

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA131021-5279

10 December 2021

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 13 October 2021. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

Firstly, please accept our apologies for the delay in responding to your request.

You asked for:

The Greater London Authority (GLA) has provided statutory responses to the planning applications below:

- 1. Planning report D&P/0083a/01 dated 27 June 2016 Dulwich Hamlet Football Stadium and Green Lane Dale Playing Fields, SE22 8BD in the London Borough of Southwark Planning application no. 16/AP/1232*
- 2. Planning report GLA/0083c/01 dated 11 November 2019 Dulwich Hamlet FC, Champion Hill Stadium in the London Borough of Southwark planning Planning application no.19/AP/1867.*

The FOI requests below relate to the communications between the GLA and the London Borough of Southwark in respect of the above planning applications.

The FOI requests below also relate to significant differences between Planning report D&P/0083a/01 dated 27 June 2016 and Planning report GLA/0083c/01 dated 11 November 2019.

Information request 1 – Please provide me with: All communications between, the London Borough of Southwark and the Greater London Authority with regard to Planning report D&P/0083a/01 dated 27 June 2016, Planning application no. 16/AP/1232.

Please note that all communications will include emails, any attachments to emails, faxes, physical communications so for example letters, facsimile and any minutes of face to face or audio or online meeting, either sent by London Borough of Southwark to the Greater London Authority or sent by the Greater London Authority to the London Borough of Southwark.

Information request 2 – Please provide me with: All communications between the London Borough of Southwark and the Greater London Authority with regard to Planning report GLA/0083c/01 dated 11 November 2019, planning application no.19/AP/1867.

Please note that all communications are requested to include emails, any attachments to emails, faxes, physical communications so for example letters, facsimile and any minutes of face to face or audio or online meeting, either sent by London Borough of Southwark to the Greater London Authority or sent by the Greater London Authority to the London Borough of Southwark.

Information request 3 – Planning report D&P/0083a/01, dated 27 June 2016 (Planning application no. 16/AP/1232) at paragraph 100, under the heading of ‘Conclusion,’ provides:

“London Plan policies on the principle of development, MOL and protected open space, housing, urban design and inclusive design, climate change and transport are relevant to this application. Whilst the application is generally supported in principle, however there remains some outstanding strategic planning concerns. Further discussion is therefore required regarding the following issues:

Principle of development: The principle of the development of the new pitch on MOL is accepted. However, further information should be provided by the applicant to justify the loss of the protected open space. The Council should also confirm it is satisfied with the reprovision of local open space in accordance with its own assessment of needs. Appropriate mechanisms should be secured to ensure the financial stability of the Club and the community benefits of the scheme. ” Emphasis added.

It is noted that Planning report GLA/0083c/01, dated 11 November 2019) Planning application no.19/AP/1867), at paragraph 18, refers to the London Plan Policy 7.18 and cites the requirement that replacement of one type of open space with another is unacceptable unless an up-to-date needs assessment shows that this would be appropriate.

However, the conclusion or indeed any other part of the Planning report GLA/0083c/01, dated 11 November 2019, planning application no.19/AP/1867, does not require the council to confirm that it is satisfied with the reprovision of local open space in accordance with its own assessment of needs. Such a confirmation, as can be seen above, was requested in Planning report D&P/0083a/01, dated 27 June 2016, Planning application no. 16/AP/1232.

Please provide me with: An explanation of why there was no requirement that the London Borough of Southwark, so the ‘council’, confirm that it is satisfied with the reprovision or replacement of local open space in accordance via its own assessment of needs in Planning report GLA/0083c/01, dated 11 November 2019, planning application no.19/AP/1867 whilst there was such a requirement in the conclusion of planning report D&P/0083a/01, dated 27 June 2016, Planning application no. 16/AP/1232.

Financial stability of the club. The Planning report D&P/0083a/01 dated 27 June 2016 under the title of conclusion provided: Principle of development: The principle of the development of the new pitch on MOL is accepted. However, further information should

be provided by the applicant to justify the loss of the protected open space. The Council should also confirm it is satisfied with the reprovision of local open space in accordance with its own assessment of needs. Appropriate mechanisms should be secured to ensure the financial stability of the Club and the community benefits of the scheme. Emphasis added

It is noted that Planning report GLA/0083c/01, dated 11 November 2019, does not address the need for any appropriate mechanisms that would be secured to ensure the financial stability of the Club. Indeed, it provides, under the title of Financial Considerations at paragraph 61, that there 'are no financial considerations at this stage'.

It is also noted that Planning report GLA/0083c/01, dated 11 November 2019, does not address the need for any appropriate mechanisms that would be secured to ensure the community benefits of the scheme.

Information request 4 – Please provide me with: An explanation of why there was a requirement that, 'Appropriate mechanisms should be secured to ensure the financial stability of the Club' in Planning report D&P/0083a/01 (dated 27 June 2016) whilst there was no such requirement in Planning report GLA/0083c/01 (dated 11 November 2019).

Our response to your request is as follows:

Please find attached the information that the GLA holds in relation to the first two parts of your request. Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject

In relation to parts 3 and 4 of your request. The EIR provides a right of access to recorded information. The GLA is not required to create new information to respond to a request. The full rationale for any planning judgement is set out in the planning reports (accessible through the city hall website), whereby you can refer to the assessments contained within.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely


Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at: [Freedom of information | London City Hall](#)

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 05 October 2021 11:14
To: [REDACTED]
Subject: Dulwich Hamlet 19AP1867 TfL bus contribution

Hi [REDACTED]
Hope you're well.

This application went to planning committee in July 2020 and a resolution was given to grant subject to completion of the s106 agreement and referral to the Mayor.

I just want to point out that following your Stage 1 comments from TfL, the applicant and the council had been negotiating on the bus contributions. An agreed contribution of £135,000 towards local bus services would be secured and this payment would be staggered over the 3 years from first occupation of any part of the development.

We are still in the process of negotiating on other matters of the s106 and I will refer for Stage 2 when it's ready.

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 01 February 2021 16:35
To: [REDACTED]
Subject: RE: gla/0083c - Dulwich Hamlet

Hi [REDACTED]
Sorry I was on leave last week. Are you free now?
Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Tuesday, January 26, 2021 9:01 PM
To: [REDACTED]
Subject: gla/0083c - Dulwich Hamlet

Hi [REDACTED]
I was just looking for an update on the above case. Would a quick call at some point tomorrow work just to touch base?

Sincerely

[REDACTED]
[REDACTED] Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk
[REDACTED] london.gov.uk

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The Mayor and the GLA stand against racism. Black Lives Matter.

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 01 February 2021 16:35
To: [REDACTED]
Subject: RE: gla/0083c - Dulwich Hamlet

Hi [REDACTED]
Sorry I was on leave last week. Are you free now?
Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Tuesday, January 26, 2021 9:01 PM
To: [REDACTED]
Subject: gla/0083c - Dulwich Hamlet

Hi [REDACTED]
I was just looking for an update on the above case. Would a quick call at some point tomorrow work just to touch base?

Sincerely

[REDACTED]
[REDACTED] Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk
[REDACTED] london.gov.uk

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The Mayor and the GLA stand against racism. Black Lives Matter.

From: [redacted] <[redacted]@southwark.gov.uk>
Sent: 16 October 2020 12:09
To: [redacted] | BOCCA Consulting Ltd
Cc: [redacted]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [redacted]
I am happy to meet. This went to planning committee back in July and was given resolution to grant. We are currently drafting the s106 agreement to a stage where we will refer it to the Mayor.
Regards

[redacted] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [redacted] Email: [redacted]@southwark.gov.uk
www.southwark.gov.uk

From: [redacted] [mailto:[redacted]@lichfields.uk]
Sent: Thursday, October 15, 2020 4:21 PM
To: [redacted] | BOCCA Consulting Ltd; [redacted]
Cc: [redacted]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
Importance: High

All
There seems to be some miscommunication going on here and as such causing a delay in getting this matter resolved and the Stage 2 review complete.

[redacted] – can I suggest we set up a Teams/Skype (which ever suits) meeting with your relevant colleague from the energy team, [redacted] from BOCCA with yourself, LBS ([redacted] Lichfields and Meadow present, so we can resolve this once and for all please?


Happy for you to come back with some dates in the first instance, I can then coordinate the remainder/get the meeting set up.

Regards

[redacted]
[redacted]
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [redacted] / M [redacted] / E [redacted]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [redacted] <[redacted]@london.gov.uk>
Sent: 05 October 2020 11:07
To: [redacted] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [redacted] <[redacted]@lichfields.uk>; [redacted] <[redacted]@southwark.gov.uk>
Cc: [redacted] <[redacted]@lichfields.uk>; [redacted] <[redacted]@meadowpartners.com>; [redacted] <[redacted]@boccaconsulting.com>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
CAUTION: This email originated from an external source.
Good afternoon [redacted]

Thank you for my email. It is my understanding that our team has reviewed the most recent iteration of the information you have been submitting. If you could let me know the date of your most recent response I can ensure the most up to date information has been reviewed.

Sincerely

[REDACTED]
[REDACTED]
[REDACTED] Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 01 October 2020 17:36

To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[\[REDACTED\]@southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[\[REDACTED\]@meadowpartners.com](mailto:[REDACTED]@meadowpartners.com)>; [REDACTED] <[\[REDACTED\]@boccaconsulting.com](mailto:[REDACTED]@boccaconsulting.com)>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

I'd be obliged if you reviewed all of the information we submitted to you – you have had all of this information before.

Best


[REDACTED]
[REDACTED]
Director

BOCCA
CONSULTING

info@boccaconsulting.com

[REDACTED]
58 Deyncourt Gardens, Upminster, Essex, RM14 1DG
www.boccaconsulting.com

.....
This email and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Bocca Consulting Ltd. If you believe you have received this email in error please destroy it and notify info@boccaconsulting.com. Registered in England No. 07475607. Registered Office: Churchill House, 120 Bunns Hill Lane, Mill Hill, London NW7 2AS.

 Please consider the environment before printing this email.



From: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Sent: 01 October 2020 17:33

To: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[\[REDACTED\]@southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] <[\[REDACTED\]@meadowpartners.com](mailto:[REDACTED]@meadowpartners.com)>;

[REDACTED] <[REDACTED]@boccaconsulting.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Please see our Energy Teams most recent feedback in orange below. If you could provide a response that would be greatly appreciated.

2. The applicant has used the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors. However, the spreadsheet has not been received; it should be submitted as a spreadsheet and not a pdf. The link to the spreadsheet can be found here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>. This is encouraged to be submitted for review.

The applicant has submitted the GLA spreadsheet; this is welcomed. The applicant should review the spreadsheet and in particular ensure that their inputs result in matching figures in the Validation check columns (E & F). The applicant should resubmit the spreadsheet following the resolution of all other items.

The applicant has not responded to this item and it remains outstanding. They should also note that the Be Clean case should be identical to the Be Lean case for this submission.

The previous version of the spreadsheet has been submitted. However, this requires updating as previously advised above, ensuring matching figures in the Validation check columns (E & F)..

AND

5. The domestic element development is estimated to achieve a reduction of 38 tonnes per annum (20%) in regulated CO2 emissions compared to a 2013 Building Regulations compliant development. This is very higher than expected, and it is expected this will reduce; the applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they did use a gas-fired boiler as the "Be Lean" case, but that the "Be Lean" narrative does references heat pumps. They suggest they have moved the heat pumps into the "Be Green" section. They should ensure that the "Baseline" case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not addressed this item. They should ensure that the "Baseline" case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case with Be Lean DER sheet used to enter data in the spreadsheet, and the baseline case is taken from the Be Lean TER sheet. Also the assumptions used should be are demonstrably achievable and in line with the overheating analysis.

AND

6. The applicant should provide the 'be lean' DER and TER output sheets from the modelling software; these should only include energy efficiency measures, and they should be the DER rather than the SAP worksheets.

The applicant has not responded to this item which remains outstanding.

The applicant has provided DER and TER worksheets, but they should provide "Be Lean" versions which should only include energy efficiency measures (e.g. no heat pump) and also TER sheets based on the "Be Lean" e.g. with a gas boiler.

The applicant is required to address the London Plan energy hierarchy and to evidence the Be Lean stage they are required to submit the 'be lean' DER and TER output sheets.

The applicant has submitted GLA spreadsheet (now with validations matching) and be lean DER and TER output sheets, now accounting for a gas boiler baseline and other assumptions as per the overheating analysis. However, the Be Lean DER worksheets suggest individual gas boilers have been assumed, while communal gas boilers are required to be assumed at the Be Lean stage. They should provide updated Be Lean DER sheets, GLA spreadsheet and estimated CO2 emissions for the Be Lean stage.

This item is outstanding.

9. The applicant has provided the 'be lean' BRUKL sheets from the modelling software, however, there are two sheets provided for the stadium and the applicant should clarify which one is correct.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they have re-engineered the services solution to the space to achieve the 15% improvement over Building Regulations. However, this does not appear to be referenced in the updated report, and they should confirm the updated measures and revise the reported CO2 emissions.

The applicant has pointed out the Be Lean BRUKL and Be Green BRUKL were both provided. It is assumed this references the original query. However, they are still required to provide an updated report, confirm the updated measures and revise the reported CO₂ emissions.

The submission of the GLA spreadsheet now confirms the reported CO₂ emissions. However, this suggests that no reduction in CO₂ emissions have been achieved for the Be Lean case. Either the yet unspecified re-engineered measures have not been included for this submission or they do not achieve any reduction over Building regulations from energy efficiency alone. The applicant should clearly state the re-engineered measures. They should confirm whether they are included in the GLA spreadsheet submission. They should consider further measures if necessary and demonstrate via a revised GLA spreadsheet that a 15% reduction in CO₂ emissions has been achieved through energy efficiency alone.

This item is outstanding.

12. The demand for cooling and the overheating risk will be minimised through low g-value glazing and balcony shading. The applicant should provide further information the percentage (%) of the glazing ratio over the façade.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they will provide an update on this element. This should be submitted for review.

The applicant has not addressed this item. They should provide further information the percentage (%) of the glazing ratio over the façade.

The applicant has assessed the % glazing ration over the façade and this is confirmed at 31%. Nothing further required.

22. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant should design the system in such a way that losses are minimised as far as possible.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses.

The applicant has confirmed the flow and return temperatures at 55/30. They have calculated distribution losses, however, they should also confirm the distribution loss factor and confirm whether this has been included for in the SAP calculations.

The applicant has suggested the distribution loss factor at peak demand would be 0.08 per cent and that this would round to 0% in the SAP calcs (i.e. 1.0). They also suggest that they have allowed in the ASHP modelling two per cent heat losses, so a pessimistic allowance was factored into the Seasonal COP calculation. The efforts to reduce the pipe heat loss are welcomed. However, the suggested 0.08% distribution loss is much lower than expected for the network temperatures proposed. It appears that only primary losses on pipe-work between blocks has been included, however, secondary losses on pipework within each block should also be included. A higher value than the SAP default of 1.05 is expected.

The applicant has suggested that pipework distribution losses have been included for within the blocks. The length runs within the table setting out the approach to Pipework Heat Losses includes the vertical and horizontal runs within the building. Nothing further required.

27. Centralised heat pumps are being proposed in the form of Air Source Heat Pumps. Further information on the heat pumps should be provided including:

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which remains outstanding.

The applicant has responded to some of the items, as per the below.

e. An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design. The applicant has estimated the heating fuel costs for occupants at £107 per flat p.a, which would reduce if the off-peak tariffs were used, especially for charging the thermal store for the morning peak DHW demand. They should also provide estimates of O&M, plant replacement and metering and billing costs.

The applicant has not responded to this item which remains outstanding.

28. 695m² of net PV area is being proposed. The applicant should confirm the kWh of annual renewable energy generation. A detailed roof layout should be provided demonstrating that the roof's potential for a PV installation has been maximised. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has not responded to this item which remains outstanding.

The applicant has provided roof layouts which suggest there is significantly more space available for PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised. The proposed kWp, net PV area, kWh of annual renewable energy generation should be provided. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has requested this is addressed by planning condition and suggested areas not being used as PV are to be used for amenity space and/or green roof or for plant/servicing. Where green roof is cited as a constraint to PV, they should consider the potential for biosolar roofs which can provide for both green roofs and PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised and with all constraints clearly labelled.

The applicant has provided a sketch setting out the available space for PV on the roofs, with circa 695m² is apportioned to the site, with 200m² for the stadium and the remaining 495m² shared across the roofs of the 6 residential blocks. They suggest the available area on the roofs of the residential blocks is circa 685m² into which the 410m² of PVs will be provided, allowing for access between the PV arrays for cleaning / maintenance and minimises over shading.

The sketch is welcomed and it appears PV has been maximised to the residential roof areas. A sketch should also be provided for the stadium roof demonstrating that PV has been maximised for the stadium roof. They should confirm the kWp, and kWh of annual renewable energy generation.

This item is outstanding.

29. When the other items are resolved, the applicant should confirm the on-site reduction of CO₂ per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 69% is reported.

AND

30. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

The applicant has requested this is addressed by planning condition. They are required to provide updated CO₂ emissions for the domestic element at the current stage, following the resolution of other items.

The applicant has provided the GLA spreadsheet. This requires updating as per other items.

This item is outstanding.

31. The domestic buildings are required to meet the zero carbon target as the application was received by the Major on or after the 1st October 2016. The applicant should therefore ensure that the remaining regulated CO₂ emissions are met through a contribution to the borough's offset fund.

AND

32. The applicant is required to confirm either the amount of funding that will be paid into the borough's carbon offset fund or that an agreement has been reached with the borough that the applicant will undertake a carbon reduction project off-site to meet the shortfall. In both cases evidence of correspondence with the borough confirming the approach should be provided.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

Evidence of correspondence with the borough confirming the approach should be provided.

Nothing submitted. Evidence of correspondence with the borough confirming the approach should be provided.

This item is outstanding.

33. When the other items are resolved, the applicant should confirm the on-site reduction of CO₂ per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the non-domestic buildings. Currently, a saving of 66% is reported.

AND

34. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

The applicant has requested this is addressed by planning condition. They are required to provide updated CO2 emissions for the non-domestic element at the current stage, following the resolution of other items.

The applicant has provided the GLA spreadsheet. This requires updating as per other items.

This item is outstanding.

Sincerely

[Redacted Signature]

Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [Redacted]

london.gov.uk

[Redacted] london.gov.uk

From: [Redacted] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 02 July 2020 16:11

To: [Redacted] <[\[Redacted\]@london.gov.uk](mailto:[Redacted]@london.gov.uk)>; [Redacted] <[\[Redacted\]@lichfields.uk](mailto:[Redacted]@lichfields.uk)>; [Redacted]

[Redacted] <[\[Redacted\]@southwark.gov.uk](mailto:[Redacted]@southwark.gov.uk)>

Cc: [Redacted] <[\[Redacted\]@lichfields.uk](mailto:[Redacted]@lichfields.uk)>; [Redacted] <[\[Redacted\]@meadowpartners.com](mailto:[Redacted]@meadowpartners.com)>;

[Redacted] <[\[Redacted\]@boccaconsulting.com](mailto:[Redacted]@boccaconsulting.com)>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [Redacted] / [Redacted]

Following on from the issue of the additional information I have consolidated the update into a single document. I have not attached all the associated files as they are in the main calculation sheets.

best

[Redacted]

Director

BOCCA
CONSULTING

info@boccaconsulting.com

[Redacted]

58 Deyncourt Gardens, Upminster, Essex, RM14 1DG

www.boccaconsulting.com

.....
This email and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Bocca Consulting Ltd. If you believe you have received this email in error please destroy it and notify info@boccaconsulting.com. Registered in England No. 07475607. Registered Office: Churchill House, 120 Bunns Hill Lane, Mill Hill, London NW7 2AS.

 Please consider the environment before printing this email.

Work from home if you can



Wear face coverings



Stay alert
Control the virus
Save lives

From: [Redacted] <[\[Redacted\]@london.gov.uk](mailto:[Redacted]@london.gov.uk)>

Sent: 30 June 2020 13:10

To: [Redacted] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [Redacted] <[\[Redacted\]@lichfields.uk](mailto:[Redacted]@lichfields.uk)>;

[Redacted] <[\[Redacted\]@southwark.gov.uk](mailto:[Redacted]@southwark.gov.uk)>

Cc: [redacted] <[redacted]lichfields.uk>; [redacted] <[redacted]meadowpartners.com>;
[redacted] <[redacted]boccaconsulting.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Thank you for this [redacted]

I will pass this to our Environment Team to review and will return to you as soon as I hear back.

Sincerely

[redacted]
[redacted]
[redacted] Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [redacted]

london.gov.uk

[redacted] london.gov.uk

From: [redacted] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 30 June 2020 06:12

To: [redacted] <[redacted]lichfields.uk>; [redacted] <[redacted]london.gov.uk>; [redacted]
[redacted] <[redacted]southwark.gov.uk>

Cc: [redacted] <[redacted]lichfields.uk>; [redacted] <[redacted]meadowpartners.com>;
[redacted] <[redacted]boccaconsulting.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Following the advice below please find attached the following:

1. Updated GLA Spreadsheet,
2. Be Lean DERs which include the baseline TERs,
3. Be Green SAPs.

This information provides answers to the final queries below. Apologises it took longer than promised – the furloughing at the supporting company we used originally has caused us problems. The upside however is that rerunning the calculations through our usual practice to provide the outstanding information has proved that the original baseline and savings are all in line.

Best

[redacted]
Director

BOCCA
CONSULTING

info@boccaconsulting.com


Tel: 01708 [redacted]

Mobile: [redacted]

58 Deyncourt Gardens, Upminster, Essex, RM14 1DG

www.boccaconsulting.com

.....
This email and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Bocca Consulting Ltd. If you believe you have received this email in error please destroy it and notify info@boccaconsulting.com. Registered in England No. 07475607. Registered Office: Churchill House, 120 Bunns Hill Lane, Mill Hill, London NW7 2AS.

 Please consider the environment before printing this email.



From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 22 June 2020 12:28

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
[REDACTED] <[REDACTED]@southwark.gov.uk>

Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@meadowpartners.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Importance: High

Afternoon [REDACTED]

See below response from BOCCA on outstanding energy matters. Unfortunately there has been some delay in dealing with some issues due to the fallout of the pandemic, but as [REDACTED] notes, to be addresses imminently.

[REDACTED] – as discussed last week and highlighted below, BOCCA have confirmed again, a Carbon Offset Payment is not anticipated (and to be confirmed once the updated table is complete).

Any immediate questions please respond to all in this email or feel free to call [REDACTED] [REDACTED] at BOCCA direct.

Thanks

.....

Responses as follows. Not all points are answered to conclusion as a result of furloughing (a consequent of CV19) our SAP and BRUK assessors are unable to respond to our queries at present. We have telephone calls logged along with VM left and emails sent for reference if needed. As we are not confident of a response we are however progressing the main items with another company of assessors (who we currently work with) who were appointed Friday morning (19th) to commence Monday (22nd) to allow us to conclude the items by Thursday latest (25th). Item 2 – The spreadsheet will be updated with the corrected be lean baseline information and issued 25th latest.

[REDACTED] [REDACTED] / **BOCCA Consulting Ltd** ATTACHED

Items 5 & 6 – Be Lean SAPs / TER worksheets are commencing 22nd to add to the spreadsheet as described in item 2 above. [REDACTED] [REDACTED] / **BOCCA Consulting Ltd** ATTACHED

Item 12 – Overheating Study is complete - The following glazing to wall ratios have been provided by the architects. An fuller spreadsheet is attached for reference (2787 – Glazing to Wall Ration 200612).

Block	N/NE/NW	E	S/SE/SW	W
A	20.8%	33.4%	27.9%	30.1%
B	22.4%	32.0%	24.3%	33.4%
C	20.0%	29.6%	26.1%	29.9%
D	10.2%	32.4%	31.4%	32.2%
E	17.6%	24.1%	28.4%	25.9%
F	19.0%	31.4%	22.8%	31.5%

Item 22 – As a point of clarification pipework distribution losses have been included for within the blocks. The length runs within the table setting out the approach to Pipework Heat Losses includes the vertical and horizontal runs within the building – these were needed for inclusion to inform the Overheating Assessments. We are happy to have further discussion on this to reinforce the detailed CIBSE model calculations already included within our report.

Item 28 – PV allowance – The available area for PV across the 6 residential blocks equals approximately 900m² (this is calculated from the architects roof plans, less a 1m wide access around the roof perimeters and a 9m² access area outside of the roof access point for loading / movement / aerial arrays). This affords us no additional space for PV over the allowance within our report of 695m² of PV. We've based this on an allowance for maintenance in between the panels (600mm per bank / array) and to minimise the derating of the adjacent panels through shading. We will prepare a drawing detailing the same for issue Thursday latest (25th).

