



ENERGY STATEMENT

(To Discharge Condition 5 of planning application reference 34151/APP/2019/1179)

Site

51 BELMONT ROAD, UXBRIDGE, UB8 1RZ

Proposal

**REMOVAL OF UNDERCROFT PARKING, SINGLE STOREY THIRD FLOOR
LEVEL EXTENSION, AND REARRANGEMENT OF LOWER AND UPPER
GROUND FLOOR LEVELS TO PROVIDE SIXTEEN RESIDENTIAL UNITS
AND EXTERNAL ALTERATIONS INCLUDING LANDSCAPING**

Client

HOLLYHEDGE LIMITED

13th FEBRUARY 2020

Ref. E864-ES-01

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1.0 INTRODUCTION

- a) Doherty Energy Limited have been instructed by Hollyhedge Limited to prepare an Energy Statement to help discharge Condition 5 of the Planning Application Ref: 34151/APP/2019/1179, dated 22nd November 2019.
- b) The removal of undercroft parking, single storey third floor level extension, and rearrangement of lower and upper ground floor levels to provide sixteen residential units and external alterations including landscaping
- c) This report must be read in conjunction with the application forms, certificates, detailed plans and other supporting documents submitted to the Local Authority as part of the application. In addition to Condition 5 attached to the London Borough of Hillingdon's Planning Approval reference 34151/APP/2019/1179 which states,

5. Prior to commencement of development an updated Energy Assessment for the 16 units shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall set out the annual baseline regulated energy demand (kwhr) as per 2013 Building Regulations (or subsequent amendments) and associated carbon emissions (kgCO₂ and tCO₂). The assessment shall then set out the measures and technology required to achieve a 100% reduction (zero carbon) in the CO₂ associated with the baseline regulated energy demand; these measures must be sufficiently evidenced with corresponding details and specifications including the location of low and zero carbon technology (i.e. roof plans showing the inclusion of PV panels). The updated Energy Assessment must clearly set out any shortfall (tCO₂) of the zero carbon standard. The development must proceed in accordance with the approved updated Energy Assessment.

- d) Further to the Energy Statement, ref E864-ES-00, which was submitted to the Local Authority to support the Planning Application, which provided the details of the measures, in accordance with the London Plan Policy 5.2 Energy Hierarchy, this updated Energy Assessment shall provide further details.

- e) This report uses the As Built Standard Assessment Procedures (SAP) to calculate the carbon dioxide emissions of the dwellings to establish the reduction in carbon dioxide emissions have been achieved.
- f) This report demonstrates that it is possible to achieve a 10.6% reduction in carbon dioxide emissions over the building regulations by making improvements in the fabric, building services and energy efficiency measures incorporated in the development.
- a) The assessment follows the principles set out by Greater London Authority in their document “Guidance on Preparing Energy Assessments”, dated March 2016. This document provides guidance on how the carbon dioxide emission figures can be presented.
- g) This energy appraisal sets out the annual baseline regulated energy demand (kwhr) as per Approved Document L1A:2013 of the Building Regulations and associated carbon emissions (kgCO₂ and Tonnes CO₂) and the reduction achieved following the Energy Hierarchy to achieve the zero carbon target.
- h) In accordance with policy guidance, this report demonstrates that this development as a whole, promotes sustainability both during and after construction and satisfies Condition 5 of the Planning Decision Notice 34151/APP/2019/1179 and the condition can be discharged.

2.0 ENERGY HIERARCHY CARBON DIOXIDE EMISSIONS SUMMARY

- b) The concept of applying the energy hierarchy in relation to Approved Document L of the Building Regulations 2013, the Energy Planning, Greater London Authority Guidance on Preparing Energy Assessments (March 2016) document provides further guidance on how the carbon dioxide emission figures can be presented.
- c) The regulated carbon dioxide emissions reduction target for the development would be to achieve zero carbon as assessed under the Approved Document L1A:2013 of the Building Regulations.
- d) Table 1 provides Carbon Dioxide Emissions after each stage of the Energy Hierarchy for domestic buildings.

		Tonnes CO ₂ /yr
Baseline: Part L 2013 of the Building Regulations Compliant Development	a	14.6
After energy demand reduction	b	13.0
After heat network / CHP	c	13.0
After renewable energy	d	13.0

Table 1 – Carbon Dioxide Emissions after each stage of the Energy Hierarchy

- e) Table 2 provides Regulated carbon dioxide savings from each stage of the Energy Hierarchy for domestic buildings

		Tonnes CO ₂ /yr		%
Savings from energy demand reduction	a-b	1.5	(a-b)/a*100	10.6%
Savings from heat network / CHP	b-c	0.0	(b-c)/a*100	0.0%
Savings from renewable energy	c-d	0.0	(c-d)/a*100	0.0%
Cumulative on site savings	a-d=e	1.5	(a-d)/a*100	10.6%
Annual Savings from off-set payment	a-e=f	13.0		
Cumulative savings for off-set payment	f*30=g	390.9		

Table 2 – Regulated carbon dioxide savings from each stage of the Energy Hierarchy

- f) The calculations contained within this Energy Statement are based on the As Built Stage SAP Assessments used to demonstrate compliance with the Building Regulations Approved Document L1A:2013.
- g) As can be seen from Table 2 above, the cumulative savings for off-set payment would be 390.9 Tonnes of carbon dioxide for the next 30 years.

3.0 CONCLUSION

- a) Under Condition 5 of the Planning Approval reference 34151/APP/2019/1179 dated 22nd November 2019, the London Borough of Hillingdon an updated Energy Assessment to clearly set out any shortfall (Tonnes CO₂) of the zero carbon standard.
- b) Using the figures produced by the SAP Assessments for the dwellings, this Energy Assessment demonstrates that a 10.6% reduction in carbon dioxide emissions can be achieved through fabric and energy efficiency measures.
- c) The calculations demonstrate that the development does not achieve zero carbon and the shortfall in carbon dioxide emissions to achieve zero carbon is 13.0 Tonnes CO₂ per year. This equates to 390.9 Tonnes CO₂ over the next 30 years.
- d) This updated Energy Statement provides the information required by the Local Authority and demonstrates that the proposed development, with the shortfall, complies with the requirements of planning policy with regard to reducing the carbon dioxide emissions to achieve zero carbon. It is for these reasons it is considered that this application should be viewed favorably by London Borough of Hillingdon.