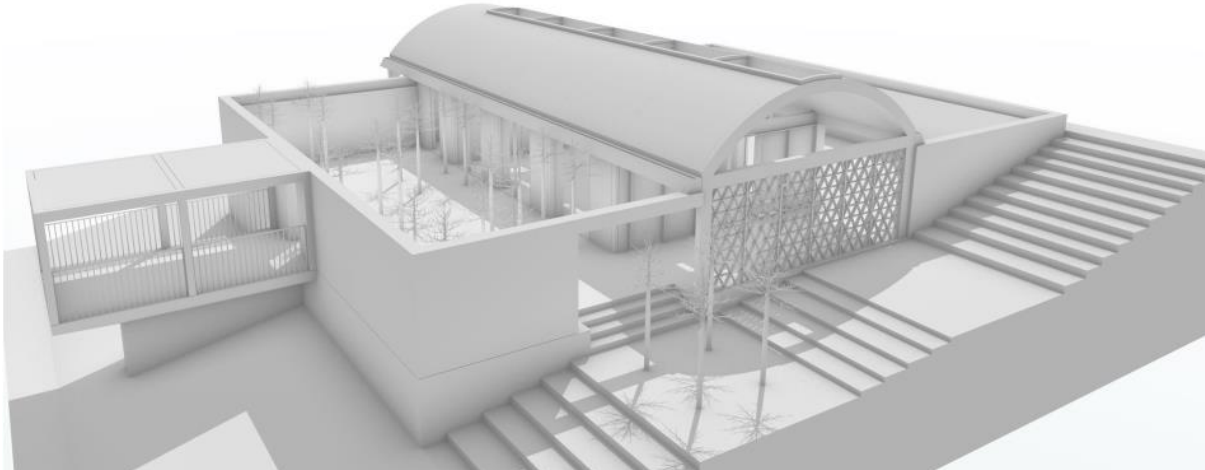


# ENERGY STATEMENT

## Proposed development at: **Glasshouse Gallery, Omved Gardens, Townsend Yard, London, N6 5JF**



This document has been prepared by Achieve Green<sup>1</sup> for the sole use of our client. Achieve Green owe no duty of care to any third parties in respect of its content. No third party may rely upon this document without the prior and express written agreement of Achieve Green. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

---

<sup>1</sup> Achieve Green and Energytest are trading names of Energytest (Commercial) Ltd, Company Registration No. 7013944



## Contents

|        |                                                               |    |
|--------|---------------------------------------------------------------|----|
| 1.     | Executive Summary.....                                        | 3  |
| 2.     | Introduction .....                                            | 4  |
| 2.1.   | Overview of the proposed development.....                     | 5  |
| 3.     | Policies and Drivers .....                                    | 6  |
| 3.1.   | National and International Policy .....                       | 6  |
| 3.2.   | Regional Policy: London Plan .....                            | 6  |
| 3.2.1. | Policy SI 2 Minimising greenhouse gas emissions .....         | 7  |
| 3.2.2. | Policy SI 3 Energy infrastructure .....                       | 8  |
| 3.2.3. | Policy SI 4 Managing heat risk.....                           | 8  |
| 3.2.4. | Local Policy: Haringey Council.....                           | 9  |
| 3.2.5. | Project policy.....                                           | 9  |
| 4.     | Energy hierarchy .....                                        | 9  |
| 5.     | Establishing the baseline.....                                | 10 |
| 6.     | Energy efficient design measures ( <i>"be lean"</i> ).....    | 10 |
| 7.     | Energy efficient systems ( <i>"be clean"</i> ) .....          | 11 |
| 7.1.   | Combined heat and power .....                                 | 11 |
| 7.2.   | District heating networks.....                                | 11 |
| 8.     | Low and zero carbon energy sources ( <i>"be green"</i> )..... | 12 |
| 8.1.   | Photovoltaics.....                                            | 12 |
| 8.2.   | Heat Pumps.....                                               | 13 |
| 8.3.   | Solar thermal.....                                            | 13 |
| 8.4.   | Wind turbines .....                                           | 14 |
| 8.5.   | Biomass .....                                                 | 14 |
| 8.6.   | Proposed low and zero carbon energy sources .....             | 14 |
| 9.     | Results: Calculated CO <sub>2</sub> savings .....             | 16 |
| 9.1.   | Regulated CO <sub>2</sub> savings.....                        | 16 |
| 10.    | Be Seen.....                                                  | 17 |
| 11.    | Appendix A: BRUKL Reports.....                                | 18 |



|                                                                                    |    |
|------------------------------------------------------------------------------------|----|
| 11.1. Baseline / Be Lean .....                                                     | 18 |
| 11.2. Be Green .....                                                               | 18 |
| 12. Appendix B: Part_I_2021_gla_carbon_emission_reporting_spreadsheet_v2.0_0 ..... | 18 |

## 1. Executive Summary

This Energy Statement has been prepared by Achieve Green in support of a full planning application for a newly constructed gallery at Omved Gardens, Townsend Yard, London, N6 5JF.

