HOARE LEA

Bishopsgate Goodsyard: Platform Level West. London.

Bishopsgate Goodsyard Regeneration Limited.

SUSTAINABILITY
ENERGY STRATEGY ADDENDUM

REVISION 03 – 09 OCTOBER 2026

Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	15/09/2026	Draft issue for comment	D. Nowak	R. Palmer	T. Smith
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1. Introduction.

1.1 Purpose of this document

This Energy Strategy Addendum has been prepared on behalf of Bishopsgate Goodsyard Regeneration Limited in support of the Reserved Matters Application for the Platform Level West at The Goodsyard.

The document has been prepared to respond to the requirements of LBTH Condition 44 and LBH Condition 42, which require each Reserved Matters submission to be accompanied by an energy addendum demonstrating how the relevant proposals accord with the site-wide Energy Strategy and, where applicable, meet the relevant energy and carbon requirements.

A Site-Wide Energy Framework Update required pursuant to Schedule 18 of the Section 106 Agreement has been deemed not applicable to this application as it does not contain an outline plot:

"The Owner shall submit a Site-Wide Energy Framework Update to the Approval Panel for Approval prior the submission of any application for reserved matters ***for any Phase that includes an Outline Plot*** *and at the same time a copy of the relevant Site-Wide Energy Framework Update shall be submitted to the GLA."*

The Reserved Matters Application relates solely to the Platform Level public realm and associated external works. No buildings or building floorspace are proposed as part of the application. The purpose of this Addendum is therefore not to undertake a building-level energy assessment, but to:

- Demonstrate that the proposals remain consistent with the site-wide Energy Strategy established at outline stage.
- Confirm that the proposed Platform Level facilitates the delivery of the site-wide energy and heat-network strategy.

1.2 Application site description and location.

The current application represents a further stage in the delivery of the wider Bishopsgate Goodsyard regeneration project following the grant of outline planning permission.

The application area sits within both the London Borough of Tower Hamlets (LBTH) and London Borough of Hackney (LBH).

The Reserved Matters Application (Access, Layout and Scale) is in respect of land at platform level pursuant to LB Tower Hamlets outline planning permission ref. PA/14/02011 (GLA ref. GLA/1200cd/12); LB Hackney planning permission ref. 2014/2427 (GLA reference GLA/1200cd/11) dated 25/03/2022.

The application boundary extends to approximately 2,884 m^2 and covers part of the western Platform Level. The areas within the application principally comprise the Oriel Balcony, No. 1 Bank and Woodland Garden, together with associated public realm and circulation infrastructure. No buildings are proposed within this Reserved Matters Application.

1.3 Sitewide energy strategy context

Outline Energy Strategy

The Energy Strategy prepared in support of the outline planning application (2019) established the overarching approach to energy and carbon reduction across The Bishopsgate Goodsyard masterplan.

The outline strategy proposed the use of air source heat pumps on a plot-by-plot basis, with opportunities for energy sharing to be explored within individual plots. It also required spatial allowance to be safeguarded for potential future interconnection between plots, with the need for interconnection to be reviewed as later phases of the masterplan came forward through Reserved Matters Applications.

The outline strategy identified indicative distribution routes through the wider masterplan, including routes extending through the public realm, to maintain flexibility for future energy sharing and network connection.

The approach therefore established two key principles relevant to the current RMA:

1. Individual development plots should be capable of being served by low-carbon heat-pump technology.
2. The masterplan should retain sufficient flexibility to allow future interconnection and energy sharing between plots where appropriate.

Plot 01 and Sclater Street RMAs

Since the outline Energy Strategy was prepared, the site-wide approach has been developed further through subsequent Reserved Matters proposals.

The Plot 01 Energy Strategy Addendum, prepared in January 2024, established a more defined strategy based on a fifth-generation ambient-temperature community heat network serving the wider masterplan, with thermal energy generated using electrically driven air source heat-pump technology.

The Plot 01 strategy states that the ambient loop is intended to connect all plots within The Goodsyard, allowing energy to be shared across the development and reducing the primary energy required to satisfy sitewide heating and cooling demands.

The same general approach is also reflected in the 2024 energy strategy prepared for the Sclater Street proposals. This confirms an intention for the Sclater Street buildings to connect to a site-wide fifth-generation ambient loop heat network

The current site-wide energy strategy can therefore be summarised as an evolution from the safeguarded interconnection strategy established at outline stage toward a defined ambient loop network intended to facilitate low-carbon heating and cooling and energy sharing between development plots.

1.4 Approach to the Platform Level West strategy

As the current application does not include any buildings or occupied internal spaces, it does not introduce regulated building energy demand, space heating/cooling demand, domestic hot water demand or PV systems.

Accordingly, a number of the building specific requirements set out within LBTH Condition 44 and LBH Condition 42 are not directly applicable to the current RMA. These include requirements relating to Be Lean energy-efficiency performance, building-level carbon-emission reductions, internal overheating, building heating systems and rooftop PV provision.

However, the Platform Level forms part of the wider Goodsyard masterplan and accommodates public realm, structure and services infrastructure. The Platform Level design has been developed to accommodate utilities and services alongside the other technical requirements associated with the public realm and retained historic structures.

The primary energy consideration for this RMA is therefore to demonstrate that the proposed access, layout and scale remain compatible with the site-wide energy strategy and facilitate the future delivery of the energy infrastructure required to serve the wider masterplan.

2. Planning Policy.

The following relevant planning conditions appliable to the Proposed Development are outlined within this section.

