



The PES

Condition 16

9th April 2025

**45-63 Lawrence Road
London
N15 4EN**

The Mille 1000GWR TW8 9DW www.ThePES.co.uk

0.0 Condition 16**Town and Country Act 1990 (As amended)**

Location: 45-63 Lawrence Road N15 4EN

Proposal: Approval of details pursuant to condition 16) attached to planning permission HGY/2016/1213

Condition 16. The development shall then be constructed in strict accordance of the details set out in Lawrence Road - Sustainability and Energy Strategy"", dated 17/04/2016, by GreenGauge, and shall achieve the agreed carbon reduction of at least 35% reduction beyond BR 2013.

Design aspects includes:

- U Values achieving at least:
- Walls: 0.18W/m²/K
- Ground floor: 0.15 W/m²/K
- Roof: 0.13 W/m²/K
- Windows: 1.4 W/m²/K
- And an air tightness of at least 4m³/hr/m²
- A single heating and hot water system which will serve all dwellings and commercial units which will be served by a communal CHP unit.
- PV panels will be placed horizontal, oriented south, generating approx. 70kWp of power and covering an area of 700m²

All of this equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

1.0 As Built Specification

The PES Limited has undertaken the SAP (thermal modelling) at both design stages and the post construction assessment and issue of EPCs for the development at Lawrence Road.

We can confirm the final "as built" specification as below:-

- Floor – 0.11
- Walls – 0.18
- Roof – 0.12
- Glazing – 1.4
- ATT – all units tested with average below 3m³/hr/m²

All units are naturally ventilated via trickle ventilation, opening windows and wet room extraction.

The heating and DHW is provided via centralised plant – with a CHP lead boiler system, with the specification as noted below:-

Primary Heating Details	Secondary Main Heating	Secondary Heating	Cooling System
Primary Heating Heating Group: Community heating schemes Sub Group: Information Source: Manufacturer Declaration Database Boiler Sub Group: Heating Type: Community CHP Heating Emitter: Underfloor heating and radiators, pipes in sc Heating Controls: Charging system linked to use of communit Heating Fuel: heat from CHP Electricity Tariff: standard tariff HETAS Approved Appliances: Is the Appliance HETAS Approved? 			
Community Heating Boiler 1 Heat efficiency: 64.7 % Boiler 1 Heat Fraction: 0.8 Electrical efficiency: 30.9 % Heat Distribution System: ☐ Known Loss 0 Piping >=1991, pre-insulated, low temp, variable flow Additional Heat Source 1 Heating Type: Community boilers Heating Fuel: heat from boilers – mains gas Heat Fraction: 0.2 Efficiency: 96.7 % 			

A roof mounted PV array has been installed with a capacity at 66.4kWp

The above "as built" specification is fully in accordance with the requirements of Condition 16.

The project achieves an overall reduction in emissions (DER/TER) at **68%** - please see the Part L2013 Block compliance report.

Block Compliance WorkSheet: Lawrence Road

User Details

Assessor Name:

Software Name: Stroma FSAP

Stroma Number:

Software Version:

Version: 1.0.5.60

Calculation Details

Dwelling	DER	TER	DFEE	TFEE	TFA
PLOT 1 - 2	6.04	17.48	46.3	48.7	76.84
PLOT 2 - 2	5.91	19.13	49.3	54.8	70.14
PLOT 3 - 2	6.08	20.1	53.2	56.9	62.25
PLOT 4 - 2	6.18	22.2	61.4	61.9	49.97
PLOT 5 - 2	6.32	18.3	48.1	54.6	81
PLOT 6 - 2	5.83	20.79	54.3	56.8	54.88
PLOT 7 - 2	5.18	20.43	50.8	53.6	52.27
PLOT 8 - 3	6.49	16.95	48.8	49.6	87.67
PLOT 9 - 3 (RETEST)	6.53	16.82	49.1	49	87.67
PLOT 10 - 3	6.41	16.82	48.1	49	87.67
PLOT 11 - 3	7.24	18.19	55.2	56	87.67
PLOT 69 - 3	7.47	20.09	60.5	61.5	73.49
PLOT 14	6.14	18.94	53.5	49.9	60.68
PLOT 13 - 1	6.25	19.79	57.1	52.6	56.12
PLOT 12 - 1	4.84	15.66	36.8	39.5	76.84
PLOT 53 - 2	4.94	16.96	41.2	43.6	70.14
PLOT 52 - 2	5.05	17.96	44.7	45.7	62.25
PLOT 51 - 2	4.81	19.94	50	50.2	49.97
PLOT 50 - 2	4.99	16.16	37.4	43.6	81
PLOT 49 - 2	4.47	18.49	43	44.9	54.88
PLOT 48 - 2	4.47	18.03	42.9	43.1	55.63
PLOT 70 - 3	6.22	18.12	50.1	51.3	73.49
PLOT 15 - 1	4.75	15.57	36.1	39.1	76.84
PLOT 16 - 1	7.26	17.32	54.2	55.1	100.86
PLOT 17 - 1	6.2	18.69	53.3	50.3	61.93
PLOT 18 - 1	6.68	19.76	57.4	55.8	61.93

Block Compliance WorkSheet: Lawrence RoadCont...

