

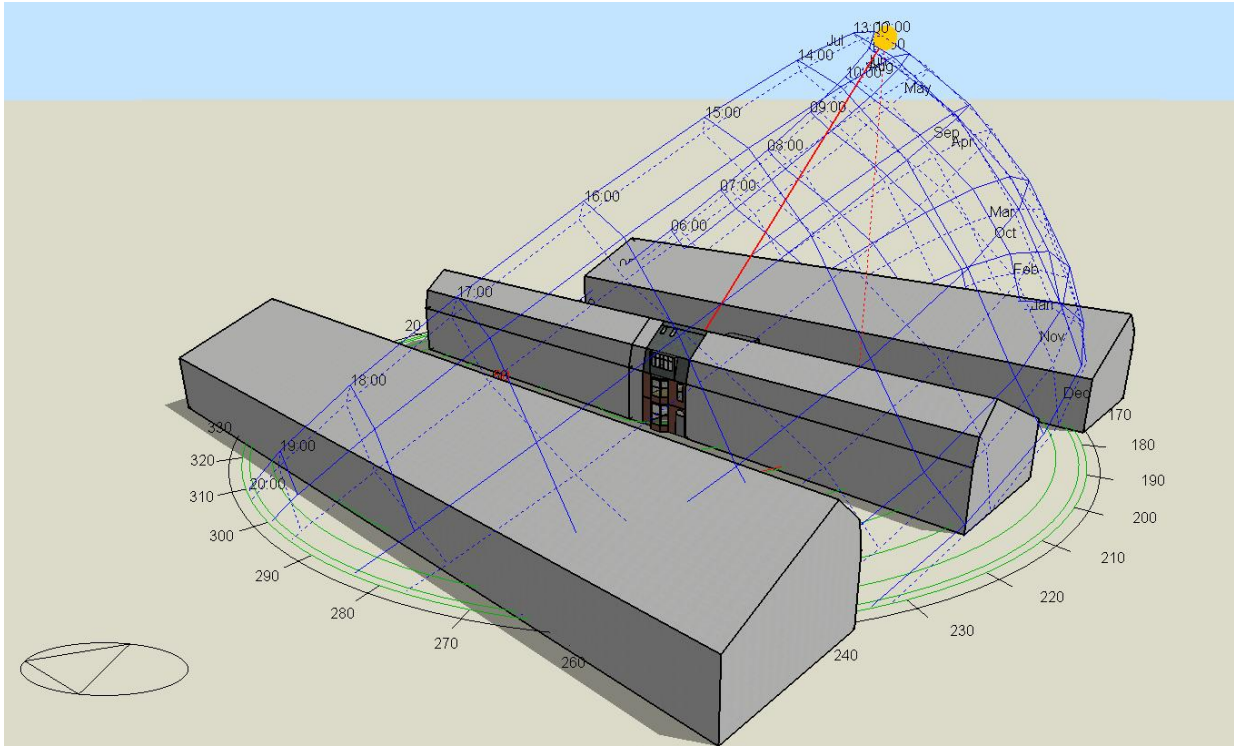
**TM59: Overheating Risk Assessment  
Revision 2**

For

**25 Glenmore Road  
London  
NW3 4BY**

**Date: 17 November 2023**

# EXISTING DWELLING 25 GLENMORE ROAD, NW3 4BY



Modelled in DesignBuilder 7.2.0.032 Utilizing Energyplus Version 9.4.0.002 in accordance with CIBSE AM11 using guidance outlined in CIBSE TM59.

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## EXECUTIVE SUMMARY

This report seeks to demonstrate whether the existing dwelling at 25 Glenmore Road, London meets the requirements of TM59: Design methodology for the assessment of overheating risk in homes. If the requirements of TM59 are shown not to be met, installing Air Conditioning is an option which may be sought providing the requirements of the Cooling Hierarchy within the Camden Local Plan are investigated and other methods of achieving acceptable comfort levels cannot be introduced as an alternative.

### Compliance Criteria

Homes that are predominantly naturally ventilated, including homes that have mechanical ventilation with heat recovery (mvhr), with good opportunities for natural ventilation in the summer should assess overheating using the adaptive method based on CIBSE TM52 (2013).

