

Seven Sisters Road

Response to Carbon Management Response
06 March 2024

Note 01



Summary

The following note addresses the action points outlined in the Carbon Management Response dated 20/01/24, received from Haringey Council, regarding 341A Seven Sisters Road, Tottenham, London, N15 6RD.

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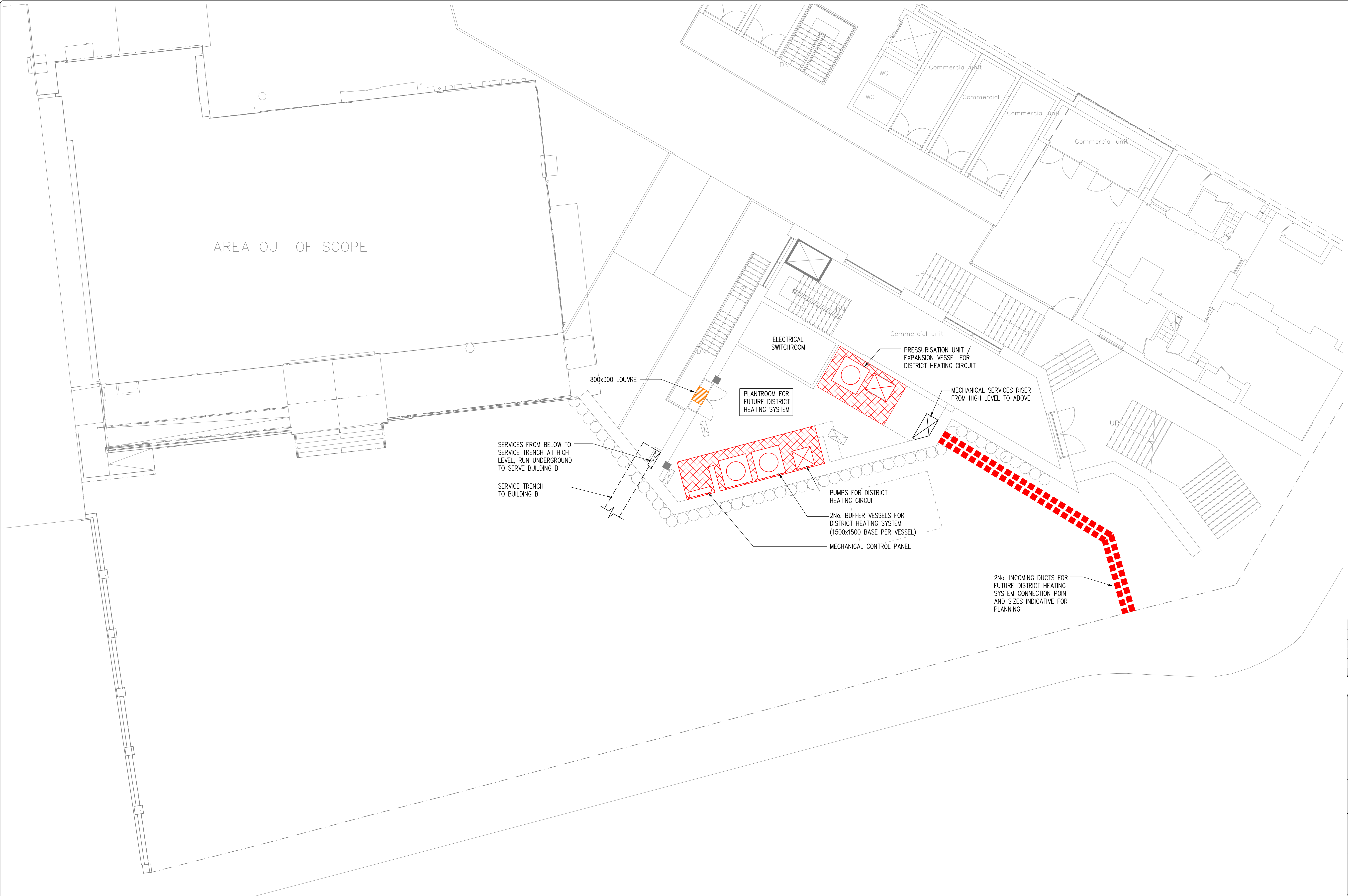
Section	Action Point / Comment	Our Response
1. Summary	Please model the commercial use separate for the warehouse living accommodation use in BRUKL.	In line with Approved Document Part L both warehouse living and commercial uses are categorised as buildings other than dwellings. As such the building energy assessment and modelling are undertaken for the whole building together. Within the energy model, the different spaces are of course attributed to their relevant building/use types, as detailed in the BRUKL report. For further detail, please see pg.15 of the Energy Statement, outlining the Part L energy modelling assumptions.
	Please also set out the separate assumptions for the baseline for those two types of uses: fabric, ventilation, heating, occupation, water requirements.	Please refer to Table 3 in the Energy Statement which sets out the proposed building specification.
	Please submit BRUKL sheets for BOTH uses for the Be Lean and Be Green scenarios.	As noted above, there is one energy model and one BRUKL document.
Energy Use Intensity / Space Heating Demand	Please provide the Energy Use Intensity for commercial and warehouse living accommodation parts of the development separately.	As noted above, there is one non-residential energy model.
Energy – Lean	Submit the individual end use BER for specific end users in line w CIBSE Guide F.	Please refer to the BRUKL Output Document, Appendix A of the Energy Statement for energy consumption by end use.
Energy – Clean	Please submit a site plan showing the connection point at the edge of the site, location of a pipe between the connection point and plant room, and plant room size, layout and schematics according to the standards.	Please refer to Appendix A for drawings of the plantroom indicating the required future plant and indicative connection points to a potential future district heating system, and Mechanical services schematic for the project.
Energy – Green <i>Note</i>	The solar array peak output would be 8kWp , which is estimated to produce around 25,500 kWh/year of renewable electricity per year.	Please note we have not specified a kWp value. We have used IES VE building regulation compliance software which requires an area, orientation, and pitch for the

