

Officer Report

Application Number: HGY/2022/3851
Application Type: Approval of details reserved by a condition
Address: Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17

Proposal: Application for the partial approval of details pursuant to Condition D6 (Overheating and Model Report - LBH Carbon Management) in relation to Plot D (Ashley Road West site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. This application seeks to discharge Condition D6 in part as it relates to the marketing suite only.

Case Officer: Martin Cowie
Valid Date: 20/10/2022
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Applicant: Please refer to Company Name
Agent: Matthew Eyre

RECOMMENDATION

Approve

PROPOSAL: Part approval of details pursuant to condition D6 (Overheating and Model Report - LBH Carbon Management) in respect to the marketing suite at Plot D (Ashley Road West) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

APPROVED DEVELOPMENT

HGY/2018/2223:

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019.

CONSULTATION RESPONSE

Carbon Management Team:

The applicant has resubmitted a dynamic thermal modelling assessment which is in line with CIBSE TM52 and uses TM49 weather files. The report has modelled 4 zones, under the London

Weather Centre files which now includes future weather files as well. The input values for building fabric used for the overheating analysis has been amended to match with Stage 3b report provided by Environmental Services Design.

The information submitted is sufficient, so we **recommend** discharging Condition D6 - memo dated 27.07.2023

ANALYSIS/ASSESSMENT

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 at Plot D (Ashley Road West). Pursuant to condition D6, the applicant has provided information in respect to the overheating modelling and mitigations concerning the marketing suite.

LBH Planning and Carbon Management Officers have considered the information submitted and consider the details to be satisfactory and recommend that condition D6 can be part discharged.

4. RECOMMENDATION

GRANT PART DISCHARGE CONDITION

