



AUGUST 2026

Energy Statement

Uxbridge College, Park Road, Uxbridge, UB8 1NQ

Iceni Projects Limited on behalf of
Harrow, Richmond and Uxbridge Colleges (HRUC)

August 2026

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ON BEHALF OF
HARROW, RICHMOND AND
UXBRIDGE COLLEGES
(HRUC)

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Energy Statement
UXBRIDGE COLLEGE, PARK ROAD, UXBRIDGE, UB8
1NQ

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1. EXECUTIVE SUMMARY

- 1.1 Icen Projects Ltd has been commissioned by Harrow, Richmond and Uxbridge Colleges (HRUC; the 'Applicant') to produce an Energy Statement to accompany the planning application for the Proposed Development at Uxbridge College, Park Road, Uxbridge, UB8 1NQ (the 'Site').
- 1.2 This document details the carbon dioxide (CO₂) emissions reduction measures adopted by the Proposed Development and gives an overview of the design proposals that will ensure the scheme operates in an energy efficient manner over the lifespan of the scheme.
- 1.3 This application proposes the demolition of an existing single-storey building, and its replacement with a temporary, three-storey portakabin building for a period of five years.
- 1.4 The energy strategy for the Proposed Development has been assessed in line with the Greater London Authority's (GLA) methodology set out in the London Plan and associated documents. This approach is consistent with that required by the London Borough of Hillingdon Local Plan: Part 1 – Strategic Policies and the London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies, and therefore represents best practice in meeting the required standards of energy efficiency and CO₂ emissions reduction.
- 1.5 The proposed energy strategy is based upon the principles of the Energy Hierarchy on the basis that it is preferable to reduce carbon dioxide emissions through reduced energy consumption above decarbonisation through alternative energy sources.
- 1.6 The key measures proposed to minimise carbon dioxide emissions from the Proposed Development include:
- Targeting of high levels of air tightness to reduce heat loss through infiltration;
 - Incorporation of low energy LED lighting to minimise artificial lighting energy consumption;
 - Employment of electric-only heating, ventilation and air conditioning (HVAC) systems, including mechanical ventilation with heat recovery (MVHR), where required, to ensure greater energy efficiency and to reduce the need for fossil fuel combustion on-Site;
 - Incorporation of electric panel heating to provide space heating and fresh air efficiently and without the need for fossil fuels;
 - Highly efficient Direct Expansion (DX) split systems to provide space cooling, where required, that utilise natural, low global warming potential (GWP) refrigerants;

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- Incorporation of rooftop, photovoltaic (PV) panels to generate carbon-free electricity on-Site; and
 - Employment of building management systems (BMS) and heating controls to maximise operational efficiency.

1.7 Overall, the proposals constitute sustainable development in accordance with national and local policy requirements and will provide a development that seeks to promote these principles in operation.

2. INTRODUCTION

- 2.1 Icen Projects Ltd has been commissioned by Harrow, Richmond and Uxbridge Colleges (HRUC; the 'Applicant') to produce an Energy Statement to accompany the planning application for the Proposed Development at Uxbridge College, Park Road, Uxbridge, UB8 1NQ (the 'Site').

Report Objective

- 2.2 This document details the carbon dioxide (CO₂) emissions reduction measures adopted by the Proposed Development and gives an overview of the design proposals that will ensure the development operates in an energy efficient manner over the lifespan of the scheme. The Energy Statement report headlines will provide a framework for the project team to operate consistently within sustainability guidelines set out by the London Borough of Hillingdon.
- 2.3 The report is structured as follows:
- Section 3 sets out the planning context and policies which are relevant to energy;
 - Section 4 discusses the Proposed Development's response to the policy drivers for energy and sets out the development's energy strategy to minimise CO₂ emissions; and
 - Section 5 summarises the Proposed Development's design response.

Site and Surroundings

- 2.4 The Site (Appendix A1) is located within the south of the established campus of Uxbridge College, Park Road, Uxbridge. The Site is currently occupied by a single-storey building that is functionally outdated and no longer fit for purpose, failing to meet modern teaching and workshop standards. It also lacks the capacity and infrastructure to meet and support future demand. The wider Uxbridge College campus comprises a mix of buildings of varying age, scale and architectural style, in addition to established internal access routes, servicing arrangements and connections to the surrounding area. The area surrounding the wider campus includes individual residential properties and a three-storey block of flats to the west, a railway line to the south, Park Road to the east, and individual residential properties and areas of open space to the east.
- 2.5 The approximate location of the Site is shown in Figure 2.1 below, whilst the Site Location Plan is provided in Appendix A1.

Figure 2.1 Approximate Site Location

 Approximate Site Boundary



2.6 The description of the Proposed Development is as follows:

“Demolition of an existing single-storey building and its replacement with a temporary three-storey portakabin building for a period of 5 years.”

2.7 The images below show the plans and elevations of the Proposed Development.

Figure 2.2 Proposed Floor Plans

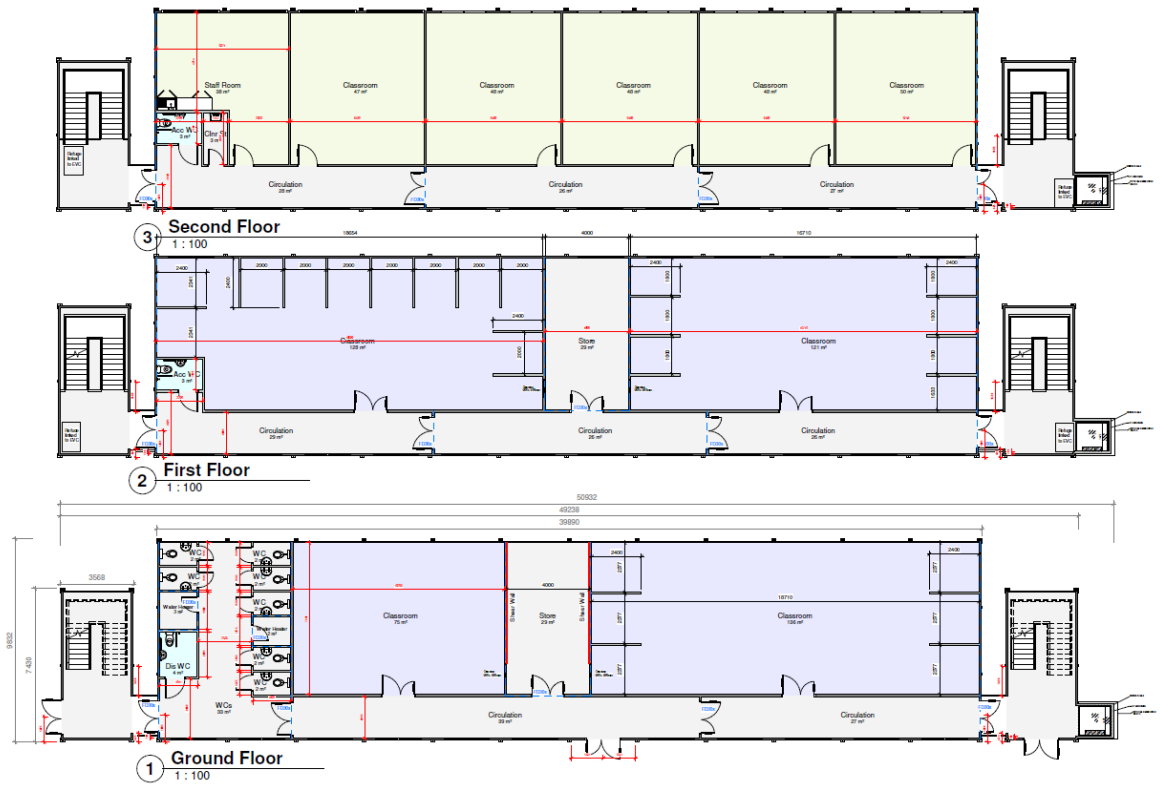


Figure 2.3 Proposed Elevations



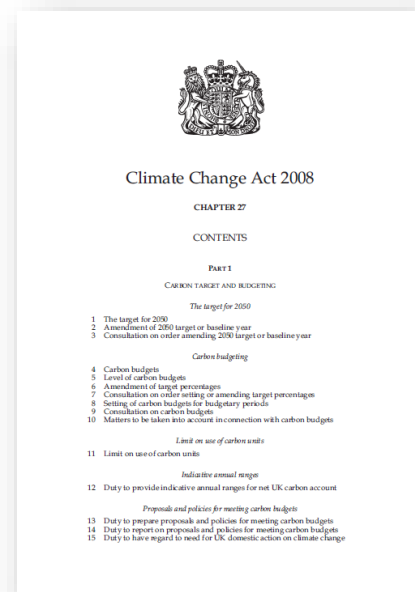
3. PLANNING AND REGULATORY CONTEXT

- 3.1 Built environment sustainability is incorporated within policy and regulation at a national, regional and local level, as set out below.

