
RIBA Stage 2

Overheating Analysis

Cornwall Road

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Executive Summary

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Overview

The proposal has responded to CIBSE TM59 and Haringey's requirements relating to overheating. The report has set out how the occupied spaces perform against strict thermal comfort standards for overheating. The scheme has implemented passive design measures and the modelling results indicate that the scheme is compliant with the overheating requirements as set out in CIBSE TM59.

The proposal maximises passive design measures by responding to the local context in the following ways:

- Energy efficient lighting and appliances have been recommended to reduce internal heat gains.
- The building fabric will be insulated over and above the standards set out by Building Regulations and reduced solar gains from a glazing solar factor of 0.5 will help to keep heat out of the building.
- Internal shading devices to further limit solar gains in the south facing kitchen.
- External horizontal louvres to the south façade and vertical side fins to the west facade
- Concrete slabs, medium weight blockwork to external walls and medium weight blockwork to all ground floor internal walls to provide thermal mass.
- Mechanical ventilation with heat recovery and summer bypass to provide fresh air and purging of heat.
- Natural ventilation (including night-time ventilation) to supply fresh air to the building through openable windows

Mitigations measures through a retrofit plan have been investigated and are included in the analysis:

- Glazing film to achieve a g-value of 0.3
- Internal shading devices to be activated at 16°C
- Open windows at 18°C

The overheating risk has been investigated for DSY1, DSY2, and DSY3 for 2020s, 2050s and, 2080s high emission, 50th percentile (The results can be seen in Appendix 2):

- 2020s DSY1, DSY2 and DSY3 (high emissions, 50th percentile): 100% of habitable rooms successfully comply with CIBSE TM59 criteria. Communal corridors meet overheating requirement.
- 2050s DSY1 (high emissions, 50th percentile):
 - With the current design, 88.5% of the habitable rooms meet CIBSE TM59 criteria. All rooms comply with criterion 1 and 3 bedrooms fail to comply with criterion 2. Communal corridors meet overheating requirement.
 - Mitigation measures result in 100% compliance with CIBSE TM59 criteria.
- 2050s DSY2 and DSY3 (high emissions, 50th percentile):
 - With the current design, 42.3% of the habitable rooms meet CIBSE TM59 criteria. All rooms comply with criterion 1 and all bedrooms fail to comply with criterion 2. Maximum amount of night hours with a temperature above 26°C is 65 for DSY2 and 69 for DSY3. Communal corridors meet overheating requirement.
 - Mitigation measures result in slightly reducing overheating risk. 42.3% of the habitable rooms comply with CIBSE TM59 criteria. All rooms comply with criterion 1 and all bedrooms fail to comply with criterion 2. Maximum amount of night hours with a temperature above 26°C is 57 for DSY2 and 62 for DSY3. Communal corridors meet overheating requirement.
- 2080s DSY1 (high emissions, 50th percentile):
 - With the current design, 42.3% of the habitable rooms meet CIBSE TM59 criteria. All rooms comply with criterion 1 and all bedrooms fail to comply with criterion 2. Maximum amount of night hours with a temperature above 26°C is 123 for DSY1. 66.7% of the communal corridors meet overheating requirement.
 - Mitigation measures result in reducing overheating risk. 42.3% of the habitable rooms comply with CIBSE TM59 criteria. All rooms comply with criterion 1 and all bedrooms fail to comply with criterion 2. Maximum amount of night hours with a temperature above 26°C is 107 for DSY1. All communal corridors meet overheating requirement.

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- 2080, DSY2 and DSY3 (high emissions, 50th percentile):
 - With the current design, 42.3% of the habitable rooms meet CIBSE TM59 criteria. All rooms comply with criterion 1 and all bedrooms fail to comply with criterion 2. Maximum amount of night hours with a temperature above 26°C is 151 for DSY2 and 144 for DSY3. All communal corridors fail to meet overheating requirement with a maximum percentage of 6.5% for DSY2 and 8.5% for DSY3.
 - Mitigation measures result in slightly reducing overheating risk. 42.3% of the habitable rooms comply with CIBSE TM59 criteria. All rooms comply with criterion 1 and all bedrooms fail to comply with criterion 2. Maximum amount of night hours with a temperature above 26°C is 134 for DSY2 and 133 for DSY3. All communal corridors fail to meet overheating requirement with a maximum percentage of 4.5% for DSY2 and 6.0% for DSY3.

It must be considered that it is very difficult to be able to address these variables in the future without substantially changing the design or retrofitting active cooling which is not considered viable.

Future occupants will be made aware of overheating risks via the home user guide and that they would need to activate internal shading devices and open windows at a lower temperature set point than assumed for this study. Plug-in fans could be used as an additional measure during heatwaves.

In summary, the scheme complies with CIBSE TM 59 for 2020s DSY1, DSY2 and DSY3 as it is required by the Haringey's Key Overheating Planning Application Requirements.

Note that the analysis was performed assuming that opening windows were controlled based on the level of occupancy and the operative indoor temperature of the space. To achieve the thermal comfort levels shown in this report the level of occupant control for the opening windows would need to be optimum i.e. fully responsive to indoor temperature.

Introduction

Overheating Analysis

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Introduction

Eight Associates has been appointed in order to undertake an overheating analysis of Cornwall Road to provide design stage guidance and maximise occupant comfort levels. Consequently, thermal modelling has been undertaken to demonstrate compliance with CIBSE TM59 and Haringey's requirements. The current proposal is to minimise overheating risk by following the Cooling Hierarchy.

Building Summary

The Cornwall Road project comprises the construction of two residential blocks to provide 9 units in total. The development is located in the London Borough of Haringey. The scheme has a total internal floor area of approximately 603m².

Planning Context

This report is aligned with national standards and regulations and London Plan 2021. The methodology followed aligns with the Draft Haringey Overheating Guidance and Haringey's Key Overheating Planning Application Requirements. Note and the inputs have been documented accordingly in Appendices 1–5.

According to Haringey's Key Overheating Planning Application Requirements the following are required:

- a) Mandatory compliance with Design Summer Year (DSY) 1 (2020s weather pattern, high emissions, 50% percentile)
- b) Compliance with DSY 2 and 3 (2020s weather pattern, high emissions, 50% percentile) within the proposed development
- c) Future compliance with DSY1 with the 2050s and 2080s future weather patterns (high emissions, 50% percentile) through a retrofit plan with measures that can be implemented
- d) Good practice future compliance with DSY 2 and 3 with the 2050s and 2080s future weather patterns (high emissions, 50% percentile) that will help inform the retrofit plan.

Methodology

The methodology used within this report has been to establish the thermal comfort levels in the occupied spaces through using dynamic simulation modelling and respond with suitable passive design measures to mitigate solar gains, provide adequate ventilation and increase thermal mass. National regulations have set high standards and numerous iterations have been undertaken to determine suitable fabric improvements. All assumptions in the modelling are provided in the model inputs section of this report.

Criteria for defining overheating

According to the CIBSE TM59: 2017 – Design methodology for the assessment of overheating risk in homes, to reduce the risk of overheating the space has to comply with the following criteria:

1. For living rooms, kitchen and bedrooms: the number of hours during which ΔT is greater than or equal to one degree (K) during the period May to September inclusive shall not be more than 3 per cent of occupied hours.
2. For bedrooms only: to guarantee comfort during the sleeping hours the operative temperature in the bedroom from 10 pm to 7 am shall not exceed 26 °C for more than 1% of the annual hours (1% of the annual hours between 22:00 and 07:00, equivalent to 32 hours).
3. For communal corridors, the operative temperature should not exceed 28 °C for more than 3% of the annual hours.

Modelling Inputs

Overheating Analysis

Cornwall Road

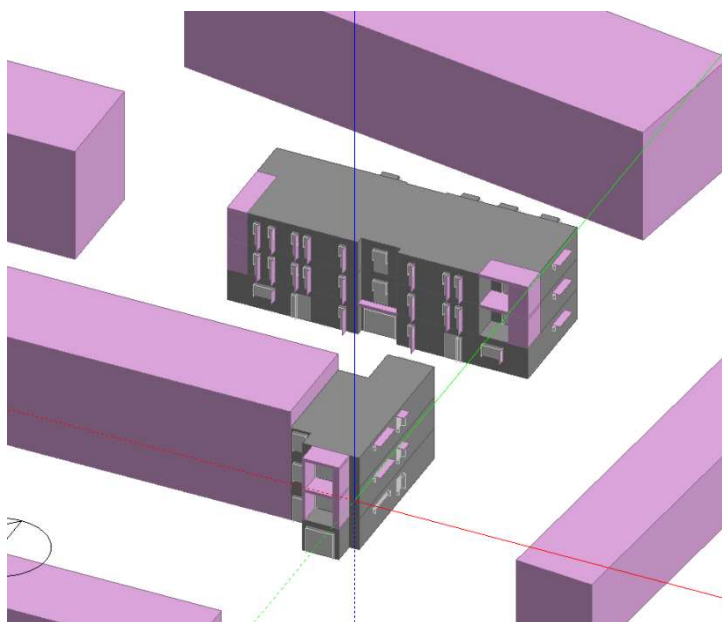
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Simulation Software

An overheating analysis has been undertaken using Dynamic Simulation Modelling, Design Builder has been employed for this. Design Builder is a DCLG approved simulation environment that complies with the requirements of CIBSE Guide A. A screenshot of the model is shown below.



