

Richard Phillips

From: Harjeet Suri <harjeet@hsd.uk.com>
Sent: 03 January 2023 02:43
To: Richard Phillips
Cc: Ed Laughton
Subject: RE: Star Development _ Planning Conditions
Attachments: Current Carbon Dioxide Reduction statistics for The Star V3.pdf

Hi Richard,
Hope you had a good Christmas and New Year celebrations

The Client is pressing for an update for the pending condition clearing relating to sustainability.

Planning Document

The original planning document prepared by JAW Sustainability outlined the U-Value requirements for the development which have been adhered to in the proposed scheme.

Current Position

The main environment considerations are for the dwelling properties to achieve the reduction. Below table outlines the design intent to achieve this during the construction phase.

The current emissions for each flat and dwelling can be seen below with their percentage pass mark.

Property reference	DER (kg/CO ₂ /m ² /yr)	TER (kg/CO ₂ /m ² /yr)	%DER<TER
Q-03466 APT.01	18.13	31.61	42.64 %
Q-03466 APT.02	15.07	27.56	45.32 %
Q-03466 APT.03	21.01	31.96	34.26 %
Q-03466 APT.04	30.62	35.3	13.27 %
Q-03466 APT.05	15.29	26.55	42.41 %
Q-03466 APT.06	16.15	23.42	31.05 %
Q-03466 APT.07	17.16	26.44	35.1 %
Q-03466 APT.08	21.4	29.15	26.59 %
Q-03466 APT.09	13.99	24.99	44.02 %
Q-03466 APT.10	19.88	28.04	29.11 %
Q-03466 H.01	15.93	23.65	32.63 %
Q-03466 H.02	16.17	23.65	31.61 %

The area-weighted CO₂ reduction equals 34.06% beyond current building regulations.

This does not achieve the required reduction rate of 35.00%.

In terms of tonnes of CO₂/yr across the whole development, the shortfall to achieve the 35.00% reduction is 339.89 kg of CO₂.

This would therefore make the carbon offset payment £1800.00 if anything below 1000kg still has to pay the minimum payment.

We have not received comments that would provide a steer towards any lack in information or if the council are happy with the level of detail provided by the revised scheme. In previous project the U-Value/ compliance sheet and SAP calculations documents from an energy assessor is sufficient to demonstrate the Part L compliance.

We also welcome discussion from the council on any Shortfall emissions below the required carbon targets.

Is there anyway in progress this forward or allow a meeting with the relevant parties, as we would like to work with the council to address this 'above ground' condition.

Building Control

In line with the above 'as-built' calculation will need to be submitted to ensure the development achieves the required sustainability levels.

Look forward to your reply and keen to get this condition locked in soon to avoid any further delays.

Appreciate your time and look forward to your reply.
Thanks

Harjeet
HSD

From: Harjeet Suri
Sent: 21 December 2022 14:56
To: Richard Phillips <RPhillips@hillingdon.gov.uk>
Cc: Ed Laughton <elaughton@hillingdon.gov.uk>
Subject: Re: Star Development _ Planning Conditions

Hi Richard,
Trust this email finds you well.

It's been some time now and this planning condition is far beyond the decision date. I appreciate that we made several amendments and updated the application. Is there any further news from the energy assessor.

We have supplied our documents on reaching the original planning targets and % over the current building control levels. I'm not sure what more is to be reviewed on this one. Any chase this can be pushed forward to enable the above ground works to commence. We are also paying the CIL monies and signed all agreements.

I believe the Only other pending item is the platform lift which should adhere to the original planning submission. Please also provide an update on this item.

Appreciated.

Harjeet Suri
HSD.

Sent from my iPhone

On 13 Oct 2022, at 10:51, Richard Phillips <RPhillips@hillingdon.gov.uk> wrote:

Harjeet,

I am still waiting for responses from the Energy Officer and Accessibility Officer and will chase.

Regards,

Richard

From: Harjeet Suri <harjeet@hsd.uk.com>
Sent: 13 October 2022 10:31
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Cc: Ed Laughton <elaughton@hillingdon.gov.uk>
Subject: RE: Star Development _ Planning Conditions

Morning Richard,
Hope this email finds you well.

Just following up on the final Pre-Commencement/ Above Ground Conditions [Environmental, Energy Efficiency and Terrace Access]. If you could kindly provide an update on the environmental part as I believe the only outstanding query was the 35% carbon reduction target based on the original assessment issued at planning.

I believe our energy assessors have supplied the sorting information now [SAP Cals, U-Values, Energy Statement and Carbon Offset figure] to progress this along.

Happy to discuss this further and tie up any lose ends to hopefully get this over the line. Appreciated and look forward to your reply.

Regards

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Mr. Harjeet Suri
BA (Hons) Dip.Arch ARB RIBA

harjeet@hsd.uk.com

Mob: +44 7449 118283

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