

Energy and Sustainability Statement

- V1

1. Introduction

This Energy and Sustainability Statement accompanies the planning application for a replacement dwelling at 34 Kingsley Place, London N6 5EA. It has been prepared in accordance with the London Plan Energy Hierarchy and the London Borough of Haringey's guidance document: Energy Statement and Sustainability Assessment Information Requirements for Minor Developments (November 2025).

The proposal replaces an existing detached structure of approximately 47m² gross internal area — exceptionally small even by domestic standards — that is currently uninhabitable and subject to a Prohibition Order issued by the London Borough of Haringey under the Housing Act 2004, citing multiple Category 1 hazards. The property has been vacant as a result. This is not a project of choice. The existing dwelling cannot lawfully be occupied and cannot be made safe or habitable without intervention so extensive that it constitutes, in practical terms, a comprehensive rebuild.

The replacement dwelling has been designed from the outset to achieve the highest practicable environmental performance and zero regulated carbon emissions. It is fossil-fuel-free, targeting an Energy Use Intensity of less than 35kWh/m²/year, and incorporates a fabric-first approach, air source heat pump, mechanical ventilation with heat recovery, triple glazing, roof-mounted photovoltaic panels and mass timber construction to the upper level. These are not additions to a standard scheme — they are embedded in the design from the earliest stage and are consistent with the LETI Climate Emergency Design Guide for small-scale housing and the RIBA 2030 Climate Challenge targets.

The environmental strategy is set out in full in the sections that follow, structured in accordance with the Haringey guidance. Section 2 addresses the existing building and the assessment of retention options in detail, responding directly to the guidance requirement that full or partial retention of the existing structure be thoroughly explored before demolition is justified.

2. Existing Building and Retrofit Assessment

The existing building is a small, mostly solid brick structure once used as a jeweller's studio and subsequently converted to residential use in 1989 through a series of incremental alterations. It comprises irregular perimeter walls with a footprint of approximately 44m², a timber roof, a timber intermediate floor, a stepped concrete slab at lower level, and a small number of end-of-life domestic fittings. It has been altered and extended without regard to building standards or compliant space planning and is now in a deteriorated condition across every element.

The following assessment considers each principal element of the existing structure against the criteria set out in the Haringey guidance: whether it can be retained structurally, whether it can be upgraded to meet modern standards, and whether its materials can be reused on site.

External Walls

The external walls are the most significant element of the existing structure in terms of material quantum, though even these are modest — the total brick volume being a fraction of that found in a typical dwelling. They are majority constructed in solid brick without insulation or DPC, affected by water penetration and in places structural deterioration.



Lower level - suffers from water penetration, a lack of adequate light and ventilation and has no safe means of escape.

Stripped of every other element the resulting enclosure is too small and too constrained to accommodate a compliant and functioning layout. Fundamental reconfiguration is required in any scenario along with a new 'corner-courtyard' to provide light and ventilation to the lower level, necessitating the removal of existing structure.

While retention of some remaining wall fragments may be theoretically possible, once repair and re-pointing, underpinning to accommodate a new lower slab level, heightening to achieve compliant floor-to-ceiling heights, and installation of internal insulation with waterproofing or cavity drainage are introduced — this is self-evidently not a retention strategy; it is a reconstruction project at greater

cost, greater programme risk and no meaningful reduction in embodied carbon compared to complete demolition and rebuild.

Where sound brick can be salvaged from demolition it will be assessed for reuse. Remaining masonry arisings will be directed to recycled aggregate use rather than landfill disposal.

Lower Level Slab

The lower level slab is a stepped, un-insulated concrete construction set at levels incompatible with any viable proposal. It requires removal and reconstruction — whether fragments of the existing walls are retained or not — to provide a level surface, permit compliant floor-to-ceiling height, help reduce the overall building profile and achieve a compliant accessible floor level arrangement. A new slab with DPM, insulation and appropriate structural specification must be formed regardless.

Retention is not an option in any scenario.

Intermediate Floor

Critically, the timber intermediate floor is set at a level incompatible with any viable proposal when floor to ceiling heights and overall building profile are considered. Further, once a compliant stair is accommodated and the floor reconfigured, no useful elements of structure would remain. Its material quantum is negligible.

Retention offers no structural, spatial or embodied carbon benefit.

Roof Construction

The existing roof profile and level is incompatible with the increased floor-to-ceiling heights, reconfigured layout and altered floor levels required in any viable replacement arrangement. It is of uncertain structural capacity, with linings and

roofing cover at end-of-life. Its material quantum is negligible and its specification is not easily adapted to meet current Building Regulations.

