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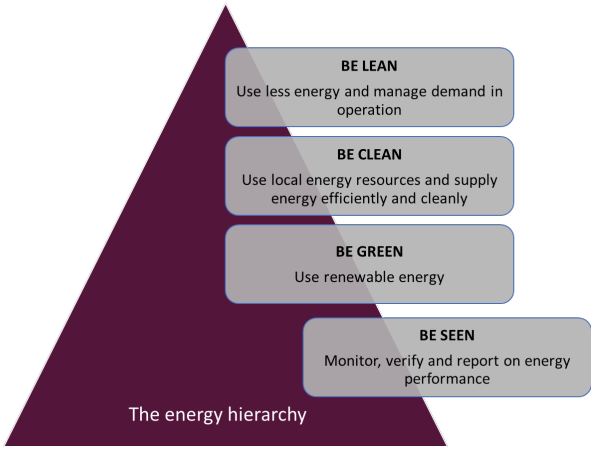
The London Plan energy requirements

The London Energy Assessments

The London Mayor is committed to London becoming a zero-carbon city by 2050 and all planning applications for projects in London are required to submit an Energy Assessment, to show how the project will be compliant with London Plan Policy 5.2 and the energy hierarchy 'be lean', 'be clean' and 'be green'.

Be Lean, Be Clean, Be Green

The energy hierarchy should inform the design, construction and operation of new buildings.



Energy Hierachy Targets

A zero carbon target for major London residential developments (10 or more homes) has been in place since 2016, and since July 2019 also applies to major non residential developments.

To meet the zero carbon target, an on site reduction of at least 35 per cent beyond the baseline of Part L of the current Building Regulations is required.

Developments are expected to achieve carbon reductions beyond part L from energy efficiency measures alone to reduce energy demand as far as possible.

Residential development should achieve 10 per cent and non-residential should achieve 15% over part L. Achieving energy credits as part of a BREEAM rating can help demonstrate that energy efficiency targets have been met and boroughs are encouraged to include BREEAM targets in their local plan.

How can developments achieve these carbon reductions?

- Through improvements to the fabric, such as better U-values and air tightness - 'be lean'.
- Connection to heat networks or CHP should be explored, with further savings attributed to 'be clean'.
- Finally, renewable technology systems should be the final step to make even further savings, which is known as 'be green'.

Offset Payments

Whilst new development is expected to get as close as possible to zero carbon on site, where it is demonstrated that the zero carbon target cannot be achieved on site, any short fall should be provided in agreement with the Borough either:

- Through a cash in lieu contribution to the boroughs carbon offset fund (A nationally recognised non traded price of £90 a tonne has been tested as part of the viability assessment for the London plan)
- Offsite provided that an alternative proposal is identified and delivery is certain

Overheating Analysis

The London Plan in most cases also requires projects to undertake dynamic modelling to assess the risk of overheating. Basic SAP or SBEM is not able to do this enhanced level of analysis, and our specialist Building Physics team uses IES Virtual Environment which is compliant dynamic modelling software.

How Method can help your project

Our energy and sustainability team can carry out the calculations to advise you on the appropriate ways to reach the London Plan targets, and advise you of the cost of cash payments. Method's team is proactive and approachable, and we pride ourselves on working hard to make the planning energy requirements easier to digest.

Our modelling team is very experienced in overheating analysis, where we build a dynamic computer model of your building and conduct detailed thermal comfort analysis. This also includes corridor overheating.