

		Our ref: HGY/2022/4530 Contact: Martin Cowie Date: 11/05/2023
Town and Country Act 1990 (As amended)		
Location:	Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17	
Proposal:	Approval of details pursuant to Condition A35 (Overheating) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.	
Wording of condition C35:	Prior to the residential occupation of the Plot A development, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2016) Policy 5.9 with passive measures being considered ahead of cooling systems. The Building User Guide will be issued to residential occupants upon first occupation. REASON: In the interest of adapting to climate change and to secure sustainable development	

Carbon Management Response 04/05/2023

Documents submitted:

- Cover letter prepared by Quod, dated 23 December 2022
- North Island Building User Guide, prepared by Create Master

Response

The applicant initially submitted the thermal dynamic overheating report. The building user guide was requested via email in January 2023.

In the subsequently submitted BUG, we have listed the following actions:

- The BUG's section on temperature only states that a LTHW system has been installed. Please define the acronym and explain how temperatures are set and can be managed. This is potentially relevant where users might not know how to turn down their heating settings in heatwaves (or, of course, manage their temperatures during the winter). It might benefit from recommended set temperatures to reduce energy use.
- Please add that occupants should ensure the MVHR filters are replaced regularly.
- Please add at what temperatures it is recommended to *close* windows so that their internal temperatures do not rise further during the daytime.

The guidance is helpful and informative. However, some further comments are also relevant to this guide to make it more accessible:

- The text could benefit from being made accessible to people with a lower reading age.
- The guide could benefit from being more visually accessible (such as infographics or scenarios), there is currently a lot of text.
- Will it be available in other languages?

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition A35. Please submit a revised BUG.

Carbon Management Response 11/05/2023

Documents submitted:

- Responses to LBH, dated 11 May 2023
- Building User Guide

Response

The applicant has only responded to the second set of recommended changes to the BUG. It is noted that the same accessibility comments were made for the BUG of other plots as part of this wider development. It is noted that technical language can be assisted with visual aids to explain how what to do in the event of a heat wave.

The response document did not include a response to the list of clearly listed actions, which requires clarifications within the BUG.

Actions:

- The BUG's section on temperature only states that a LTHW system has been installed. Please define the acronym and explain how temperatures are set and can be managed. This is potentially relevant where users might not know how to turn down their heating settings in heatwaves (or, of course, manage their temperatures during the winter). It might benefit from recommended set temperatures to reduce energy use.
- Please add that occupants should ensure the MVHR filters are replaced regularly.
- Please add at what temperatures it is recommended to *close* windows so that their internal temperatures do not rise further during the daytime.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition A35. Please submit a revised BUG.