



Technical Note – Be Seen and Energy Monitoring

Cranwood

Planning Condition 24

This note has been written to address PC 24 of the approved development at Cranwood.
Condition 24 states:

“The approved development shall not be implemented unless and until verified estimates of the ‘Be Seen’ energy performance indicators have been submitted to the GLA via their online portal and evidence of this, plus a metering strategy, has been submitted to the Local Planning authority for its written approval.”

Be Seen Verification

These estimates have been provided to the GLA via their online ‘Be Seen’ platform and evidence of this can be seen in Appendix 1, 2, and 3. This includes the screenshot of submission, email confirmation via the GLA, and the GLA Be Seen reporting spreadsheet, respectively. This evidence submission forms Stage 1 of the Be Seen requirements.

Stage 2 of the Be Seen requirements will be met by uploading accurate and verified ‘as-built’ design estimates of the Be Seen energy performance indicators for each reportable unit of the development, this is outlined in the As-Built stage chapter of the GLA energy monitoring guidance.

Energy monitoring will be required to comply with Stages 3 and 4 of the Be Seen requirements. These are summarised below:

Stage 3) First year of occupation – data for all relevant indicators under each reportable unit.

Stage 4) Investigation of any derivations or underperformances.

Energy Monitoring – Metering Strategy

The Landlord supply will be metered by UKPN at entry. In addition, there will be a host of sub-meters that will be shown on the electrical distribution schematic and landlords distribution board schematics.

The scheme is designed so that the charge of the system is linked to its usage for heating and hot water. This will be monitored to achieve Stages 3 and 4 of the Be Seen requirement.

As the PV at the development is not individually inverted into the dwellings the electricity generated from PV will go to the Landlords Supply and will therefore not impact the resident’s electricity bill or be seen on their meter.

Please see attached as Appendices the following:

Appendix 1 – Confirmation Screenshot

Appendix 2 – GLA Email Confirmation

Appendix 3 – GLA Be Seen Energy Monitoring Spreadsheet

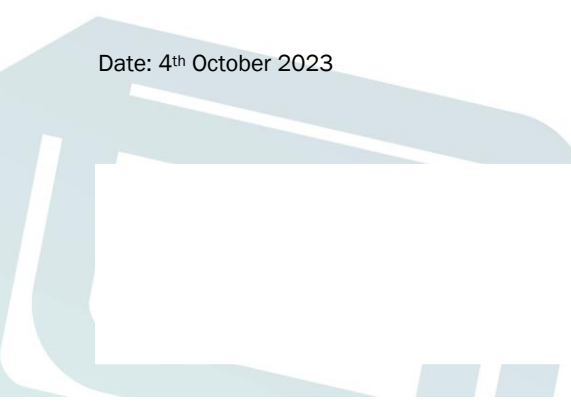
Appendix 4 – Distribution Schematics

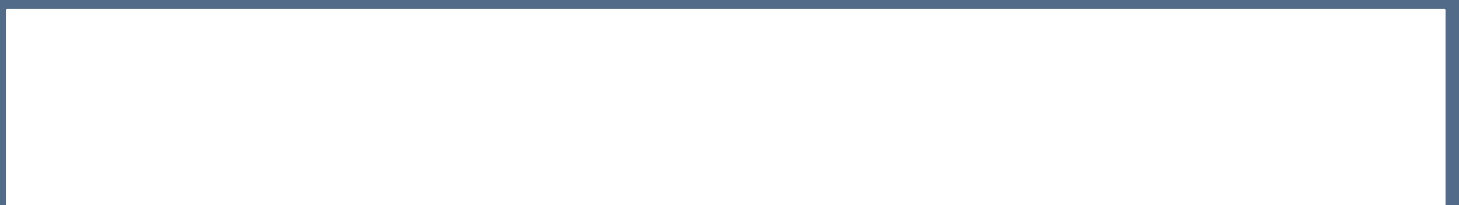
Author:

Edward Coate

For and on behalf of NRG Consulting

Date: 4th October 2023

A decorative graphic in the bottom left corner consisting of several overlapping, semi-transparent light blue shapes that resemble stylized architectural elements or a modern logo.



Appendix 1



Thank you for submitting data for the 'Be Seen' energy monitoring requirement

[Home](#) > > [Be Seen Planning Stage webform](#) > [Webform](#) > [Be Seen Planning Stage webform](#)



You have successfully submitted the GLA 'be seen' planning stage webform. There are additional reporting requirements as part of the upcoming development stages for which the legal owner will be expected to submit further data in the future.

Please refer to the ['Be seen' energy monitoring guidance](#) for more information.

If you have any questions on the process, please email ZeroCarbonPlanning@london.gov.uk.

[Back to form](#)

Appendix 2



From: [London City Hall](#)
To: ed.coate@nrgconsulting.org
Subject: Thank you for submitting data for the 'Be Seen' energy monitoring requirement
Date: 02 October 2023 14:06:41

You have successfully submitted the GLA 'be seen' planning stage webform. There are additional reporting requirements as part of the upcoming development stages for which the legal owner will be expected to submit further data in the future.

Please refer to the ['Be seen' energy monitoring guidance](#) for more information.

If you have any questions on the process, please email
ZeroCarbonPlanning@london.gov.uk.