National

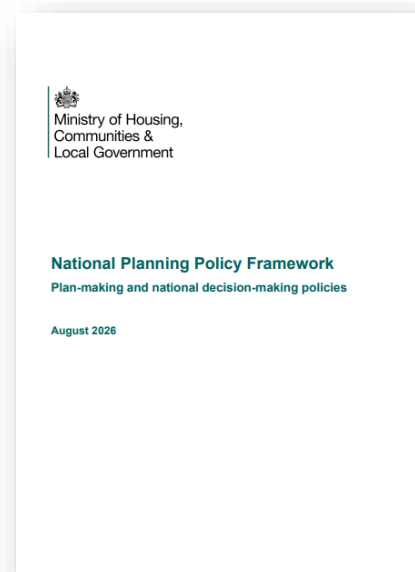
Climate Change Act (November 2008)

- 3.2 On 26th November 2008, the UK Government published the Climate Change Act 2008; the world's first long-term legally binding framework to mitigate against climate change. Within this framework, the Act sets legally binding targets to increase greenhouse gas emission reductions through action in the UK and abroad from the 60% target set out in the Energy White Paper, to 80% by 2050.
- 3.3 As required under Section 34 of the Climate Change Act, the Sixth Annual Carbon Budget was accepted by the Government in April 2021. This sets out a budget for UK emissions for the period 2033 – 2037.
- 3.4 Following a commitment in June 2019, the Climate Change Act has been amended to target net zero carbon emissions by 2050.



National Planning Policy Framework (August 2026)

- 3.5 The Ministry of Housing, Communities & Local Government determines national policies on different aspects of planning and the rules that govern the operation of the system. Accordingly, the National Planning Policy Framework (NPPF), which came into force in March 2012. In August 2026, the most recently revised version of the NPPF was published, setting out a series of plan-making and national decision-making policies.
- 3.6 **Policy S3: Presumption in favour of sustainable development** of the NPPF confirms that decisions on development proposals should apply a presumption in favour of sustainable development. Policies S4 and S5 go



on to set out additional requirements depending on whether a proposed development is located within settlements or outside settlements, respectively.

- 3.7 Paragraph 15 states that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.8 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives:
- **An Economic Objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - **A Social Objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and.
 - **An Environmental Objective** – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.
- 3.9 Part (1c) of **Policy CC2: Mitigation of climate change** within the NPPF states that, in order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal, use design approaches which conserve energy and other resources. Part (1e) of this policy goes on to state that proposals should take advantage of opportunities to draw low carbon energy from decentralised networks (such as district heat networks), where these are available, and to co-locate energy and heat generators and users, especially to take advantage of suppliers of surplus heat and energy.
- 3.10 Part (2b) of **Policy DP3: Key principles for well-designed places** states that, to create well-designed places, development proposals should also contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating.

Future Buildings Standard (January 2021)

3.11 On 19th January 2021, the government announced the future introduction of the Future Buildings Standard. The Standard will deliver new non-domestic buildings that are zero-carbon ready from 2027 onward, which use low-carbon heat, and which have the best fabric standards possible. As the electricity grid continues to decarbonise, buildings built to the Standard will become net zero carbon over time, with no need for further energy efficiency retrofit work as they will not rely on fossil fuels for heating and hot water.



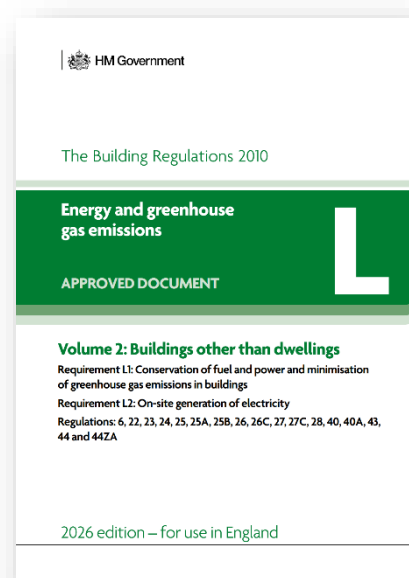
3.12 This Standard is expected to build on the Prime Minister's Clean Growth Grand Challenge mission, which aims to at least halve the energy usage of new buildings by 2030. It also looks to halve the costs of renovating existing buildings to achieve a similar standard of energy efficiency as new buildings, whilst improving their quality and safety.

Part L of the Building Regulations

3.13 Part L of the Building Regulations relates to the conservation of fuel and power, and applies to both new and existing buildings. The current edition covers the energy efficiency requirements of the building regulations as set out in Part L of Schedule 1 to the Building Regulations. Technical guidance is contained in two Part L Approved Documents.

3.14 The documents of relevance to this scheme include:

- **Approved Document L Volume 2: Buildings other than dwellings.** This provides the methodology for new build, non-domestic buildings to meet current energy efficiency standards, including backstop U-values, carbon dioxide emissions calculations and minimising the risk of overheating. Carbon dioxide emissions reductions are prescribed for 'regulated' emissions only, and relate to heating, hot water, lighting, auxiliary and cooling (where specified). Emissions from other equipment (computers, for example) are considered to be unregulated emissions, and are excluded from the analysis.



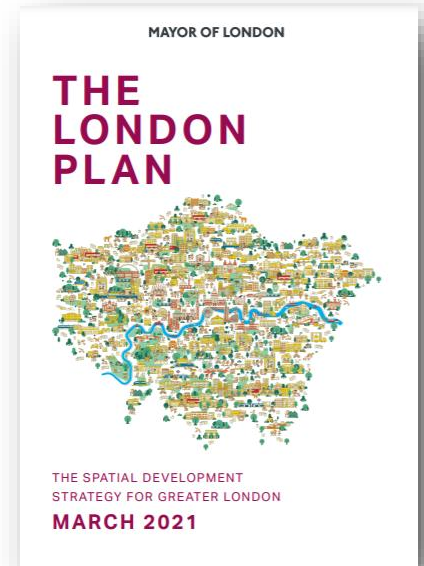
Regional

- 3.15 Within Greater London, key sustainable development principles for economic, environmental and social improvement are set out below:

The London Plan (March 2021)

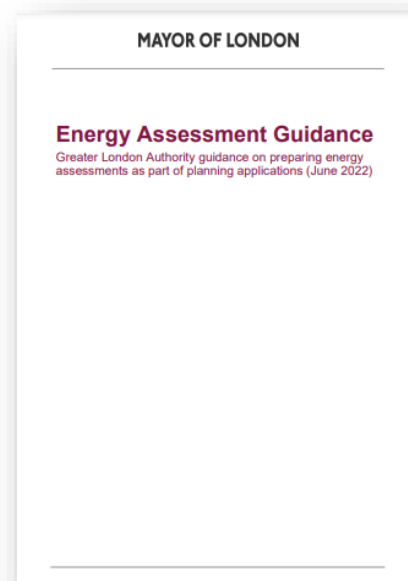
- 3.16 The London Plan is the overall strategic plan for London and includes policies for sustainable development and energy within Chapter 9 (London's response to climate change). Key policies of relevance to the Proposed Development are as follows:

- **Policy SI2 Minimising Greenhouse Gas Emissions.** This states that major development proposals should be net zero-carbon, by reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
 1. Be lean: use less energy
 2. Be clean: supply energy efficiently
 3. Be green: use renewable energy
 4. Be seen: monitor, verify and report on energy performance
- **Policy SI3 Energy Infrastructure.** This policy recognises that combined heat and power installations can have negative effects on London's air quality and shifts the focus of decentralised energy networks to the use of waste or secondary heat sources, where available. The policy also recognises that, compared to increasingly decarbonised electricity generation, gas-fired heat will become comparatively more carbon intensive as the electricity grid is further decarbonised.



