

Case Reference HGY/2022/2659

Haringey 6th Form College, White Hart Lane, London, N17 8HR

This note has been produced to satisfy the Sustainable Design and Construction strategy requirements for Planning Condition 6 which states:

Prior to the commencement of development above ground, a Sustainable Design and Construction Strategy must be submitted to and approved by Planning Authority to demonstrate that the development promotes a circular economy, reduces the whole life carbon of the development with sustainable construction and materials, reduces the environmental impact of the construction process and delivers biodiversity net gain and urban greening benefits.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

Policy SI 4 Managing heat risk

- A Development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.
- B Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:
 - 1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure
 - 2) minimise internal heat generation through energy efficient design
 - 3) manage the heat within the building through exposed internal thermal mass and high ceilings
 - 4) provide passive ventilation
 - 5) provide mechanical ventilation
 - 6) provide active cooling systems.

Policy SP4 – Working towards a low carbon Haringey

Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings.

In line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation, by incorporating the following measures:

a. From 2011 onwards, all new residential development will achieve a minimum 25% reduction in total (regulated) CO2 emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim to achieve Level 6. All new residential development shall be zero carbon from 2016 onwards; and

b. From 2011 onwards all new non-residential development shall be built to at least BREEAM “very good” standard and should aim to achieve BREEAM “excellent” or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019.

The Council will promote low-carbon energy through the following measures:

c. Requiring all developments to assess, identify and implement, where viable, sitewide and area-wide decentralised energy facilities including the potential to link into a wider network;

d. All new developments are required, where viable, to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration, which can include connections to local sources of decentralised renewable energy.

Policy DM21 – Sustainable Design, Layout and Construction

Proposals should:

a Apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements;

b Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems;

c Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls

d Wherever possible, use building materials with high environmental performance ratings; and

e Seek opportunities for locally sourced labour.

Consideration will be given to the use of carbon offset payments, to be secured by planning obligations, where it can be demonstrated that proposals are unable to meet carbon dioxide emission reduction targets on-site.

Requirement	Measures Undertaken
Policy SI 4 Managing heat risk	Refer to the Note produced to satisfy the requirement for Planning Condition 5
Policy SP4 b) All new non-residential development shall be built to at least BREEAM “very good” standard and should aim to achieve BREEAM “excellent”	Post Construction BREEAM certificates to be issued once received.
Policy SP4 b) All developments to assess, identify and implement, where viable, sitewide and area-wide decentralised energy facilities including the potential to link into a wider network;	Due to the small size and heat demand of the scheme and the distance from the scheme to any proposed district heating networks, no connection too nor provision for a future connection has been allowed for.
Policy SP4 d) All new developments are required, where viable, to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration, which can include connections to local sources of decentralised renewable energy.	Refer to the Energy Statement (Sept 2022) Section5: Renewable Energy. SBEM calculations have been undertaken which show a reduction in carbon dioxide emissions over the baseline of Part L via: - High levels of thermal insulation - Mechanical ventilation with heat recovery - LEDlighting - Air permeability target of 3 m³/(hm2) @ 50Pa The project incorporates Photovoltaic Panels (10 kWp) and an Air Source Heat Pump.
Policy DM 21 a) Apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements.	A full energy strategy in-line with the energy hierarchy has been undertaken, refer to the Energy Statement (Sept 2022) This illustrates a reduction in carbon dioxide emissions over the baseline of Part L via: - Energy Efficient Measures - Renewable Technologies The table in Section 6.2 illustrates the savings at each stage of the energy hierarchy.
Policy DM21 b) Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems	Refer to the Note produced to satisfy the requirement for Planning Condition 5
Policy DM21 c) Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls	Refer to the drawings and documents submitted to satisfy the requirement of Planning Condition 7a). The project includes an Extensive Biodiverse Green Roof, new pond and areas for planting by students at the College.
Policy DM21 d) Wherever possible, use building materials with high environmental performance ratings	High levels of thermal insulation to achieve U-Values lower than the Part L 2021 notional building specification. High performance glazing. Extensive Biodiverse Green Roof.

Policy DM21 e) Seek opportunities for locally sourced labour	Haringey 6th Form College runs a vocational course in horticulture. The practical elements of this course will take place in the external areas with planting and maintenance being carried out by the students.
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