

**Technical Note****Remington Road****Project Name**

Remington Road

Façade Changes – Impacts to Energy Strategy, Overheating and Internal Daylight**Our Reference**

RR/FACADE /202306 - RT

This Technical Note has been drafted as part of the review on potential environmental impacts associated with the façade changes proposed at Remington Road. The documents reviewed have been:

1. Energy Statement issued by NRG Consulting (Ref: CBE1955/RR/ES/202209-EC) dated September 2022
2. Internal Daylight Report issued by Rights of Light Consulting dated August 2021
3. Energy, Sustainability & Overheating Report undertaken by Icen Projects dated August 2021

The proposed changes reviewed relate to the Elevations in terms of Window size and location as well as a change in external material. Based on this review, our comments are as follows:

Overheating

All units passed quite comfortably within the Icen Projects report for DSY 1 so tweaks to the window sizes and positions will have negligible impact. Where windows were made slightly smaller this should improve results due to reduced Solar Gain.

Daylight

The Rights to Light Consulting Report showed that for Internal Daylight, the units were compliant with BRE Guidance by a fair margin, with only a few exceptions (as to be expected for a site of this size). The units here that fell short of the recommended Average Daylight Factor (ADF) were:

H15 - Second Floor**H12 - First Floor****H10 - First Floor****H09 - First Floor**

Therefore, if the window areas for these dwellings did get smaller, it is not ideal. However, the proposed changes to the window sizes are nominal in most cases and thus, the impact on the ADF would be negligible and in reality, would not be noticeable by a tenant in comparison to the original approved Elevations.

Energy

There appears to be no negative change to the scheme from these proposals that would impact the ability to comply with the Planning Condition requirements for the scheme nor reduce the energy performance of the dwellings. The SAP Calculations will be updated to reflect the scheme changes before the issue of the EPCs and the final Energy Statement.

As NRG Consulting were not the original authors of the Internal Daylight or Overheating Report, our review is a peer review in a professional capacity without access to the source files themselves. However, our review was thorough against the provided drawings and reports and provided that all other parameters have remained the same, the Overheating Report (secured by Planning Condition) shows a large margin of compliance, as does the Internal Daylight Report for the vast majority of the units.

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*For and on behalf of NRG Consulting*Date: 2nd June 2023

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