Energy Planning – GLA guidance on preparing energy assessments (June 2022)

- 3.17 The guidance note provides further detail on addressing the London Plan's energy hierarchy through the provision of an energy assessment to accompany planning applications. The document sets out the expected carbon dioxide emissions targets for different building types.
- 3.18 The guidance outlines the requirement for all major application within London to achieve a minimum 35% carbon dioxide emissions savings over the Part L:2021 baseline through on-site means alone. The guidance also sets out the requirement to report the Energy Use Intensity (EUI) and the space heating demand of the development using the GLA's carbon emissions reporting spreadsheet.



Draft London Plan (July 2026)

- 3.19 The draft London Plan, published for consultation in July 2026, sets out a proposed strategy for spatial development in Greater London, including policies that deal with development and use of land. The draft London Plan which, once adopted, will run to 2046/47, sets out requirements for homes, jobs, transport, and other infrastructure, in addition to policies to ensure good quality development. Policies relating to sustainable development and energy are set out within Chapter 5 (Creating a greener, healthier, and resilient city). Key policies of relevance to the Proposed Development are as follows:

- **Policy GHR1 Energy Efficiency.** This states that developments should minimise energy consumption through highly energy-efficient building fabric measures, design and heating systems:

- 1) Development should minimise both annual and peak regulated and unregulated energy demand by meeting the following minimum energy use intensity (EUI) and space heating demand (SHD) standards:

Table showing minimum space heating demand standards

kWh/m ² /yr (GIA)	Baseline target	Aspirational target
All typologies	20	15



Table showing minimum energy use intensity standards

kWh/m ² /yr (GIA)	Baseline target	Aspirational target
Residential	40	35
Office	90	70
Primary school	40	35
Industrial	40	35
Hotel	120	80
Student accommodation	65	50

- 2) Major refurbishments and developments that do not fall into these use classes should minimise and report EUI and SHD levels (with reference to relevant industry benchmarks).

Development should maximise the opportunities for the provision of renewable energy by producing, storing and using renewable energy on-site.

Development should monitor and report annual in-use energy demand post-construction for at least five years.

- **GHR2 Low-cost low-carbon heat.** This states that all major developments should submit a Low Carbon Heat Appraisal to establish the optimum low carbon and low cost (considering upfront, whole life and end user costs) heating solution for their site.

Where relevant, it is expected that this optimum solution would comply with the government's Heat Network Zoning Regulations.

Development proposals that will result in the generation of waste heat should engage with the LPA76 for an opinion on whether the waste heat will be of an appropriate scale and temperature for supply into a heat network, as well as at a location of interest to a heat network developer. Where directed as a consequence of this opinion, a waste heat utilisation plan should be prepared, and the development proposal should incorporate design and specifications that optimise the opportunity for heat capture, storage and distribution infrastructure as required, to enable cost effective and timely heat supply to an existing or future heat network.

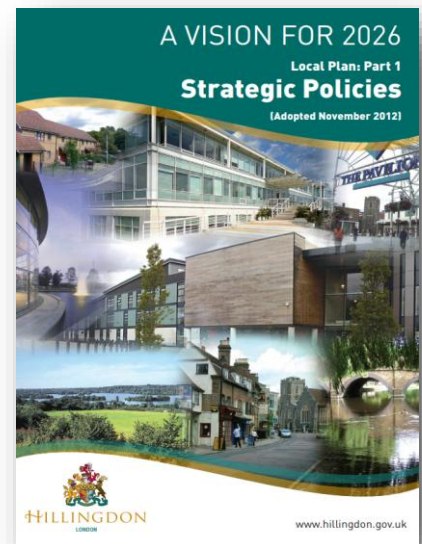
Local

- 3.20 In determining the local context, London Borough of Hillingdon Local Plan: Part 1 – Strategic Policies (November 2012) and the London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) set out policy relevant to sustainable development.

London Borough of Hillingdon Local Plan: Part 1 – Strategic Policies (November 2012)

- 3.21 Part 1 of the Local Plan demonstrates the importance the local authority places on maintaining and enhancing the natural environment, outlining a number of strategic objectives and policies to achieve this. The objectives and policies of relevance to the Proposed Development are outlined below.

- **Strategic Objective 11:** Address the impacts of climate change, and minimise emissions of carbon and local air quality pollutants from new development and transport.
- **Policy EM1: Climate Change Adaptation and Mitigation.** The Council will ensure that climate change mitigation is addressed at every stage of the development process by:



- Prioritising higher density development in urban and town centres that are well served by sustainable forms of transport.
- Promoting a modal shift away from private car use and requiring new development to include innovative initiatives to reduce car dependency.
- Ensuring development meets the highest possible design standards whilst still retaining competitiveness within the market.
- Working with developers of major schemes to identify the opportunities to help provide efficiency initiatives that can benefit the existing building stock.
- Promoting the use of decentralised energy within large scale development whilst improving local air quality levels.
- Targeting areas with high carbon emissions for additional reductions through low carbon strategies. These strategies will also have an objective to minimise other pollutants that impact on local air quality. Targeting areas of poor air quality for additional emissions reductions.

- Encouraging sustainable techniques to land remediation to reduce the need to transport waste to landfill. In particular developers should consider bioremediation as part of their proposals.
- Encouraging the installation of renewable energy for all new development in meeting the carbon reduction targets savings set out in the London Plan. Identify opportunities for new sources of electricity generation including anaerobic digestion, hydroelectricity and a greater use of waste as a resource.

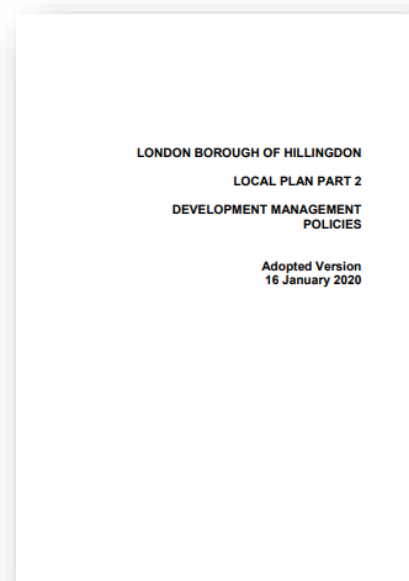
The Borough will ensure that climate change adaptation is addressed at every stage of the development process by:

- Locating and designing development to minimise the probability and impacts of flooding.
- Requiring major development proposals to consider the whole water cycle impact which includes flood risk management, foul and surface water drainage and water consumption.
- Giving preference to development of previously developed land to avoid the loss of further green areas.
- Promoting the use of living walls and roofs, alongside sustainable forms of drainage to manage surface water run-off and increase the amount of carbon sinks.
- Promoting the inclusion of passive design measures to reduce the impacts of urban heat effects.

London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020)

3.22 Part 2 of the Local Plan further demonstrates the importance the local authority places on maintaining and enhancing the natural environment, outlining a number of detailed policies to achieve this. The policies of relevance to the Proposed Development are outlined below:

- **Policy DMEI 2: Reducing Carbon Emissions.**
 - A) All developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.
 - B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved.



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- C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, where it is clearly demonstrated that the targets for carbon emissions cannot be met onsite, the Council may approve the application and seek an off-site contribution to make up for the shortfall.

- **Policy DMEI 3: Decentralised Energy.**

- A) All major developments are required to be designed to be able to connect to a Decentralised Energy Network (DEN).
- B) Major developments located within 500 metres of an existing DEN, and minor new-build developments located within 100 metres, will be required to connect to that network, including provision of the means to connect to that network and a reasonable financial contribution to the connection charge, unless a feasibility assessment demonstrates that connection is not reasonably possible.
- C) Major developments located within 500 metres of a planned future DEN, which is considered by the Council likely to be operational within 3 years of a grant of planning permission, will be required to provide a means to connect to that network and developers shall provide a reasonable financial contribution for the future cost of connection and a commitment to connect via a legal agreement or contract, unless a feasibility assessment demonstrates that connection is not reasonably possible.
- D) The Council will support the development of DENs and energy centres in principle, subject to meeting the wider policy requirements of this plan and in particular on design and air quality.

