

EDC Supporting Letter

24th April 2026

To whom it may concern,

Re: Case References: Printworks (ref. HGY/2025/2533) and 807 High Road (ref. HGY/2025/2531)

The current planning approach includes for window sensors to interlock with the room cooling system, such that cooling is disabled when the window is open. The intent of this is to ensure that the system operates in an energy-efficient manner and prevents occupants abusing the system, which could lead to unnecessary energy consumption.

We propose an alternative control strategy whereby the cooling system operates on a timed overrun, managed through the BMS, automatically switching off after a preset duration unless actively re-enabled by the occupant.

This approach achieves the same objective of limiting unnecessary energy consumption while providing several operational and practical advantages. Importantly, this update has no material bearing upon the outputs of the development already approved through conditions at the Printworks (ref. HGY/2025/2533) and 807 High Road (ref. HGY/2025/2531) and the development would continue to be carried out in accordance with these approved details with the sole exception of the update to the position in respect of window sensors (which has no bearing on performance/outputs).

While window interlocks are theoretically sound, their real-world application in student housing presents several significant challenges that undermine their energy-saving potential, including:

- Vulnerability to Tampering - Window sensors are simple to tamper with, and can often be bypassed via simple magnets
- Empty Room Use – Window sensors do not stop rooms being cooled whilst unoccupied, which is likely to be a greater potential cause of inefficiency throughout the building
- High Maintenance and Failure Rates – Introduces additional wiring, sensors and complexity, adding more potential failure points and maintenance items.

We propose replacing the window sensors with a hard-coded timer/overrun system integrated into the room's environmental controls. Under this system, cooling must be actively initiated by the user and will automatically shut down after a pre-set period, requiring manual reactivation.

This approach offers distinct advantages:

- Absolute Restriction on Wasted Energy: The timer acts as a definitive backstop. Whether the student is present, asleep or absent, the cooling system physically cannot run for extended periods.
- Promotes Conscious Energy Consumption: By requiring the student to actively re-engage the system, it breaks the habit of treating air conditioning as a "background" utility. This behavioural nudge encourages students to rely on natural ventilation first and use mechanical cooling only when genuinely necessary.
- Robust and Tamper-Proof: Unlike exposed window sensors, overrun timers are programmed directly into the central control software or the wall-mounted thermostat unit. They are highly resistant to user tampering.
- Reduced Maintenance: A centralized or hardwired timer system has zero moving parts on the window frame and requires no battery replacements, ensuring a high compliance rate throughout the lifecycle of the building and reduced lifetime carbon.

The proposed timer/overrun control system provides an effective and robust alternative to window interlock sensors.

It offers:

- equivalent or improved energy efficiency
- improved system reliability
- reduced maintenance and replacement requirements, reducing whole life carbon
- reduced opportunity for tampering
- better alignment with actual occupant behaviour patterns

For these reasons, the proposed amendment should be considered a reasonable and effective alternative that satisfies the intent of the original planning strategy.

As above, this change has no material bearing upon the conclusions of the approved Overheating Report at both Printworks and 807 High Road, and the respective documents remain appropriate.

Yours sincerely,



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