



Land at Avondale Drive

Planning reference: 76551/APP/2021/4502

Condition 38 – Be Seen Plan

Avondale Drive Be Seen Plan

FIRST STAGE (RIBA 2/3) - Hillingdon Council	kWh	INFORMATION SOURCE
Annual Electricity Use	32,754	Design Stage SAP
Annual Gas Use	0	
Annual Oil Use (if applicable)	0	
Annual Biomass Use (if applicable)	0	
Annual District Htg Use (if applicable)	0	
Annual District Clg Use (if applicable)	0	
Elec Generation, Gross (if applicable)	33,681	Design Stage SAP
Solar Thermal Generation (if applicable)	0	
Predicted Annual Carbon Emissions	0	

2ND STAGE (RIBA 6) - Higgins Construction	kWh	INFORMATION SOURCE
Annual Electricity Use	TBC	AS-Built SAP
Annual District Htg Use (if applicable)	TBC	AS-Built SAP
Annual District Clg Use (if applicable)	TBC	AS-Built SAP
Elec Generation, Gross (if applicable)	TBC	AS-Built SAP
Predicted Annual Carbon Emissions	TBC	AS-Built SAP

Note: Should the 2nd Stage figures indicate a shortfall against the agreed 1st Stage Targets the contractor should identify strategies for remedying these shortfalls. These might include; additional generation (PV), or additional carbon offset payments.

3RD STAGE (RIBA 7) - Building Operator	kWh	INFORMATION SOURCE
Annual Electricity Use	TBC	Utility meter reading
Annual District Htg Use (if applicable)	TBC	Switch-2 meter readng
Annual District Clg Use (if applicable)	TBC	Switch-2 meter reading
Elec Generation, Gross (if applicable)	TBC	PV reporting App
Predicted Annual Carbon Emissions	TBC	Calculation based upon the above

Note: Should the 3rd Stage figures indicate a shortfall against the agreed 1st Stage Targets the operator should identify strategies for remedying these shortfalls. These might include; investigating any shortfalls in Heat Pump SCOP's or PV outputs, recommissioning of heat pumps (eg flow temperature) to improve heat pump SCOP's, training for building operators, education for residents, additional carbon offset payments.

MAYOR OF LONDON

OVERALL PROGRESS		94%	<div><div></div></div>
CURRENT REPORTING STAGE		----->> Planning *	

CONTEXTUAL DATA		Progress: 89%	<div><div></div></div>
+ ORGANISATION & CONTACT DETAILS			
ORGANISATION DETAILS			
Organisation Name	Synergy Consulting Engineers *		
Organisation Address	nal Side Studios, 8-14 St Pancras Way, London NW *		
CONTACT DETAILS			
Contact Name	James Grace *		
Email	jim.grace@synconsult.co.uk *		
Additional Email(s)			
Telephone No.	2075298950 *		
Mobile No.	7950216654 *		
+ DEVELOPMENT INFORMATION			
OVERALL DEVELOPMENT DETAILS			
Planning Reference Number	Must complete ->		*
Name of Whole Development	Avondale Drive Estate		*
DEVELOPMENT LOCATION			
Development Address			
Address Line 1	Block 1a *		
Address Line 2	Avondale Drive Estate *		
Address Line 3	Avondale Drive *		
Address Line 4			
London Borough	Hillingdon *		
Postcode	UB3 PE *		
Ordinance Survey Reference			
Development UPRN (if available)	N/A		
Geo-Location Coordinates			
Latitude (to 6 decimal places)	Please add if available ->		
Longitude (to 6 decimal places, +ve or -ve)	Please add if available ->		
DEVELOPMENT TOTAL AREA BREAKDOWN			
Residential			
Total Residential Floor Area	GIA m2	2,238	*
Dwelling Counts			
Flats	number	30	*
House	number	0	*
Non-Residential			
Non-Residential Floor Area Breakdown		Please include complete non-resi details below	
Landlord Circulation (in Residential Blocks)	GIA m2	0	*
General office (A2, B1, B8, D1 planning classes)	GIA m2	0	*
High street agency (A2 planning classes)	GIA m2	0	*
General retail (A1, SG planning classes)	GIA m2	0	*
Large non-food shop (A1 planning classes)	GIA m2	0	*
Small food store	GIA m2	0	*
Large food store	GIA m2	0	*
Restaurant (A3, A5 planning classes)	GIA m2	0	*
Bar, pub or licensed club (A4 planning classes)	GIA m2	0	*
Hotel (C1 planning classes)	GIA m2	0	*
Cultural Activities	GIA m2	0	*
Entertainment halls (D2 planning classes)	GIA m2	0	*
Swimming pool centre	GIA m2	0	*
Fitness and health centre	GIA m2	0	*
Dry sports and leisure facility (D2 planning classes)	GIA m2	0	*
Covered car park	GIA m2	0	*
Public buildings with light usage (D1, SG planning classes)	GIA m2	0	*
Schools and seasonal public buildings (D1, D2 planning classes)	GIA m2	0	*
University campus	GIA m2	0	*
Clinic (D1 planning classes)	GIA m2	0	*
Hospital (clinical and research)	GIA m2	0	*
Long term residential (C1, C2, C2A planning classes)	GIA m2	0	*
General accommodation (C1, C2, C3 planning classes)	GIA m2	0	*
Emergency services (SG planning classes)	GIA m2	0	*
Laboratory or operating theatre	GIA m2	0	*
Public waiting or circulation (SG planning classes)	GIA m2	0	*
Terminal (B8 planning classes)	GIA m2	0	*
Workshop (B1, B2 planning classes)	GIA m2	0	*
Storage Facility (B8 planning classes)	GIA m2	0	*
Cold Storage (B8 planning classes)	GIA m2	0	*

