

Sustainable Design Statement

Planning Application for works to roof and garden at
298A Alexandra Park Road, London N22 7BD



January 2026

This document applies to all planning applications that involve building or landscape works. Although the guide may have more detail on housing related measures, the general principles of sustainable design and construction applies to all types of land uses including housing, offices, industrial development, retail, community and leisure facilities.

Minor development

1. **Site Address**

298A Alexandra Park Road, London N22 7BD

2. **About your development.**

Is your site (identify all that are applicable)?

Managing Growth area NO
Metropolitan Open Land – NO
Ecological Corridor NO
Heritage Land NO
Historic parks NO
Green Belt NO
Lee Valley Regional Park NO
Local Natural reserve NO
SINC Grade I NO
SINC Grade II NO
SINC Local NO
SINC Metropolitan Importance NO
Conservation Area NO
Archaeological Priority Area NO
Article 4 NO
Listed Buildings NO
Locally Listed Building NO
Water – Flood Zone 2 NO
Water – Flood Zone 3 NO
Critical Drainage Area YES

3. **In each case where you have answered yes to any of the above, please provide details.**

Critical Drainage Areas (CDAs) are specific locations within a borough identified as having critical drainage problems and are at high risk of surface water flooding from severe rainfall.
CDA 55 area includes most of the Hornsey, Muswell Hill, and Crouch End wards and is a major focus due to the projected flow of the underground Moselle river.

4. **Materials and Circular Economy** Describe what materials you are using. In line with our policy, are you prioritising durable and high-quality materials? Are you using low carbon healthy materials (i.e. low VOC emitting materials) and products made of natural materials?¹ Could you reuse materials on site and reduce or recycle the waste that will be created as a result of your extension/ refurbishment project?²

The garden building will be clad in timber which is a 100% renewable, carbon-sequestering and naturally insulating material. During their growth, trees absorb and

¹ For advice on sustainable materials, see the Green Guide to Specification
www.bre.co.uk/greenguide

store carbon dioxide — a greenhouse gas — from the atmosphere, releasing it back without surplus. This process is known as carbon sequestration. Timber, as a material, is a natural insulator that resists the transfer of heat. When applied as cladding on a building, heat loss through the walls is minimised, keeping buildings warmer in the winter. Wood cladding can also absorb the sun's heat, preventing it from penetrating the building and overheating the building.

Sustainable forest management, therefore, requires replanting schemes to be implemented or allowing sufficient time for natural regeneration to occur.

The windows and doors in the garden building will be Low-E glass double glazed. Double glazing provides benefits such as energy efficiency, noise reduction, enhanced security, and reduced condensation. By creating an insulating barrier with two panes of glass and a gap filled with air or gas, it lowers energy bills, keeps homes warmer in winter and cooler in summer, and makes properties more secure and comfortable. By improving energy efficiency, double glazing helps lower your home's carbon footprint.

The roof and walls of the outbuilding as well as the dormer will include thermal insulation in accordance to the current Building Regulations. Insulation benefits climate change by reducing the energy needed for heating and cooling, which lowers the consumption of fossil fuels and their resulting greenhouse gas emissions. By preventing heat loss in winter and heat gain in summer, insulation significantly reduces a building's carbon footprint and helps meet national and international climate targets.

Recycled/reused materials will be adopted as much as possible in the landscaping works.

5. **Optimising resources (energy and water)** City Plan policy requires development to optimise resource efficiency and minimise the need for plant and machinery, incorporating design for energy and water efficiency and following the principles of the [energy hierarchy](#).

Please use the tables below to identify any measures incorporated and provide details and specification in the space below or attach product details to your statement, where relevant.

Energy Efficiency

	Yes	No	N/a
Natural/ passive ventilation and design measures to reduce the need for mechanical plant Click or tap here to enter text.	☐	☐	☒
Mechanical ventilation with heat recovery Click or tap here to enter text.	☐	☐	☒
Active cooling systems, i.e. Air Conditioning Unit Click or tap here to enter text.	☐	☐	☒
Draught-proofing ³ Click or tap here to enter text.	☐	☐	☒

³ <https://energysavingtrust.org.uk/advice/draught-proofing/>

Insulation ⁴ (for example to roofs, tanks, pipes, internal or external walls)	☒	☐	☐
Repairs/ damp proofing work to improve energy efficiency	☐	☐	☒
Secondary or high performance glazing See Section 3	☒	☐	☐
<u>Renewable energy technologies</u> (e.g. photovoltaics, solar thermal panel, heat pump ⁵)	☐	☐	☒
Smart meters ⁶	☐	☐	☐
Energy efficient lighting or appliances ⁷			
Other – please specify	☐	☐	☒

Water Efficiency

Can you incorporate any water efficiency or management features (e.g. water efficient taps, shower heads, use of water efficient A or B rated appliances, rainwater harvesting, water meter)? Please specify below.

[Click or tap here to enter text.](#)

Yes No N/a

☒ ☐ ☐

6. Greening, biodiversity and climate resilience

Does your development involve the loss of an ecological feature or habitat, including a loss of a tree, garden or green space? Indicate if yes/no and provide details below-

Yes – Refer to the Arboricultural report.

The scheme will require one tree within the site to be removed. One tree outside the site which is partially collapsed may become unstable to a greater degree: this appears to have no realistic safety implication. All other retained trees will be easily protected during the project. Tree planting (proposed indicatively) will mitigate such losses.

Have you considered any of the following opportunities for greening and enhancing biodiversity? – where yes, please provide details in the space below.

Yes No N/a

A green or blue roof or green wall (please specify below whether extensive/intensive green roof or other) ☐ ☐ ☒

⁴ <http://energysavingtrust.org.uk/energy-at-home/reducing-home-heat-loss/>

⁵ <https://energysavingtrust.org.uk/advice/in-depth-guide-to-heat-pumps/>

⁶ <https://energysavingtrust.org.uk/advice/guide-to-smart-meters/>

⁷ <https://energysavingtrust.org.uk/energy-at-home/buying-energy-efficient-products/>

Pond or rain garden ⁸	☐	☐	☒
Other greening including green walls, tree planting, additional landscaping	☒	☐	☐
Wildlife enhancement features (such a bird/bat or insect boxes)	☒	☐	☐
Other	☐	☐	☒

Will your proposals result in a reduction or increase in hard surfacing? Will you use permeable materials and/or other measures for hard standings or parking areas to reduce surface water run-off and evaporation?

No

⁸ <https://www.susdrain.org/delivering-suds/using-suds/suds-components/infiltration/rain-gardens.html>