

James Argles

From: Planning Support
Subject: FW: HGY/2023/0950 - Wolves Lane Nursery, Wolves Lane, Wood Green, London

From: Mandip Sahota
Sent: 10 August 2023 13:49
To: Gareth Prosser
Cc: Kevin Tohill
Subject: RE: HGY/2023/0950 - Wolves Lane Nursery, Wolves Lane, Wood Green, London

Dear Gareth,

I hope you're well. Please see **responses** below in regard to DoC 11a.

- The report does not cover a strategy for Block D

Block D forms part of the next phase of the development. The phasing was approved under the recent MMA application.

- Is there a reason why there are separate heat pumps for Blocks A and B? Can they be connected to reduce the equipment required for both buildings (and therefore embodied carbon of equipment)?

The buildings are too large and too far apart for one ASHP's capacity - heat gets lost when travelling through long pipes and ASHPs operate at a lower temperature. Each ASHP has a maximum capacity and the size of the two buildings exceeds this, according to our M&E engineers. The two buildings are served independently due to the different occupancy and use expectations. Building B is likely to be consistent in occupancy throughout the year (offices/classrooms) but Building A is more variable (large events/ community uses) and likely to be seasonal (i.e. summer only). Independent systems avoid centralised plant running at part load (effectively oversized) in the event Building A occupancy is highly variable/ seasonal.

- Why are the storage and WC's spaces unheated in building A? Will the internal walls be insulated between the heated and unheated spaces?

The storage room in Building A is not intended to be a habitable space and is primarily used to locate mechanical and electrical equipment, which is likely to cause a build-up of heat from this equipment. Following an opportunity to take the majority of the site off grid, the client decided to specify composting toilets. The larger WC is an accessible toilet and uses the Natsol Full Access Composting Toilet product. This is comprised of an underground composting vault which forms the floor of the WC with underfloor heating is not being compatible. To follow the overall intention of the scheme to minimise use of electricity across the new development, plus with the performance of the external walls and fully filled internal partitions we have not included electric heaters. However small heaters could be added at a later date if required.

- Is building C expected to be occupied during the summer months only/mostly?

Building C will be occupied around the year but is not intended for humans to keep warm but for produce to keep cool. Initially it was designed without any insulation, and then insulation was added in the roof for cooling during summer. The floors are uninsulated and paved with tiles / brick to benefit from the cool raising from below. This means that the most busy period will be around spring/summer during harvest season and then occupation will slow reduce significantly over the winter months. Nonetheless, this is not a building designed to achieve a comfortable internal temperature during winter months, it is a building designed to achieve perfect storage conditions for vegetables.

- Please explain why electric radiant heaters may only be installed in future in Block C?

Electric radiant heaters could be installed in building C in the future only if this turns out to be necessary, for example in the workshop spaces, only if these are used for additional activities that the client has not currently told us about. At this point in time, the client team has instructed us that no such activities will take place. The provision

is a future proofing measure as part of our sustainability agenda. The heaters could be added at a later date if needed.

- Will there be a public display of energy usage, energy generation and the sustainability benefits of the scheme (including the electric vehicle charging point) to educate and raise awareness to visitors?

The client has an ambitious educational programme and there are professional educators working on the site. We are currently not instructed to install any visible metering or technical educational equipment. They are planning walks and other activities to educate people about energy usage and also our off grid drainage scheme.

- Will the electric charging vehicle charging point be connected to the solar PV system in the future?

Since the whole scheme has one connected electricity system, the answer is yes. The EVC can be linked to PV system if desired by the client (some form of battery storage required to make this a suitable solution), but the current proposal is to have Buildings B & C connected to PV system and all consumers related to these two buildings. The EVC will be served by the distribution board in Building C, being the closest.

Kind regards,

MANDIP SINGH SAHOTA
MANAGING PARTNER



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