



Pre-Application Planning Advice Summary – Major Application

Site Address: No. 807 High Road, N17

Application Reference: PRE/2019/0212. See separate note for advice on the Northern Terrace (Nos. 790 to 814 High Road, excluding No. 796) and land to the rear

Proposal: Change of use of the ground floor of 807 High Road to retail (A1) to facilitate the relocation of the Co-operative Funeral Care from 806 High Road, alongside rear extensions and associated works to provide nine residential units on upper floors

Meeting Date: Monday 20 January 2020

Carbon Management Comments following 2nd meeting

Energy Assessment

The applicant should submit an Energy Assessment confirming that the proposal will meet Policy SP4, and any other sustainability measures which are incorporated into the proposal. The report should clearly outline the baseline regulated and unregulated emissions, the Target Emission Rate (TER), Dwelling Emissions Rate (DER) and Building Emissions Rate (BER) and the reduction in carbon emissions following the energy hierarchy. Separate calculations should be presented for the residential and commercial elements to the scheme. The application should state which SAP carbon factors have been used to calculate the emissions. A summary of the modelling work output (i.e. SAP, BRUKL reports) must be provided in an appendix of the energy assessment for each stage of the energy hierarchy. The report should be written in line with GLA guidance:

https://www.london.gov.uk/sites/default/files/energy_assessment_guidance_2018.pdf.

A post-completion Energy Statement should be submitted to set out the scheme's performance against targets.

Be Lean

A 'fabric first' approach should be prioritised on this development, aiming to achieve at least 10% reduction of emissions for the residential dwellings and 15% reduction on the commercial elements, in line with the emerging London Plan Policy SI2.

Triple glazing to the residential units is welcomed. I would expect the u-value for the walls and ground floor to be improved. Please confirm whether neighbouring units are likely to be heated to same temperatures as the development, and whether any insulation to party walls has been included?

Please also include details on how heat loss from thermal bridging will be reduced to the minimum and what the g-values will be.

Be Clean

No update.

Be Green

The Council has a policy requiring 20% of the site's energy loads to be delivered via renewable technologies. Solar panels with green roofs should be assessed for feasibility, along with other renewable energy technologies.

Air source heat pumps (ASHPs) are proposed for the development. All units should be heated through a single energy centre across the site, including commercial and shared space heating. This must be designed to connect to the DEN. Individual heating sources are therefore not expected.

Be Seen

The emerging London Plan will be requesting all developments to 'be seen', in line with Draft Policy SI2. The applicant should enable the monitoring of energy usage on site by installing appropriate equipment and would be expected to monitor the energy performance for at least five years post-construction.

Carbon Offsetting

If the applicant does not achieve policy compliance on-site, the remaining emissions would need to be offset (see TSG's comments). If the applicant does not achieve policy compliance on-site, the remaining emissions would need to be offset. The cost of offsetting is currently agreed at £2,850 (£95 per tonne over 30 years). Two scenarios will be

The carbon price will be set at the most current price at the point of determination of the planning application (therefore taking into account any changes at the GLA or local level).

BREEAM (or equivalent)

The Council expects the highest possible sustainability standards are achieved on-site. The proposed commercial units should aim to achieve BREEAM 'Excellent', achieving at least 'Very Good'.

Sustainable Materials

In line with Policy DM21, materials should be carefully considered to ensure these are natural where possible. The scheme should minimise the embodied carbon of the proposed materials. The applicant should set out how this will be delivered in the Design and Access Statement. Where known, set out which materials are specified

through the BRE Green Guide to specification and where feasible, materials should have a high recycled content.

Overheating

There is risk of overheating in new development, and with the noise and air pollution sources from the High Road, simple passive cooling (opening the windows) may therefore not be a viable option. The applicant will need to undertake a London weather pattern dynamic thermal model (in line with CIBSE TM59) using the TM49 Design Summer Years (DSY) for London and the accompanied datasets for building thermal simulation. This incorporates the Urban Heat Island effect and the severity of hot events in London. The model should include:

- The Urban dataset for the three DSYs; and,
- Future weather patterns to projected impacts over the time periods 2020s, 2050s and 2080s. All time periods (2020s, 2050s and 2080s) should be modelled, and the risks, impacts and mitigation strategy set out for each.

The model will need to pick most likely to overheat units. The report should include floor plans highlighting all modelled areas across the development and showing all rooms (with unique reference number). The applicant is expected to model the following units:

- At least 15% of all rooms in each building block or across the development site;
- If looking at flatted development all single aspect units facing west, east, and south;
- At least 50% of rooms on the top floor;
- 75% of all modelled rooms will face South or South/western facing;
- Rooms closest to any significant noise and / or air pollution source, with windows closed at all times (unless they do not need to be opened and confirmed in the Noise and the Air Quality Assessments).

Living Walls/Roofs

The podium level roof terrace will need a minimum 200mm substrate depth. Plans should demonstrate that the building can structurally support the intensive green roof. The roof needs to be designed in line with GLA Guidance, with the appropriate substrate depth, varied plant species that contribute to the local biodiversity and a robust management plan. The Council will need to agree maintenance and design of this space.