Appendix 3



MAYOR OF LONDON

OVERALL PROGRESS

100%



CURRENT REPORTING STAGE ----- >>

Planning

*

CONTEXTUAL DATA

Progress: 100%



+ ORGANISATION & CONTACT DETAILS

ORGANISATION DETAILS

Organisation Name

NRG Consulting

*

Organisation Address

Coppergate House, 10 Whites Row, London, E1 7NF

*

CONTACT DETAILS

Contact Name

Edward Coate

*

Email

ed.coate@nrgconsulting.org

*

Additional Email(s)

Telephone No.

+44 (0) 203 735 8169

*

Mobile No.

+ DEVELOPMENT INFORMATION

OVERALL DEVELOPMENT DETAILS

Planning Reference Number

HGY/2021/2727

*

Name of Whole Development

Cranwood

*

DEVELOPMENT LOCATION

Development Address

Address Line 1

Cranwood, 100 Woodside Avenue, N10

*

Address Line 2

Address Line 3

Address Line 4

London Borough	Haringey	*
Postcode	N10	*
Ordnance Survey Reference		
Development UPRN (if available)	N/A	
Geo-Location Coordinates		
Latitude (to 6 decimal places)	51.587	
Longitude (to 6 decimal places, +ve or -ve)	-0.148	

DEVELOPMENT TOTAL AREA BREAKDOWN

Residential

Total Residential Floor Area	GIA m2	3,341	*
Dwelling Counts			
Flats	number	41	*
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		*
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 classes)	GIA m2		*

Schools and seasonal public buildings (D1, D2 planning classes)	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	3,341	
Non-Residential	GIA m2	0	
Total	GIA m2	3,341	
Total Non-Residential Uses		There is no non-domestic floor area.	

+ SUPPLEMENTARY FILES AND UPCOMING REPORTING STAGES

SUPPLEMENTARY FILES

Site Plan

Does the development have a site plan?	Yes	*
What is the site plan filename?	RA-DAR-XX-XX-DR-A-0120_IP1!_Proposed_Site_Pl	*

Best Practice Documents

Does the development have a predicted DEC?	Yes	*
What is the predicted DEC filename?	PEA_Report_A0.04_A0.04_2023-10-02_11-10-59	*

ANTICIPATED DATES FOR UPCOMING REPORTING STAGES

As-Built Stage

Operational Year 1 End

14th April 2025

14th April 2026

*

*

DEVELOPMENT PERFORMANCE AND EMISSIONS

Progress: 100%

+ DEVELOPMENT PERFORMANCE

DEVELOPMENT OVERALL PREDICTED PERFORMANCE

Predicted Performance Calculation Details

Fuel Carbon Intensity Source (aligned with planning energy statemen

SAP 10.0

*

Residential Elements of the development

Predicted Annual Energy Use

Fill in all applicable fuels below

Annual Electricity Use kWh/yr

142,085

*

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

-50,722

*

Solar Thermal Generation (if applicable) kWh/yr

*

Predicted Annual Carbon Emissions tCO2/yr

6

*

Non-Residential Elements of the development (Part L Calculation)

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 (TM54 Calculation)

Predicted Annual Energy Use	
Annual Electricity Use	kWh/yr
Annual Gas Use	kWh/yr
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

Fill in all applicable fuels below

0	*
0	*
	*
	*
	*
	*
	*
	*
0	*

CARBON OFFSETTING

Predicted Carbon Shortfall (aligned with planning energy st tCO2	
Total Committed Carbon Offset	£

6	*
17,100	*

END

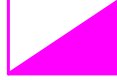
Appendix 4



NOTES

1. SEE DRAWING P22027-M-005 FOR HIU CONNECTION DETAILS.

LEGEND:

