



Officer Report

Application Number: HGY/2024/0141
Application Type: Approval of details reserved by a condition
Address: Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal: Approval of details (Phase 1A only) pursuant to Conditions 29 (Overheating) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer: Samuel Uff
Valid Date: 18/01/2024
Applicant: Mr James Meehan
Agent:

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/1833 Hybrid Planning Application for: (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces; (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

CONSULTATION RESPONSE

LBH Carbon Management: Comments back and forth have requested further analyses of Block C1 due to the potential for vulnerable occupants. The Dynamic Overheating Report version 5 has addressed this and although the results get worse they are still within acceptable limits determined by CIBSE TM59 and Part O. Earlier comments accepted the wider report prepared by Hodkinson Consultancy and measures for passive design, cooling hierarchy, heat gains via HIU and pipework, and retrofit plans.

ANALYSIS/ASSESSMENT

Condition 29 reads:

Prior to the commencement of above ground works to Phase 1a, a Revised Overheating Model and report shall be submitted to and approved by the Local Planning Authority, based on acceptable principles as approved, taking into account any detailed design changes and responding the outstanding actions at application stage. The model will assess the overheating risk in line with CIBSE TM52 and TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) for the residential units and demonstrate how the overheating risks have been mitigated and removed through design solutions.

This report will include:

- Reconfirmed details of the design measures incorporated within the scheme in line with the Cooling Hierarchy (including details of the feasibility of prioritising passive cooling and ventilation measures) to ensure adaptation to higher temperatures are addressed, the spaces do not overheat, and the use of active cooling is avoided;*
- Specification of mitigation measures;*
- Modelled pipework heat losses from the communal heating system that comply with CP1 2020, reducing the heat losses to reduce energy demand of extract ventilation in corridors;*
- A retrofit plan to mitigate the future risks of overheating by setting out how the future mitigation measures are shown to help pass future weather files and confirming that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment) and include any replacement / repair cycles and the annual running costs for the occupiers;*
- Submit a clearer annotated plan and a list of the modelled dwellings, making it clear what building they are in and ensuring all habitable rooms have easy-to-identify numbers. Set out what number of dwellings are modelled per block.*
- Specification and visual appearance of the proposed security shutters, and any further external shading measures proposed.*
- These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained (through a like-for-like in specification) thereafter for the lifetime of the development.*

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21. Pursuant to Condition 75 the applicant has provided suitable detail to confirm that the DEMP and monitoring is acceptable from Pollution and Transportation perspective. This relates to Phase 2 and 3 only.

The information submitted is for Phase 1a only as required by the condition. The various iterations of the Hodkinson Consultancy have successfully addressed measures for passive design, cooling hierarchy, heat gains via HIU and pipework, and retrofit plans. The latest version of the report (version 5) has updated further analyses of Block C1 due to the potential for vulnerable occupants residing in that block. The results get worse but they are still within acceptable limits determined by CIBSE TM59 and Part O. This has been reviewed by officers and considered to be acceptable.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS