

Philip Elliott
London Borough of Haringey
Development Control
639 High Road
London
N17 8BD

Our ref: NE/2023/135642/01
Your ref: HGY/2023/0728
Date: 21 April 2023

Dear Philip,

341A Seven Sisters Road, Tottenham, London, N15 6RD

Construction of two new buildings to provide new warehouse living accommodation (Sui Generis (warehouse living)), ground floor café/ workspace (Use Class E) and associated waste collection and cycle parking. Erection of 10 stacked shipping containers (two storeys) to provide workspace/ artist studios (Use Class E), toilet facilities and associated waste collection and cycle parking. Landscape and public realm enhancements including the widening of and works to an existing alleyway that connects Seven Sisters and Tewkesbury Road, works to Tewkesbury Road, the creation of rain gardens, greening, seating, signage and artworks and all other associated infrastructure works, including the removal of an existing and the provision of a new substation to service the new development.

Thank you for consulting us on the above application on 14 April 2023. As part of the consultation, we have reviewed the documents in line with our remit including the documents entitled:

- 'Seven Sisters / Eade Road: Planning Application for new warehouse living buildings 1547-LSL-XX-XX-RP-C-SWS Surface Water Drainage Strategy' prepared by London Structures Lab, dated January 2023 (Revision R(03)).
- 'Harringay Warehouse District, Phase 1 Desk Study', prepared by A2 Site Investigation, dated 21 October 2022 (ref: 24822-A2SI-XX-XX-RP-Y-0001-01).

Environment Agency Position

Based on a review of the submitted information, we have **no objection** to the proposed development.

The Environment Agency agrees with conclusions made in the A2 Site Investigation Phase 1 that risks to groundwater are low due to the significant thickness of London Clay which will protect the deeper aquifer from which potable resources are drawn.

It is also noted that no piled foundations penetrating the London Clay are proposed and that infiltration drainage is not considered an option.

Based on this we have no further comments at this time.

Should there be any change to these aspects of the development the Environment Agency requests to be reconsidered.

Cont/d..

Advice to applicant

Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

Residential developments

All new residential developments are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within [the Building Regulations &c. \(Amendment\) Regulations 2015](#).

However, we recommend that in areas of serious water stress (as identified in our report [Water stressed areas - final classification](#)) a higher standard of a maximum of 110 litres per person per day is applied. This standard or higher may already be a requirement of the local planning authority.

Commercial/Industrial developments

We recommend that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.

We also recommend you contact your local planning authority for more information.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Isabel Smith
Planning Advisor

E-mail: HNL SustainablePlaces@environment-agency.gov.uk ac