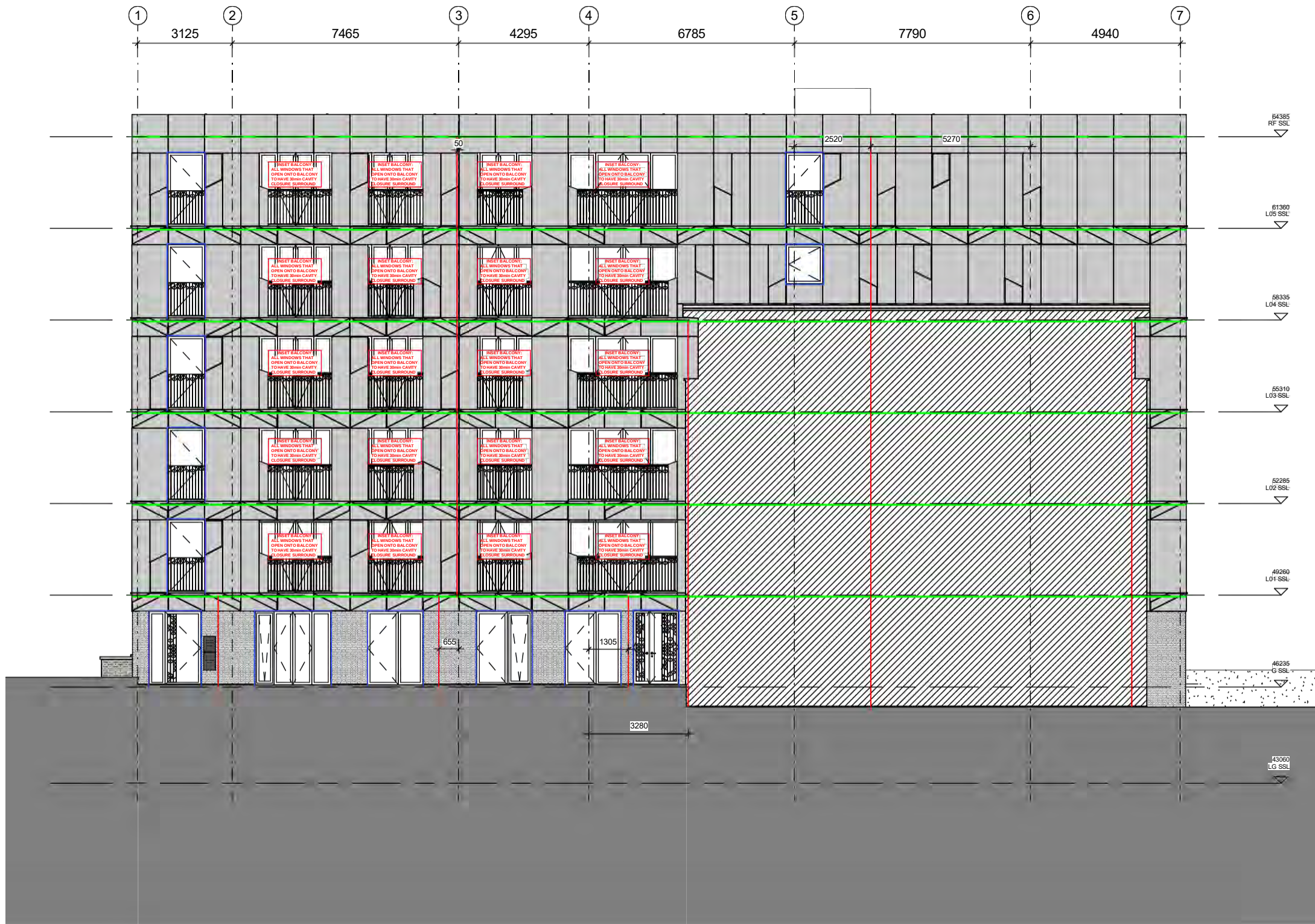




1 Fire Strategy - ELEVATION - North
1 : 100

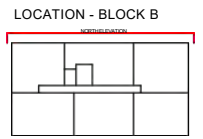
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dimensions relating to this work.
Do not scale from this drawing.

[illegible]

KEY	
	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

NOTE:

- Elevations to be read in conjunction with dr. n. 3596-KDS-ZZ-XX-DR-A-68-7000 (BLOCK A, B & MEWS FIRE STOPPING STRATEGY);
- Elevations to be read in conjunction with strip sections (Series 21-2000) and details (series 21-7000).



Key Plan



FOR CONSTRUCTION

PROJECT / DRAWING TITLE
Hornsey Town Hall

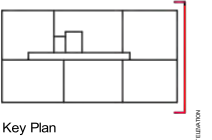
DRAWING TITLE
RESIDENTIAL BLOCK B
Fire Strategy - North Elevation

DATE / DRAWN BY 12/10/20 ZZK	SCALE 1 : 100
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PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV
3596-KDS	BB	XX	DR	A	68	2004	C1

	60min FIRE BARRIER
	30min CAVITY CLOSURE
	90min FIRE BARRIER
	120min FIRE BARRIER
	SHEAR WALL EXTENT

LOCATION - BLOCK B



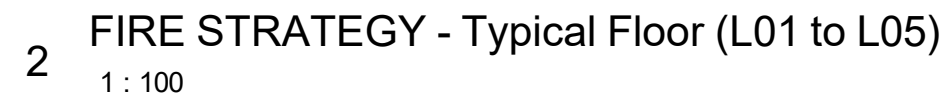
KDS ASSOCIATES LTD
DESIGN ARCHITECTURE MANAGEMENT CONSULTANTS

FOR CONSTRUCTION



1 Fire Strategy - ELEVATION - East
1 : 100

PROJECT / DRAWING TITLE Hornsey Town Hall									
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - East Elevation									
DATE / DRAWN BY 27/10/20 ZZK								SCALE 1 : 100	
PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV		
3596-KDS-BB-XX-DR-A-68-2003							C1		





**Ardmore
GROUP**

ARDMORE CONSTRUCTION LTD
 6 WHARF STUDIOS,
 28 WHARF ROAD,
 LONDON, N1 7GR
 TEL: 0208-344 0900
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PROJECT / DRAWING TITLE Hornsey Town Hall									
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - Typical Level									
DATE / DRAWN BY 20/12/17 MD								SCALE 1 : 100	
PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV		
3596-KDS-BB-XX-DR-A-68-2002							C2		

PROJECT / DRAWING TITLE Hornsey Town Hall									
DRAWING TITLE RESIDENTIAL BLOCK B Fire Strategy - Ground Level									
DATE / DRAWN BY 20/12/17 MD								SCALE 1 : 100	
PROJECT NO 3596-KDS		ZONE BB	LEVEL GF	TYPE DR	ROLE CLASS A	DR. NO. 68-2001	REV C3		

TRANSPORT, TRAVEL AND COMMUNITY

CYCLING AND WALKING

CYCLING

Cycling is a great way to get around London. Cycling in Central London is becoming easier with an increasing number of hire bikes available and bike highways being developed.

