

# Preparing Environmental Performance Statements

A guide for applicants and agents



November 2012

# INTRODUCTION

Developments in Croydon developments of 10 or more units or  $\geq 1000\text{m}^2$ , are expected to meet high sustainable construction standards in accordance with local planning policies. The application should explain how these standards will be met using pre-assessments for the Code for Sustainable Homes or BREEAM and, where necessary, an energy statement

## CROYDON'S REQUIREMENTS

- For residential developments of 10 or more units, Code for Sustainable Homes Level 4
- For residential refurbishments or conversions of 10 or more units, BREEAM Domestic REfurbishment Very Good
- For new non-residential developments  $\geq 1000\text{m}^2$ , BREEAM Excellent
- For major non-residential refurbishments  $\geq 1000\text{m}^2$ , BREEAM Very Good
- All major developments are required to achieve a 25% reduction in site  $\text{CO}_2$  emissions in accordance with Policy 5.2 of the London Plan. The required reduction will be 40% from 2013.

# POLICY CONTEXT

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This approach is underpinned by the following policies from the London Plan and saved policies from Croydon's Core Strategy:

London Plan:

- Policy 5.2 – Minimising Carbon Dioxide Emissions
- Policy 5.3 – Sustainable design and construction
- Policy 5.5 – Decentralised energy networks
- Policy 5.6 – Decentralised energy in development proposals
- Policy 5.7 – Renewable Energy

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Croydon's Core Strategy:

- CS6 – Climate Change
- CS7 – Green Grid

# CODE FOR SUSTAINABLE HOMES (CSH)

We would strongly recommend that a licensed CSH assessor is engaged from an early stage.

A preliminary CSH assessment should be provided in the Environmental Performance statement where appropriate. We would usually expect a **CSH Level 4** rating. For major residential conversions and refurbishments, we would usually expect an BREEAM Domestic Refurbishment Very Good rating.

There are CSH credits to be gained readily by providing waste and recycling storage. We strongly recommend that these are compatible with our contractor's vehicles and have consistent and accurate labelling on which materials we collect for recycling. The easiest way to do this is to purchase them at cost through Ian Brunwin, the Council's Recycling Officer. Tel. 020 8726 6200 ext 52736, email: [Ian.Brunwin@croydon.gov.uk](mailto:Ian.Brunwin@croydon.gov.uk).

Please note that full Code for Sustainable Homes or BREEAM Domestic Refurbishment certification based on the relevant **Post Construction Review** will be required upon completion.

## **BRE ENVIRONMENTAL ASSESSMENT METHOD (BREEAM)**

We would strongly recommend a licensed BREEAM assessor is engaged from an early stage.

A preliminary BREEAM assessment should be provided in the environmental performance statement where appropriate. For developments that are assessed under the Bespoke version of BREEAM, a detailed sustainability statement should be submitted instead, based on BREEAM credits. This is due to the high cost of the Bespoke process; in the event that planning permission is granted, a preliminary assessment should be submitted.

For new non-residential development, BREEAM Excellent is the standard expected. For major refurbishments, BREEAM Very Good is the expected standard.

See <http://www.breeam.org/assessors/csh.jsp> for a list of CSH assessors and <http://www.greenbooklive.com/search/search.jsp?partid=10001> for EcoHomes assessors

For more information about CSH, visit <http://www.breeam.org/page.jsp?id=86>

For more information about EcoHomes, visit <http://www.breeam.org/page.jsp?id=21>

See <http://www.breeam.org/assessors/breeam.jsp> for a list of BREEAM assessors

For more information about BREEAM please see <http://www.breeam.org/>

Please note that full BREEAM certification based on the relevant **Post Construction Review (PCR)** will be required upon completion.

## CO<sub>2</sub> reduction

All major developments in Croydon must achieve a 25% reduction in site CO<sub>2</sub> emissions in line with Policy 5.2 of the London Plan. From 2013, this requirement will increase to a 40% beyond the requirements of Part L 2010.

This reduction in CO<sub>2</sub> emissions is over and above that required by Part L of Building Regulations. It is advisable to address this issue early in the development of the design as this target may be difficult to address unless careful consideration has been given to the energy strategy. In all cases, the onus should be on reducing energy demand through passive design and efficient building services.

## Energy Assessments

Croydon strongly recommends that an approved energy assessment is carried out in advance of planning permission, in order to ensure compliance with Part L Regulations and Policy EP16.

In all cases, we require the following information to be clearly provided:

- Details of the site (number of units, floor area etc.)
- Baseline site energy demand and CO<sub>2</sub> emissions broken down by use and based on SAP, SBEM or other accredited software
- Site energy demand and CO<sub>2</sub> emissions after the application of energy efficiency measures
- Site energy demand and CO<sub>2</sub> emissions after the application of low and zero carbon technologies
- Size, location and output of the recommended low and zero carbon technologies
- Discussion of the suitable technologies with clear reasoning why technologies are included or ruled out
- A preferred low and zero carbon option (this can be a combination of technologies)

For residential development, energy demand and CO<sub>2</sub> emissions should include both regulated and unregulated emissions (i.e. CSH Ene 7 standard case emissions). For non-residential development, energy demand and CO<sub>2</sub> emissions should include regulated emissions at a minimum.

## Air Quality – renewables and transport

The use of biomass on smaller developments or in areas with high levels of NO<sub>x</sub> and particulate pollution is presumed against by our Specialist Pollution Team since there are no acceptable levels of increase in these pollutants, particularly in the north and centre of the borough. However each case will be looked at on its own merits.

If you are planning a development that will attract large numbers of vehicles and/or include certain industrial processes, you will have to complete an air quality impact assessment.

In both cases contact the Specialist Pollution Team on 020 8760 5483.

## District Energy

Croydon Council is seeking to develop a district energy network to serve Croydon Metropolitan Centre. Large developments in this area will be expected to incorporate communal heating systems and be designed to be ready for district heating. The following guidelines should be followed:

1. The building should be communally heated i.e. there will be one source of heat (boiler or CHP) for the whole building, rather than individual boilers in each dwelling or part of the building
2. There should be space in the plant room for the plate heat exchanger with a minimum floor space of 2.5 m x 1.5 m and height of 2 m (larger buildings may require a larger plant room space)
3. The retaining wall to the perimeter of the building closest to the DE network (location will be confirmed) should be designed to allow pipes to pass through it. This can be achieved by designing in a soft section (removable brick/ block section in a cast and reinforced concrete retaining wall). This section should be sized to take a pair of pipes the same diameter as the main flow and return heat pipes that supply the development from the plant room plus allowing for 100 mm thickness insulation on each plus 100 mm clearance between pipes. The DE pipe network will be dug in a trench typically around a meter wide and a meter in depth and from the outside finished road/ pavement level.
4. A pair of branches with blanked off flanges or isolating valves for future connection should be included. We can mark up on a schematic drawing where these branches should go.
5. In line with best practice we will expect the building's heating system to be designed with at least a 20 °C degree drop (delta T) between flow and return temperatures. The design return temperature of the building's heating system should be less than 50 °C.

The Council is very committed to ensuring that new developments achieve high sustainability standards. If you would like more information about how to address these issues, please contact the Sustainable Development Service on 020 8726 6000, extension 62314.