[REDACTED] [REDACTED] / **BOCCA Consulting Ltd** ATTACHED – BCL079_P_SK005A

Item 29, 30, 31, 32, 33 and 34 – Following our inhouse reviews last week we do not anticipate a significant change from the 69% carbon saving and therefore do not anticipate a carbon offset payment. The updated spreadsheet will be issued as before. [REDACTED] / BOCCA Consulting Ltd] ATTACHED

I trust the above is clear. I will update you further Tuesday morning with an update on progression.

Best

[REDACTED]

Director

BOCCA
CONSULTING

info@boccaconsulting.com

Tel: 01708 [REDACTED]

Mobile: [REDACTED]

58 Deyncourt Gardens, Upminster, Essex, RM14 1DG

www.boccaconsulting.com

[REDACTED]

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 Think of the environment. Please avoid printing this email unnecessarily.

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 02 June 2020 11:05

To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.

Hi all

Here are the outstanding post stage 1 energy comments for 0083c Dulwich Hamlet Football Club, with our response to the recent submission in purple text. Quite a few more have been resolved. Ian our energy officer also spoke with [REDACTED] and ran through the comments, which was useful. Generally, we welcome your strategy, but need further details, in particular on PV potential. [REDACTED] if you could review the outstanding points and come back to us that would be great.

2. The applicant has used the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors. However, the spreadsheet has not been received; it should be submitted as a spreadsheet and not a pdf. The link to the spreadsheet can be found here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>. This is encouraged to be submitted for review.

The applicant has submitted the GLA spreadsheet; this is welcomed. The applicant should review the spreadsheet and in particular ensure that their inputs result in matching figures in the Validation check columns (E & F). The applicant should resubmit the spreadsheet following the resolution of all other items.

The applicant has not responded to this item and it remains outstanding. They should also note that the Be Clean case should be identical to the Be Lean case for this submission.

The previous version of the spreadsheet has been submitted. However, this requires updating as previously advised above, ensuring matching figures in the Validation check columns (E & F)..

This item is outstanding.

5. The domestic element development is estimated to achieve a reduction of 38 tonnes per annum (20%) in regulated CO2 emissions compared to a 2013 Building Regulations compliant development. This is very higher than

expected, and it is expected this will reduce; the applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they did use a gas-fired boiler as the “Be Lean” case, but that the “Be Lean” narrative does references heat pumps. They suggest they have moved the heat pumps into the “Be Green” section. They should ensure that the “Baseline” case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not addressed this item. They should ensure that the “Baseline” case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case with Be Lean DER sheet used to enter data in the spreadsheet, and the baseline case is taken from the Be Lean TER sheet. Also the assumptions used should be are demonstrably achievable and in line with the overheating analysis.

This item remains outstanding.

6. The applicant should provide the ‘be lean’ DER and TER output sheets from the modelling software; these should only include energy efficiency measures, and they should be the DER rather than the SAP worksheets.

The applicant has not responded to this item which remains outstanding.

The applicant has provided DER and TER worksheets, but they should provide “Be Lean” versions which should only include energy efficiency measures (e.g. no heat pump) and also TER sheets based on the “Be Lean” e.g. with a gas boiler.

The applicant is required to address the London Plan energy hierarchy and to evidence the Be Lean stage they are required to submit the ‘be lean’ DER and TER output sheets.

This item is outstanding.

8. Based on the information provided, the non-domestic element of the proposed development does not appear to achieve any carbon savings from energy efficiency alone compared to a 2013 Building Regulations compliant development. The applicant should note that the new draft London Plan includes a target of a 15% improvement on 2013 Building Regulations from energy efficiency which applicants should aim towards. The applicant should therefore model additional energy efficiency measures and at a minimum commit to the development exceeding 2013 Building Regulations compliance through energy efficiency alone.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they will provide a statement on the suitability of generic ACDs to this project. This should be submitted for review.

The applicant has provided a statement which confirms Accredited Construction Details will be used where possible, but will require the addition of bespoke details based on the principles of Accredited Construction Details for any detailing areas that are not covered by the Accredited Construction Details. They confirm the intended construction methodology is RC frame with steel infills and detailing will be based on the steel frame set. Bespoke details will include the party floors will consist of an RC floor slab with the air barrier wrapping around the end of the RC slab rather than the steel frame floor shown in the ACD, while floating floor and ceiling treatment from Robust Details will be used and the party walls will consist of steel infills in conjunction with RC columns. It is accepted that assuming ACDs at this stage is reasonable. Nothing further required.

9. The applicant has provided the ‘be lean’ BRUKL sheets from the modelling software, however, there are two sheets provided for the stadium and the applicant should clarify which one is correct.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they have re-engineered the services solution to the space to achieve the 15% improvement over Building Regulations. However, this does not appear to be referenced in the updated report, and they should confirm the updated measures and revise the reported CO₂ emissions.

The applicant has pointed out the Be Lean BRUKL and Be Green BRUKL were both provided. It is assumed this references the original query. However, they are still required to provide an updated report, confirm the updated measures and revise the reported CO₂ emissions.

This item is outstanding.

12. The demand for cooling and the overheating risk will be minimised through low g-value glazing and balcony shading. The applicant should provide further information the percentage (%) of the glazing ratio over the façade.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they will provide an update on this element. This should be submitted for review.

The applicant has not addressed this item. They should provide further information the percentage (%) of the glazing ratio over the façade.

This item remains outstanding.

14. A Dynamic Overheating Analysis has been undertaken to assess the overheating risk within the dwellings using the CIBSE TM59 methodology and the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files. AND

15. The results show that the design proposals are anticipated to meet the CIBSE recommendations for comfort against DSY1, assuming natural ventilation i.e. occupants can open the windows, mechanical ventilation and that ceiling fans are provided to the bedrooms of ground floor units where restricted window opening is assumed. Therefore:

- The applicant should consider further passive design measures in line with Policy 5.9, to reduce the reliance on mechanical ventilation and ceiling fans and ensure all units pass the requirements with these features at a minimum.
- The applicant should confirm that ceiling fans will be provided in the base build.
- The applicant should confirm whether any blinds were assumed.

The applicant has not responded to this item which remains outstanding.

The applicant has suggested that the DSY2 and DSY3 weather files have now been included in their updated submission. The results presented show that the majority of spaces comply against DSY1, though there are a significant number of (relatively marginal) failures against DSY3. They have confirmed that ceiling fans will be provided to the units identified, and they have also confirmed that blinds were not assumed.

The applicant should also consider how occupants can further minimise the overheating risk during heatwaves, and they should commit to providing guidance to occupants on minimising the overheating risk in their dwellings in line with the cooling hierarchy.

The applicant has confirmed that they will be preparing an operational guide for the user/occupiers of each apartment, which will highlight measures to be taken in the future that would assist in future overheating during heatwaves (that does not need to be designed for now). They suggest this would be centred around keeping windows open during cooler evening / night periods, using the MVHR unit with the heat exchangers off, closing the windows / drawing curtains / blinds during the day. This is welcomed.

Nothing further required.

18. A Dynamic Overheating Analysis to assess the overheating risk should be carried out. This should follow the CIBSE TM52 methodology for the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files.

The applicant has not responded to this item which remains outstanding.

The applicant has suggested this has been included in the updated report, however, it has not been located. This should be submitted.

The applicant has confirmed the mechanical ventilation system and it is accepted that Dynamic Overheating Analysis is not required in this case. Nothing further required.

21. The applicant should propose a site-wide heat network and confirm that all apartments and non-domestic building uses will be connected to the site-wide heat network. It appears that currently the residential and non-domestic elements are proposed to be served separately, which is not acceptable. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.

The applicant has provided drawings showing the route of the heat network linking all buildings/uses on the site and a site-wide network. They should justify the presence of the two energy centres on site.

The applicant has suggested it is not practical to have a single energy centre for buildings where the bulk is one load / use and the second smaller one another and that the plant centres for the residential and stadium uses do share a LTHW network where both sets of ASHPs feed in sharing benefit and loads. Nothing further required.

22. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant should design the system in such a way that losses are minimised as far as possible.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant has confirmed the flow and return temperatures at 55/30. They have calculated distribution losses, however, they should also confirm the distribution loss factor and confirm whether this has been included for in the SAP calculations.

The applicant has suggested the distribution loss factor at peak demand would be 0.08 per cent and that this would round to 0% in the SAP calcs (i.e. 1.0). They also suggest that they have allowed in the ASHP modelling two per cent heat losses, so a pessimistic allowance was factored into the Seasonal COP calculation. The efforts to reduce the pipe heat loss are welcomed. However, the suggested 0.08% distribution loss is much lower than expected for the network temperatures proposed. It appears that only primary losses on pipe-work between blocks has been included, however, secondary losses on pipework within each block should also be included. A higher value than the SAP default of 1.05 is expected.

This item is outstanding.

27. Centralised heat pumps are being proposed in the form of Air Source Heat Pumps. Further information on the heat pumps should be provided including:

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which remains outstanding.

The applicant has responded to some of the items, as per the below.

a. The heat pump's total capacity (kWth). The applicant has confirmed they have proposed 16 ASHP, each with an output of 45 kW giving a total of 720 kW. This is to be confirmed during the design stage, however they have available plant space for 28 units (1,260 kW). Nothing further required.

b. An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site's heat loads. The ASHPs provide 2,420 MWh heating per year. There supplementary heating to top-up the kitchen sink, which is assumed to be minimal. Nothing further required.

c. Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water). The applicant has suggested a SCOP of 3 is assumed, following discussions with the manufacturer. Nothing further required.

d. Manufacturer datasheets showing performance under test conditions for the specific source and sink temperatures of the proposed development and assumptions for hours spent under changing source temperatures. Whether any additional technology is required for hot water top up and how this has been incorporated into the energy modelling assumptions. The proposed units are the Mitsubishi CAVH-P500YA-HPB. An in-line electric water heater supplements the hot water at the kitchen sink (this enables the heat pump to be optimised around all other loads that don't need to be so hot). Nothing further required.

e. An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design. The applicant has estimated the heating fuel costs for occupants at £107 per flat p.a, which would reduce if the off-peak tariffs were used, especially for charging the thermal store for the morning peak DHW demand. They should also provide estimates of O&M, plant replacement and metering and billing costs.

This item is outstanding.

f. The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently. The applicant has included a large plate heat exchanger with a 5K differential, enabling low flow temperatures but still able provide DHW as required. This is welcomed. Nothing further required.

g. A commitment to monitor the performance of the heat pump system post-construction to ensure it is achieving the expected performance approved during planning. (It is recommended that boroughs condition this).

The applicant has confirmed the ESCo will have a contractual requirement to monitor the heat pump system to ensure it is achieving the required performance. Nothing further required.

28. 695m² of net PV area is being proposed. The applicant should confirm the kWh of annual renewable energy generation. A detailed roof layout should be provided demonstrating that the roof's potential for a PV installation

has been maximised. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has not responded to this item which remains outstanding.

The applicant has provided roof layouts which suggest there is significantly more space available for PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised. The proposed kWp, net PV area, kWh of annual renewable energy generation should be provided. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has requested this is addressed by planning condition and suggested areas not being used as PV are to be used for amenity space and/or green roof or for plant/servicing. Where green roof is cited as a constraint to PV, they should consider the potential for biosolar roofs which can provide for both green roofs and PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised and with all constraints clearly labelled.

This item is outstanding.

29. When the other items are resolved, the applicant should confirm the on-site reduction of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 69% is reported.

AND

30. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

The applicant has requested this is addressed by planning condition. They are required to provide updated CO2 emissions for the domestic element at the current stage, following the resolution of other items.

This item is outstanding.

31. The domestic buildings are required to meet the zero carbon target as the application was received by the Major on or after the 1st October 2016. The applicant should therefore ensure that the remaining regulated CO2 emissions are met through a contribution to the borough's offset fund.

AND

32. The applicant is required to confirm either the amount of funding that will be paid into the borough's carbon offset fund or that an agreement has been reached with the borough that the applicant will undertake a carbon reduction project off-site to meet the shortfall. In both cases evidence of correspondence with the borough confirming the approach should be provided.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

Evidence of correspondence with the borough confirming the approach should be provided.

This item is outstanding.

33. When the other items are resolved, the applicant should confirm the on-site reduction of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the non-domestic buildings. Currently, a saving of 66% is reported.

AND

34. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding.

The applicant has requested this is addressed by planning condition. They are required to provide updated CO2 emissions for the non-domestic element at the current stage, following the resolution of other items.

This item is outstanding.

Sincerely



Development Management

GREATER LONDON AUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 26 May 2020 15:16

To: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED]

<[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED]

([REDACTED]@meadowres.com) <[REDACTED]@meadowres.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Thanks [REDACTED]

[REDACTED] – appreciate it if you could chase on your side.

Regards

[REDACTED]

[REDACTED]

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 26 May 2020 13:50

To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@meadowpartners.com>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED]

([REDACTED]@meadowres.com) <[REDACTED]@meadowres.com>

Subject: Re: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.

Hi [REDACTED]

I am not in the office this morning but as of first thing this morning we hadn't heard anything.

Regards

[REDACTED]

Director

BOCCA Consulting

Mob: 0044 [REDACTED]

Office: 0044 1708 [REDACTED]

www.boccaconsulting.com

Sent from my BlackBerry—the most secure mobile device—via the O2 Network

From: [REDACTED]@lichfields.uk

Sent: 26 May 2020 11:58

To: [REDACTED]@london.gov.uk; info@boccaconsulting.com

Cc: [REDACTED] meadowpartners.com; [REDACTED] southwark.gov.uk; [REDACTED] meadowres.com
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Morning [REDACTED]
Any update on this? Have your colleagues managed to speak to BOCCA direct?
Thanks

[REDACTED]
[REDACTED]
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 Think of the environment. Please avoid printing this email unnecessarily.

From: [REDACTED]
Sent: 15 May 2020 10:42
To: [REDACTED] <[REDACTED] london.gov.uk>; [REDACTED] <[REDACTED] southwark.gov.uk>
Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[REDACTED] meadowpartners.com>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
Thanks [REDACTED]
Please note we are still targeting a June/July committee so some timeframe to work to.
Thanks

[REDACTED]
[REDACTED]
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 Think of the environment. Please avoid printing this email unnecessarily.

From: [REDACTED] <[REDACTED] london.gov.uk>
Sent: 15 May 2020 10:38
To: [REDACTED] <[REDACTED] lichfields.uk>; [REDACTED] <[REDACTED] southwark.gov.uk>
Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[REDACTED] meadowpartners.com>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
CAUTION: This email originated from an external source.

Good morning all
[REDACTED] has informed me that the time pressure which existed with this case has eased with a revised committee programme. As [REDACTED] has mentioned, in instances where we have the time to resolve any extant issues that is always our first preference.
I have asked our Energy Team to review all of the submissions again with a view to distilling their comments. I have also asked that once this has been done a phone call might be the quickest way to communicate any requests for additional detail.
Once I have their feedback I'll be in touch to arrange a call with your side.

Sincerely
[REDACTED]

Sincerely

[REDACTED]
[REDACTED]
[REDACTED] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 15 May 2020 10:34

To: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED]

<[REDACTED]@meadowpartners.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Agreed - they should speak to BOCCA direct to resolve (applicant and BOCCA cc'd so aware) and report back ASAP

[REDACTED]
[REDACTED]
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] <[REDACTED]@southwark.gov.uk>

Sent: 15 May 2020 10:27

To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.

Hi [REDACTED]

I just had a telephone conversation with [REDACTED]

The suggested condition would be for the submission of a revised energy strategy and it is not typical of what we do. The revised energy strategy could potentially affect the carbon off set payment. In light of the objections regarding climate change etc I feel that it is useful to determine what the savings would be. This reduces any potential for the Members to defer the scheme.

[REDACTED] mentioned that he would contact his energy team and see if they could have a direct call with BOCCA.

Please let me know if they can contact [REDACTED]

Regards

[REDACTED]
[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [[mailto:\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)]

Sent: Wednesday, May 13, 2020 9:53 AM

To: [REDACTED]

Cc: [REDACTED] | BOCCA Consulting Ltd; [REDACTED]

Subject: Re: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Great thanks [REDACTED]

If you could communicate any conditions required over to [REDACTED] ASAP for her report to committee that would be much appreciated

Regards
[REDACTED]

Sent from my iPhone

On 12 May 2020, at 20:34, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

CAUTION: This email originated from an external source.

Good afternoon all

I am happy that these issues have been resolved subject condition/obligation where appropriate

Sincerely

[REDACTED]
[REDACTED]

Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

[020 7983 \[REDACTED\]](tel:0207983[REDACTED])

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 12 May 2020 11:13

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Morning [REDACTED]

Do you have any further comments or can we agree now resolved/subject to conditions?

Thanks

[REDACTED]
[REDACTED]

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T [020 7837 \[REDACTED\]](tel:0207837[REDACTED]) / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 01 July 2020 10:53
To: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]
Thank you for the response.
What I really would like to know is this.
The scheme achieves 65% carbon savings on domestic and 67% savings on non-domestic. They think we should calculate the off-set payment as a site-wide total. I believe that despite the non-domestic exceeding GLA's policy requirement we cannot give a 'discount'. I thought we would still require off-set payment for the domestic? Am I right?
If you could get back to me ASAP that would be appreciated. Thanks
Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Wednesday, July 01, 2020 10:36 AM
To: [REDACTED]
Subject: Re: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
Hi [REDACTED]

Thank you for your voicemail and email below. Unfortunately our Environment Team will need an opportunity to review the documents. I have already passed them the docs and outlined the need for a quick response but it looks like I won't have any feedback before the 6th July.
I will ask if this can be expedited in anyway but am not hugely hopeful as I know they are exceptionally busy at the moment.
Happy to discuss further
[REDACTED]

On 30 Jun 2020, at 19:49, [REDACTED] <[REDACTED]@southwark.gov.uk> wrote:

Hi [REDACTED]
Is it possible to get something asap as we are trying to get this finalised by this Thursday.
Thanks
Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Tuesday, June 30, 2020 1:11 PM
To: [REDACTED] | BOCCA Consulting Ltd; [REDACTED]
Cc: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
Thank you for this [REDACTED]

I will pass this to our Environment Team to review and will return to you as soon as I hear back.

Sincerely

[Redacted]

Development Management

GREATER LONDON AUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [Redacted]

london.gov.uk

[Redacted]

london.gov.uk

From: [Redacted] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Sent: 30 June 2020 06:12

To: [Redacted] <[\[Redacted\]@lichfields.uk](mailto:[Redacted]@lichfields.uk)>; [Redacted]
<[\[Redacted\]@london.gov.uk](mailto:[Redacted]@london.gov.uk)>; [Redacted] <[\[Redacted\]@southwark.gov.uk](mailto:[Redacted]@southwark.gov.uk)>

Cc: [Redacted] <[\[Redacted\]@lichfields.uk](mailto:[Redacted]@lichfields.uk)>; [Redacted]
<[\[Redacted\]@meadowpartners.com](mailto:[Redacted]@meadowpartners.com)>; [Redacted] <[\[Redacted\]@boccaconsulting.com](mailto:[Redacted]@boccaconsulting.com)>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

[Redacted]

Following the advice below please find attached the following:

1. Updated GLA Spreadsheet,
2. Be Lean DERs which include the baseline TERs,
3. Be Green SAPs.

[Email Chain duplicated above]

[REDACTED]

From: [REDACTED]
Sent: 14 May 2020 17:05
To: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Would there be a good time to catch you on this tomorrow?

I generally have good availability to any time would work for me

Sincerely

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 14 May 2020 06:56
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Thanks for getting back to me so promptly.

The conditions that we normally impose relating to energy are ensuring that the measures proposed are installed, which is just one standard condition. There might also be a condition on water.

I will also request an in-lieu payment based on my email sent on 20th April. It is not clear what additional conditions the GLA would require based on the email that has been sent by [REDACTED] on 6th April (her notes in red).

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Thursday, May 14, 2020 6:44 AM
To: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

I hope my email finds you well. I think there may be some confusion. Generally we are happy with the energy matters and have received several additional submissions which have provided some useful context/explanatory information. On this basis I have no objection subject to the imposition of the 'typical' conditions/obligations to secure what as been proposed or any mitigation the Council deem necessary.

Happy to discuss further. I have good availability all day if you would like me to call to discuss.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 14 May 2020 06:35
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Further to the email you sent yesterday, I am just waiting to get the conditions off you (see my email sent on 9th April).

Thanks

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Wednesday, April 22, 2020 4:11 PM
To: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Good afternoon

I hope my email finds you well.

Apologies for my delayed response. I am happy for you to proceed on the basis you have outlined below.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED][southwark.gov.uk](mailto:[REDACTED@southwark.gov.uk)>

Sent: 20 April 2020 13:04

To: [REDACTED] [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED@london.gov.uk)>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

In my draft committee report I comment that:

The overall predicted reduction in CO2 emissions from the baseline development model (which is Part L 2013 compliant) is approximately 68% for the domestic element, which represents an annual saving of approximately 130 tonnes of CO2. For the non-domestic element there would be a reduction of 68%, representing an annual saving of 263 tonnes of CO2.

If there is any contradiction from your colleagues then this needs to be highlighted now as the amount of off-set payment will depend on this.

Thanks

Regards

[REDACTED]

| Planning Division

Place and Wellbeing Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 7525 [REDACTED] Email: [REDACTED][southwark.gov.uk](mailto:[REDACTED@southwark.gov.uk)

www.southwark.gov.uk

From: [REDACTED] [REDACTED] [[mailto:\[REDACTED@london.gov.uk\]](mailto:[REDACTED@london.gov.uk)]

Sent: Thursday, April 09, 2020 2:27 PM

To: [REDACTED] [REDACTED]

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Thank you for your email. Our typical ask is that the information is provided up front so do not typically suggest conditions. If you are happy that you are able to recommend approval on the current basis I am happy to accept the additional information/clarification post committee.

Sincerely

[REDACTED]

[REDACTED]

[REDACTED] Development Management

GREATER LONDON AUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>

Sent: 08 April 2020 06:06

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Thank you for the comments.

I am happy to proceed writing this case up, but need you to give me those conditions that you would like to secure.

Thanks

Regards

[REDACTED]

| Planning Division

Place and Wellbeing Department | London Borough of Southwark

5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk

www.southwark.gov.uk

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: Tuesday, April 07, 2020 6:59 PM

To: [REDACTED] | BOCCA Consulting Ltd

Cc: [REDACTED] (Meadow Res) ([REDACTED]@meadowres.com)

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Good evening [REDACTED]

Hi [REDACTED]

Thank you for your email, the contents I have noted. With respect to the Environment Teams asks, these have been consistent since the Stage 1 was issued.

As with every case I am happy to progress the energy matters as a parallel workstream and it is typical for these submissions (of additional detail) to occur following the LPA's planning committee so see no reason for this to delay the progress of the application.

Our Environment Team will not respond to direct emails so please continue to forward any additional detail which emerges to myself and I will pass these on, asking that they are reviewed as expeditiously as possible noting the timeframes you are working towards.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] **Development Management**

GREATER LONDON AUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 06 April 2020 16:25

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] | BOCCA Consulting Ltd
<info@boccaconsulting.com>

Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] (Meadow Res) <[REDACTED]@meadowres.com>; [REDACTED] <[REDACTED]@meadowres.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Importance: High

Afternoon [REDACTED]

I understand things are difficult at the moment, but it is taking far too long to get this feedback from the GLA/your colleagues. We are due to go to planning committee this month and given the current Pandemic, it is ever more crucial that this goes ahead as planned for the Club as it has been hit hard, like any small business, by having to close its doors.

Can we please narrow down what issues are essential in that they need to be resolved prior to the local authorities resolution to grant (if any?) i.e. we still have to get the GLA's stage 2 report so if there are still some points of discussion on energy these can continue without determinant to a decision being directed at a local level. I hope you can agree this is a positive and constructive way forward in order to keep this scheme on its feet and deliverable in a timescale that works for DHFC.

My comments are in red below – where we can respond in good time we will of course do this. I have also copied in [REDACTED] from BOCCA (our energy consultant) direct and would appreciate if you could copy in your colleague also so we can expedite matters (as conscious these have been doing the round since last year!!!). There are some points below that I am certain have been dealt with in previous submissions and fear the delays are causing a mis-sync in information being received/read...?

[REDACTED] – I believe you have previous dealt with most points below in previous submission to the GLA on the project. Please can you respond direct below (and [REDACTED] please include your energy colleague asap).

Thanks

[REDACTED]
[REDACTED]

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED]
Sent: 06 April 2020 12:13
To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: FW: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
Importance: High

FYI

[REDACTED]
Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 06 April 2020 12:11
To: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.

Good morning both

Please find our Environment Teams response to your most recent energy submission (I note the comments will need to be updated to reflect the thermal comfort document recently submitted).

If you could respond to the points below in due course that would be greatly appreciated.

Here are the outstanding post stage 1 energy comments for 0083c Dulwich Hamlet Football Club, with our response to the recent submission in [blue text](#).