Barclays Cycle Hire offers short-term hire bikes around London. There are over 700 bike docking stations. Your closest bike docking station is at Santander Cycles: Allington Street, Victoria. It has 27 bikes/docks. Registered users pay £2 for an unlimited number of journeys within any 24-hour period, as long as each journey is under 30 minutes.

Your nearest cycling shop for advice, repairs and purchases is Future Cycles Shop, 314 Park Rd, Muswell Hill, London N8 8LA

WALKING

Including some walking in your daily commute is a great way to keep active and stay healthy.

Walk it is a web-based walking-route planner which aims to increase the number of people walking around the country. Information on walking events, walking to work or school, or walking for health can be found on the website at <https://walkit.com>

Walk 4 Life is another web-based programme which helps you to find at least 10 organised walks and walking events in your area. The programme, run by Walk England, aims to promote healthy and active lifestyles. There is more information on the website at www.walkengland.org.uk

PUBLIC TRANSPORT

BUSES

Your local bus services and routes are set out below. For timetables and a route map, see the Transport for London website at www.tfl.gov.uk.

Service	Route
ROUTE W7: Metroline	Muswell Hill Broadway - Finsbury Park Station.
NIGHT BUS N91: Metroline	Cockfosters Station - Trafalgar Square.

ROUTE 41: Arriva London	Tottenham Hale Station - Archway Station.
ROUTE 91: Metroline	Crouch End, Elmfield Avenue - Trafalgar Square.
ROUTE W3: Arriva London	Northumberland Park Station - Park Station.
ROUTE W5: CT Plus	Harringay Sainsbury's, Endymion Road - Archway Station.

TRAINS AND TUBES

Your nearest train and tube stations are set out below, along with the facilities available and opening times.

Station	Contact details	Opening times	Common destinations served or tube lines	Facilities
Finsbury Park	Address: Finsbury Park Underground Station London Underground Ltd. Wells Terrace London N4 3JU Phone: 0800 138 1018	Monday - Sunday 07:00 - 22:00 The assisted helpline is not available on Christmas Day.	Piccadilly	ATM Machine Public Wi-Fi Refreshment facilities Toilets Waiting Rooms
Crouch Hill	Address: Crouch Hill station Crouch Hill Stroud Green Greater London N4 4AU Phone: 0345222123	Monday - Friday 05:50 - 00:33 Saturday 06:10 - 00:36 Sunday 08:50 - 00:21	-	-
Harringay Green Lanes station	Address: Green Lane	Monday, Tuesday, Wednesday, Thursday, Friday 05:47 -		Refreshment facilities Shops

exaprojects

	Harringay Greater London N4 1DR	00:30 Saturday 06:15 - 00:33 Sunday 08:50 - 00:18		
--	------------------------------------	---	--	--

CAR PARKING AND SHARING

The following car parks are nearby.

Location	Opening times	Price	Number of spaces
Muswell Hill, London N10 3QN	Mon to Sat 8am – 6.30pm	1.25 £ /hour	90
3 Shepherd's Hill, London N6 5QJ	24 h	Mon- Fri 7£/day Sat – Sun 3£/day	30
Bury Road Wood Green N22 6JA	Mon to Sat 8am - 8.15pm Sunday 11am – 5.15pm	Up to 1.25£/hour	500
20 Pelham Rd, London N22 6LW	6am – 1.30am	2£/h	1200

ELECTRIC CAR CHARGING POINTS

Electric cars are becoming more popular as they offer a range of financial, performance and environmental benefits compared to petrol and diesel engines. Electric car charging points have been installed in the communal car parks of your home to provide convenient charging solutions for electric car owners, helping to reduce environmental pollution and save you money. Charging points play an important role in promoting sustainable transportation development.

Electric car charging points are available on the lower ground floor of the car park of Block A, 4 of these located in disabled car parking bays.

Five external charging points are also provided. Three of these are in the car park directly behind the Town Hall, while two are located behind Hornsey Library.

The car charging points are provided by Project EV.

Regular maintenance of the ports will be undertaken by the Building Owner. If you notice any issues or believe a charging point requires a repair, contact Far East Consortium Limited 020 3370 6804 Direct.

AMENITIES AND PLACES OF INTEREST

You can find information on your local amenities, including places of interest, below.

Your nearest...	Name	Contact details	Distance
Supermarkets	Tesco Express	Address: 25 The Broadway, London N8 8DU Phone: +443450269248	Walk- 5 min; 0.2 mile
Supermarkets	Waitrose	35-39 The Broadway, London N8 8DU	Walk – 5 min; 0,5 mile
Supermarkets	Co – op	21-23 The Broadway, London N8 8DU	Walk – 3 min ; 0,2 mile
Banks	Barclays Bank	Address: 8 The Broadway, London N8 9SX Phone: +443457345345	Walk – 4 min; 0.2 mile
Post office	Crouch End Post Office & UOE Store	Address: Crouch End Post Office, 28-29 Topsfield Rd, London N8 8QB Telephone: +442083654102	Walk – 7 min; 0.4 mile
Parks	Crouch Hill Park	Address: Crouch Hill, London N4 4AP	Walk – 12 min; 0,5 mile
Pubs	The Harringay Arms	Address: 153 Crouch Hill, London N8 9QH Phone: +442082454673	Walk – 4 min; 0,2 mile
Nurseries	Bright Horizons Crouch End Day Nursery and Preschool	Address: 113 Crouch Hill, London N8 9QN Phone: +442037807914	Walk – 7 min; 0.3 mile
Schools	Coleridge Primary School	Address: Crouch End Hill, London N8 8DN Phone: +442083403173	Walk – 10 min; 0.4 mile
Colleges	New River College	Address: 5 Elthorne Rd, Archway, London N19 4AB Phone: +442075272723	Bus W5 or Bus 41 – 20 min
Churches	Christ Church Crouch End Hill	Address: 34 Crescent Rd, London N8 8AX Phone: +442083401566	Walk – 8 min; 0.4 mile