The design has been developed to address the energy performance policy requirements of The London Plan 2021. A target CO<sub>2</sub> reduction has therefore been set at 35% relative to the Building Regulations 2021, through the application of the energy hierarchy. Results have been calculated using Government approved SBEM software (using SAP 10 carbon emission factors).

A base case has been developed, against which potential savings can be assessed. This base case is the notional building developed for the Building Regulations (2021) assessment and is quantified in terms of CO<sub>2</sub> emissions as the Target Emission Rate (TER) for the building.

This proposed development features improved insulation and air tightness standards, when compared against the compliance requirements of Approved Document L2 2021 of the Building Regulations. In addition, this proposed development will incorporate a mechanical and electrical specification that surpasses the requirements of Approved Document L2 2021. These combined energy efficiency measures lead to a reduction in CO<sub>2</sub> emissions equivalent to 22% of the base case. This surpasses the target reduction of 15%, as required by the London Plan.

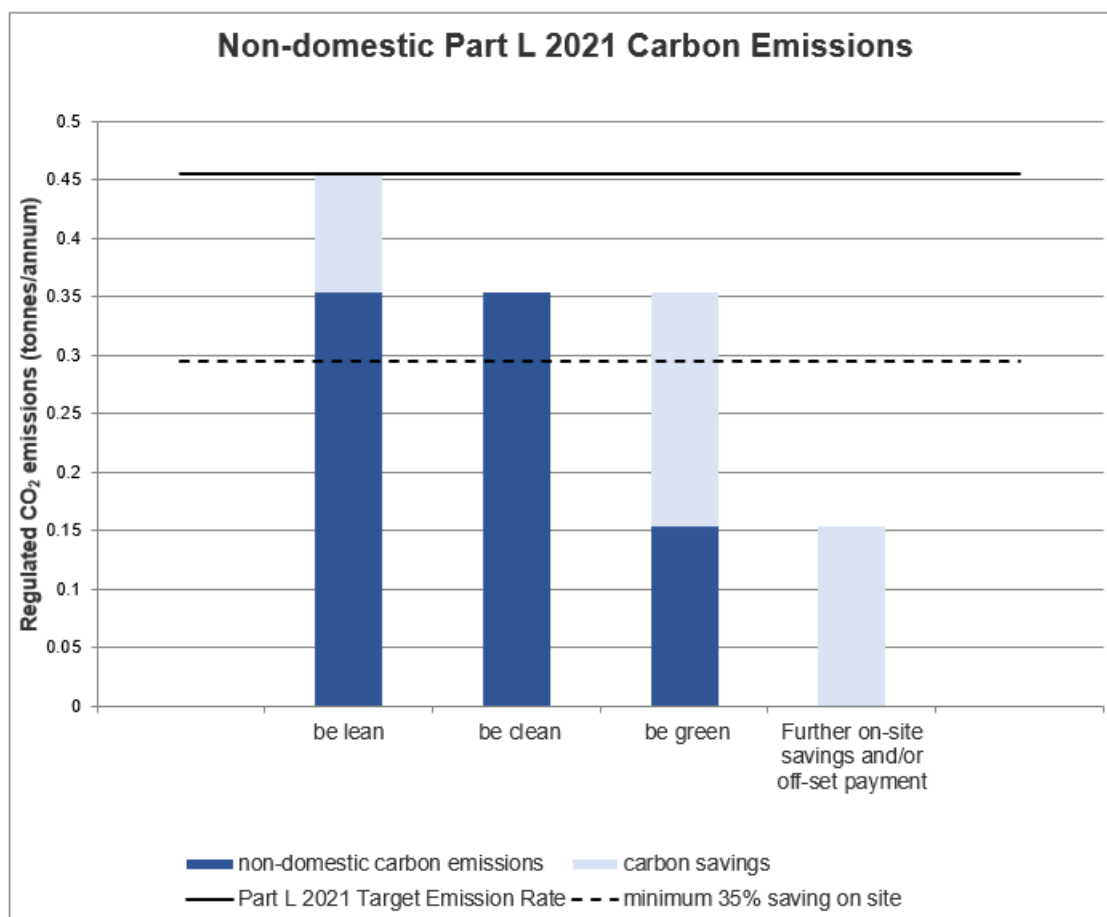
Having minimised energy consumption in the first instance, the efficient delivery of the remaining energy demands has been considered with reference to the heating and cooling hierarchy in the London Plan. Using the London Heat Map as reference it is evident this proposed development is neither within the coverage of an existing district heating network, nor is there an expectation that a district heating network will be developed at this site in the near future.

Due to its size, this development is not suitable for combined heat and power.

