

Planning-Stage Energy Statement

Project: Outbuilding Changes

Site Address: 1 Mayfair Gardens, London, N17 7LP

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1. Introduction

This Planning-Stage Energy Statement has been prepared in support of the planning application for the proposed outbuilding changes at 1 Mayfair Gardens, London, N17 7LP.

The original project requirement requested an Energy Statement addressing the Energy Hierarchy, including fabric efficiency, heating/cooling and hot water strategy, renewable energy technology, and SAP/BRUKL evidence where available.

Virtue Architecture has confirmed that SAP/BRUKL calculations, project-specific U-value calculations, detailed M&E specifications and renewable technology details are not available for this submission. Virtue Architecture has therefore instructed that the report should be progressed on the basis of a standard domestic build specification, with the proposed walls, roof, floor, windows and doors designed to meet, as a minimum, the relevant requirements of the latest Approved Document L standards.

Virtue Architecture has also confirmed that cooling is not proposed, and that heating, hot water and ventilation will comprise standard compliant domestic installations.

This report therefore provides a planning-stage summary of the anticipated energy strategy for the proposed outbuilding, based on the architectural drawings, photographic evidence and design assumptions provided at the time of writing.

The Planning-Stage Energy Statement considers the proposal against the Energy Hierarchy:

- Be Lean – reduce energy demand through fabric and design measures.
- Be Clean – supply energy efficiently through appropriate building services.
- Be Green – consider renewable and low-carbon technologies where feasible.

This report does not certify Building Regulations compliance, does not provide formal SAP/BRUKL outputs, and does not evidence a quantified percentage carbon reduction. It is intended to support the planning-stage submission only and should

not be relied upon as a construction specification, SAP/BRUKL assessment or final energy compliance document.

2. What is an Energy Statement?

An Energy Statement is a supporting planning document which explains how a proposed development will reduce energy demand, improve energy efficiency and consider opportunities for renewable or low-carbon technologies.

For this project, the Energy Statement is focused on the proposed outbuilding at 1 Mayfair Gardens and considers:

- The anticipated building fabric performance.
- The proposed approach to heating, hot water and ventilation.
- The position regarding cooling.
- The position regarding renewable and low-carbon technologies.
- The relationship of the proposal to Building Regulations Part L and the Energy Hierarchy.

The purpose of this statement is to provide a clear and proportionate explanation of the intended energy strategy for the proposed outbuilding. The statement is based on the information available at planning stage and on confirmation from Virtue Architecture that the development will be designed to meet current Approved Document L requirements as a minimum.

The final technical compliance position will need to be confirmed through the relevant Part L assessment process at detailed design or Building Control stage.

3. Summary of the Proposed Development

The proposal relates to outbuilding changes at 1 Mayfair Gardens, London, N17 7LP.

The architectural drawing pack identifies the project as “Out-Building Changes” at 1 Mayfair Gardens, London, N17 7LP. The submitted floor plans show the outbuilding located within the rear garden area of the property, with an existing Gross Internal Area of approximately 44.16m². The layout shown on the drawings includes living/dining space, kitchen area, bedroom, bathroom and storage areas.

The submitted drawings also identify the outbuilding in relation to the wider site, including the rear garden, boundary lines and the main dwelling at 1 Mayfair Gardens. The location and block plans show the site in the context of Mayfair Gardens and Great Cambridge Road.

The submitted elevation and section drawings indicate a single-storey outbuilding form. The section drawings identify an approximate eaves/side height of 2.6m and an approximate ridge height of 3.6m.

The photographic evidence letter confirms that photographs were taken on 12 April 2026 to show the front and rear elevations and the relationship between the site and adjoining properties. The photographs show the existing outbuilding, boundary treatments, rear garden context and neighbouring residential surroundings.

This Planning-Stage Energy Statement is limited to the operational energy strategy associated with the proposed outbuilding works. It does not assess wider sustainability matters such as transport, drainage, ecology, construction waste or embodied carbon, unless otherwise required by the Local Planning Authority.