In order to allow the occupants to 'adapt', each habitable room needs operable windows with a minimum free area that satisfies the purge ventilation criteria set in Part F of the Building Regulations for England (NBS, 2010), i.e. the window opening area should be at least 1/20th of the floor area of the room (different conditions exist for windows with restricted openings, and the same requirement applies for external doors). Control of overheating may require accessible, secure, quiet ventilation with a significant openable area.

Homes that are predominantly mechanically ventilated because they have either no opportunity or extremely limited opportunities for opening windows (e.g. due to noise levels or air quality) should be assessed for overheating using the fixed temperature method based on CIBSE Guide A (2015a).

### Criteria for homes predominantly naturally ventilated

Compliance is based on passing *both* of the following two criteria:

(a) *For living rooms, kitchens and bedrooms:* the number of hours during which DT is greater than or equal to one degree (K) during the period May to September inclusive shall not be more than 3 per cent of occupied hours. (CIBSE TM52 Criterion 1: *Hours of exceedance*).

(b) *For bedrooms only:* to guarantee comfort during the sleeping hours the operative temperature in the bedroom from 10 pm to 7 am shall not exceed 26 °C for more than 1% of annual hours. (*Note:* 1% of the annual hours between 22:00 and 07:00 for bedrooms is 32 hours, so 33 or more hours above 26 °C will be recorded as a fail).

### Criteria for homes predominantly mechanically ventilated

For homes with restricted window openings, the CIBSE fixed temperature test must be followed, i.e. all occupied rooms should not exceed an operative temperature of 26 °C for more than 3% of the annual occupied annual hours (CIBSE Guide A (2015a)).

### Basis of Methodology for this Assessment

There is reasonable opportunity for natural ventilation in the summer within the property and therefore the adaptive method for homes predominately naturally ventilated is to be used.

Assessments are based upon occupied hours between May and September, this equates to 3,672 hours per year for bedrooms and 1,989 hours per year for Living rooms.

### Results Overview

The results obtained from the thermal model demonstrate that all upper floor rooms of the property do not pass the requirements of TM59, it can be seen that this is exacerbated at second and third floor levels, indicating significant overheating will occur.

# CALCULATION PARAMETERS

## U-Values

External Walls, solid brick 225mm	1.45 W/m <sup>2</sup> K
Roofs	0.22 - 0.26 W/m <sup>2</sup> K
Ground Floor	1.45 W/m <sup>2</sup> K
Windows, Rooflights & Glazed Doors	2.20 W/m <sup>2</sup> K

## Glazing

Existing windows and glazed doors with an anticipated g-value of 0.80 and light transmission of 0.80 has been allowed for.

## Room and Glazing Sizes

Taken from plan drawings, produced by Lighthouse Design Solutions Ltd obtained from the local planning portal and supplemented by an on-site survey.

## Thermal Mass

Medium-weight construction to ground and first floor elements.  
Light-weight construction to second and third floor elements largely built within timber roof structures.

## Ventilation Strategy

Openable windows available to all occupied areas however these are restricted to 100mm for security at ground floor and upper floor levels. Free Areas calculated accordingly.

Appendix A shows results if window restrictors were removed and openable windows open 100%. Ground floor windows modelled as closed from 11pm. First Floor Windows open at all times day and night.

In accordance with TM59 windows to be open when the internal dry bulb temperature exceeds 22°C and the room is occupied.

## Lighting

In accordance with TM59, lighting gains are set at 2 W/m<sup>2</sup> and on between 6pm and 11pm.

## Air Permeability

Air permeability set at 20.0 m<sup>3</sup>/(h.m<sup>2</sup>) at 50 Pa.

## Internal Gains

In accordance with TM59

Room Ref:	Occupancy Gains	Lighting Gains W/m <sup>2</sup>	Equipment Gains W/m <sup>2</sup>
Bedrooms	2*	2.0	80W Peak Load*
Kitchen	4*	2.0	450W Peak Load*
Living	4*	2.0	150W Peak Load*

\*Adjusted in accordance with TM59 for differing time periods of the day.

