

From: Planning Support
Subject: FW: HGY/2026/0754 – 11 High Cross Centre, Fountayne Road (Minor) - Carbon Comments

From: Alice Tsoi
Sent: 08 May 2026 12:47
To: Kwaku Bossman-Gyamera
Subject: HGY/2026/0754 – 11 High Cross Centre, Fountayne Road (Minor) - Carbon Comments

Hi Kwaku,

Re HGY/2026/0754 – 11 High Cross Centre, Fountayne Road (Minor), please see below for our carbon comments.

The development achieves a reduction of 52% carbon dioxide emissions on site (5.71 tCO₂) from a Building Regulations Part L 2021 compliant building. This is supported in principle. Some clarifications must be provided with regard to the Energy Strategy, Overheating Strategy and Sustainability Strategy (BREEAM). Appropriate planning conditions will be recommended once this information has been provided.

<i>Non-residential</i>			
	Total regulated emissions (Tonnes CO₂ / year)	CO₂ savings (Tonnes CO₂ / year)	Percentage savings (%)
Part L 2021 baseline	5.71		
Be Lean	4.56	1.15	20%
Be Clean	4.56	0	0%
Be Green	2.72	1.84	32%
Cumulative savings		2.99	52%
Carbon shortfall to offset (tCO₂)	2.72		
Carbon offset contribution	£95 x 30 years x 2.72 tCO ₂ /year = £7,752		

Be Lean

The main occupied rooms will be ventilated by MVHR with a specific fan power of 1.2 W/l/s and 80% efficiency.

Toilet and kitchens will be locally extracted only.

Actions:

- Applicant to clarify if the existing building envelope will be thermally upgraded? What is the thermal performance of the existing building and proposed U-values?

Be Green

ASHP with a heating SCOP of 4.00 and cooling SEER of 6.00 has been proposed.

Ancillary spaces will be locally heated by electric heaters.

A PV system with 80 panels (each 500W module output) has been proposed providing a total output of 40kW. It is only proposed to the South facing roof only, as applicant has explained the north facing roof will likely be overshadowed, hence PV system has not been proposed to the North roof.

Actions:

- The north facing roof is not overshadowed by the neighbouring building and the roof pitch is not very steep. Applicant should explore maximising roof areas for PV installation including the north facing roof. Applicant should prioritize to achieve carbon reduction on site before carbon offsetting in accordance with the Energy Hierarchy.
- Please indicate the location of the ASHPs on the proposed plans.

Overheating

Glazing with g-value of 0.35 has been proposed.

Applicant should demonstrate all passive OH mitigation measures have been prioritised before the use of active cooling and /or to reduce cooling demand.

Actions:

- Applicant should confirm if the current proposed openable windows can be fully open and should increase the openable window area to provide purge ventilation.
- Applicant is strongly encouraged to integrate external shading to the south facing window.
- Applicant can further incorporate the use of rooflights to encourage stack ventilation.
- Applicant should also explore to use the increased rate of MVHR ventilation as part of the OH mitigation measures before the use of active cooling.

BREEAM

The submitted Design and Sustainability Statement has stated the proposal is designed to achieve BREEAM “Very good” rating.

Actions:

- Please submit BREEAM pre-assessment report as per the requirement of the planning validation checklist.
- The “very good” rating should be achieved as a minimum, but applicant should aim for 'Excellent' rating.

Living Roofs

The submitted Design and Sustainability Statement has mentioned extensive green roofs and intensive planting have been proposed. However no living roofs have been shown on the proposed drawing set.

Actions:

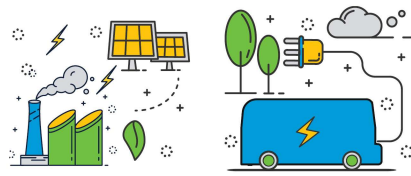
- Please indicate the locations of the green roofs and planting on the proposed drawing set.
- Please note mat-based, sedum systems are discouraged as they retain less rainfall and deliver limited biodiversity advantages. The growing medium for extensive roofs must be 120-150mm deep, and at least 250mm deep for intensive roofs (these are often roof-level amenity spaces) to ensure most plant species can establish and thrive and can withstand periods of drought.

Best wishes,
Climate Action Team

Climate Change Team, Parks & Climate, Wellbeing & Climate, Haringey Council
10 Station Road, Wood Green, London N22 7TR.

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