		proposed PV panels. For details, please refer to page 25 of the Energy Statement.
Energy – Green	London Plan Policy SI2: Be Green requires development to maximise the opportunity for renewable energy generation on site and the Local Plan Policy SP4 requires all new development to achieve a minimum 20% reduction from on-site renewable energy generation. Therefore, It is recommended to explore the option of Bio-solar roof for Block B benefitting both on site renewable energy generation and biodiversity enhancement. This will maximise the possible renewable energy generation on-site as required by Policy SI2 and SP4.	Please refer to page 25 of the Energy Statement detailing areas available for PV.
Energy – Be Seen	Demonstrate that the planning stage energy performance data has been submitted to the GLA webform for this development: (https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform)	Please refer to Appendix B.
3. Overheating	Please undertake the modelling of commercial spaces, if the proposed uses are not yet clear, this aspect can be conditioned to ensure that the modelling is based on the potential future occupier.	The overheating assessment included all habitable rooms within the residential accommodation. Commercial spaces were not modelled as they are shell and core and are cooled so have no risk of overheating. Further, please note the solar gain limit assessment as part of the Part L modelling has not been exceeded for these spaces (please refer to the BRUKL Output Document, Appendix A of the Energy Statement).
	For the shading strategy, include: technical specification and images	Please refer to Appendix C for details of the shading strategy.

	of the proposed shading feature (e.g. overhangs, Brise Soleil), elevations and sections showing where these measures are proposed.	
	Internal blinds cannot be used to pass the weather files, but can form part of the delivered strategy to reduce overheating risk for occupants (as long as it does not compromise any ventilation requirements).	Noted and the assessment did not take into account the inclusion of internal blinds as required by Haringey's overheating planning application guidelines.
	Will comfort cooling be provided to all 101 bedrooms?	Yes.
	Please specify the active cooling demand (space cooling, not energy used) on an area-weighted average in MJ/m2 and MY/year?	Please refer to Table 7 of the Energy Statement.
	Please also confirm the efficiency of the equipment, whether the air is sourced from the coolest point / any renewable sources.	Air source heat pumps to provide heating and cooling. Please refer to Table 3 of the Energy Statement.
	Identify communal spaces (indoor and outdoor) where residents can cool down if their flats are overheating.	Please refer to Appendix D outlining communal spaces.
	Confirm who will own the overheating risk when the building is occupied (not the residents).	It will be the building management team (please refer to Section 5.1 of the Overheating Assessment, Appendix C of the Energy Statement).
	This development should have a heatwave plan/building user guide to mitigate overheating risk for occupants.	Agreed and to be included in the future Building User Guide.

Appendix

Appendix A: Mechanical Services



- PROJECT NOTES
- DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE NOMINAL AND MUST BE CHECKED ON SITE.
 - ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE SERVICES CONSULTANT.
 - THESE DRAWINGS ARE COPYRIGHT OF ICE. PLEASE OBTAIN PERMISSION BEFORE COPYING. THESE DRAWINGS MUST NOT BE MODIFIED OTHER THAN BY ICE.
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T2	INCOMING DUCTS FOR DISTRICT HEATING ADDED	23/02/24	DM
T1	TENDER ISSUE	29/11/22	DM
P2	PRELIMINARY ISSUE	14/10/22	DM
P1	PRELIMINARY ISSUE	18/08/22	DM
REV	DESCRIPTION	DATE	AUTH

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Client

PROVEWELL

Project:

WHSL

Title:

LOWER GROUND FLOOR
MECHANICAL SERVICES
OUTLINE

Drawn:	Date:	Scale:	Checked:	Auth:
DM	13/05/22	1:100@A1	DM	DM

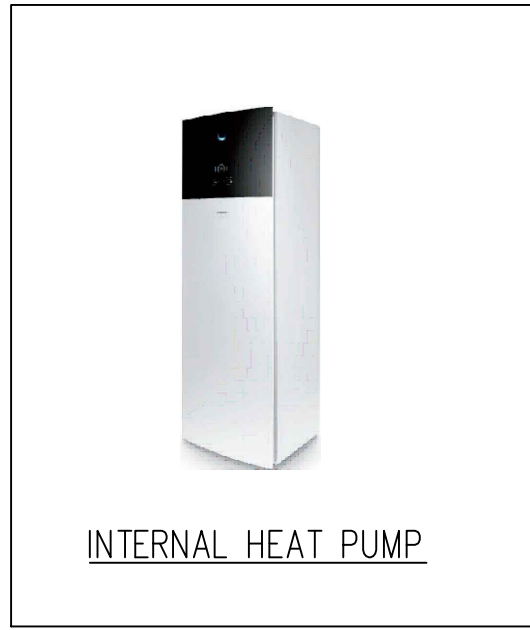
Project No:	Drawing No:	Rev:
P21387	M101	T2

Status:

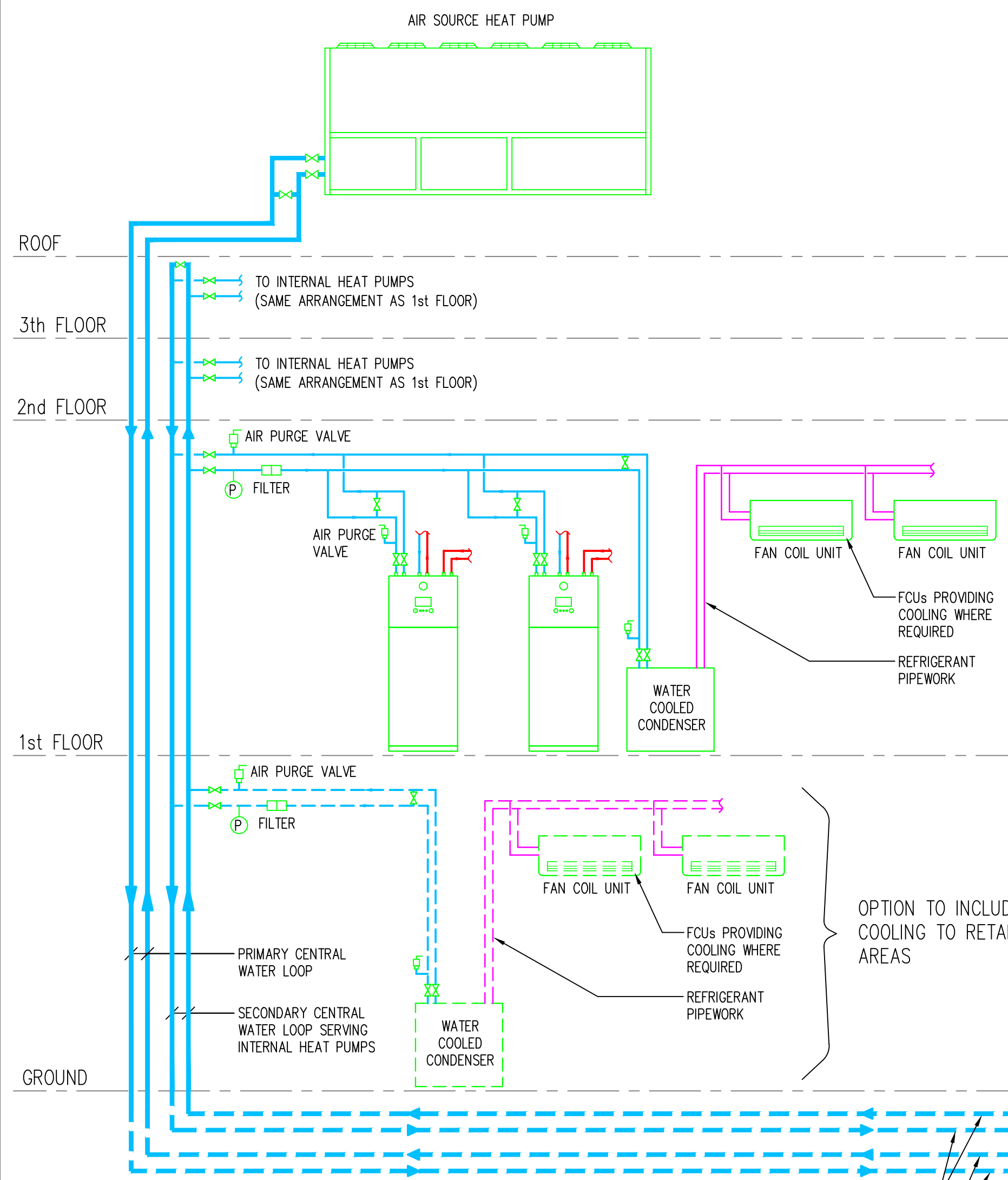
TENDER



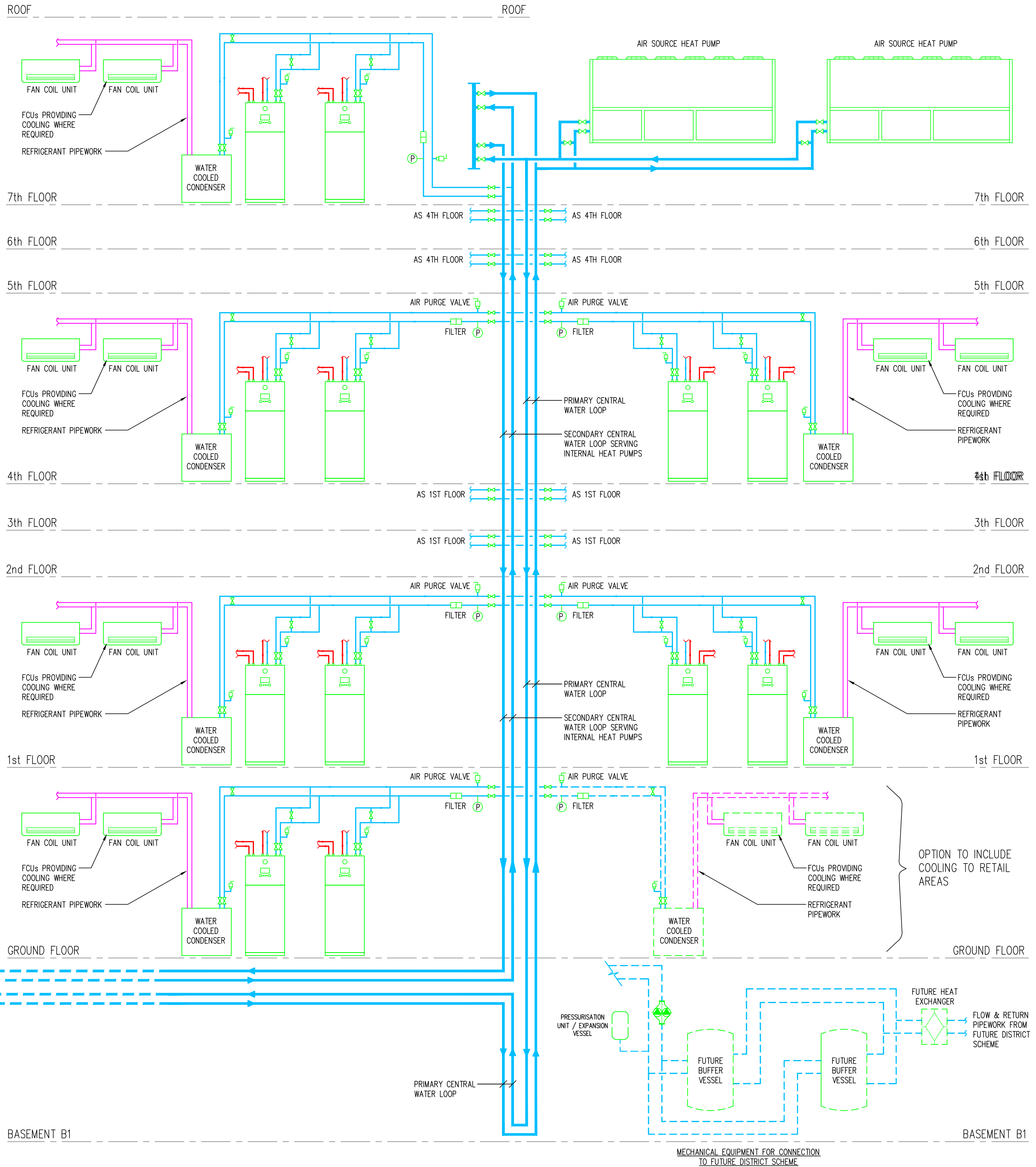
EXTERNAL AIR SOURCE HEAT PUMP



INTERNAL HEAT PUMP



BLOCK B



BLOCK A

PROJECT NOTES

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T1	TENDER ISSUE	29/11/22	DM
P1	PRELIMINARY ISSUE	14/10/22	DM
REV	DESCRIPTION	DATE	AUTH