2.1 LBTH Condition 44 and LBH Condition 42– Energy strategy for Reserved Matters

Each Reserved Matters submission shall be accompanied by an energy addendum which details how it accords with the site-wide Energy Strategy (including with regard to overheating) and demonstrates how the relevant phase / building meets the relevant carbon emission reductions targets. This should also address the policy requirements in place at the time of the reserved matters application. Any addendum shall also demonstrate that:

- *The energy efficiency targets (Be Lean) have been achieved.*
- *The proposed heating strategy for Reserved Matters applications:*
  - *Is the optimal solution in the context of the wider site, considering network flow and return temperatures and connections to earlier and later phases.*
  - *Will facilitate the creation of the masterplan site heat network.*
  - *Will facilitate the future connection to wider heat networks.*
  - *Will facilitate heat sharing where possible.*
- *Solar PV provision has been maximised.*
- *Where the energy addendum demonstrates that the relevant phase will not comply with the energy reductions targets specified, a carbon offset payment shall be required.*

3. Strategy.

3.1 Sitewide Energy Strategy alignment

This RMA does not introduce buildings, building energy demand or building energy systems. It therefore does not result in a change to the current site-wide energy generation or distribution strategy.

The relevance of this RMA to the Site-wide Energy Strategy relates primarily to the coordination of the Platform Level with the infrastructure required to serve the wider masterplan.

The design has been developed to accommodate utilities and services alongside the structural, drainage and landscape requirements of the proposals. The coordination of these elements provides the opportunity for the energy infrastructure required by the wider masterplan to be incorporated as the detailed design develops.

Coordination of the ambient loop is not applicable as this would not pass within the boundary of this RMA.

Therefore, this RMA is consistent with the current Site-Wide Energy Strategy and maintains the ability to deliver the proposed ambient-temperature community heat network as subsequent phases of The Bishopsgate Goodsyard are developed.

3.2 Future wider heat network connection

The potential for connection to wider district heat networks has been considered throughout the development of the Bishopsgate Goodsyard energy strategy.

The more recent Plot 01 assessment identified no feasible existing district heat network connection in the immediate vicinity of the site at that time. It nevertheless retained the ability for the site-wide community network to facilitate connection to a wider low-carbon heat network should a suitable opportunity arise in the future.

The Platform Level RMA does not alter this approach. The current Site-Wide Energy Strategy therefore continues to provide for future connection to a wider heat network, subject to the technical, practical and commercial feasibility of any future connection opportunity.

3.3 Response to Energy Addendum requirements

Requirement	Approach
Accordance with the site-wide Energy Strategy	As summarised in 4.1, The RMA remains consistent with the evolving Site-Wide Energy Strategy. It does not alter the energy strategy for any development plot and accommodates the wider servicing requirements of the masterplan.
Overheating	No buildings or occupied internal spaces are proposed and building overheating assessment is therefore not applicable.
Carbon emission reduction targets	Not applicable. The RMA contains no buildings or building regulated energy demand against which carbon reduction targets can be assessed.
Optimal heating strategy in the context of the wider site	No heating system is proposed by this RMA. The current site-wide strategy remains based on an ambient loop solution.
Solar PV provision maximised	Not applicable. The RMA contains no buildings or roof areas capable of accommodating building-mounted PV.
Carbon offsets	Not applicable. The RMA introduces no regulated building carbon emissions and consequently there is no carbon shortfall associated with the proposals requiring offsetting.

4. Conclusion.

4.1 Energy Strategy Addendum

The requirements of LBTH Condition 44 and LBH Condition 42 have been reviewed in the context of the scope of this RMA.

Building-specific requirements relating to Be Lean energy efficiency, regulated carbon emission reductions, internal overheating, building heating systems and rooftop photovoltaic provision are not applicable to the current application because no buildings are proposed.

The requirements relating to the wider energy strategy remain relevant. Proposals have therefore been considered in relation to the site-wide energy strategy, connections between development phases, the masterplan heat network, opportunities for heat sharing and the ability to connect to wider heat networks in the future.

The site-wide energy strategy has continued to develop since outline planning stage. The outline Energy Strategy established an electricity-led approach based on air source heat pumps at plot level, together with provision for future interconnection and energy sharing between plots.

Subsequent design development has progressed this approach towards a fifth-generation ambient-temperature community heat network intended to connect development plots across The Bishopsgate Goodsyard masterplan. The network provides the opportunity for thermal energy to be shared between buildings with differing demand profiles and retains the ability to facilitate connection to a wider low-carbon heat network should a suitable opportunity become available in the future.

This RMA does not alter the proposed energy generation or building servicing strategy. The proposals are consistent with the current Site-Wide Energy Strategy and maintain provision for the future delivery of the site-wide energy infrastructure as subsequent development plots are brought forward.

4.2 Summary

In summary, Platform Level West:

- Does not introduce any building-level regulated energy demand or associated carbon emissions.
- Does not alter the established low-carbon energy strategy for The Bishopsgate Goodsyard masterplan.
- Remains consistent with the proposed fifth-generation ambient-temperature community heat-network strategy.
- Maintains provision for connections between development plots and opportunities for heat sharing.
- Retains the site-wide ability to connect to wider heat-network infrastructure should an appropriate future opportunity become available.

HOARE LEA

DANIEL NOWAK
SUSTAINABILITY CONSULTANT

danielnowak@hoarelea.com

HOARELEA.COM

Royal Exchange
Manchester
M2 7FL
England