An assessment has been carried out to determine the potential for renewable energy systems to reduce CO<sub>2</sub> emissions further. In order to meet the expectations of the Local Planning Authority there is potential for heating to be provided by air source heat pump convector heaters and for a photovoltaic array to be installed upon the roof of the pergola. The installation of and source heat pump together with a **2 kWp photovoltaic array** will lead to a reduction in CO<sub>2</sub> emissions equivalent to 44% of the base case.



The total reduction in emissions resulting from energy efficiency measures and the installation of renewable technology is 66% compared to the regulated emissions from a building designed to just meet Building Regulations (2021) Part L2. This surpasses the target reduction of 35%, as required by the London Plan. The remaining emissions to achieve a 100% reduction shall be offset via a £440 cash in lieu payment<sup>2</sup> to the London Borough of Haringey carbon offset fund.



## 2. Introduction

Energy use in buildings is a significant contributor to global CO<sub>2</sub> emissions and global warming. Designing energy efficient buildings and incorporating low and zero carbon energy generation is a vital part of ensuring this development incorporates sustainability as a core part of its design.

<sup>2</sup> Calculated based on a Carbon Offset Price of £95 per tonne for 30 years.

This report is produced in line with the requirements of the document "Energy Assessment Guidance - Greater London Authority guidance on preparing energy assessments as part of planning applications (June 2022)".

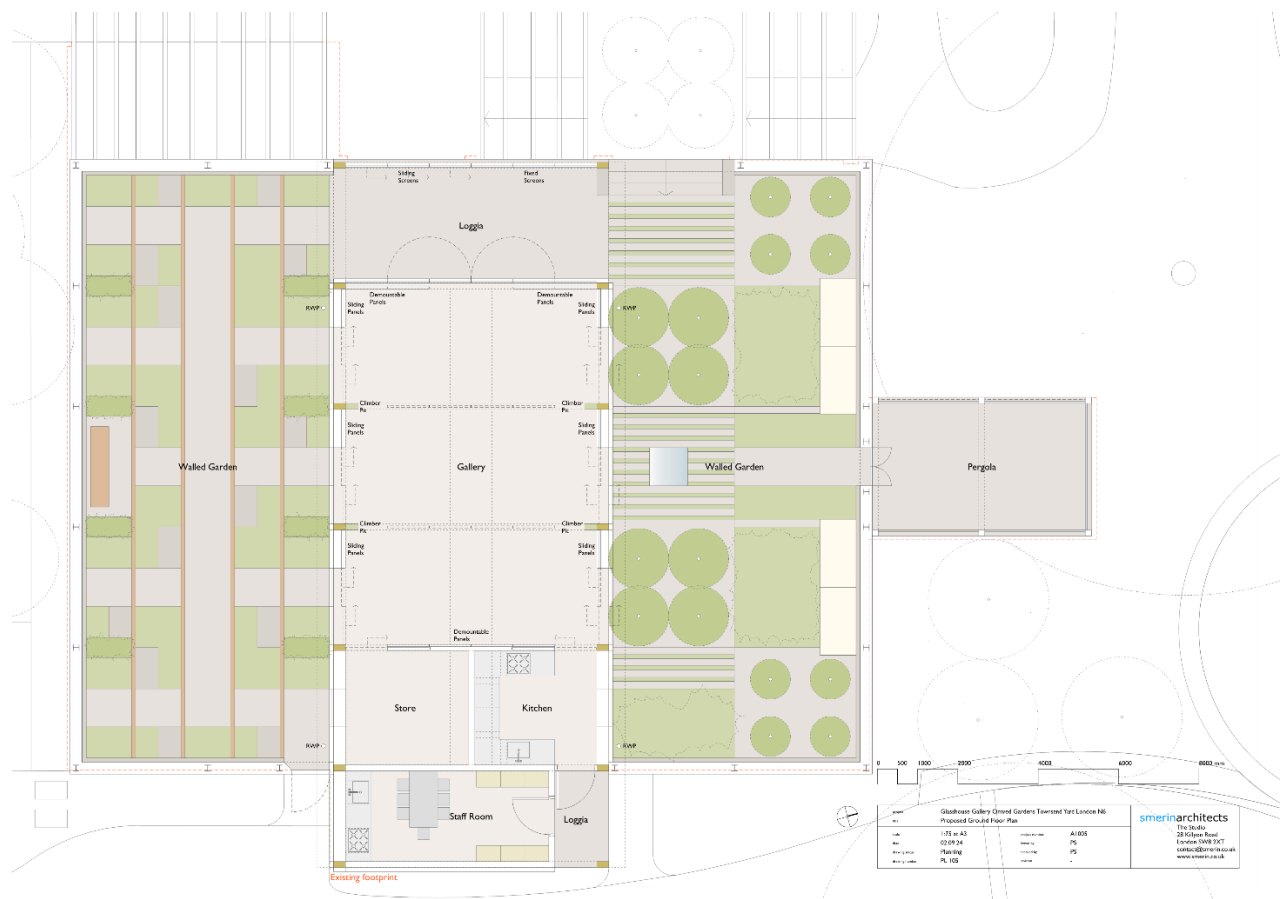
The purpose of the report is to assist evaluating parties to understand the energy consumption and performance of the proposed development and consider its performance against the "lean, clean, green" performance standard.