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Consulting
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Client: PROVWELL

Project: WHSL

Title: MECHANICAL SERVICES
SCHEMATIC (WITH OPTION
FOR COOLING)

Drawn: DM Date: 10/10/22 Scale: NTS@A1 Checked: DM Auth: DM

Project No: P21387 Drawing No: M401 Rev: T1

Status: TENDER

Appendix B: Be Seen Submission

Home

MAYOR OF LONDON LONDON ASSEMBLY

Search

Menu

Thank you for submitting data for the 'Be Seen' energy monitoring requirement

Home > > Be Seen Planning Stage webform > Webform > Be Seen Planning Stage webform

1

Start

2

Organisation and contact details

3

Development information

4

Development total area

5

Overall development summary

6

Supplementary files and upcoming reporting stages

7

Development performance and emissions

8

Complete

You have successfully submitted the GLA 'be seen' planning stage webform. There are additional reporting requirements as part of the upcoming development stages for which the legal owner will be expected to submit further data in the future.

Please refer to the ['Be seen' energy monitoring guidance](#) for more information.

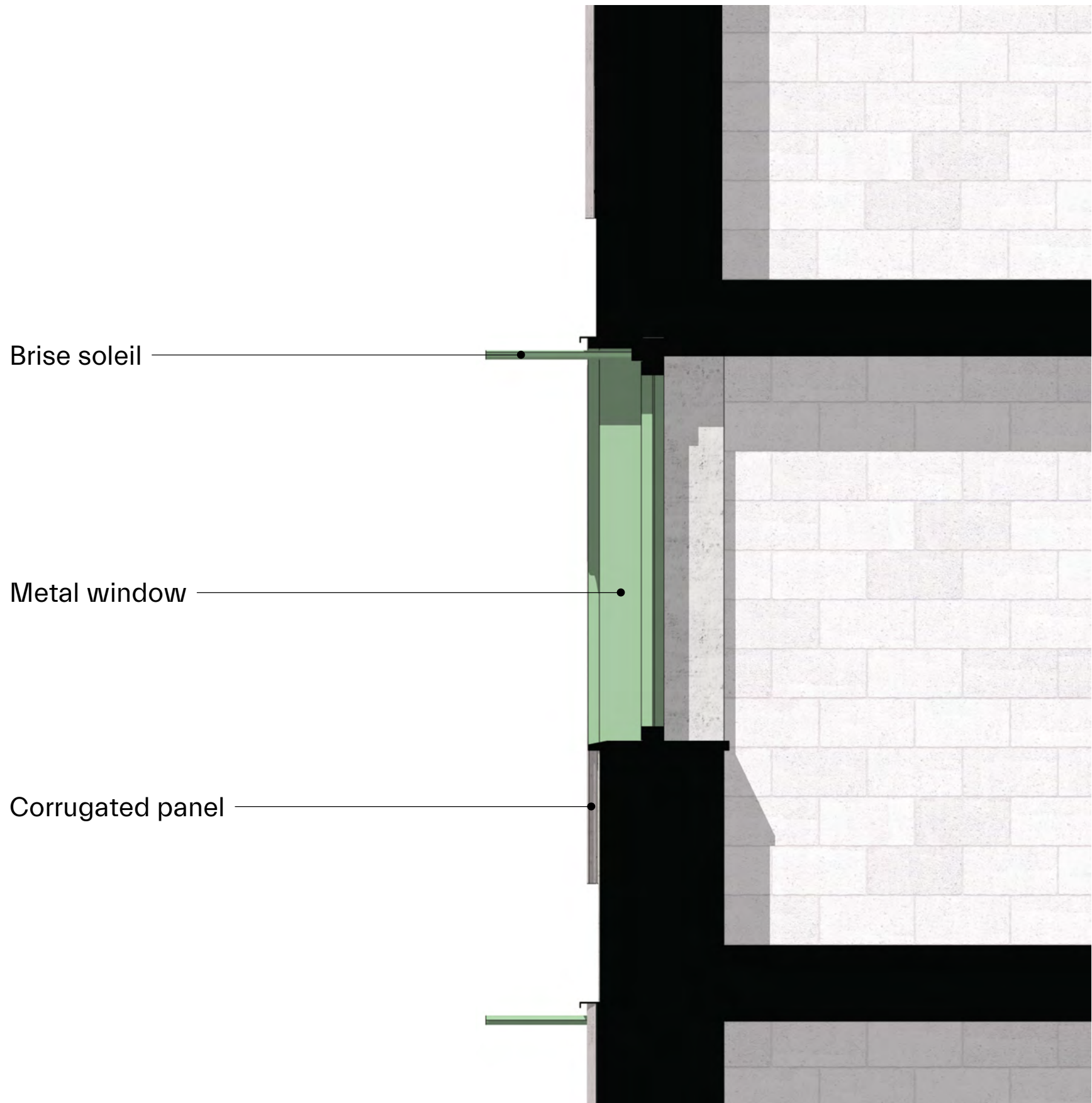
If you have any questions on the process, please email ZeroCarbonPlanning@london.gov.uk.