4. Energy and Environmental Policy Background

The proposed development is expected to have regard to relevant national and local planning policy requirements relating to energy efficiency, carbon reduction and sustainable development.

The key technical framework for the energy strategy is Building Regulations Approved Document L, which sets standards for the conservation of fuel and power in buildings. The proposed outbuilding will be required to demonstrate compliance with the relevant requirements of Approved Document L at the appropriate Building Control stage.

The National Planning Policy Framework supports the transition to a low-carbon future and encourages developments to reduce energy consumption and greenhouse gas emissions where practical.

At local planning level, this Energy Statement is intended to demonstrate how the proposal has considered energy demand reduction, efficient building services and the potential for renewable or low-carbon technologies in accordance with the Energy Hierarchy.

Where the Local Planning Authority requires SAP/BRUKL outputs, carbon reduction tables or formal emissions calculations, these will need to be prepared by the appointed SAP assessor, M&E consultant or design team once the detailed design specification has been confirmed.

5. The Energy Hierarchy Explained

The Energy Hierarchy provides a structured approach to reducing energy use and carbon emissions from development. It prioritises reducing energy demand first,

then improving the efficiency of energy supply, and finally considering renewable or low-carbon energy technologies.

For this project, the Energy Hierarchy is applied as follows:

a. Be Lean – Use Less Energy

The first stage is to reduce the energy demand of the building through an appropriate fabric-first approach. This means designing the external envelope of the outbuilding to limit heat loss and reduce the amount of energy required for space heating.

Virtue Architecture has confirmed that the proposed outbuilding will follow a standard domestic build specification, including traditional cavity wall construction. In the absence of project-specific calculated U-values, this Energy Statement assumes that the proposed external walls, roof, floor, windows and doors will be designed to achieve, as a minimum, the relevant requirements of the latest Approved Document L standards.

This approach will include, where applicable:

- External walls designed to meet current Approved Document L thermal performance requirements.
- Roof construction designed to meet current Approved Document L thermal performance requirements.
- Floor construction designed to meet current Approved Document L thermal performance requirements.
- Windows and doors designed to meet current Approved Document L thermal performance requirements.
- Appropriate detailing to reduce unwanted heat loss through gaps, junctions and thermal bridges.
- Standard compliant workmanship to support airtightness and thermal performance.

This approach supports the Be Lean stage by seeking to reduce heat loss and minimise the operational energy demand of the outbuilding before building services and renewable technologies are considered.

b. Be Clean – Supply Energy Efficiently

The second stage of the Energy Hierarchy is to meet the reduced energy demand using suitable and efficient building services.

Virtue Architecture has confirmed that heating, hot water and ventilation will comprise standard compliant domestic installations. No specialist M&E specification is available for this submission; however, the final systems are expected to be selected and installed to meet current Building Regulations requirements.

The Energy Statement assumes that the final building services strategy will include:

- A standard compliant domestic space heating system.
- A standard compliant domestic hot water system.
- Suitable domestic ventilation provision in accordance with Building Regulations.
- Appropriate controls to allow the occupant to manage heating and energy use.
- Energy-efficient lighting where applicable.

Cooling is not proposed. This supports the Energy Hierarchy by avoiding additional regulated energy demand associated with mechanical cooling systems.

c. Be Green – Use Renewable or Low-Carbon Energy

The third stage of the Energy Hierarchy is to consider opportunities for renewable and low-carbon technologies.

At this stage, no specific renewable or low-carbon technologies have been confirmed for the proposed outbuilding. No solar photovoltaic panels, air source heat pump, battery storage or other low-carbon system has been specified by Virtue Architecture.

Given the modest scale of the outbuilding and the absence of detailed M&E information at this stage, this report does not rely on renewable technologies to claim a quantified carbon saving.

