

Breakfast seminar

# Retrofit First, Not Retrofit Only

Future-proofing national policy to support sustainable development

Tuesday 5 March | 8:00 am – 10:00am



London Property Alliance

**WPA** | **CPA**  
Westminster Property Association | City Property Association



# Report overview



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Savills



London Property Alliance



# Issues and aims

**Climate  
emergency**



**Embodied  
carbon  
release**



**Inconsistent  
approach**



**Achieve  
consistency**



**Consider a  
range of  
factors**



**Provide  
assurance  
on  
optioneering**



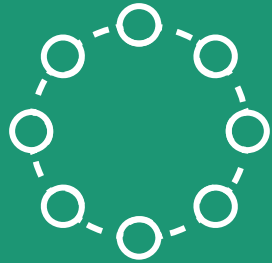
# Planning considerations

Matters such as:

Not just  
carbon



Job delivery



Housing delivery



Public realm  
enhancements



Design aspirations

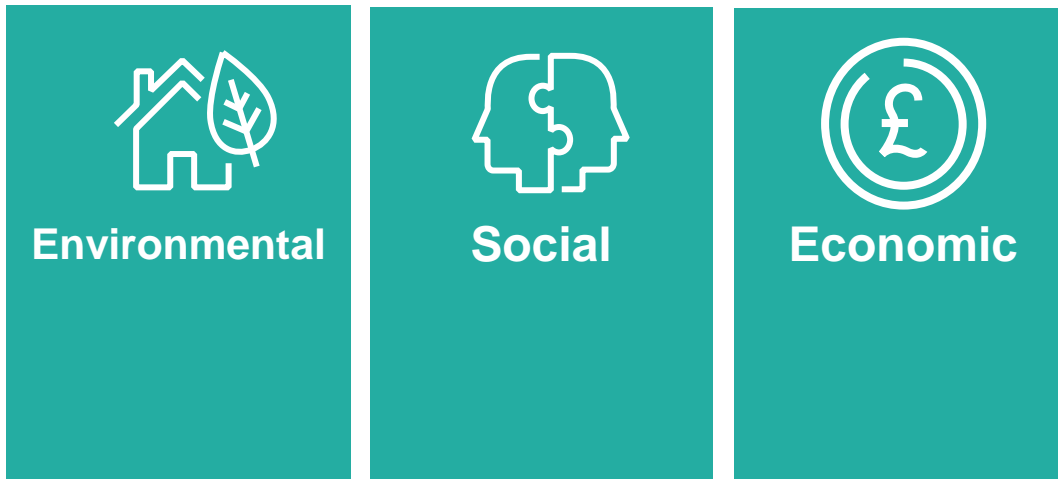


Operational  
carbon

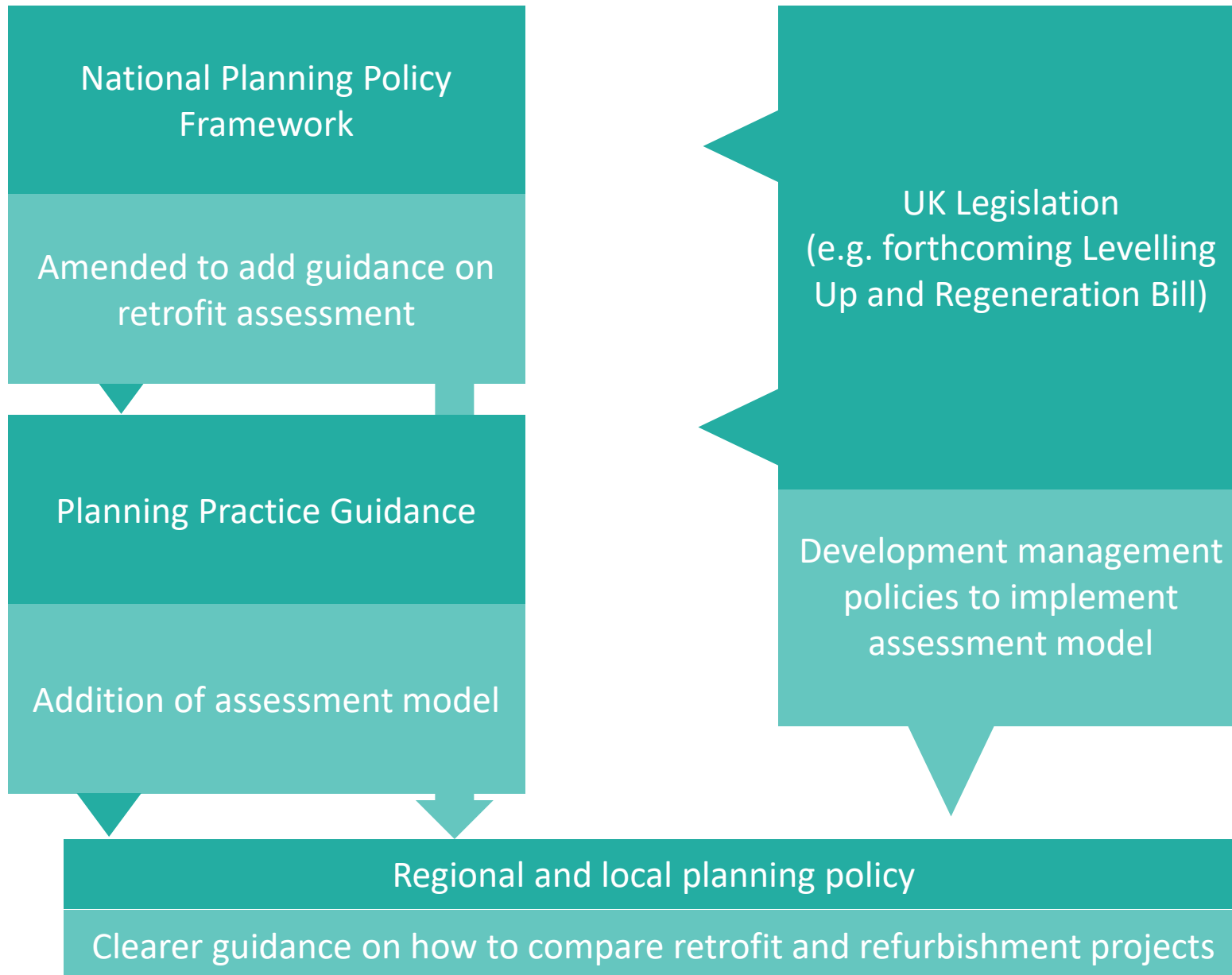


# What is sustainable development?

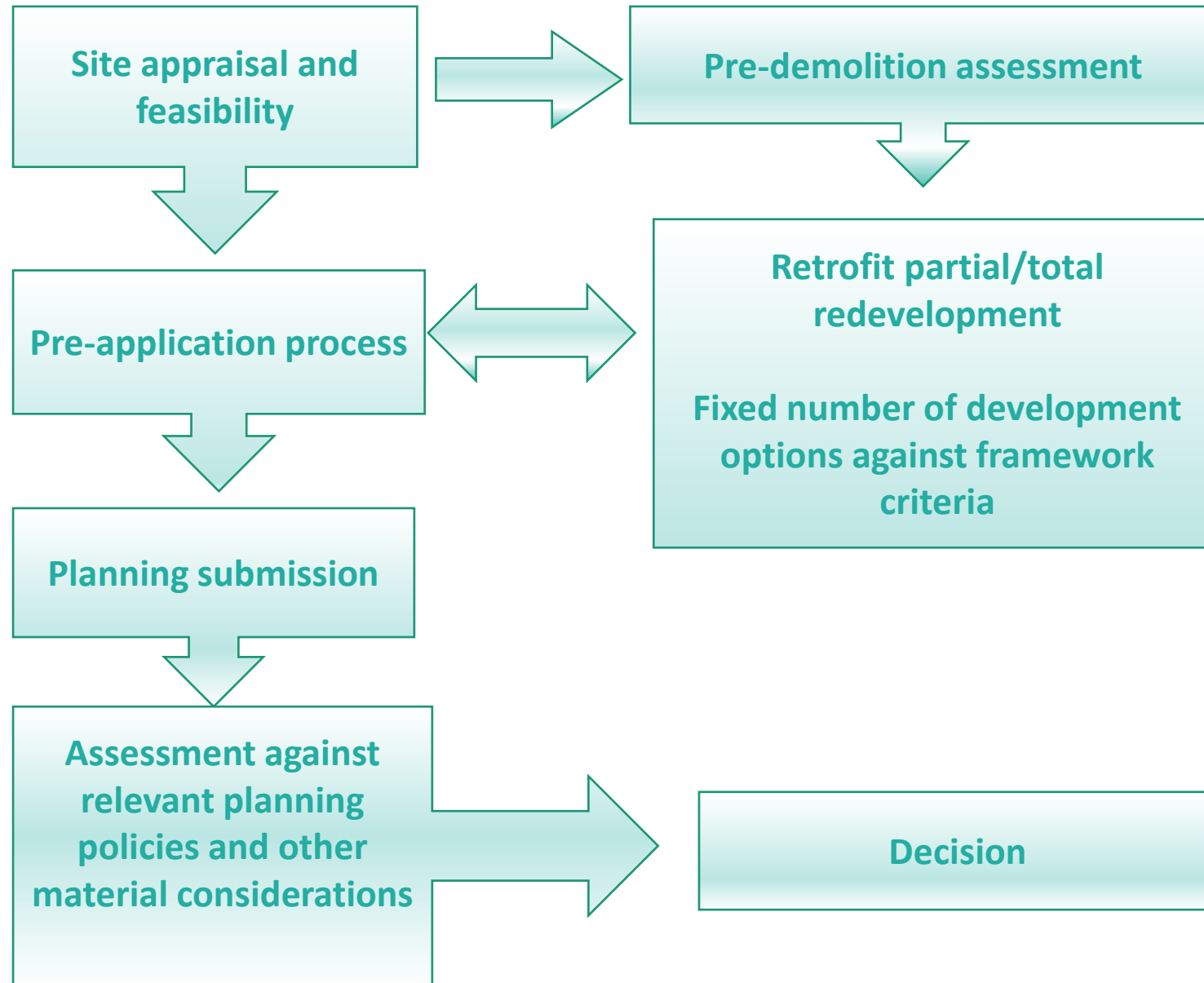
**3** objectives to sustainable development (NPPF):