Other Considerations

Declaration of a Climate Emergency (January 2020)

- 3.23 On the 16th January 2020, the London Borough of Hillingdon Council declared a climate change emergency, agreeing to extend the Council's climate change targets beyond those set at the time to become carbon neutral across the Council's services by 2030, and to achieve 100% clean energy across the Council's services by 2030. The Council resolved that, to meet these targets practically and to be accountable to residents for them:

- Recognise that, initially, they will span the Council's direct services and, subject to future review by the Cabinet, may grow to encompass the Council's wider commercial supply chain;
- The Cabinet Member for Housing and the Environment, in consultation with the Leader of the Council assumes a new Executive responsibility within the Council's Constitution for climate change strategy;

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- Responsibility for oversight and scrutiny of the Council's efforts in relation to climate change be given to the Corporate Services, Commerce and Communities Policy Overview Committee to review as they see fit and engage the community;
 - The Chief Executive designate a lead officer to act corporately on climate change an in pursuit of the above targets;
 - An annual action plan be submitted to Cabinet, aligned with the budget, to monitor achievement. Furthermore, a review of environmental performance reporting be undertaken to actively engage staff in ways to tackle climate change in their service areas and communicate progress more widely to residents.

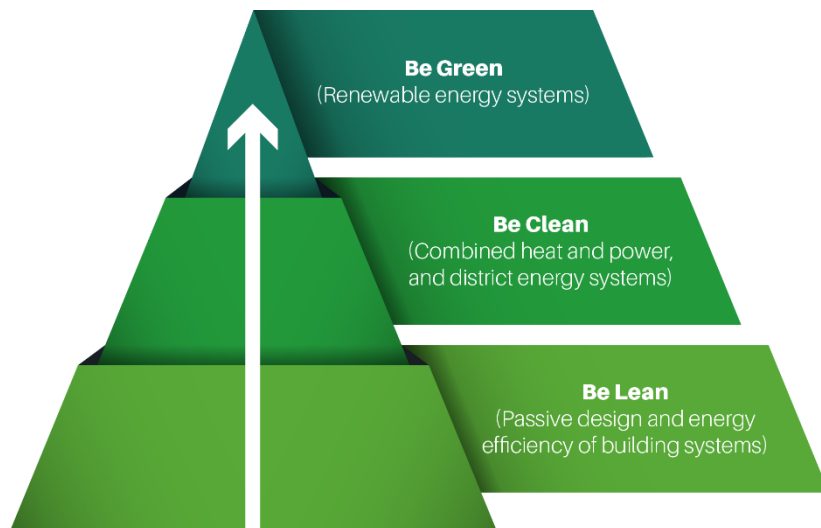
4. ENERGY STATEMENT

- 4.1 With reference to the policy requirements, guidance and industry best practice detailed in Section 3, an energy and carbon dioxide (CO₂) emissions strategy has been defined for the Proposed Development. The proposed energy performance of the scheme has been analysed and evaluated to target compliance with Part L:2021 of the Building Regulations and associated policies, accounting for economic, technical and functional feasibility.
- 4.2 The proposed energy strategy is based upon the principles of the Energy Hierarchy on the basis that it is preferable to reduce carbon dioxide emissions through reduced energy consumption above decarbonisation through alternative energy sources.

The Energy Hierarchy

- 4.3 The tiers of the Energy Hierarchy are:
- Be Lean Use less energy
 - Be Clean Supply energy efficiently
 - Be Green Use renewable energy

Figure 4.1 The Energy Hierarchy



'Be Lean' (Use Less Energy)

- 4.4 Within the first stage of the energy hierarchy, it is proposed to incorporate high levels of passive and energy efficient design measures in order to reduce the Proposed Development's energy

consumption and associated CO₂ emissions, utilising a 'fabric first' approach to reduce energy demand.

- 4.5 Details of the passive design and energy efficiency measures proposed have been detailed below.
- 4.6 Passive design utilises daylight, solar energy, shading and stack or wind driven ventilation to illuminate, heat, shade where necessary and ventilate/cool the building, thus requiring less (mechanical) energy to achieve the performance standards for health and wellbeing of occupants.
- 4.7 Site characteristics relating to local climate and surroundings, in addition to the scale and size of the Proposed Development will therefore passively influence the potential energy requirement and savings that can be achieved through the consideration of these aspects. The parameters that most influence the potential to utilise sunlight and solar gains are the orientation and layout of buildings, however these are typically driven by various factors other than energy efficiency or bioclimatic design considerations (e.g. aesthetics, function, etc.).
- 4.8 The orientation of the Proposed Development will be dictated by configuration of the footprint of the existing building, which is to be largely mirrored by the Proposed Development in order to give the overall scheme a cohesive design approach and to ensure continuity at the Site. The distances between the Proposed Development and the existing buildings within the wider Uxbridge College campus have been optimised to ensure sufficient access to natural daylight and passive solar gains to the buildings. Light and solar gain will also be influenced by the fenestration and the selection of glazing with a high degree of light transmittance.
- 4.9 U-values are a measure of the rate of heat transfer through a building element over a given area, under standardised conditions. They measure the rate at which heat is lost or gained through a fabric.
- 4.10 The following U-values are proposed as a means of limiting heat loss through the proposed building fabric.

Table 4.1 Proposed building fabric U-values

Building Fabric Element	Part L backstop U-values (W/m ² K)	Proposed U-values (W/m ² K)
Ground floor	0.18	0.25
External wall	0.26	0.34

Building Fabric Element	Part L backstop U-values (W/m ² K)	Proposed U-values (W/m ² K)
Flat roof	0.18	0.21
Windows	1.60 (including frame)	1.30 (including frame)

- 4.11 It is expected that window U-values will be 1.30 W/m²K or better (including frame), with a g-value of 0.44 to reduce solar heat gains, and a light transmission of ~90% to improve natural daylight penetration.
- 4.12 It is noted that, whilst some of the fabric efficiency values set out above exceed the Part L backstop values, given the nature of the building to be brought forward as part of the Proposed Development, these values are considered to be acceptable. As detailed above, the Proposed Development will deliver a portakabin building at the Site to replace the existing single-storey building, in order to temporarily provide teaching space for construction-related education and training, for which there is a clearly identified and growing demand. As noted above, the building to be brought forward is anticipated to remain in place for a period of five years, after which it is expected a formal and more permanent provision for teaching space for construction-related education and training could come forward within the Uxbridge College campus.
- 4.13 A high level of air tightness is proposed, where a level equal to or below 3.7 m³/h/m² @50Pa shall be targeted, meaning that air infiltration between the internal and the external environment will be largely controlled, and space heating/cooling demand further reduced.
- 4.14 High efficiency plant, equipment and controls are proposed to limit the energy consumed in order to provide the required level of indoor environmental performance and control. Performance efficiency values were tested and improved in energy models to benchmark the resulting predicted CO₂ reduction:
- Low energy LED lighting will be installed throughout the Proposed Development, with lighting with a minimum efficacy of approximately 105 lumens per circuit watt to be installed within WC areas, and with an efficacy of approximately 113 lumens per circuit watt in all other spaces.
 - At this stage, it is expected that the Proposed Development will be naturally ventilated, with openable windows to be provided on all facades. For the WC and cleaner's store areas, extract fans will be provided, with a Specific Fan Power of 0.6 W/(l/s).
 - Space heating is to be delivered through a combination of panel heaters, and split air conditioning systems that operate as air-to-air heat pumps. This will ensure space heating is provided to the

occupiable spaces efficiently and without the need for fossil fuels. The electric panel heaters are expected to achieve an efficiency of 100%, with further details of the split air conditioning systems set out under the 'Be Green' section below.

- Hot water is to be provided by point-of-use, unvented water storage heaters. These systems, which are all-electric and therefore negate the need for the fossil fuels on-Site, are anticipated to achieve an efficiency of 100%.
- It is intended that, should it be required, space cooling will be provided by the split systems described above. These systems utilise natural, low global warming potential (GWP) R32 refrigerants. As for the space heating system, the proposed air conditioning systems are electric and air-based, with a low carbon dioxide (CO₂) footprint.
- Building management systems (BMS) and heating controls will be employed to maximise operational efficiency.