This application seeks by its design to surpass the CO<sub>2</sub> emission target of the baseline by 35% of the regulated energy consumption.

## 2.1. Overview of the proposed development

The proposed development consists of a newly constructed gallery building. The proposed development is located within the London borough of Haringey and within the Greater London area.

Proposed floor plan:





### 3. Policies and Drivers

#### 3.1. National and International Policy

The Climate Change Act (2008) sets a legally binding target for reducing UK carbon dioxide (CO<sub>2</sub>) emissions to zero by 2050. It also provides for a Committee on Climate Change, which sets out carbon budgets binding on the Government for 5-year periods.

The National Planning Policy Framework (NPPF) 2021, reflects the requirements of the Climate Change Act 2008 in paragraphs 153 and 155 as follows:

"Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."

"New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards."

"To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers."

#### 3.2. Regional Policy: London Plan

The GLA London Plan requires new major developments to reduce their carbon emissions by 100% compared to Part L 2021 Building Regulations standard, with a minimum on-site target



reduction of 35%, and an option for any shortfall to net-zero carbon to be offset through a carbon offset payment.

The London Plan is the overall strategic plan for London. It sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2041. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

The key London Plan policies which are relevant to this energy strategy are summarised below:

- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk

### **3.2.1. Policy SI 2 Minimising greenhouse gas emissions**

Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- i. Be lean: use less energy and manage demand during operation.
- ii. Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly.
- iii. Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site.
- iv. Be seen: monitor, verify and report on energy performance.

Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

A minimum on-site reduction of at least 35% beyond Building Regulations is required for major development. Residential development should achieve 10%, and non-residential development should achieve 15% through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

- 1) through a cash in lieu contribution to the borough's carbon offset fund, or
- 2) off-site provided that an alternative proposal is identified and delivery is certain.



### **3.2.2. Policy SI 3 Energy infrastructure**

Major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system:

- 1) the heat source for the communal heating system should be selected in accordance with the following heating hierarchy:
  - a) connect to local existing or planned heat networks
  - b) use zero-emission or local secondary heat sources (in conjunction with heat pump, if required)
  - c) use low-emission combined heat and power (CHP) (only where there is a case for CHP to enable the delivery of an area-wide heat network, meet the development's electricity demand and provide demand response to the local electricity network)
  - d) use ultra-low NOx gas boilers
- 2) CHP and ultra-low NOx gas boiler communal or district heating systems should be designed to ensure that they meet the requirements in Part B of Policy SI 1 Improving air quality
- 3) where a heat network is planned but not yet in existence the development should be designed to allow for the cost-effective connection at a later date.

### **3.2.3. Policy SI 4 Managing heat risk**

This policy states that major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:

1. reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure
2. minimise internal heat generation through energy efficient design
3. manage the heat within the building through exposed internal thermal mass and high ceilings
4. provide passive ventilation
5. provide mechanical ventilation
6. provide active cooling systems.

### 3.2.4. Local Policy: Haringey Council

The London Plan is key to Haringey Council planning policy and should be considered with every planning application.

### 3.2.5. Project policy

Planning policy leads to an on-site target reduction equal to:

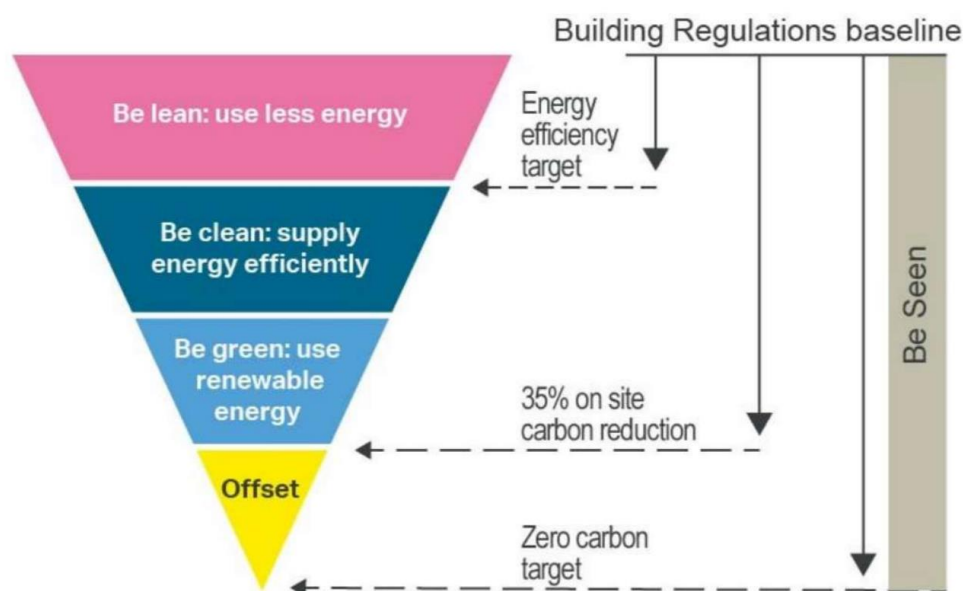
- 15% below those of a development compliant with Part L 2021 of the Building Regulations through energy efficiency measures alone ("Be Lean" stage); and
- 35% of the Regulated CO<sub>2</sub> emissions compared to the baseline through the application of the Energy Hierarchy.