# Retrofit insertions



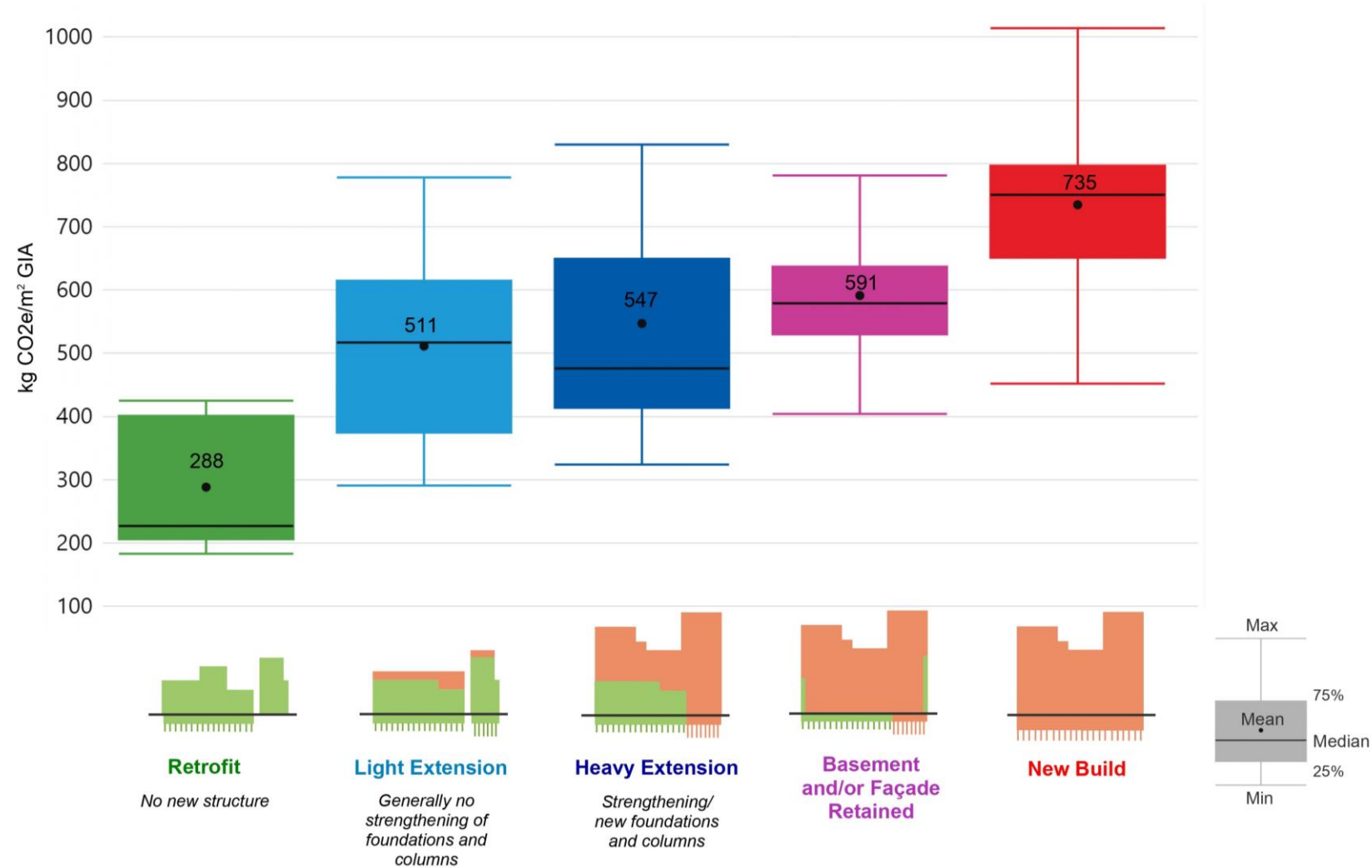
# Influencing the determination process



# Embodied carbon

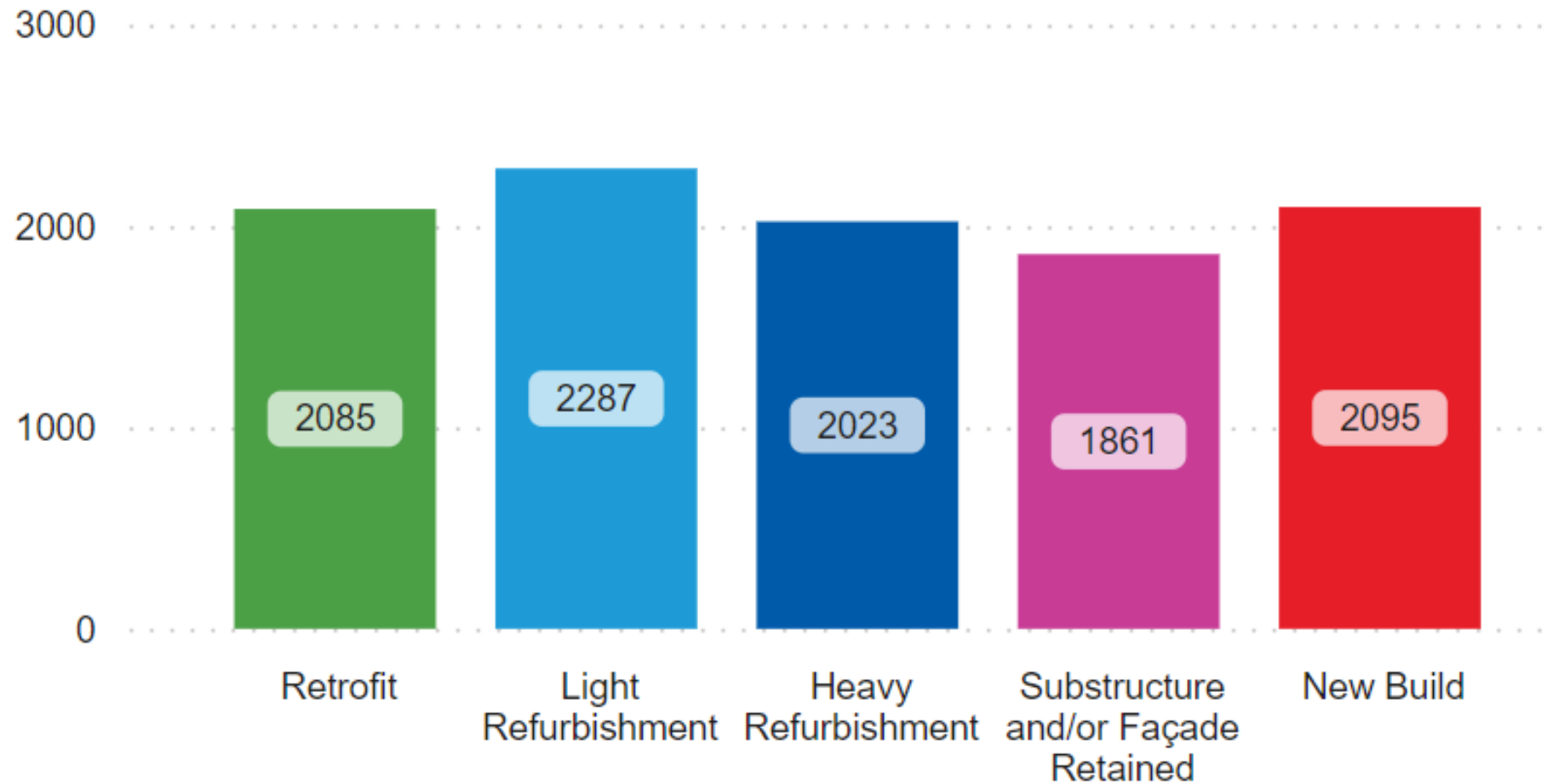


Mean and Range of Embodied Carbon (A1-A5) for Office Led Developments in London (2020 - 2023)  
Analysis is based on 62 mid-rise projects.



# Whole-life carbon

Average A-C carbon emissions per GIA by Classification



Analysis is based on RIBA 2 planning stage figures from whole-life carbon assessments submitted to planning between 2020-2023

# Pre-application assessment

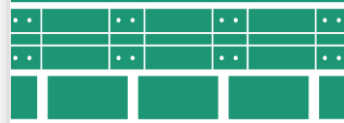


# Benefits

Faster delivery  
of new homes  
and business  
spaces



Reduced  
burden on  
local authority  
planning  
teams



Enhanced  
decarbonisation  
of existing  
buildings



Protection of  
historic  
buildings

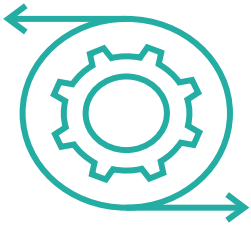


More social  
value  
delivered to  
communities



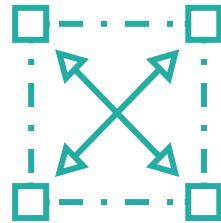
# Key recommendations

1



Introduce a national retrofit optioneering model

2



Update the National Planning Policy Framework and the Planning Practice Guidance

3



Building Regulations should be amended to require and standardise the reporting of whole-life carbon emissions

4



Include holistic policy that specifically relates to retrofit and redevelopment assessment in National Development Management Policies

5



Make the sustainable retrofit of our historic environment a public benefit

# Thank you

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