'Be Clean' (Supply Energy Efficiently)

4.15 The potential for the Proposed Development to incorporate a low carbon heating system has been reviewed, in line with the hierarchy presented in the London Plan policy SI2, copied below:

1. Connection to existing heating or cooling networks;
2. Site wide CHP network; and
3. Communal heating and cooling.

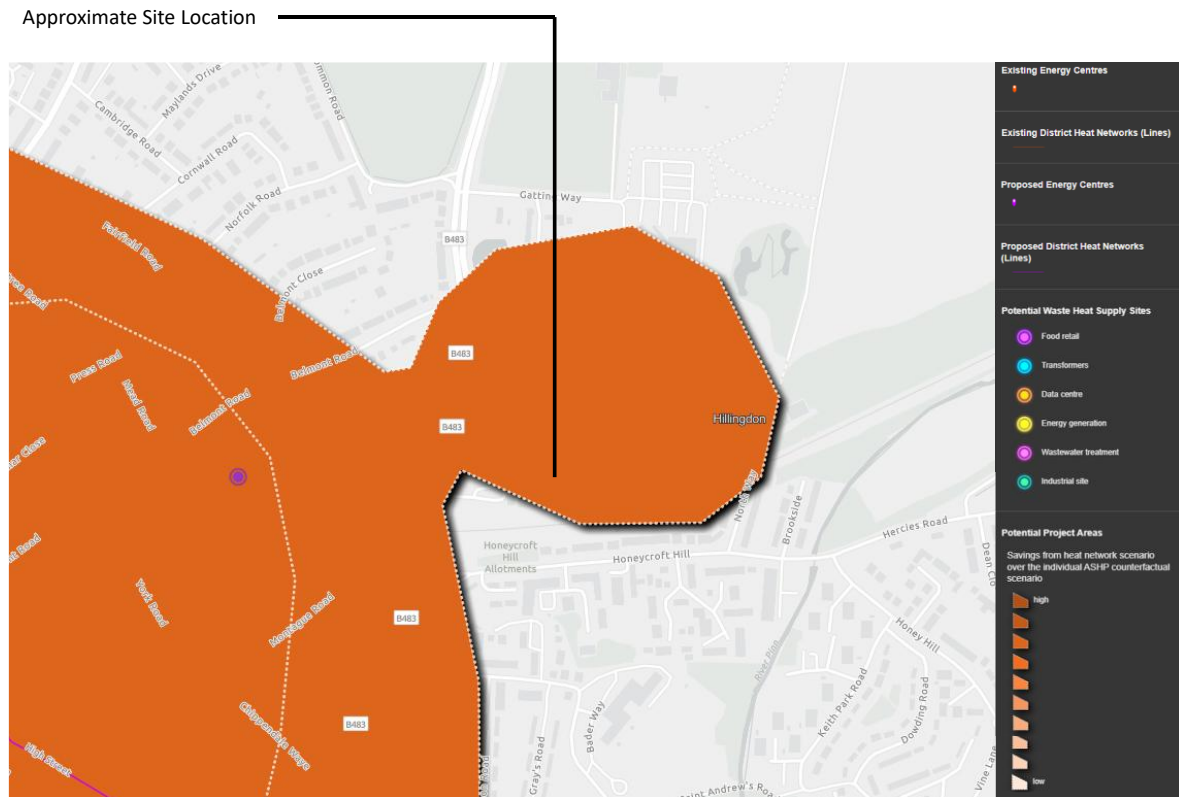
4.16 The London Heat Map is a tool provided by the Mayor of London to identify opportunities for decentralised energy projects in London. It builds on the 2005 London Community Heating Development Study.

4.17 The image below is an extract from the London Heat Map, showing the area in the vicinity of the Site. It illustrates;

- Existing heat networks (shown as red lines);
- Existing energy centres (shown as red pins);
- Proposed heat networks (shown as purple lines);
- Proposed energy centres (shown as purple pins);
- Potential waste heat supply sites (shown as pink, blue, yellow, orange, blue and green dots); and

- Potential Heat Network Project Areas (shown as yellow, orange and red areas).

Figure 4.2 Extract from the London Heat Map



- 4.18 The extract above indicates that the Site is located within an area where there are no existing or proposed district heat networks within the close proximity. There is a potential food retail-based waste heat supply site located to the west of the Site, however this is not in close enough proximity to be considered as a potential source of heat for the Proposed Development. It is noted that the Site is located within a Potential Project Area, and there is potential that connection to a heat network would realise a medium to high level of carbon dioxide emissions savings when compared to the employment of individual development-scale heat pump technology. However, in consideration of the nature of the Proposed Development, and the lack of existing or proposed district heat networks within the surrounding area, it is not considered feasible to connect to a district heat network at this time.
- 4.19 The use of combined heat and power (CHP) is considered to be unviable for the Site. CHP technology is appropriate for building uses with large hot water demands due to the requirements for CHP to be kept running to meet a base load. As heating is not required during summer months, base loads are driven by hot water demand. Due to the small scale of the Proposed Development, and its planned continued use as educational floorspace, hot water demand will be relatively low and, as such, CHP does not represent a feasible technology for the Proposed Development.

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- 4.20 It is intended, therefore, that all-electric space heating and cooling systems be installed as part of the Proposed Development.

‘Be Green’ (Utilise Renewable Technologies)

- 4.21 The Proposed Development has given consideration to renewable energy technologies that may be applicable to deliver the required level of carbon dioxide savings over the Part L:2021 baseline, and the likely local effects on the environment.

- 4.22 In determining the appropriate renewable technology for the Site, a number of factors including carbon dioxide savings, Site constraints, and potential visual impacts have been considered. Further details of each technology and its associated assessment in relation to the Proposed Development are provided below.

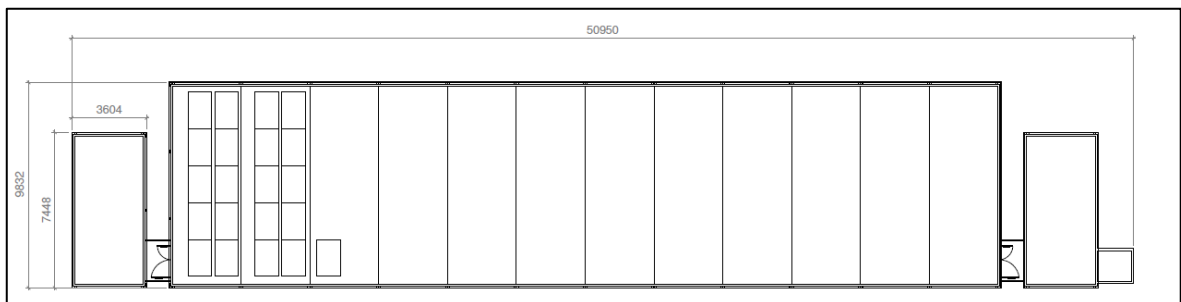
- **Biomass** – This technology is not considered a practical solution for reducing carbon dioxide emissions, in the view of storage space requirements for combustible material, and the transport related carbon emissions which are not normally accounted for within energy modelling. Furthermore, high nitrous oxide (NO_x) and particulate matter (PM_x) emissions are associated with the use of biomass fuel, and as the Proposed Development forms part of the wider Uxbridge College campus and is located within proximity to existing residential dwellings, the permitted emissions will be restricted. It is noted that alternative technologies, such as ceramic filters or bag filters, have the potential to significantly reduce the emissions associated with biomass fuels, however this technology is not considered suitable for the Proposed Development.
- **Air Source Heat Pumps (ASHP)** – As detailed above, the space heating demands of the Proposed Development are to be partially met through the employment of split systems that operate as air-to-air heat pumps. Typical manufacturer specifications for the proposed systems quote a heating coefficient performance of between 4.2 and 4.6, and a cooling Seasonal Energy Efficiency Ratio (SEER) of between 6.42 and 7.33. It is expected that the specified systems will operate quietly and that, in combination with the proposed panel heaters, these systems will meet 100% of the space heating and cooling demands of the Proposed Development. Further to this, it is highlighted that the proposed systems align with industry best standard, and negate the need for fossil fuel combustion on-Site, meaning they have a low carbon dioxide footprint.
- **Ground Source Heat Pumps (GSHP)** – This technology is considered unlikely to be suitable, due to the uncertainties concerning the thermal properties of the ground. Ground investigation and borehole drilling is likely to be cost prohibitive and may not yield a suitable energy source. The use of ground source heat pumps for the Proposed Development is therefore not considered viable.
- **Photovoltaics (PV)** – This technology is considered to be appropriate for the Proposed Development, in light of the intended delivery of a building with unobstructed southeast to

southwest facing roof space. It is intended, therefore, that this technology be employed to generate renewable energy on-Site. Further details of the proposed photovoltaic (PV) panels to be incorporated are provided below.