Back to form

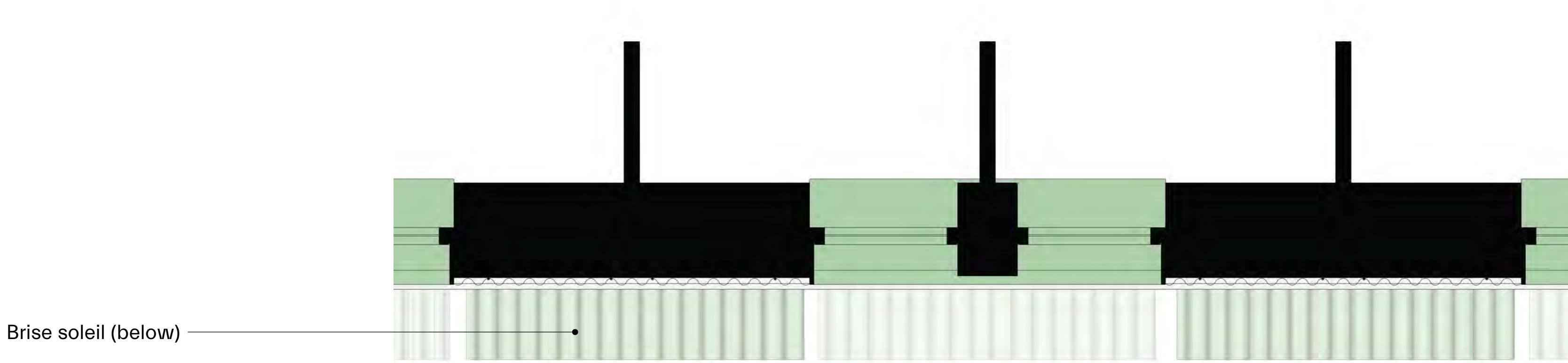
Appendix C: Shading Strategy



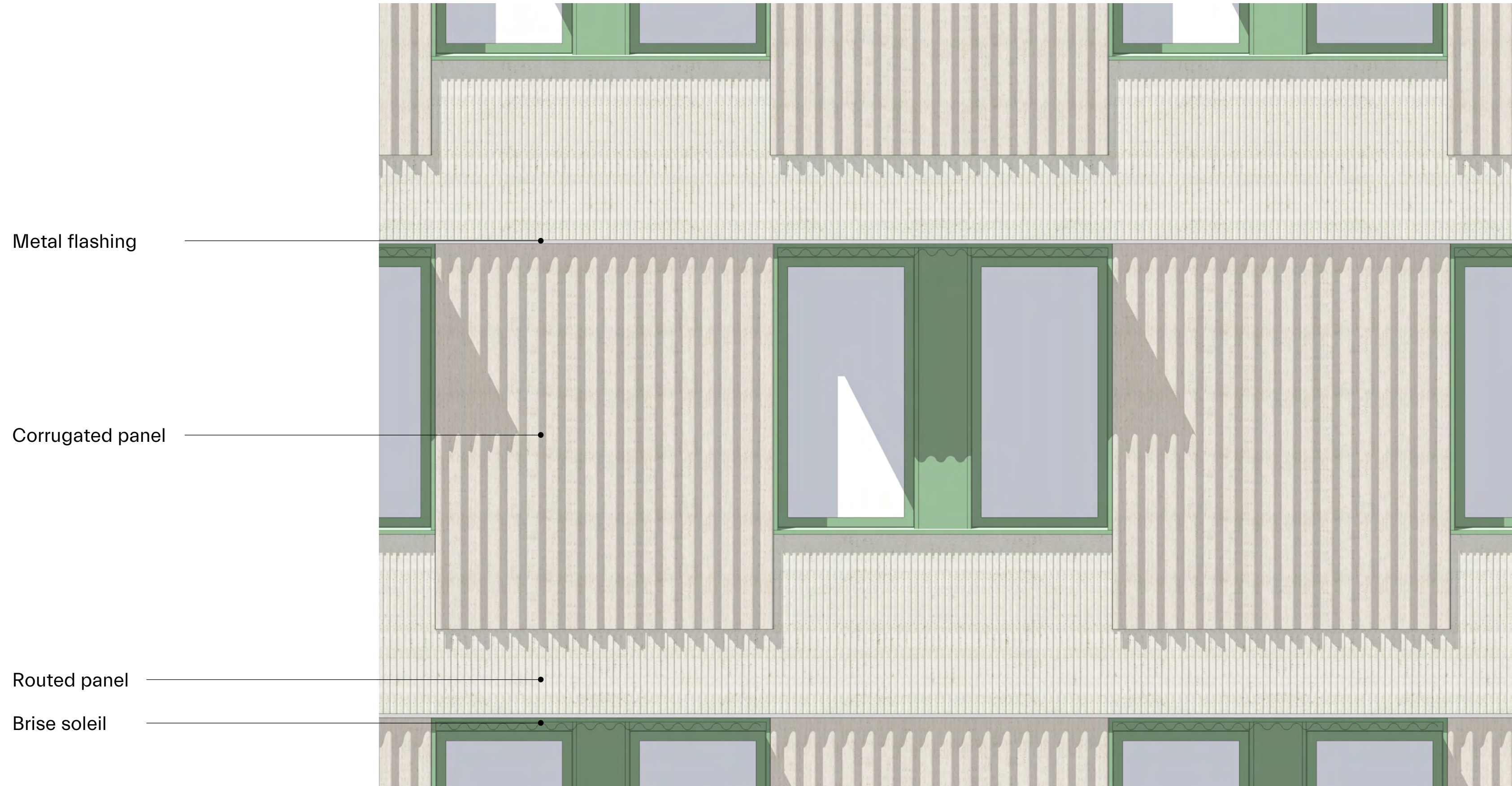
1 Typical Bay Arrangement - Visualisation
NTS