Where it is clearly demonstrated that the specific targets cannot be fully achieved on-site, any shortfall (including to net-zero carbon, where applicable) will be provided off-site or through a cash in lieu contribution to the relevant borough.

## 4. Energy hierarchy

In line with best practice the proposed energy strategy for this development will follow the principals of the energy hierarchy.

The energy hierarchy has three priorities, seeking to reduce energy use before meeting remaining demand by the cleanest means possible:





- 1) Be lean – use less energy: Optimise the building fabric, glazing, and structure to minimise energy consumption in the first instance by using low U-values and good air tightness, and ensure that active systems run as energy efficiently as possible.
- 2) Be clean – supply energy efficiently: Further reduce carbon emissions through the use of decentralised energy where feasible, such as combined heat and power (CHP).
- 3) Be green – use renewable energy: When the above design elements have been reasonably exhausted, supply energy through renewable sources where practical.

## 5. Establishing the baseline

For non-domestic buildings that are wholly new in construction, the baseline is the Target CO<sub>2</sub> Emission Rate (TER) from Approved Document L2.

The baseline calculations are based on buildings that are the same size and shape as the proposed buildings and have the same exposed facades.

## 6. Energy efficient design measures (“be lean”)

Enhancing the thermal performance of the building envelope helps to future-proof the structure and also yields the greatest CO<sub>2</sub> savings. Adding renewable technology will then yield maximum carbon reductions with lower long-term costs for the developer.

The proposed non-domestic development will achieve compliance with Approved Document L2 2021 without reliance on the contribution of renewable technology<sup>3</sup>.

The following energy-efficient design measures are proposed:

|                                                       | Proposed development                 | L2 2021 requirements               |
|-------------------------------------------------------|--------------------------------------|------------------------------------|
| Ground floor U-value (W/m <sup>2</sup> K)             | 0.13                                 | 0.18                               |
| External wall U-value (W/m <sup>2</sup> K)            | 0.15                                 | 0.26                               |
| Roof U-value (W/m <sup>2</sup> K)                     | 0.11                                 | 0.16                               |
| Window, rooflight & door U-value (W/m <sup>2</sup> K) | 0.81 (g-value 0.35)                  | 1.60                               |
| Air permeability                                      | 2.0 m <sup>3</sup> /h.m <sup>2</sup> | 8 m <sup>3</sup> /h.m <sup>2</sup> |
| Thermal bridging                                      | ACD                                  |                                    |
| Thermal mass                                          | Medium                               |                                    |

Having reduced energy demand through improvements to the fabric, this development shall seek to reduce energy consumption further through the specification of mechanical and

<sup>3</sup> Under Approved Document L2 2021, the notional building specification that is used to calculate the TER can include on-site renewable generation from PV. For the purpose of estimating savings from “Be Lean” measures only, the BER calculation for this stage of the energy hierarchy includes PV savings matched to the notional building.



electrical systems with efficiencies that surpass the requirements of Approved Document L2 2021:

|                                           | Proposed development                 | L2 2021 requirements                 |
|-------------------------------------------|--------------------------------------|--------------------------------------|
| Lighting efficacy (LED)                   | 125 lm/W                             | 95 lm/W                              |
| Lighting controls                         | Occupancy sensing                    |                                      |
| Air source heat pump convector heating    | SCOP: 2.64 <sup>4</sup>              | SCOP: 2.50                           |
| Electric instantaneous hot water          | SCOP: 1.00                           | SCOP: 1.00                           |
| Mechanical ventilation with heat recovery | SFP: 1.0 W/l/s<br>Heat recovery: 90% | SFP: 2.0 W/l/s<br>Heat recovery: N/A |

## 7. Energy efficient systems (“be clean”)

### 7.1. Combined heat and power

Combined heat and power (CHP) systems use relatively cheap and clean fuels (such as natural gas) to generate heat and electricity on site. A typical CHP system uses combustion of natural gas to drive a turbine that produces electricity. The heat generated is captured and used to produce hot water.

