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SUSTAINABILITY STATEMENT

(Incorporating SuDS Strategy, Urban Greening, and BREEAM Summary)

SITE: Unit 11, High Cross Centre, Fountayne Road, N15 4QL

PROPOSAL: Intensification of employment use through the addition of a first-floor height extension and a new second-floor level to enable the creation of a multi-unit business hub with communal amenity space.

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CONTENTS:

INTRODUCTION:.....	3
1. DESIGN RATIONALE & POLICY CONTEXT.....	4
2. URBAN GREENING & LANDSCAPE MANAGEMENT (UGF).....	4
3. SUSTAINABLE DRAINAGE (SuDS) & WATER SENSITIVE DESIGN.....	5
4. ENERGY, SUSTAINABILITY & BREEAM.....	5
5. ACOUSTIC CONSIDERATIONS.....	6
6. CONCLUSION.....	6

INTRODUCTION:

This Design and Sustainability Statement serves as a strategic summary that is required to be read in direct conjunction with the comprehensive 51-page Energy and Sustainability Statement (including Appendices) prepared by Elmstead Energy Assessments & Building Services (EEABS).

While the EEABS report provides the rigorous technical data, carbon emission reporting spreadsheets (GLA format), and detailed SAP/SBEM modeling required for validation, this statement translates those technical benchmarks into the physical design and operational strategy of the 14-unit business hub.

Together, these documents provide a complete evidence base demonstrating how the intensification of Unit 11 achieves a 100% reduction in regulated CO2 emissions and meets the "Be Seen," "Be Clean," and "Be Green" requirements of the London Plan (2021) and Haringey Local Plan Policy SP4.

1. DESIGN RATIONALE & POLICY CONTEXT

1.1 This statement demonstrates how the proposal achieves high-quality design while meeting the rigorous environmental standards set out in the London Plan (2021) and Haringey Local Plan Policies SP4 and DM21.

1.2 The design utilises a contemporary architectural language, featuring the "camouflage" cladding and modern brickwork suggested during pre-application engagement (Ref: PRE/2023/0036), ensuring the intensification remains sympathetic to the industrial character of Fountayne Road.

2. URBAN GREENING & LANDSCAPE MANAGEMENT (UGF)

2.1 Communal Gardens:

The development features two significant green interventions: A 123sqm garden on the first floor and a 118sqm garden on the second floor.

2.2 Urban Greening Factor (UGF):

These areas are designed to meet the London Plan target of 0.3 for commercial developments. This is achieved through a mix of:

- Extensive Green Roofs: Low-maintenance sedum and wildflower blankets.
- Intensive Planting: Raised planters featuring drought-tolerant, native species to promote Biodiversity Net Gain (BNG).

2.3 Management:

A specialist landscape contractor will be appointed to manage the health of the species, ensuring the "Green/Blue" infrastructure remains functional for the lifetime of the building.

3. SUSTAINABLE DRAINAGE (SuDS) & WATER SENSITIVE DESIGN

3.1 Blue/Green Roof Strategy:

The communal gardens function as an active SuDS attenuation system. Rainwater is captured and filtered by the substrate layer of the gardens before entering the High Cross Centre drainage system.

3.2 Attenuation:

This "source control" method significantly reduces peak runoff rates during storm events, protecting the local network from capacity exceedance.

3.3 Water Efficiency:

In accordance with BREEAM "Very Good" standards, the multiple WCs and kitchen facilities (Units 1-14) will utilise low-flow fittings and leak detection systems to minimise potable water consumption.

4. ENERGY, SUSTAINABILITY & BREEAM

4.1 Net Zero Carbon:

The development targets a 100% reduction in regulated CO2 emissions through a "fabric-first" approach combined with high-capacity Solar PV arrays and Air Source Heat Pumps (ASHPs).

4.2 BREEAM Assessment:

The proposal is designed to achieve a BREEAM "Very Good" rating. The complexity of the 14+ unit layout is addressed through centralised HVAC systems and advanced internal air quality monitoring to ensure a healthy working environment for all tenants.

5. ACOUSTIC CONSIDERATIONS

5.1 The internal layout has been designed to minimise noise transfer between the 14 business units.

5.2 Amenity Impact:

The communal gardens are located and buffered to ensure that break-time activities do not interfere with the operational requirements of neighbouring industrial units within the High Cross Centre.

5.3 Specialist Reporting:

While initial design measures (such as high-specification glazing and sound-absorbent garden surfaces) have been integrated, a full Specialist Acoustic Report can be commissioned and submitted to the Council upon request, should the Planning Officer require specific dB(A) thresholds.

6. CONCLUSION

This statement confirms that Unit 11 represents a "model" of sustainable industrial intensification. By integrating SuDS, Urban Greening, and Net-Zero technology into the core design, the project aligns with the highest tiers of national and local planning policy.