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Dentists	Crouch Hall Dental Care	Address: Crouch End Dental Practice, 70 Crouch Hall Rd, London N8 8HA Phone: +442078703111	Walk – 7 min; 0.3 mile
Opticians	Specsavers Opticians London - Crouch End	Address: 33 The Broadway, London N8 8DU Phone: +442083425080	Walk – 5 min; 0.3 mile
Gyms	My Gym Crouch End	Address: 2-4 The Broadway, London N8 9SN Phone: +447802724941	Walk – 4 min; 0.3 mile
Pharmacies	Boots	Address: 11 The Broadway, London N8 8DU Phone: +442083403892	Walk 2 min
Museums	Islington Museum	Address: 245 St John St, London EC1V 4NB Phone: +442075272837	Victoria line – 40 min
Restaurants	Paesan Crouch End	Address: 48c The Broadway, London N8 9TP Phone: +442083470900	<i>Walk 2 min</i>
Cafes	Harris + Hoole	Address: 9 The Broadway, London N8 8DU Phone: +442083476269	Walk 1 min
Allotments	Shepherds Hill Allotments	Address: Montenotte Rd, London N8 8RL Phone:	Car 5 min

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APPENDICES

CERTIFICATES

Add HQM Certificate

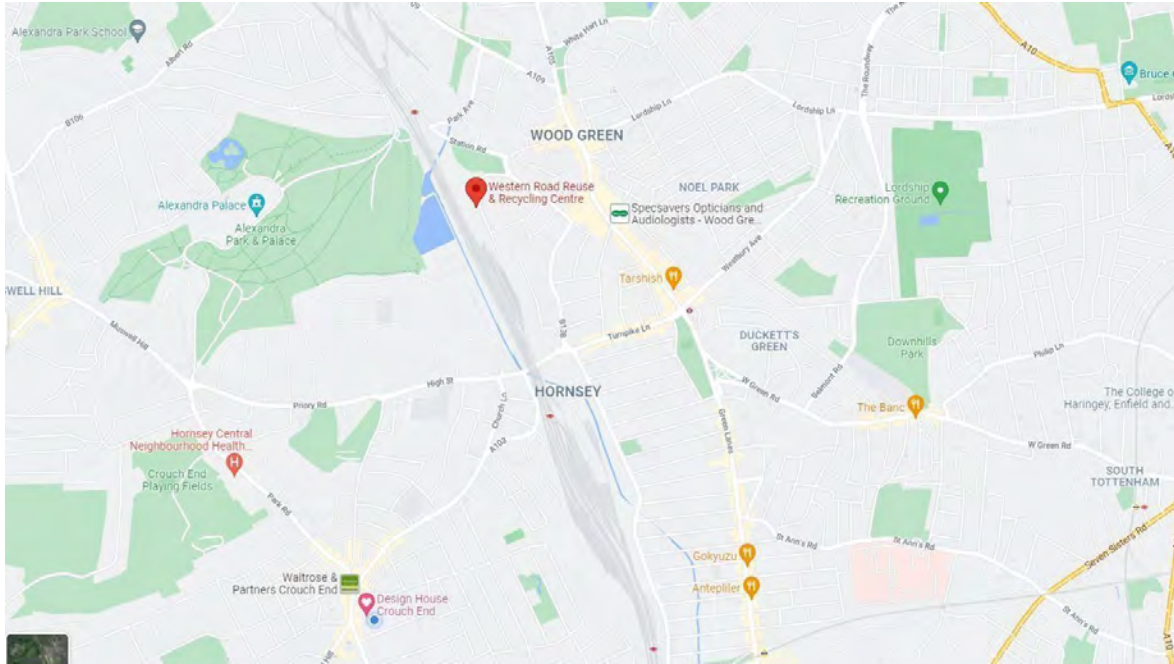
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MANUALS

Manual title	Yes	No
Washing Machine	☒	☐
Dishwasher	☒	☐
Fridge – freezer	☒	☐
Oven	☒	☐
Extractor fan	☒	☐
Wine cooler	☒	☐
Hob	☒	☐
	☐	☐

exaprojects

MAP OF NEAREST RECYCLING FACILITIES



Appendix F

Drainage Design and Maintenance Statement

16-037R_005

**Wastewater Drainage Appraisal
& SuDS Statement**

ON

HORNSEY TOWN HALL

FOR

Crouch End (FEC) Limited

July 2017

REPORT AMENDMENT REGISTER

Rev. No.	Section & Page No.	Issue/ Amendment	Author	Project Engineer	Checked	Date

	Name	Position	Signature
Prepared by:-	Ismail Laher	Senior Civil Engineer	
Reviewed by:-	Simon Tolan	Director	

HORNSEY TOWN HALL

SITE DESCRIPTION AND DEVELOPMENT PROPOSAL

The existing site is classified as brownfield and involves the re-development and change of use of the Town Hall, surrounding buildings, construction of new buildings and landscaping of the surrounding external areas. The site is not located within a Source Protection Zone (SPZ) but has been cited as a Critical Drainage Area (CDA) by the Lead Local Flood Authority (LLFA).

The site is located over London Clay with lowest ground water level recorded at 1.5m below existing ground levels. The nearest water course is Moselle Brook approximately 0.5km north east.

The total development site area is 1.33ha with site levels recorded between 47.00m and 46.50m AOD along the western boundary with The Broadway and access from Hatherley Gardens. 48.75m AOD at the southern access points off Haringey Park. 45.00m AOD at the north-eastern end of the site dropping to 44.50m AOD to the northern most access point off Weston Park. i.e. a general south to north-westerly fall.

