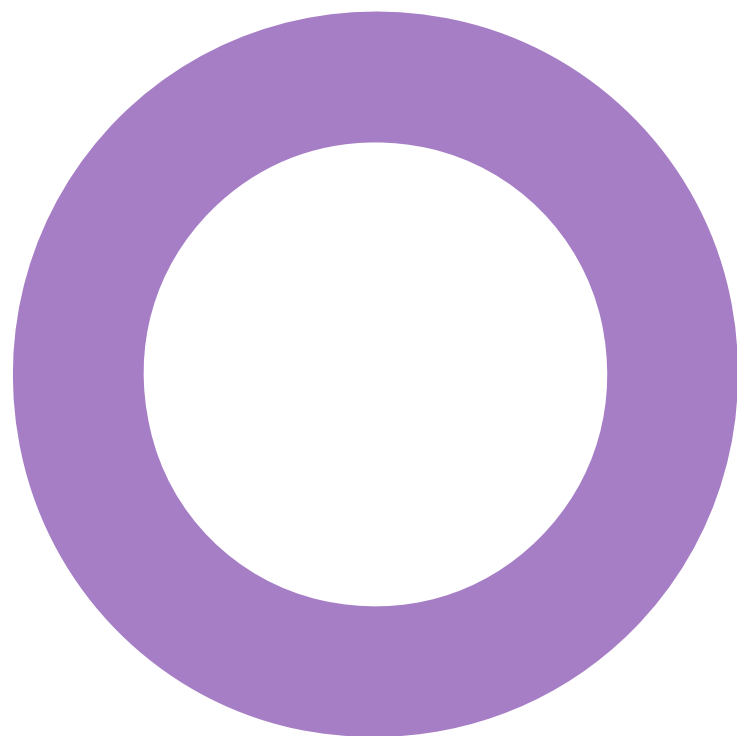


Former Stag Brewery.  
London.  
Reselton Properties Limited.

**SUSTAINABILITY**  
ENERGY STRATEGY ADDENDUM

REVISION 01 - 27 OCTOBER 2023



## Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	27/10/2023	For issue.	E. Jolly	T. Brown	G. Jones

This document has been prepared for Reselton Properties Limited only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 23/10513

Document reference: REP-2310513-05-EJ-20231027-Energy Strategy Addendum-Rev01.docx

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## 1. Purpose of the addendum.

This addendum has been prepared by Hoare Lea on behalf of Reselton Properties Limited ("the Applicant") in support of two linked planning applications (Application A (ref: 22/0900/OUT) and Application B (ref: 22/0902/FUL)) for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ("the Site") within the London Borough of Richmond upon Thames (LBRuT).

The figures presented within this document supersede those presented within the submitted Energy Strategy for Application A (ref: 22/0900/OUT) and Application B (ref: 22/0902/FUL), however please refer to the following submitted documents for full detail on the proposed strategy

- REP-2310513-5A-EJ-20220210-Energy Strategy-Rev00
- REP-2310513-05-EJ-20230223-Energy Strategy Addendum-Rev02
- REP-2310513-05-EJ-20230428-Energy Strategy Addendum-Rev02

This addendum has been produced account for the updates to Application A only in relation to amendments to internal layouts following changes in Fire regulations as well as the change of use of the proposed office area above the cinema block to residential apartments.

As the proposed changes only impact Application A, the figures presented within this document relate to those areas only. Please refer to the listed energy reports previously submitted in relation to Application B.

### 1.1 Impact on other planning documents.

As the proposed change relates primarily to internal layouts and use mix no additional changes have been made to the following submitted documents and are therefore the most relevant:

- Sustainability statement (ref: REP-2310513-5A-EJ-20220210-Sustainability statement-Rev 02)
- Whole Life Carbon assessment (ref: REP-2310513-5A-JY-20210117-Stag Brewery GLA Whole Life Carbon Assessment-Rev01).
- Circular Economy Statement (ref: REP-2310513-5A-EJ-20220210-Circular Economy Statement-Rev 07)
- Overheating risk assessment for Application B (ref. REP-2310513-05-EJ-20220728-BB101 Assessment-Rev 05)

## 2. Summary of carbon emissions.

The following tables provide a summary of the associated carbon emissions of Application A for the residential and non-residential areas as are present as well as their resultant savings at each stage of the hierarchy.

