

From: Sadaf Jahedi

Sent: 27 May 2026 14:07

To: Kwaku Bossman-Gyamara

Subject: Re: HGY/2026/0913 - Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ

Good Afternoon Kwaku,

Thank you for your review and for the constructive feedback regarding the proposed overheating mitigation strategy.

We respond to your comments as follows:

Brise Soleil – Dimensions and Design Approach

We confirm that the proposed brise soleils to the first-floor East and West elevations are designed as horizontal shading elements with an approximate projection in the order of 500mm deep (with widths varying to suit window openings). Their sizing and positioning have been developed to respond to the low sun angles associated with East and West orientations. We acknowledge that these orientations present particular challenges, and the design incorporates a considered combination of projection depth, spacing, and angling to optimise effectiveness in reducing solar gains while maintaining good daylight levels.

Effectiveness at Low Sun Angles

Solar control on East and West elevations has been carefully considered within the final design. The brise soleil arrangement has been developed to provide effective mitigation during peak morning and afternoon solar exposure, including consideration of geometry and orientation to address low-angle sunlight.

Dormer Shading Strategy

The dormers were included as part of the approved planning drawings (see angled dormers). Their design has been refined to incorporate an approximately 500mm overhang, improving solar control and reducing heat gain.

Ground Floor – West Elevation

We note your recommendation regarding the ground floor west-facing glazing. While these spaces are not bedrooms, we agree that solar gains could impact comfort levels. The ground floor dining/kitchen bay windows have been designed to incorporate an approximately 500mm overhang, providing enhanced passive shading and improved solar control to support internal comfort.

We trust the above clarifies the final design approach and demonstrates how passive shading has been integrated to mitigate overheating risk in accordance with Part O.

Please let us know if you would like to discuss any aspect of the proposals in more detail. Thanks

Kind regards

Sadaf Jahedi

Architectural Designer



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