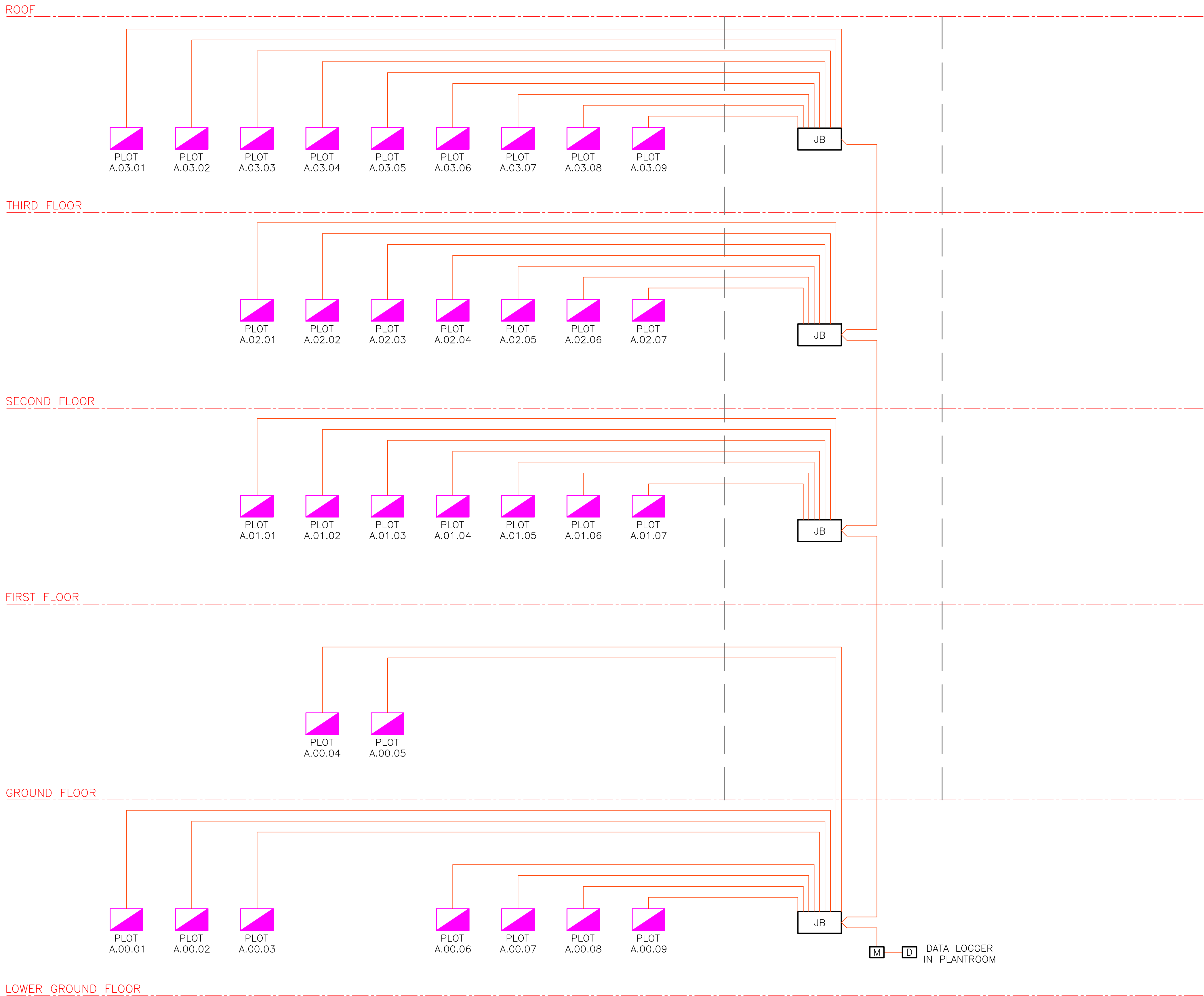
 HEAT INTERFACE UNIT (HIU)

 MBUS UNSHIELDED BELDON CABLE

 ETHERNET NETWORK SWITCH

 MASTER

 DATA LOGGER



T1	31/08/23	CAD	TENDER ISSUE.	NY
P2	31/05/23	CD	UPDATED TO MBUS SYSTEM.	NY
P1	05/12/22	CM	PRELIMINARY ISSUE	NY
REV	DATE	DRN	REVISION HISTORY:	CHK

NLY Building Services Ltd

Email: info@nlybuildingservices.comWebsite: www.nlybuildingservices.com

CLIENT:
FORMATION
DESIGN AND BUILD

PROJECT:
CRANWOOD

DRAWING TITLE:
HEATING
NETWORK SCHEMATIC
BLOCK A

DRAWING NO: P22027-M-007REV: T1PROJECT Ref: P22027

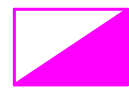
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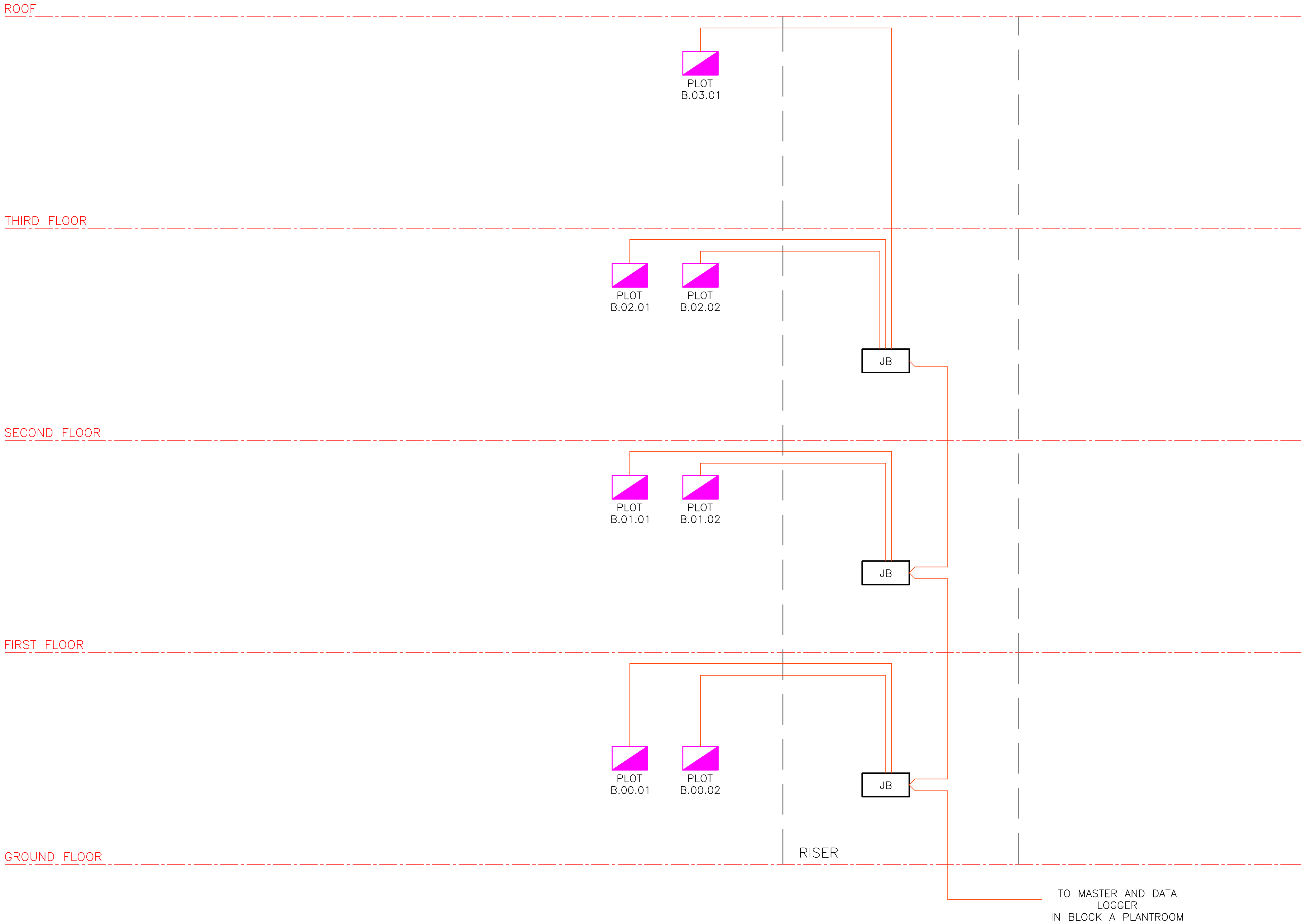
DATE: 25/11/2022DRAWN BY: CMCHECKED BY: NY

