Ref: EMS067

26th October 2016

Client: **A2Dominion Development Limited**
Development: **156 West End Lane**

Subject: **Overheating Assessment Cover Letter**

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Approver: Mark Hutchison

Silver EMS was commissioned by A2Dominion Development Limited to carry out an Overheating Assessment (dated June 2016) to accompany the detailed planning application for the 156 West End Lane development. This cover letter has been prepared to support the minor final revisions to the scheme plans.

This cover letter assesses the effects of the proposed changes from an overheating assessment perspective and should be read in conjunction with the Overheating Assessment produced in June 2016.

The key changes are summarised below:

- Increasing the employment floorspace to 500sqm of start-up units on the ground floor of the west building, an increase of 46% from the June amendments and a total of 505sqm of flexible office floorspace at first floor of the west building, an increase of 5% from the June amendments.
- Increasing the affordable rented provision (to 62% of the affordable housing homes).
- Increasing the number of family units within the proposed affordable rented tenure to 21x3-bedroom units and one 4-bedroom unit, which equates to 47% of the total amount of affordable rent provision. This is an increase of 9% from the June amendments.
- Increasing the number of 1-bedroom units within the proposed intermediate tenure equating to 60% (21x1-bedroom unit) of units within this tenure, an uplift of 19% from the June amendments.
- Increasing the wheelchair units to 18 with 83% of these provided within the proposed affordable tenure and the inclusion of three wheelchair units within the proposed private tenure.
- Increasing window widths and reconfiguration of flat layouts throughout the proposed scheme to increase internal daylighting.
- Increasing the non-residential floorspace BREEAM rating from ‘Very Good’ to ‘Excellent’.
- Changes to room layouts of units.
- Increase of one unit back to a total of 164.

From the overheating perspective the increase in the window widths will provide an more beneficial result, as the increase in natural ventilation more than offsets the increase in solar gain created by these relatively minor increases.

The reconfiguration of the flat layouts and changes to room layouts will have no effect on the internal gains.

From an assessment to the overall building changes it is suggested that the changes to room layouts and window widths are minor and do not substantially affect the findings of the overheating assessment.

Thus, the proposed changes are not going to modify the vulnerability of the building to the overheating risk and our report ***EMS101 160527_West End Lane_Overheating Analysis*** remains valid.