
From: Dominic Kacinskas [REDACTED]
Sent: 29 November 2021 11:12
To: Nora-Andreea Constantinescu
Cc: [REDACTED]
Subject: FW: Finchley Replies Given to Pre-Commencement
Attachments: WYE_23.11.21_PV Inverter Detail_240_1012_Proposed Roof plan_rev S4.pdf;
J2680-Finchley Design Stage Energy and Sustainability Assessment Stage 4.pdf

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Dear Nora,

Please see below partial replay to condition 15 from M+E consultant. I trust we are awaiting response from air quality assessors to close this one. Once we receive response we'll pass to you.

Kind Regards,
Dominic

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From: Paul Downie [REDACTED]
Sent: 24 November 2021 14:44

Subject: RE: Finchley Replies Given to Pre-Commencement

Hi Dominic,
Replies to the various queries below.
I have noted where we need some input from yourselves.
We have gone back to the Air Quality Assessors on the question over use of DEFRA data and await their reply.

Regards
Paul

Condition 15 – Dispersion modelling, fresh air inlet

As a poor air quality area we would be looking for the intakes to appear at the lowest possible NO₂/PM₁₀ concentration points. This would generally be expected to be on the rear of the roof level but the modelling should confirm this.

Generally the modelling assumptions are accepted, however this used the Defra mapped figure for the background concentrations which may not be acceptable, as we do not know if this is the highest. The model should work on the data from Bloomsbury station firstly and if Defra data is highest, then that should be considered (using the average of the most recent years' datasets).

Recommendation: Please amend the model input data accordingly.

The air quality assessment for this condition has displayed dispersion modelling results at four different heights, 1.5m, 4.5m, 7.5m, 10.5m. The heights are assumed to correspond to building levels but it is not clear which ones.

The levels indicated are aligned with the building levels 10.5m relating to the 3rd floor of the building

Recommendation: Can you please confirm what floors the model heights match?

On the ventilation system plans, I assume from the commentary that the air intakes for the MVHR system to the flats are meant to be shown at roof levels. However, the roof level is not shown and there are missing plans for the levels below.

Excerpt from report REC Air Quality Assessment Report

It is proposed to include mechanical ventilation in all habitable rooms located on the basement, lower ground, first and second floors of the development. These units have concentrations within the APEC-B and APEC-C categories and require mitigation. Mechanical ventilation should include a centralised system with the inlet located at the third floor level (10.5m) or higher. This should ensure the supply of clean air for future site users. It should be noted that no proposed residential units will be located on the ground floor of the development, and as such, no mechanical ventilation is required for the ground floor

All Flats below 3rd floor are supplied with ventilation systems terminating at above 3rd floor level in line with the Air Quality Report

Recommendation: Please provide full range of ventilation plans and make it clear in the commentary what the predicted concentration figures are for the chosen intake locations in support of the selection.

These were previously issued, a copy is attached

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