A high-level feasibility review has been undertaken based on the planning-stage information available. Solar PV may be technically possible subject to confirmation of roof orientation, available roof area, shading from neighbouring buildings, trees or boundary treatments, and any planning constraints. An air source heat pump could also be considered at detailed design stage, subject to confirmation of external space, acoustic impact, servicing requirements and the final heating and hot water strategy. Battery storage could be incorporated in future if solar PV is specified, subject to space, cost and electrical design considerations.

At this stage, these technologies have not been included as confirmed measures because no renewable technology specification, roof layout, M&E design or feasibility

assessment has been provided. They are therefore identified as potential future options only and no carbon reduction is claimed from them within this report.

Potential options, subject to feasibility, may include:

- Solar photovoltaic panels, subject to roof suitability, orientation, shading and planning constraints.
- Air source heat pump technology, subject to space, acoustic and technical feasibility.
- High-efficiency electric or low-carbon heating systems.
- Smart heating controls and efficient lighting.

No quantified renewable contribution is claimed within this report.

6. Fabric Performance and Energy Saving Features

The proposed approach is based on a fabric-first strategy, which prioritises the thermal performance of the building envelope before considering building services or renewables.

Virtue Architecture has confirmed that, for the purposes of this submission, the proposed walls, roof, floor, windows and doors can be assumed to meet the minimum relevant requirements of the latest Approved Document L standards. This Energy Statement therefore assesses the building fabric on that basis.

The assumed fabric performance basis is summarised below:

Building Element	Assumed Performance Basis	Indicative Part L 2021 Reference
External walls	To meet minimum relevant requirements of the latest Approved Document L standards	Typically around 0.18 W/m ² K for new domestic construction, subject to final specification and Part L assessment.
Roof	To meet minimum relevant requirements of the latest Approved Document L standards	Typically around 0.11–0.13 W/m ² K, subject to final roof build-up and Part L assessment.

Building Element	Assumed Performance Basis	Indicative Part L 2021 Reference
Ground floor	To meet minimum relevant requirements of the latest Approved Document L standards	Typically around 0.13–0.18 W/m ² K, subject to final floor construction and Part L assessment.
Windows	To meet minimum relevant requirements of the latest Approved Document L standards	Typically around 1.2–1.4 W/m ² K, subject to final glazing specification.
External doors	To meet minimum relevant requirements of the latest Approved Document L standards	Typically around 1.0–1.4 W/m ² K, subject to final door specification.
Thermal bridging	To be addressed through standard compliant construction detailing	Final junction details to be confirmed as part of the detailed design and Part L compliance process.
Airtightness	To be controlled through standard compliant workmanship and detailing	Final air permeability assumptions to be confirmed through the relevant Part L assessment.

The final construction specification should ensure that heat loss is minimised and that the building achieves an appropriate level of thermal comfort. The use of compliant insulation, suitable glazing and effective detailing will help reduce heating demand and support the Be Lean stage of the Energy Hierarchy.

The final construction specification should confirm the proposed U-values prior to construction and ensure they are incorporated into the relevant Part L compliance assessment.

7. Heating, Hot Water, Ventilation and Lighting

The building services strategy has been based on confirmation provided by Virtue Architecture. No specialist M&E specification is available for this submission; however, heating, hot water and ventilation are to comprise standard compliant domestic installations. Cooling is not proposed.

The specific heating and hot water system type has not been confirmed at this stage. On that basis, this report does not rely on a particular technology, such as a gas boiler, direct electric system or air source heat pump, to claim a carbon reduction. The final system should be selected to meet the relevant Part L requirements and should be coordinated with the final SAP/Part L assessment.

Heating

Space heating is expected to be provided by a standard compliant domestic heating installation. The final system type will be confirmed during detailed design; however, it will be selected and installed to meet the relevant requirements of Approved Document L.

The system should include suitable controls to allow the occupant to manage heating use efficiently and avoid unnecessary energy consumption.

