

		Our ref: HGY/2023/2439 Contact: Zara Seelig Date: 21/09/2023
Town and Country Act 1990 (As amended)		
Location:	Firemens Flats, Glebe Road, Hornsey, London, N8 7DD	
Proposal:	The proposed works include the replacement of windows throughout all elevations of the property with double glazed PVC white windows. Front entrance doors will be replaced, roof repairs will be undertaken where necessary and an external wall insulation is to be installed to the building envelope. The external wall insulation system will incorporate the existing Tudor decorative style to retain the current appearance of the building.	

Carbon Management Response 21/09/2023

The social housing landlord is proposing to improve the thermal efficiency of the existing apartment building on Glebe Road. This proposal to retrofit is strongly supported in principle, and is supported by Local Plan Policies SP4 and DM21.

The proposals include external wall insulation, replacing single glazed sash windows with double glazed sash windows, and replacing doors. Some details have been set out in the Design and Access statements; it is largely proposed to achieve a like-for-like appearance but no details are included about the thermal improvements.

Actions:

- What are the anticipated improvements in u-values and g-values across all building elements; i.e. walls, windows, doors, roof and floor?
- Please set out what the estimated carbon savings will be following this work.
- Were roof and floor insulation considered, or have these elements already been insulated to a good level?
- What type of external wall insulation is proposed? To what level will this be insulated below ground level?
- Please set out how thermal bridging has been minimised across all junctions.
- What measures will be incorporated to reduce overheating risk? It is important that the Cooling Hierarchy is followed, and that solar gain is reduced during the summer months to reduce overheating risk in the coming decades when more frequent and severe heatwaves are expected.
- When thermally insulating and making the property more airtight, it is important to upgrade the ventilation of the property too. What measures are being incorporated to ensure the properties are adequately ventilated to remove indoor air pollutants and moisture?
- Will this retrofit project follow the PAS2035 standards? This is strongly advised the retrofit project follows the specification for quality assurance and occupancy comfort.
- Will any before and after monitoring take place in terms of energy use, temperature and humidity?

It is recommended that a retrofit strategy is conditioned, with detailed wording TBC.