2. The applicant has used the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors. However, the spreadsheet has not been received; it should be submitted as a spreadsheet and not a pdf. The link to the spreadsheet can be found here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>. This is encouraged to be submitted for review.

The applicant has submitted the GLA spreadsheet; this is welcomed. The applicant should review the spreadsheet and in particular ensure that their inputs result in matching figures in the Validation check columns (E & F). The applicant should resubmit the spreadsheet following the resolution of all other items.

The applicant has not responded to this item and **it remains outstanding**. They should also note that the Be Clean case should be identical to the Be Lean case for this submission. We should be able to update and send this – BOCCA to add comment/confirm

5. The domestic element development is estimated to achieve a reduction of 38 tonnes per annum (20%) in regulated CO2 emissions compared to a 2013 Building Regulations compliant development. This is very higher than expected, and it is expected this will reduce; the applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they did use a gas-fired boiler as the “Be Lean” case, but that the “Be Lean” narrative does references heat pumps. They suggest they have moved the heat pumps into the “Be Green” section. They should ensure that the “Baseline” case is based on the Target Emissions Rate for the Be Lean case, rather than the Be Green case as it appears to be. The baseline emissions are significantly higher than expected. The applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.

This item is outstanding. Is this not just a matter for agreement by the applicant at this stage /conditioned and details to be reviewed and agreed?

6. The applicant should provide the ‘be lean’ DER and TER output sheets from the modelling software; these should only include energy efficiency measures, and they should be the DER rather than the SAP worksheets.

The applicant has not responded to this item which remains outstanding.

The applicant has provided DER and TER worksheets, but they should provide “Be Lean” versions which should only include energy efficiency measures (e.g. no heat pump) and also TER sheets based on the “Be Lean” e.g. with a gas boiler.

This item is outstanding. BOCCA to comment

7. It appears that Accredited Construction Details are used for thermal bridging. The applicant should confirm the proposed construction type.

The applicant has not responded to this item which remains outstanding.

The applicant has provided a statement on the suitability of generic ACDs to this project and confirmed the construction type as RC and steel frame infill. They have suggested that the available ACDs will need to be supplemented with bespoke calculations, with details designed to similar principles. Nothing further required.

8. Based on the information provided, the non-domestic element of the proposed development does not appear to achieve any carbon savings from energy efficiency alone compared to a 2013 Building Regulations compliant development. The applicant should note that the new draft London Plan includes a target of a 15% improvement on 2013 Building Regulations from energy efficiency which applicants should aim towards. The applicant should therefore model additional energy efficiency measures and at a minimum commit to the development exceeding 2013 Building Regulations compliance through energy efficiency alone.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they will provide a statement on the suitability of generic ACDs to this project. This should be submitted for review.

This item is outstanding. Surely this can be conditioned – why is this needed now?

9. The applicant has provided the ‘be lean’ BRUKL sheets from the modelling software, however, there are two sheets provided for the stadium and the applicant should clarify which one is correct.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they have re-engineered the services solution to the space to achieve the 15% improvement over Building Regulations. However, this does not appear to be referenced in the updated report, and they should confirm the updated measures and revise the reported CO₂ emissions.

This item is outstanding. The data has been updated. The application should not be delayed because a report summarising finding has not been updated. I will ask if it can be updated however for completion but as mentioned this should not delay Southwark’s ability to press ahead. This could be provided prior to GLA stage 2, if not earlier. BOCCA to confirm.

10. In line with the latest GLA guidance (Table 8) and the GLA's Carbon Emissions Reporting spreadsheet the applicant should report the energy demand following the energy efficiency measures.

The applicant has not responded to this item which remains outstanding.

The applicant has provided the requested details. Nothing further required.

11. In line with the latest GLA guidance the applicant should report the overall Part L Fabric Energy Efficiency (FEE) performance of the development for both the baseline and the 'be lean' stages of the energy hierarchy in MWh/year and kWh/m². The percentage of improvement (%) should also be provided.

The applicant has not responded to this item which remains outstanding.

The applicant has provided the requested details. Nothing further required.

12. The demand for cooling and the overheating risk will be minimised through low g-value glazing and balcony shading. The applicant should provide further information the percentage (%) of the glazing ratio over the façade.

The applicant has not responded to this item which remains outstanding.

The applicant suggests they will provide an update on this element. This should be submitted for review.

This item is outstanding. This could be conditioned or provided prior to GLA stage 2 as confirmation – the commitment has been made

13. A domestic overheating checklist is included in the GLA's energy guidance which should be completed and used to identify potential overheating risk and passive responses early in the design process. The applicant is required to complete the overheating checklist so that the development characteristics can be better understood.

The applicant has not responded to this item which remains outstanding.

The applicant has completed the overheating checklist so that the development characteristics can be better understood. Nothing further required.

14. A Dynamic Overheating Analysis has been undertaken to assess the overheating risk within the dwellings using the CIBSE TM59 methodology and the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files.
AND

15. The results show that the design proposals are anticipated to meet the CIBSE recommendations for comfort against DSY1, assuming natural ventilation i.e. occupants can open the windows, mechanical ventilation and that ceiling fans are provided to the bedrooms of ground floor units where restricted window opening is assumed. Therefore:

- The applicant should consider further passive design measures in line with Policy 5.9, to reduce the reliance on mechanical ventilation and ceiling fans and ensure all units pass the requirements with these features at a minimum.
- The applicant should confirm that ceiling fans will be provided in the base build.
- The applicant should confirm whether any blinds were assumed.

The applicant has not responded to this item which remains outstanding.

The applicant has suggested that the DSY2 and DSY3 weather files have now been included in their updated submission. The results presented show that the majority of spaces comply against DSY1, though there are a significant number of (relatively marginal) failures against DSY3. They have confirmed that ceiling fans will be provided to the units identified, and they have also confirmed that blinds were not assumed.

The applicant should also consider how occupants can further minimise the overheating risk during heatwaves, and they should commit to providing guidance to occupants on minimising the overheating risk in their dwellings in line with the cooling hierarchy.

This item is outstanding. Applicant agrees. Condition can be added ? BOCCA?

16. The applicant should also assess a sample of corridors and has propose a strategy to ensure the comfort criteria can be met.

The applicant has not responded to this item which remains outstanding.

The applicant has provided an assessment of a sample corridor. This shows compliance with the CIBSE criteria.

Nothing further required.

17. The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.

The applicant has not responded to this item which remains outstanding.

The applicant has confirmed the actual cooling demand is lower than the notional. Nothing further required.

18. A Dynamic Overheating Analysis to assess the overheating risk should be carried out. This should follow the CIBSE TM52 methodology for the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files.

The applicant has not responded to this item which remains outstanding.

The applicant has suggested this has been included in the updated report, however, it has not been located. This should be submitted.

This item is outstanding. This has been provided.

20. The applicant should provide a commitment to ensure that the development is designed to allow future connection to a district heating network. Drawings demonstrating how the site is to be future-proofed for a connection to a district heating network should be provided; these should include space provision for heat exchangers in the plant room, isolation valves, safe-guarded pipe route to the site boundary etc.

The applicant has not responded to this item which remains outstanding.

The applicant has provided drawings showing the safe-guarded pipe-route to the site boundary and space provision for plate heat exchanger in the plant room. Nothing further required.

21. The applicant should propose a site-wide heat network and confirm that all apartments and non-domestic building uses will be connected to the site-wide heat network. It appears that currently the residential and non-domestic elements are proposed to be served separately, which is not acceptable. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.

The applicant has provided drawings showing the route of the heat network linking all buildings/uses on the site and a site-wide network. They should justify the presence of the two energy centres on site.

This item is outstanding. The stadium/leisure centre and housing are to be owned/operated by two very separate entities which will have v different demands on the systems. Options to share have been reviewed and submitted with justifications already. BOCCA

22. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant should design the system in such a way that losses are minimised as far as possible.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses.

The applicant has confirmed the flow and return temperatures at 55/30. They have calculated distribution losses, however, they should also confirm the distribution loss factor and confirm whether this has been included for in the SAP calculations.

This item is outstanding. Detail to be updated – BOCCA?

23. The site-wide heat network will be supplied from a single energy centre. Further information on the floor area, internal layout and location of the energy centre should be provided.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. Further information on the floor area, internal layout and location of the energy centre should be provided.

The applicant has provided drawings showing the floor area, internal layout and location of the energy centres. Nothing further required.

27. Centralised heat pumps are being proposed in the form of Air Source Heat Pumps. Further information on the heat pumps should be provided including:

- a. The heat pump's total capacity (kWth).
- b. An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site's heat loads.
- c. Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water).
- d. Manufacturer datasheets showing performance under test conditions for the specific source and sink temperatures of the proposed development and assumptions for hours spent under changing source temperatures. Whether any additional technology is required for hot water top up and how this has been incorporated into the energy modelling assumptions.
- e. An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design.
- f. The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently.
- g. A commitment to monitor the performance of the heat pump system post-construction to ensure it is achieving the expected performance approved during planning. (It is recommended that boroughs condition this).

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item **which remains outstanding. Condition detail**

28. 695m² of net PV area is being proposed. The applicant should confirm the kWh of annual renewable energy generation. A detailed roof layout should be provided demonstrating that the roof's potential for a PV installation has been maximised. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has not responded to this item which remains outstanding.

The applicant has provided roof layouts which suggest there is significantly more space available for PV. They should reconsider the potential for PV and provide a detailed roof layout demonstrating that the roof's potential for a PV installation has been maximised. The proposed kWp, net PV area, kWh of annual renewable energy generation should be provided. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

This item is outstanding. Areas not being used as PV are to be used for amenity space and/or green roof or for plant/servicing. Maximum space has been identified. Details of PV to agreed via planning condition.

29. When the other items are resolved, the applicant should confirm the on-site reduction of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 69% is reported.

AND

30. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding. We have responded and once details have been agreed via condition and any savings confirmed at that point and any deficit will be captured in the carbon off set fund.

31. The domestic buildings are required to meet the zero carbon target as the application was received by the Major on or after the 1st October 2016. The applicant should therefore ensure that the remaining regulated CO2 emissions are met through a contribution to the borough's offset fund.

AND

32. The applicant is required to confirm either the amount of funding that will be paid into the borough's carbon offset fund or that an agreement has been reached with the borough that the applicant will undertake a carbon reduction project off-site to meet the shortfall. In both cases evidence of correspondence with the borough confirming the approach should be provided.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding. A payment will be made via the CO2 of set fund. This has been dealt with in previous submissions

33. When the other items are resolved, the applicant should confirm the on-site reduction of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 66% is reported.

AND

34. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

The applicant has not meaningfully responded to this item which should be addressed once other items have been resolved, and remains outstanding. As above

Sincerely

[Redacted]

[Redacted]

[Redacted] Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [Redacted]

[london.gov.uk](https://www.london.gov.uk)

[Redacted] [london.gov.uk](https://www.london.gov.uk)

From: [Redacted] <[Redacted]@southwark.gov.uk>

Sent: 19 March 2020 08:23

To: [Redacted] <[Redacted]@london.gov.uk>

Subject: FW: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

I am pretty sure I sent this over to you, but just wanted to make sure I have!
Please could you forward this to your colleagues for review

Thanks

Regards

[REDACTED]
[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)
www.southwark.gov.uk

From: [REDACTED] [[mailto:\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)]
Sent: Wednesday, March 11, 2020 5:15 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

As previously discussed, please see attached the Overheating Assessment Addendum.

This focuses on the glazed link between Blocks A and D and has been prepared using the Chartered Institute of Building Services Engineers TM59 guidance – in accordance with the emerging new London Plan (Para 9.4.5).

The assessment concludes positively noting that the link complies with recommended guidance.

Kind regards

[REDACTED]

[REDACTED]
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk  

[REDACTED]

From: [REDACTED]
Sent: 13 May 2020 14:40
To: [REDACTED]
Cc: [REDACTED] | BOCCA Consulting Ltd'; [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

It was my understanding we resolved this a few weeks ago? Is there anything further you require from me?

Sincerely

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 13 May 2020 09:53
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: Re: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Great thanks [REDACTED]

If you could communicate any conditions required over to [REDACTED] ASAP for her report to committee that would be much appreciated

Regards

[REDACTED]

Sent from my iPhone

On 12 May 2020, at 20:34, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

CAUTION: This email originated from an external source.
Good afternoon all

I am happy that these issues have been resolved subject condition/obligation where appropriate

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] **Development Management**
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 12 May 2020 11:13
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>
Cc: [REDACTED] [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Morning [REDACTED]

Do you have any further comments or can we agree now resolved/subject to conditions?

Thanks

[REDACTED]
[REDACTED]

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 22 April 2020 09:57
To: [REDACTED] [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>; [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.

Thank you for this [REDACTED] I will review and return to you [REDACTED]

Just for future reference it is [REDACTED]

Sincerely

[REDACTED]

Mr [REDACTED]

[REDACTED] Development Management
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] | BOCCA Consulting Ltd <info@boccaconsulting.com>
Sent: 22 April 2020 09:46
To: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED]
<[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)>; [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] (Meadow Res)' <[\[REDACTED\]@meadowres.com](mailto:[REDACTED]@meadowres.com)>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

[REDACTED] / [REDACTED]

Please find below our responses to the BOCCA comments raised.

Nomenclature as the original list:

2. Please find attached the GLAs reporting Spreadsheet. To confirm, the updated version to reflect the revised report P3 was included in our issue 29.01.2020.

6 & 8. The Be Lean reports have not been included in our reports but considered. We are cognisant of them and considered their output but see them as not really informing much! Be Lean, which is energy efficient measures on typically a gas boiler would only realise the impact of enhanced insulation - we've noted and considered that, but as we are all working forward on correction factors / SAP 10 and with the upcoming Part L changes where insulation will not pay as large a factor in compliance, we see that this is pretty a superfluous design exercise. We could include, but it would only show enhanced insulation to the point of diminishing returns – current part L levels are pretty much where you would want them. We see it that it is better practice to consider the energy strategy as a whole and the benefit of the marginal insulation improvements but enhanced fuel factors / building heating systems, which is what we have achieved. It's a more forward thinking progression.

9. For clarity, The "Be Lean" BRUKL Document commences on page 384 of the report with the "Be Green" BRUKL Document commencing on page 375 of the report.

15. The DSY 2 & 3 weather file results have been shown for information and do not wholly achieve compliance – as we understand we do not need to prove compliance for these levels. However, in accordance with section 9.14 of the draft plan, the client will be preparing an operational guide for the user/occupiers of each apartment. This will highlight measures to be taken in the future that would assist in future overheating during heatwaves (that does not need to be designed for now). This would be centred around keeping windows open during cooler evening / night periods, using the MVHR unit with the heat exchangers off, closing the windows / drawing curtains / blinds during the day.

Section 9.14: "It is acknowledged that meeting the CIBSE compliance criteria is challenging for the DSY 2 & 3 weather files. Where the CIBSE compliance criteria is not met for a particular weather file the applicant must demonstrate that the risk of overheating has been reduced as far as practical and that all passive measures have been explored, including reduced glazing and increased external

shading. The applicant should also outline a strategy for residents to cope in extreme weather events, e.g. use of fans."

21. We have already provided commentary on this. Its just not practical to have a single energy centre for buildings where the bulk is one load / use and the second smaller one another. The plant centres for the residential and stadium uses do of course share a LTHW network where both sets of ASHPs feed in sharing benefit and loads.

22. The distribution loss factor, of peak demand the loss calculates to be 0.08 per cent; this would round to 0% in the SAP calcs as per the accuracy of the SAP software. We also note that we had allowed in the ASHP modelling two per cent heat losses - twenty-five times more than the calculated figure - so a pessimistic allowance was factored into the Seasonal COP calculation.

I trust the above is clear – let us know if there is anything else on this.

Best

[Redacted]

Director

<image001.jpg>

info@boccaconsulting.com

Tel: 01708 [Redacted]

Mobile: [Redacted]

58 Deyncourt Gardens, Upminster, Essex, RM14 1DG

www.boccaconsulting.com

.....
.....
This email and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Bocca Consulting Ltd. If you believe you have received this email in error please destroy it and notify info@boccaconsulting.com. Registered in England No. 07475607. Registered Office: Churchill House, 120 Bunns Hill Lane, Mill Hill, London NW7 2AS.

<image002.png>

Please consider the environment before printing this email.

<image003.jpg>

From: [Redacted] <[Redacted]@lichfields.uk>

Sent: 06 April 2020 16:25

To: [Redacted] <[Redacted]@london.gov.uk>; [Redacted] | BOCCA Consulting Ltd <info@boccaconsulting.com>

Cc: [Redacted] <[Redacted]@southwark.gov.uk> <[Redacted]@southwark.gov.uk>; [Redacted] <[Redacted]@lichfields.uk>; [Redacted] (Meadow Res) <[Redacted]@meadowres.com> <[Redacted]@meadowres.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Importance: High

Afternoon [Redacted]

I understand things are difficult at the moment, but it is taking far too long to get this feedback from the GLA/your colleagues. We are due to go to planning committee this month and given the current Pandemic, it is ever more crucial that this goes ahead as planned for the Club as it has been hit hard, like any small business, by having to close its doors.

Can we please narrow down what issues are essential in that they need to be resolved prior to the local authorities resolution to grant (if any?) i.e. we still have to get the GLA's stage 2 report so if there are still some points of discussion on energy these can continue without determinant to a decision being directed at a local level. I hope you can agree this is a positive and constructive way forward in order to keep this scheme on its feet and deliverable in a timescale that works for DHFC.

My comments are in red below – where we can respond in good time we will of course do this. I have also copied in [REDACTED] from BOCCA (our energy consultant) direct and would appreciate if you could copy in your colleague also so we can expedite matters (as conscious these have been doing the round since last year!!!). There are some points below that I am certain have been dealt with in previous submissions and fear the delays are causing a mis-sync in information being received/read...?

[REDACTED] – I believe you have previous dealt with most points below in previous submission to the GLA on the project. Please can you respond direct below (and [REDACTED] please include your energy colleague asap).

Thanks

[REDACTED]
[REDACTED]
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED]
Sent: 06 April 2020 12:13
To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED]
<[REDACTED]@lichfields.uk>
Subject: FW: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]
Importance: High

FYI

[REDACTED]
[REDACTED]
Planner
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 06 April 2020 12:11

To: [REDACTED] [REDACTED] <[REDACTED][southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)>; [REDACTED] [REDACTED] <[REDACTED][lichfields.uk](mailto:[REDACTED]@lichfields.uk)>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

CAUTION: This email originated from an external source.
Good morning both

Please find our Environment Teams response to your most recent energy submission (I note the comments will need to be updated to reflect the thermal comfort document recently submitted).

[Remainder of email chain duplicated above]

[REDACTED]

From: [REDACTED]
Sent: 22 April 2020 16:11
To: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Good afternoon

I hope my email finds you well.

Apologies for my delayed response. I am happy for you to proceed on the basis you have outlined below.

Sincerely

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 20 April 2020 13:04
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

In my draft committee report I comment that:

The overall predicted reduction in CO2 emissions from the baseline development model (which is Part L 2013 compliant) is approximately 68% for the domestic element, which represents an annual saving of approximately 130 tonnes of CO2. For the non-domestic element there would be a reduction of 68%, representing an annual saving of 263 tonnes of CO2.

If there is any contradiction from your colleagues then this needs to be highlighted now as the amount of off-set payment will depend on this.

Thanks

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED] southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Thursday, April 09, 2020 2:27 PM
To: [REDACTED]
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Thank you for your email. Our typical ask is that the information is provided up front so do not typically suggest conditions. If you are happy that you are able to recommend approval on the current basis I am happy to accept the additional information/clarification post committee.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] Development Management
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 08 April 2020 06:06
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

Thank you for the comments.

I am happy to proceed writing this case up, but need you to give me those conditions that you would like to secure.

Thanks

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Tuesday, April 07, 2020 6:59 PM
To: [REDACTED] | BOCCA Consulting Ltd
Cc: [REDACTED] (Meadow Res) ([REDACTED]@meadowres.com)
Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Good evening [REDACTED]

Hi [REDACTED]

Thank you for your email, the contents I have noted. With respect to the Environment Teams asks, these have been consistent since the Stage 1 was issued.

As with every case I am happy to progress the energy matters as a parallel workstream and it is typical for these submissions (of additional detail) to occur following the LPA's planning committee so see no reason for this to delay the progress of the application.

Our Environment Team will not respond to direct emails so please continue to forward any additional detail which emerges to myself and I will pass these on, asking that they are reviewed as expeditiously as possible noting the timeframes you are working towards.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 06 April 2020 16:25

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] | BOCCA Consulting Ltd
<info@boccaconsulting.com>

Cc: [REDACTED] [REDACTED] (<[REDACTED]@southwark.gov.uk> <[REDACTED]@southwark.gov.uk>; [REDACTED] [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] [REDACTED] (Meadow Res) (<[REDACTED]@meadowres.com> <[REDACTED]@meadowres.com>

Subject: RE: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Importance: High

Afternoon [REDACTED]

I understand things are difficult at the moment

[Remainder of email chain duplicated above]



Overheating Assessment Addendum

Dulwich Hamlet Football Club, Champion Hill

Prepared by: Stroma Built Environment Ltd

On behalf of: EDC Ltd

2020

Introduction

This Addendum has been prepared for the applicant by Stroma Built Environment, a construction consultancy specialising in sustainability, energy conservation and the application of renewable energy technologies. It has been prepared to accompany the existing Energy Statement for Dulwich Hamlet Football Club, produced by Bocca Consultant dated 29th January 2020.

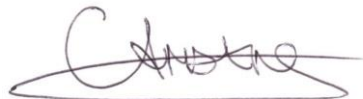
The purpose of this report is to assess whether the rooms within the glazed link between Block A and Block D within the proposed design are likely to suffer from an excessive risk of summer overheating. To assess this risk the apartments have been modelled and run through a dynamic thermal simulation, evaluating the performance of the building over the course of a hot year.

The standard industry overheating benchmarks are found within the texts CIBSE Guide A, CIBSE TM52 and the new CIBSE TM59, published by the Chartered Institution of Building Services Engineers (CIBSE). These texts refer to thermal comfort within “occupied” areas, which are defined as “areas likely to be occupied by the same person for 30 minutes or more”, and as such, bathrooms, circulation areas, and cupboards etc. have been excluded from the assessment reporting.

The thermal model created for the assessment has been produced in line with industry guidelines (CIBSE AM11) and the simulation was carried out using the “Integrated Environmental Solutions: Virtual Environment” (IES ‘VE’) software suite. IES has been used to model the geometry of the site, and to simulate the internal environment of the buildings, the solar gains and the ventilation. The air movement portion of the analysis does not extend to full CFD (computational fluid dynamics) modelling which is beyond the scope of the software and this report.

Where specific performance and other data was not available due to the stage of design, default figures and reasonable assumptions have been used and detailed within this report.

Report Prepared By:



Date: [REDACTED] 2020 Chris Armstrong B.Sc, LCC

Document History:

Issue	Date	Comment	Author
D.01	05.03.2020	Initial Issue	C.A.
D.01	11.03.2020	Update following comments	C.A.

Contents

Introduction	1
1. Background.....	3
2. Calculation methodology	4
3. Building specifications.....	6
3.1 Building geometry	6
3.2 Thermal envelope	7
3.3 Building profiles	7
3.4 Solar gain	8
3.5 Additional Gains	8
3.6 Ventilation & infiltration	9
3.7 Weather data and simulation parameters	11
4. Results.....	12
4.1 Overview.....	12
4.2 Results Summary.....	12
4.3 Communal Corridors.....	12
5. Conclusions	13
Appendix A – Building Profiles	14
Appendix B – Ventilation Equivalent Area Calculation.....	15
Appendix C – Full Results Tables	24
Appendix D – Additional Results	24
DSY 2.....	24
DSY 3.....	24

1. Background

There are many factors that contribute to internal temperatures within dwellings, including:

- Weather conditions
- Location
- Dwelling orientation
- Room type
- Thermal envelope characteristics
- Occupant behaviour
- Local shading and adjacent buildings

It is expected that the south of the UK (London in particular) is likely to face the largest risk of summertime overheating. If no mitigation measures are considered, it is suggested that mechanical cooling could be necessary in all London buildings by 2050

There are a variety of methods that can be considered to reduce the risk of excessive indoor temperatures. Many of these are linked to behaviour and are therefore outside of the control of developers. However, many passive measures can be investigated to reduce the risk as far as practically possible. Examples of such measures are below:

- **Fittings**
The use of low energy lighting and appliances shall reduce internal gains within the dwellings and should be specified if within the scope of the design.
- **Ventilation**
Ventilation via passive and mechanical means shall allow airflow through the dwellings, reducing the internal temperature but also greatly improving the perceived comfort level, as it is acknowledged that occupants can generally tolerate a higher temperature as long as there is air movement. Whilst mechanical systems do provide fresh air, they are not able to maintain adequate comfort levels without supplementary natural ventilation, or tempering the incoming air.
- **Building fabric**
High-albedo materials should be the priority choice, in order to reduce the absorbance of heat during the summer. Additional design options such as green roofs further contribute to natural cooling and act as an additional insulation layer.
- **Landscaping**
Generous planting can aid natural cooling via transpiration, and deciduous trees can provide useful summer shading, whilst not overly affecting daylight levels and useful solar gain in the winter months.
- **Reducing solar gains**
External shading should be the priority choice for reducing gains in the summer. If this is not possible within the architectural intent, consideration should next be given to the installation of solar control glass and inter-pane blinds, and finally internal blinds/curtains as a last resort.