Hot Water

Domestic hot water will be provided through a standard compliant domestic hot water system, designed to meet current Building Regulations requirements.

Ventilation

Ventilation will be provided through a standard compliant domestic ventilation strategy suitable for the proposed layout, including habitable rooms and wet areas. The final ventilation approach will be confirmed at detailed design stage and should comply with the relevant Building Regulations requirements.

Cooling

Cooling is not proposed. This is considered appropriate for the current planning-stage energy strategy, as avoiding mechanical cooling helps reduce regulated energy demand.

Lighting

The final lighting specification has not been provided. It is expected that energy-efficient lighting will be installed in accordance with current Building Regulations standards. The use of LED lighting is recommended to reduce electricity demand and improve operational energy efficiency.

8. Carbon Emissions and Energy Use – SAP/Part L Position

The original project requirement requested that the Energy Statement demonstrate the carbon reduction strategy in line with the Energy Hierarchy and provide SAP/BRUKL worksheets to evidence the proposed reduction in emissions.

At the time of writing, SAP/BRUKL worksheets, supporting carbon reduction calculations, project-specific U-values, detailed M&E specifications and renewable technology details have not been provided for review. Virtue Architecture has instead confirmed that the report should be prepared using a standard domestic build specification, with fabric elements and building services assumed to meet the minimum relevant requirements of the latest Approved Document L standards.

This Planning-Stage Energy Statement therefore responds to the Energy Hierarchy requirement on a planning-stage basis only. It explains the intended Be Lean, Be Clean and Be Green strategy using the information and assumptions provided, but it does not include formal SAP/BRUKL outputs and does not evidence a quantified 100% reduction below Part L 2021.

The following position is adopted for this planning-stage Energy Statement:

Energy Hierarchy Stage	Measure Proposed	Anticipated Benefit	Supporting Evidence / Limitation
Be Lean	Fabric-first approach, with walls, roof, floor, windows and doors assumed to meet the minimum relevant requirements of the latest Approved Document L standards.	Reduced heat loss and lower space-heating demand.	Based on confirmation from Virtue Architecture. Final U-values and Part L assessment to be confirmed at detailed design/Building Control stage.
Be Clean	Standard compliant domestic heating, hot water and ventilation installations. Cooling is not proposed.	Efficient servicing of the reduced energy demand and avoidance of additional regulated energy demand from mechanical cooling.	Based on confirmation from Virtue Architecture. Final building services specification to be confirmed prior to construction.
Be Green	Renewable and low-carbon technologies have been considered as potential future options, including solar PV, ASHP technology, efficient electric/low-	Potential to reduce regulated energy demand and/or carbon emissions if adopted at detailed design stage.	No specific renewable or low-carbon technology has been confirmed. No quantified renewable contribution is claimed within this report.

Energy Hierarchy Stage	Measure Proposed	Anticipated Benefit	Supporting Evidence / Limitation
	carbon heating and smart controls.		
Overall Position	Energy strategy based on standard current Building Regulations compliance assumptions.	Provides a proportionate planning-stage response to the Energy Hierarchy.	No quantified carbon reduction or percentage improvement against Part L 2021 is claimed within this report.

This Energy Statement should not be read as a SAP/BRUKL compliance report. It does not include DER/TER, BER/TER, primary energy or regulated carbon emissions figures.

Any requirement to demonstrate a specific percentage reduction, including a 100% reduction below Part L 2021, will require formal energy modelling and supporting calculation outputs from the appointed SAP assessor, M&E consultant or design team.

Final energy performance and carbon reduction figures should be confirmed before construction and submitted to the Local Planning Authority or Building Control where required.

9. Assumptions and Limitations

This Energy Statement has been prepared using the information available at the time of writing.

The following assumptions have been applied:

- The proposal relates to the outbuilding at 1 Mayfair Gardens, London, N17 7LP.
- The outbuilding has a Gross Internal Area of approximately 44.16m² as shown on the submitted drawings.
- Virtue Architecture has confirmed that the building will follow a standard domestic build specification.

