

## Addendum Energy Strategy.

To: Luke Davies

---

Cc: Phil Summers

---

From: Charlotte Dutton, Sustainability Consultant

---

Date: 12 December 2022

---

Project: O2 Finchley Road

---

File ref: MEM-2323894-05-CD-20221212-Planning note

---

## TM59 Compliance Strategy.

As demonstrated in the Stage 2 Energy Strategy the following recommendations were made to meet GLA policy requirement of 100% of assessed spaces to meet TM59 adaptive assessment criteria for DSY1 weather file:

- Living room sliding doors to be full height and provide a 90% openable area
- Window reveals to be increased to 337.5mm (1.5 brick width)
- Horizontal balcony shading to be included above south-facing living/kitchen openings
- Light coloured blinds within the base-build specification
- Living room openings to ensure secure night-time ventilation, with a minimum free area of 15%.

The strategy presented in the TM59 assessment demonstrated 95% compliance of apartments assessed with inclusion of the measures above. It should be noted that only the highest risk apartments typologies were assessed as part of this in order to demonstrate a robust solution. Of these highest risk apartments, the only non-compliant space was N4-L09-3B5P-Kitchen.

The failing space assessed was confined to a kitchen with one south-facing window which is openable. As the kitchen was isolated rather than an open plan kitchen-living space, and south facing, the mitigation strategies listed above have reduced the overheating considerably but not quite below the 3% threshold (TM59 Criterion 1). We have looked at reducing further the g-value to this south facing glazing but this provides limited benefit due to the internal and external gains balance of this space.

Full 100% compliance can be achieved for the room currently failing with the following: increasing ventilation rates beyond Part F minimum, changing recirculating cooker hood to exhaust, internal layout changes to the kitchen (note that these have been changed and submitted formally to LBC) and optimisation of glazing g-value.

## Part L Carbon Reduction (outline areas).

Overall the outline planning permission areas achieve a 53% on-site regulated carbon emission reduction, far in excess of the 35% minimum target. The domestic apartments form a large part of this. The smaller non-domestic commercial units are assessed as "shell" units to facilitate future tenant fitout.



A 34% regulated carbon emission reduction has been calculated for the non-domestic commercial units based on the inputs included in the Energy Strategy submitted (which align with the detailed application demonstrating achieving a 35% reduction). The u-values and parameters have been developed in line with what was, at the time, emerging Part L 2021 guidance to ensure that beyond outline submission the approach is robust. Design parameters will be reviewed as required as each phase goes to detailed submission. The commercial spaces in the outline submission are based on conservative efficiencies and the PV is currently apportioned only to the residential units. Achieving 35% will be possible with detailed consideration of PV allocation and efficiencies. This will be supported through the inclusion of green leases to ensure the minimum 35% reduction is upheld. Offset rates will be calculated with each Phase in the detailed application.