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NOTES

1. SEE DRAWING P22027-M-006 FOR HIU CONNECTION DETAILS.

- LEGEND:
-  HEAT INTERFACE UNIT (HIU)
 -  MBUS UNSHIELDED BELDON CABLE
 -  ETHERNET NETWORK SWITCH
 -  MASTER
 -  DATA LOGGER



T1	31/08/23	CAD	TENDER ISSUE.	NY
P2	01/06/23	CD	UPDATED MBUS SYSTEM.	NY
P1	05/12/22	CM	PRELIMINARY ISSUE	NY
REV	DATE	DRN	REVISION HISTORY:	CHK

NLY Building Services Ltd

Email: info@nlybuildingservices.com

Website: www.nlybuildingservices.com

CLIENT:

FORMATION
DESIGN AND BUILD

PROJECT:

CRANWOOD

DRAWING TITLE:

BLOCK B
HEATING
NETWORK SCHEMATIC

DRAWING NO:	REV:	PROJECT Ref
P22027-M-008	T1	P22027

SCALE: AT A1:
NTS

STATUS:
TENDER

DATE:	DRAWN BY:	CHECKED BY:
25/11/2022	CM	NY

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ROOF

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

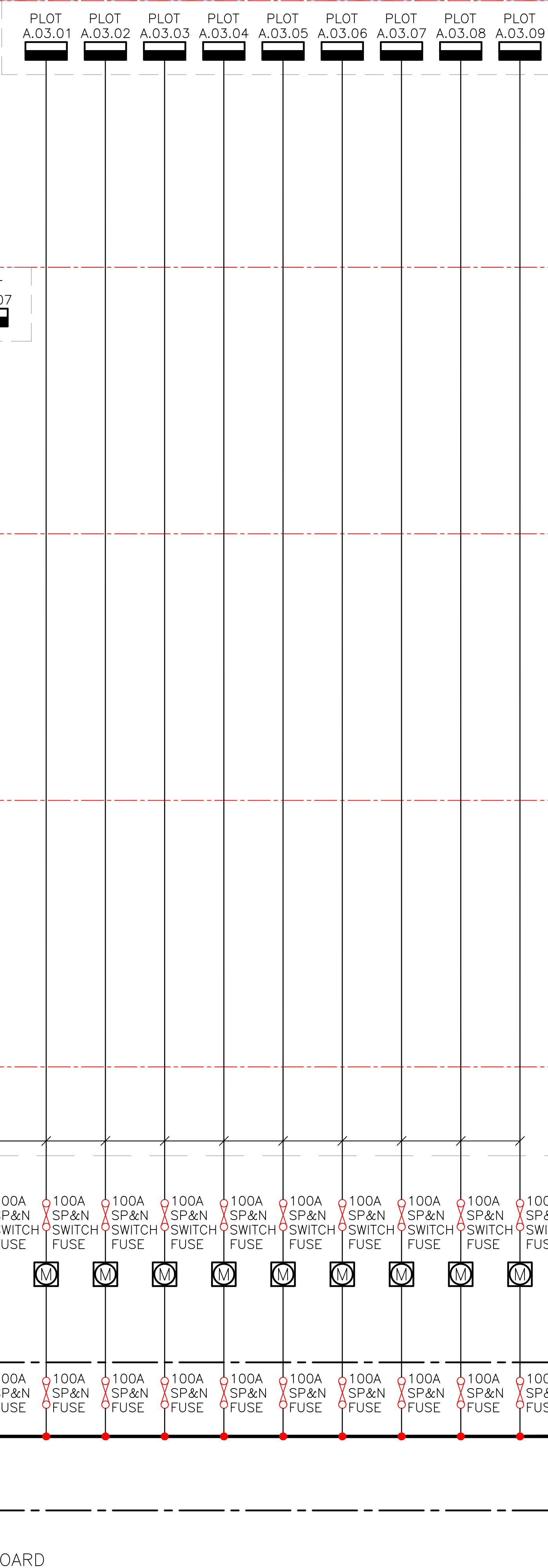
3c 25mm² Cu XLPE/LSF/SWA/LA
(BY CONTRACTOR)

