

1. Fairview to GLA 11th October 2021

From: WeTransfer [<mailto:noreply@wetransfer.com>]

Sent: 11 October 2021 09:31

To: Faye Wilders <Faye.Wilders@fairview.co.uk>

Subject: Justine.Mahanga@london.gov.uk downloaded 21/3676 - Energy comments



Justine.Mahanga@london.gov.uk downloaded 21/3676 - Energy comments

7 items, 33.6 MB in total ▪ Expires on 18 October, 2021

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7 items

20210827 Land Formerly Known As British Gas Works GLA Consultation
- Energy Memo 2021_Think Three.xlsx

203 KB

Brukls.zip

2.28 MB

DER Wksheets.zip

965 KB

FNH438

VQ_gla_carbon_emission_reporting_spreadsheet_v1.2_2020_Stage 1
comments.xlsx

334 KB

Roof fit 10-06-2021.pdf

2.13 MB

TER Wksheets.zip

335 KB

Victoria Quarter_Energy Statement_June 2021_Final_with appendices
Rev2.pdf

27.4 MB

Message

Please find attached the submission in relation to the energy comments from the GLA Stage 1 response.

I trust these are as expected but please do not hesitate to contact me should you require any additional information.

Many thanks

Faye

2. GLA to Fairview 13th January 2022

From: Justine Mahanga [<mailto:Justine.Mahanga@london.gov.uk>]
Sent: 13 January 2022 08:54
To: Rachel Mottram
Cc: Areena Berktold
Subject: RE: 21/3676/FUL VQ - Stage 1 Response

Good morning Rachel

I have attached the most recent comments received from the GLA energy team. There are 7 outstanding items.

Please could you resend the link to the drainage information and I will refer this to our internal team.

Areena Berktold, copied in, will be the case officer at Stage 2. Areena was the case officer during preapplication discussions.

Please could you advise if you have agreed a committee date.

Many thanks
Justine

From: Rachel Mottram <Rachel.Mottram@fairview.co.uk>
Sent: 12 January 2022 16:17
To: Justine Mahanga <Justine.Mahanga@london.gov.uk>
Subject: RE: 21/3676/FUL VQ - Stage 1 Response

Hi Justine,

We are keen to ensure that we have responded to all comments from the stage 1. Would you be able to come back to me on the below?

Did you have chance to download the drainage information before the link expired?

Kind regards
Rachel

From: Rachel Mottram
Sent: 04 January 2022 15:29
To: 'justine.mahanga@london.gov.uk'
Subject: 21/3676/FUL VQ - Stage 1 Response

Hi Justine,

Site: Victoria Quarter, Albert Road, New Barnet, London, EN4 9SH
LPA Ref: 21/3676/FUL
Happy New Year.

I wanted to make contact because I have recently taken over managing the above planning application. I also wanted to check whether you are awaiting any further information following the Stage 1 response?

I understand that my colleague, Faye Wilders, sent across further energy information which was downloaded on 11th October 2021. Have there been any further comments on this information?

In terms of drainage, the drainage strategy report has been revised which can be downloaded here [This link may not be safe. Click here to analyse.](#) and we have responded to GLA comments 74 & 75 as below.

74. The Flood Risk Assessment (FRA) does not comply with London Plan Policy SI12, as further information is required with regards to the pluvial flood risk to the site to demonstrate that floodwater is not displaced as a result of the development. The FRA should also include details on an evacuation/warning system for users of the basement in the event of flooding.

- . The exceedance flow routes have been shown in the External Levels layout FNH438/28.3/101 & 102.
- . The drainage systems have been designed to cater to all storm events, including the peak 1 in 100-year storms plus an allowance for climate change(40%).
- . There is no flooding predicted up to 1 in 100 years plus 40% climate change.
- . Any surface water runoff from the site due to drainage failure or critical storm events the surface water flood will be contained in the existing road up to 200mm and not cause flooding in any lower part of the site.

75. The surface water drainage strategy does not comply with London Plan S1.13, as it does not give appropriate regard to the greenfield runoff rate and above ground SuDS. Greenfield runoff rate calculations should be provided, and the drainage strategy should aim to meet these rates. Further above ground green SuDS, such as rain gardens should be included, and all SuDS should be clearly identified on the drainage plan. Rainwater harvesting should also be incorporated.

- . The greenfield runoff rate has been calculated for the proposed impermeable areas.
- . See the revised drainage strategy report section 4. The proposed surface water runoff has been restricted to the greenfield runoff rates for each storm event.
- . Rainwater harvesting system will be installed to serve to refuse washdown and irrigation points to block A, E, F4, G, H & V
- . A hierarchical approach to the implementation of SuDS has been considered as much as possible, and it is explained in. See Appendix A for the London Plan, policy 5.13 hierarchy and SuDS hierarchy

Kind regards
Rachel

Rachel Mottram BA (Hons) MSc MRTPI

Planning Department
Fairview Estates (Housing) Ltd
Tel: 020 8366 1271
Mobile: 07384467393

3. Fairview to GLA 3rd February 2022

From: Rachel Mottram
Sent: 03 February 2022 14:30
To: 'Justine Mahanga'; Areena Berktold
Cc: 'Dillon, Andrew'; Faye Wilders
Subject: RE: 21/3676/FUL VQ - Stage 1 Response

Hi Justine/ Areena,

Response attached to the latest GLA energy queries: <https://we.tl/t-6NSTwDmW2G>

Information includes:

1. Updated response sheet
2. Revised ES with addendum responding to the points referred to in the GLA comment sheet (word and PDF versions)
3. Updated GLA reporting spreadsheet.