2. Calculation methodology

The overheating criteria for UK dwellings is based on guidance in the industry wide standard document '*CIBSE TM59: Design Methodology for the assessment of overheating in homes*' and supplemented by methodology within '*CIBSE TM52: The Limits of Thermal Comfort*'. The analysis and results presented in this report are all in accordance with these documents.

CIBSE TM59 has been published to specifically address overheating risk in dwellings, as opposed to *TM52* which was developed to address thermal comfort in workplaces. The same underlying calculation methods of *TM52* are used, but the criteria are superseded with standards more relevant to residential occupation.

The methodology defined is based on the theory of adaptive comfort. This states that the acceptable temperature for occupants in a space "tracks" the mean indoor temperature over a preceding period. Due to the correlation between indoor and outdoor temperature in free-running buildings, this means that comfort temperature also varies with outdoor temperature. Technical details of the calculation methodology, including the equations used to determine the running mean and maximum acceptable temperatures, can be found within *CIBSE TM52*¹

CIBSE TM59 lays down different criteria for naturally and mechanically ventilated dwellings.

There are 2 criteria for the assessment of overheating on predominantly naturally ventilated homes; these criteria are as follows:



1 - Criterion 1 – Hours of Exceedance (He)

(Applicable to living rooms, kitchens and bedrooms)

The number of hours the predictive operative temperature exceeds the maximum allowable operative temperature (θ_{max}) by 1°K or more, must not exceed 3% of the total occupied hours, during the five summer months (May-September).

2 - Criterion 2 – Overnight Comfort

(Applicable to bedrooms only)

To guarantee comfort during sleeping hours the operative temperature in bedrooms from 22:00 to 07:00 shall not exceed 26°C for more than 1% of annual hours. (Note: 1% of the annual hours between 22:00 and 07:00 is 32 hours, so 33 or more hours above 26°C shall be recorded as a fail).

In order to demonstrate compliance with the *TM59* criteria, both criteria 1 and 2 must be passed for all applicable rooms.

¹ Note that the equations used have been adjusted to account for 'normal expectation' (Category II)

In the case of predominantly mechanically ventilated homes, which is meant to assess those dwellings where there is no or very limited opportunity to open windows, the following criterion applies in lieu of the above:

1 - Criterion 1 – Fixed Temperature Method

(Applicable to living rooms, kitchens and bedrooms)

All occupied spaces should not exceed an operative temperature of 26°C for more than 3% of the annual occupied hours.²

This development has been assessed under the naturally ventilated criteria

In the case of communal corridors:

The overheating test for corridors should be based on the number of annual hours for which an operative temperature of 28 °C is exceeded. Whilst there is no mandatory target, if an operative temperature of 28 °C is exceeded for more than 3% of total annual hours, this should be flagged as a significant risk within the report.

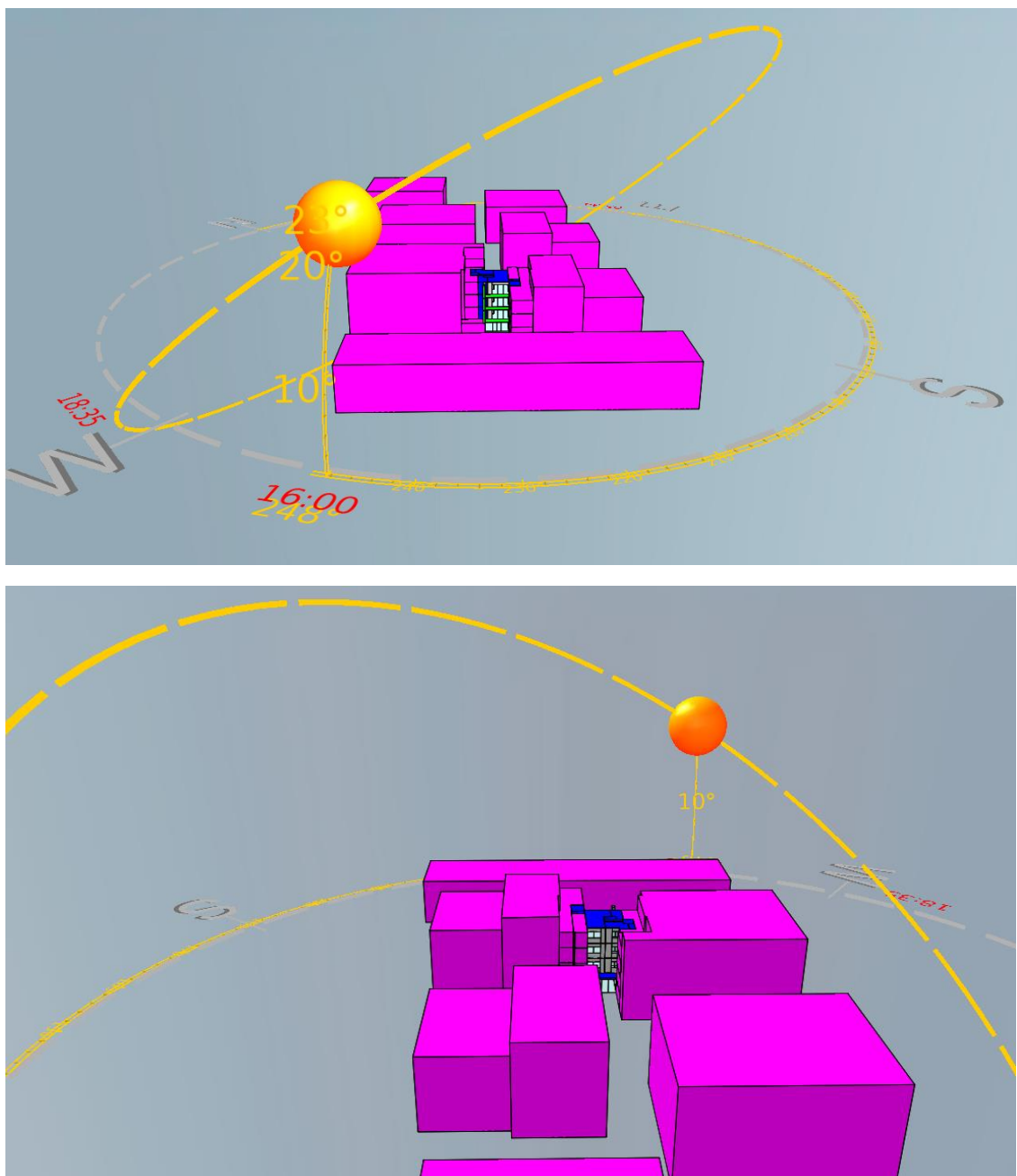
² It is important to note that should this fixed temperature method be followed for a development in London, active cooling is required to achieve compliance. This is due to the weather parameters stipulated for the assessment. Within this weather data the external temperature is above 26°C for 3 3% of hours, exceeding his threshold, and making compliance without active cooling impossible to achieve.

3. Building specifications

3.1 Building geometry

A three-dimensional thermal model has been constructed in accordance with *CIBSE AM11*, using the issued drawings. Only the link structure between Block A and D have been considered, and all other areas are simulated as 'Adjacent Building'. This would equate to there being no heat loss or heat gain to the adjacent areas, which is acceptable as the existing Energy Statement indicated stable temperatures.

The below details an image of the assessment model within the calculation software.



3.2 Thermal envelope

Building fabric specifications have been assigned based on the Table 1 with the original Energy Statement, and as follows:

Opaque Element	U-Value (W/m ² .K)	Thermal Mass (kJ (m ² .k))
External Walls	0.16	61.25
Party Walls	NA	127.75
Internal Walls	NA	11.26
Roof	0.15	0.75
Separating Floor	NA	100
Ground Floor	0.12	135
Opaque Glazing	1.2	10
Insulated backed glazing	0.3	10

The glazed windows and doors have a U-Value of 1.2 and a G-Value of 0.3.

3.3 Building profiles

Building profiles relate to all aspects of building use, from heating/cooling plant operation, to occupancy, lighting and equipment use. As such they form an important data schedule within a thermal and overheating assessment.

The apartment lighting, occupancy, and equipment (plug loads) usage and gain patterns have been assigned as per *CIBSE TM59*. Please note that these profiles have been created in order to assess the worst-case scenario within dwellings. They assume a 24-hour occupancy period to bedrooms, to assess the risk for occupants that may use these rooms during a summer's day (such as children or the elderly); and a 13-hour occupancy period for living spaces (unoccupied at night). This results in living areas modelled as occupied only during the hottest parts of the day and negating the cooler overnight periods from the assessment.

An overview of all profiles and gains used within the assessment can be found in appendix A.

3.4 Solar gain

Solar gain will have a significant impact on overheating risk, especially to the southern and western facades. The window G-Value has been assigned as 0.3 throughout the development, in order to limit solar gain through the windows.

Some solar shading is provided by way of overhanging balconies, and also from the surrounding buildings.

A detailed solar shading analysis has been undertaken within the VE by IES-SUNCAST, in order to simulate the solar gain to the rooms; this simulation takes account of building fabric specifications and local shading (e.g. from balconies) but not trees or other topographical shading.

A blinds specification has not been provided, and therefore has not been included within the initial modelling. Should occupants choose to install curtain or blinds, this shall have only a positive effect on the overheating risk.

3.5 Additional Gains

Due to the proposed communal heating system, additional internal gains have been assigned throughout the building. Within the apartments these consist of a constant 78W gain within the utility cupboard of each dwelling, to represent standing losses from the Heat Interface Unit (HIU) and associated entry pipework. The pipework within the flat is assumed to be minimal as the HIU is assumed to be near the entrance door.

In addition, heat gains shall be present within the communal corridors from the community heating pipework. This has been modelled as a constant gain within the ground floor lobby ceiling void, and is assigned as a 72W constant gain to represent 6 metres of flow and return pipework with 12W/m losses.

Lighting to communal lobby corridors are entered as zero, to represent presence detection sensors.

3.6 Ventilation & infiltration

The building has been modelled as primarily naturally ventilated. The parameters used represent reasonable assumptions or building regulations minimum standards, due to the stage of the design. The windows and doors within the rooms have been assumed to be manually operated and have been modelled based on the provided drawings.

Window flow is calculated in IES based on a large array of data, including aerodynamic (equivalent) area, frame percentage, opening angle and pivoting point. For more details of window assumptions, including the calculation methodology for the equivalent openable area (calculated by the software from the modelled geometry), please see Appendix B.

The following parameters have been assigned to the differing window and door types within the thermal model.

- **Type 1. Fixed panel glazing**

Fixed glazing panels that have been assigned as inoperable.

- **Type 2 Bed 2 balcony doors (Side hung)**

These doors are assigned as able to be openable to a fully open angle of 90 degrees

- **Type 3 lounge balcony doors (Side hung)**

These doors are assigned as able to be openable, to a fully open angle of 45 degrees to avoid hindering the opening within bedroom 3.

- **Type 4 Openable window (top hung)**

These windows are assigned as able to be openable to an open angle of 27 degrees.

- **Type 5 Fixed opaque panel with back insulation**

- **Type 6 Fixed opaque panel**

- **Type 7 Glazed lobby doors**

These are simulated to be close for security purposes.

Openings are simulated as open when:

- Internal temperatures are greater than 22°C
- **AND** when the internal air temperature is greater than the external air temperature,

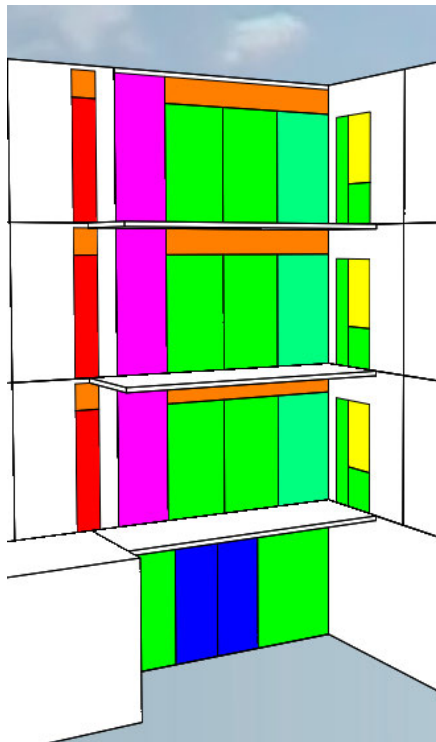
with the following exceptions:

- Lounge balcony door only closed through the night
- Lobby doors closed for security reasons

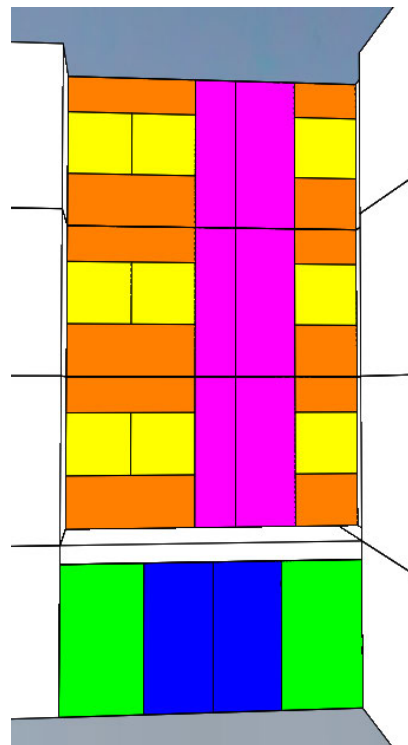
The below images display a visual representation of window assignment throughout the model.

	XTRN0002 (1 Fixed Glazing)
	XTRN0001 (2 Glazed Side Hung Door)
	XTRN0010 (3 Glazed Side Hung Door to 45)
	XTRN0004 (4 Top Hung)
	XTRN0008 (5 Fixed Opaque insulated)
	XTRN0009 (6 Fixed Opaque)
	XTRN0003 (7 Glazed Lobby Doors)

South West



North East



During openable hours, the windows have been set to open once the room temperature reaches 22°C, and if the internal temperature is greater than external temperature. This is set at a single temperature limit as per the guidance within CIBSE TM59, and is reversible with windows closed when the temperature falls below 22°C, or if internal temperatures are lower than external air temperatures.

Internal doors have been modelled between rooms within the dwellings. These have been set as open during the day, to promote airflow throughout the dwelling.

The flow rates from the mechanical ventilation systems have not yet been finalised. As such, for the initial calculations, this has been set at 0.3 (W/(l/s))/m², which is the minimum requirement under part F of the building regulations. This is simulated to provide external temperature air if the external temperature is less than the internal temperature (summer bypass), otherwise in heat recovery mode (70% efficient).

The infiltration rates have been assumed based on the original Energy Statement at 0.25 ACH.

3.7 Weather data and simulation parameters

The development is for a location in London, UK. This is a heavily urbanised area of the country which can impact on the risk of overheating in several ways. The key design criteria are linked to orientation with respect to south facing solar gains and prevailing winds. Other aspects such as the effect of disruption to air flow and wind speed from the surrounding urban landscape can be important but is beyond the scope of this report.

Three weather locations are now available for London; The London Weather Centre, used for urban assessments or those within the GLA Central Activity Zone; Heathrow, used for assessments within lower density and suburban areas; and Gatwick, used for assessments in rural and peri-urban areas.

For the purposes of this assessment, the London Heathrow (LHR) location has been used. The TM59 guidance recommends using a morphed, predictive data file, rather than the 'current' DSY. In line with this guidance, the CIBSE DSY 1 weather data for the 2020's, 50th percentile, high emissions scenario has been used for this assessment.

Additional data sets are available, including the more extreme DSY's 2 and 3, are available to test designs of particular concern, or to develop heatwave plans. In line with the requirements of the GLA, results have also been reported based on this data, and included within appendix D. However, compliance with the TM59 criteria is linked solely to DSY 1, and therefore these additional data sets have not been analysed in detail, and should not be considered relevant with regard to the acceptability of the proposals.

Further detail on the weather data used can be found within CIBSE TM49 and appendices E & F of this report.

The simulation was set to cycle at ten-minute intervals, updating the dynamic changes based on alterations to the environment and to report every 60 minutes; during the annual period. Each zone modelled and listed in the attached results is based on the above data sets and the Architect's drawings provided and referenced within this report.

4. Results

4.1 Overview

The following simulation results outline the risk of apartments overheating based on the *CIBSE TM59* methodology. It is important to note that the pass/fail annotation does not currently relate to any statutory legislation for dwellings; and is only an indication of compliance with regards to the relevant criteria, which are used as methods of assessing the risk of poor thermal comfort during hot summer weather.

The rooms assessed for overheating are the “occupied spaces” only and exclude bathrooms, circulation areas, utility areas, and storage cupboards etc. These areas have been included within the simulations to account for the full geometry of the building and to more accurately reflect the internal heat transfer, but they are excluded from the results analysis.

4.2 Results Summary

This initial assessment has been carried out per the parameters listed within the report.

The following table details the headline results from this analysis. As this assessment was conducted based on a natural ventilation strategy, the ‘free-running’ TM59 criteria have been reported on, incorporating the details stated within Sections 2 and 3.

Criterion	No of Rooms Failing to Meet Compliance	%
1 – Hours of exceedance	0 of 12	0
2 – Overnight temperature	0 of 9	0

As can be seen from the above table, all spaces meet the criteria laid out in TM59.

The full results table can be found within appendix C.

4.3 Communal Corridors

Based on the parameters contained within this report, the Lobby shows that for 1.8% of annual hours, the temperature is greater than 28°C. This is lower percentage than the target described in Section 2.

5. Conclusions

The results show that the risk of overheating under the described design is within the recommended guidance levels.

The good results are largely due to the proposed low G-Value, and the presence of some thermal mass in the party walls and floors. MVHR boost ventilation rates have not been considered but are likely to improve results if the system allows it. In addition, blinds are not stimulated, which would improve results if the occupants choose to install them.

The lobby target criteria is 3% limit of annual occupied hours. It therefore does not consider peak temperatures, but only measures the number of hours that the room is above 28°C. This is a zone that you'd expect to be of risk of overheating as if it highly glazed, and the doors need to be assumed to be closed for security reasons. The low G-Value helps to keep temperatures lower, and an 'actual' air change rate will be higher due to the intermittent use of the entrance doors.

In some instances, it is important that the occupant does not open windows if the internal temperature is lower than the external temperature, but still above 22°C.

It must be understood that this report is in no way a guarantee that overheating will, or will never, occur within the proposed development. It relies on standardised behavioural and weather variations which can never be 100% accurate. The results and conclusions refer to the overheating risk, as defined by the criteria set out in the industry standard CIBSE TM59 and is therefore only an indicator of compliance with regard to this assessment methodology. It should also be noted that a pass of the TM59 criteria indicates that overheating risk will not be excessive, not that it will be mitigated entirely.

As detailed previously, the results for additional data sets DSY's 2 and 3, have also been reported based on this data, and included within appendix D. However, compliance with the TM59 criteria is linked solely to DSY 1, and therefore these additional data sets have not been analysed in detail, and should not be considered relevant with regard to the acceptability of the proposals. During heatwave events, it is noted that applicants have a range of additional measures that they could utilise to further reduce overheating risk. These include installing blinds/curtains and keeping them closed during the day, leaving internal doors open overnight to promote airflow through the dwelling, or using a fan to generate air movement on a still day.

It is understood that in urban locations, additional considerations such as noise issues will affect whether residents will have windows open or closed. Whilst this consideration is given, it must be understood that in order to practically comply with the overheating requirements, windows must be allowed to open during hot weather in order to purge heat. This is not unexpected, and due to the weather parameters stipulated for assessment by the GLA, it is not possible to mitigate overheating issues with windows closed unless active cooling is incorporated, which is firmly opposed as an option by the applicant and GLA overheating guidance.

Appendix A – Building Profiles

Table 2 Occupancy and equipment gain descriptions

Unit/ room type	Occupancy	Equipment load
Studio	2 people at 70% gains from 11 pm to 8 am	Peak load of 450 W from 6 pm to 8 pm*.
	2 people at 100% gains from 8 am to 11 pm	200 W from 8 pm to 10 pm 110 W from 9 am to 6 pm and 10 pm to 12 pm Base load of 85 W for the rest of the day
1-bedroom apartment: living room/kitchen	1 person from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 450 W from 6 pm to 8 pm 200 W from 8 pm to 10 pm 110 W from 9 am to 6 pm and from 10 pm to 12 pm Base load of 85 W for the rest of the day
1-bedroom apartment: living room	1 person at 75% gains from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 150 W from 6 pm to 10 pm 60 W from 9 am to 6 pm and from 10 pm to 12 pm Base load of 35 W for the rest of the day
1-bedroom apartment: kitchen	1 person at 25% gains from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 300 W from 6 pm to 8 pm Base load of 50 W for the rest of the day
2-bedroom apartment: living room/kitchen	2 people from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 450 W from 6 pm to 8 pm 200 W from 8 pm to 10 pm 110 W from 9 am to 6 pm and from 10 pm to 12 pm Base load of 85 W for the rest of the day
	2 people at 75% gains from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 150 W from 6 pm to 10 pm 60 W from 9 am to 6 pm and from 10 pm to 12 pm Base load of 35 W for the rest of the day
2-bedroom apartment: kitchen	2 people at 25% gains from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 300 W from 6 pm to 8 pm Base load of 50 W for the rest of the day
3-bedroom apartment: living room/kitchen	3 people from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 450 W from 6 pm to 8 pm 200 W from 8 pm to 10 pm 110 W from 9 am to 6 pm and from 10 pm to 12 pm Base load of 85 W for the rest of the day
	3 people at 75% gains from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 150 W from 6 pm to 10 pm 60 W from 9 am to 6 pm and from 10 pm to 12 pm Base load of 35 W for the rest of the day
3-bedroom apartment: kitchen	3 people at 25% gains from 9 am to 10 pm; room is unoccupied for the rest of the day	Peak load of 300 W from 6 pm to 8 pm base load of 50 W for the rest of the day
Double bedroom	2 people at 70% gains from 11 pm to 8 am	Peak load of 80 W from 8 am to 11 pm
	2 people at full gains from 8 am to 9 am and from 10 pm to 11 pm	Base load of 10 W during the sleeping hours
	1 person at full gains in the bedroom from 9 am to 10 pm	
Single bedroom (too small to accommodate double bed)	1 person at 70% gains from 11 pm to 8 am	Peak load of 80 W from 8 am to 11 pm
	1 person at full gains from 8 am to 11 pm	Base load of 10 W during sleeping hours
Communal corridors	Assumed to be zero	Pipework heat loss only; see section 3.1 above

* All times in GMT

Appendix B – Ventilation Equivalent Area Calculation

The information required to simulate airflow through windows in the IES software suite is the window area, openable window area, ratio of width to height, maximum opening angle and pivoting point (side hung/top hung etc.)

IES uses Equivalent Area (aerodynamic area) to simulate airflow through openings. The aerodynamic or equivalent area is a measure of the aerodynamic performance of a ventilator. It is the area of a sharp-edged orifice which air would pass at the same volume flow rate, under an identical applied pressure difference, as the opening under consideration. Typically for windows even when fully open the opening will perform with a higher pressure drop than a sharp-edged orifice. These definitions are consistent with definitions used by the UK Building Regulations and window manufacturers.

Note: geometric free area is not the same as aerodynamic (or equivalent) area – it usually defines the smallest area through which air can pass and unlike aerodynamic or equivalent area does not describe the actual pressure relationship of the opening.

The equivalent area (EQA) is calculated using the following equation:

$$F = (C_v/C_d) * f_a / 100$$

Where:

F is the equivalent area fraction (expressed as a percentage of the modelled Area)

f_a is the openable area percentage of the window as modelled

C_v is a coefficient imported from IES database that reflects the window hinge location, it's opening angle and proportional geometry (collated from real world test data)

C_d is the discharge coefficient for a sharp-edged orifice (0.62)

Sample Example of a window 0.75m x 0.95m (not from this assessment)

$$F = (0.6/0.62) * 80 / 100 = 0.77$$

$$EQA = (0.75 * 0.95) * 0.77 = 0.549m^2$$

Technical details relating to the above, or the equations used to simulate the window flow characteristics can be provided on request.