4c 25mm² Cu
XLPE/LSF/SWA/LA
(BY CONTRACTOR)

CNE CABLE

SEE DETAIL 3

ELECTRICAL CUPBOARD



LEGEND:

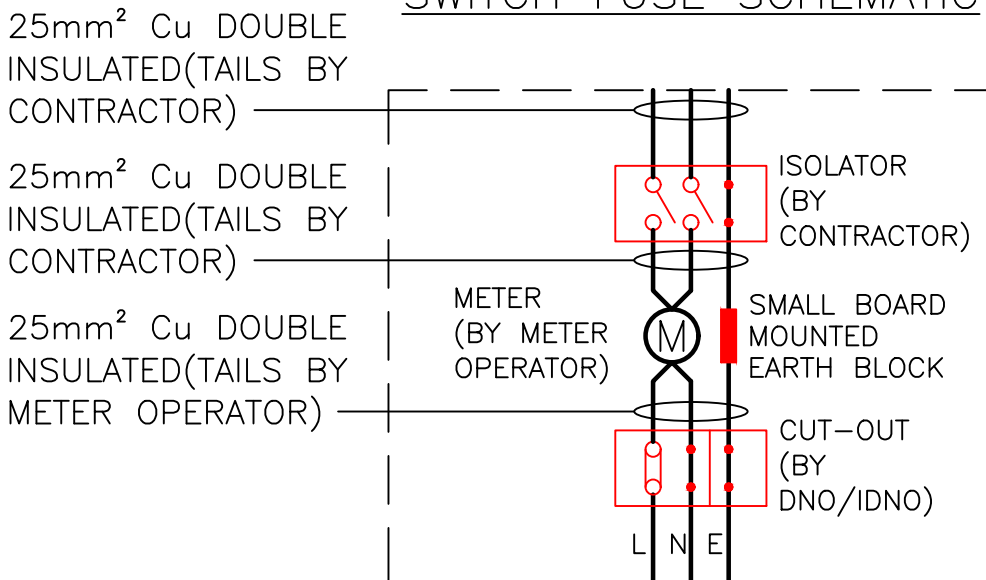
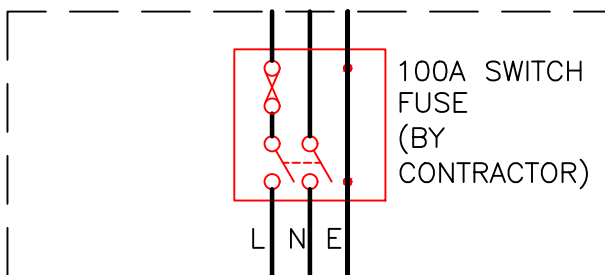
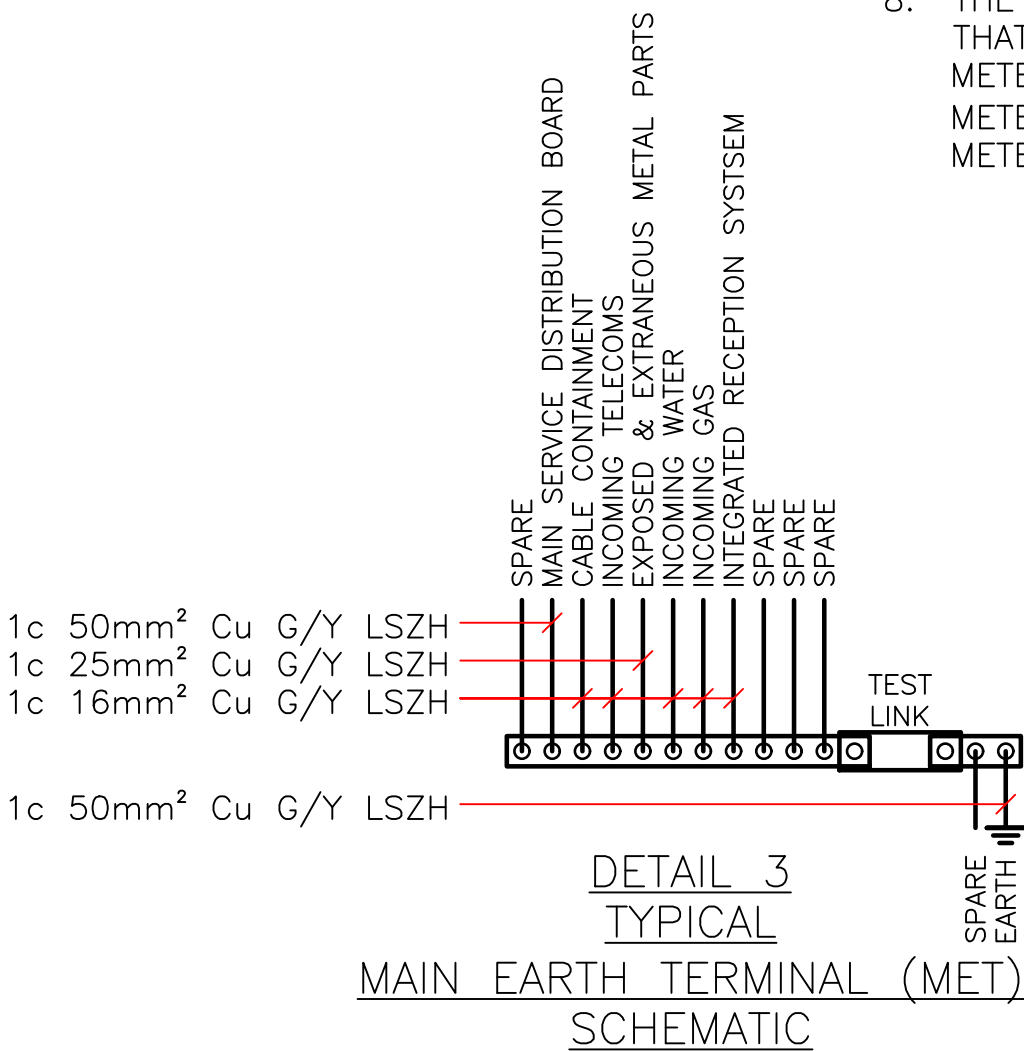
REC SP&N METER UNLESS STATED OTHERWISE