RELATED DOCUMENTS

Flood Risk Assessment – Assesses the risk of flooding from all sources in line with national and local policy and legislation. Also assesses options for incorporating Sustainable Urban Drainage Systems (SuDS) into the site.

Topographical Survey – A record of the existing site levels and visible features.

Underground Utilities Survey – A record of existing buried services including the alignment and connectivity of drainage networks.

CCTV Drainage survey – A record of the condition of the drainage network, identification as foul or surface water, connectivity and levels.

LLFA Technical Assessment Proforma – Design data relating to the site

Drawing 16-037_300 Drainage Strategy

Drawing 16-037_350 Existing connections and foul assessment

Drawing 16-037_351 Proposed Foul Assessment

Drawing 16-037_352 Existing Impermeable Areas & Overland Flow Routes

EXISTING DRAINAGE

The site is almost 85% impermeable with networks of below ground drainage with numerous discharge points into the public sewers. There are ten recorded outfalls from the site discharging into the local Thames Water public sewers. These are a mix of separate foul and surface water runs as well as combined runs. There are connections from neighbouring properties into some of these networks.

PROPOSED FOUL WATER DISCHARGE

An assessment of the pre and post development foul flows shows an increase in rates and volume which is expected. A pre-development enquiry is currently being assessed by Thames Water to ascertain whether there is sufficient capacity within their local network to accommodate this increase.

All third-party runs shall be kept live, protected, maintained and/or diverted accordingly.

PROPOSED SURFACE WATER & SuDS STRATEGY

Discussions and meetings have been held with the LLFA to develop a concept for the proposed surface water drainage strategy.

As the site is located within a CDA, surface water discharge from the post developed site has been restricted to greenfield rates for all storm events.

FEH data and calculation method has been used to determine runoff from the site and estimation tools from UK SuDS website to provide attenuation volumes. This data is presented on the LLFA Technical Assessment Proforma.

The site has been sub-divided into smaller catchments. The aim is to control the surface water runoff at the source as far as possible and slow the release into the below ground network before it enters the offsite public sewers.

The controls to be put in place at this 'concept' stage are:

Runoff from existing roof areas

Where possible existing rainwater down pipes shall be discharged into **rain gardens**. These are simply flower beds that can be raised. Once the soil within the flower bed becomes saturated an overflow shall convey the water into the aggregate subbase beneath the paving.

Where rainwater down pipes are collected internally the route out of the building shall be caught to discharge into the aggregate subbase beneath the paving.

All roof areas to the existing buildings are pitched and therefore the incorporation of a green or blue roof is not possible.

Runoff from proposed roof areas

Two of the lower towers on Block A shall have a **green roof**. Rainwater shall be stored temporarily thus slowing the release into the network. The discharged volume shall also be reduced due to absorption by the plants and evaporation. The green roof shall be subject to regular maintenance to remove dead vegetation, clear loose debris and cut back vegetation around outlets.

Rainwater downpipes from new buildings shall discharge into **rain gardens**. These have been explained earlier. Although minimal they do delay the release of the runoff into the network.

Runoff from hardstanding

In pedestrian areas falls shall be created away from buildings and site boundaries toward soft landscaped areas. These areas shall either have a dedicated gravel strip or be underlain by gravel allowing the runoff to find its way into the aggregate subbase beneath the paving.

Certain areas shall have **permeable surfacing** such as astro turf to the play area, gravel to the Town Hall courtyard, grasscrete to the vehicle turning head and porous paving blocks to vehicular areas. These areas shall be laid flat to allow rainwater to infiltrate through the surface down into the aggregate subbase beneath the paving. These surfaces shall be subject to regular maintenance to remove debris, vegetation and fines such as silts to maintain its permeability.

The use of gully's and linear drainage channels have been avoided at this stage as they present a maintenance issue.

Below ground attenuation

As stated above the subbase founding layer to the external paving shall be used to temporarily store surface water runoff. Clean crushed graded stone shall be specified with a suitable membrane wrapping to ensure no fines are washed into the fill. The aggregate provides 30% porosity due to the gaps between the stones and has the capability of removing contaminants before the attenuated water reaches the network.

A detailed assessment of the volume of storage required to be attenuated shall be carried out when developing the concept into the outline strategy. As the development fits within a built-up area where existing buildings and boundary levels are to be maintained it may become uneconomical to remove large quantities of earth to be replaced with aggregate for the purposes of attenuating surface water runoff.

Tree Root Protection Orders are also in place that would affect the areas that can be excavated to install the subbase layer.

Infiltration

The site is situated over London Clay which presents very low infiltration characteristics. However the bases of the subbase shall have a non-woven geotextile separation layer that prevents washing in of fines but allows infiltration to take place, even at very low rates. This shall also reduce the volume of run off leaving the site.

Where the subbase abuts buildings the first 5-6m shall not be allowed to infiltrate and an impermeable membrane used to line the subbase along the base and sides.

Flow Control

Flows from each sub-catchment shall be restricted using appropriately sized orifice plates. These shall be subject to regular maintenance to remove debris and build-up of silts that could cause blockages and keep the orifice working efficiently.

Exceedance

Generally, the surface water drainage system shall be designed so that there is no flooding for a 1in30yr rainfall event. Flooding at surface level shall occur for the 1in100yr and 1in100yr plus a 40% allowance for climate change rainfall events. Site levels shall be set to prevent overland flows from entering buildings or flowing offsite and therefore pose no danger to life or property.

As previously stated, flood waters from the larger storms, 100yr plus 30% climate change allowance, shall be contained within the site, either at surface level only or surface and below ground. Flow routes shall be prevented from flowing into buildings or across the site boundary. Areas designated to contain these volumes are the dished grass area fronting The Broadway and a sunken paved area within the public courtyard.

There is no opportunity for long term storage where flood waters from exceedance can be contained at surface level and slowly infiltrate over the course of 5-10 days. The areas are very public and this may cause safety issues. Not only that but the grassed areas are surrounded by paving and hence any stored water within a dished grass area will find its way into the gravel subbase.