Appendix C – Full Results Tables

Below number refers to floor level

KLD = Kitchen Living Dining

Room Name	Criterion 1	Criterion 2	Result
01 KLD	0	NA	Pass
01 Double Bed 01	0	13	Pass
01 Single Bed 02	0	11	Pass
01 Single Bed 3	0	16	Pass
02 KLD	0	NA	Pass
02 Double Bed 01	0	11	Pass
02 Single Bed 02	0	11	Pass
02 Single Bed 3	0	17	Pass
03 KLD	0.8	NA	Pass
03 Double Bed 01	0	16	Pass
03 Single Bed 02	0	15	Pass
03 Single Bed 3	0	26	Pass

Room Name	Percentage of annual hours above 28°C	Result
00 Lobby	1.8	Pass

Appendix D – Additional Results

DSY 2

Room Name	Criterion 1	Criterion 2	Result
01 KLD	0.1	NA	Pass
01 Double Bed 01	0	34	Fail
01 Single Bed 02	0	31	Pass
01 Single Bed 3	0	39	Fail
02 KLD	0.1	NA	Pass
02 Double Bed 01	0	32	Pass
02 Single Bed 02	0	30	Pass
02 Single Bed 3	0	39	Fail
03 KLD	1.8	NA	Pass
03 Double Bed 01	0	16	Pass
03 Single Bed 02	0	38	Fail
03 Single Bed 3	0.2	46	Fail

Room Name	Percentage of annual hours above 28°C	Result
00 Lobby	3	Fail

DSY 3

Room Name	Criterion 1	Criterion 2	Result
01 KLD	0.4	NA	Pass
01 Double Bed 01	0	51	Fail
01 Single Bed 02	0	49	Fail
01 Single Bed 3	0	62	Fail
02 KLD	0.5	NA	Pass
02 Double Bed 01	0	48	Fail
02 Single Bed 02	0	49	Fail
02 Single Bed 3	0	62	Fail
03 KLD	2.4	NA	Pass
03 Double Bed 01	0.1	56	Fail
03 Single Bed 02	0	57	Fail
03 Single Bed 3	0.8	73	Fail

Room Name	Percentage of annual hours above 28°C	Result
00 Lobby	4.8	Fail

[REDACTED]

From: [REDACTED]
Sent: 06 April 2020 12:10
To: [REDACTED]
Subject: RE: Dulwich Hamlet overheating

Apologies for my delayed response on this

I will send through our Environment Teams feedback now.

Sincerely

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 25 March 2020 07:50
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet overheating

Hi [REDACTED]

Hope you're doing well in the current situation.

Sorry to chase but we need to get this wrapped up. Have you heard back from your consultant?
Thanks

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED]
Sent: Wednesday, March 18, 2020 4:57 PM
To: [REDACTED]
Subject: RE: Dulwich Hamlet overheating

Hi [REDACTED]

I hope you're well. Would be able to provide your colleague's response please?
Thanks

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)
www.southwark.gov.uk

From: [REDACTED]
Sent: Monday, March 16, 2020 6:12 PM
To: [REDACTED]
Subject: RE: Dulwich Hamlet overheating

Hi [REDACTED]

Have you heard back from your colleagues?
Thanks

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)
www.southwark.gov.uk

From: [REDACTED]
Sent: Thursday, March 12, 2020 6:11 PM
To: [REDACTED]
Subject: FW: Dulwich Hamlet overheating

Hi [REDACTED]

Please find attached addendum report.

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)
www.southwark.gov.uk

From: [REDACTED] [[mailto:\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)]
Sent: Wednesday, March 11, 2020 5:15 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: DHFC - Overheating Assessment Addendum [NLP-DMS.FID461804]

Hi [REDACTED]

As previously discussed, please see attached the Overheating Assessment Addendum.

This focuses on the glazed link between Blocks A and D and has been prepared using the Chartered Institute of Building Services Engineers TM59 guidance – in accordance with the emerging new London Plan (Para 9.4.5).

The assessment concludes positively noting that the link complies with recommended guidance.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

[REDACTED]

From: [REDACTED]
Sent: 19 November 2019 16:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Good afternoon [REDACTED]

Our Energy Team have provided the following comments. They note the position that some of the details are yet to emerge but would need substantive responses to the points raised below.

2. The applicant has used the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors. However, the spreadsheet has not been received; it should be submitted as a spreadsheet and not a pdf. The link to the spreadsheet can be found here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>. This is encouraged to be submitted for review.

The applicant has submitted the GLA spreadsheet; this is welcomed. The applicant should review the spreadsheet and in particular ensure that their inputs result in matching figures in the Validation check columns (E & F). The applicant should resubmit the spreadsheet following the resolution of all other items.
This item is outstanding.

5. The domestic element development is estimated to achieve a reduction of 38 tonnes per annum (20%) in regulated CO2 emissions compared to a 2013 Building Regulations compliant development. This is very higher than expected, and it is expected this will reduce; the applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.
The applicant has not responded to this item which remains outstanding.

6. The applicant should provide the 'be lean' DER and TER output sheets from the modelling software; these should only include energy efficiency measures, and they should be the DER rather than the SAP worksheets.
The applicant has not responded to this item which remains outstanding.

7. It appears that Accredited Construction Details are used for thermal bridging. The applicant should confirm the proposed construction type.
The applicant has not responded to this item which remains outstanding.

8. Based on the information provided, the non-domestic element of the proposed development does not appear to achieve any carbon savings from energy efficiency alone compared to a 2013 Building Regulations compliant development. The applicant should note that the new draft London Plan includes a target of a 15% improvement on 2013 Building Regulations from energy efficiency which applicants should aim towards. The applicant should therefore model additional energy efficiency measures and at a minimum commit to the development exceeding 2013 Building Regulations compliance through energy efficiency alone.
The applicant has not responded to this item which remains outstanding.

9. The applicant has provided the 'be lean' BRUKL sheets from the modelling software, however, there are two sheets provided for the stadium and the applicant should clarify which one is correct.
The applicant has not responded to this item which remains outstanding.

10. In line with the latest GLA guidance (Table 8) and the GLA's Carbon Emissions Reporting spreadsheet the applicant should report the energy demand following the energy efficiency measures.

The applicant has not responded to this item **which remains outstanding.**

11. In line with the latest GLA guidance the applicant should report the overall Part L Fabric Energy Efficiency (FEE) performance of the development for both the baseline and the 'be lean' stages of the energy hierarchy in MWh/year and kWh/m². The percentage of improvement (%) should also be provided.

The applicant has not responded to this item **which remains outstanding.**

12. The demand for cooling and the overheating risk will be minimised through low g-value glazing and balcony shading. The applicant should provide further information the percentage (%) of the glazing ratio over the façade.

The applicant has not responded to this item **which remains outstanding.**

13. A domestic overheating checklist is included in the GLA's energy guidance which should be completed and used to identify potential overheating risk and passive responses early in the design process. The applicant is required to complete the overheating checklist so that the development characteristics can be better understood.

The applicant has not responded to this item **which remains outstanding.**

14. A Dynamic Overheating Analysis has been undertaken to assess the overheating risk within the dwellings using the CIBSE TM59 methodology and the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files. AND

15. The results show that the design proposals are anticipated to meet the CIBSE recommendations for comfort against DSY1, assuming natural ventilation i.e. occupants can open the windows, mechanical ventilation and that ceiling fans are provided to the bedrooms of ground floor units where restricted window opening is assumed.

Therefore:

- The applicant should consider further passive design measures in line with Policy 5.9, to reduce the reliance on mechanical ventilation and ceiling fans and ensure all units pass the requirements with these features at a minimum.
- The applicant should confirm that ceiling fans will be provided in the base build.
- The applicant should confirm whether any blinds were assumed.

The applicant has not responded to this item **which remains outstanding.**

16. The applicant should also assess a sample of corridors and has propose a strategy to ensure the comfort criteria can be met.

The applicant has not responded to this item **which remains outstanding.**

17. The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.

The applicant has not responded to this item **which remains outstanding.**

18. A Dynamic Overheating Analysis to assess the overheating risk should be carried out. This should follow the CIBSE TM52 methodology for the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files.

The applicant has not responded to this item **which remains outstanding.**

20. The applicant should provide a commitment to ensure that the development is designed to allow future connection to a district heating network. Drawings demonstrating how the site is to be future-proofed for a connection to a district heating network should be provided; these should include space provision for heat exchangers in the plant room, isolation valves, safe-guarded pipe route to the site boundary etc.

The applicant has not responded to this item which remains outstanding.

21. The applicant should propose a site-wide heat network and confirm that all apartments and non-domestic building uses will be connected to the site-wide heat network. It appears that currently the residential and non-domestic elements are proposed to be served separately, which is not acceptable. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.

This item is outstanding.

22. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant should design the system in such a way that losses are minimised as far as possible.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses.

This item is outstanding.

23. The site-wide heat network will be supplied from a single energy centre. Further information on the floor area, internal layout and location of the energy centre should be provided.

The applicant has suggested that the Stadium and residential scheme have separate strategies in order to accommodate future separate ownership and management structures and they suggest that separate strategies is the most efficient and effective approach in this case. However, the applicant is required to provide a site-wide heat network served by a single energy centre and they should consider the economy of scale and load diversity benefit of having a centralised system. Further information on the floor area, internal layout and location of the energy centre should be provided.

This item is outstanding.

27. Centralised heat pumps are being proposed in the form of Air Source Heat Pumps. Further information on the heat pumps should be provided including:

- a. The heat pump's total capacity (kWth).
- b. An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site's heat loads.
- c. Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water).
- d. Manufacturer datasheets showing performance under test conditions for the specific source and sink temperatures of the proposed development and assumptions for hours spent under changing source temperatures. Whether any additional technology is required for hot water top up and how this has been incorporated into the energy modelling assumptions.

- e. An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design.
 - f. The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently.
 - g. A commitment to monitor the performance of the heat pump system post-construction to ensure it is achieving the expected performance approved during planning. (It is recommended that boroughs condition this).
- The applicant has not responded to this item which remains outstanding.

28. 695m2 of net PV area is being proposed. The applicant should confirm the kWh of annual renewable energy generation. A detailed roof layout should be provided demonstrating that the roof's potential for a PV installation has been maximised. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

The applicant has not responded to this item which remains outstanding.

29. When the other items are resolved, the applicant should confirm the on-site reduction of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 69% is reported.

AND

30. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

31. The domestic buildings are required to meet the zero carbon target as the application was received by the Major on or after the 1st October 2016. The applicant should therefore ensure that the remaining regulated CO2 emissions are met through a contribution to the borough's offset fund.

AND

32. The applicant is required to confirm either the amount of funding that will be paid into the borough's carbon offset fund or that an agreement has been reached with the borough that the applicant will undertake a carbon reduction project off-site to meet the shortfall. In both cases evidence of correspondence with the borough confirming the approach should be provided.

The applicant has not responded to this item which remains outstanding.

33. When the other items are resolved, the applicant should confirm the on-site reduction of CO2 per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 66% is reported.

AND

34. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.

The applicant has not responded to this item which remains outstanding.

Sincerely

[Redacted]

[Redacted]

[Redacted] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [Redacted]

london.gov.uk

lichfields@london.gov.uk

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 11 November 2019 10:56

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Thanks [REDACTED]


I note I did not attach the response on highways, so now attached. I think the key point on the 3 subjects is that our team have reviewed and we don't see any issue raised as being a show stopper for the scheme – all can be resolved/addressed, which is an important message.

Thanks

[REDACTED]
[REDACTED]
Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 Think of the environment. Please avoid printing this email unnecessarily.

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 11 November 2019 10:51

To: [REDACTED] <[REDACTED]@lichfields.uk>

Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Hi [REDACTED]

I can confirm I will be presenting application to the Mayor this afternoon. The Stage 1 response will be issued before the close of play today or first thing tomorrow morning by our Planning Support Team.

Thank you for putting together a response so quickly and I will forward the information to the relevant teams now. Unfortunately the information you have submitted will not be presented to the Mayor as we will not have time to scrutinise the documents but it can form part of our updated assessment at Stage 2 and I can verbally update the Mayor to say you have provided a response to the technical issues identified within the report that is currently under review.

Sincerely

[REDACTED]

[REDACTED]

Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 08 November 2019 15:19

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@southwark.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Importance: High

Afternoon [REDACTED]

Thank you for below. Can you confirm the scheme is definitely on Mondays agenda (no further slippage)?

With regard to the technical feedback relating to Highways, Drainage and Energy, please find responses from our consultants below which I would be grateful could be put forward as part of your presentation pack to be considered on Monday and your final Stage 1 feedback:

Energy Comments

The GLA in principle support the Energy Strategy. Points raised are largely matters of clarification but note some of the information requested requires movement to the next stage of design which has not been undertaken and in any event doesn't normally progress until after the planning stage. It is also important to note that the Stadium and Residential scheme have separate strategies in order to accommodate future separate ownership and management structures. Viability is key to this scheme and divorcing the strategies is the most efficient and effective approach in this case.

Highways

Please refer to response note attached prepared by Velocity.

Drainage

Mayer Brown have responded to relevant points below:

5. The use of an urbanisation factor greater than zero is incorrect.

MBL Response – We will update the greenfield run-off rate so it does not include the urbanisation factor and consequently the attenuation volume and associated calculations. Changing this factor will significantly increase the volume of attenuation within the development, which we feel is excessive because we're already providing significant improvement when compared to the pre-development scenario. Thames Water are also willing to accept the reduced run-off. However, although we feel it is unnecessary the additional volume can be accommodated within the proposed layout. We would be grateful if the requirement to change this parameter can be conditioned in the decision notice.

6. Provide more detailed plans for rainwater harvesting and higher hierarchy SuDS options.

MBL Response – Regarding higher hierarchy SUDs options we wish to reiterate there are green roofs proposed on each residential accommodation block. There is also a significant amount of soft landscaping across the development, but the proposed layout and levels do not lend itself to the use of above ground suds features such as swales or attenuation basins / ponds. The potential to use rainwater harvesting on the planted areas was discussed but the Landscape Architect advised that harvested rainwater used for watering in public realm / amenity space would require filtration and, as such, is not practical to implement in this instance. However, the use of rainwater harvesting can be explored further at a later date would be grateful if the can be conditioned in the decision notice.

7. Recognition that attenuation has been provided, how big it is and how it's been calculated.

MBL Response – No action or additional requested

8. No maintenance plan has been included in the drainage strategy.

MBL Response – It will be possible to easily produce a Maintenance Plan for the SuDS features and we would be grateful if the can be conditioned in the decision notice.

9. Complete the London Sustainable Drainage Proforma

MBL Response – It will be possible to easily complete and submit the proforma and we would be grateful if the can be conditioned in the decision notice.

10. Further details on how SuDS measures at the top of the drainage hierarchy will be included. Additional revised greenfield rate and attenuation storage calculations, attenuation tank dimensions and SuDS maintenance information should be provided.

MBL Response - By addressing points 5 to 9 above it will be default satisfy this request

Regards

[REDACTED]
[REDACTED]
Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 04 November 2019 10:22
To: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]@southwark.gov.uk>
Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Good morning both

In terms of ensuring you are both up to date on the programme of this case. The item was originally programmed for the Mayor's meeting on the 28th Oct which was unfortunately cancelled. The agenda for the 4th has now had to be streamlined, this has meant that the case will be presented to the Mayor on the 11th Nov.

Please find attached the technical notes which will need to be responded to in full prior to the Mayor's decision making stage.

Please also accept my apologies for the series of delays this case has had.

Sincerely

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 01 November 2019 15:44
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Hi [REDACTED]

Any update on the Stage 1?

Thanks

[REDACTED]
[REDACTED]
Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 14 October 2019 15:29
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Hi [REDACTED]

Thank you for your email and apologies for my delayed response. The report is largely finalised I just need a few final details. Could you please outline the area of public land that falls within the site (in terms of size).

If I can plug this detail in today I may be able to circulate my report to legal today and attend the Mayor's meeting on the 21st. Failing this the report will be presented to the Mayor on the 28th.

Best

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 09 October 2019 14:57

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Importance: High

Hi [REDACTED] – please can you provide an update on the Stage 1? Had some very positive feedback from Sport England who support in principle subject to some further info being submitted and conditions being agreed. LBS are also working with us much more on this now and im sure you've seen we've had over 1500 letters of support from residents and fans....

Any update on timescales would be appreciated ASAP as need to manage the club/client.

[REDACTED]
[REDACTED]
Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 26 September 2019 09:51

To: [REDACTED] <[REDACTED]@lichfields.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lichfields.uk>

Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Hi [REDACTED]

Hope you are well. Thanks for getting in touch. This case has been reallocated to [REDACTED]

The report has not yet been finalised. [REDACTED] could you please update the agent on the progress of the stage 1 report?

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>

Sent: 26 September 2019 09:41

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Morning [REDACTED]

Hope you are well. Just wondered if you are close to completing your stage 1 review of the submitted application? We would be happy to pop by and answer any questions you might have before you finalise, just let me know.

Regards

[REDACTED]
[REDACTED]

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] lichfields.uk

lichfields.uk  

[REDACTED]

From: [REDACTED]
Sent: 05 November 2019 10:54
To: [REDACTED]
Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Hi [REDACTED]

No I wont need a response from [REDACTED] at Lichfields I was just updating her in response to her email and providing the technical notes so that any work that needs to be done can commence with the maximum possible lead in to the Stage 2 referral.

Best

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 05 November 2019 09:50
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Hi [REDACTED]

Thank you for the update. Will you be wanting [REDACTED] to get back to you?

Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Monday, November 04, 2019 10:24 AM
To: [REDACTED]
Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Good morning both

In terms of ensuring you are both up to date on the programme of this case. The item was originally programmed for the Mayor's meeting on the 28th Oct which was unfortunately cancelled. The agenda for the 4th has now had to be streamlined, this has meant that the case will be presented to the Mayor on the 11th Nov.

Please find attached the technical notes which will need to be responded to in full prior to the Mayor's decision making stage.

Please also accept my apologies for the series of delays this case has had.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] **Development Management**
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 01 November 2019 15:44
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet FC, Champion Hill, Dulwich [NLP-DMS.FID461804]

Hi [REDACTED]

Any update on the Stage 1?

Thanks

[Remainder of email chain duplicated above]

Energy Memo: Stage I consultation

Dulwich Hamlet Football Club

20/09/2019

Case Officer	■■■■■ ■■■■■
Case Number	0083c
London Borough	Southwark
Application Type (Outline/Hybrid/Detailed)	Detailed
Applicant	Dulwich Hamlet Football Club (DFHC) and Healey Development Solutions (Dulwich) Limited
Energy Consultant	Bocca Consulting
Document Title	MEP and Energy Statement
Document Date	19/06/2019

Proposal

Use	Floorspace/Number of units
Residential	224 units
Stadium (Use Class D2), new sports and leisure facilities (Use Class D2)	2669m ²
	m ²

Overview of proposals

1. The Energy Hierarchy has been followed; the proposed strategy is generally supported; however, the applicant should submit additional information to ensure compliance with the London Plan policies.
2. The applicant has used the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors. However, the spreadsheet has not been received; it should be submitted as a spreadsheet and not a pdf. The link to the spreadsheet can be found here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>. This is encouraged to be submitted for review.
3. For the purposes of this assessment, the applicant will be estimating the CO₂ emission performance against London Plan policies using the SAP 10 emissions factors. This is welcomed.

BE LEAN

4. A range of passive design features and demand reduction measures are proposed to reduce the carbon emissions of the proposed development.

CO₂ and Energy Performance

Domestic

5. The domestic element development is estimated to achieve a reduction of 38 tonnes per annum (20%) in regulated CO₂ emissions compared to a 2013 Building Regulations compliant development. This is very higher than expected, and it is expected this will reduce; the applicant should ensure that a gas boiler baseline is used in the Be Lean case, and also assumptions that are demonstrably achievable and in line with the overheating analysis.
6. The applicant should provide the 'be lean' DER and TER output sheets from the modelling software; these should only include energy efficiency measures, and they should be the DER rather than the SAP worksheets.
7. It appears that Accredited Construction Details are used for thermal bridging. The applicant should confirm the proposed construction type.

Non-domestic

8. Based on the information provided, the non-domestic element of the proposed development does not appear to achieve any carbon savings from energy efficiency alone compared to a 2013 Building Regulations compliant development. The applicant should note that the new draft London Plan includes a target of a 15% improvement on 2013 Building Regulations from energy efficiency which applicants should aim towards. The applicant should therefore model additional energy efficiency measures and at a minimum commit to the development exceeding 2013 Building Regulations compliance through energy efficiency alone.
9. The applicant has provided the 'be lean' BRUKL sheets from the modelling software, however, there are two sheets provided for the stadium and the applicant should clarify which one is correct.

Energy Demand and Fabric Energy Efficiency

10. In line with the latest GLA guidance (Table 8) and the GLA's Carbon Emissions Reporting spreadsheet the applicant should report the energy demand following the energy efficiency measures.

11. In line with the latest GLA guidance the applicant should report the overall Part L Fabric Energy Efficiency (FEE) performance of the development for both the baseline and the 'be lean' stages of the energy hierarchy in MWh/year and kWh/m². The percentage of improvement (%) should also be provided.

Cooling and Overheating

12. The demand for cooling and the overheating risk will be minimised through low g-value glazing and balcony shading. The applicant should provide further information the percentage (%) of the glazing ratio over the façade.

Domestic

13. A domestic overheating checklist is included in the GLA's energy guidance which should be completed and used to identify potential overheating risk and passive responses early in the design process. The applicant is required to complete the overheating checklist so that the development characteristics can be better understood.
14. A Dynamic Overheating Analysis has been undertaken to assess the overheating risk within the dwellings using the CIBSE TM59 methodology and the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files.
15. The results show that the design proposals are anticipated to meet the CIBSE recommendations for comfort against DSY1, assuming natural ventilation i.e. occupants can open the windows, mechanical ventilation and that ceiling fans are provided to the bedrooms of ground floor units where restricted window opening is assumed. Therefore:
 - The applicant should consider further passive design measures in line with Policy 5.9, to reduce the reliance on mechanical ventilation and ceiling fans and ensure all units pass the requirements with these features at a minimum.
 - The applicant should confirm that ceiling fans will be provided in the base build.
 - The applicant should confirm whether any blinds were assumed.
16. The applicant should also assess a sample of corridors and has propose a strategy to ensure the comfort criteria can be met.

Non-domestic

17. The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.
18. A Dynamic Overheating Analysis to assess the overheating risk should be carried out. This should follow the CIBSE TM52 methodology for the London Design Summer Year

1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating using the DSY 2 & 3 weather files.

BE CLEAN

District heating

19. The applicant has carried out an investigation and there are no existing or planned district heating networks within the vicinity of the proposed development.
20. The applicant should provide a commitment to ensure that the development is designed to allow future connection to a district heating network. Drawings demonstrating how the site is to be future-proofed for a connection to a district heating network should be provided; these should include space provision for heat exchangers in the plant room, isolation valves, safe-guarded pipe route to the site boundary etc.
21. The applicant should propose a site-wide heat network and confirm that all apartments and non-domestic building uses will be connected to the site-wide heat network. It appears that currently the residential and non-domestic elements are proposed to be served separately, which is not acceptable. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided.
22. Indicative information on the network's operating temperatures (flow and return temperatures) should be submitted as well as detailed information on the anticipated distribution heat losses. The applicant should design the system in such a way that losses are minimised as far as possible.
23. The site-wide heat network will be supplied from a single energy centre. Further information on the floor area, internal layout and location of the energy centre should be provided.

BE GREEN

24. The applicant has investigated the feasibility of a range of renewable energy technologies and is proposing to install Photovoltaic (PV) panels and Heat Pumps.
25. A reduction in regulated CO₂ emissions of 365 tonnes per annum (61%) will be achieved through this third element of the energy hierarchy.

Heat pumps

26. It should be noted that where heat pumps are used, the savings should be assessed at the Be Green stage of the energy hierarchy, and no savings should be claimed at the Be Clean stage.
27. Centralised heat pumps are being proposed in the form of Air Source Heat Pumps. Further information on the heat pumps should be provided including:
 - a. The heat pump's total capacity (kWth).
 - b. An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site's heat loads.
 - c. Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water).
 - d. Manufacturer datasheets showing performance under test conditions for the specific source and sink temperatures of the proposed development and assumptions for hours spent under changing source temperatures. Whether any additional technology is required for hot water top up and how this has been incorporated into the energy modelling assumptions.
 - e. An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design.
 - f. The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently.
 - g. A commitment to monitor the performance of the heat pump system post-construction to ensure it is achieving the expected performance approved during planning. (It is recommended that boroughs condition this).

PVs

28. 695m² of net PV area is being proposed. The applicant should confirm the kWh of annual renewable energy generation. A detailed roof layout should be provided demonstrating that the roof's potential for a PV installation has been maximised. The applicant is required to maximise the on-site savings from renewable energy technologies, regardless of the London Plan targets having been met, and therefore the PV proposals should be reviewed.