Weather File

The CIBSE Design Summer Year (DSY1, DSY2 and DSY3), City of London, for the 2020s, 2050s, and 2080s (high emissions, 50% percentile scenario) have been used for the purposes of this report.

Building Fabric U-Values

Element	Proposed U-value ($\text{W/m}^2\text{K}$)
External walls	0.14
Ground floors	0.11
Exposed floors	0.11
Flat Roof	0.11
Windows	1.30
Personnel doors	1.40

Internal Gains

Typical hours based, according to TM 59 and CIBSE Guide A on the relative activity for class use, on weekdays and weekends throughout the year have been specified for lighting, equipment and occupancy.

Space	Occupancy people/m^2	Lighting W/m^2	Small power W^2
Bedroom	2	2	80
Kitchen / Living room	2-3	2	450

Communal corridors have been modelled with an internal heat gain of 8 W/m for communal heating distribution pipes.

Passive Design Measures

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Cooling Hierarchy

Major development proposals should reduce potential overheating and reliance on air conditioning systems and demonstrate this in accordance with the following cooling hierarchy:

1. Minimise internal heat generation through energy efficient design.
2. Reduce the amount of heat entering a building in summer through shading, albedo, fenestration, insulation and green roofs and walls.
3. Manage the heat within the building through exposed internal thermal mass and high ceilings.
4. Passive ventilation.
5. Mechanical ventilation.
6. Active cooling systems (ensuring they are the lowest carbon options).

Cooling Strategy

The cooling strategy is to implement energy efficient lighting and appliances to reduce internal heat gains; create a super-insulated fabric with shading devices and solar control glazing to keep the heat out.

Windows

Glazing will be a crucial aspect to ensure thermal comfort of the occupied spaces. In order to minimise solar gains, and consequently cooling demand, windows with a solar factor of 0.5 have been modelled for every glazed area.

Shading

Overhangs (balconies) will reduce the solar heat gains in the residential part, especially living rooms. External horizontal louvres to the south façade and vertical side fins to the west façade have been specified as it is shown in Appendix 7.

Internal blinds with medium reflective slats have been modelled to reduce solar gains. This system will operate using inside air temperature controls, shadings will be activated when the inside temperature exceeds the threshold temperature of 20°C.

Thermal Mass

The development consists of a brick and block structure which will provide thermal mass. This will absorb heat energy during the day and release it at night, keeping spaces at a steadier temperature. Concrete slabs, medium weight blockwork to external walls and medium weight blockwork to all ground floor internal walls have been specified for the development.

Mechanical Ventilation Rates

Mechanical ventilation with heat recovery has been specified. The system must provide at least an air flow of 0.3 l/s/m² and 10l/s-person as per Part F.

Natural Ventilation Rates

Natural ventilation through openable windows has been adopted for this scheme. The ventilation rate has been calculated by the software according to the percentage of openable windows for each space and the varying environmental conditions throughout the year. This percentage of openable window areas for each window is shown in Appendix 7. Night-time natural ventilation has been used for the development.

Moreover, the scheme has been modelled with a discharge coefficient rate of 0.65 and a wind factor of 1. The windows were open when the internal temperature was above 22°C and when the room were occupied.

Summary of Results

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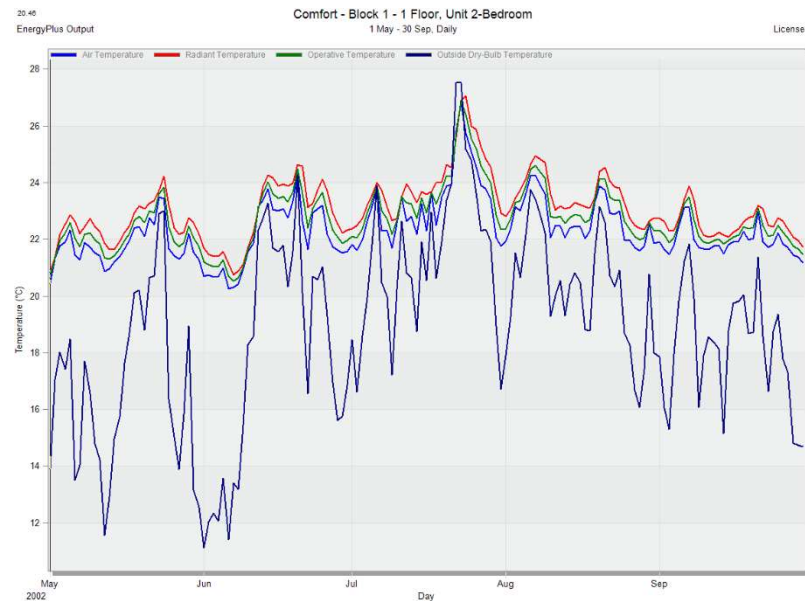
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Results

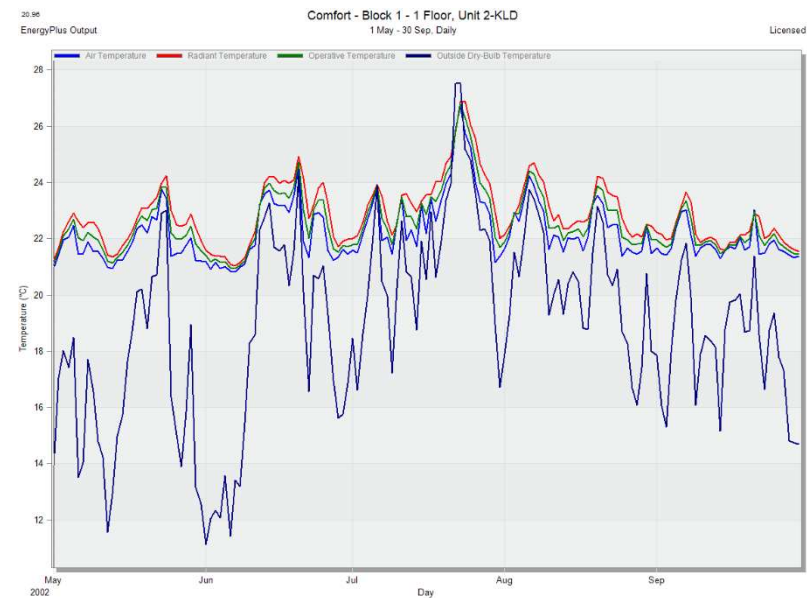
The graphs below present the outdoor, indoor mean air, indoor mean radiant and operative temperature for a sample of the worst performing rooms for DSY1 (2020s, high emissions, 50th percentile). A table confirming the results for all rooms is shown in Appendix B.

In summary, all rooms meet TM59 requirements.

Block 1, Floor 1, Bedroom



Block 1, Floor 1, Kitchen living room



Conclusions

Overheating Analysis

Cornwall Road

Conclusions

The proposal has responded to CIBSE TM59 and Haringey's requirements relating to overheating. The report has set out how the occupied spaces perform against strict thermal comfort standards for overheating. The scheme has implemented passive design measures and the modelling results indicate that the scheme is compliant with the overheating requirements as set out in CIBSE TM59.

The proposal maximises passive design measures by responding to the local context in the following ways:

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Conclusions

Overheating Analysis

Cornwall Road

- 2080, DSY2 and DSY3 (high emissions, 50th percentile):
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In summary, the scheme complies with CIBSE TM 59 for 2020s DSY1, DSY2 and DSY3 as it is required by the Haringey's Key Overheating Planning Application Requirements.

Note that the analysis was performed assuming that opening windows were controlled based on the level of occupancy and the operative indoor temperature of the space. To achieve the thermal comfort levels shown in this report the level of occupant control for the opening windows would need to be optimum i.e. fully responsive to indoor temperature.

Appendix 1

Building Design & Occupancy Assumptions

Cornwall Road

Building Design

The number and % of units on the site that are single aspect (units that face south/west would be deemed as single aspect, dual aspect units have opposite aspects, such as east / west) All units are dual aspect.