- **Solar Thermal Hot Water (STHW)** – Whilst technically feasible, this technology is rejected on the basis that hot water produced by STHW panels would compete with that provided by the proposed point-of-use water heaters. This technology is therefore rejected.
- **Wind Turbines** – This technology is rejected on the basis of its potential impact on visual amenity and relatively low efficiency from unpredictable, turbulent wind conditions associated with urban locations.

- 4.23 As detailed above, it is intended that rooftop photovoltaic (PV) technology be integrated as part of the Proposed Development to generate renewable electricity on-Site. The locations of the proposed PV panels are highlighted on the roof plans displayed below. This area, located towards the southern end of the area of the roof to the proposed building, has been selected to be free from overshadowing from neighbouring buildings and will ensure the panels can be oriented in the optimum direction.

Figure 4.3 Proposed PV Panel Locations



- 4.24 An area of approximately 52.5m² has been set aside for the provision of PV panels for the Proposed Development. It is expected that 21 PV panels with dimensions of 1.76 x 1,13m, and an output of approximately 400W per panel, will be provided. This will deliver a peak output of 8.46kWp.
- 4.25 It is estimated that, through the delivery of an 8.46kWp system of PV panels, an average of approximately 5,836 kWh of renewable electricity would be generated per year. This would equate to a carbon dioxide saving of 0.8 tonnes of CO₂ per year using the SAP 10 electricity emissions factor of 0.136 kgCO₂/kWh.

Energy Assessment

- 4.26 Energy modelling of the Proposed Development has been undertaken using a Simplified Building Energy Model (SBEM), to predict operational carbon dioxide emissions when accounting for the assumptions set out above.

4.27 The carbon dioxide emissions for the Proposed Development, accounting for the assumptions outlined above, are shown below. BRUKL documents, showing the performance of the non-domestic spaces modelled, are provided in Appendix A2.

Figure 4.4 Non-domestic Regulated Carbon Dioxide Emissions

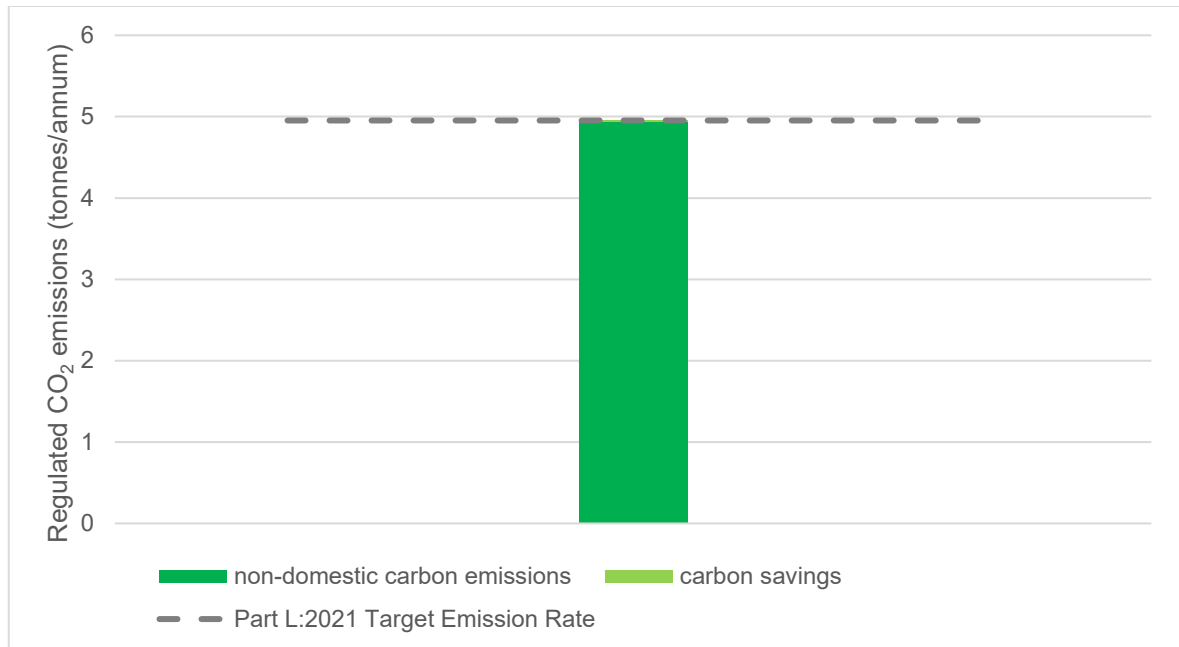


Table 4.2 Non-domestic Regulated Carbon Dioxide Emissions

TER: Baseline: Part L:2021 Emissions (tonnes CO ₂ per annum)	DER: Proposed Emissions (tonnes CO ₂ per annum)	Emissions Savings (tonnes CO ₂ per annum)	Emissions Savings (%)
5.0	4.9	0.1	0.3%

4.28 The above analysis shows that the Proposed Development will achieve compliance with requirements of Part L:2021 of the Building Regulations through the implementation of energy efficiency measures and installation of low carbon and renewable technology.

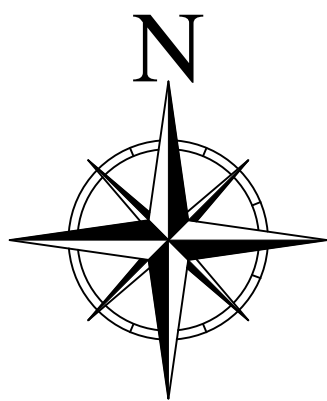
4.29 It is noted that, whilst the Proposed Development will not achieve a 35% reduction in carbon dioxide emissions over the Part L baseline, as is required by Policy SI2 of the London Plan for major developments, given the nature of the building to be brought forward as part of the Proposed Development, compliance with the Building Regulations is considered to be acceptable. As detailed above, the Proposed Development will deliver a portakabin building at the Site to replace the existing single-storey building, to temporarily provide teaching space for construction-related education and training, for which there is a clearly identified and growing demand. The building to be brought

forward is anticipated to remain in place for a period of five years, after which it is expected a formal and more permanent provision for teaching space for construction-related education and training could come forward within the Uxbridge College campus. As demonstrated in Figure 4.4 and Table 4.2 above, the Proposed Development will have an extremely small carbon footprint, with approximately 25 tonnes of carbon dioxide emissions anticipated to arise from the regulated energy use of the Proposed Development over its five-year operation.