MAINTENANCE

- An 'as built' drainage drawing supported by a CCTV survey carried out post construction will be made available to the sites management company.
- Sewers, manholes and drainage channels are unlikely to require maintenance other than periodic inspections, unless a blockage occurs.
- The following should be carried out on an annual basis:
 - o Covers of inspection chambers and manholes should be removed and the sides, benching and channels cleaned.
 - o Deposits in channels and gullies should be removed. The traps should be plunged and thoroughly flushed out with clean water.
 - o Main and branch drains should be rodded, jetted and then flushed with clean water.
 - o Any obstructions should be removed.
 - o Note that correct ends of rods should be used to avoid damage to pipes and them becoming detached.
- Reference should be made to the manufacturer's information and maintenance requirements for recommended intervals and safe methods of cleaning for the following proprietary systems which are formerly recorded on the 'As built' drawings:
 - o storm water storage system
 - o flow controls such as orifices
- A full CCTV survey will also be carried out at 10 yearly intervals to assess the condition of the drainage system.
- In all instances, inspection and cleaning is to be carried out only by a suitable Specialist Contractor, following the guidelines given in BE EN 752 Part 7 1998 "Maintenance and Operations" and "Safe Working in Sewers and at Sewage Works", published by the National Joint Health and Safety Committee for the Water Services.
- All underground and under-floor drains and manholes (including oil interceptors) represent confined spaces. Appropriate precautions will be taken before entering drains and manholes. Access will only be undertaken by appropriately trained personnel.
- A more detailed approach to individual SuDS features follows:

Operation and maintenance requirements for green roofs

Maintenance schedule	Required action	Typical frequency
Regular inspections	Inspect all components including soil substrate, vegetation, drains, irrigation systems (if applicable), membranes and roof structure for proper operation, integrity of waterproofing and structural stability	Annually and after severe storms
	Inspect soil substrate for evidence of erosion channels and identify any sediment sources	Annually and after severe storms
	Inspect drain inlets to ensure unrestricted runoff from the drainage layer to the conveyance or roof drain system	Annually and after severe storms
	Inspect underside of roof for evidence of leakage	Annually and after severe storms
Regular maintenance	Remove debris and litter to prevent clogging of inlet drains and interference with plant growth	Six monthly and annually or as required
	During establishment (i.e. year one), replace dead plants as required	Monthly (but usually responsibility of manufacturer)
	Post establishment, replace dead plants as required (where >5% of coverage)	Annually (in autumn)
	Remove fallen leaves and debris from deciduous plant foliage	Six monthly or as required
	Remove nuisance and invasive vegetation, including weeds	Six monthly or as required
	Mow grasses, prune shrubs and manage other planting (if appropriate) as required – clippings should be removed and not allowed to accumulate	Six monthly or as required
Remedial actions	If erosion channels are evident, these should be stabilised with extra soil substrate similar to the original material, and sources of erosion damage should be identified and controlled	As required
	If drain inlet has settled, cracked or moved, investigate and repair as appropriate	As required

Operation and maintenance requirements for pervious pavements

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

FIGURES

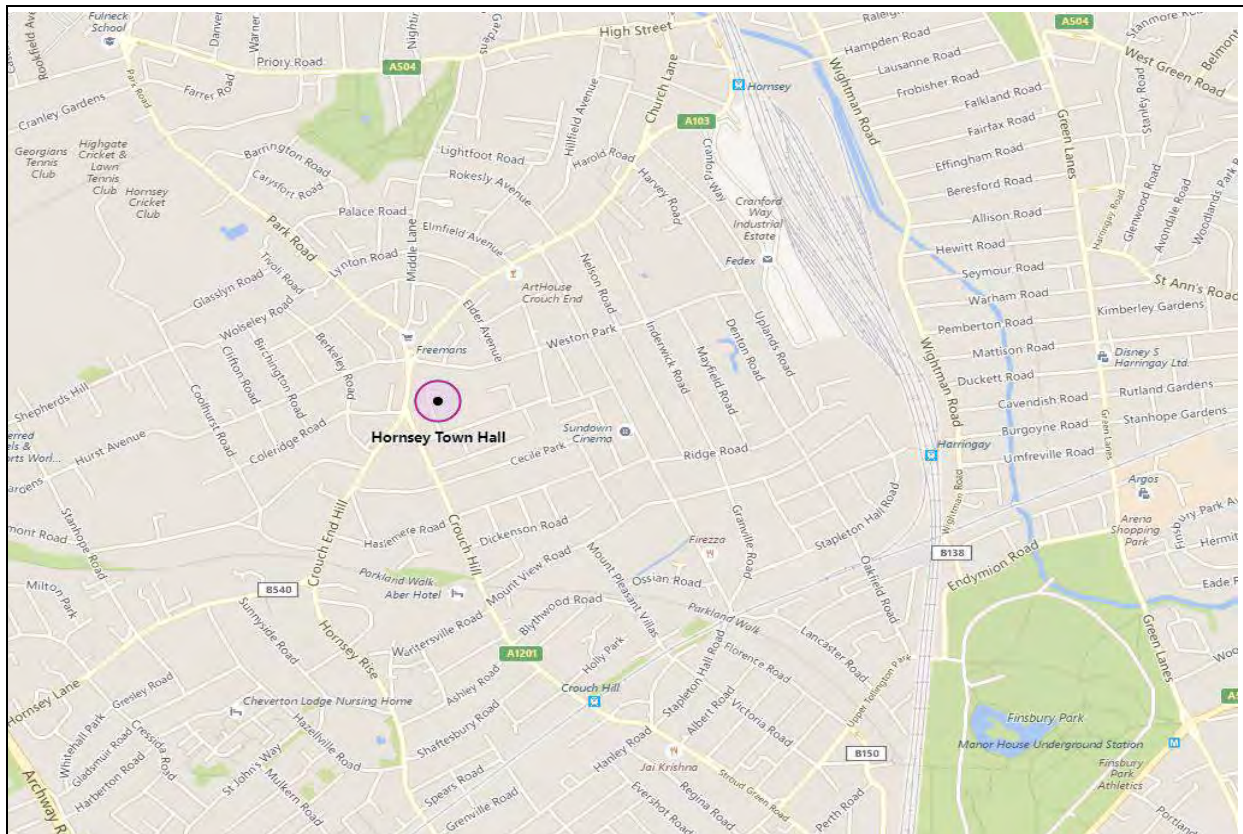


Figure 1 – Location Plan



Figure 2a – Aerial Photograph of site, facing north

1st Floor, Neville House, 55 Eden Street, Kingston upon Thames, Surrey, KT1 1BW
 ☎ 020 8339 9006 🌐 www.bradbrookconsulting.com