## Occupied Times

In accordance with TM59

Room Ref	Occupancy
Single Bedrooms	1 person at 70% gains from 11pm to 8am 1 person at full gains from 8am to 11pm
Double Bedrooms	2 people at 70% gains from 11pm to 8am 2 people at full gains from 8am to 9am and from 10pm to 11pm 1 person at full gain in the bedroom from 9am to 10pm
Living	4 people at 5% gains from 9 am to 10 pm; room is unoccupied for the rest of the day
Kitchen	4 people at 25% gains from 9 am to 10 pm; room is unoccupied for the rest of the day

## Weather File

London Central DSY1 2020s, high emissions, 50% percentile scenario in accordance with TM59

## OVERHEATING

Compliance is based on passing *both* of the following two criteria:

(a) *For living rooms, kitchens and bedrooms:* the number of hours during which DT is greater than or equal to one degree (K) during the period May to September inclusive shall not be more than 3 per cent of occupied hours. (CIBSE TM52 Criterion 1: *Hours of exceedance*).

(b) *For bedrooms only:* to guarantee comfort during the sleeping hours the operative temperature in the bedroom from 10 pm to 7 am shall not exceed 26 °C for more than 1% of annual hours. (*Note:* 1% of the annual hours between 22:00 and 07:00 for bedrooms is 32 hours, so 33 or more hours above 26 °C will be recorded as a fail).

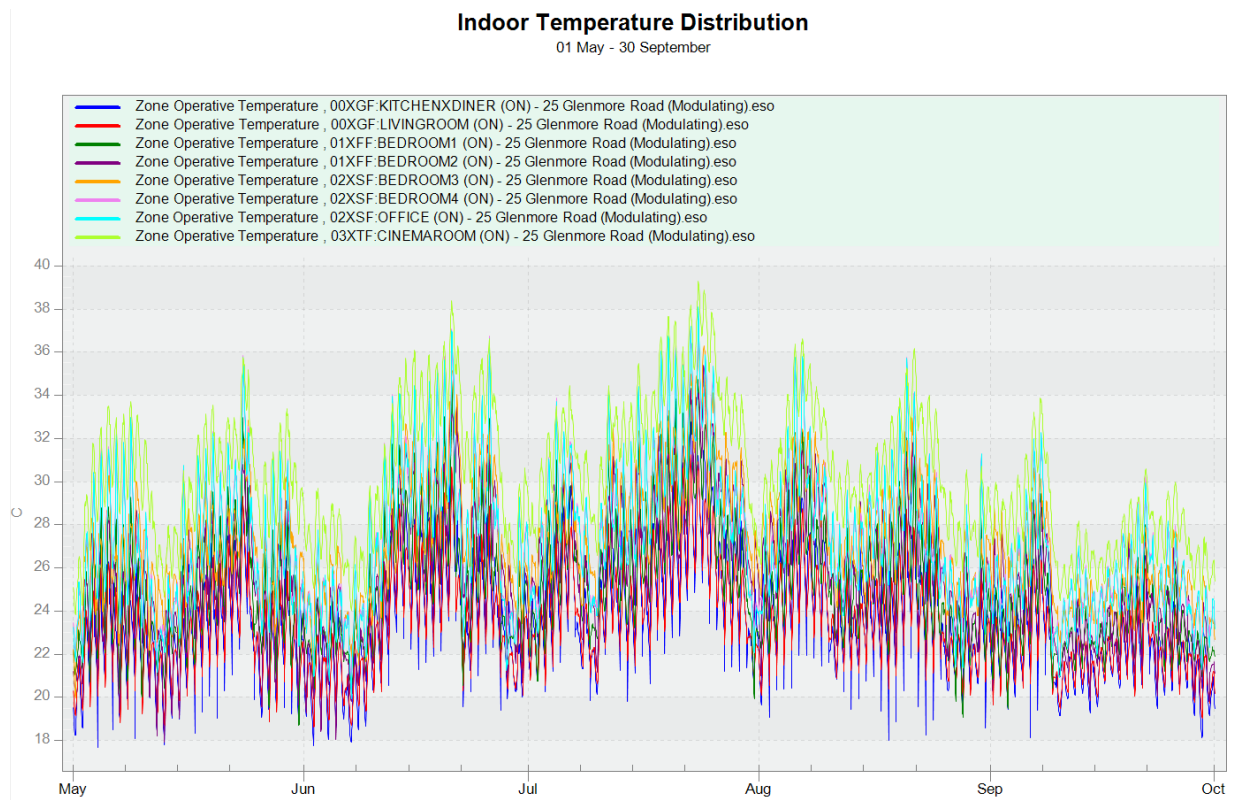
Results of the above calculations can be viewed below and can be seen that all tested ground floor occupied space fall within the required benchmark of CIBSE TM59, however all bedrooms, the office and cinema room at upper floor levels do not meet the requirements.