DOMESTIC CARBON SAVINGS

Based on the energy assessment submitted at stage 1, the table below shows the residual CO₂ emissions after each stage of the energy hierarchy and the CO₂ emission reductions at each stage of the energy hierarchy for the domestic buildings.

Table: CO₂ emission reductions from application of the energy hierarchy

	Total residual regulated CO₂ emissions	Regulated CO₂ emissions reductions	
	(tonnes per annum)	(tonnes per annum)	(per cent)
Baseline i.e. 2013 Building Regulations	tbc		
Energy Efficiency	tbc	tbc	tbc
CHP	tbc	tbc	tbc
Renewable energy	tbc	tbc	tbc
Total		tbc	tbc

29. When the other items are resolved, the applicant should confirm the on-site reduction of CO₂ per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 69% is reported.
30. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.
31. The domestic buildings are required to meet the zero carbon target as the application was received by the Major on or after the 1st October 2016. The applicant should therefore ensure that the remaining regulated CO₂ emissions are met through a contribution to the borough's offset fund.
32. The applicant is required to confirm either the amount of funding that will be paid into the borough's carbon offset fund or that an agreement has been reached with the borough that the applicant will undertake a carbon reduction project off-site to meet the shortfall. In both cases evidence of correspondence with the borough confirming the approach should be provided.

NON-DOMESTIC CARBON SAVINGS

Based on the energy assessment submitted at stage I, the table below shows the residual CO₂ emissions after each stage of the energy hierarchy and the CO₂ emission reductions at each stage of the energy hierarchy for the non-domestic buildings.

Table: CO₂ emission reductions from application of the energy hierarchy

	Total residual regulated CO₂ emissions	Regulated CO₂ emissions reductions	
	(tonnes per annum)	(tonnes per annum)	(per cent)
Baseline i.e. 2013 Building Regulations	tbc		
Energy Efficiency	tbc	tbc	tbc
CHP	tbc	tbc	tbc
Renewable energy	tbc	tbc	tbc
Total		tbc	tbc

33. When the other items are resolved, the applicant should confirm the on-site reduction of CO₂ per year in regulated emissions compared to a 2013 Building Regulations compliant development that is expected for the domestic buildings. Currently, a saving of 66% is reported.
34. When the other items are resolved, the applicant should confirm the carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan.
35. All comments above should be addressed before compliance with London Plan energy policy can be verified.

Recommended conditions / section 106 clauses

Optional

GREATER **LONDON** AUTHORITY

Water & Green Infrastructure Memo: Stage I

Dulwich Hamlet FC
12th September 2019

To / Case officer:	██████ ██████
From:	██████████████████
Case name:	Dulwich Hamlet FC
London Borough:	Southwark
Case number:	0083c
Outline/Detailed:	Detailed

Applicant:	DULWICH HAMLET FOOTBALL CLUB LIMITED AND HEALEY DEVELOPMENT SOLUTIONS (DULWICH) LIMITED
Flood Risk Document:	FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY / June 2019 / Mayer Brown
Drainage Document:	FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY / June 2019 / Mayer Brown
Sustainability Document:	BREEAM Pre-Assessment / June 2019 / SouthFacing

Proposal

Redevelopment of the Dulwich Hamlet Football (Champion Hill) Stadium, including the demolition of existing buildings, and use of land at Greendale, to provide: - the erection of a new stadium with relocated playing pitch with associated floodlighting and boundary treatment, and part two-part three storey clubhouse building with sports and leisure facilities, with capacity for 4,000 spectators (Use Class D2); - the construction of a multi-use games area (MUGA) and associated boundary treatment; - the erection of a series of buildings between four and six storeys in height to provide 224 residential dwellings (89 x one bedroom, 67 x two bedroom and 68 x three bedroom), (Use Class C3); - associated car parking, cycle parking, refuse storage and access road; - creation of a new public linear park route with associated hard and soft landscaping; - the relocation of telecommunications equipment and re-provision of the substation together with plant and equipment.

Overview of proposals

The approach to flood risk management for the proposed development complies with London Plan policy 5.12 (and draft New London Plan policy SI.12).

The surface water drainage strategy for the proposed development does not comply with London Plan policy 5.13 (and draft policy SI.13), as it does not give appropriate regard to the drainage hierarchy and greenfield runoff rate. Further details on how SuDS measures at the top of the drainage hierarchy will be included in the development should be provided. Additional revised greenfield rate and attenuation storage volume calculations, attenuation tank dimensions, and SuDS maintenance information should also be provided.

The proposed development does not meet the residential requirements of London Plan policy 5.15 (and draft New London Plan policy SI.5) as it does not meet the water consumption targets of these policies.

Flood Risk Management (London Plan Policy 5.12, draft new London Plan Policy SI.12)

Flood Source	Flood Risk
Rivers and the sea	Flood Zone 1
Surface water	High
Reservoir	None
Groundwater	Very Low
Sewer	Low
Other	N/A

1. The site is within Flood Zone 1, larger than 1ha in size and includes a change of use to a higher vulnerability use (residential), and therefore a Flood Risk Assessment (FRA) is required for the site.
2. An FRA has been submitted, which considers the risk of flooding from a range of sources. When mitigation measures are considered, the residual flood risk to the site is low.
3. The approach to flood risk management for the proposed development complies with London Plan policy 5.12 (and draft New London Plan policy SI.12).

Sustainable Drainage (London Plan Policy 5.13, draft new London Plan Policy SI.13)

4. The surface water drainage strategy provides an assessment of existing runoff rates, greenfield runoff rates, and required attenuation storage for a range of post-development discharge rates. However, greenfield rates have been calculated using an URBAN factor, resulting in higher rates.

5. The calculation of greenfield runoff rates adopts an urbanisation factor of 0.5, representing a partially developed catchment. The greenfield runoff rate is intended to represent an undeveloped catchment (literally a 'green field') and the use of an urbanisation factor greater than zero is incorrect.
6. The surface water drainage strategy addresses the Drainage Hierarchy, and notes that permeable paving would be a possible option, and that infiltration is not feasible due to the site geology. Attenuation tanks are proposed as the main SuDS measure. This approach does not satisfy the requirements of London Plan policy 5.13 (and draft London Plan SI.13). The Applicant should provide more detailed plans for rainwater harvesting and higher hierarchy SUDS options such as raingardens and blue/green roofs.
7. The attenuation tank volume has been estimated using MicroDrainage at 1190m³.
8. No maintenance plan has been included in the drainage strategy. The Applicant should include a maintenance plan showing the maintenance and inspection frequency, and maintenance activities for each SuDS measure proposed.
9. As of April 2019, London's 33 Lead Local Flood Authorities (LLFAs) have introduced the London Sustainable Drainage Proforma. This proforma is required to accompany Sustainable Drainage strategies submitted with planning applications and forms part of planning application validation requirements. The proforma sets a clear standard for the information that should be provided in a Sustainable Drainage strategy for all development in London. The proforma is intended to ensure that key information is provided with the initial planning application, reducing the need to request additional information throughout the assessment process and preventing delays in approval. Applications should be accompanied by a completed proforma when submitted. The proformas for all Local Authorities can be found here (<https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma>) and on the relevant borough's websites. This initiative is supported by the Greater London Authority (GLA) and the London Drainage Engineers' Group (LoDEG).
10. The surface water drainage strategy for the proposed development does not comply with London Plan policy 5.13 (and draft policy SI.13), as it does not give appropriate regard to the drainage hierarchy and greenfield runoff rate. Further details on how SuDS measures at the top of the drainage hierarchy will be included in the development should be provided. Additional revised greenfield rate and attenuation storage volume calculations, attenuation tank dimensions, and SuDS maintenance information should also be provided.

Water Efficiency (London Plan Policy 5.15, Draft Policy SI.5)

11. No water efficiency information has been provided for the residential components of the development. Applicant should provide a sustainability statement covering this aspect of the development.

12. The sustainability statement proposes that the non-residential components of the development will target a minimum BREEAM rating of 'Excellent'. The BREEAM pre-assessments for these components show a greater than 40% reduction in water consumption and scores of 3 on water measures. This is in accordance with policy SI.5 of the draft new London Plan and is strongly supported.
13. The proposed development does not meet the residential requirements of London Plan policy 5.15 (and draft New London Plan policy SI.5) as it does not meet the water consumption targets of these policies.

Urban Greening (London Plan Policy 5.10, draft new London Plan Policy G.5)

14. The Applicant should embed urban greening as a fundamental element of site and building design, in line with London Plan policy 5.10 and draft New London Plan Policy G1 and G5. Features such as street trees, green roofs, green walls, rain gardens, wild flower meadows, woodland and hedgerows should all be considered for inclusion. The Applicant should calculate the proposed development's Urban Greening Factor, as set out in Policy G5 of the draft New London Plan, and aim to achieve the specified target.
15. The applicant should explore opportunities to create green links to the local green network surrounding the site in accordance with draft New London Plan Policy G1.



To: [REDACTED] – GLA PDU
From: [REDACTED] – TfL Spatial Planning
Your ref: D&P: 0083c
Our ref: STWK/19/348
Phone: 020 3712 64787
Date: 11th October 2019

Dulwich Hamlets Football Club, Edgar Kail Way – LB Southwark – TfL's Stage 1 comments

Strategic Issues

A financial contribution of £375k is justified towards bus service improvements, Healthy Streets and Active Travel Zone improvements should also be secured. Cycle parking should be increased. A Parking Design and Management Plan is required especially to control impacts from the stadium.

Location

The site is bounded by Abbotswood Road, a supermarket, Greendale Playing Fields and housing. Vehicle access would be from Abbotswood Road, a borough highway, with pedestrian and cycle access also past Greendale Playing Fields

The closest section of the Transport for London Road Network (TLRN) is the A215 Camberwell Church Street which is 1.8 km from the site, whilst Dog Kennel Hill, part of the Strategic Road Network (SRN) is just over 100m away

East Dulwich station and stops for 6 bus routes are within PTAL walking distance. As such, the site has a Public Transport Access Level (PTAL) of 4, on the scale of 0 to 6b, where 6b represents the greatest level of access to public transport services. There is also a range of local cycle routes, including Quietway 7 close to the site.

Vehicle parking

The scheme is car free except for Blue Badge parking. However the Blue Badge parking for the stadium includes a potential stacking system which would not be suitable for many disabled people. The applicant should revisit this proposal and justify a lower level of provision and/or provide spaces at grade.

Electric Vehicle Charging Points (EVCP's), comprising at least 20% active and the remainder passive should be secured along with a parking design and management plan, which should ensure Blue Badge spaces are allocated on the basis of need and not tied to particular properties and that no other use of the spaces is made. This Plan

should also set out how overspill into the adjacent supermarket and private residential areas would be controlled. To support the car free scheme a contribution towards expansion of the area and/or times of operation of the local Controlled Parking Zones should be secured in the s106. The commitment to a permit free scheme should also be secured.

Two dedicated coach parking spaces are proposed with the potential of up to an additional two spaces if demand arises. Further information is requested on how all these spaces will be managed including when not required for the stadium.

Healthy Streets

TfL welcome the Healthy Streets and Active Travel Zone assessments, the applicant has highlighted various improvements, which should be appropriately secured.

Cycle Parking

Residential

Long stay cycle parking adheres to minimum draft London Plan levels. The applicant is proposing that the short stay cycle parking can be met by the stadium cycle parking, which is not acceptable given the demand could arise at the same time. Therefore 7 short stay cycle parking spaces are required.

Stadium

The applicant is proposing 80 short stay cycle parking spaces for the stadium (equivalent to 2% capacity). Whilst there is no draft London Plan standard, TfL considers that this would not be sufficient to support the MTS and draft London Plan mode shift targets for active travel, particularly given the existing and proposed cycling infrastructure in the area, the nature of the use and that many supporters would live within cycling distance. Therefore it is requested that the applicant provides 120 short stay cycle parking spaces (equivalent to 3% of the stadium capacity) with a monitoring and review mechanism which triggers additional temporary or permanent provision once/if demand exceeds 80% at any given game. These arrangements should be detailed and secured via the Parking Design and Management Plan.

Similarly some long stay cycle parking should be provided for staff including players who are based at the site for more than just the match and additional short stay provision for match or events staff.

Bus Services

Further clarification is required in regards to trip generation, to enable assessment of whether highway or public transport mitigation is required for the stadium. However, the residential part of the development will load onto already crowded bus routes in the morning peak. Thus TfL considers a financial contribution of £375k (75k pa for 5years) is justified towards one additional peak hour northbound bus journey.

Delivery and Servicing Plan (DSP), Construction Environmental Management Plan (CEMP) and Travel Plan

The applicant has submitted a draft DSP. This should be secured by condition once required amendments have been made. Similarly the outline CEMP should be secured along with a requirement for a final CEMP. The applicant has also submitted

a framework Travel Plan which requires more aspirational targets and should be secured.

Transport mitigation summary

- . A number of specific mitigation measures and further work is summarised below:
 - £375k of bus service contributions to be secured in the s106 and potentially an additional sum for the stadium element
 - The applicant should revise Blue Badge provision for the stadium;
 - A mechanism whereby future residents are prevented from applying for parking permits within the existing/ proposed CPZs should be secured along with a contribution towards any necessary extension of the area or time of operation of the existing CPZs.;
 - Long stay cycle parking for the stadium and short stay cycle parking for the residential should be increased;
 - Healthy Streets and Active Travel Zone improvements should be secured;
 - Electric Vehicle Charging Points, a parking Design and Management Plan, the Travel Plan, DSP and CEMP to be secured.
 - Mayoral CIL is payable at a rate of £60 per sqm

██████████
██████████ - TfL Spatial Planning
██████████ [@tfl.gov.uk](mailto:██████████@tfl.gov.uk)

[REDACTED]

From: Planning Support
Sent: 15 November 2019 14:36
To: [REDACTED] southwark.gov.uk; Florence Eshalomi; spatialplanning@tfl.gov.uk;
Andrew Boff; PCU@communities.qsi.gov.uk; Lucinda Turner; [REDACTED]
[REDACTED]; [REDACTED] lichfields.uk
Subject: GLA 0083c - Dulwich Hamlet Football Club
Attachments: 0083c stage 1 decision letter and report.pdf

Dear all

Please find the attached decision letter & report relating to the above application.

Regards

[REDACTED]

GLA Planning Support Team

[REDACTED]

From: Planning Support
Sent: 15 November 2019 14:36
To: [REDACTED] southwark.gov.uk; Florence Eshalomi; spatialplanning@tfl.gov.uk;
Andrew Boff; PCU@communities.qsi.gov.uk; Lucinda Turner; [REDACTED]
[REDACTED] lichfields.uk
Subject: GLA 0083c - Dulwich Hamlet Football Club
Attachments: 0083c stage 1 decision letter and report.pdf

Dear all

Please find the attached decision letter & report relating to the above application.

Regards

[REDACTED]

GLA Planning Support Team

[REDACTED]

From: [REDACTED]
Sent: 08 November 2019 14:40
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Hi [REDACTED]

That is really useful to know. The Stage 1 response is generally positive but does call for more clarification on certain matters (as drafted subject to the Mayor's approval). I am keen to avoid undermining any negotiations you are having with the applicant so if you think it is necessary to share any of your substantive concerns I would be happy to support where we can.

Sincerely

[REDACTED]

From: [REDACTED] [mailto:[REDACTED@southwark.gov.uk]]
Sent: 08 November 2019 14:27
To: [REDACTED] <[REDACTED@london.gov.uk]>
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Hi [REDACTED]

We are still in the process of weighing up the benefits of the scheme. The application has moved forward in some aspects since the last submission (impact on MOL and affordable housing). We recently met with the applicants to go through a number of issues such as design and open space provision. We would not recommend approval without the amendments that we have discussed with the applicant.

I should point out that there are also other external discussions outside of Planning regarding the ownership and management of the stadium and facilities to ensure that the future of the club is sustainable.

Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED@london.gov.uk]]
Sent: Friday, November 08, 2019 11:33 AM
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Hi [REDACTED]

In advance of the Mayor's meeting Monday it would be useful to understand the Council's position on the application with particular reference to the principle of development.

If you could provide a very brief summary that would be really helpful. I'm happy to informally pick this up over the phone if this is easier.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] [[mailto:\[REDACTED\]@southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)]

Sent: 15 October 2019 10:34

To: [REDACTED] [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Hi [REDACTED]

Thank you for the update.

We do not yet have a target committee date.

Regards

[REDACTED]

From: [REDACTED] [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: Monday, October 14, 2019 3:25 PM

To: [REDACTED] [REDACTED]

Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Hi [REDACTED]

This report is largely finalised, I have emailed the agent this afternoon to get a figure for the size of the area which is public land within the site. once I have this I can finalise my report and circulate it. If this happens today I may be able to get the item on the Mayor's meeting agenda for the 21st but failing this the report will be circulated this week and presented to the Mayor on the 28th.

Do you have a target committee date?

Best

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 10 October 2019 05:20
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Dear [REDACTED]

Further to my email, please could you advise when we will receive the Mayor's Stage 1 report.

Many thanks

Regards

[REDACTED]

From: [REDACTED]
Sent: Thursday, September 19, 2019 4:18 PM
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Dear [REDACTED]

Please find attached link to requested energy statement. <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZV0JKBWR961>
The files are too large for me to send.

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Thursday, September 19, 2019 3:48 PM
To: [REDACTED]
Subject: Dulwich Hamlet Football Club - GLA ref:0083c

Good afternoon

I have been reviewing the submitted documents and cannot see the energy strategy, the application cover letter lists; "MEP & Energy Statement (including overheating assessment), prepared by BOCCA". If you could please forward this to me as soon as possible I can share it with our Environment Team for review. Due to their current workloads and capacity constraints it would be helpful to have this as soon as possible to assist in a timely turn around.

If you have any questions or the above is unclear please feel free to give me a ring.

Best

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] **Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 21 October 2019 13:43
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Hi [REDACTED]

I hope this email finds you well. Unfortunately the Mayor's meeting on the 28.10.2019 has been cancelled. Accordingly, this case will be presented to the Mayor on the 4.11.2019.

If you could confirm this is agreeable that would be greatly appreciated. Happy to discuss further if necessary.

Sincerely

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 15 October 2019 10:34
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Hi [REDACTED]

Thank you for the update.

We do not yet have a target committee date.

Regards

[REDACTED]

[Remainder of email chain duplicates above]

[REDACTED]

From: [REDACTED]
Sent: 19 September 2019 16:32
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Thank you for this

I have extracted the docs and shared with our Environment Team.

Best

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@southwark.gov.uk>
Sent: 19 September 2019 16:18
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Football Club - GLA ref:0083c

Dear [REDACTED]

Please find attached link to requested energy statement. <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZV0JBWR961>

The files are too large for me to send.

Regards

[REDACTED] | Planning Division
Place and Wellbeing Department | London Borough of Southwark
5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX
Tel: 020 7525 [REDACTED] Email: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

[Remainder of email chain duplicates above]

[REDACTED]

From: [REDACTED]
Sent: 25 October 2019 15:25
To: [REDACTED]
Subject: Dulwich Hamlet

Hi [REDACTED]

Are you available for a quick call on the above case?

If you have any availability today that would be greatly appreciated.

Best

[REDACTED]

[REDACTED]

[REDACTED] **Development Management**
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

Dulwich Hamlet FC, Champion Hill Stadium

in the London Borough of Southwark

meeting date: Wednesday 8 May 2019

meeting time: 14:30 – 16:00

location: City Hall, (4.7W) – Please ask for Leda Douglas at Reception

Please note that due to the security arrangements at City Hall, external guests are not able to enter or exit GLA offices unattended. If any attendees do need to leave the meeting early, please alert us in advance so that we can make arrangements for them to be escorted out.

The proposal

Redevelopment of the Champion Hill Stadium to provide a new 4,000 seat stadium, replacement football pitch, new sports and leisure facilities including a MUGA and new homes.

The applicant

The applicant is **Meadow Residential**, the architects are **Alan Camp Architects**.

Key issues for consideration and discussion at the meeting

Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion:

1. Introductions and general updates by applicant team

- Response to pre-application note dated 4 April 2019
- Further consultation feedback (LBS, Sport England, FA)

2. Latest scheme proposals

- Latest design
- Approach to addressing Policy 7.17 on MOL
- Affordable housing and S106
- Transport

3. Timescale and programme

Attending

GLA

- [REDACTED] (Case Officer)
- [REDACTED]
- [REDACTED] Design

- [REDACTED] TfL

Council

- [REDACTED]

Applicant

- [REDACTED] Meadow Residential
- [REDACTED], Meadow
- [REDACTED] Alan Camp Architects
- [REDACTED], Alan Camp Architects
- [REDACTED], Standerwick Land Design
- [REDACTED] Velocity Transport Planning
- [REDACTED] Lichfields
- [REDACTED] Lichfields

GREATER **LONDON** AUTHORITY

Development, Enterprise and Environment

Lichfields

14 Regent's Wharf
All Saint's Street
London
N1 9RL

Our ref: GLA/0083c/HS

Date: 14 June 2019

Dear [REDACTED]

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008

Dulwich Hamlet FC, Champion Hill Stadium

London Borough of Southwark

Our reference: GLA/0083c

Further to the follow-up pre-planning application meeting held on 8 May 2019, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely,



John Finlayson

Head of Development Management

cc Lucinda Turner, TfL

13 June 2019

Dulwich Hamlet FC, Champion Hill Stadium

in the London Borough of Southwark

The proposal

Redevelopment of the Champion Hill Stadium to provide a new 4,000 seat stadium, replacement football pitch, new sports and leisure facilities including a MUGA, community/commercial floorspace and 233 new homes.

The applicant

The applicants are **Meadow Residential and Dulwich Hamlets Football Club**, the architect is **Alan Camp Architects**.

Context

1 Further to previous meetings on 6 July 2018, 26 October 2018 and 4 April 2019, a pre-planning application meeting was held at City Hall on 6 May 2019 with the following attendees:

GLA

- [REDACTED] (Case Officer)
- [REDACTED]
- [REDACTED], Urban Design
- [REDACTED], TfL

Council

- [REDACTED]
- [REDACTED] case officer
- [REDACTED] urban design

Applicant

- [REDACTED] Meadow Residential
- [REDACTED], Meadow
- [REDACTED], Alan Camp Architects
- [REDACTED], Alan Camp Architects
- [REDACTED], Standerwick Land Design
- [REDACTED], Velocity Transport Planning
- [REDACTED] Lichfields

2 The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

3 This advice should be read in conjunction with previously issued reports for this case (references GLA/0083c, GLA/0083/02, GLA/0083/03).

Updates to the proposed scheme

4 Dulwich Hamlets Football Club (DHFC) is now a development partner. The application will be submitted jointly by Meadow and Dulwich Hamlets Football Club. The applicant team presented a revised scheme with a new architect and a new design proposal. Meeting discussions covered strategic issues with respect to the principle of development, urban design, housing and transport. Further advice on energy is also provided in this note. GLA officer advice on the above strategic issues is set out within the sections that follow.

Principle of development update

Impact of development on Metropolitan Open Land

5 The policy context with regard to development on MOL is set out in GLA Report 0083c of 6 July 2008.

6 The applicant proposes to sink the pitch to make the development less intrusive on the MOL. This is welcomed and full details of any supporting infrastructure for the new pitch, such as enclosures, floodlighting, entrance gates will be required with the application to enable an assessment against the London Plan and NPPF.

7 Whilst the stadium facility would not be located on MOL, it would have a visual impact and this would need to be assessed as part of the application.

Open space

8 The policy context with regard to the replacement of open space is set out in GLA Report 0083c of 6 July 2008.

9 The applicant proposes replacement open space in the form of semi private space, play for all ages, sport provision with a MUGA north of the site and a new green link joining up St Francis Park and Green Dale. It is also proposed that DHFC secures long term leases on adjoining grass pitches on Green Dale for wider community use (currently fenced off and private/not used), including for schools and as training pitches for the club.

10 While the provision of green space is generally welcomed as discussed in the design section below, GLA officers remain to be convinced that the space between the residential blocks would feel 'genuinely' public and that it would not be perceived as 'residential amenity' space. While it is understood that private amenity is delivered by balconies/private gardens/roof top gardens, the applicant should demonstrate that sufficient open space of quality is being reprovided (taking into account defensible space) to make the scheme policy compliant and that the new proposed Green Link is of appropriate size. Detailed comments on the quality of the proposed replacement open space, including the Green Link is provided in the urban design section of this report.

Football Club

11 Meadow underlined their commitment to supporting the future of the Club at the meeting. This is welcomed and the final arrangement in terms of lease and running of the Club should be robustly secured as part of any future planning application to secure the financial stability of the Club, its continued growth and ensure the community benefits of the scheme.

12 GLA officers expect the following arrangements to be secured in the S106 agreement:

- 125 year lease to the Football Club. The lease needs to be protected by the Landlords and Tenants Act and provide security of tenure for the club throughout the term.
- There should be no restriction on sub-letting so the club can generate income from sub-letting and hiring.
- Peppercorn rent, this should be secured for the whole length of the lease.