Number, type, and location of local pollution sources which would impact on openable windows (noise, air quality, perception of crime, dust, traffic, e.g. 24-hour bus route, public house, night club etc.) The site is not located close to any high local pollution source

Thermal Envelope U-Values

Element	Construction type	U-value (W/m ² K)	Thermal Mass KJ/(m ² .K)
External Wall	Cavity wall	0.14	
Exposed Floor/ Ground Floor	Concrete floor	0.11	250 kJ/m ² K (medium).
Flat Roof	Concrete roof	0.11	

Opening Parameters

Glazing element type/location in building	Frame factor (ratio of transparent area of the windows)	U-Value (W/m ² K)	G-value
External Windows	20%	1.30	0.50

Occupancy and Equipment Heat Gains

Space type	Maximum Sensible Gain / maximum latent heat gain (W/Person)	Occupancy levels (People)	Equipment loads and operational hours (W)
Single Bedroom	Sensible gain: 75 W/person Latent gain: 55 W/person	1	80
Double Bedroom		2	80
Kitchen & Living Room		2-3	450

Infiltration

Air tightness 3 m³/hour/m² at 50 Pa

Weather files used

Current weather scenario CIBSE Design Summer Year (DSY1, DSY2, DSY3) City of London (2020s, high emission, 50th percentile).

Other weather scenarios CIBSE Design Summer Year (DSY1, DSY2, DSY3) City of London (2050s & 2080s, high emission, 50th percentile).

TM criteria used CIBSE TM59

Appendix 2

Overheating Results

Cornwall Road

Scenario:	Current design – London Weather Centre – 2020s – High Emissions – 50th percentile								
Block / Floor / Unit / Room	DSY1 – 2020			DSY2 – 2020			DSY3 – 2020		
	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail
Block1-0Floor-Unit1-Bedroom	0.0	7	Pass	0.0	28	Pass	0	23	Pass
Block1-0Floor-Unit1-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block1-1Floor-Unit2-Bedroom	0.0	8	Pass	0.0	30	Pass	0	29	Pass
Block1-1Floor-Unit2-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block1-2Floor-Unit3-Bedroom	0.0	7	Pass	0.0	29	Pass	0	26	Pass
Block1-2Floor-Unit3-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit1-Bedroom1	0.0	6	Pass	0.0	25	Pass	0	20	Pass
Block2-0Floor-Unit1-Bedroom2	0.0	6	Pass	0.0	25	Pass	0	20	Pass
Block2-0Floor-Unit1-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit2-Bedroom	0.0	6	Pass	0.0	25	Pass	0	19	Pass
Block2-0Floor-Unit2-Bedroom1	0.0	5	Pass	0.0	25	Pass	0	19	Pass
Block2-0Floor-Unit2-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit3-Bedroom1	0.0	8	Pass	0.0	28	Pass	0	26	Pass
Block2-1Floor-Unit3-Bedroom2	0.0	7	Pass	0.0	26	Pass	0	22	Pass
Block2-1Floor-Unit3-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-Bedroom1	0.0	7	Pass	0.0	26	Pass	0	21	Pass
Block2-1Floor-Unit4-Bedroom2	0.0	7	Pass	0.0	27	Pass	0	22	Pass
Block2-1Floor-Unit4-Kitchen	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-LivingRoom	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit5-Bedroom1	0.0	7	Pass	0.0	27	Pass	0	24	Pass
Block2-2Floor-Unit5-Bedroom2	0.0	7	Pass	0.0	27	Pass	0	23	Pass
Block2-2Floor-Unit5-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-Bedroom1	0.0	7	Pass	0.0	26	Pass	0	21	Pass
Block2-2Floor-Unit6-Bedroom2	0.0	7	Pass	0.0	27	Pass	0	21	Pass
Block2-2Floor-Unit6-Kitchen	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-LivingRoom	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Total Rooms	26								
Pass	100.0%			100.0%			100.0%		
Fail	0.0%			0.0%			0.0%		

Appendix 2

Overheating Results

Cornwall Road

Scenario:	Current design – London Weather Centre – 2020s – High Emissions – 50th percentile					
Corridors	DSY1 – 2020		DSY2 – 2020		DSY3 – 2020	
	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail
Block1 – 0 Floor	0	Pass	0.46	Pass	0.58	Pass
Block1 – 1 Floor	0	Pass	0.33	Pass	0.5	Pass
Block1 – 2 Floor	0	Pass	0.43	Pass	0.36	Pass
Block2 – 0 Floor	0.02	Pass	0.44	Pass	0.61	Pass
Block2 – 1 Floor	0	Pass	0.58	Pass	0.61	Pass
Block2 – 2 Floor	0	Pass	0.58	Pass	0.59	Pass
Total Rooms	6.00					
Pass	100.0%		100.0%		100.0%	
Fail	0.0%		0.0%		0.0%	

Appendix 2

Overheating Results

Cornwall Road

Scenario:	Current design – London Weather Centre – 2050s – High Emissions – 50th percentile								
Block / Floor / Unit / Room	DSY1 – 2050			DSY2 – 2050			DSY3 – 2050		
	Criterion 1(%)	Criterion 2 (hr)	Pass/Fail	Criterion 1(%)	Criterion 2 (hr)	Pass/Fail	Criterion 1(%)	Criterion 2 (hr)	Pass/Fail
Block1-0Floor-Unit1-Bedroom	0.0	32	Fail	0.0	60	Fail	0	64	Fail
Block1-0Floor-Unit1-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block1-1Floor-Unit2-Bedroom	0.0	33	Fail	0.0	65	Fail	0	68	Fail
Block1-1Floor-Unit2-KLD	0.0	N/A	Pass	0.1	N/A	Pass	0	N/A	Pass
Block1-2Floor-Unit3-Bedroom	0.0	32	Fail	0.0	65	Fail	0	68	Fail
Block1-2Floor-Unit3-KLD	0.0	N/A	Pass	0.1	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit1-Bedroom1	0.0	29	Pass	0.0	58	Fail	0	59	Fail
Block2-0Floor-Unit1-Bedroom2	0.0	29	Pass	0.0	59	Fail	0	62	Fail
Block2-0Floor-Unit1-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit2-Bedroom	0.0	29	Pass	0.0	58	Fail	0	57	Fail
Block2-0Floor-Unit2-Bedroom1	0.0	29	Pass	0.0	60	Fail	0	58	Fail
Block2-0Floor-Unit2-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit3-Bedroom1	0.0	29	Pass	0.0	58	Fail	0	69	Fail
Block2-1Floor-Unit3-Bedroom2	0.0	28	Pass	0.0	56	Fail	0	64	Fail
Block2-1Floor-Unit3-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-Bedroom1	0.0	30	Pass	0.0	56	Fail	0	62	Fail
Block2-1Floor-Unit4-Bedroom2	0.0	30	Pass	0.0	57	Fail	0	63	Fail
Block2-1Floor-Unit4-Kitchen	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-LivingRoom	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit5-Bedroom1	0.0	27	Pass	0.0	57	Fail	0	68	Fail
Block2-2Floor-Unit5-Bedroom2	0.0	28	Pass	0.0	55	Fail	0	64	Fail
Block2-2Floor-Unit5-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-Bedroom1	0.0	29	Pass	0.0	57	Fail	0	62	Fail
Block2-2Floor-Unit6-Bedroom2	0.0	30	Pass	0.0	57	Fail	0	63	Fail
Block2-2Floor-Unit6-Kitchen	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-LivingRoom	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Total Rooms	26								
Pass	88.5%			42.3%			30.8%		
Fail	11.5%			57.7%			69.2%		

Appendix 2

Overheating Results

Cornwall Road

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Scenario:	Current design – London Weather Centre – 2050s – High Emissions – 50th percentile					
Corridors	DSY1 – 2050		DSY2 – 2050		DSY3 – 2050	
	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail
Block1 – 0 Floor	0.36	Pass	1.84	Pass	2.1	Pass
Block1 – 1 Floor	0.31	Pass	1.37	Pass	1.6	Pass
Block1 – 2 Floor	0.31	Pass	1.5	Pass	1.55	Pass
Block2 – 0 Floor	0.25	Pass	2.33	Pass	2.63	Pass
Block2 – 1 Floor	0.33	Pass	1.63	Pass	1.8	Pass
Block2 – 2 Floor	0.32	Pass	1.59	Pass	1.81	Pass
Total Rooms	6.00					
Pass	100.0%		100.0%		100.0%	
Fail	0.0%		0.0%		0.0%	

