

Date: 03/04/2023

Ashley Road East – Planning Condition E06 and E39

Tottenham Hale Centre Development Plot E (Ashley Road East)

NON-RESIDENTIAL SUBMISSION

This document has been prepared to discharge condition E06 – Overheating and E39 –

Co2

Permission Ref: HGY/2018/2223.

Condition E06 states that:

"Each 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."

Condition E39 states that:

"Prior to the occupation of each non-residential unit within Plot E, details demonstrating that a Seasonal Energy Efficiency Ratio (SEER) of 7.0 can be achieved shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be occupied in accordance with the approved details."

Galliford Try are responsible for the Shell and Core provision of each non-residential unit on Ashley Road East. As part of our MEP obligations and handover information, we have completed the BRUKL and EPC's assessment based on assumptions for the fit-out's of each unit.

Each fit-out contractor (yet to be appointed) is provided the fit-out guide as part of their tenant information packs which ensure they have guidance to achieve an SEER rating of 7.0 or greater. Unit 4 will require a separate submission from the fit-out contractor to advise on how they deal with overheating – business dependent it will vary on their needs. Galliford Try are not aware of incoming tenants to date or what type of businesses are looking to occupy.

Each unit has been based on the worst case air-permeability case, we have completed unit's 1,2 and 4 to date and bettered this to be under 5m3 (h.m2)@50pa

We would like to discharge the condition and Galliford Try's obligations on this matter with the following information.

Reports:

- BRUKL's for each unit.
- EPC's for each
- Air permeability tests for unit 1,2 & 4.
- Ashley Road - Part L Report - Future Fitout - Rev A.

Please see enclosed relevant information and enclosed drawings which we believe to sufficient to discharge the applicable condition, but should you require any additional information please don't hesitate to contact Galliford Try.

Regards

Phillip Elgarf-Weir (Galliford Try)