SP&N DISTRIBUTION BOARD

TP&N DISTRIBUTION BOARD

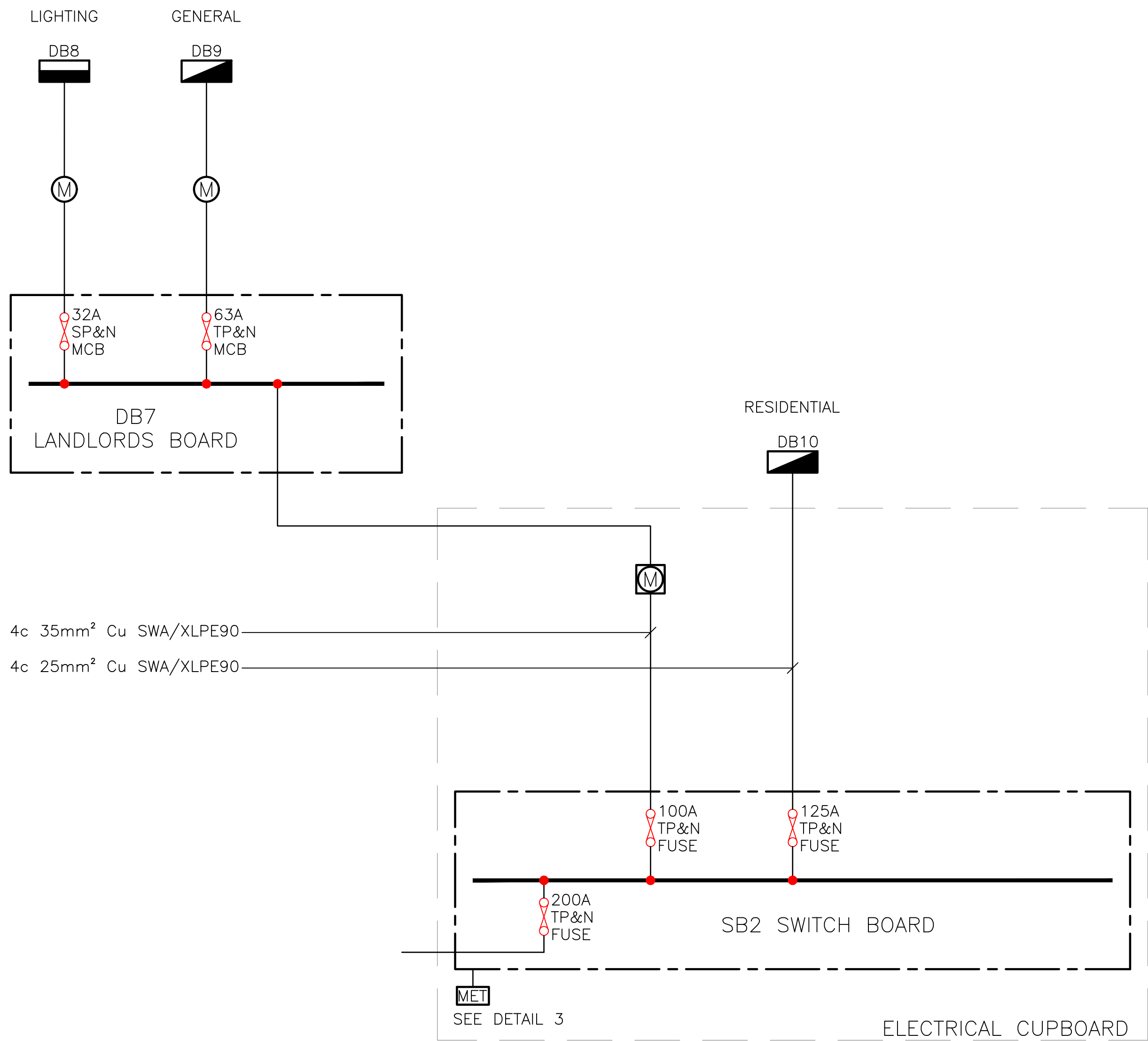
EARTH BAR

- NOTES:
- ALL WORKS SHALL BE INSTALLED, TESTED AND COMMISSIONED IN ACCORDANCE WITH BS7671 REQUIREMENTS AND RECOMMENDATIONS OF RELEVANT BRITISH STANDARDS (OR EQUIVALENT EUROPEAN STANDARDS), REGULATIONS AND LEGISLATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ASSOCIATED WORK AND THIRD PARTIES INCLUDING BUT NOT LIMITED TO DUCTS, EQUIPMENT LAYOUTS, CONTAINMENT AND SPECIALISTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION NETWORK OPERATOR (OR ANY PARTY WORKING ON THEIR BEHALF) AND THE METER OPERATOR IN ORDER TO PROVIDE AN LV INSTALLATION IN ACCORDANCE WITH BS7671, ENA AND MOCOPA REGULATION AND GUIDANCE.
 - FOR FINAL CIRCUIT AND PROTECTION DETAILS SEE RELEVANT SCHEMATICS.
 - THE DISTRIBUTION BOARDS/PANELS SHALL BE PROVIDED WITH A TYPED CIRCUIT CHART, MOUNTED WITHIN THE HINGED DOOR, DISPLAYING AS A MINIMUM, PSSC, EARTH LOOP IMPEDANCE, VOLTAGE, SUPPLY ORIGIN & SUPPLY CABLE SIZE.
 - BLANKING PLATES SHALL BE INSERTED INTO ALL UNUSED WAYS WITHIN THE DISTRIBUTION BOARDS/PANELS.
 - IDNO TO PROVIDE AND INSTALL ALL EQUIPMENT UP TO AND INCLUDING THE MSDB. IDNO TO SUPPLY METER BOARDS AND SUBMAINS FOR ELECTRICAL CONTRACTOR TO INSTALL. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL CABLE CONTAINMENT. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT FROM THE SWITCHED FUSE ONWARDS.
 - THE ELECTRICAL CONTRACTOR SHALL ENSURE THAT SWITCH FUSES ARE INSTALLED BEFORE METERS ARE ENERGISED TO ENABLE THE METER OPERATOR (BRITISH GAS) TO CONNECT METER TAILS DIRECT TO THE SWITCH FUSE.



