ADDENDUM

This page is intentionally left blank

Agenda Item 4

Addendum Report

Planning Sub Committee 5 June 2023

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.

Reference No: HGY/2022/3846	Ward: Noel Park
Address: 30-36, Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DJ **Proposal:** Demolition of the existing buildings and construction of a part two, six, eight and eleven storey building plus basement mixed use development comprising 51 residential units and 560 sqm of commercial floorspace, with access, parking and landscaping.	

To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report

---

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The bullet point below is amended (in bold) to correct the proposed commercial floorspace and number of jobs potentially generated by the development.

- The development would provide ~~815~~ **560sqm** of good quality flexible commercial floorspace space that would potentially generate ~~18~~ **40 jobs**

6. MATERIAL PLANNING CONSIDERATIONS

Clarification Points
'Affordable Housing and Housing Mix'

Affordable Housing Dwelling Mix

At Para 6.3.11 the affordable housing mix is amended (In bold) to correct the table below to include the mix for the 2 intermediate tenures (London Living Rent and Shared Ownership) and the Affordable Rent mix is corrected to reflect the current proposal.

Unit type	**Low Cost Rent**	**Shared Ownership**	**London Living Rent**	**Low Cost Rent Total (Target)**	**Intermediate (target)**
1 bed	**2**	**1**	**2**	22.2% (10%)	70% (30%)
2 bed	**4**	**2**	**1**	44.4% (45%)	75% (60%)
3 bed	3	**1**	**0**	33.3% (45%)	25% (10%)
Total units	**9**	**4**	**3**	**100%**	**100%**
Total (Hab Rooms)	28	**12**	**7**		

Overall Housing Mix

The overall housing mix set out in para 6.3.17 is amended (In bold) to correct the table below:

Accommodation mix			
Unit type	Total units	%	Wheelchair accessible (M4 3)
Studio	3	5.9%	
1-bed 2-person flats	19	37.3%	2
2-bed 3-person flats	9		2
2-bed 4-person flats	16	49%	
3-bed 4-person flats	3		
3-bed 5-person maisonettes	1	**7.8%**	1
Total	51	100%	5

ALTERATIONS TO CONDITION

Condition 31 is altered to include the addition wording (in bold) to reflect the details submitted to evidence the addition of external shading measures.

Appendix 1

Prior to the above ground commencement of the development, revised Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the TM52 and TM59 Overheating modelling undertaken by XCO2 (Overheating Risk Assessment dated 15th May 2023), **which includes external shading measures to the east, south and west windows as shown on the approved elevations.**

This report shall include:

- Revised modelling of units modelled based on CIBSE TM52/59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of distribution heat losses, external shading, crime, noise and air quality issues are assessed and mitigated appropriately evidenced by the proposed location and specification of measures;
- Modelling of mitigation measures required to pass future weather files including external shading, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.

(c) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Natural ventilation with fully inward openable windows;
- Infiltration rate of 0.15 ACH
- Window g-values of 0.4;
- External shading – overhangs and side fins;
- Mechanical ventilation with summer bypass (40l/s);
- Hot water pipes insulated to high standards.
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

Active cooling is not permitted in this development.

If the design of Blocks is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

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.

Appendix 3 Consultation Responses from internal and external agencies

Appendix 3 is amended below to include the Carbons Team updated comments dated 05/06/2023

Stakeholder	Question/Comment	Response
INTERNAL		
Carbon team	**Carbon Management Response 05/06/2023** In preparing this consultation response, we have reviewed: • Context elevations: ref. 3572 PL(20) 210e P0 - East and West Context Elevations; ref. 3572 PL(20) 211e P0 North and South Context Elevations • Scheme elevations: ref. 3572 PL(20) 202 P0 – West Elevation; ref. 3572 PL(20) 202 P0 – South Elevation • Images of the south-facing and west-facing elevations • Bay studies • Typical details **Response** Details were submitted to evidence the addition of external shading measures. These were introduced to reduce the demand on active ventilation and cooling, reducing the urban heat island effect and energy costs. The Carbon Management Team are satisfied that the overheating concerns have been adequately addressed. The proposed overheating condition has been amended to reflect the updated information. **Revised Overheating Condition** Additional wording is underlined. <u>Overheating</u>	Condition 31 updated to reflect the Carbon teams comments

	Prior to the above ground commencement of the development, revised Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the TM52 and TM59 Overheating modelling undertaken by XCO2 (Overheating Risk Assessment dated 15th May 2023), which includes external shading measures to the east, south and west windows as shown on the approved elevations. *This report shall include:* - *Revised modelling of units modelled based on CIBSE TM52/59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;* - *Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of distribution heat losses, external shading, crime, noise and air quality issues are assessed and mitigated appropriately evidenced by the proposed location and specification of measures;* - *Modelling of mitigation measures required to pass future weather files including external shading, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;*	

	- *Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;* - *Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.* *(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.* *(c) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:* - *Natural ventilation with fully inward openable windows;* - *Infiltration rate of 0.15 ACH* - *Window g-values of 0.4;* - *External shading – overhangs and side fins;* - *Mechanical ventilation with summer bypass (40l/s);* - *Hot water pipes insulated to high standards.* - *Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.*	

	Active cooling is not permitted in this development. *If the design of Blocks is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.* *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.* **Conclusion** The application can be supported subject to the previously recommended conditions.	