KINGSTON • LONDON • MANCHESTER • DUBAI • QATAR

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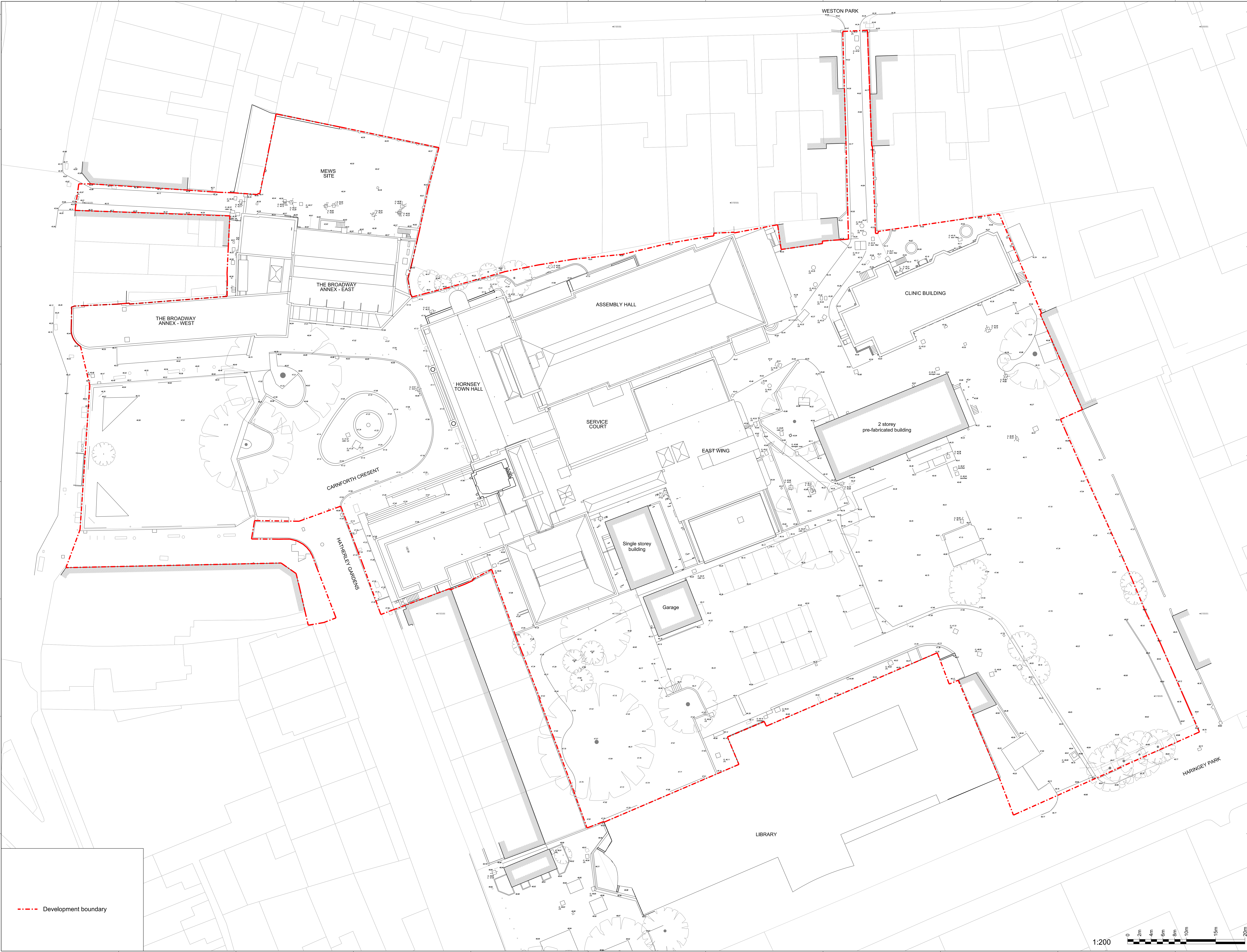


Figure 2b – Aerial Photograph of site, facing west



Figure 2c – Aerial Photograph of site, facing south

Figure 3
Topographical Survey



--- Development boundary

- General Notes
1. Dimensions are in millimetres unless stated otherwise.
 2. Levels are in metres AOD unless stated otherwise.
 3. Dimensions govern. Do not scale off drawing.
 4. All dimensions to be verified on site before proceeding.
 5. All discrepancies to be notified in writing to Make Limited.

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00	21/07/17	For Planning
Rev	Date	Reason For Issue
Chk		

DRAWING STATUS

make

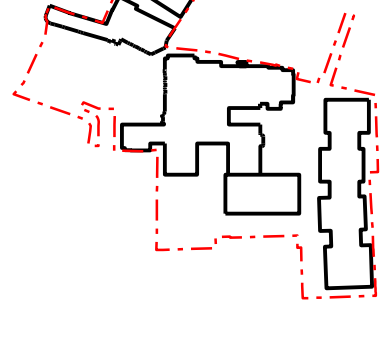
32 Cleveland Street,
London, W1T 4JY

tel +44 (0) 20 7636 5151

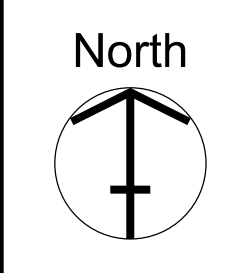
info@makearchitects.com
www.makearchitects.com

Client
Far East Consortium International Limited
Ground Floor, 12 Stanhope Gate
London
W1K 1AW

Keyplan



North



Project
Hornsey Town Hall

Drawing Title
Existing Site Plan

Scale 1: 200	Paper Size @A0	Date 21.07.17
Project No. 1360	Draw No. PX300	Rev No. 00

Figure 4

Proposed Development Plans



General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

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Rev	Date	Reason For Issue	Chk