3 Typical Bay - Section
1 : 25



2 Typical Bay - Plan
1 : 25



4 Typical Bay - Elevation
1 : 25

NOTES:

These drawings reflect the current position of the scheme development at RIBA Stage 2. They should be read in conjunction with the following information:

- Design Access statement produced by Morris+Company

Drawings should also be read in conjunction with information prepared by other consultants (where applicable):

- Structural Engineer drawings and reports (London Structures Lab)
- MEP Engineer drawings and reports (Ingenium Consulting)
- Fire Engineer drawings and reports (BBSSeven)
- Sustainability Consultants drawings and reports (Expedition)
- Planning Consultant reports (Tibbalds)
- Landscape Architect drawings and reports (Campbell Cadew)
- Building Regulations Compliance Tracker Report (Scottec)
- Vertical Transport Reports (Hilssonmoran)
- Transport + Servicing Consultant drawings and reports (Velocity)
- Daylight & Sunlight Consultant drawings and reports (Waltrams)
- Cost Consultant reports (Hennessy Godden)
- Accessibility Consultant reports (Probyn Gibbs Associates)
- Viability Assessment (ULL Property)

EXTENTS AND BOUNDARIES:

These drawings combine survey and site information produced by others and as such should be verified for accuracy.

Existing site information, context, surrounding infrastructure, neighbouring building extents and plots are derived from 2D Surveys, produced by:

Point 2
Drawing numbers: LS2583_T_2_071022_B/ LS2583_E_2_121022
Date of creation: 03.11.2022 / 12.10.2022 / 04.03.2022

Point 2
Drawing numbers: LS2583_1_040322/LS2583_2_040322/LS2583_B_040322/LS2583_E_040322/LS2583_G_040322/LS2583_R_040322/LS2583_S_040322/LS2583_T_040322
Date of creation: 04.03.2022

Ordnance survey map
Drawing numbers: Harringay Warehouse District_mastermap-topo_3859131_0
Date of creation: 02.02.2022

The application boundary has been derived from assumed party wall line and includes land in public domain. All boundary lines are subject to verification by a qualified party wall surveyor.

Spot levels are defined as AOD and reflected in metres

17/02/2023		Issued for Planning				
revision	date	description				
50100250 0500 mm						
MORRIS+COMPANY 25 Mare Street - London E8 3QE +44 (0)20 7505 7440 www.morrisandcompany.com Do not scale from this drawing. All dimensions to be checked on site by the Contractor And such dimensions to be their responsibility Report all drawing errors and omissions to the Architect All dimensions in millimetres unless noted otherwise If in doubt ask Contract Administrator						
job title						
Warehouse Living - Seven Sisters Road						
drawing title / location						
ASSEMBLY TYPICAL BAY						
status						
S2 - FOR INFORMATION / REFERENCE						
scale						
As indicated @ A0						
project	originator	func.	spatial	form	disc.	number
A343	MCO	XX	XX	DR	A	06401

1. Key Strategies

Sustainability- Building fabric

Passivhaus principles have been used to inform the design process from the get-go. A fabric-first approach was adopted to resolve fundamental issues such as overheating and the reduction of operational energy demand

Thermal Mass

The building fabric has been designed to have high thermal performance well above the latest part L 2021 criteria.

