

05 February 2016 (AB)

prp-co.uk

Architecture
 Urban Design
 Masterplanning
 Landscape
 Sustainability
 Project Services
 Planning
 Transport Planning
 Interiors
 Research

AE2699(2) Bicester Eco Town Phase 2 Statement Relating to Planning Condition 10

Attached to the hybrid planning permission issued in August 2011 (ref. 10/01780/HYBRID) is Condition 10 which states:

"Prior to commencement of residential development in each phase a study, by a suitably qualified person, shall be submitted to and approved in writing by the local planning authority, demonstrating that the design of the dwellings within that phase is such that overheating will not occur and that heat island effects have been minimised. The development shall thereafter be carried out in accordance with the agreed details."

The attached PRP Environmental Overheating Report analyses the worst-case Phase 2 plots in terms of overheating and identifies mitigation measures to overcome overheating that has been predicted.

The mitigation measures recommended in the attached PRP Environmental Overheating report are detailed in the table below.

The table confirms that all measures, other than night time cooling that will be controlled by the occupant, have been incorporated (marked as 'Y' in the table below) into the final S96a design that was submitted by Barton Wilmore in January 2016.

Unit Number	Area	Occupancy	Mitigation Recommended			
			Night Cooling	Blinds	Overhang S/W wdw	Spandrel Panels
265	118.9	3B5P	No mitigation required			
281	105.3	3B5P	Y	Y To be specified	Y	Y
288	80.3	3B5P-BUNG	Y	Y To be specified	Not required	

Details of recommended mitigation measures and how they have been incorporated:

- **Night-time cooling:** The highest risk of overheating was shown in bedrooms, which are located at upper levels (1st floor). These rooms can easily achieve night-time cooling, as upper floor windows can be opened without creating any security issues. Therefore, we assume the occupants will make use of this measure, to mitigate overheating risks. This mitigation will apply for all units within the development.
- **Blinds:** Although the room with highest risk of summer overheating in the bungalow (Plot 288) was Bedroom 2 (named in the report as 'B'), we have specified blinds to all bedrooms in units 281 and all other bungalows in this phase (units 276, 277, 288 & 289). This will ensure that summer overheating risk is minimised in all bedrooms of the development.
- **Overhang above South and West windows:** This measure only applies to unit 281. A 100mm projection to the head of the feature window (refer to detail Q on PRP drawing AA2699C(2)-2511 submitted against condition 15) in bedroom 3 (bedroom C in overheating report) has been added to provide some shading to this window to reduce the overheating risk. See marked extract elevation below.

- **Spandrel panels:** This measure also only applies to unit 281. On PRP drawing AA2699C(2)-2120 rev. A, submitted with the S96a application, The plot 281 side and front elevations show spandrel panels to the first floor feature window, as recommended in the Overheating Report. See marked extract elevation below. No further testing or mitigation is required to this plot.

