

27th July 2023

Our Ref: AWLPA/270723

Development Management
London Borough of Haringey
River Park House
255 High Road
Wood Green
London N22 8HQ

Energy Statement (statement of compliance)
Planning Application Ref : HGY/2023/1355
Land at Rear of 88 and 90 Westbury Avenue, London N22 6RT

This Energy Statement is submitted in support of the planning application ref: HGY/2023/1355 for

The Demolition of single storey lockup garage (B8 use) and erection of single storey (plus basement) detached 2 bedroom dwelling

This application is **not** a major development and is not within a designated area.

Accordingly, LB Haringey's Planning Application Requirements do not require an Energy Statement to be submitted for minor application proposals of this nature, stating the following ↵

☐ 9. Sustainability Statement (including Energy Statement)

When is this required?

A sustainability statement will usually be required for any development falling in to the major category: creation of 10 or more residential units (whether by conversion, change of use or new build), or where the number of units is not known, those with a site area of 0.5 hectares; or other developments with a floorspace of 1,000m² or more, or with a site area of 1 hectare or more.

Furthermore, the application was validated (received with sufficient particulars) 10 weeks ago (22nd May 2023)

Notwithstanding;

The proposed dwelling will meet the requirements of **Building Regulations Part L1A : conservation of fuel and power in new dwellings 2016**

Policy 4A.8 of the London Plan requires all strategic planning applications to submit an energy assessment demonstrating how the scheme is consistent with the London Plan's energy policies.

However – the guidance does also state (para1.2) that this requirement should be adapted for relevant scales of development and that (para 1.5) each application be considered on it's merits, taking into account the individual characteristics of the development.

Given the small scale nature and character of the proposed development, it is considered to be a reasonable (and economically viable) proposition to require the applicant explore a more detailed energy assessment once (or if) a conditional planning permission has been attained.

This approach would also accord with the statutory tests are set out in [section 62 \(4A\) of the Town and Country Planning Act 1990](#) (inserted by the Growth and Infrastructure Act) and [article 11\(3\)\(c\) of the Town and Country Planning \(Development Management Procedure\) \(England\) \(Order\) 2015](#).

Which requests that information required must be

- reasonable having regard, in particular, to the **nature and scale of the proposed development**; and
- about a matter which it is reasonable to think will be a material consideration in the determination of the application.

The applicant proposes that they would acquiesce to the imposition of a pre-commencement planning condition to undertake a more detailed energy assessment that demonstrates consistency with Policy 4A.8 of The London Plan

The Energy assessment will demonstrate how the proposed development incorporates (, use of renewable energy and efficient energy supply into the design.

It is considered that proposals will

- Commit to reducing regulated CO2 emissions below those of a development compliant with Part L 2013 of the Building Regulations through energy efficiency measures alone.
- Demonstrate how the zero carbon target for residential developments will be met, with at least a 35% on-site reduction beyond Part L 2013 and proposals for making up the shortfall to achieve zero carbon, **where required** .
- Include information demonstrating that the risk of overheating has been mitigated through the incorporation of passive design measures
- investigate suitable low carbon and/or renewable heating plant for installation within the energy centre if connection can't be made to an area wide network.
- Investigate and commit to maximising the installation of renewable technologies (including the potential for storage) on site
- include information on how the building's actual energy performance will be monitored post-construction
- The proposal will reduce greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy;

- Be lean; use less energy and manage demand during operation
- Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
- Be green: maximise opportunities for renewable energy by producing storing and using renewable energy on-site
- Be seen: monitor, verify and report energy performance
- The proposals will have the following sustainability features;
- The dwelling will explore the viability of an Air Source Heat Pump.
- The energy efficiency measures of the building are to comply with Part L 2013, with some areas going beyond the requirements. The fabric elements of the building.
- The proposal will be designed to be highly insulated, with low u-values, good air tightness and to incorporate heat recovery systems, such as the shower heat recovery for waste water and mechanical ventilation with heat recovery. A 25% reduction in CO2 emissions will be aspired to over Part L 2010.
- Water efficiency is a big driver of sustainability and water efficient indoor fittings will be installed.
- The development will aspire to go beyond Part G minimum standard of 125L/person/day.
- Materials to be used in the proposed development will aspire for a high Green Guide rating, using the BRE Green Guide for reference.
- All timber used on site is to be sustainably sourced. Where possible recycled aggregated will be used.
- The contractor to be used for this development will monitor and record construction site impacts (energy, water and transport), implementing policies for reducing air and surface water pollution and will be registered with the Considerate Constructors Scheme (subject to clients instruction).
- The contractor will produce a site waste management plan from the commencement of construction and use this throughout the construction period.
- Any demolition waste will be recycled.

STUDIO 08 : architecture + planning ltd