Appendix 2

Overheating Results

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Scenario:	Current design – London Weather Centre – 2080s – High Emissions – 50th percentile								
Block / Floor / Unit / Room	DSY1 – 2080			DSY2 – 2080			DSY3 – 2080		
	Criterion 1(%)	Criterion 2 (hr)	Pass/Fail	Criterion 1(%)	Criterion 2 (hr)	Pass/Fail	Criterion 1(%)	Criterion 2 (hr)	Pass/Fail
Block1-0Floor-Unit1-Bedroom	0.0	119	Fail	0.2	144	Fail	0	136	Fail
Block1-0Floor-Unit1-KLD	0.0	N/A	Pass	0.4	N/A	Pass	0.12	N/A	Pass
Block1-1Floor-Unit2-Bedroom	0.0	123	Fail	0.2	151	Fail	0	142	Fail
Block1-1Floor-Unit2-KLD	0.1	N/A	Pass	0.4	N/A	Pass	0.2	N/A	Pass
Block1-2Floor-Unit3-Bedroom	0.0	120	Fail	0.2	150	Fail	0	140	Fail
Block1-2Floor-Unit3-KLD	0.1	N/A	Pass	0.5	N/A	Pass	0.28	N/A	Pass
Block2-0Floor-Unit1-Bedroom1	0.0	107	Fail	0.0	132	Fail	0	130	Fail
Block2-0Floor-Unit1-Bedroom2	0.0	106	Fail	0.0	132	Fail	0	133	Fail
Block2-0Floor-Unit1-KLD	0.0	N/A	Pass	0.1	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit2-Bedroom	0.0	105	Fail	0.0	130	Fail	0	124	Fail
Block2-0Floor-Unit2-Bedroom1	0.0	104	Fail	0.0	130	Fail	0	125	Fail
Block2-0Floor-Unit2-KLD	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit3-Bedroom1	0.0	112	Fail	0.2	139	Fail	0	143	Fail
Block2-1Floor-Unit3-Bedroom2	0.0	106	Fail	0.2	132	Fail	0	133	Fail
Block2-1Floor-Unit3-KLD	0.0	N/A	Pass	0.3	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-Bedroom1	0.0	105	Fail	0.2	131	Fail	0	131	Fail
Block2-1Floor-Unit4-Bedroom2	0.0	106	Fail	0.2	133	Fail	0	134	Fail
Block2-1Floor-Unit4-Kitchen	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-LivingRoom	0.0	N/A	Pass	0.3	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit5-Bedroom1	0.0	109	Fail	0.1	135	Fail	0	144	Fail
Block2-2Floor-Unit5-Bedroom2	0.0	105	Fail	0.2	131	Fail	0	133	Fail
Block2-2Floor-Unit5-KLD	0.0	N/A	Pass	0.4	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-Bedroom1	0.0	107	Fail	0.2	131	Fail	0	132	Fail
Block2-2Floor-Unit6-Bedroom2	0.0	107	Fail	0.2	132	Fail	0	134	Fail
Block2-2Floor-Unit6-Kitchen	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-LivingRoom	0.0	N/A	Pass	0.3	N/A	Pass	0	N/A	Pass
Total Rooms	26								
Pass	42.3%			42.3%			42.3%		
Fail	57.7%			57.7%			57.7%		

Appendix 2

Overheating Results

Cornwall Road

Scenario:	Current design – London Weather Centre – 2080s – High Emissions – 50th percentile					
Corridors	DSY1 – 2080		DSY2 – 2080		DSY3 – 2080	
	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail
Block1 – 0 Floor	3.4	Fail	5.39	Fail	6.67	Fail
Block1 – 1 Floor	2.55	Pass	4.04	Fail	4.83	Fail
Block1 – 2 Floor	2.7	Pass	4.17	Fail	5.11	Fail
Block2 – 0 Floor	4.45	Fail	6.45	Fail	8.52	Fail
Block2 – 1 Floor	2.63	Pass	4.28	Fail	5.35	Fail
Block2 – 2 Floor	2.58	Pass	4.28	Fail	5.38	Fail
Total Rooms	6.00					
Pass	66.7		0.0%		0.0%	
Fail	33.3%		100.0%		100.0%	

Appendix 2

Overheating Results

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Scenario:	Mitigation measures – London Weather Centre – 2020s – High Emissions – 50th percentile								
Block / Floor / Unit / Room	DSY1 – 2020			DSY2 – 2020			DSY3 – 2020		
	Criterion 1(%)	Criterion 2(hr)	Pass/Fail	Criterion 1(%)	Criterion 2(hr)	Pass/Fail	Criterion 1(%)	Criterion 2(hr)	Pass/Fail
Block1-0Floor-Unit1-Bedroom	-	-	-	-	-	-	-	-	-
Block1-0Floor-Unit1-KLD	-	-	-	-	-	-	-	-	-
Block1-1Floor-Unit2-Bedroom	-	-	-	-	-	-	-	-	-
Block1-1Floor-Unit2-KLD	-	-	-	-	-	-	-	-	-
Block1-2Floor-Unit3-Bedroom	-	-	-	-	-	-	-	-	-
Block1-2Floor-Unit3-KLD	-	-	-	-	-	-	-	-	-
Block2-0Floor-Unit1-Bedroom1	-	-	-	-	-	-	-	-	-
Block2-0Floor-Unit1-Bedroom2	-	-	-	-	-	-	-	-	-
Block2-0Floor-Unit1-KLD	-	-	-	-	-	-	-	-	-
Block2-0Floor-Unit2-Bedroom	-	-	-	-	-	-	-	-	-
Block2-0Floor-Unit2-Bedroom1	-	-	-	-	-	-	-	-	-
Block2-0Floor-Unit2-KLD	-	-	-	-	-	-	-	-	-
Block2-1Floor-Unit3-Bedroom1	-	-	-	-	-	-	-	-	-
Block2-1Floor-Unit3-Bedroom2	-	-	-	-	-	-	-	-	-
Block2-1Floor-Unit3-KLD	-	-	-	-	-	-	-	-	-
Block2-1Floor-Unit4-Bedroom1	-	-	-	-	-	-	-	-	-
Block2-1Floor-Unit4-Bedroom2	-	-	-	-	-	-	-	-	-
Block2-1Floor-Unit4-Kitchen	-	-	-	-	-	-	-	-	-
Block2-1Floor-Unit4-LivingRoom	-	-	-	-	-	-	-	-	-
Block2-2Floor-Unit5-Bedroom1	-	-	-	-	-	-	-	-	-
Block2-2Floor-Unit5-Bedroom2	-	-	-	-	-	-	-	-	-
Block2-2Floor-Unit5-KLD	-	-	-	-	-	-	-	-	-
Block2-2Floor-Unit6-Bedroom1	-	-	-	-	-	-	-	-	-
Block2-2Floor-Unit6-Bedroom2	-	-	-	-	-	-	-	-	-
Block2-2Floor-Unit6-Kitchen	-	-	-	-	-	-	-	-	-
Block2-2Floor-Unit6-LivingRoom	-	-	-	-	-	-	-	-	-
Total Rooms	26								
Pass	100.0%			100.0%			100.0%		
Fail	0.0%			0.0%			0.0%		

Appendix 2

Overheating Results

Cornwall Road

Scenario:	Mitigation measures – London Weather Centre – 2020s – High Emissions – 50th percentile					
Corridors	DSY1 – 2020		DSY2 – 2020		DSY3 – 2020	
	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail
Block1 – 0 Floor	–	–	–	–	–	–
Block1 – 1 Floor	–	–	–	–	–	–
Block1 – 2 Floor	–	–	–	–	–	–
Block2 – 0 Floor	–	–	–	–	–	–
Block2 – 1 Floor	–	–	–	–	–	–
Block2 – 2 Floor	–	–	–	–	–	–
Total Rooms	6.00					
Pass	100.0%		100.0%		100.0%	
Fail	0.0%		0.0%		0.0%	

Appendix 2

Overheating Results

Cornwall Road

Scenario:	Mitigation measures – London Weather Centre – 2050s – High Emissions – 50th percentile								
Block / Floor / Unit / Room	DSY1 – 2050			DSY2 – 2050			DSY3 – 2050		
	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail
Block1-0Floor-Unit1-Bedroom	0.0	27	Pass	0.0	53	Fail	0	50	Fail
Block1-0Floor-Unit1-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block1-1Floor-Unit2-Bedroom	0.0	28	Pass	0.0	57	Fail	0	57	Fail
Block1-1Floor-Unit2-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block1-2Floor-Unit3-Bedroom	0.0	28	Pass	0.0	57	Fail	0	58	Fail
Block1-2Floor-Unit3-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit1-Bedroom1	0.0	27	Pass	0.0	53	Fail	0	50	Fail
Block2-0Floor-Unit1-Bedroom2	0.0	28	Pass	0.0	55	Fail	0	50	Fail
Block2-0Floor-Unit1-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit2-Bedroom	0.0	27	Pass	0.0	54	Fail	0	48	Fail
Block2-0Floor-Unit2-Bedroom1	0.0	28	Pass	0.0	55	Fail	0	46	Fail
Block2-0Floor-Unit2-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit3-Bedroom1	0.0	26	Pass	0.0	54	Fail	0	62	Fail
Block2-1Floor-Unit3-Bedroom2	0.0	25	Pass	0.0	53	Fail	0	55	Fail
Block2-1Floor-Unit3-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-Bedroom1	0.0	25	Pass	0.0	52	Fail	0	55	Fail
Block2-1Floor-Unit4-Bedroom2	0.0	26	Pass	0.0	53	Fail	0	57	Fail
Block2-1Floor-Unit4-Kitchen	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-LivingRoom	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit5-Bedroom1	0.0	26	Pass	0.0	53	Fail	0	58	Fail
Block2-2Floor-Unit5-Bedroom2	0.0	25	Pass	0.0	53	Fail	0	54	Fail
Block2-2Floor-Unit5-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-Bedroom1	0.0	25	Pass	0.0	52	Fail	0	53	Fail
Block2-2Floor-Unit6-Bedroom2	0.0	25	Pass	0.0	53	Fail	0	55	Fail
Block2-2Floor-Unit6-Kitchen	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-LivingRoom	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Total Rooms	26								
Pass	42.3%			42.3%			42.3%		
Fail	57.7%			57.7%			57.7%		