### Results

Dwelling	Level	Zone	Criterion A (%)	Criterion B (hr)	Pass / Fail
25 Glenmore Road	Grd Flr	Kitchen Diner	2.43	N/A	Pass
	Grd Flr	Living Room	1.07	N/A	Pass
	First Flr	Bedroom 1	8.85	332	Fail
	First Flr	Bedroom 2	17.75	420.33	Fail
	Second Flr	Bedroom 3	31.93	682.67	Fail
	Second Flr	Bedroom 4	28.53	765.67	Fail
	Second Flr	Office	35.85	N/A	Fail
	Third Flr	Cinema Room	81.4	N/A	Fail



## Indoor Temperature Distribution



## COOLING HIERARCHY

In accordance with Camden Local Plan air conditioning will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.

The cooling hierarchy includes:

- Minimise internal heat generation through energy efficient design;
- Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls;
- Manage the heat within the building through exposed internal mass and high ceilings;
- Passive ventilation;
- Mechanical ventilation;
- Active cooling.

As this is an existing dwelling many of the above design considerations, applicable to new developments, cannot be incorporated without undertaking a significant refurbishment at great expense and would be outside of the keeping of the existing style of the property. There is little option to add any further thermal mass to the property as external walls at ground and first floor levels are already brickwork along with many of the existing partition walls. Bedrooms and other rooms at upper floor levels could only be improved dramatically by changing all of the windows to include solar glazing, however the windows have been upgraded within the last 5 years and have good thermal properties and would be at great expense to re-glaze the whole property to include solar glazing. Passive shading has been added to the rear kitchen by way of a canopy above the patio doors which helps keep ground floor rooms cool.

The property already benefits from adequate passive ventilation with openable windows at all levels, however these are all restricted for security and safety reasons. Passive shading could not be introduced at upper floor levels.

At the request of the Camden Planning Officer, additional calculations have been run to establish the overheating risk if window restrictors are removed or overridden to allow openable windows to be left fully open, these results can be viewed at the rear of this report in Appendix A.

The calculations have been re-run to include mechanical ventilation providing 3 air changes per hour to all bedroom and upper floor areas (way in excess of building regulations), whilst this would not be a straightforward installation it was felt this may be reasonably cost effective. However, from the results below it can be seen that all of these rooms will still overheat.

Dwelling	Level	Zone	Criterion A (%)	Criterion B (hr)	Pass / Fail
25 Glenmore Road	Grd Flr	Kitchen Diner	1.74	N/A	Pass
	Grd Flr	Living Room	0.73	N/A	Pass
	First Flr	Bedroom 1	3.87	147.17	Fail
	First Flr	Bedroom 2	4.37	188.17	Fail
	Second Flr	Bedroom 3	6.3	270.00	Fail
	Second Flr	Bedroom 4	10.47	295.17	Fail
	Second Flr	Office	17.06	N/A	Fail
	Third Flr	Cinema Room	42.09	N/A	Fail

The results indicate, in order to provide thermal comfort within the property, air conditioning could be introduced in lieu of significant works of changing all windows for solar glazing which may not be in keeping with the current style of the property and with no guarantees this would make a significant difference to thermal comfort with restricted window openings.

## APPENDIX A

### Window restrictors removed

Results below are based on window restrictors being removed and windows being fully open over night to upper floor windows i.e open all the time day and night.

Ground floor windows modelled as closed from 11pm.

Dwelling	Level	Zone	Criterion A (%)	Criterion B (hr)	Pass / Fail
25 Glenmore Road	Grd Flr	Kitchen Diner	1.48	N/A	Pass
	Grd Flr	Living Room	0.81	N/A	Pass
	First Flr	Bedroom 1	2.46	79.00	Fail
	First Flr	Bedroom 2	2.57	131.00	Fail
	Second Flr	Bedroom 3	2.98	153.17	Fail
	Second Flr	Bedroom 4	6.86	180.33	Fail
	Second Flr	Office	10.94	N/A	Fail
	Third Flr	Cinema Room	13.79	N/A	Fail