As losses are minimised the carbon footprint of the energy generated is very low. However this is dependent on there being sufficient year-round local heat demand to fully utilise the heat generated by the CHP plant. An example would be developments of at least 500 dwellings, universities or hospitals.

The feasibility of a gas-fired CHP for the site has been considered, however, in this case the base load is insufficient to make CHP feasible. CHP is therefore not considered to be feasible or desirable for this project, due to the scale of the development.

### 7.2. District heating networks

In a district heating network heat is supplied from one or more central energy centres to multiple buildings within the network. Supply to multiple buildings guarantees high year-round local heat demand which in turn allows the use of low carbon technologies within the energy centre, such as combined heat and power systems. Large plant and aggregated demand allows systems within the energy centre to run more efficiently.

Hot water is distributed within the network via highly insulated pipes. To connect to the network individual boilers are replaced with separately metered heat exchangers.

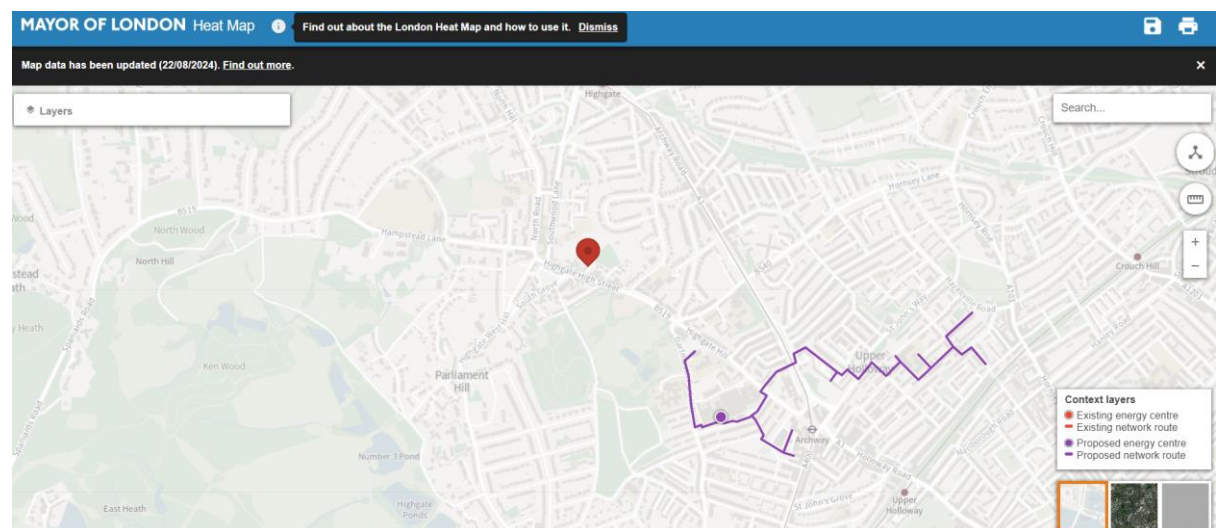
---

<sup>4</sup> In line with GLA guidance, the “Be Lean” stage assessment includes heat pumps with notional performance values of 2.86 seasonal generator efficiency for hot water and 2.64 seasonal system coefficient of performance for space heating. The CO2 emission savings from increases in performance over the notional value will then be accounted for under the ‘Be Green’ element of the energy hierarchy.

London Plan Policy 5.6 requires new developments to connect to an existing district heating network if one is available. Where there is no existing network, but potential for a future network has been identified, major developments should incorporate the infrastructure required to connect to the network. This may include installing centralised heating plant connected to individual heat exchangers within each unit.

Having reviewed the London Heat Map it is evident this proposed development is neither within the coverage of an existing district heating network, nor is it within the coverage of a proposed future district heating network. Connection to a district heating network in the short term is therefore not feasible.

London Heat Map showing existing and proposed district heating networks, energy centres, proposed transmission routes and the Heat Network Priority Area:



Due to its size and location, this development is not suitable for district heating.

## 8. Low and zero carbon energy sources (“be green”)

### 8.1. Photovoltaics

Solar photovoltaics (PV) capture the sun's energy using photovoltaic cells. The cells convert sunlight into electricity, which can be utilised on site or transferred into the National Grid. PV cells are made from layers of semi-conducting material, usually silicon. When light shines on the cell it creates an electric field across the layers. The stronger the sunshine, the more electricity is produced. Groups of cells are mounted together in panels or modules that can be mounted on a roof.

The power of a PV cell is measured in kilowatts peak (kWp). This is the rate at which the cell generates energy at peak performance in full direct sunlight.



Photovoltaics offer high CO<sub>2</sub> savings, are simple to install and suitable for most buildings. The only limiting factor for PV is the availability of suitable roof space.

**Feasibility assessment: Feasible and appropriate.** There is sufficient unshaded roofspace available for a photovoltaic installation.

