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ACCOMPANYING PLANNING STATEMENT: CARBON & SUSTAINABILITY SPECIFICATIONS

To: Planning Department, London Borough of Haringey

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

Planning Application Reference: HGY/2026/0754

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.

Associated Drawing: Drawing No. D01 – Carbon Comments Drawings

Prepared By: Prestige Planning Ltd

Date: 13th June 2026

1. INTRODUCTION & PURPOSE

1.1 Prestige Planning Ltd has prepared this statement to support the technical details shown on Drawing No. D01 (Carbon Comments Drawings). This document and the related layout are intended to address and resolve the Carbon Management and Energy Efficiency concerns raised by the Council's Sustainability Officer for Planning Application Ref: HGY/2026/0754.

1.2 The proposed development brings a low-emission commercial approach to the site. By turning general sustainability ideas into clear engineering solutions shown on Drawing D01, the applicant shows a strong commitment to Haringey's climate change and decentralised energy policies.

2. MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR) STRATEGY

2.1 Drawing D01 includes a high-efficiency **Mechanical Ventilation with Heat Recovery (MVHR)** system throughout the commercial areas. This helps reduce energy use while keeping a healthy indoor environment.

2.2 Ductwork and Flow Engineering:

- **Continuous Air Exchanges:** The layout features centralised MVHR equipment connected to a dual-duct airflow configuration.
- **Exhaust Network:** Stale internal air is continuously collected and extracted via a dedicated 160mm Ø Exhaust Duct network.
- **Supply Network:** Fresh incoming air, preconditioned by latent heat captured from the exhaust flow, is distributed to active work zones and offices via an independent 160mm Ø Supply Duct system.

2.3 Rigid Compliance Standards:

- To prevent high pressure drops and extra fan power use, Drawing D01 requires that all flexible ductwork is installed and managed to meet or exceed the standards in BSRIA's BG 43/2013 guidelines (*Flexibility in Ductwork Layouts*).

2.4 Passive Purge Override:

- To satisfy the cooling hierarchy and reduce the need for extra mechanical cooling in summer, the design includes a passive override. All proposed windows can be fully opened to allow effective natural ventilation. In accordance with local policies that require urban greening and surface water attenuation, Drawing D01 provides a detailed engineering blueprint for a sustainable roof structure (**Detail-02: Vegetation Termination Detail**).

3. DETAILED URBAN GREENING & SUSTAINABLE DRAINAGE (SuDS)

3.1 In accordance with local policies requiring urban greening and surface water attenuation, Drawing D01 features a detailed engineering blueprint for a sustainable roof structure (**Detail-02: Vegetation Termination Detail**).

3.2 **Technical Build-Up and Material Options:** The construction detail allows for two different high-performance green roof solutions, depending on the local structural load requirements:

- **Solution A (Sedum Core):** Utilises an **XF300 Sedum Vegetation Blanket** or an alternative plug-planted configuration, sitting upon a high-performance **DSE20 Drainage Layer** to manage baseline storm-water attenuation.
- **Solution B (Biodiverse Wildflower):** Employs an **XF118 UK Native Species Wildflower Vegetation Blanket** (or seed mix alternative) paired with a deep **DSE40 Drainage Layer** designed for maximum moisture retention and biodiversity enhancement.

3.3 Detail-02 Junction Engineering:

- **Waterproofing & Retention:** To safely direct runoff to the external gutters, a Bauder AL150 Edge Retention/Drainage Trim is installed along the edge. The trim is fixed in place with separate bonding sheets to prevent slipping.
- **Root and Moisture Defence:** A special Vegetation Barrier runs across the substrate boundaries to prevent roots from entering the structural masonry.
- **Upstand Protection:** A 150mm upstand is kept against all parapets and main partition walls. This helps stop rainwater from entering at the roof joints and protects the structure from damp and thermal bridging.

4. OPERATIONAL CARBON REDUCTION INFRASTRUCTURE

4.1 Drawing D01 shows that carbon reduction features are included in the ground floor layout to support sustainable daily use for future commercial tenants:

- **Indoor Waste Management:** A dedicated bin store is located on the ground floor. This makes it easier to separate recyclable materials and commercial waste, helping to reduce landfill carbon emissions.
- **Decarbonised Travel Network:** To encourage green commuting, a large cycle parking room with secure Sheffield Stands is included at the main entrance.

5. SUMMARY & CONCLUSION

5.1 The specifications on **Drawing No. D01** turn the sustainability strategy from general ideas into specific, buildable engineering details. By including a high-performance BSRIA-compliant MVHR system, passive ventilation overrides, and a detailed Bauder green roof, the proposal clearly meets local environmental standards.

5.2 We believe this statement and the technical drawing give the Local Planning Authority the exact information needed to address the carbon and sustainability comments, so the application can move forward quickly and positively.