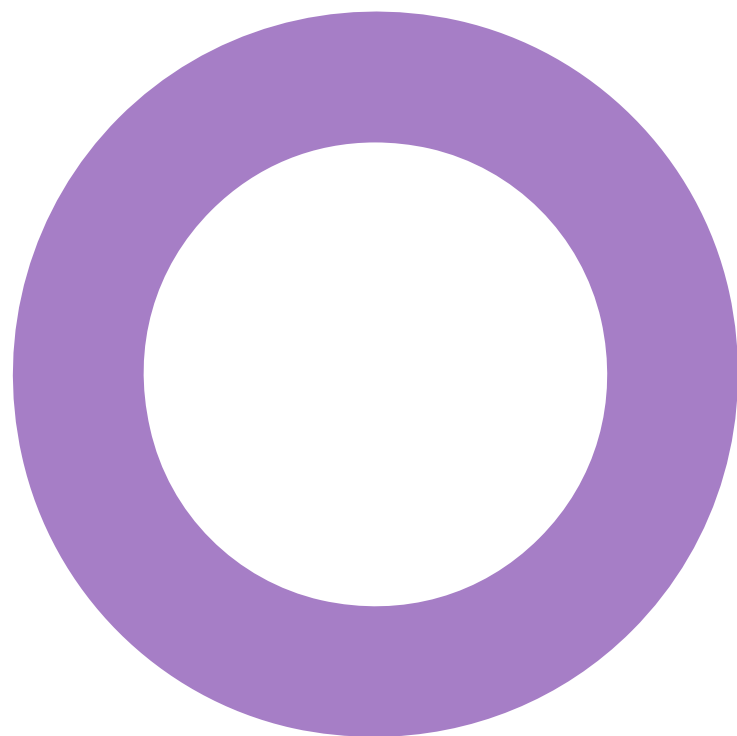


**Former Stag Brewery.
London.**
Reselton Properties Limited.

SUSTAINABILITY
ENERGY STRATEGY ADDENDUM

REVISION 02 - 28 APRIL 2023



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	28/04/2023	For issue.	E. Jolly	T. Brown	G. Jones
02	28/04/2023	Following comments received from GE.	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-20230428-Energy Strategy Addendum-Rev02.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 submitted document (ref: REP-2310513-5A-EJ-20220210-Energy Strategy-Rev 00) and energy addendum (ref: REP-2310513-05-EJ-20230223-Energy Strategy Addendum-Rev 02) for full detail on the proposed strategy.

This addendum has been produced account for the updated area schedule relating to the affordable housing offering (ref: 18125_230324_Hybrid Scheme_80-20 Split_NSA).

1.1 Impact on other planning documents.

As the proposed change relates only to residential mix offering, 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 and B 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 CO₂ emissions reductions - Application A: DA1 - Residential.

Application A - DA1 - Residential	Carbon Dioxide Emissions (tonnes CO ₂ per annum)	
	(Regulated)	(Unregulated)
Part L Gas Boiler Baseline	806.33	55.29
Reduction from Be Lean	706.94	55.29
Reduction from Be Clean	706.94	55.29
Reduction from Be Green	199.08	55.29
	Regulated Carbon Dioxide Emission Savings	
	(tonnes/yr)	(%)
Reduction from Be Lean	99.38	12.33%
Reduction from Be Clean	0.00	0.00%
Reduction from Be Green	507.87	62.99%
Total Reduction	607.25	75.31%
Total Target Reduction	806.33	100.00%
Annual Surplus / Shortfall	199.08	24.69%
Carbon offset payment	£567,372	

Development Area 1 – Non-residential

Table 2: Summary of CO₂ emissions reductions – Application A: DA1 – Non-residential.

Application A – DA1 – Non-residential	Carbon Dioxide Emissions (tonnes CO ₂ per annum)	
	(Regulated)	(Unregulated)
Part L Gas Boiler Baseline	312.68	189.33
Reduction from Be Lean	264.41	189.33
Reduction from Be Clean	264.41	189.33
Reduction from Be Green	112.69	189.33
	Regulated Carbon Dioxide Emission Savings (tonnes/yr) (%)	
Reduction from Be Lean	48.27	15.44%
Reduction from Be Clean	0.00	0.00%
Reduction from Be Green	151.72	48.52%
Total Reduction	199.99	63.96%
Total Target Reduction	312.68	100%
Annual Surplus / Shortfall	112.69	36.04%
Carbon offset payment	£321,161	

Development Area 2 – Residential only

Table 3: Summary of CO₂ emissions reductions – Application A: DA2 – Residential.

Application A – DA2 – Residential	Carbon Dioxide Emissions (tonnes CO ₂ per annum)	
	(Regulated)	(Unregulated)
Part L Gas Boiler Baseline	471.60	240.83
Reduction from Be Lean	447.81	240.83
Reduction from Be Clean	447.81	240.83
Reduction from Be Green	163.94	240.83
	Regulated Carbon Dioxide Emission Savings (tonnes/yr) (%)	
Reduction from Be Lean	23.79	5.04%
Reduction from Be Clean	0.00	0.00%
Reduction from Be Green	283.88	60.19%
Total Reduction	307.66	65.24%
Total Target Reduction	471.60	100%
Annual Surplus / Shortfall	163.94	34.76%
Carbon offset payment	£467,215	

2.2 Application B.

School

Table 4: Summary of CO₂ emissions reductions – Application B - School.

Application B - School	Carbon Dioxide Emissions (tonnes CO ₂ per annum)	
	(Regulated)	(Unregulated)
Part L Gas Boiler Baseline	104	43
Reduction from Be Lean	88	43
Reduction from Be Clean	88	43
Reduction from Be Green	21	43
	Regulated Carbon Dioxide Emission Savings	
	(tonnes/yr)	(%)
Reduction from Be Lean	16	15.0%
Reduction from Be Clean	0	0.0%
Reduction from Be Green	67	64.5%
Total Reduction	83	79.5%
Total Target Reduction	104	100.0%
Annual Surplus / Shortfall	-21	20.5%
Carbon offset payment	£60,726	

2.3 Summary of carbon offset payments.

Table 5 shows the anticipated CO₂ emissions that will be subject to a carbon offset charge to be agreed with LBRuT.

Table 5: Carbon Offset

Whole Site (Application A and B) Total		Carbon Offset (tonnes)	Cost (£)
Development Area 1	Annual Offset (Residential Areas)	199.08	£567,372
	Annual Offset (Non-residential Areas)	122.69	£321,161
Development Area 2	Annual Offset (Residential Areas)	163.94	£467,215
	Annual Offset (Non-residential Areas)	N/A	£0
Application B - School	Annual Offset (School)	2131	£60,726
Total carbon offset		497.01	£1,416,474



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