FOR PLANNING

DRAWING STATUS

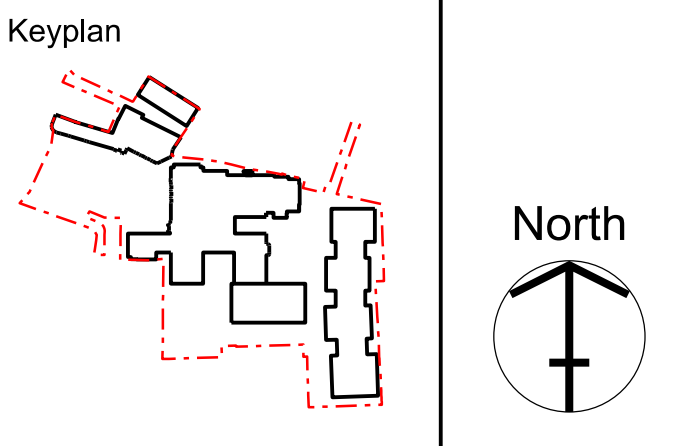
make

32 Cleveland Street,
London, W1T 4JY

tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client
Far East Consortium International Limited
Ground Floor, 12 Stanhope Gate
London
W1K 1AW



Project
Hornsey Town Hall

Drawing Title
**Hornsey Town Hall
Proposed Site Plan
Ground**

Scale	Paper Size	Date
1:200	@A0	21.07.17
Project No.	Draw No.	Rev No.
1360	PX2000	00

