

Our ref: Q200070
Your ref: PP-11624485
Email: matt.eyre@quod.com
Date: 19th October 2022



Martin Cowie
London Borough of Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

For the attention of Martin Cowie

Dear Mr Cowie

**APPLICATION FOR THE PARTIAL APPROVAL OF DETAILS PURSUANT TO
CONDITION D6 (OVERHEATING AND MODEL REPORT) OF PLANNING
PERMISSION HGY/2018/2223**

PLOT D (ASHLEY ROAD WEST), TOTTENHAM HALE CENTRE, N17

On behalf of Galliford Try Building, please find enclosed an application for the partial approval of details pursuant to Condition D6 of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Condition D6 of planning permission HGY/2018/2223 states that:

“Overheating and Model Report (LBH Carbon Management)”

Prior to above ground works within Plot D (excluding demolition and works to construct the building core), an Overheating Model and Report in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections) and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot D (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;*





B. The measures installed to reduce overheating risk:

- i. the standard and the impact of the solar control glazing;*
- ii. that all heating pipework is appropriately insulated*
- iii. that passive cooling and ventilation features have been included*
- iv. highlight the mitigation strategies to overcome any overheating risk*
- v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.*

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot D shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.”

This application seeks to discharge Condition D6 in part as it relates to the marketing suite only.

The location of the marketing suite within Plot D can be seen on the Site Location Plan (ref.TH-ARW-01-001-A-16098-00-010) which accompanies this submission.

Accordingly, please find enclosed the following documentation, which has been submitted via the Planning Portal (ref. PP-11624485) in support of this application:

- This Covering Letter;
- Completed application form;
- As Built TM52 Adaptive Overheating Report; and
- Marketing Suite Site Location Plan (drawing ref. TH-ARW-01-001-A-16098-00-010)

The application fee of £116 has been paid via the Planning Portal in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017.

I trust that this enables you to register and validate the application but please do not hesitate to contact me should you require any further information or if you have any queries at this stage.



Yours sincerely

Matt Eyre
Associate