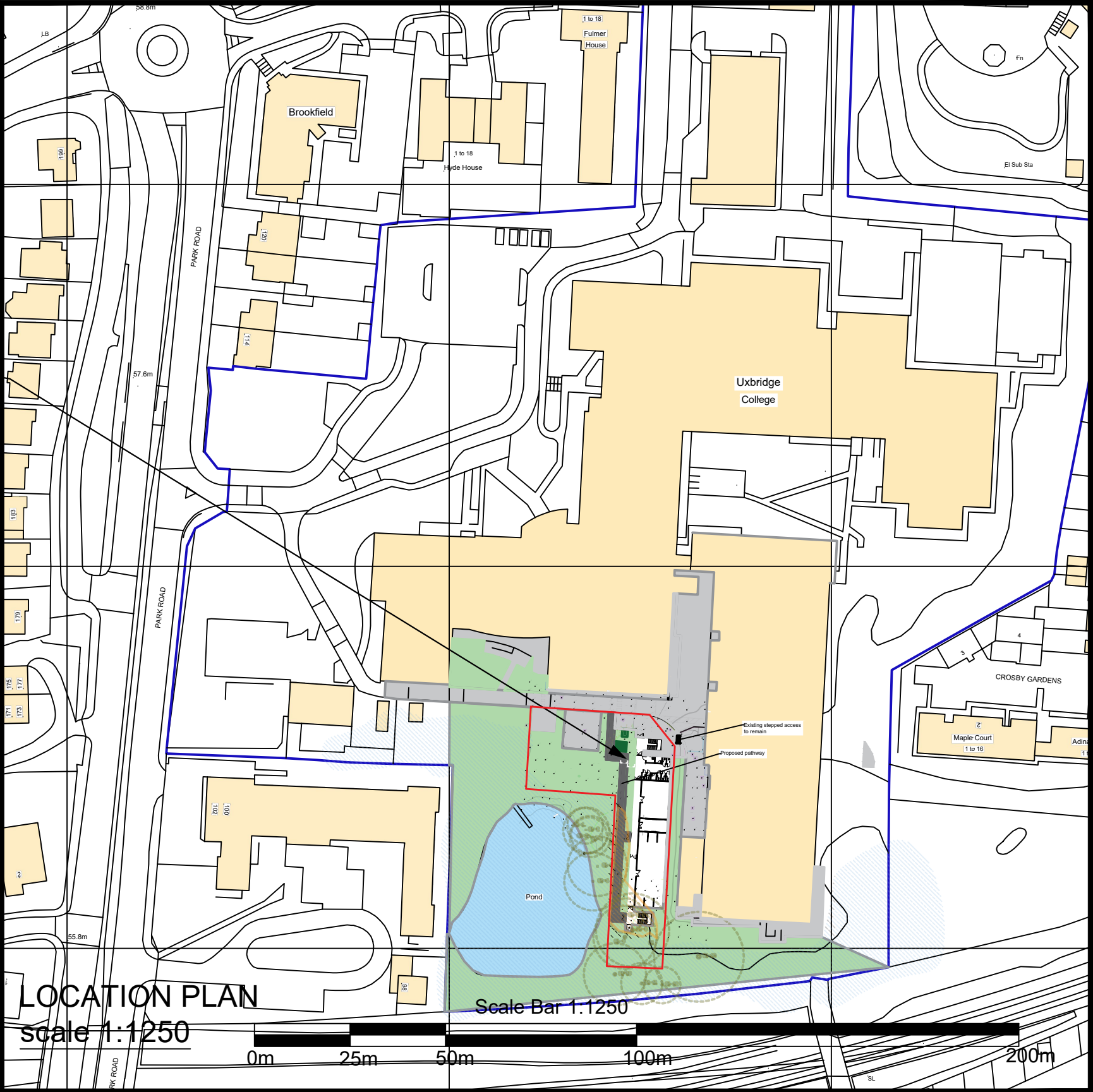
5. SUMMARY

- 5.1 This Energy Statement provides an overview as to how for the Proposed Development at Uxbridge College, Park Road contributes to the achievement of CO₂ emissions reductions and gives an overview of the potential design proposals that will ensure the Proposed Development operates in an energy efficient manner over its temporary five year period of installation.
- 5.2 Section 4 of this statement demonstrates that the siting and design of the Proposed Development support relevant policy relating to energy guidelines set out by the Greater London Authority and the London Borough of Hillingdon.
- 5.3 The key measures that will minimise carbon dioxide emissions from the Proposed Development are set out below;
- Targeting of high levels of air tightness to reduce heat loss through infiltration;
 - Incorporation of low energy LED lighting to minimise artificial lighting energy consumption;
 - Employment of electric-only heating, ventilation and air conditioning (HVAC) systems, including mechanical ventilation with heat recovery (MVHR), where required, to ensure greater energy efficiency and to reduce the need for fossil fuel combustion on-Site;
 - Incorporation of electric panel heating to provide space heating and fresh air efficiently and without the need for fossil fuels;
 - Highly efficient Direct Expansion (DX) split systems to provide space cooling, where required, that utilise natural, low global warming potential (GWP) refrigerants;
 - Incorporation of rooftop, photovoltaic (PV) panels to generate carbon-free electricity on-Site; and
 - Employment of building management systems (BMS) and heating controls to maximise operational efficiency.
- 5.4 Overall, the proposals are therefore in accordance with national, regional and local policy requirements, and will provide a scheme that seeks to promote these principles in operation.

A1. SITE PLAN



Proposed location of triple storey Portakabin Buildings.



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without the prior permission of Ordnance Survey.

Portakabin®			
Title Proposed Location & Block Plan			
Uxbridge College at 0 Park Road Uxbridge UB8 1NQ			
Date: 19th August 2026			
Scale : 1:200 & 1:1250 @ A1			
Drawing Number UBC6789998212PNM			Rev F
Rev.	Date	Notes	

NOTES:

- Site plan is based on existing Ordnance Survey information
- Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported to the drawing owner before proceeding.

KEY:

Application Boundary

Area owned by client but not in application

Existing tarmac

Proposed pathway (tarmac)

Existing Grass

Existing pond

Existing structures

Existing shrub/trees to remain

Existing Shrub to be cleared

Trees

A2. BRUKL WORKSHEETS

Project name

Modular and Portable

Uxbridge College

As designed

Date: Wed Jul 01 14:47:24 2026

Administrative information

Building Details

Address: Construction Centre, Uxbridge College, Park Road, Uxbridge, UB8 1NQ

Certifier details

Name: Ben Humberstone

Telephone number: 0115 727 0599

Address: EPS Group 3C Pelham Court 4 Pelham Rd, Nottingham, NG5 1AP

Certification tool

Calculation engine: SBEM

Calculation engine version: v6.1.e.2

Interface to calculation engine: DesignBuilder SBEM

Interface to calculation engine version: v7.3.1

BRUKL compliance module version: v6.1.e.1

Foundation area [m²]: 297.71

The CO₂ emission and primary energy rates of the building must not exceed the targets

Target CO ₂ emission rate (TER), kgCO ₂ /m ² annum	3.87
Building CO ₂ emission rate (BER), kgCO ₂ /m ² annum	3.86
Target primary energy rate (TPER), kWh _{PE} /m ² annum	41.05
Building primary energy rate (BPER), kWh _{PE} /m ² annum	40.86
Do the building's emission and primary energy rates exceed the targets?	BER ≤ TER BPER ≤ TPER

The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Fabric element	U _{a-Limit}	U _{a-Calc}	U _{i-Calc}	First surface with maximum value
Walls*	0.26	0.34	0.34	GF - WC_P_7
Floors	0.18	0.25	0.25	GF - WC_S_3
Pitched roofs	0.16	-	-	No heat loss pitched roofs
Flat roofs	0.18	0.21	0.21	SF - WC_R_5
Windows** and roof windows	1.6	1.3	1.3	SF - Staffroom_G_7
Rooflights***	2.2	-	-	No external rooflights
Personnel doors^	1.6	-	-	No external personnel doors
Vehicle access & similar large doors	1.3	-	-	No external vehicle access doors
High usage entrance doors	3	-	-	No external high usage entrance doors

U_{a-Limit} = Limiting area-weighted average U-values [W/(m²K)]

U_{a-Calc} = Calculated area-weighted average U-values [W/(m²K)]

U_{i-Calc} = Calculated maximum individual element U-values [W/(m²K)]

* Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.

** Display windows and similar glazing are excluded from the U-value check.

*** Values for rooflights refer to the horizontal position.

^ For fire doors, limiting U-value is 1.8 W/m²K

NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air permeability	Limiting standard	This building
m ³ /(h.m ²) at 50 Pa	8	3.67

Building services

For details on the standard values listed below, system-specific guidance, and additional regulatory requirements, refer to the Approved Documents.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values	NO
Whole building electric power factor achieved by power factor correction	<0.9

1- Panel Heater

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	1	-	-	-	-
Standard value	N/A	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO

2- FTXM50

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.6	7.33	-	-	-
Standard value	2.5*	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					

3- FUA71

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.2	7.02	-	-	-
Standard value	2.5*	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					

4- FUA100

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.5	6.42	-	-	-
Standard value	2.5*	N/A	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					NO
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					

1- Water Heater - 7L

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	1	0.044
Standard value	1	N/A

2- Water Heater - 30L

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	1	0.024
Standard value	1	N/A

Zone-level mechanical ventilation, exhaust, and terminal units

ID	System type in the Approved Documents
A	Local supply or extract ventilation units
B	Zonal supply system where the fan is remote from the zone
C	Zonal extract system where the fan is remote from the zone
D	Zonal balanced supply and extract ventilation system
E	Local balanced supply and extract ventilation units
F	Other local ventilation units
G	Fan assisted terminal variable air volume units
H	Fan coil units
I	Kitchen extract with the fan remote from the zone and a grease filter
NB: Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.	