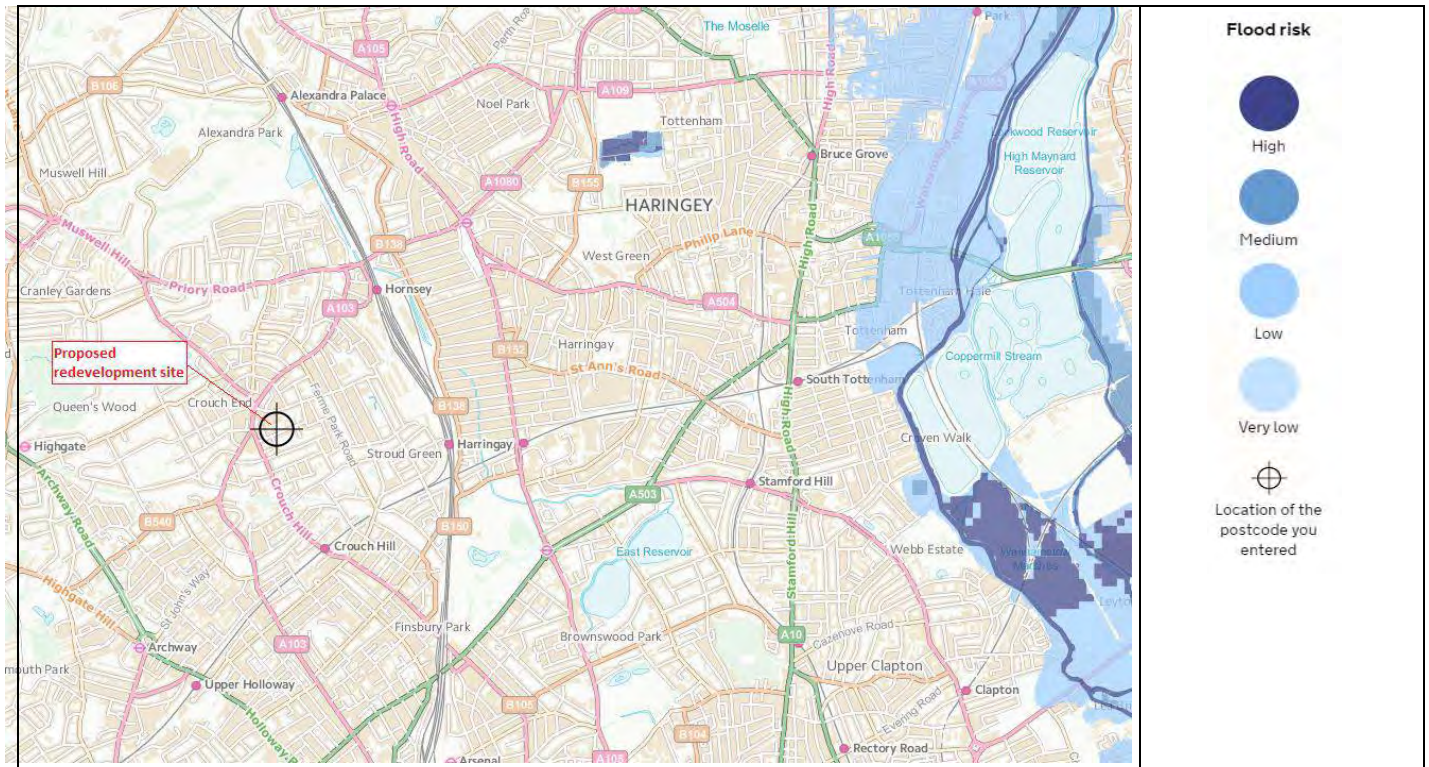


Figure 5 – Extract of Environment Agency's Detailed Flood Plain Map

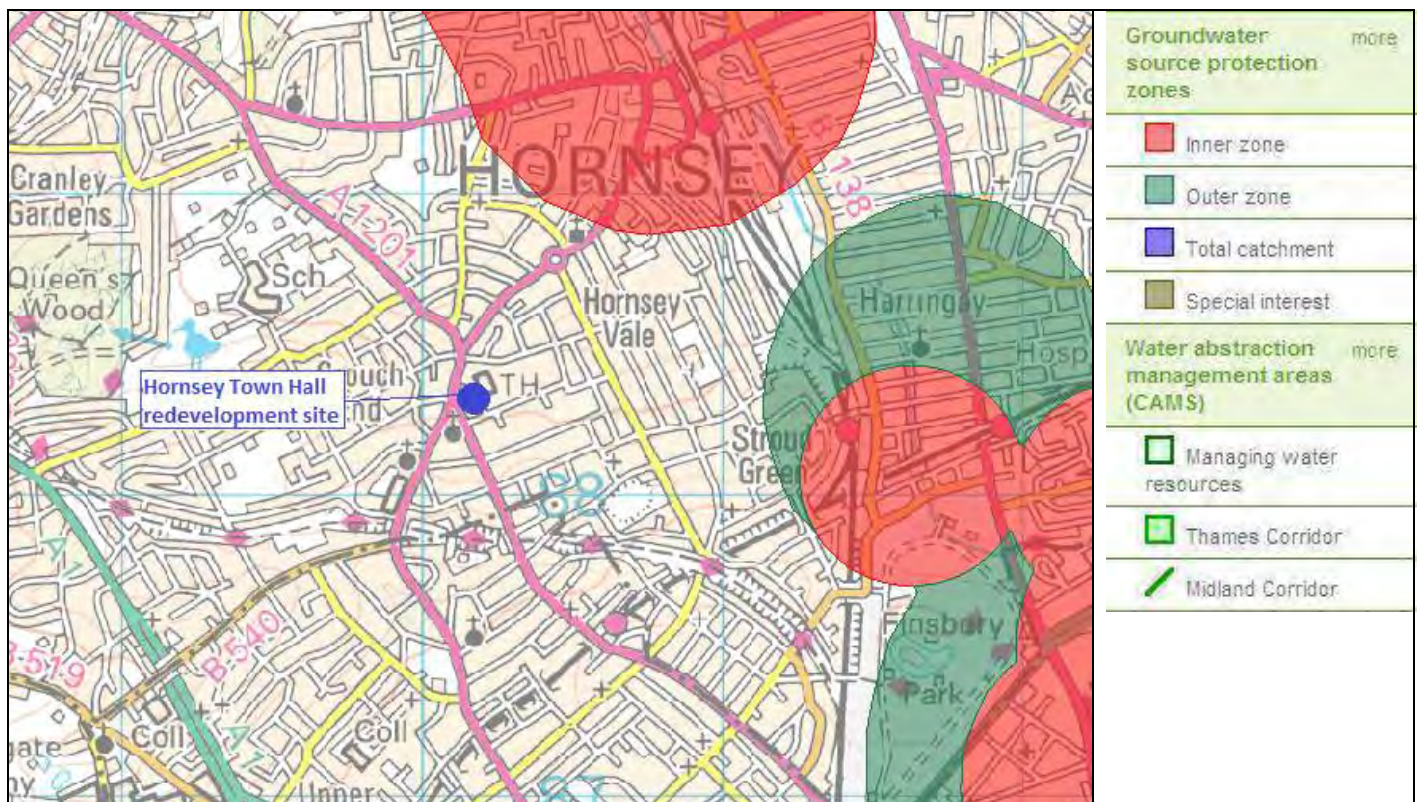


Figure 6 – Groundwater Protection Zones



Ardmore Construction Limited

Katy Venables
Whitecode Consulting
26-27 The Hill
Northfleet
Gravesend
Kent
DA11 2EU

16/10/2024

Dear Katy

Re: Hornsey Town Hall HQM Beta Post Construction.

With regards to the HQM Assessment for Blocks A, B and The Mews at the Hornsey Town Hall development, we write to formally confirm the following:

Recreational Space

All dwellings have been constructed in accordance with the design drawings and schedules by KDS Associates Ltd. Each apartment has a balcony or terrace at least 5m² and a depth of at least 1.5m.

Managing the Impacts of Rainfall

We confirm that the drainage has been installed in accordance with the design and specifications provided by Bradbrook Consulting. {COMPANY} have ownership and responsibility for the long-term operation and maintenance of all SuDS for the design life of the development.

Daylighting

We confirm that the dwellings have been constructed in accordance with design stage proposals. No changes to windows or layout has occurred since the daylight calculations were undertaken by Whitecode Consulting, therefore their calculations remain valid.

Ventilation

We confirm that the ventilation strategy has been implemented in accordance with Whitecode Consulting's design stage drawings and specifications.

Decentralised Energy

We confirm that we have installed CHP boilers and PV in accordance with the LZC recommendations made in the Energy Strategy produced by Sweco in February 2018.

Impact on Air Quality

We confirm that we have installed a Bosch CE70-2NA CHP engine and Hoval Ultragas 800D gas boiler to deliver heating and hot water to the dwellings. This is in accordance with the design drawings and specifications prepared by Whitecode Consulting.

Access and Space

We confirm that the dwellings have been constructed in accordance with KDS Architects design drawings. Room functionality within the dwellings can be easily adapted within the dwellings while still maintaining compliance with the nationally described space standard. Additionally, none of the internal walls are load bearing. The dimensions of the rooms and communal areas are compliant to M4(2) and M4(3) adaptable.

Recyclable Waste

We confirm that general, recyclable and food waste storage has been provided in accordance with Haringey Council's Local Plan policy requirements. Haringey Council collect mixed recycling. Each dwelling has been provided with a recycling bin fixed in a kitchen base unit which has a capacity of at least 30 litres for 1 and 2 bedroom dwellings and 40 litres for 3+ bedroom dwellings.

As Haringey Council also provide a kitchen waste collection service, we have also provided each dwelling with a 10 litres food waste caddy located in the kitchen.

Aftercare

We confirm that the dwellings are covered by a building warranty, from {COMPANY NAME} who is a member of and fully complies with "The Consumer Code for Home Builders".

Smart Homes

We confirm that the dwellings have been constructed in accordance with the design stage proposals provided in Whitecode Consulting's drawings and specifications. All dwellings have connection to broadband and digital TV.

Additionally, we confirm that sensors and transmitters have been installed in each dwelling with capability for the following:

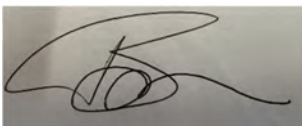
- Monitoring the home's electricity and primary heating fuel consumption.
- Monitoring internal temperature levels in the main living room
- Self-charging (e.g. fixed to incoming mains supply or supplies).

The installed sensors and transmitters wirelessly link with {name of accessible device model} that displays information to the occupant. The device displays current and cumulative electricity consumption, primary heating fuel consumption and internal temperature levels (over a weekly, monthly and yearly basis) and has cost factors inputted into the device so that current cost and account balance information can be displayed.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely

Elliot Bacon



For and on behalf of Ardmore Construction