

Our ref: Q200861
Your ref: PP-11783473
Email: matt.eyre@quod.com
Date: 19th December 2022



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

Dear Mr Cowie

APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITION A34 (COOLING DEMAND) OF PLANNING PERMISSION HGY/2018/2223

TOTTENHAM HALE CENTRE, LONDON, N17

On behalf of HG Construction, please find enclosed an application for the approval of details pursuant to Condition A34 (Cooling Demand) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Condition A34 of planning permission HGY/2018/2223 states that:

“Prior to the occupation of the non-residential floorspace within Plot A, details of measures to be undertaken to minimise the non-domestic cooling demand shall be submitted in writing to and for approval by the Local Planning Authority. The measures shall be incorporated in accordance with the approved details.

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

This application seeks to discharge Condition A34 in full.

The design of Plot A has adopted a fabric first approach and targeted a low G-value glazing to minimise the cooling demand to the units. The depth of the commercial unit has also been considered so it enables some natural shading to minimise the demand for cooling.

The following measures have been applied to reduce the cooling loads from outset:



- Non-domestic facades are set-back and protected by external colonnades as means of shading to the glazed shopfronts and amenity areas on Building 1.
- Buildings orientation facilitate overshadowing to lower levels, i.e. Buildings 1 and 2 massing cast shadows to each other in the morning and afternoon and to the Pavilion, consequently.
- The HVAC system design already considers SEER (Seasonal Energy Efficiency Ratio) and EER (Energy Efficiency Ratio), beyond the minimum required for the VRF system on-site, being very energy efficient.
- Consideration of surrounding buildings to cast shadows on the lower levels.

Please find enclosed the following documentation, which has been submitted via the Planning Portal (ref. PP-11783473) in support of this application:

- This Covering Letter;
- Completed application form;
- BRUKL Report 1;
- BRUKL Report 2; and
- BRUKL Report 3

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