Kind regards
Rachel

4. GLA to Fairview 15th February 2022

From: Areena Berktold [<mailto:Areena.Berktold@london.gov.uk>]

Sent: 15 February 2022 15:50

To: Rachel Mottram

Cc: Dillon, Andrew; Faye Wilders

Subject: RE: 21/3676/FUL VQ - Stage 1 Response

Hi Rachel,

Please find attached follow up comments on energy matters. There are a few outstanding matters. Hopefully, these can be resolved soon.

Kind regards,

Areena

Areena Berktold

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

Union Street, London, SE1 0LL

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areena.berktold@london.gov.uk

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5. Fairview to GLA 16th February 2022

From: Rachel Mottram
Sent: 16 February 2022 16:09
To: 'Areena Berktold'
Cc: Dillon, Andrew; Faye Wilders
Subject: RE: 21/3676/FUL VQ - Stage 1 Response

Hi Areena

A response to the latest energy queries can be downloaded here: <https://we.tl/t-GSsSwQgMhi>

This includes an updated GLA excel document and FNH document 'GLA Energy responses 160222' which addresses the questions raised by the GLA and attached associated evidence referenced.

A substantial draft S106 is also provided, there are a small number of items still being agreed.

Kind regards
Rachel

6. GLA to Fairview 3rd May 2022

From: Areena BerktoId <Areena.BerktoId@london.gov.uk>
Sent: 03 May 2022 15:19
To: Rachel Mottram
Cc: Faye Wilders
Subject: RE: 21/3676/FUL VQ - Stage 1 Response
Attachments: 20210993 Land Formerly Known As British Gas Works Post Stage 1 (set 3) GLA Consultation - Energy Memo 2021.xlsx

Hi Rachel,

Please find attached latest energy comments on file.

Apologies if you haven't received them before.

Kind regards,
Areena

Areena BerktoId
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

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areena.berktold@london.gov.uk

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From: Rachel Mottram <Rachel.Mottram@fairview.co.uk>
Sent: 28 April 2022 11:18
To: Areena BerktoId <Areena.BerktoId@london.gov.uk>
Cc: Faye Wilders <Faye.Wilders@fairview.co.uk>
Subject: RE: 21/3676/FUL VQ - Stage 1 Response

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Hi Areena

Did your colleagues have any further comments on the energy response provided in February?

We would like to get to the point where we have confirmation that all matters have been resolved.

Kind regards
Rachel

7. Fairview to GLA 5th May 2022 – Comments to GLA queries in email, BRUKL output document, and Energy Statement.

From: Rachel Mottram
Sent: 05 May 2022 12:54
To: 'Areena Berkold'
Cc: Faye Wilders
Subject: RE: 21/3676/FUL VQ - Stage 1 Response
Attachments: model_brukl.pdf

Hi Areena

Please see response below to the latest energy comments:

- The applicant has provided updated BRUKL output document however despite the energy consumption by end use being lower as indicated in the email, the actual area weighted average (MJ/m²) and total (MJ/year) cooling demand is still higher than the notional as per table 'HVAC Systems Performance' column 'Cool dem'.*

The applicant is required to investigate and adopt further passive measures (in line with the Cooling Hierarchy) to ensure the actual building's cooling demand is lower than the notional.

This item is outstanding.

Please find attached the previously submitted SBEM showing compliance. As shown in the Table below (taken from page 3 of the attached SBEM), the heating and cooling demand (MJ/m²) is lower than notional dwelling.

Energy & CO ₂ Emissions Summary		
	Actual	Notional
Heating + cooling demand [MJ/m ²]	148.84	173.95
Primary energy* [kWh/m ²]	92.25	97.42
Total emissions [kg/m ²]	10.9	16.9

- The DSY 2 & 3 analysis demonstrates that there are a number of failures under the DSY 2 and DSY 3 weather files. Thus, the applicant should commit to providing guidance to occupants on future minimising future dwelling overheating risk in line with the cooling hierarchy.*
This item is outstanding.

Fairview confirm that guidance on minimising future dwelling overheating risks will be provided to occupants within their 'Welcome Pack'.

- The email correspondence submitted is welcomed, however this is from September 2021 (6 months old) and doesn't include a definitive answer from the borough.*
The applicant should seek an update to the communication with the borough.
Evidence of the correspondence should be submitted.
This item is outstanding.

The email correspondence is representative of the time of the Planning Submission and information presented regarding the London Heat map remains current. For completeness FNH have emailed the Local Authority again and await a response which will be forwarded on receipt.

- *The draft S106 has been submitted and an estimated carbon offset contribution sum of £520,443 has been included. Applicant to provide clarification on how this was calculated with the updated emissions, This item is outstanding.*

This is set out in the submitted Energy Statement dated June 2021. This can be downloaded here for ease: <https://we.tl/t-n0cTmnOoic>

The development will achieve the zero-carbon target through a carbon-offset payment which offsets the shortfall in regulated CO₂-emissions. The total CO₂ emissions to offset have been calculated as: 5,478 TCO₂/yr using SAP 10.0 emission factors. Based on a carbon price of £95 TCO₂/yr over a 30-year period, this equates to a cash-in-lieu contribution of: £520,443.

Kind regards
Rachel