Retention is not viable in any scenario.

Windows and Doors

The existing windows and doors are beyond their serviceable life, thermally inadequate and incompatible with any future dwelling's opening positions and sizes.

They have no retention or reuse value.

Kitchen, Bathroom and Sanitary Fittings

The existing kitchen, bathroom and sanitary fittings are worn and end-of-life.

They have no retention or reuse value.



Upper kitchen level in derelict condition with roof collapse.

Overall Assessment

Almost every element of the existing structure requires removal and reconstruction in any viable scenario. The roof, intermediate floor and lower level slab must be replaced regardless of whether external wall fragments are retained, because their levels, specification and condition prevent practical adaptation.

Retaining the external wall fragments in isolation — the only elements where theoretical retention might be argued — would require intervention so extensive that it constitutes reconstruction in all but name, at greater cost and programme risk, within a footprint too small to deliver a compliant dwelling.

The combined quantum of material in the entire existing structure is small. This is not a large building with adaptable structure, reusable spaces or elements capable of forming the basis of a viable retention strategy. It is a small, poorly adapted former studio that cannot be occupied, cannot be meaningfully upgraded, and cannot contribute structurally or thermally to a compliant replacement.

Full and partial retention has been thoroughly explored and rejected. The case for replacement is one of necessity, not preference.

3. Circular Economy Considerations

The proposal has been designed with circular economy principles embedded from the outset, recognising that the most sustainable building is one that is built to last, built with low embodied carbon materials, and built in a way that minimises waste.

Demolition Waste

A Site Waste Management Plan will be developed with the principal contractor. The objective will be to divert the maximum practicable proportion of demolition waste from landfill through reuse, recycling or recovery. Where sound brick can be salvaged it will be assessed for reuse. Remaining masonry waste will be directed for recycling. Timber from the roof, floor and partitions will be directed to reuse or responsible disposal. The quantum of demolition material is small relative to typical residential projects, reflecting the modest scale of the existing structure.

Replacement Structure

The upper level of the replacement dwelling is proposed to be mass timber or equivalent engineered timber construction. Timber is a renewable, low

embodied carbon material that sequesters carbon during its service life and supports designing for disassembly — structural elements can in principle be demounted and reused.

The brick base is specified in yellow stock brick, a durable material with a proven service life well in excess of one hundred years and consistent with the surrounding estate. Where reclaimed stock brick is available and suitable, its use will be prioritised, reducing embodied carbon.

Longevity and Durability

Material specifications throughout prioritise weathering performance, durability and low maintenance — brick, powder-coated metals, engineered timber — to minimise replacement cycles over the building's life. The building is designed as a long-term positive contribution to the conservation area, not a short-term intervention.

4. Energy Strategy

This section sets out the qualitative energy strategy for the proposed dwelling, structured in accordance with the London Plan Energy Hierarchy. The accompanying technical energy assessment prepared by irf Energy provides the supporting SAP calculations, GLA Carbon Emissions Reporting Spreadsheet, modelled Be Lean, Be Clean and Be Green scenarios, and carbon offset calculation. This statement should be read alongside that assessment.

Be Lean — Fabric First

The dwelling has been designed to minimise energy demand before mechanical or renewable systems are introduced. High levels of insulation are proposed throughout, with target U-values exceeding Part L 2021 minimum requirements. Triple glazing is specified across all openings, with glazing areas carefully

controlled and orientated to maximise beneficial solar gain in winter while limiting overheating risk in summer. The cantilevered upper floor provides external shading to the principal south-facing glazing at entrance level.

Air permeability will be minimised through careful detailing and construction quality, with a target well below the Part L notional building specification. Accredited Construction Details will be adopted as the default junction specification, with bespoke details developed at technical design stage where the design departs from standard solutions.

Thermal bridging will be carefully managed at all junctions. The mass timber upper level construction inherently reduces thermal bridging risk compared to traditional masonry construction at the critical wall-to-roof and wall-to-floor junctions.

The compact form of the dwelling — a consequence of the constrained site rather than a design compromise — produces a favourable surface area to volume ratio for a building of this size that reduces heat loss and helps support energy efficiency.

Be Clean — Low Carbon Heat

Space heating and domestic hot water will be provided by an air source heat pump, eliminating fossil fuel use entirely. The heat pump will serve both space heating and hot water demand, operating in conjunction with the MVHR system to maintain comfortable internal temperatures year-round with minimal energy input.

