

102 Mannock Road

Sustainability Statement

Application No: HGY/2026/0601

Date
5-14-2026

Sustainability Statement

This Sustainability Statement has been prepared to support the planning application for the proposed conversion of the existing three-storey end-terraced dwelling into two self-catering flats, together with the construction of a new shared entrance porch, at 102 Mannock Road, London N22 6AA. The statement should be read alongside the submitted Design and Access Statement.

1. Site and Proposal Description

The site is located at 102 Mannock Road, N22 6AA and comprises an existing three-storey end-terraced residential property. The building currently contains three bedrooms with associated living, dining and kitchen accommodation at ground and first floor levels, together with an existing loft conversion.

The proposal seeks to convert the single dwelling into two self-catering flats, comprising:

- One 2-bedroom, 3-person flat at ground floor level with a total internal area of approximately 66.5 sqm.
- One 3-bedroom, 4-person flat across first floor and loft levels with a total internal area of approximately 89.5 sqm.

A new shared entrance porch of approximately 3.0 sqm will be constructed on the Mannock Road elevation. No increase to the original building footprint is proposed, aside from the previously approved roof extension granted under planning permission reference HGY/2025/0513.

2. Energy and Carbon Emissions

The relevant planning policy documents for this site, relating to energy are:

The London Plan (2021)

- Policy SI 2 – Minimizing greenhouse gas emissions – developments should achieve a minimum of 35% reduction in on site CO2 emissions.
- Policy SI 4 – Managing Heat risk.

Haringey Council Local Plan

- Local Plan Policy SP4 'Working Towards a Low Carbon Haringey'.
- Local Plan Policy CC2.3 'Minimising Energy Use'.

National Planning Policy Framework (NPPF 2023)

SP4 of the Haringey Local Plan states that residential buildings are expected to achieve a zero carbon standard. It is a planning condition for this site that a

minimum 100% reduction in carbon emissions of Part L of Building Regulations is achieved.

In light of these policy requirements and through the developer and design team's commitment to reducing the impact of the development on the environment, this report sets out some of the measures that will be adopted to meet the policy targets. As the proposal is a minor residential development involving the reuse and adaptation of an existing building, the energy strategy is proportionate to its scale and constraints.

Be Lean Strategy

Be Lean Strategy will include upgraded thermal insulation to the roof following the approved roof extension, improved airtightness measures, and high-performance glazing where new or replacement windows are required. Energy-efficient LED lighting will be installed throughout all new and modified areas.

Space heating and domestic hot water will be provided using efficient domestic systems appropriate for self-contained flats. Detailed SAP calculations and an Energy Statement are submitted separately to demonstrate compliance with London Plan and local energy requirements.

The be lean emissions are: 3.2 Tonnes CO₂/Year.

Be Clean Strategy

The Be Clean element of the hierarchy refers to supplying energy in a clean manner. This encompasses the use of energy efficient heating, decentralised energy and heat networks and the consideration of Combined Heat and Power.

The site does not sit within reaching range of existing or proposed decentralized energy or heating networks. Due to the small scale of the proposal, CHP is also not a viable solution. London Plan guidance suggests that CHP is most suitable for developments of at least 500 units. Therefore No emission reductions have been made at the Be Clean stage.

Be Green Strategy

The Be Green element of the hierarchy requires the consideration of renewable technologies to reduce emissions still further beyond the savings made at the Be Lean and Be Clean stages.

The technologies that are considered here are wind power and solar panels (photovoltaic (PV) or Solar Thermal and ground and air source heat pumps.

Wind power is not suitable in a location such as this. Wind turbines tend to perform poorly in built-up areas. Ground Source Heat pumps are unlikely to be a viable proposition due to the ground disturbance required in their installation. Air Source Heat Pumps (ASHP) are also unlikely to be a viable proposition due to the limited garden size and the potential noise issue. Photovoltaics panels (PV) are not considered suitable here due to lack of suitable available roof space.

Therefore No emission reductions have been made at the Be Clean stage.

Summary of Results

	CO2 Emissions (Tonnes)
Be Lean	3.2
Be Clean	N/A
Be Green	N/A
Remaining emissions	3.2

The offset payment requires £95 per tonne over 30 years. Therefore, the **total offset payment is $(3.2 \times 30 \times 95) = £9,120$**

3. Climate Change Adaptation and Overheating

Passive design measures have been incorporated to minimise the risk of overheating. These include retained thermal mass within the existing structure, controlled window openings to facilitate natural ventilation, and avoidance of excessive new glazing.

Given the modest scale of development and the retention of the existing envelope, the risk of overheating is considered low and no adverse impacts are anticipated.

4. Water Efficiency

Water efficiency measures will be incorporated throughout both flats, including low-flow sanitary fittings, dual-flush WCs, and water-efficient taps and showers. These measures aim to achieve internal water consumption targets consistent with London Plan requirements of 105 litres per person per day or better.

5. Materials and Waste

The proposal prioritises the reuse and upgrading of the existing building, significantly reducing construction waste compared to new-build development. Where new materials are required, these will be selected based on durability, low maintenance, and environmental performance.

During construction, waste will be minimised through careful material ordering and

segregation, with recyclable materials disposed of in accordance with best practice and local authority requirements.

6. Biodiversity and Green Space

The site is not located within or adjacent to a designated Site of Importance for Nature Conservation. Existing private garden areas will be retained for both flats, and opportunities for minor biodiversity enhancement through pot plant and planting will be explored as part of the detailed landscaping strategy.

Due to the small scale of the proposal, these measures are considered proportionate and appropriate. A Biodiversity Net Gain Calculation toll have been completed and provided. There has been no change in the biodiversity score.

7. Transport, Parking and Refuse

The proposal does not generate a material increase in transport demand. On-street parking is available along Mannoek Road, with existing conditions suitable to accommodate the limited parking needs of the two self-contained flats. One flat will have access to the existing garage, with the second flat utilising on-street parking through the established permit system.

Refuse and recycling storage will continue to utilise the established bin arrangements, with provision at the front yard for the upper flat and at the rear yard for the ground floor flat, ensuring convenience for occupants and collection operatives.

8. Conclusion

This Sustainability Statement demonstrates that the proposed development has been designed with sustainability principles embedded throughout the scheme. By reusing the existing building, improving energy efficiency, controlling water consumption, and minimising waste, the proposal aligns with local and regional planning policy objectives.

The development is considered to represent a sustainable and appropriate form of minor residential development within the London Borough of Haringey.