

WLC Memo: GLA Consultation

Case details

Date of first review:	19.03.24
Case Name:	100 Chalk Farm Road
Case Number:	2024/0108
Case Officer:	James Cummins
London Borough:	Camden
Application Type (Outline/Hybrid/Detailed):	Detailed
Applicant:	Regal Chalk Farm Limited
WLC Consultant:	Whitecode Consulting
Document Title:	lca_assessment_template_-_25_march_2022.xlsx
Document Date:	09.01.24

Development proposals

Use	Floorspace/Number of units
GIA	13,063 m ²
	m ²
	m ²

London Plan: Policy SI 2 of the London Plan requires planning applicants to submit a Whole Life-Cycle Carbon (WLC) assessment: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf	
Guidance and assessment template: Applicants should follow the GLA 'Whole Life-Cycle Carbon Assessments Guidance - March 2022' and the GLA WLC assessment template (https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance) which should be completed in full and submitted as an Excel document. Applicants should ensure they are familiar with the guidance in preparation for submitting their planning application.	
The following comments set out how the applicant's planning application stage WLC assessment complies with the policy and guidance.	
GLA Review_19/03/24	Applicant's response
General compliance comments	
1 The applicant has provided all information within the project details section of the template under the Detailed planning stage tab, in line with the GLA Whole Life-Cycle Carbon Assessment guidance document.	
2 The assessment method stated does conform with BS EN 15978 and 'RICS Professional Statement and guidance, Whole Life carbon assessment for the built environment' (RICS PS) as set out in the GLA Whole Life-Cycle Carbon Assessment guidance document.	
3 The applicant has confirmed that the operational modelling methodology for Module B6 results follows SAP for the residential space. The applicant should confirm that the operational modelling methodology for module B6 results follows TM54 for the commercial space and other non residential developments.	Please Respond Here
4 The assessment has been completed with a reference study period of 60 years.	
5 The software tool used is listed in Appendix 1 of the GLA Whole Life-Cycle Carbon Assessment guidance document. The applicant has provided confirmation that the tool used follows BS EN 15978 and covers modules A-C as a minimum.	
6 The source of carbon data for materials and products, and EPD database stated within the assessment does come from acceptable sources as set out in the GLA Whole Life-Cycle Carbon Assessment guidance document.	
7 The applicant has confirmed that 95% of the cost allocated to each building element category has been accounted for in the assessment. The applicant should provide details/evidence of the review process undertaken to confirm that 95% of the cost per building element category has been modelled.	Please Respond Here
8 The applicant has provided explanation of the third-party verification mechanisms that have been adopted to quality assure the assessment.	
9 The applicant has given permission for the GLA to submit the assessment to the Built Environment Carbon Database.	
Estimated WLC emissions	
10 The applicant has provided results that cover all of the life-cycle modules (A1-A5, B1-B5, B6-B7, C1-C4 and D).	
11 The applicant has provided results that fall within the WLC benchmarks and has reasonably explained the reasons for any divergences from the WLC benchmark.	Please Respond Here
Retention of existing buildings and structures	
12 The applicant has confirmed that options for retaining the existing buildings and structures have been fully explored before considering substantial demolition. Further lines of enquiry may be initiated on the detail of this within the Circular Economy review.	
13 The applicant has provided the pre-construction demolition carbon related emissions.	
14 The applicant has provided the percentage estimates of the new building development which will be made up of existing elements.	
Key actions and further opportunities to reduce whole life-cycle carbon emissions	
15 The applicant has provided details of the main actions with the biggest impacts which have informed this stage of the assessment.	
16 The applicant should provide details of further potential opportunities which could be investigated as the design progresses, but which don't currently contribute towards the emissions reported in this WLC assessment.	Please Respond Here
17 The applicant has provided an estimation of the WLC reduction (kgCO ₂ e/m ² GIA) for all actions and further potential opportunities stated within the template. The applicant should provide estimations of the WLC reduction (kgCO ₂ e/m ² GIA)for the further potential opportunities which have been requested in 16.	Please Respond Here
Material quantity, assumptions and end of life scenarios	
18 The applicant has completed the material quantity and end of life scenarios table in full.	
19 All material types and quantities should be provided for all the applicable building element categories and align with the Assessment table. The applicant should provide detail on the following: - FFE - The following MEP items: - Fire alarm systems - Sprinkler systems - Drainage network - Chiller / cooling system (mainly for commercial buildings)	
20 Assumptions made with respect to maintenance, repair and replacement cycles (Module B) have been stated.	
21 Material 'end of life' scenarios (Module C) has been filled out for all applicable significant materials and should align with the projects separate Circular Economy Statement.	
22 The applicant should provide an estimated mass (kg) of reusable and recyclable materials for each building element category.	Please Respond Here
23 The applicant has provided details of the refrigerants (name, charge, annual leakage rate, GWP, end of life recovery rate).	
GWP potential for all life-cycle modules	
24 The applicant has completed the template table completely and all results do seem within a reasonable range.	