## **8.2. Heat Pumps**

Heat pumps collect low temperature heat from renewable sources (such as the air or ground) and concentrate the heat to a usable temperature via a reverse refrigeration cycle. Useable heat is transferred to the building via a heat exchanger and can be used for low temperature heating and Domestic Hot Water, though an immersion top-up may be required for DHW.

Heat pumps have some impact on the environment as they generally use grid supplied electricity to run the pumps. It is common for heat pumps to have a coefficient of performance of three, meaning that for every 1kWh of electricity used, over 3kWh of heat can be generated. The renewable component of the output is therefore taken as the difference between the output energy and the input energy, in this scenario the heat pump will be deemed to have delivered 2kWh of renewable energy.

Ground source heat pumps require external horizontal ground loops, or as is more likely in built-up environments, vertical loops fed into bore holes. The application of ground source heat pumps is therefore constrained by site ground conditions and available space.

Air source heat pumps have a slightly lower seasonal efficiency than ground source heat pumps, but require less space. Noise and space considerations should be assessed when determining an appropriate site for external condensing units.

**Feasibility assessment: Feasible and appropriate for primary heating.**

## **8.3. Solar thermal**

Solar thermal systems, use free heat from the sun to warm Domestic Hot Water. A conventional boiler or immersion heater can be used to make the water hotter, or to provide hot water when solar energy is unavailable.

Solar thermal systems are most appropriate for buildings with high year-round Domestic Hot Water demand.

Many solar thermal systems will use electricity to run pumps within the system. This means the resultant CO<sub>2</sub> and cost savings in a building with a gas boiler will be relatively low.

**Feasibility assessment: Feasible but inappropriate.** There is sufficient unshaded roofspace available for a solar thermal installation but low levels of Domestic Hot Water demand.



## 8.4. Wind turbines

Wind turbines use blades to catch the wind. When the wind blows, the blades are forced round, driving a turbine which generates electricity. The stronger the wind, the more electricity produced.

There are two types of domestic-sized wind turbine: Pole mounted and building mounted. Pole mounted turbines are free standing and are erected in a suitably exposed position, and are often about 5kW to 6kW in size. Building mounted turbines are smaller and can be installed on the roof of a home where there is a suitable wind resource. Often these are around 1kW to 2kW in size.

Large scale turbines, in exposed locations offer one of the best financial returns of all renewable energy systems as the payback of the system increases dramatically with the size of the turbine. However small-scale systems offer much lower levels of performance and recent studies have questioned the viability and output from such systems, particularly in urban environments.

**Feasibility assessment: Potentially feasible and appropriate. Further investigation required.**

## 8.5. Biomass

Biomass heating systems, burn wood pellets, chips or logs to provide warmth in a single room or to power central heating and hot water boilers. The carbon dioxide emitted when wood is burned is the same amount that was absorbed over the months and years that the plant was growing. The process is sustainable as long as new plants continue to grow in place of those used for fuel. There are some carbon emissions caused by the cultivation, manufacture and transportation of the fuel, but as long as the fuel is sourced locally, these are much lower than the emissions from fossil fuels.

When specifying biomass heating systems is important to consider the potential technical issues surrounding delivery and storage of fuel.

Although the CO<sub>2</sub> savings from biomass are substantial, the high levels of NO<sub>x</sub> emissions can make biomass systems unsuitable for urban environments.