Appendix 2

Overheating Results

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Scenario:	Mitigation measures – London Weather Centre – 2050s – High Emissions – 50th percentile					
Corridors	DSY1 – 2050		DSY2 – 2050		DSY3 – 2050	
	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail
Block1 – 0 Floor	0	Pass	1.42	Pass	0.93	Pass
Block1 – 1 Floor	0.03	Pass	1.07	Pass	0.92	Pass
Block1 – 2 Floor	0	Pass	1.19	Pass	0.99	Pass
Block2 – 0 Floor	0.03	Pass	1.06	Pass	0.87	Pass
Block2 – 1 Floor	0.2	Pass	1.21	Pass	1.1	Pass
Block2 – 2 Floor	0.19	Pass	1.36	Pass	1.18	Pass
Total Rooms	6.00					
Pass	100.0%		100.0%		100.0%	
Fail	0.0%		0.0%		0.0%	

Appendix 2

Overheating Results

Cornwall Road

Scenario:	Mitigation measures – London Weather Centre – 2080s – High Emissions – 50th percentile								
Block / Floor / Unit / Room	DSY1 – 2080			DSY2 – 2080			DSY3 – 2080		
	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail	Criterion 1 (%)	Criterion 2 (hr)	Pass/Fail
Block1-0Floor-Unit1-Bedroom	0.0	102	Fail	0.0	127	Fail	0	120	Fail
Block1-0Floor-Unit1-KLD	0.0	N/A	Pass	0.1	N/A	Pass	0	N/A	Pass
Block1-1Floor-Unit2-Bedroom	0.0	107	Fail	0.1	134	Fail	0	128	Fail
Block1-1Floor-Unit2-KLD	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block1-2Floor-Unit3-Bedroom	0.0	106	Fail	0.1	133	Fail	0	127	Fail
Block1-2Floor-Unit3-KLD	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit1-Bedroom1	0.0	96	Fail	0.0	124	Fail	0	121	Fail
Block2-0Floor-Unit1-Bedroom2	0.0	94	Fail	0.0	123	Fail	0	124	Fail
Block2-0Floor-Unit1-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-0Floor-Unit2-Bedroom	0.0	96	Fail	0.0	123	Fail	0	117	Fail
Block2-0Floor-Unit2-Bedroom1	0.0	93	Fail	0.0	123	Fail	0	118	Fail
Block2-0Floor-Unit2-KLD	0.0	N/A	Pass	0.0	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit3-Bedroom1	0.0	100	Fail	0.0	130	Fail	0	133	Fail
Block2-1Floor-Unit3-Bedroom2	0.0	95	Fail	0.1	125	Fail	0	123	Fail
Block2-1Floor-Unit3-KLD	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-Bedroom1	0.0	95	Fail	0.2	124	Fail	0	123	Fail
Block2-1Floor-Unit4-Bedroom2	0.0	97	Fail	0.2	126	Fail	0	125	Fail
Block2-1Floor-Unit4-Kitchen	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-1Floor-Unit4-LivingRoom	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit5-Bedroom1	0.0	98	Fail	0.0	127	Fail	0	130	Fail
Block2-2Floor-Unit5-Bedroom2	0.0	94	Fail	0.1	123	Fail	0	122	Fail
Block2-2Floor-Unit5-KLD	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-Bedroom1	0.0	96	Fail	0.2	125	Fail	0	123	Fail
Block2-2Floor-Unit6-Bedroom2	0.0	96	Fail	0.2	125	Fail	0	124	Fail
Block2-2Floor-Unit6-Kitchen	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Block2-2Floor-Unit6-LivingRoom	0.0	N/A	Pass	0.2	N/A	Pass	0	N/A	Pass
Total Rooms	26								
Pass	42.3%			42.3%			42.3%		
Fail	57.7%			57.7%			57.7%		

Appendix 2

Overheating Results

Cornwall Road

Scenario:	Mitigation measures – London Weather Centre – 2080s – High Emissions – 50th percentile					
Corridors	DSY1 – 2080		DSY2 – 2080		DSY3 – 2080	
	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail	Criterion 3 (%)	Pass/Fail
Block1 – 0 Floor	2.7	Pass	4.47	Fail	5.05	Fail
Block1 – 1 Floor	2.21	Pass	3.58	Fail	3.85	Fail
Block1 – 2 Floor	2.29	Pass	3.49	Fail	4.2	Fail
Block2 – 0 Floor	2.78	Pass	4.66	Fail	6.02	Fail
Block2 – 1 Floor	2.14	Pass	3.8	Fail	4.51	Fail
Block2 – 2 Floor	2.27	Pass	3.91	Fail	4.73	Fail
Total Rooms	6.00					
Pass	100.0%		0.0%		0.0%	
Fail	0.0%		100.0%		100.0%	

Appendix 3

Proposed Overheating Measures

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Measure reducing overheating risk	When measure will be installed (current design / future mitigation)	Impact (High/medium/low)	Life cycle expected	Replacement costs	Annual expected running costs
Glazing film to achieve a g-value of 0.3	Future mitigation	medium	20 years	8,000	0
Comfort cooling	Future mitigation	high	20 years	25,000	4,000

Appendix 4

Impact on Other Strategies

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Links with other assessments

Does the submitted Overheating Strategy require openable windows to cool?	YES
If the submitted Overheating Strategy requires openable windows to cool, are openable windows allowed in the submitted air quality assessment?	N/A
If the submitted Overheating Strategy requires openable windows to cool, are openable windows allowed in the submitted noise assessment?	N/A
If the submitted Overheating Strategy requires openable windows to cool, are openable windows allowed in the submitted Crime / Design out Crime assessment?	The Secure by Design (silver) strategy will reflect this aspect.
Can you confirm that the G-Values proposed do not impact on the building's ability to deliver a Building Regulations Compliant Scheme?	YES

Appendix 5

Managing the Overheating Risk Cornwall Road

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Owner of Overheating Risk

Who is responsible for managing the overheating risk of these buildings / units?	Occupant
Who will be responsible for the equipment / measures that are installed and the on-going management and maintenance?	Homes for Haringey
How will the occupier be able to get in contact with the responsible party to address any measures / equipment needed in the future to reduce this risk?	Homes for Haringey