13 The provision for the Council to step in if the Club becomes unable to sustain its tenure is acceptable.

Urban Design

14 The applicant explained at the meeting the design rationale behind the revised site layout, which includes recent moves to increase permeability across the site in both north/south and east/west directions. While this is a positive step, careful balance needs to be achieved in order that the open spaces in the scheme are not compromised or fragmented by pathways. A landscaping strategy should also demonstrate that the design would discourage the likely flow of pedestrians through the semi private/public space on match days.

15 GLA officers recommend further consideration be given to creating active frontages along these open spaces through placing front doors to homes directly from the exterior of the block, potentially by including duplex units at ground floor.

16 The applicant has maintained the linear park along the southern edge of the site connecting existing green spaces to the east and west as seen in previous iterations, but the new building layout means that this green space has been reduced in width. This is an important route across the site as it will provide access to the stadium on match days, and access to the leisure facilities used daily and should be allocated adequate space to act as both a main pedestrian route and as a park.

17 On the northern edge of the scheme, a considerable amount of space is proposed as hardscape, with road and parking spaces. GLA officers recommend a review of distribution of open and amenity spaces across the site, with a review of the road configuration along the northern edge to reduce the space given over to vehicle access and parking.

18 It is welcomed that the initially suggested row of housing along the boundary with the Sainsbury's service yard has been removed and that the proposed MUGA has been repositioned in this location.

19 At the pre-app meeting, the applicant explained how the site's immediate context has informed the stepping down of the housing blocks in height, with the tallest buildings placed along the northern edge. While this is encouraged, the difference in massing could be further emphasised, allowing for more variety across the site. The distances between the blocks are tight in places and should be assessed against daylight/sunlight regulations and impact to privacy and overlooking.

Housing

Affordable housing

20 It is proposed that 40% affordable housing is delivered on this site. The applicant should clarify if this includes grant funding. The applicant may be eligible for the fast track route (further information on the GLA affordable housing requirement is provided in the pre-application report of 6 July 2018). The S106 Heads of Terms should secure the following with respect of affordable housing:

- Number of affordable housing units and habitable rooms
- Proposed unit and tenure mix
- Affordability of all affordable tenures
- Perpetuity of rented units
- Early and late review mechanisms (a late review is not required if the application qualifies for the fast track route).

Energy

21 The applicant submitted an energy strategy on the latest scheme after the meeting. Advice from GLA officers is provided below.

22 The applicant should refer to the updated GLA Energy Assessment Guidance. The updated GLA Energy Assessment Guidance provides details on the information that should be provided within the energy assessment to be submitted at stage 1. See link for the latest guidance published in October 2018: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>

23 The following targets are in effect for all Stage 1 schemes received by the Mayor as set out in the guidance:

- o Residential – Net zero carbon with at least an on-site 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations.
- o Non-residential – 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations. The zero carbon target will apply to non-domestic developments when the new London Plan is adopted (expected in late 2019).

24 The carbon emission figures should be reported against a Part L 2013 baseline. Carbon emissions for domestic and non-domestic elements of the development should be presented separately.

25 From January 2019, and until Central Government updates Part L with the latest carbon emission factors, applicants are encouraged to use the SAP 10 emission factors for referable applications when estimating CO2 emission performance against London Plan policies. A spreadsheet has been provided for this purpose and the applicant should submit this alongside their application. Applicants will still need to provide an assessment of CO2 performance using SAP 2012 emission factors to enable a comparison to be made. Applicants proposing to only use SAP 2012 emission factors will need to provide a justification for this.

Be Lean Demand Reduction

26 The applicant should commit to meeting Part L 2013 by efficiency measures alone as a minimum for both domestic and non-domestic elements separately. Applicants should note the new draft London Plan Energy Efficiency targets which set out the GLA's expectation for levels of improvement achievable for new developments:

- o Residential – 10% improvement on 2013 Building Regulations from energy efficiency
- o Non-residential – 15% improvement on 2013 Building Regulations from energy efficiency

27 Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets including efficiency measures alone should be provided to support the savings claimed.

28 Information on the development's total energy demand (MWh/year) for each building use and the total Part L Fabric Energy Efficiency Standard (FEES) should be reported.

Cooling and Overheating

29 The domestic overheating checklist, included in the Energy Assessment Guidance, should be completed at pre-application stage and used to identify potential overheating risk and passive responses early in the design process.

30 The applicant has stated that the flats will be designed to avoid overheating and that no provision for cooling has been made, this is supported. Evidence should be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with the Cooling Hierarchy. Dynamic overheating modelling in line with CIBSE Guidance is recommended (TM59 and TM49 for residential and TM52 and TM49 for non-residential).

31 The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.

Be Clean Heating Infrastructure

32 The applicant should investigate opportunities for connection to nearby existing or planned district heating (DH) networks. Evidence of communication with the relevant parties (i.e. stakeholders, local authority energy officers) should be provided.

33 The applicant should investigate a single energy centre providing a site wide heating network where all buildings/uses on site will be connected; relevant drawings/schematics for the energy centre and the site-wide network should be provided.

34 The applicant should provide information confirming that the development is future proofed for connection to wider district networks now or in the future.

35 It should be noted that gas-engine CHP is not supported for a development of this scale.

Be Green Renewable Energy

36 The applicant is proposing a centralised heat pump solution. The applicant should ensure that the requirements for heat pumps in Appendix 3 of the GLA guidance is followed, including estimation of COPs and also designing an efficient system to ensure reduced running costs to occupants.

37 The GLA expects all major development proposals to maximise on-site renewable energy generation. This is regardless of whether the 35% on-site target has already been met through earlier stages of the energy hierarchy.

38 Solar PV should be maximised. A plan showing the proposed location of the installation should be provided and the applicant should demonstrate that the roof's potential has been maximised for the installation.

Carbon Offsetting

39 Applicants are expected to maximise carbon emission reductions on-site. Where it is clearly demonstrated that no further carbon savings can be achieved but the site still falls short of the carbon reduction targets, applicants are required to make a cash-in-lieu contribution to the relevant boroughs' carbon offset fund using the boroughs' carbon offset price.

40 Energy strategies should provide a calculation of the shortfall in carbon emissions and evidence of discussions with the borough agreeing the offsetting approach.

Monitoring

41 The energy strategy should include information on how the building's energy performance will be monitored post-construction to enable occupants to monitor and reduce their energy use. .

Transport

42 The applicant is expected to submit a Healthy Streets TA assessment with associated Active Travel Zone (ATZ) assessment. As part of the ATZ the applicant is also expected to suggest potential improvements that can be made on the routes agreed.

43 All aspects of the development should adhere to draft London Plan policies.

44 A Construction Logistics Plan, Delivery and Servicing Plan should be submitted with the application and should be in accordance with TfL's Vision Zero standards.

45 Cycle parking should be in accordance with London Cycle Design Standards (LCDS), in an easily accessible location for both the residential elements and stadium elements.

46 The cycle parking for the stadium staff should be in accordance with the draft London Plan (D2 sports) and the applicant should provide the Gross External Area (GEA) of the stadium and number of FTE staff. The location of this cycle parking should be in a secure accessible location.

47 The provision of 3% spectator cycle parking (120 spaces) for the 4,000 capacity stadium is reasonable from the outset. Through the travel plan monitoring, the applicant should highlight potential locations where a further 2% (80 spaces) can be located.

48 The need for any mitigation measures for transport in the area will be assessed by TfL once the application has been submitted.

49 It is noted that the development proposed is car free, apart from Blue Badge Parking. The Blue Badge parking is expected to be in accordance with draft London Plan policy. As part of the Parking Design and Management Plan, the applicant should demonstrate the location of the initial 3% and highlight the location of the other 7% if demand were to arise. The applicant should also provide Electric Vehicle Charging Points (EVCP's) in accordance with the draft London Plan. It is welcomed that the residents will be exempt from parking permits and this should be secured via the appropriate legal mechanism.

50 The applicant and Southwark Council should explore the feasibility of a Controlled Parking Zone (CPZ) in the area, particularly for event days. A financial contribution may be required.

51 A robust travel plan for both elements of the development should be produced and submitted with any future planning application.

for further information, contact the GLA Planning Team:

John Finlayson, Head of Development Management

██████████ @london.gov.uk

██████████ **Development Management**

██████████ london.gov.uk

██████████ **Case Officer**

020 7983 ██████████ email: ██████████ london.gov.uk

From: [REDACTED]
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club Pre-app meeting
Date: 20 June 2019 13:58:34

Thanks [REDACTED] We will read it and let you know if there are any issues we need to discuss.
Best wishes
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Thursday, June 20, 2019 1:21 PM
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club Pre-app meeting
Hi [REDACTED]

Thank you for the update. Attached is our latest pre-app advice.
Please let me know if you would like to discuss.
Kind regards

[REDACTED] MRTPI
[REDACTED] Development Management
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)
www.london.gov.uk/what-we-do/planning
Please note [REDACTED]

From: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>
Sent: 20 June 2019 10:37
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Dulwich Hamlet Football Club Pre-app meeting
Hi [REDACTED]

Just to let you know that Meadow have just submitted the formal application – it has not been validated yet. You will be consulted in due course.
Can I check whether any written response was issued by the GLA following the meeting in May?
Thanks

[REDACTED] Strategic Applications
Place and Wellbeing Department | London Borough of Southwark
160 Tooley Street | London SE1 2QH
(T): 020 7525 [REDACTED] E): [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk)
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Wednesday, May 08, 2019 8:34 AM
To: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club Pre-app meeting
Good morning [REDACTED]

This is the agenda for this afternoon's meeting. Your colleagues can also attend.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>
Sent: 07 May 2019 11:39

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Dulwich Hamlet Football Club Pre-app meeting

Hi [REDACTED]

Meadow have refused to engage with us in our own pre-app, so we will be attending tomorrow – myself and potentially [REDACTED] [REDACTED] (Design) and [REDACTED] (case officer).

Thanks

[REDACTED]

From: [REDACTED] [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: Tuesday, May 07, 2019 11:13 AM

To: [REDACTED] [REDACTED]

Subject: RE: Dulwich Hamlet Football Club Pre-app meeting

Good morning [REDACTED]

Are you planning to attend the follow up pre-application meeting tomorrow?

Thank you

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED]

Sent: 29 April 2019 14:42

To: [REDACTED] [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Subject: RE: Dulwich Hamlet Football Club Pre-app meeting

Hi [REDACTED]

Thanks for getting in touch.

Yes it would be good if you or one of your officers could attend the follow up meeting next week.

The meeting is at 2.30pm on 8 May. It should last 1h30.

If you could give me the name of the officer that will attend the meeting prior to it that would be great.

Thank you

Kind regards

[REDACTED]

MRTPI

Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

www.london.gov.uk/what-we-do/planning

Please note [REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Sent: 25 April 2019 10:34

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Dulwich Hamlet Football Club Pre-app meeting

Hi [REDACTED]

Are you meeting the DHFC team again on the 8th May? It has been suggested that we should attend this meeting since they do not wish to engage with us in our usual pre-app processes.

Regards

[REDACTED]

Strategic Applications

Place and Wellbeing Department | London Borough of Southwark

From: [REDACTED]
To: [Planning Support; Pre-applications](#)
Subject: FW: Champions' Hill/ Dulwich Hamlet Football Club Pre-app meeting
Date: 08 May 2019 08:34:00

Additional attendees for this afternoon's pre-app.

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Sent: 07 May 2019 11:39

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Dulwich Hamlet Football Club Pre-app meeting

Hi [REDACTED]

Meadow have refused to engage with us in our own pre-app, so we will be attending tomorrow – myself and potentially [REDACTED] (Design) and [REDACTED] (case officer).

Thanks

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: Tuesday, May 07, 2019 11:13 AM

To: [REDACTED]

Subject: RE: Dulwich Hamlet Football Club Pre-app meeting

Good morning [REDACTED]

Are you planning to attend the follow up pre-application meeting tomorrow?

Thank you

Kind regards

[REDACTED]

From: [REDACTED]

Sent: 29 April 2019 14:42

To: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Subject: RE: Dulwich Hamlet Football Club Pre-app meeting

Hi [REDACTED]

Thanks for getting in touch.

Yes it would be good if you or one of your officers could attend the follow up meeting next week.

The meeting is at 2.30pm on 8 May. It should last 1h30.

If you could give me the name of the officer that will attend the meeting prior to it that would be great.

Thank you

Kind regards

[REDACTED]

MRTPI

Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](#)

www.london.gov.uk/what-we-do/planning

Please note [REDACTED]

From: [REDACTED] <[REDACTED]@SOUTHWARK.GOV.UK>

Sent: 25 April 2019 10:34

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Dulwich Hamlet Football Club Pre-app meeting

Hi [REDACTED]

Are you meeting the DHFC team again on the 8th May? It has been suggested that we should attend this meeting since they do not wish to engage with us in our usual pre-app processes.

Regards

[REDACTED]
[REDACTED]

[REDACTED] Strategic Applications

Place and Wellbeing Department | London Borough of Southwark

160 Tooley Street | London SE1 2QH

(T): 020 7525 [REDACTED] E: [REDACTED] [southwark.gov.uk](mailto:[REDACTED@southwark.gov.uk])

www.southwark.gov.uk

The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed.

If you have received this in error please notify us immediately.

If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful.

Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

From: [REDACTED]
To: [REDACTED]
Subject: RE: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]
Date: 15 January 2019 17:12:54
Attachments: [image001.png](#)
[image002.png](#)

Thanks, yes I could open the link. See you tomorrow.

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Tuesday, January 15, 2019 1:39 PM
To: [REDACTED]
Subject: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]
[REDACTED]

It was helpful to talk to you this morning.

Here is the latest information I received. See email from agent below. Are you able to open the link below?

The GLA position has not changed.

- Any redevelopment of the existing stadium will not be supported without a guarantee that future provision for Dulwich Hamlet Football Club will be secured.
- The onus is on the applicant to demonstrate that the replacement open space would be better in terms of quantity and quality than the existing.
- Full details of any supporting infrastructure for the new pitch, such as enclosures, floodlighting etc will be required to determine if development on MOL is appropriate.
- We will discuss the proposals in terms of design, resi quality etc tomorrow.

I have attached the agenda for the meeting.

Thank you

Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@lichfields.uk]
Sent: 10 January 2019 13:17
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] <[REDACTED]>
[REDACTED]@lichfields.uk>; Pre-applications <Pre-applications@london.gov.uk>
Subject: RE: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]
[REDACTED]

Ahead of next week's meeting, you can download our pre-application material for the redevelopment of Champion Hill, East Dulwich from [here](#). The pack includes the following *draft/WIP* documents:

1. Illustrative Masterplan, prepared by KDS Associates and Standerwick Land Design
2. Draft Accommodation Schedule, prepared by KDS Associates;
3. Tenure Mix, prepared by KDS Associates;
4. Street Elevations, prepared by KDS Associates;
5. Landscape Design Statement, prepared by Standerwick Land Design;
6. Transport Note, prepared by Velocity Transport Planning;
7. Agent of Change technical note, prepared by Mayer Brown;
8. Air Quality Note, prepared by Mayer Brown; and
9. Ecological Assessment, prepared by Ecology Solutions.

On the day, we will bring along a composite presentation, which will include architectural updates; accommodation schedule and affordable housing provision; landscape design; and transport.

Please could you also confirm attendance from the GLA and TfL in the meantime?

We look forward to our meeting with you, TfL and Southwark next Wednesday.

Thanks again,

[REDACTED]

[REDACTED] [REDACTED]

Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.



Think of the environment. Please avoid printing this email unnecessarily.

From: [REDACTED]

Sent: 07 January 2019 16:25

To: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk); 'Pre-applications' <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]

Hi [REDACTED]

I hope you enjoyed the festive period.

In advance of our pre-application meeting for Champion Hill next Wednesday, please could you confirm attendance from the GLA and TfL?

Provisionally, we will have the following people attending:

1. [REDACTED] – Meadow Residential;
2. [REDACTED] – KDS Associates;
3. [REDACTED] – Standerwick Land Design;
4. [REDACTED] – Velocity Transport Planning; and
5. [REDACTED] and [REDACTED] – Lichfields.

We will send over documentation either by COP this Wednesday or no later than Thursday AM.

Thanks,

[REDACTED]

[REDACTED] [REDACTED]

Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk  

Dulwich Hamlet FC, Champion Hill Stadium

in the London Borough of Southwark

meeting date: Wednesday 16 January 2019

meeting time: 13:00 – 14:30

location: City Hall, (4.7W) – Please ask for Bilal Iqbal/Richard Salmon at Reception

Please note that due to the security arrangements at City Hall, external guests are not able to enter or exit GLA offices unattended. If any attendees do need to leave the meeting early, please alert us in advance so that we can make arrangements for them to be escorted out.

The proposal

Redevelopment of the Champion Hill Stadium to provide a new 4,000 seat stadium, replacement football pitch, new sports and leisure facilities including a MUGA, community/commercial floorspace and 233 new homes.

The applicant

The applicant is **Meadow Residential**, the architects are **KDS**.

Key issues for consideration and discussion at the meeting

Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion:

1. Introductions, background and presentation of scheme by applicant team

- Discussions with LPA
- Response to pre-application notes dated 6 July 2018 and 26 October 2018

2. General update on DHFC

3. Latest scheme proposals

4. Transport

5. Other environmental issues

6. Procedure and next steps

Attending

GLA

- [REDACTED] [REDACTED] [REDACTED] (Case Officer)
- [REDACTED] [REDACTED]
- [REDACTED] [REDACTED] Urban Design
- George Snape, TfL

Council

- [REDACTED] [REDACTED] (tbc)

Applicant

- [REDACTED] [REDACTED] Meadow Residential
- [REDACTED] KDS Architects
- [REDACTED], Standerwick Land Design
- [REDACTED], Velocity Transport Planning
- [REDACTED] [REDACTED] Lichfields
- [REDACTED] Lichfields

From: [REDACTED]
To: [REDACTED]
Subject: RE: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]
Date: 15 January 2019 15:27:07
Attachments: [image001.png](#)
[image002.png](#)

[REDACTED]
Thanks for sharing, I have passed the agenda onto the team that will be attending tomorrow.

[REDACTED]
Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL
T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED]@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 15 January 2019 10:27
To: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]
God morning [REDACTED]
Please find attached the agenda for the meeting.
We got in touch with [REDACTED] but she hasn't yet confirmed her attendance. I understand she is back at work today.
Please let me know if you would like to add anything to the agenda.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@lichfields.uk>
Sent: 14 January 2019 10:39
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@lichfields.uk>
Subject: RE: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]
Morning [REDACTED]
Glad to hear you managed to download our pre-application pack, and thank you for confirming attendance. We would like to cover the following issues with you:

1. General Update on DHFC
2. The latest scheme proposals
3. Transport
4. Other environmental issues
5. Procedure and Next Steps

In response to your other email, we would like Southwark to attend (as requested on the

online form) and assume you have let LBS know (we have also made the council aware of the meeting).

Thanks,

[REDACTED]

[REDACTED] [REDACTED]

Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 [REDACTED] / M [REDACTED] / E [REDACTED] [lichfields.uk](mailto:[REDACTED]@lichfields.uk)

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.



Think of the environment. Please avoid printing this email unnecessarily.

From: [REDACTED] [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: 14 January 2019 09:28

To: [REDACTED] [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Subject: RE: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]

Good morning [REDACTED]

Thank you for sending the documents that I managed to download.

The meeting on Wednesday is a follow up meeting that will last 1h30. Are there any particular issues you would like to focus on/discuss on the day? I will send you an agenda once I have heard back from you.

I have asked TfL to give me the name of the case officer.

On the GLA side, it will be me, [REDACTED] [REDACTED] (Team leader) and [REDACTED] [REDACTED] (Urban design).

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>

Sent: 10 January 2019 13:17

To: [REDACTED] [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Cc: [REDACTED] [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; [REDACTED] [REDACTED] <[\[REDACTED\]@lichfields.uk](mailto:[REDACTED]@lichfields.uk)>; Pre-applications <Pre-applications@london.gov.uk>

Subject: RE: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]

[REDACTED]

Ahead of next week's meeting, you can download our pre-application material for the redevelopment of Champion Hill, East Dulwich from [here](#). The pack includes the following *draft/WIP* documents:

1. Illustrative Masterplan, prepared by KDS Associates and Standerwick Land Design
2. Draft Accommodation Schedule, prepared by KDS Associates;
3. Tenure Mix, prepared by KDS Associates;
4. Street Elevations, prepared by KDS Associates;
5. Landscape Design Statement, prepared by Standerwick Land Design;
6. Transport Note, prepared by Velocity Transport Planning;

7. Agent of Change technical note, prepared by Mayer Brown;
8. Air Quality Note, prepared by Mayer Brown; and
9. Ecological Assessment, prepared by Ecology Solutions.

On the day, we will bring along a composite presentation, which will include architectural updates; accommodation schedule and affordable housing provision; landscape design; and transport.

Please could you also confirm attendance from the GLA and TfL in the meantime? We look forward to our meeting with you, TfL and Southwark next Wednesday.

Thanks again,

██████████

██████████ ██████████

Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 ██████████ / M ██████████ / E ██████████ [lichfields.uk](mailto:██████████@lichfields.uk)

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 **Think of the environment. Please avoid printing this email unnecessarily.**

From: ██████████ ██████████

Sent: 07 January 2019 16:25

To: ██████████ [london.gov.uk](mailto:██████████@london.gov.uk); 'Pre-applications' <Pre-applications@london.gov.uk>

Cc: ██████████ ██████████ <██████████@lichfields.uk>

Subject: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]

Hi ██████████

I hope you enjoyed the festive period.

In advance of our pre-application meeting for Champion Hill next Wednesday, please could you confirm attendance from the GLA and TfL?

Provisionally, we will have the following people attending:

1. ██████████ ██████████ – Meadow Residential;
2. ██████████ ██████████ – KDS Associates;
3. ██████████ ██████████ – Standerwick Land Design;
4. ██████████ ██████████ – Velocity Transport Planning; and
5. ██████████ ██████████ and ██████████ ██████████ – Lichfields.

We will send over documentation either by COP this Wednesday or no later than Thursday AM.

Thanks,

██████████

██████████ ██████████

Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 ██████████ / M ██████████ / E ██████████ [lichfields.uk](mailto:██████████@lichfields.uk)

lichfields.uk  

Dulwich Hamlet FC, Champion Hill Stadium

in the London Borough of Southwark

meeting date: Wednesday 16 January 2019

meeting time: 13:00 – 14:30

location: City Hall, (4.7W) – Please ask for Bilal Iqbal/Richard Salmon at Reception

Please note that due to the security arrangements at City Hall, external guests are not able to enter or exit GLA offices unattended. If any attendees do need to leave the meeting early, please alert us in advance so that we can make arrangements for them to be escorted out.

The proposal

Redevelopment of the Champion Hill Stadium to provide a new 4,000 seat stadium, replacement football pitch, new sports and leisure facilities including a MUGA, community/commercial floorspace and 233 new homes.

The applicant

The applicant is **Meadow Residential**, the architects are **KDS**.

Key issues for consideration and discussion at the meeting

Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion:

1. Introductions, background and presentation of scheme by applicant team

- Discussions with LPA
- Response to pre-application notes dated 6 July 2018 and 26 October 2018

2. General update on DHFC

- Ownership and management arrangement
- Specification of stadium and pitch

3. Latest scheme proposals

- Affordable housing (offer, tenure mix and affordability)
- Urban design: Layout and residential quality
- Agent of change

4. Transport

5. Other environmental issues

6. Procedure and next steps

Attending

GLA

- [REDACTED] [REDACTED] [REDACTED] (Case Officer)
- [REDACTED] [REDACTED] [REDACTED]
- [REDACTED] [REDACTED] Urban Design
- [REDACTED], TfL

Council

- [REDACTED] [REDACTED] [REDACTED]

Applicant

- [REDACTED] [REDACTED] Meadow Residential
- [REDACTED] [REDACTED] KDS Architects
- [REDACTED]k, Standerwick Land Design
- [REDACTED], Velocity Transport Planning
- [REDACTED] [REDACTED] Lichfields
- [REDACTED] [REDACTED] Lichfields

From: [REDACTED]
To: [REDACTED] southwark.gov.uk
Subject: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]
Date: 15 January 2019 13:37:00
Attachments: [image001.png](#)
[image002.png](#)
[0083c Follow Up 2 Agenda.pdf](#)

[REDACTED]
It was helpful to talk to you this morning.

Here is the latest information I received. See email from agent below. Are you able to open the link below?

The GLA position has not changed.

- Any redevelopment of the existing stadium will not be supported without a guarantee that future provision for Dulwich Hamlet Football Club will be secured.
- The onus is on the applicant to demonstrate that the replacement open space would be better in terms of quantity and quality than the existing.
- Full details of any supporting infrastructure for the new pitch, such as enclosures, floodlighting etc will be required to determine if development on MOL is appropriate.
- We will discuss the proposals in terms of design, resi quality etc tomorrow.