- The external walls, roof, floor, windows and doors are assumed to meet the minimum relevant requirements of the latest Approved Document L standards, based on confirmation from Virtue Architecture.
- No cooling is proposed.
- Heating, hot water and ventilation will be standard compliant domestic installations.
- No renewable or low-carbon technologies have been specified at this stage.
- Formal energy modelling and detailed building services specifications are not available for this planning-stage submission.

The following information remains to be confirmed at detailed design or Building Control stage:

- Final U-values for walls, roof, floor, windows and doors, supported by the final construction specification.
- Final heating and hot water system type, including confirmation of whether the development will use gas, direct electric, air source heat pump or another compliant system.
- Final ventilation strategy, including the selected ventilation type and any associated controls.
- Final lighting specification, including confirmation of energy-efficient fittings.
- Final renewable/low-carbon technology position, including confirmation of whether solar PV, air source heat pump technology, battery storage or other measures are proposed.
- SAP/Part L compliance report, including the relevant calculation outputs.
- Primary energy, regulated carbon emissions and DER/TER, BER/TER or equivalent figures, where applicable.
- Any required Energy Hierarchy carbon reduction table requested by the Local Planning Authority.

This report should therefore be read as a planning-stage Energy Statement based on the design assumptions provided. It should not be treated as a final SAP/BRUKL compliance report or as certification of Building Regulations compliance.

10. Summary and Conclusion

This Energy Statement has considered the proposed outbuilding changes at 1 Mayfair Gardens, London, N17 7LP, in relation to the Energy Hierarchy and the anticipated approach to Building Regulations Part L compliance.

Based on the information provided by Virtue Architecture, the proposal will follow a standard domestic build specification, with fabric elements designed to meet the minimum relevant requirements of the latest Approved Document L standards. This supports the Be Lean stage of the Energy Hierarchy by seeking to reduce heat loss through compliant building fabric performance.

The Be Clean stage is addressed through confirmation from Virtue Architecture that heating, hot water and ventilation will comprise standard compliant domestic installations. Cooling is not proposed, which avoids additional regulated energy demand associated with mechanical cooling.

At this stage, no renewable or low-carbon technologies have been specified. A high-level feasibility review has been included for potential future measures such as solar PV, air source heat pump technology, battery storage, efficient electric/low-carbon heating and smart controls. No quantified renewable contribution is claimed within this report, and any such measures would need to be confirmed during detailed design if required by the Local Planning Authority or Building Control.

As such, this report does not claim a quantified carbon reduction, does not evidence a 100% reduction below Part L 2021, and should not be treated as a final energy compliance assessment.

Any DER/TER, BER/TER, primary energy or regulated carbon emissions figures should be confirmed through the relevant Part L assessment once the detailed specification and calculations are available.

11. Supporting Information Reviewed

This Planning-Stage Energy Statement has been prepared with reference to the following information:

- Architectural drawing pack: "1 Mayfair Outbuilding Changes", dated 29/10/25.
- Photographic evidence letter and photographs, dated April 2026.
- Original project requirement requesting an Energy Statement addressing the Energy Hierarchy, SAP/BRUKL worksheets, fabric efficiency, heating/cooling and hot water strategy, and renewable energy technology.
- Confirmation from Virtue Architecture that the report should be prepared on the basis of a standard domestic build specification and assumed minimum Approved Document L compliance.

- Confirmation from Virtue Architecture that cooling is not proposed and that heating, hot water and ventilation will comprise standard compliant domestic installations.

Formal energy modelling, project-specific U-value calculations, detailed M&E specifications and renewable technology details have not been provided for inclusion within this planning-stage submission.

If the Local Planning Authority requires formal SAP/BRUKL outputs, carbon reduction tables or evidence of a specific percentage reduction below Part L 2021, these would need to be provided separately by the appointed assessor or design team.