Overall Development Summary

Total Development Floor Area

Residential

GIA m2

2,238

Non-Residential

GIA m2

0

Total

GIA m2

2,238

Total Non-Residential Uses

There is no non-domestic floor area.

SUPPLEMENTARY FILES AND UPCOMING REPORTING STAGES**DEVELOPMENT PERFORMANCE AND EMISSIONS**

Progress: 100%

DEVELOPMENT PERFORMANCE**DEVELOPMENT OVERALL PREDICTED PERFORMANCE****Predicted Performance Calculation Details**

Fuel Carbon Intensity Source (aligned with planning energy statement)

SAP 10.0

Residential Elements of the development

Predicted Annual Energy Use

Fill in all applicable fuels below

Annual Electricity Use

kWh/yr

32,754

Annual Gas Use

kWh/yr

0

Annual Oil Use (if applicable)

kWh/yr

0

Annual Biomass Use (if applicable)

kWh/yr

0

Annual District Htg Use (if applicable)

kWh/yr

0

Annual District Clg Use (if applicable)

kWh/yr

0

Elec Generation, Gross (if applicable)

kWh/yr

33,681

Solar Thermal Generation (if applicable)

kWh/yr

0

Predicted Annual Carbon Emissions

tCO2/yr

0

Non-Residential Elements of the development (Part L Calculation)

Predicted Annual Energy Use

Fill in all applicable fuels below

Annual Electricity Use

kWh/yr

0

Annual Gas Use

kWh/yr

0

Annual Oil Use (if applicable)

kWh/yr

0

Annual Biomass Use (if applicable)

kWh/yr

0

Annual District Htg Use (if applicable)

kWh/yr

0

Annual District Clg Use (if applicable)

kWh/yr

0

Elec Generation, Gross (if applicable)

kWh/yr

0

Solar Thermal Generation (if applicable)

kWh/yr

0

Predicted Annual Carbon Emissions

tCO2/yr

0

Non-Residential Elements of the development (TM54 Calculation)

Predicted Annual Energy Use

Fill in all applicable fuels below

Annual Electricity Use

kWh/yr

0

Annual Gas Use

kWh/yr

0

Annual Oil Use (if applicable)

kWh/yr

0

Annual Biomass Use (if applicable)

kWh/yr

0

Annual District Htg Use (if applicable)

kWh/yr

0

Annual District Clg Use (if applicable)

kWh/yr

0

Elec Generation, Gross (if applicable)

kWh/yr

0

Solar Thermal Generation (if applicable)

kWh/yr

0

Predicted Annual Carbon Emissions

tCO2/yr

0

CARBON OFFSETTING

Predicted Carbon Shortfall (aligned with planning energy st: tCO2

0

Total Committed Carbon Offset

£

0

END