Appendix 6

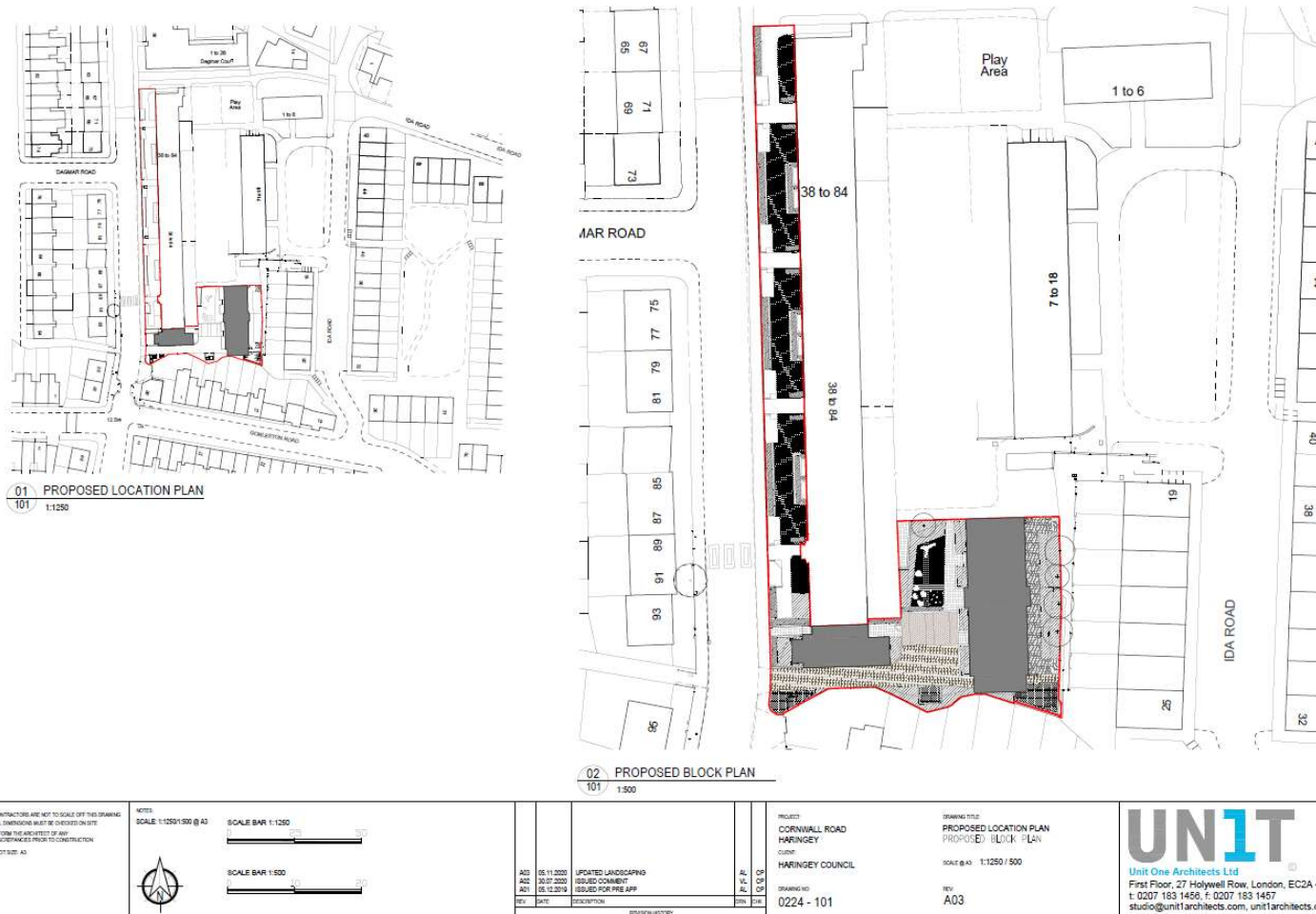
Proposed Layouts

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Appendix 6

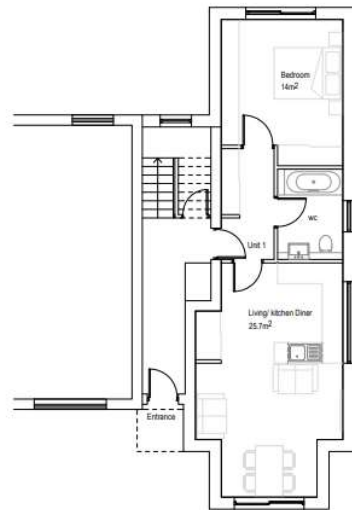
Proposed Layouts

Cornwall Road

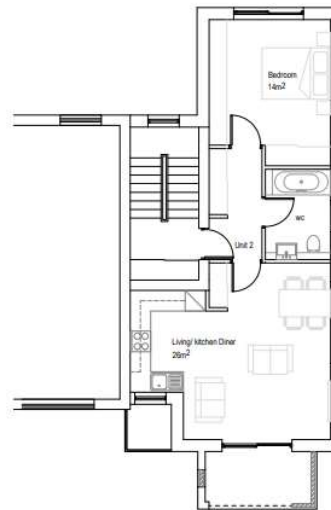
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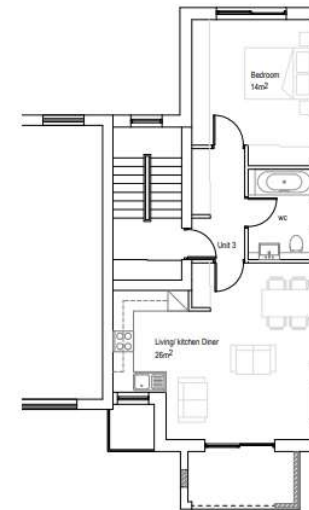
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01 PROPOSED GROUND FLOOR PLAN (BLOCK 1)
1:100



02 PROPOSED FIRST FLOOR PLAN (BLOCK 1)
1:100



03 PROPOSED SECOND FLOOR PLAN (BLOCK 1)
1:100

SCHEDULE		
Unit Number	Unit Type	Size
1	1B2P	50.8sqm
2	1B2P	51.1sqm
3	1B2P	51.1sqm

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. PLOT SIZE: A3		NOTES: SCALE: 1:100 @ A3		<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>A03</td> <td>26.02.2020</td> <td>ISSUED FOR COMMENT</td> <td>AL</td> <td>CP</td> </tr> <tr> <td>A02</td> <td>26.12.2019</td> <td>ISSUED FOR COMMENT</td> <td>AL</td> <td>CP</td> </tr> <tr> <td>A01</td> <td>26.11.2019</td> <td>ISSUED FOR COMMENT</td> <td>NP</td> <td>CP</td> </tr> <tr> <td>A00</td> <td>26.11.2019</td> <td>ISSUED FOR COMMENT</td> <td>NP</td> <td>CP</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	BY	CHK	A03	26.02.2020	ISSUED FOR COMMENT	AL	CP	A02	26.12.2019	ISSUED FOR COMMENT	AL	CP	A01	26.11.2019	ISSUED FOR COMMENT	NP	CP	A00	26.11.2019	ISSUED FOR COMMENT	NP	CP	PROJECT: CORNWALL ROAD HARINGEY HARINGEY COUNCIL 0224 - 103		DRAWING TITLE: PROPOSED FLOOR PLANS BLOCK 1 BLOCK 2 SCALE @ A3: 1:100 REV: A03		UNIT Unit One Architects Ltd The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com	
REV	DATE	DESCRIPTION	BY	CHK																																
A03	26.02.2020	ISSUED FOR COMMENT	AL	CP																																
A02	26.12.2019	ISSUED FOR COMMENT	AL	CP																																
A01	26.11.2019	ISSUED FOR COMMENT	NP	CP																																
A00	26.11.2019	ISSUED FOR COMMENT	NP	CP																																

Appendix 6

Proposed Layouts

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01 PROPOSED GROUND FLOOR PLAN (BLOCK 2)
104 1:100

SCHEDULE		
Unit Number	Unit Type	Size
1	2B3P	79 Sqm
2	2B3P	79 Sqm

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE
NOTIFY THE ARCHITECT OF ANY
DISCREPANCIES PRIOR TO CONSTRUCTION
PLOT SIZE: A2

NOTES
SCALE: 1:100 @ A3

REV	DATE	DESCRIPTION	BY	CHK
A07	27.02.2020	ISSUED FOR COMMENT	AL	CP
A06	24.02.2020	ISSUED FOR COMMENT	AL	CP
A05	19.02.2020	ISSUED FOR COMMENT	AL	CP
A04	24.01.2020	ISSUED FOR COMMENT	AL	CP
A03	05.12.2019	ISSUED FOR PRE APP	AL	CP
A02	05.11.2019	ISSUED FOR COMMENT	AL	CP
A01	23.10.2019	ISSUED FOR COMMENT	NP	CP

PROJECT
CORNWALL ROAD
HARINGEY

CLIENT
HARINGEY COUNCIL

DRAWING NO
0224 - 104

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN
BLOCK 2

SCALE @ A2
1:100

REV
A07

UNIT
Unit One Architects Ltd
The Junction, Station Road, Watford, WD17 1EU
t: 0207 183 1456 | e: studio@unit1architects.com
www.unit1architects.com

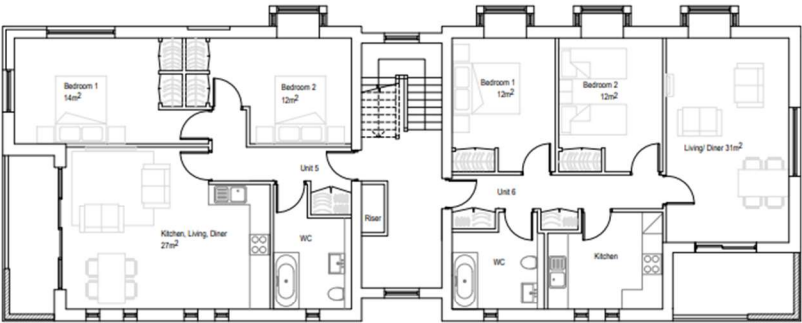
Appendix 6

Proposed Layouts

Cornwall Road



01 PROPOSED FIRST FLOOR PLAN (BLOCK 2)
105 1:100



02 PROPOSED SECOND FLOOR PLAN (BLOCK 2)
105 1:100

SCHEDULE		
Unit Number	Unit Type	Size
3	2BAP	72 Sqm
4	2BAP	72 Sqm
5	2BAP	72 Sqm
6	2BAP	72 Sqm

CONTRACTORS ARE NOT TO SCALE. SEE THIS DRAWING.
ALL DIMENSIONS MUST BE CHECKED ON SITE.
NOTES THE HATCHES OF ANY
SCHEDULES FROM CONSTRUCTION
PLOT SIZE: A3

NOTES
SCALE: 1:100 @ A3

0 1m 2m

01
105

REV	DATE	DESCRIPTION	BY	CHK
A07	27.02.2020	ISSUED FOR COMMENT	AL	CP
A06	26.02.2020	ISSUED FOR COMMENT	AL	CP
A05	19.02.2020	ISSUED FOR COMMENT	AL	CP
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A03	05.12.2019	ISSUED FOR PHE APP	AL	CP
A02	06.11.2019	ISSUED FOR COMMENT	AL	CP
A01	23.10.2019	ISSUED FOR COMMENT	AL	CP

