

Richard Phillips

From: Harjeet Suri <harjeet@hsd.uk.com>
Sent: 07 September 2022 13:02
To: Richard Phillips
Subject: RE: Star Development _ CIL or S106 Agreements
Attachments: Block_Compliance.pdf_Q-03466.pdf; Carbon Dioxide Reduction statistics.pdf; CombineReports_Q-03466 APT.01.pdf; CombineReports_Q-03466 APT.02.pdf; CombineReports_Q-03466 APT.03.pdf; CombineReports_Q-03466 APT.04.pdf; CombineReports_Q-03466 APT.05.pdf; CombineReports_Q-03466 APT.06.pdf; CombineReports_Q-03466 APT.07.pdf; CombineReports_Q-03466 APT.08.pdf; CombineReports_Q-03466 APT.09.pdf; CombineReports_Q-03466 APT.10.pdf; CombineReports_Q-03466 H.01.pdf; CombineReports_Q-03466 H.02.pdf; Q_CELLS_Data_sheet.pdf; metsec design fee.pdf; Installation-Pack-Load-Bearing.pdf

Hi Richard

Following my previous email, please find attached the SAP calculations and block compliance and CO2 reduction statement to current Building Regulations.

List of documents

-  [Block_Compliance.pdf_Q-03466](#)
-  [Carbon Dioxide Reduction statistics](#)
-  [CombineReports_Q-03466 APT.01](#)
-  [CombineReports_Q-03466 APT.02](#)
-  [CombineReports_Q-03466 APT.03](#)
-  [CombineReports_Q-03466 APT.04](#)
-  [CombineReports_Q-03466 APT.05](#)
-  [CombineReports_Q-03466 APT.06](#)
-  [CombineReports_Q-03466 APT.07](#)
-  [CombineReports_Q-03466 APT.08](#)
-  [CombineReports_Q-03466 APT.09](#)
-  [CombineReports_Q-03466 APT.10](#)
-  [CombineReports_Q-03466 H.01](#)
-  [CombineReports_Q-03466 H.02](#)
-  [Q_CELLS_Data_sheet](#)

I noticed a mistake in the original U-Value calculation for the walls which is corrected to achieve 0.13W/m²K [not 0.24W/m²K]

It would be ideal to discuss the Carbon-Offsetting for the short fall in CO reductions

As discussed the Third Floor will be a Metsec Frame and cladding system – datasheet & Fee discussion attached which will be the offsite element of works.

Happy to discuss the above in more detail.

Appreciate your continued assistance

Regards

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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Sent: 07 September 2022 11:19
To: Harjeet Suri <harjeet@hsd.uk.com>
Subject: RE: Star Development _ CIL or S106 Agreements

Harjeet,

Thank you for your email.

The S106 Agreement on the original application has been completed (otherwise the permission could not of been released) and I will forward a copy (in 2 emails). I will need to check with colleagues as regards CIL.

In terms of the details application (8057/APP/2022/1599 refers) and conditions 7 (Detailed Energy Assessment) and 9 (Low Emission Strategy), the details pursuant to condition 9 are acceptable. However, in relation to condition 7, I have now received feedback from the Sustainability Officer who advises:-

'Condition 7 cannot be discharged yet as the energy report submitted with the application pre-dates the decision notice so presumably is the original outline strategy. The condition requires the development to achieve zero carbon but no detailed evidence has been provided in accordance with the condition. There are no details of the offsite contribution either.'

The energy assessment must follow London Plan guidance and clearly set out the baseline (2013 building regulations) and then the impact of the application of each stage of the energy hierarchy.
This should allow a clear identification of a shortfall which will then inform the S106.'

You will need to submit revised energy details / assessment to deal with the officer's comments.

Please let me know if I can be of any further assistance.

Regards,

Richard