I have attached the agenda for the meeting.

Thank you

Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@lichfields.uk]
Sent: 10 January 2019 13:17
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>; [REDACTED] [REDACTED] <[REDACTED]@lichfields.uk>; Pre-applications <Pre-applications@london.gov.uk>
Subject: RE: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]

[REDACTED]
Ahead of next week's meeting, you can download our pre-application material for the redevelopment of Champion Hill, East Dulwich from [here](#). The pack includes the following *draft/WIP* documents:

1. Illustrative Masterplan, prepared by KDS Associates and Standerwick Land Design
2. Draft Accommodation Schedule, prepared by KDS Associates;
3. Tenure Mix, prepared by KDS Associates;
4. Street Elevations, prepared by KDS Associates;
5. Landscape Design Statement, prepared by Standerwick Land Design;
6. Transport Note, prepared by Velocity Transport Planning;
7. Agent of Change technical note, prepared by Mayer Brown;
8. Air Quality Note, prepared by Mayer Brown; and
9. Ecological Assessment, prepared by Ecology Solutions.

On the day, we will bring along a composite presentation, which will include architectural updates; accommodation schedule and affordable housing provision; landscape design; and transport.

Please could you also confirm attendance from the GLA and TfL in the meantime?

We look forward to our meeting with you, TfL and Southwark next Wednesday.

Thanks again,
[REDACTED]



Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 [redacted] / M [redacted] / E [redacted] [lichfields.uk](mailto:[redacted]@lichfields.uk)

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.



Think of the environment. Please avoid printing this email unnecessarily.

From: [redacted]

Sent: 07 January 2019 16:25

To: [redacted] [london.gov.uk](mailto:[redacted]@london.gov.uk); 'Pre-applications' <Pre-applications@london.gov.uk>

Cc: [redacted] <[\[redacted\]@lichfields.uk](mailto:[redacted]@lichfields.uk)>

Subject: 0083c - Champion Hill, Dulwich - Pre-Application Meeting, 16 Jan 2019 [NLP-DMS.FID461804]

Hi [redacted]

I hope you enjoyed the festive period.

In advance of our pre-application meeting for Champion Hill next Wednesday, please could you confirm attendance from the GLA and TfL?

Provisionally, we will have the following people attending:

1. [redacted] – Meadow Residential;
2. [redacted] – KDS Associates;
3. [redacted] – Standerwick Land Design;
4. [redacted] – Velocity Transport Planning; and
5. [redacted] and [redacted] – Lichfields.

We will send over documentation either by COP this Wednesday or no later than Thursday AM.

Thanks,

[redacted]



Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL

T 020 7837 [redacted] / M [redacted] / E [redacted] [lichfields.uk](mailto:[redacted]@lichfields.uk)

lichfields.uk  

From: [REDACTED]
To: [REDACTED]
Subject: RE: Follow-up Champion Hill Stadium
Date: 15 January 2019 11:43:57

Hello [REDACTED]

Yes, I have that meeting in my calendar. It would be useful to discuss this before the meeting – there is a long, complex and very adversarial history. I am free from now until 14:15 today.

Thanks

[REDACTED]
[REDACTED]

[REDACTED] Strategic Applications
Place and Wellbeing Department | London Borough of Southwark
160 Tooley Street | London SE1 2QH
(T): 020 7525 [REDACTED] E: [REDACTED]@southwark.gov.uk
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Monday, January 14, 2019 10:52 AM
To: [REDACTED]
Subject: Follow-up Champion Hill Stadium

Good morning [REDACTED]

I've picked up this case from [REDACTED]. Are you able to attend the GLA follow up pre-app meeting on Wednesday at 1pm?

In any cases, it would be helpful to briefly discuss the scheme with you prior to the meeting. Are you free by any chance tomorrow?

Kind regards

[REDACTED]
[REDACTED] MRTPI
[REDACTED]

Development Management
Greater London Authority
City Hall, The Queens Walk, London SE1 2AA
Tel: +44 (0)20 7983 [REDACTED]
Email: [REDACTED]@london.gov.uk

#LondonIsOpen

From: [REDACTED]
To: [REDACTED] (Bilfinger GVA)"
Cc: [REDACTED] (Bilfinger GVA)
Subject: RE: D&P0083a/Dulwich Hamlet FC Stadium and Green Dale Playing Fields/POST Stage I
Date: 14 October 2016 12:28:51
Attachments: [image001.gif](#)

Hi [REDACTED]

The impact on openness is a key issue that the Mayor will have to reach an informed opinion on and at the moment I do not feel the material you have supplied sufficiently sets this out for me to advise the Mayor on this aspect of your proposals.

The visualisations you provided do not for example clearly show what the development would look like from 3 of the 4 sides, nor do they show it in the context of existing MOL (except for townscape view 1 that is quite far away). It would be helpful if you could show and confirm how high all the walls and enclosures will be in relation to existing and intended land levels, and provide a set of verified views – which at the moment only look at the stand from one angle.

Regards

[REDACTED]

From: [REDACTED] (Bilfinger GVA) [mailto:[REDACTED]@gva.co.uk]
Sent: 12 October 2016 16:37
To: [REDACTED]
Cc: [REDACTED] (Bilfinger GVA)
Subject: RE: D&P0083a/Dulwich Hamlet FC Stadium and Green Dale Playing Fields/POST Stage I

Dear [REDACTED]

Thank you for your e-mail. I was shortly going to respond to your earlier e-mail of 6th October shortly but will hold that pending your below queries.

With regards to the visualisations, the impact upon the openness wasn't identified in your Stage 1. We've demonstrated in the additional attached verified view – agreed with LB of Southwark at pre-application – that the stadium has no harm to the openness of the MOL and this outcome should be sufficient to ascertain from the information recently submitted and the TVIA submitted with the application.

We'd previously agreed the wider locations for the verified views assessment and this includes a wider image of the proposed development (View 1 – Green Dale Playing Fields. Again, this view demonstrates no harm to the openness, either shortly after construction or once landscaping is semi-mature. With regards to the wall, these details are also set out in the attached document and this demonstrates no harm to the openness. Please can you provide some clarification on the need for the additional information?

I will set out the financial position in more detail under separate cover.

Kind regards,

[REDACTED]

[REDACTED] Bilfinger GVA

Direct Dial: 020 [REDACTED] Mobile: [REDACTED] Email: [REDACTED] [gva.co.uk](mailto:[REDACTED]@gva.co.uk)

Web: www.gva.co.uk - National Number: 08449 02 03 04 - Fax: 020 7911 2560

From: [REDACTED] [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: 12 October 2016 16:11

To: [REDACTED] (Bilfinger GVA)

Cc: [REDACTED]

Subject: D&P0083a/Dulwich Hamlet FC Stadium and Green Dale Playing Fields/POST Stage I

[REDACTED]

Further to my email below, could I also please have some visualisations showing the terraces, canopy and wall from the outside of the stadium on the east, west and south sides and existing and proposed ground levels so I can better assess the scheme's impact on the openness of the MOL?

Also - part of the applicant's argument for redeveloping the site is that the football club is in severe financial need. Could you provide some evidence to support this statement?

Thank you

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED]

Sent: 06 October 2016 15:22

To: [REDACTED] (Bilfinger GVA) ([REDACTED] [gva.co.uk](mailto:[REDACTED]@gva.co.uk))

Cc: [REDACTED]

Subject: D&P0083a/Dulwich Hamlet FC Stadium and Green Dale Playing Fields/POST Stage I

Dear [REDACTED]

I have now had a chance to review the information you sent me with regard to the Dulwich Hamlets planning application. Please find some comments below.

Open space clarification note

Thank you for providing a breakdown of the amount and type of current and proposed open space across the scheme. With regard to 'other open space', please note that we do not consider 'shared surface' as open space. Also, could you please clarify how you arrived to the net gain of 5,667 sq.m. figure?

As stated in the stage 1 report, we would want the Council to confirm that it is satisfied with the re-provision of local open space.

Principle of development

We accepted the principle of the development of the new pitch on MOL at consultation stage.

However, as stated in the stage 1 report, we would want to see appropriate mechanisms secured by the Council to ensure the future financial stability of the scheme and the community benefits of the scheme. Has there been any progress on this?

Affordable housing

The low provision of affordable housing was the Mayor's main concern. I haven't yet seen the Council's independent FVA. Are you able to provide me with an update on this? You advised previously that if the applicant did not have to meet the costs of re-providing the stadium, the scheme would have achieved 35% affordable housing. This is an important point and I would need to see the independent FVA to see if this has been verified.

I would also need to get some justification for the Mayor on why it is not possible to increase the quantum of development to increase the provision of affordable housing. Could you please advise?

The Mayor also likes to know what the social rent and shared ownership provision means in real terms. I'd be grateful if you could provide me with details of the guideline target rents for the social rented units. For the shared ownership please also provide the household and individual incomes required by unit type and how this compares to the local averages.

Energy

A couple of items are still outstanding mainly associated with the overheating evidence and the SAP and BRUKL output files. Please see below detailed comments.

64 A range of passive design features and demand reduction measures are proposed to reduce the carbon emissions of the proposed development. Both air permeability and heat loss parameters will be improved beyond the minimum backstop values required by building regulations. Other features include high efficacy lighting. The applicant is not proposing cooling on any of the dwellings. The applicant should provide evidence of how Policy 5.9 has been addressed to avoid overheating and minimise cooling demand.

The applicant has provided the overheating checklist however the applicant should also outline the measures taken to avoid overheating and minimise cooling demand in line with Policy 5.9. Part L compliance data sheets of the sample dwellings should be provided to demonstrate that there is only a slight risk of high summer temperatures. Dynamic overheating modelling in line with CIBSE Guidance TM52 and TM49 is recommended. **This item is still outstanding.**

66 The applicant should set out the reduction in regulated CO2 emissions in tonnes per annum and percentage terms that will be achieved through this first part of the energy hierarchy.

The applicant has confirmed that no savings are achieved from the 'be lean' tier. The applicant should further consider the implementation of additional passive design and energy efficiency measures in order to achieve savings from this first tier of the energy hierarchy. Sample TER/DER and BRUKL worksheets should be provided in order to verify the inputs and the savings. **This item is still outstanding.**

67 The applicant has carried out an investigation and there are no existing or planned district

heating networks within the vicinity of the proposed development. The applicant should provide a commitment to ensuring that the development is designed to allow future connection to a district heating network should one become available.

The applicant has confirmed that the centralised plant room will have the facility to allow future connection into a district heating system should one become available. No further information required.

68 The applicant is proposing to install a site heat network. However, the applicant should confirm that all apartments and non-domestic building uses will be connected to the site heat network. A drawing showing the route of the heat network linking all buildings on the site should be provided.

The applicant has provided a drawing showing that all apartments and non-domestic uses will be connecting to the site wide network. No further information required.

69 The applicant should confirm that the site heat network will be supplied from a single energy centre. Information on the floor area and location of the energy centre should be provided.

The site heat network will be generated from the plant housed in a central plantroom below the central residential blocks at the lowest level, accessed via the car park. This is 175m² and its location has been provided. No further information required.

70 The applicant is proposing to install a 110 kWe gas fired CHP unit as the lead heat source for the site heat network. The CHP is sized to provide the domestic hot water load, as well as a proportion of the space heating. The applicant should provide a sales strategy for the electricity generated by the CHP.

The applicant has confirmed that electricity provided by the CHP will be exported back to the grid via an import / export meter arrangement secured by the development management company. No further information required.

71 The applicant should set out the reduction in regulated CO₂ emissions in tonnes per annum and percentage terms that will be achieved through this second part of the energy hierarchy.

The applicant has confirmed that the savings from the 'be clean' tier are expected to be circa 168 tonnes CO₂ p.a. Sample DER and BRUKL worksheets should be provided in order to verify the savings stated. **This item is still outstanding.**

73 The applicant should provide information on the residual CO₂ emissions after each stage of the energy hierarchy and the CO₂ emission reductions at each stage of the energy hierarchy as set out in 'Energy Planning Greater London Authority guidance on preparing energy assessments (2016)' published on the GLA website. It should also provide an overall value for the reduction in tonnes of CO₂ per year (and percentage terms) in regulated emissions compared to a 2013 Building Regulations compliant development that is expected so that it can be determined if the carbon dioxide savings exceed the target set within Policy 5.2 of the London Plan.

The applicant has provided the carbon emissions and savings from each stage of the energy hierarchy for both residential and commercial elements. The site-wide performance has also been stated. No further information required.

Transport and inclusive design

I have passed on the information you sent me to TfL and I am waiting to hear from colleagues on

this.

Please let me know if you need any further clarification.

Thank you

Kind regards

[REDACTED]

[REDACTED] MRTPI
[REDACTED]

Greater London Authority
City Hall, The Queens Walk, London SE1 2AA
Tel: +44 (0)20 7983 [REDACTED]
Email: [REDACTED]@london.gov.uk

#LondonIsOpen

From: [REDACTED]
To: [REDACTED]
Subject: RE: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark
Date: 12 May 2016 15:54:27
Attachments: [image001.gif](#)

We are obviously at quite an early stage of the application and are still reviewing all of the submitted documents and assessing consultation responses. However the Council has been involved in extensive pre-application discussions with the applicant. At this early stage and very briefly put, I would say that officers have concerns with regard to the design, height, bulk and massing of the residential blocks. The level of proposed affordable housing is also being carefully assessed as is the future stability and maintenance of the football club. Furthermore there remains concerns with regard to the impact on the MOL and the loss of open space.

Kind regards,

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Thursday, May 12, 2016 3:40 PM
To: [REDACTED]
Subject: RE: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Ok, thank you [REDACTED] It would be helpful to get a brief Council officers' view of the application if possible.

Kind Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@southwark.gov.uk]
Sent: 12 May 2016 15:26
To: [REDACTED]
Subject: RE: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Great, if I can be of any assistance don't hesitate to contact me.

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Thursday, May 12, 2016 3:24 PM
To: [REDACTED]
Subject: RE: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Hello [REDACTED]

The agent put a CD and a hard copy of the DAS in the post to me this morning so I should be able to validate the application when we receive the package.

Thank you

Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@southwark.gov.uk]
Sent: 12 May 2016 15:21
To: [REDACTED]
Subject: RE: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Dear [REDACTED]

Just wanting to check if you have received everything you need on this case now?

Kind regards,

[REDACTED]

[REDACTED] [REDACTED] - Senior Planning Officer
Development Management - Strategic Applications
Chief Executive's Department
Southwark Council
PO Box 64529
London SE1P 5LX

[REDACTED]
[REDACTED]

[mailto:[REDACTED]@southwark.gov.uk]

Think of the environment...please don't print this e-mail unless you really need to.

From: [REDACTED] (Bilfinger GVA) [mailto:[REDACTED]@gva.co.uk]
Sent: Monday, May 09, 2016 10:06 AM
To: [REDACTED]
Cc: [REDACTED] (Bilfinger GVA); [REDACTED] (Bilfinger GVA)
Subject: RE: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Morning [REDACTED]

We'll send a CD copy of the final application to you. I'll see whether I can source a hard copy of the D&A too.

Kind regards,

[REDACTED]

[REDACTED] Bilfinger GVA
Direct Dial: 020 [REDACTED] Mobile: [REDACTED] Email: [REDACTED]@gva.co.uk
Web: www.gva.co.uk - National Number: 08449 02 03 04 - Fax: 020 7911 2560

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 09 May 2016 09:48
To: [REDACTED]@southwark.gov.uk; [REDACTED] (Bilfinger GVA)
Subject: FW: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Good morning

Thank you for referring the above application to the Mayor.

We have not received any documents with the application so cannot validate the application at this stage.

Could you please send me a CD with the finalised application and if you have a paper copy of the design and access statement?

Thank you

Kind regards

[REDACTED]

[REDACTED] MRTPI

Spatial Strategy

Greater London Authority

City Hall, The Queens Walk, London SE1 2AA

Tel: +44 (0)20 7983 [REDACTED]

Email: [REDACTED]@london.gov.uk

From: [REDACTED]
Sent: 05 May 2016 15:54
To: Borough Planning (boroughplanning@tfl.gov.uk); [REDACTED]
[REDACTED]

Subject: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Order type referral: 2008 Category 1

D&P case number: 0083a

Site name: Dulwich Hamlet Football Club Stadium

Site address: and Green Dale Playing Fields, Dog Kennel Hill, London SE2 8BD

LPA number:16/AP/1232

LB: Southwark

LPA website application search: <http://planbuild.southwark.gov.uk:8190/online-applications/>

Applicant details: Greendale Property Company Ltd

Agent details: Mr [REDACTED] Bilfinger GVA, 65 Gresham Street, London EC2V 7NQ

Proposal:

Redevelopment of Dulwich Hamlet Football Stadium, including the demolition of existing buildings, and land at Greendale, to provide: - the erection of a new stadium with relocated

playing pitch, two-storey clubhouse with a Health and Fitness Club and stand, with capacity for 4000 spectators, a multi-use games area (MUGA) and associated floodlighting; - the erection of a series of buildings between three and six-storeys in height to provide 155 residential dwellings (7xstudio, 56x1 bed, 46x2 bed, 43x3 bed and 3x4 bed); - associated car parking, cycle parking, refuse storage and access road; - enhancements to existing open space at Green Dale Fields and the creation of a new public linear park; - the relocation of existing telecommunication equipment within the site.

The application was validated by the LPA on 18/04/2016) and the referral was received by the GLA on 27/04/2016. It has been allocated to [REDACTED] [REDACTED] ([REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk); 020 7983 [REDACTED] with **(enter name)** as Design Officer and **(enter name)** as Principal Officer.

Please note the documents have not yet been received for this application. The case tracking sheet will be circulated upon receipt of the documents with the relevant deadlines.

From: [REDACTED] (Bilfinger GVA)
To: [REDACTED]
Cc: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk); [REDACTED] (Bilfinger GVA); [REDACTED] (Bilfinger GVA)
Subject: RE: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark
Date: 09 May 2016 10:05:38
Attachments: [116050910053101215.gif](#)

Morning [REDACTED]

We'll send a CD copy of the final application to you. I'll see whether I can source a hard copy of the D&A too.

Kind regards,

[REDACTED]

[REDACTED] Bilfinger GVA
Direct Dial: 020 [REDACTED] Mobile: [REDACTED] Email: [REDACTED] [gva.co.uk](mailto:[REDACTED]@gva.co.uk)
Web: www.gva.co.uk - National Number: 08449 02 03 04 - Fax: 020 7911 2560

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 09 May 2016 09:48
To: [REDACTED] [southwark.gov.uk](mailto:[REDACTED]@southwark.gov.uk); [REDACTED] (Bilfinger GVA)
Subject: FW: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Good morning

Thank you for referring the above application to the Mayor.

We have not received any documents with the application so cannot validate the application at this stage.

Could you please send me a CD with the finalised application and if you have a paper copy of the design and access statement?

Thank you

Kind regards

[REDACTED]

[REDACTED] MRTPI
[REDACTED]
Spatial Strategy
Greater London Authority
City Hall, The Queens Walk, London SE1 2AA
Tel: +44 (0)20 7983 [REDACTED]
Email: [REDACTED]@london.gov.uk

From: Preeti Sahaye
Sent: 05 May 2016 15:54

To: Borough Planning (boroughplanning@tfl.gov.uk); [REDACTED]

Subject: D&P0083a/Dulwich Hamlet Football Club Stadium/Southwark

Order type referral: 2008 Category 1

D&P case number: 0083a

Site name: Dulwich Hamlet Football Club Stadium

Site address: and Green Dale Playing Fields, Dog Kennel Hill, London SE2 8BD

LPA number:16/AP/1232

LB: Southwark

LPA website application search: <http://planbuild.southwark.gov.uk:8190/online-applications/>

Applicant details: Greendale Property Company Ltd

Agent details: Mr [REDACTED] Bilfinger GVA, 65 Gresham Street, London EC2V 7NQ

Proposal:

Redevelopment of Dulwich Hamlet Football Stadium, including the demolition of existing buildings, and land at Greendale, to provide: - the erection of a new stadium with relocated playing pitch, two-storey clubhouse with a Health and Fitness Club and stand, with capacity for 4000 spectators, a multi-use games area (MUGA) and associated floodlighting; - the erection of a series of buildings between three and six-storeys in height to provide 155 residential dwellings (7xstudio, 56x1 bed, 46x2 bed, 43x3 bed and 3x4 bed); - associated car parking, cycle parking, refuse storage and access road; - enhancements to existing open space at Green Dale Fields and the creation of a new public linear park; - the relocation of existing telecommunication equipment within the site.

The application was validated by the LPA on 18/04/2016) and the referral was received by the GLA on 27/04/2016. It has been allocated to [REDACTED] [REDACTED] ([\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk); 020 7983 [REDACTED]) with **(enter name)** as Design Officer and **(enter name)** as Principal Officer.

Please note the documents have not yet been received for this application. The case tracking sheet will be circulated upon receipt of the documents with the relevant deadlines.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: D&P0083a/Dulwich Hamlet Football Club and Green Date Fields
Date: 08 April 2016 10:40:17
Attachments: [image001.gif](#)

Hello [REDACTED]

The application is not valid – we are still awaiting the financial viability appraisal, the townscape view images, and clarification on a few points about the extent of the red line and other details. We would not refer it to the GLA until it is validated. Hadley have indicated that this information will be with us shortly. If it is, then we might expect to refer it at the end of next week (meaning that the 6 weeks would expire around 27th May). But we are in their hands in terms of the receipt of the information to validate the application.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] *Strategic Applications*
Development Management
Chief Executive's Department
Southwark Council
160 Tooley Street
London SE1P 5LX

Tel: 0207 [REDACTED]

From: [REDACTED] [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Friday, April 08, 2016 9:30 AM
To: [REDACTED] [REDACTED]
Subject: FW: D&P0083a/Dulwich Hamlet Football Club and Green Date Fields

Good morning [REDACTED]

Do you know when you are likely to refer this application to us?
I am asking as I would like to avoid the stage 1 report being due within the first two weeks of the new Mayor.

Thank you

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED] (Bilfinger GVA) [mailto:[REDACTED]@gva.co.uk]

Sent: 07 April 2016 14:39

To: [REDACTED]

Cc: [REDACTED] (Bilfinger GVA)

Subject: RE: D&P0083a/Dulwich Hamlet Football Club and Green Date Fields

Hi [REDACTED]

Thanks for the e-mail and apologies for not keeping you in the loop. We submitted the application to LB of Southwark on the 24th [REDACTED] and have been recently finalising a couple of further reports required for validation (TVIA and Viability Assessment took slightly longer than anticipated).

I'm not sure of LB of Southwark's intentions but would you like me to send you a CD copy of the finalised application?

Kind regards,

[REDACTED]

[REDACTED] Bilfinger GVA

Direct Dial: 020 [REDACTED] Mobile: [REDACTED] Email: [REDACTED] [gva.co.uk](mailto:[REDACTED]@gva.co.uk)

Web: www.gva.co.uk - National Number: 08449 02 03 04 - Fax: 020 7911 2560

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 07 April 2016 14:33

To: [REDACTED] (Bilfinger GVA)

Cc: [REDACTED] (Bilfinger GVA)

Subject: D&P0083a/Dulwich Hamlet Football Club and Green Date Fields

Hi [REDACTED]

Hope you are well.

Could you please tell me where you are at with this development proposal? Are you planning to submit it to the Council soon?

Thank you

Kind regards

[REDACTED]

[REDACTED] MRTPI

Spatial Strategy

Greater London Authority

City Hall, The Queens Walk, London SE1 2AA

Tel: +44 (0)20 7983 [REDACTED]

Email: [REDACTED]@london.gov.uk

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Dulwich Hamlet Football Club - Follow-up meeting
Date: 27 November 2015 10:59:25

Dear [REDACTED]

Thanks for letting me know. I would not be able to attend the meeting since [REDACTED] but I would be happy to discuss the scheme later this morning, if you are free.

[REDACTED]

[REDACTED]
[REDACTED] Strategic Applications
Development Management
Chief Executive's Department
Southwark Council
160 Tooley Street
London SE1P 5LX

Tel: 0207 [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: Friday, November 27, 2015 10:03 AM
To: [REDACTED]
Subject: FW: Dulwich Hamlet Football Club - Follow-up meeting

Dear [REDACTED]

We are meeting the applicant to discuss the above development proposal on 1 December. Would you like to attend the meeting?

It would be helpful to quickly discuss the proposal before the meeting.

Kind regards

[REDACTED] MRTPI
[REDACTED]
Spatial Strategy
Greater London Authority
City Hall, The Queens Walk, London SE1 2AA
Tel: +44 (0)20 7983 [REDACTED]
Email: [REDACTED]@london.gov.uk

The way that you register to vote has now changed. It's important that you are on the register to vote in the elections for London's Mayor and Assembly next May.