REVISION HISTORY

PROJECT:
CORNWALL ROAD
HARINGEY
CLIENT:
HARINGEY COUNCIL

DRAWING NO:
0224 - 105

DRAWING TITLE:
PROPOSED FIRST AND SECOND FLOOR PLAN
BLOCK 2

SCALE & NO: 1:100

REV:
A07

UNIT
Unit One Architects Ltd
The Junction, Station Road, Watford, WD17 1EU
t: 0207 183 1456 | e: studio@unit1architects.com
www.unit1architects.com

Appendix 7

Proposed Layouts

Cornwall Road

eight
associates

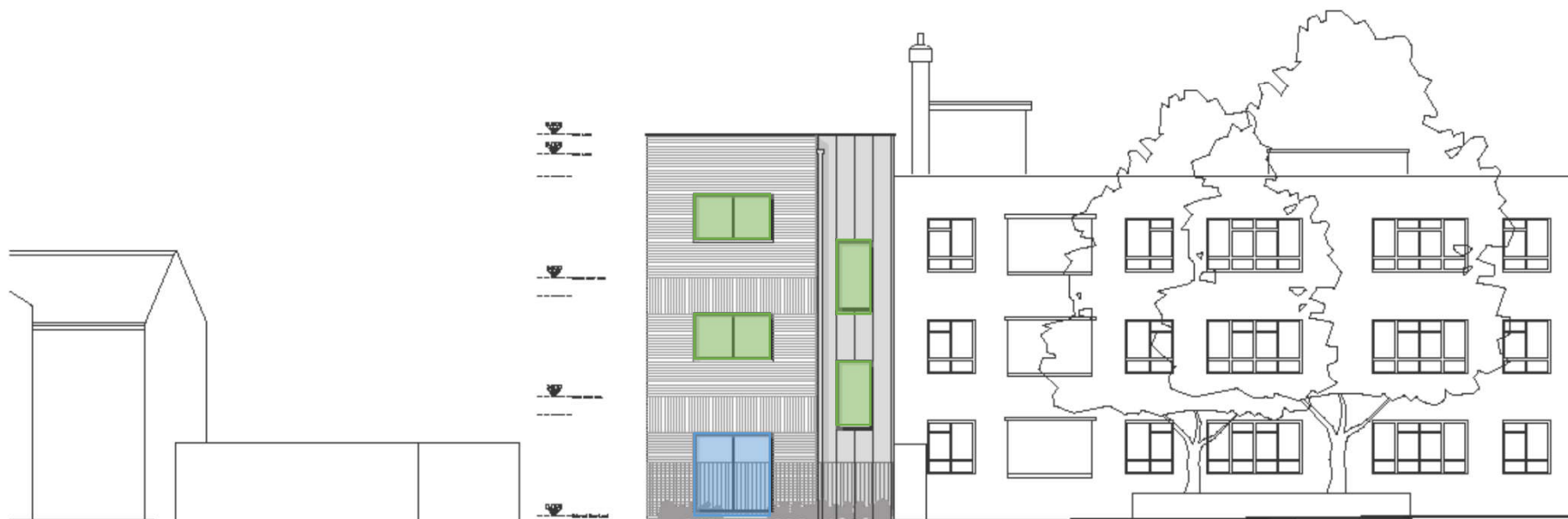
+44 (0)207 0430 418

www.eightassociates.co.uk
info@eightassociates.co.uk



	01 106 1:100 PROPOSED NORTH ELEVATION (BLOCK 2) 100% opening 66% opening 50% opening		30% opening 0% opening Fixed opaque panel/solid door
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CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE REFURISH THE ARCHITECT OF APP SHEDDING PRIOR TO CONSTRUCTION PLOT SIZE: A2		NOTES: SCALE: 1:100 @ A3		<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>CHK</th></tr><tr><td>A01</td><td>27.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr><tr><td>A02</td><td>26.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr><tr><td>A04</td><td>19.02.2020</td><td>ISSUED FOR PRE APP</td><td>AL</td><td>CP</td></tr><tr><td>A03</td><td>20.01.2020</td><td>ISSUED FOR PRE APP</td><td>AL</td><td>CP</td></tr><tr><td>A02</td><td>05.12.2019</td><td>ISSUED FOR PRE APP</td><td>AL</td><td>CP</td></tr><tr><td>A01</td><td>05.11.2019</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr></table>		REV	DATE	DESCRIPTION	BY	CHK	A01	27.02.2020	ISSUED FOR COMMENT	AL	CP	A02	26.02.2020	ISSUED FOR COMMENT	AL	CP	A04	19.02.2020	ISSUED FOR PRE APP	AL	CP	A03	20.01.2020	ISSUED FOR PRE APP	AL	CP	A02	05.12.2019	ISSUED FOR PRE APP	AL	CP	A01	05.11.2019	ISSUED FOR COMMENT	AL	CP	PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 106		DRAWING TITLE: PROPOSED NORTH ELEVATION BLOCK 2 SCALE @ A3: 1:100 REV: A06		UNIT Unit One Architects Ltd The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com	
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A01	05.11.2019	ISSUED FOR COMMENT	AL	CP																																										



	100% opening		30% opening
	66% opening		0% opening
	50% opening		Fixed opaque panel/solid door

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE REFURISHING ARCHITECT OF 401 SHACKLETONS PRIOR TO CONSTRUCTION PLOT SIZE: A3	NOTES: SCALE: 1:100 @ A3 	<table border="1"> <thead> <tr> <th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>CHK</th></tr> </thead> <tbody> <tr> <td>A03</td><td>26.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A02</td><td>05.12.2019</td><td>ISSUED FOR PRE APP</td><td>AL</td><td>CP</td></tr> <tr> <td>A01</td><td>05.11.2019</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> </tbody> </table> REVISION HISTORY	REV	DATE	DESCRIPTION	BY	CHK	A03	26.02.2020	ISSUED FOR COMMENT	AL	CP	A02	05.12.2019	ISSUED FOR PRE APP	AL	CP	A01	05.11.2019	ISSUED FOR COMMENT	AL	CP	PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 107 DRAWING TITLE: PROPOSED EAST ELEVATION BLOCK 1 SCALE @ A3: 1:100 REV: A03	UNIT Unit One Architects Ltd The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com
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A02	05.12.2019	ISSUED FOR PRE APP	AL	CP																				
A01	05.11.2019	ISSUED FOR COMMENT	AL	CP																				



01 PROPOSED EAST ELEVATION (BLOCK 2)
108 1:100



100% opening



30% opening



66% opening



0% opening



50% opening



Fixed opaque panel/solid door

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE
INFORM THE ARCHITECT OF ANY
CHANGES PRIOR TO CONSTRUCTION
PLOT SIZE: A2

NOTES:
SCALE: 1:100 @ A3
0 1m 2m

REV	DATE	DESCRIPTION	BY	CHK
A01	27.02.2020	ISSUED FOR COMMENT	AL	CP
A02	26.02.2020	ISSUED FOR COMMENT	AL	CP
A03	19.02.2020	ISSUED FOR COMMENT	AL	CP
A04	29.01.2020	ISSUED FOR COMMENT	AL	CP
A05	05.12.2019	ISSUED FOR PHE APP	AL	CP
A06	05.11.2019	ISSUED FOR COMMENT	AL	CP

REVISION HISTORY

PROJECT:
CORNWALL ROAD
HARINGEY
CLIENT:
HARINGEY COUNCIL

DRAWING NO:
0224 - 108

DRAWING TITLE:
PROPOSED EAST ELEVATION
BLOCK 2

SCALE @ A3: 1:100

REV:
A06

UNIT
Unit One Architects Ltd

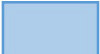
The Junction, Station Road, Watford, WD17 1EU
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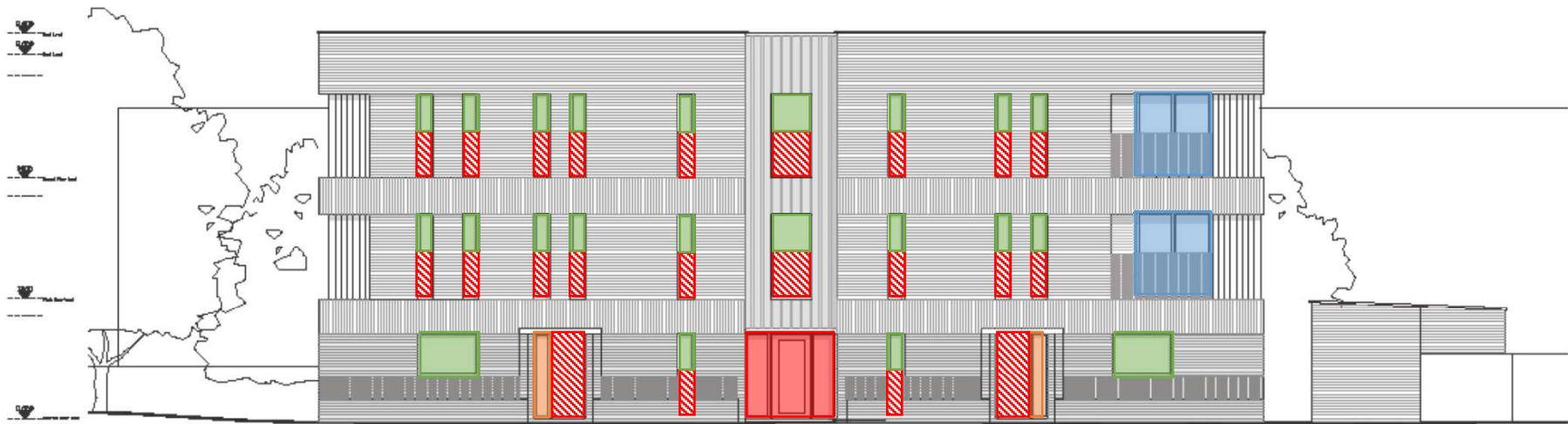
	100% opening		30% opening
	66% opening		0% opening
	50% opening		Fixed opaque panel/solid door