Mechanical ventilation with heat recovery is proposed throughout, with a summer bypass function to support passive cooling during warmer months. The MVHR system will provide continuous filtered fresh air supply while recovering heat from exhaust air during the heating season, significantly reducing the space heating load on the heat pump.

No gas connection is proposed. The dwelling will operate as a fully electrified, fossil-fuel-free home from first occupation.

Be Green — Renewable Energy

Roof-mounted photovoltaic panels are proposed, subject to detailed design. The flat roof provides a suitable surface for the south-facing PV installation as drawn. Panel output is confirmed by the energy consultant as set out in the accompanying technical energy assessment.

Battery storage will be considered at detailed design stage to maximise self-consumption of generated electricity and reduce grid import, and access cleaner off-peak generation.

Overheating

The design responds proactively to overheating risk in accordance with London Plan Policy SI4 and Approved Document Part O, following the Cooling Hierarchy at every stage.

Heat entering the building is minimised through careful orientation, controlled glazing areas, the cantilevered upper floor shading south-facing openings, and the thermal mass of the brick lower level construction. Internal heat generation is minimised through service pipe insulation, energy-efficient appliances and lighting throughout.

The MVHR system incorporates a summer bypass function enabling effective ventilation when external temperatures are lower than internal. The dual-aspect layout supports cross-ventilation. Bedrooms are located on the cooler lower level, facing away from problematic westerly solar heat gain.

Active cooling is not proposed. The passive and mechanical measures described above are considered sufficient to manage overheating risk without resort to energy-intensive active cooling systems.

Overheating risk has been assessed at an early stage and has informed the passive design measures described above. Dynamic thermal modelling will be undertaken at detailed design stage (if required) to confirm compliance with Part O prior to building regulations submission. The design will be adjusted if required to ensure compliance without resort to active cooling.

Carbon Offset

The proposal achieves 100% on-site carbon reduction as set out in the accompanying technical energy assessment and an A rated EPC.

5. Sustainability measures

Water Efficiency

The dwelling is designed to achieve a water consumption target of 105 litres per person per day in line with London Plan standards. Water-efficient fittings will be specified throughout, including dual-flush WCs, reduced-flow taps and showers and a smaller bathtub. Further detail is set out in the accompanying Design and Access Statement.

Flood Risk and Surface Water Drainage

The proposal incorporates measures to manage surface water runoff in accordance with sustainable drainage principles. Permeable surfacing is proposed within the courtyard to allow surface water infiltration rather than direct discharge. The green roof provides additional attenuation, reducing peak runoff rates and contributing to urban greening objectives. Together these measures represent a proportionate and effective SuDS strategy for a development of this scale.

Biodiversity Net Gain

The mandatory biodiversity net gain requirement under the Environment Act 2023 does not apply to this proposal. The development constitutes a self-build project as defined under the Self-build and Custom Housebuilding Act 2015 and falls within the statutory exemption for self-build and custom-build dwellings. Notwithstanding this exemption, the proposal delivers a net gain in green infrastructure through new street tree planting, on-site replacement tree planting, integrated planters and green roof, representing a positive contribution to local biodiversity and urban greening in line with London Plan Policy G5.

6. Conclusion

The proposed replacement dwelling represents a substantial and genuine improvement over the existing building in every environmental respect.

The existing structure is uninhabitable, subject to a Prohibition Order, and incapable of meaningful retention or upgrade. As demonstrated in section 2, this is not a matter of preference — every element of the existing building requires removal or reconstruction in any viable scenario, amounting in practice to complete demolition regardless of approach. The embodied carbon implications of complete demolition are modest, reflecting the exceptionally small scale of the existing structure, and are outweighed by the long-term operational and environmental benefits of the replacement dwelling.

The replacement has been designed from the outset to minimise energy demand, eliminate fossil fuel use, generate renewable energy on site, and deliver a durable, low-maintenance building, capable of making a positive contribution to its setting for generations. The fabric-first approach, air source heat pump, MVHR, triple glazing and roof-mounted PV are not bolt-on additions — they are embedded in the design as a coherent and integrated environmental strategy.

The proposal meets or exceeds the requirements of the London Plan Energy Hierarchy, Haringey Local Plan Policy SP4, and the sustainability principles set out in the Haringey guidance for minor developments. The proposal achieves zero regulated carbon emissions in accordance with Haringey Local Plan Policy SP4. If any residual carbon shortfall exists after on-site measures are maximised, it will be offset in accordance with the Haringey formula secured by Unilateral Undertaking.

This is a fossil-fuel-free proposal of high environmental performance, replacing a dilapidated structure that cannot be saved, with a home built to last.



Proposed dwelling view south-east