L2A)			Residential New-build (includes major refurbishments assessed under Part L1A) **& Residential Units formed by Change of Use**			Commercial Refurbishment (assessed under Part L2B)			Residential Refurbishment (assessed under Part L1B)		
	Total tCO2	tCO2 reduction*	% reduction*	Total tCO2	tCO2 reduction*	% reduction*	Total tCO2	tCO2 reduction*	% reduction*	Total tCO2	tCO2 reduction*	% reduction*
Baseline	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Be Lean	N/A	N/A	N/A				N/A	N/A	N/A	N/A	N/A	N/A
Be Clean	N/A	N/A	N/A				N/A	N/A	N/A	N/A	N/A	N/A
Be Green	N/A	N/A	N/A			39.7%	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	N/A	N/A	N/A			43%	N/A	N/A	N/A	N/A	N/A	N/A
Target	N/A	N/A	N/A	5.7	2.3	28.5%	N/A	N/A	N/A	N/A	N/A	N/A
Shortfall	N/A	N/A	N/A	N/A	N/A	14.5% **	N/A	N/A	N/A	N/A	N/A	N/A

** reduction calculated against previous stage (except TOTAL, which is calculated against Baseline)*

***** No shortfall. Additional measures result in increased % CO2 reduction over original target.***

EVIDENCE:

Pre-implementation (Detailed Design Stage)

	Enclosed? Yes	Enclosed? N/A	Notes:
Copies of SAP/ SBEM worksheets	☒	☐	Please submit SAP/SBEM calculations evidencing the CO2 savings for each stage of the energy hierarchy, including baseline (TER), alongside this report. State which apartments have been sampled (if applicable). Results need to reflect the detailed design of the development.

Title of Submission	Date produced	Author's Name, Organisation & Client
BSDa Carbon Emissions Revision Report Revision P2	20/01/2022	John Brady, Built Services Design Associates

Code for Sustainable Homes Design	☐	☒	This will need to be a Design Stage Assessment. Although the Council is no longer able to condition new housing developments to achieve CfSH certification, applications

Stage Assessment	already committed through S106 to achieving certification will be required to fulfil this obligation.

Title of Submission	Date produced	Author's Name, Organisation & Client

BREEAM Design Stage Assessment and Certificate	☐	☒	Please note: this will need to be the Design Stage Assessment review and not a copy of the "Pre-Assessment" review. Applicants should also submit Design Stage certificates, or evidence from BRE of submission of this review for certification.
Technical details/ plans/ drawings of installed CHP and other low/ zero carbon technologies (where relevant)	☐	☒	Please submit details where relevant, as outlined in the S106.
CHP Air Quality Assessment	☐	☒	Please follow the Council's guidance on completing air quality assessments outlined in *CPG6*.
Decentralised Energy Network connection details.	☐	☒	Details should include: plans/drawings demonstrating: adequate plant room space provision; space for future heat exchanger; details of provisions made for connections (capped pipework, pipe routes, and provision of domestic hot water isolation valves); and any further details demonstrating that the connection has been designed in accordance with the CIBSE Heat Networks Code of Practice for the UK .

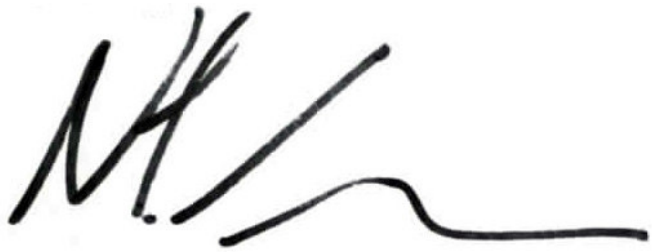
Remedial CO_2 and renewables proposals	☒	☐	Document containing full details of proposals to fulfil approved ca &/or renewable energy targets by: retrofitting on site, measures el or additional offset contribution.

Please provide any further information relevant to this development – prior to implementation:

Verte Energy Statement – 72-80 Leather Lane, Version 2 **BSDa Carbon Emissions Revision Report – 72-80 Leather Lane Rev P2**

The agreed contents of this Energy Efficiency and Renewable Energy and Sustainability Plan must be complied with, unless otherwise agreed in writing by the Council.

I, the undersigned applicant or duly appointed agent, declare that the details given in this document are a fair and accurate representation of the scheme.

Signed:	
Print full name:	Mr Nathan Hodges
Organisation:	Hodges Architects Ltd
Position:	Director
Applicant or agent:	Agent
Date:	27/02/2023

Please submit to: planningobligations@camden.gov.uk

End of form A (Pre-Implementation)