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE RETURN THE ARCHITECT OF ANY CHANGES PRIOR TO CONSTRUCTION PLOT SIZE: A3	NOTES: SCALE: 1:100 @ A3 0 1m 2m	<table> <tr> <th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>CHK</th></tr> <tr> <td>A05</td><td>27.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A04</td><td>26.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>AL</td></tr> <tr> <td>A03</td><td>19.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A02</td><td>05.12.2019</td><td>ISSUED FOR PHE APP</td><td>AL</td><td>CP</td></tr> <tr> <td>A01</td><td>05.11.2019</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> </table>	REV	DATE	DESCRIPTION	BY	CHK	A05	27.02.2020	ISSUED FOR COMMENT	AL	CP	A04	26.02.2020	ISSUED FOR COMMENT	AL	AL	A03	19.02.2020	ISSUED FOR COMMENT	AL	CP	A02	05.12.2019	ISSUED FOR PHE APP	AL	CP	A01	05.11.2019	ISSUED FOR COMMENT	AL	CP	PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 109 DRAWING TITLE: PROPOSED SOUTH ELEVATION BLOCK 1 & 2 SCALE @ A3: 1:100 REV: A05	UNIT Unit One Architects Ltd The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com
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A01	05.11.2019	ISSUED FOR COMMENT	AL	CP																														



	100% opening		30% opening
	66% opening		0% opening
	50% opening		Fixed opaque panel/solid door

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE REFURISHING ARCHITECT OF ART SHOULD PROCEED PRIOR TO CONSTRUCTION PLOT SIZE: A3	NOTES: SCALE: 1:100 @ A3 	<table border="1"> <thead> <tr> <th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>CHK</th></tr> </thead> <tbody> <tr> <td>A04</td><td>27.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A03</td><td>26.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A02</td><td>05.12.2019</td><td>ISSUED FOR PNE APP</td><td>AL</td><td>CP</td></tr> <tr> <td>A01</td><td>05.11.2019</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	CHK	A04	27.02.2020	ISSUED FOR COMMENT	AL	CP	A03	26.02.2020	ISSUED FOR COMMENT	AL	CP	A02	05.12.2019	ISSUED FOR PNE APP	AL	CP	A01	05.11.2019	ISSUED FOR COMMENT	AL	CP	PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 110 DRAWING TITLE: PROPOSED WEST ELEVATION BLOCK 1 SCALE @ A3: 1:100 REV: A04	UNIT Unit One Architects Ltd The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com
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A01	05.11.2019	ISSUED FOR COMMENT	AL	CP																									



01 PROPOSED WEST ELEVATION (BLOCK 2)

- 1:100
- 100% opening
 - 66% opening
 - 50% opening

- 30% opening
- 0% opening
- Fixed opaque panel/solid door

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE REFURISHING ARCHITECT OF APP SHADOWS PRIOR TO CONSTRUCTION PLOT SIZE: A2	NOTES: SCALE: 1:100 @ A3 0 1m 2m	<table> <tr> <th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>CHK</th></tr> <tr> <td>A07</td><td>27.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A06</td><td>26.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A05</td><td>19.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A04</td><td>29.01.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A03</td><td>05.12.2019</td><td>ISSUED FOR PFE APP</td><td>AL</td><td>CP</td></tr> <tr> <td>A02</td><td>05.11.2019</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A01</td><td>23.10.2019</td><td>ISSUED FOR COMMENT</td><td>NP</td><td>CP</td></tr> </table>	REV	DATE	DESCRIPTION	BY	CHK	A07	27.02.2020	ISSUED FOR COMMENT	AL	CP	A06	26.02.2020	ISSUED FOR COMMENT	AL	CP	A05	19.02.2020	ISSUED FOR COMMENT	AL	CP	A04	29.01.2020	ISSUED FOR COMMENT	AL	CP	A03	05.12.2019	ISSUED FOR PFE APP	AL	CP	A02	05.11.2019	ISSUED FOR COMMENT	AL	CP	A01	23.10.2019	ISSUED FOR COMMENT	NP	CP	PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 111 REV: A07	DRAWING TITLE: PROPOSED WEST ELEVATION BLOCK 2 SCALE @ A3: 1:100 UNIT ONE ARCHITECTS LTD The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com
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A02	05.11.2019	ISSUED FOR COMMENT	AL	CP																																								
A01	23.10.2019	ISSUED FOR COMMENT	NP	CP																																								



01 PROPOSED WEST ELEVATION (BLOCK 2)

111 1:100
Fins and louvres

Porch over door

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE INFORM THE ARCHITECT OF ANY CHANGES PRIOR TO CONSTRUCTION PLOT SIZE: A2	NOTES: SCALE: 1:100 @ A3 0 1m 2m	<table> <tr> <th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>CHK</th></tr> <tr> <td>A07</td><td>27.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A06</td><td>26.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A05</td><td>19.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A04</td><td>29.01.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A03</td><td>05.12.2019</td><td>ISSUED FOR PRE APP</td><td>AL</td><td>CP</td></tr> <tr> <td>A02</td><td>05.11.2019</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr> <tr> <td>A01</td><td>23.10.2019</td><td>ISSUED FOR COMMENT</td><td>NP</td><td>CP</td></tr> </table>	REV	DATE	DESCRIPTION	BY	CHK	A07	27.02.2020	ISSUED FOR COMMENT	AL	CP	A06	26.02.2020	ISSUED FOR COMMENT	AL	CP	A05	19.02.2020	ISSUED FOR COMMENT	AL	CP	A04	29.01.2020	ISSUED FOR COMMENT	AL	CP	A03	05.12.2019	ISSUED FOR PRE APP	AL	CP	A02	05.11.2019	ISSUED FOR COMMENT	AL	CP	A01	23.10.2019	ISSUED FOR COMMENT	NP	CP	PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 111 DRAWING TITLE: PROPOSED WEST ELEVATION BLOCK 2 SCALE @ A3: 1:100 REV: A07	UNIT Unit One Architects Ltd The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com
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01 PROPOSED SOUTH ELEVATION BLOCK 1 AND 2
109 1:100

Fins and louvres

CONTRACTORS ARE NOT TO SCALE OFF THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE RETURN THE ARCHITECT OF ANY CHANGES PRIOR TO CONSTRUCTION PLOT SIZE: A3		NOTES: SCALE: 1:100 @ A3 		<table><tr><td>A05</td><td>27.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr><tr><td>A04</td><td>26.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr><tr><td>A03</td><td>19.02.2020</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr><tr><td>A02</td><td>05.12.2019</td><td>ISSUED FOR PHE APP</td><td>AL</td><td>CP</td></tr><tr><td>A01</td><td>05.11.2019</td><td>ISSUED FOR COMMENT</td><td>AL</td><td>CP</td></tr></table>		A05	27.02.2020	ISSUED FOR COMMENT	AL	CP	A04	26.02.2020	ISSUED FOR COMMENT	AL	CP	A03	19.02.2020	ISSUED FOR COMMENT	AL	CP	A02	05.12.2019	ISSUED FOR PHE APP	AL	CP	A01	05.11.2019	ISSUED FOR COMMENT	AL	CP	<table><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td><td>CHK</td></tr><tr><td colspan="5">REVISION HISTORY</td></tr></table>		REV	DATE	DESCRIPTION	BY	CHK	REVISION HISTORY					PROJECT: CORNWALL ROAD HARINGEY CLIENT: HARINGEY COUNCIL DRAWING NO: 0224 - 109		DRAWING TITLE: PROPOSED SOUTH ELEVATION BLOCK 1 & 2 SCALE @ A3: 1:100 REV: A05		UNIT Unit One Architects Ltd The Junction, Station Road, Watford, WD17 1EU t: 0207 183 1456 e: studio@unit1architects.com www.unit1architects.com	
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