Dwelling	DER	TER	DFEE	TFEE	TFA
PLOT 19 - 1	6.24	21.54	59.2	59.5	52.29
PLOT 20 - 1	3.77	17.45	37	40	54.99
PLOT 21 - 1	4.21	17.38	39	40.9	57.94
PLOT 58 - 2	4.89	16.96	40.7	43.6	70.14
PLOT 57 - 2	5.07	17.96	44.9	45.7	62.25
PLOT 56 - 2	4.88	19.94	50.6	50.2	49.97
PLOT 55 - 2	5.12	16.16	38.3	43.6	81
PLOT 54 - 2	4.24	17.33	37.8	41.9	60.85
PLOT 75 - 3	4.63	16.92	38.8	41.5	64.26
PLOT 74 - 3	4.58	18.85	44.4	46.3	54
PLOT 73 - 3	4.32	18.49	42.3	44.5	54
PLOT 72 - 3	4.85	18.18	45	45.6	58.5
PLOT 71 - 3	6.14	18.12	49.5	51.3	73.49
PLOT 22 - 1	4.79	15.57	36.4	39.1	76.84
PLOT 23 - 1	7.25	17.32	54.2	55.1	100.86
PLOT 24 - 1	6.21	18.69	53.3	50.3	61.93
PLOT 25 - 1	6.73	19.76	57.7	55.8	61.93
PLOT 26 - 1	6.2	21.54	59	59.5	52.29
PLOT 27 - 1	3.82	17.45	37.3	40	54.99
PLOT 28 - 1	4.22	17.38	39	40.9	57.94
PLOT 63 - 2	4.9	16.96	40.8	43.6	70.14
PLOT 62 - 2	5.01	17.96	44.3	45.7	62.25
PLOT 61 - 2	4.95	19.94	51.2	50.2	49.97
PLOT 60 - 2	5.84	17.83	44.7	52.2	81
PLOT 59 - 2	5.07	19.01	44.9	50.6	60.85
PLOT 80 - 3	5.27	18.55	44.6	50	64.26
PLOT 79 - 3	5.26	20.58	50.1	55.2	54
PLOT 78 - 3	5.11	20.22	48.9	53.4	54
PLOT 77 - 3	5.25	19.29	48.6	51.3	58.5
PLOT 76 - 3	6.77	19.76	55.3	59.8	73.49

Block Compliance WorkSheet: Lawrence RoadCont...

Dwelling	DER	TER	DFEE	TFEE	TFA
PLOT 29 - 1	4.78	15.57	36.3	39.1	76.84
PLOT 30 -1	7.14	17.32	53.3	55.1	100.86
PLOT 31 -1	6.26	18.69	53.7	50.3	61.93
PLOT 32 -1	6.76	19.76	57.9	55.8	61.93
PLOT 33 -1	6.28	21.54	59.6	59.5	52.29
PLOT 34 -1	3.81	17.45	37.2	40	54.99
PLOT 35 -1	4.22	17.38	39.1	40.9	57.94
PLOT 66 - 2	4.89	16.96	40.7	43.6	70.14
PLOT 65 - 2	4.98	17.96	44	45.7	62.25
PLOT 64 - 2	6.11	18.85	51.2	54.7	71.92
PLOT 36 -1	5	15.99	38.2	41.3	76.84
PLOT 37 -1	7.58	18.09	57.1	59.1	100.86
PLOT 38 -1	6.35	18.92	54.5	51.5	61.93
PLOT 39 -1	7.01	20.31	60.1	58.6	61.93
PLOT 40-1	7.15	23.64	67	70.4	52.29
PLOT 41 -1	4.15	18.19	40	43.8	54.99
PLOT 42 -1	4.26	17.48	39.4	41.5	57.94
PLOT 68 - 3	5.32	17.93	44.3	48.5	70.14
PLOT 67 - 3	5.67	19.59	50.1	54.3	62.25
PLOT 43 -1	7.22	18.48	52.8	59.2	95.72
PLOT 44 -1	6.79	20.53	56.5	62.3	70.03
PLOT 45 -1	5.4	18.85	45.8	51.5	63.43
PLOT 46 -1	5.97	17.36	49.8	49.8	79.1
PLOT 47 -1	5.58	18.35	47	50.1	66.62

Calculation Summary

Block Compliance WorkSheet: Lawrence RoadCont...

Total Floor Area	5348.16
Average TER	18.29
Average DER	5.69
Average DFEE	47.94
Average TFEE	49.98
Compliance	Pass
% Improvement DER TER	68.89
% Improvement DFEE TFEE	4.08