

Kwaku Bossman-Gyamera

From: Vincent Gabbe <Vincent.Gabbe@knightfrank.com>
Sent: 09 January 2024 16:53
To: Kwaku Bossman-Gyamera
Subject: FW: HGY/2023/3128 Western Road WG - Carbon Management comments

Hi Kwaku

Thanks for your two e-mail about the above project, which are really helpful and very much appreciated. Please see below in red for responses to the questions from the carbon management team. Do let me know if there are any outstanding points or new queries.

Kind regards

From: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>
Sent: 09 January 2024 15:53
To: Vincent Gabbe <Vincent.Gabbe@knightfrank.com>
Subject: [EXTERNAL] FW: HGY/2023/3128 Western Road WG - Carbon Management comments

Good afternoon Vincent

Please see email below from council's climate change officer. Could you please review the comments below and provide some response in addressing the matters raised below.

Regards

Kwaku Bossman-Gyamera
Principal Planning Officer - Development Management
Placemaking and Housing | Haringey Council
5th Floor Alexandra House, 10 Station Road, Wood Green, London N22 7TR.

T. 0208 489 5627
M. 07989134742
kwaku.bossman-gyamera@haringey.gov.uk

<http://www.haringey.gov.uk>
twitter@haringeycouncil
[facebook.com/haringeycouncil](https://www.facebook.com/haringeycouncil)



From: Suzanne Kimman <Suzanne.Kimman@haringey.gov.uk>
Sent: 09 January 2024 14:22
To: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>
Cc: Biplav Pageni <Biplav.Pageni@haringey.gov.uk>
Subject: HGY/2023/3128 Western Road WG - Carbon Management comments

Hi Kwaku,

Thank you for the consultation.

The planning statement states that this is predominantly a decarbonisation project. This is strongly supported by the Carbon Management Team in principle as it will contribute to the borough meeting its Net Zero Carbon target by 2041.

I'd like to understand the work behind these proposals a bit better. Could you therefore please send some questions to the applicants?

- What assessments have been undertaken to understand how to decarbonise this building? It would be good how this has informed the proposals. If any predicted carbon savings were calculated at this stage, this would be good to state. **A full Salix application was done, carbon savings 27 tonnes annually + 12 tonnes from PV array.**
- It's unclear from the plans which elevations will be insulated with new cladding. Do you know what the target u-value is of the replacement cladding elevations? **Only the West elevation, as north & east elevations house the garage (unheated) areas.**
- What is happening to the glazed elevations? Will the windows be treated, and will any shading be installed externally to the elevations with higher solar gain? **New curtain walling system including solar treatment.**
- A fabric-first approach should be undertaken before designing, specifying and installing a heat pump system. Has this been done in this order? **Yes.**
- Will the heat pump be used for heating and cooling? Is it a wet or dry system? Will it provide space heating and hot water? Will there be any thermal storage, if so, where and what is the proposed capacity? **Air to water heat pump for DHW production. Air to air heat pumps serving VRF system in offices / occupied areas.**
- How has the cooling demand been reduced? What kind of ventilation exists? The cooling hierarchy should first be followed when proposing active cooling, in line with London Plan policy SI4. **Cooling load reduced by fabric upgrade and new curtain walling.**
- Are any further measures planned for next stages? This is not part of the assessment here, but useful to know from a wider perspective on achieving our net zero carbon target for the borough. I'd be interested to find out more about the police service's decarbonisation project(s) in Haringey and any staff behaviour change projects we might be able to cover in our Annual Carbon Report. If the agent could put me in touch with the relevant person on the applicant side, I'd appreciate this. **No next stage predicted except a move to "green" electricity to make building carbon net zero.**

Kind regards,
Suzanne

Carbon Management Team

Haringey Council
Placemaking and Housing, 5th Floor, Alexandra House, 10 Station Road, Wood Green, London N22 7TR



You can visit our [Net Zero Carbon Haringey pages](#) to read Haringey's Climate Change Action Plan to get to a net zero carbon borough by 2041.

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