Solar shading

Brise soleil are integrated into the facade design. They have been applied to the area most prone to overheating (Southern facing elevations). Iterative testing was done to ensure their projection have been optimised.

Purge ventilation

The building has been designed to be mechanically ventilated with closed loop heat recovery. Space heating will be centrally controlled with the use of underfloor heating within the units. Operable windows have also been provided to ensure users have a **low energy solution** to adapting their local environment if they chose.



Optimised brise soleil

Overhang to provide passive shading

Operable windows

Integrated louvres for mechanical ventilation system /purge ventilation

Designated zone for louvres and signage to commercial spaces

Appendix D: Communal Spaces

1. Key Strategies
Site-wide Amenity Provision



1. Key Strategies

Private Amenity Provision



- Key**
- Share-Live-Work
 - Single Bedroom
 - Double Bedroom
 - Accessible Bedroom
 - Bathroom/WC
 - Unit entrance
 - Step free access
 - Balcony

Total
Block A
182.4 sqm

+

Total
Block B
30.1 sqm

=

Total
212.5 sqm



1. Key Strategies

Area Schedules- Gross External Area

GROSS EXTERNAL AREA								
Level	Warehouse Living		Class E				UKPN (Plant)	Total by Level
	Block A	Block B	Block A	Block B	Tewkesbury Yard	Seven Sister Terrace		
	GEA m2	GEA m2	GEA m2	GEA m2	GEA m2	GEA m2		
B02	95.3	-	75.0	-	82.2	-	67.4	319.9
B01	95.3	-	75.0	-	103.0	137.4	-	410.7
G0	322.3	140.2	136.8	38.2	-	-	-	637.5
L01	421.2	213.5	-	-	-	-	-	634.7
L02	421.2	213.5	-	-	-	-	-	634.7
L03	421.2	213.5	-	-	-	-	-	634.7
L04	421.2	-	-	-	-	-	-	421.2
L05	421.2	-	-	-	-	-	-	421.2
L06	421.2	-	-	-	-	-	-	421.2
L07	249.7	-	-	-	-	-	-	249.7
TOTAL by Block	3289.8	780.7	286.8	38.2	185.2	137.4	67.4	4785.5

USE CLASS	Warehouse Living		Class E			Plant	Total
TOTAL GEA	4070.5		647.6			67.4	4785.5

Disclaimer: All areas provided are intended for illustrative purposes only. MoCo advise that the validity of all quantities and numbers be subject to a detailed check, audit and sign off by an RICS chartered surveyor. MoCo do not accept any liability for decisions or actions derived from interpretation, extrapolation or use of the areas shown. Measurements have been calculated in accordance with the UK Government Code of Measuring Practice: Definitions for Rating Purposes. Refer to the following website for more information: www.gov.uk/government/publications/measuring-practice-for-voa-property-valuations/code-of-measuring-practice-

1. Key Strategies

Area Schedules- Gross Internal Area

GROSS INTERNAL AREA												
Level	Warehouse Living						Class E				Plant (UKPN)	TOTAL GIA
	Block A	Balcony Area	Block B	*Terrace Area	Ancillary spaces	*Communal Amenity	Block A	Block B	Tewkesbury yard	Seven Sister Terrace		
	GIA m2	m2	GIA m2	m2	GIA m2	m2	GIA m2	GIA m2	GIA m2	GIA m2	GIA m2	GIA m2
B02	-	-	-	-	82.5	400.0	60.0	-	49.1	-	60.1	202.6
B01	-	-	-	-	82.5	-	60.0	-	89.3	106.8	-	142.5
G0	138.8	18.0	-	-	239.2	243.0	121.7	26.7	-	-	-	499.7
L01	380.2	36.8	181.0	10.0	-	-	-	-	-	-	-	561.2
L02	380.2	18.0	181.0	10.0	-	-	-	-	-	-	-	561.2
L03	380.2	36.8	181.0	10.0	-	-	-	-	-	-	-	561.2
L04	380.2	18.0	-	-	-	-	-	-	-	-	-	380.2
L05	380.2	36.8	-	-	-	-	-	-	-	-	-	380.2
L06	380.2	18.0	-	-	-	-	-	-	-	-	-	380.2
L07	213.5	0.0	-	-	-	102.0	-	-	-	-	-	213.5
TOTAL by Block	2633.5	182.43	543	30.09	404.2	745	241.7	26.7	138.4	106.8	60.1	3882.5

USE CLASS	Warehouse Living	Class E	UKPN	Totals
TOTAL GIA	3580.7	513.6	60.1	4154.4

*Areas corresponds to external space

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The Useful Simple Trust is a family of professional design practices driving change. Our experienced and committed engineers, architects, designers and strategists work side-by-side, and with our clients and users, to deliver valuable outcomes with positive impact. Our structure creates real value for our clients, beneficiaries and wider society.

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