Zone name	SFP [W/(l/s)]										HR efficiency	
ID of system type	A	B	C	D	E	F	G	H	I			
Standard value	0.3	1.1	0.5	2.3	2	0.5	0.5	0.4	1		Zone	Standard
SF - Cleaners Store	0.6	-	-	-	-	-	-	-	-	-	-	N/A
GF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
GF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
GF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
GF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
GF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
GF - D.WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
GF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
GF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
FF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A
SF - WC	0.6	-	-	-	-	-	-	-	-	-	-	N/A

General lighting and display lighting		General luminaire	Display light source	
Zone name	Efficacy [lm/W]	Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
Standard value	95	80	0.3	
GF - Staircase	113	-	-	
GF - Circulation	113	-	-	
GF - Circulation	113	-	-	
GF - Stairs	113	-	-	
GF - Store	113	-	-	
GF - Storage	113	-	-	
GF - Storage	113	-	-	
FF - Circulation	113	-	-	
FF - Staircase	113	-	-	
FF - Store	113	-	-	
SF - Staircase 1	113	-	-	
SF - Staircase	113	-	-	
SF - Cleaners Store	105	-	-	
GF - WC	105	-	-	

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
	Standard value	95	80	0.3
GF - WC		105	-	-
GF - WC		105	-	-
GF - WC		105	-	-
GF - WC		105	-	-
GF - D.WC		105	-	-
GF - WC		105	-	-
GF - WC		105	-	-
FF - WC		105	-	-
SF - WC		105	-	-
SF - Staffroom		113	-	-
SF - Circulation		113	-	-
SF - Classroom 1		113	-	-
SF - Classroom 2		113	-	-
SF - Classroom 3		113	-	-
SF - Classroom 4		113	-	-
SF - Classroom		113	-	-
GF - Classroom		113	-	-
GF - Classroom 1		113	-	-
FF - Staircase 1		113	-	-
FF - Classroom 1		113	-	-
FF - Classroom		113	-	-

The spaces in the building should have appropriate passive control measures to limit solar gains in summer

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
SF - Staffroom	NO (-32%)	NO
SF - Circulation	NO (-27.5%)	NO
SF - Classroom 1	YES (+19.4%)	NO
SF - Classroom 2	NO (-50.6%)	NO
SF - Classroom 3	NO (-51.1%)	NO
SF - Classroom 4	NO (-50.5%)	NO
SF - Classroom	NO (-77.4%)	NO
GF - Classroom	NO (-51.2%)	NO
GF - Classroom 1	NO (-69.8%)	NO
FF - Staircase 1	N/A	N/A
FF - Classroom 1	NO (-93.1%)	NO
FF - Classroom	NO (-66.4%)	NO

Regulation 25A: Consideration of high efficiency alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	NO
Is evidence of such assessment available as a separate submission?	NO
Are any such measures included in the proposed design?	NO

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters

	Actual	Notional
Floor area [m ²]	1279.9	1279.9
External area [m ²]	2930	2930
Weather	LON	LON
Infiltration [m ³ /hm ² @ 50Pa]	4	3
Average conductance [W/K]	1051.2	1019.81
Average U-value [W/m ² K]	0.36	0.35
Alpha value* [%]	14.28	21.46

* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

Building Use

% Area	Building Type
	Retail/Financial and Professional Services
	Restaurants and Cafes/Drinking Establishments/Takeaways
5	Offices and Workshop Businesses
	General Industrial and Special Industrial Groups
	Storage or Distribution
	Hotels
	Residential Institutions: Hospitals and Care Homes
	Residential Institutions: Residential Schools
	Residential Institutions: Universities and Colleges
	Secure Residential Institutions
	Residential Spaces
	Non-residential Institutions: Community/Day Centre
	Non-residential Institutions: Libraries, Museums, and Galleries
95	Non-residential Institutions: Education
	Non-residential Institutions: Primary Health Care Building
	Non-residential Institutions: Crown and County Courts
	General Assembly and Leisure, Night Clubs, and Theatres
	Others: Passenger Terminals
	Others: Emergency Services
	Others: Miscellaneous 24hr Activities
	Others: Car Parks 24 hrs
	Others: Stand Alone Utility Block

Energy Consumption by End Use [kWh/m²]

	Actual	Notional
Heating	7.57	9.38
Cooling	1.91	2.57
Auxiliary	0.46	0.27
Lighting	7.38	5.03
Hot water	13.8	13.19
Equipment*	12.22	12.22
TOTAL **	31.11	30.43

* Energy used by equipment does not count towards the total for consumption or calculating emissions.

** Total is net of any electrical energy displaced by CHP generators, if applicable.

Energy Production by Technology [kWh/m²]

	Actual	Notional
Photovoltaic systems	4.56	2.95
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0
<i>Displaced electricity</i>	<i>4.56</i>	<i>2.95</i>

Energy & CO₂ Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m ²]	186	190.58
Primary energy [kWh _{PE} /m ²]	40.86	41.05
Total emissions [kg/m ²]	3.86	3.87

HVAC Systems Performance										
System Type	Heat dem MJ/m2	Cool dem MJ/m2	Heat con kWh/m2	Cool con kWh/m2	Aux con kWh/m2	Heat SSEFF	Cool SSEER	Heat gen SEFF	Cool gen SEER	
[ST] No Heating or Cooling										
	Actual	158.6	46.1	0	0	0.1	0	0	0	0
	Notional	116.5	95.9	0	0	0	0	0	----	----
[ST] Other local room heater - fanned, [HS] Room heater, [HFT] Electricity, [CFT] Natural Gas										
	Actual	238.1	0.4	82.7	0	21.4	0.8	0	1	0
	Notional	136.5	59.2	37.9	0	12.3	1	0	----	----
[ST] Split or multi-split system, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	141.3	86.1	9.2	4.6	0	4.29	5.2	4.6	7.33
	Notional	97.9	78.4	10.3	4.9	0	2.64	4.4	----	----
[ST] Split or multi-split system, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	118	67.9	8.4	3.8	0	3.91	4.98	4.2	7.02
	Notional	114.6	68.6	12.1	4.3	0	2.64	4.4	----	----
[ST] Split or multi-split system, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	132.1	33.5	8.8	2	0	4.19	4.56	4.5	6.42
	Notional	126.1	53.3	13.3	3.4	0	2.64	4.4	----	----

Key to terms

Heat dem [MJ/m2]	= Heating energy demand
Cool dem [MJ/m2]	= Cooling energy demand
Heat con [kWh/m2]	= Heating energy consumption
Cool con [kWh/m2]	= Cooling energy consumption
Aux con [kWh/m2]	= Auxiliary energy consumption
Heat SSEFF	= Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
Cool SSEER	= Cooling system seasonal energy efficiency ratio
Heat gen SSEFF	= Heating generator seasonal efficiency
Cool gen SSEER	= Cooling generator seasonal energy efficiency ratio
ST	= System type
HS	= Heat source
HFT	= Heating fuel type
CFT	= Cooling fuel type

A3. GENERAL NOTES

- A3.1 The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Iceni Projects Ltd for inaccuracies in the data supplied by any other party.
- A3.2 The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.
- A3.3 No site visits have been carried out, unless otherwise specified.
- A3.4 This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.
- A3.5 The copyright in the written materials shall remain the property of Iceni Projects Ltd but with a royalty-free perpetual licence to the client deemed to be granted on payment in full to Iceni Projects Ltd by the client of the outstanding amounts.
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- A3.7 These terms apply in addition to the Iceni Projects Ltd "Standard Terms of Business" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms of Business the said Standard Terms of Business shall prevail.). In the absence of such a written contract the Standard Terms of Business will apply.
-