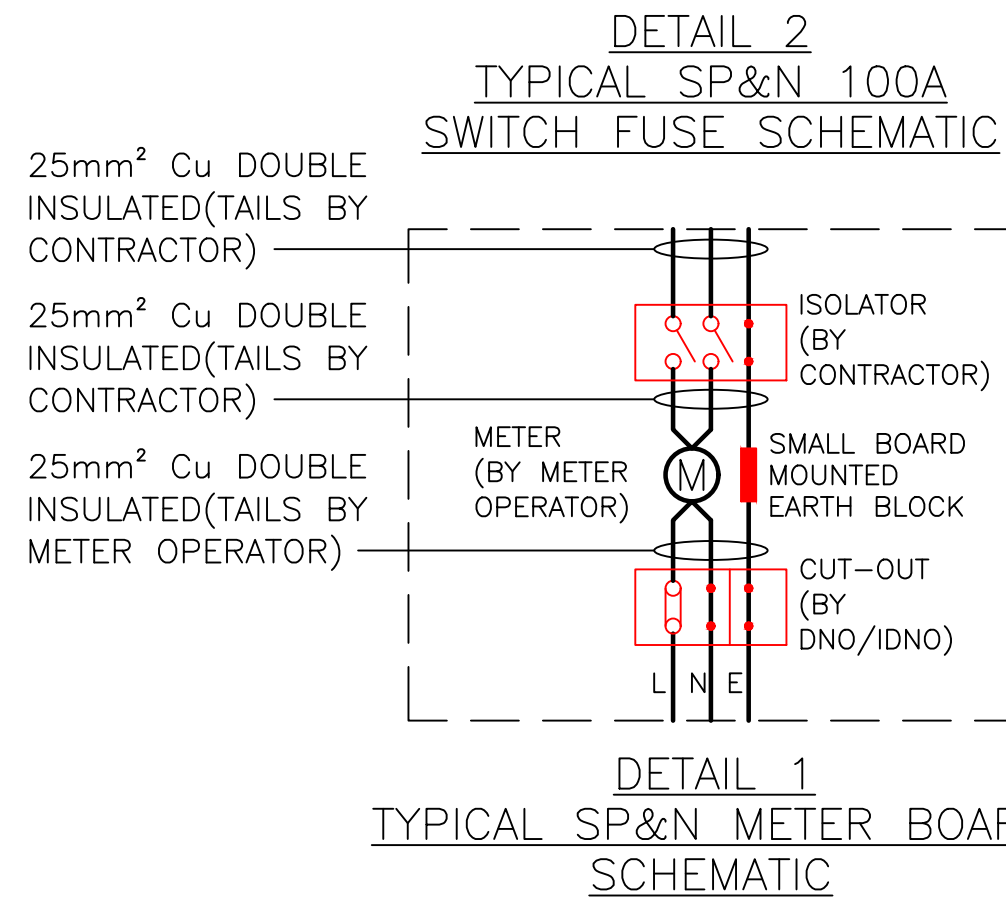
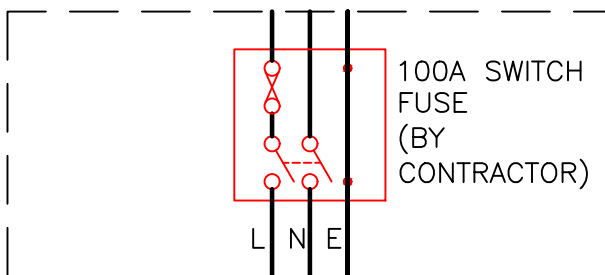
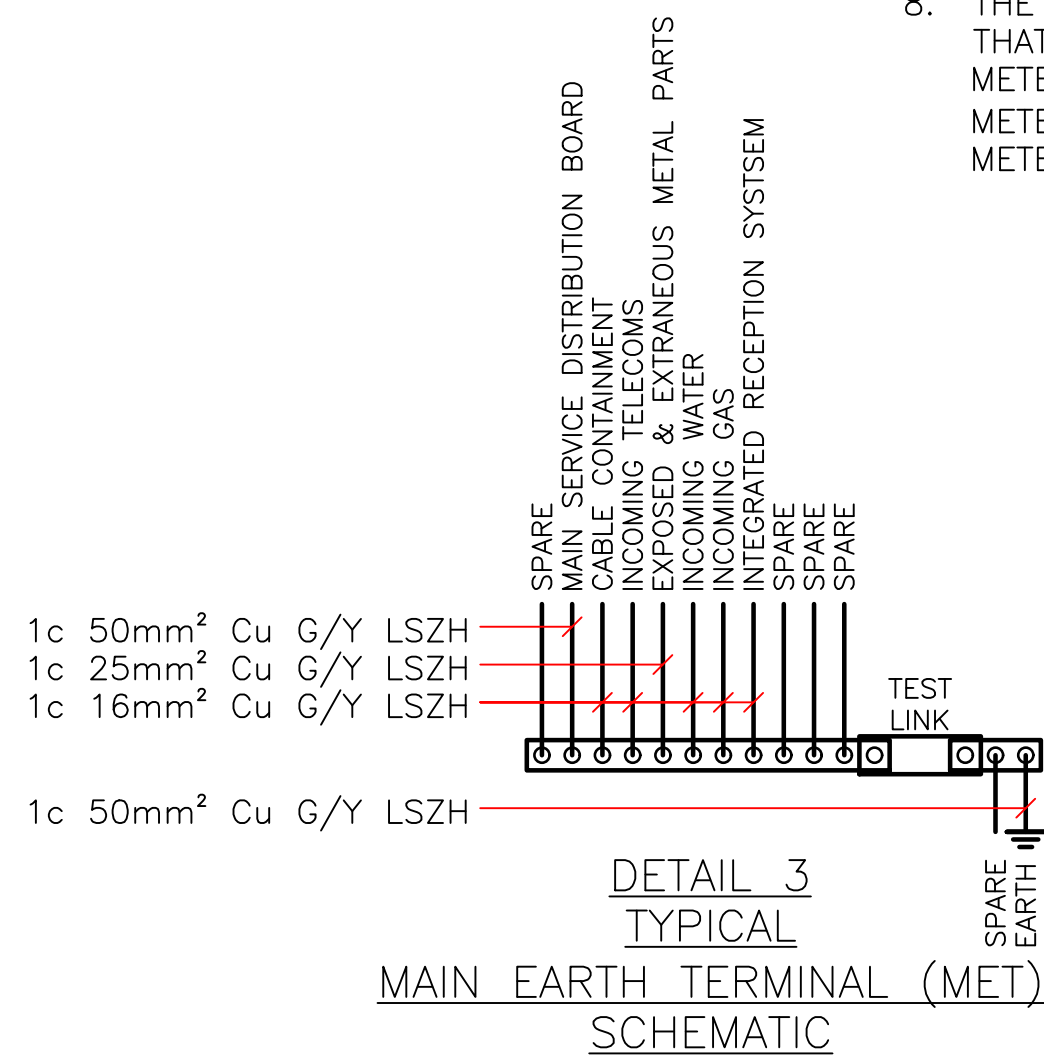
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NLY Building Services Ltd Email: info@nlybuildingservices.comWebsite: www.nlybuildingservices.com CLIENT:FORMATION DESIGN AND BUILD PROJECT:CRANWOOD BLOCK A DRAWING TITLE:ELECTRICAL DISTRIBUTION SCHEMATIC DRAWING NO: P22027-E-001 REV: P1 PROJECT Ref P22027 SCALE AT A1: NTS STATUS: PRELIMINARY DATE: DRAWN BY: CHECKED BY: COPYRIGHT: NLY BUILDING SERVICES Ltd. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH IT WAS SUPPLIED.				

LOWER GROUND FLOOR



LEGEND:	
	TP&N METER
	SUB METER
	SP&N DISTRIBUTION BOARD
	TP&N DISTRIBUTION BOARD
	EARTH BAR
	UNINTERRUPTIBLE POWER SUPPLY

- NOTES:
- ALL WORKS SHALL BE INSTALLED, TESTED AND COMMISSIONED IN ACCORDANCE WITH BS7671 REQUIREMENTS AND RECOMMENDATIONS OF RELEVANT BRITISH STANDARDS (OR EQUIVALENT EUROPEAN STANDARDS), REGULATIONS AND LEGISLATION.
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REV		DATE		DRN	REVISION HISTORY:		CHK
NLY Building Services Ltd							
Email: info@nlybuildingservices.com				Website: www.nlybuildingservices.com			
CLIENT: FORMATION DESIGN AND BUILD							
PROJECT: CRANWOOD							
DRAWING TITLE: BLOCK B ELECTRICAL DISTRIBUTION SCHEMATIC							
DRAWING NO: P22027-E-002				REV: P1		PROJECT Ref P22027	
SCALE AT A1: NTS				STATUS: PRELIMINARY			
DATE: 06/06/2023		DRAWN BY: CD			CHECKED BY: NY		
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