As can be seen from the following tables, a negligible change to resultant carbon emissions and carbon offset payments has occurred to the residential areas of the site as a result of proposed affordable housing split. No change has occurred for the non-residential areas.

Furthermore, the carbon reduction targets set by adopted planning policy continue to be met.

### 2.1 Application A.

#### Development Area 1 - Residential

Table 1: Summary of CO<sub>2</sub> emissions reductions - Application A: DA1 - Residential.

Application A - DA1 - Residential	Carbon Dioxide Emissions (tonnes CO <sub>2</sub> per annum)	
	(Regulated)	(Unregulated)
Part L Gas Boiler Baseline	819.14	19.86
Reduction from Be Lean	711.36	19.86
Reduction from Be Clean	711.36	19.86
Reduction from Be Green	200.02	19.86
	Regulated Carbon Dioxide Emission Savings (tonnes/yr) (%)	
Reduction from Be Lean	107.78	13.16%
Reduction from Be Clean	0.00	0.00%
Reduction from Be Green	511.34	62.42%
<b>Total Reduction</b>	<b>619.12</b>	<b>75.58%</b>
<b>Total Target Reduction</b>	<b>819.14</b>	<b>100.00%</b>
<b>Annual Surplus / Shortfall</b>	<b>200.02</b>	<b>24.42%</b>
<b>Carbon offset payment</b>	<b>£570,054</b>	

**Development Area 1 - Non-residential**

Table 2: Summary of CO<sub>2</sub> emissions reductions - Application A: DA1 - Non-residential.

Application A - DA1 - Non-residential	Carbon Dioxide Emissions (tonnes CO <sub>2</sub> per annum)	
	(Regulated)	(Unregulated)
Part L Gas Boiler Baseline	437.80	232.91
Reduction from Be Lean	371.55	232.91
Reduction from Be Clean	371.55	232.91
Reduction from Be Green	145.42	232.91
	Regulated Carbon Dioxide Emission Savings (tonnes/yr)   (%)	
Reduction from Be Lean	66.25	15.13%
Reduction from Be Clean	0.00	0.00%
Reduction from Be Green	226.13	51.65%
<b>Total Reduction</b>	292.38	66.78%
<b>Total Target Reduction</b>	437.80	100%
<b>Annual Surplus / Shortfall</b>	145.42	33.22%
<b>Carbon offset payment</b>	£414,438	

**Development Area 2 - Residential only**

Table 3: Summary of CO<sub>2</sub> emissions reductions - Application A: DA2 - Residential.

Application A - DA2 - Residential	Carbon Dioxide Emissions (tonnes CO <sub>2</sub> per annum)	
	(Regulated)	(Unregulated)
Part L Gas Boiler Baseline	541.08	276.55
Reduction from Be Lean	514.30	276.55
Reduction from Be Clean	514.30	276.55
Reduction from Be Green	123.90	276.55
	Regulated Carbon Dioxide Emission Savings (tonnes/yr)   (%)	
Reduction from Be Lean	26.78	4.95%
Reduction from Be Clean	0.00	0.00%
Reduction from Be Green	390.39	72.15%
<b>Total Reduction</b>	417.18	77.10%
<b>Total Target Reduction</b>	541.08	100%
<b>Annual Surplus / Shortfall</b>	123.90	22.90%
<b>Carbon offset payment</b>	£353,125	

## 2.2 Summary of carbon offset payments.

Table 4 shows the anticipated CO<sub>2</sub> emissions that will be subject to a carbon offset charge to be agreed with LBRuT.

Table 4: Carbon Offset

Application A Total		Carbon Offset (tonnes)	Cost (£)
Development Area 1	Annual Offset (Residential Areas)	200.02	£570,054
	Annual Offset (Non-residential Areas)	145.42	£414,438
Development Area 2	Annual Offset (Residential Areas)	123.90	£353,125
	Annual Offset (Non-residential Areas)	N/A	N/A
<b>Total carbon offset</b>		<b>469.34</b>	<b>£1,337,618</b>



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