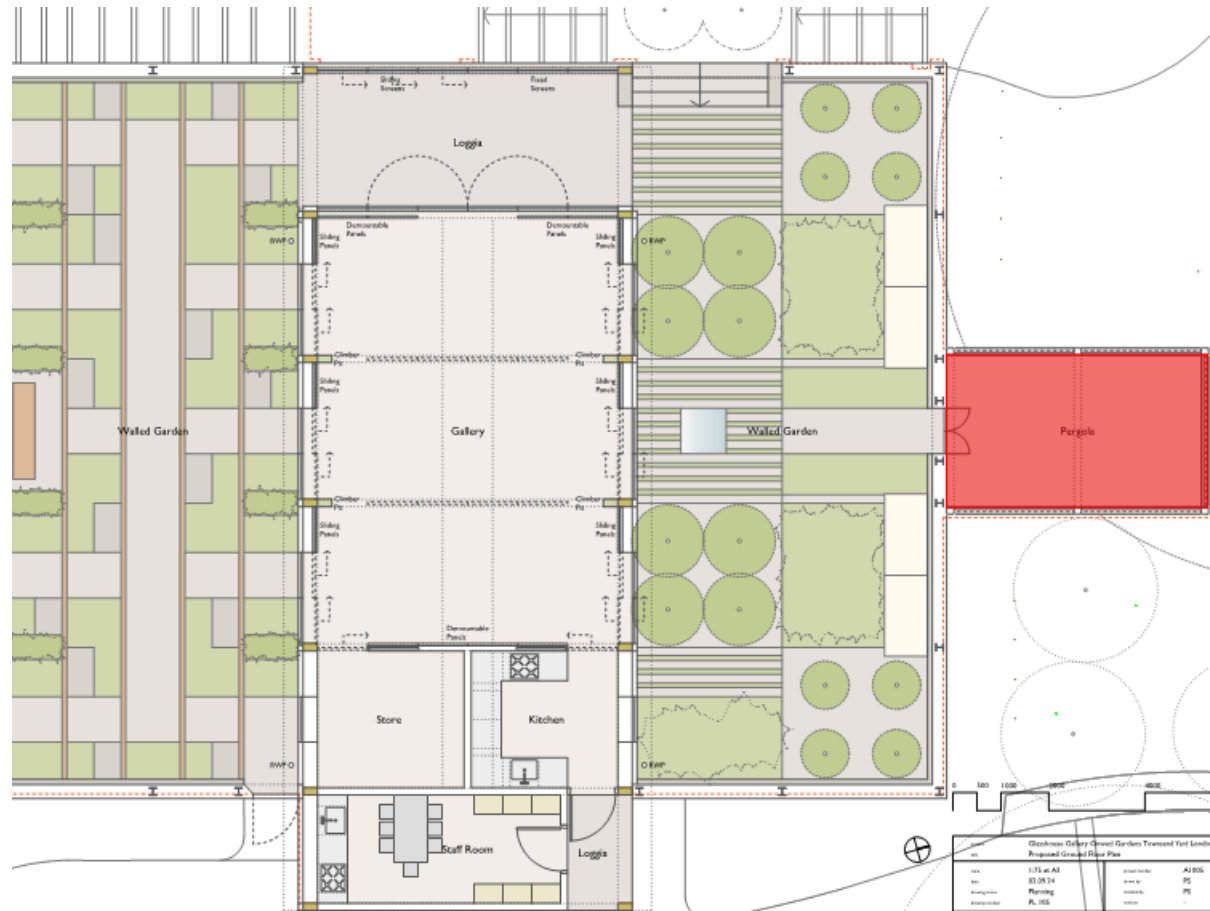
**Feasibility assessment: Feasible but inappropriate in this urban setting.**

## 8.6. Proposed low and zero carbon energy sources

With CO<sub>2</sub> emissions within the building already reduced through an enhanced fabric and energy efficient systems, it is proposed that further reduction will be achieved through the installation of an air source heat pump for primary heating and a **2 kWp photovoltaic system** on the roof of the pergola.

**Air source heat pump to achieve a minimum heating COP of 3.2.**

Roof plan showing available area for photovoltaic installation (highlighted red):



2 kWp of PV will require approximately 14m<sup>2</sup> of available roof area.

## 9. Results: Calculated CO<sub>2</sub> savings

### 9.1. Regulated CO<sub>2</sub> savings

Table 1: Carbon Dioxide Emissions after each stage of the Energy Hierarchy for non-domestic buildings

|                                                                         | Carbon dioxide emissions for non-domestic buildings<br>(Tonnes CO <sub>2</sub> per annum) |             |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------|
|                                                                         | Regulated                                                                                 | Unregulated |
| Baseline: Part L 2021 of the Building Regulations Compliant Development | 0.5                                                                                       | 0.5         |
| After energy demand reduction (be lean)                                 | 0.4                                                                                       | 0.5         |
| After heat network connection (be clean)                                | 0.4                                                                                       | 0.5         |
| After renewable energy (be green)                                       | 0.2                                                                                       | 0.5         |

Table 2: Regulated carbon dioxide savings from each stage of the Energy Hierarchy for non-domestic buildings

|                                               | Regulated non-residential carbon dioxide savings |     |
|-----------------------------------------------|--------------------------------------------------|-----|
|                                               | (Tonnes CO <sub>2</sub> per annum)               | (%) |
| Be lean: savings from energy demand reduction | 0.1                                              | 22% |
| Be clean: savings from heat network           | 0.0                                              | 0%  |
| Be green: savings from renewable energy       | 0.2                                              | 44% |
| Total Cumulative Savings                      | 0.3                                              | 66% |
| Annual savings from off-set payment           | 0.2                                              | -   |
|                                               | (Tonnes CO <sub>2</sub> )                        |     |
| Cumulative savings for off-set payment        | 5                                                | -   |
| Cash in-lieu contribution (£)                 | 440                                              |     |



## 10. Be Seen

Energy use to be recorded through the installation of meters and submeters. Modelled and measured operational energy performance to be reported via the GLA webform: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform>.



## **11. Appendix A: BRUKL Reports**

- 11.1. Baseline / Be Lean**
- 11.2. Be Green**

## **12. Appendix B: Part I 2021 gla carbon emission reporting spreadsheet v2.0\_0**