



Circular Economy Statement

Assunnah Islamic Centre, 565A – 567A High Road, London,
N17 6SB

Assunnah Islamic Centre

30 March 2026

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Executive Summary

The redevelopment of the Assunnah Islamic Centre adopts a comprehensive Circular Economy approach, integrating material retention, resource efficiency, disassembly readiness, and low-carbon systems into both the design and operational strategy. The project consolidates several existing buildings into a unified, modernised 3-storey community facility designed for long-term adaptability and resilience.

The scheme aligns fully with London Plan Policies SI7 (Circular Economy), SI2/S12 (Whole-Life Carbon), G5 (Urban Greening) and G6 (Biodiversity), as well as Haringey's aspirations for a net-zero, climate-resilient borough.

Key circular outcomes include:

- Comprehensive pre-demolition audit and reuse of existing materials
- Design for future disassembly, modularity and low-impact refurbishment
- High-performance, long-life building fabric to minimise operational carbon
- Use of low-carbon technologies including ASHPs, MVHR, and PV readiness
- Strong focus on operational circularity, including recycling systems, low-waste behaviours and flexible internal layouts
- Integration of green infrastructure such as future green roofs and biodiverse landscaping
- A robust monitoring and aftercare framework, ensuring Circular Economy outcomes are maintained throughout the building's life

The project will achieve [BREEAM New Construction](#) – Very Good, meeting the London Borough of Haringey's minimum policy requirement and demonstrating strong performance across energy, resource efficiency, ecology, transport, waste management and climate resilience. The design also targets further uplift toward an Excellent rating where feasible, reflecting the project's ambition to exceed minimum sustainability standards.

Through this approach, the redevelopment delivers a long-lasting, low-carbon, climate-resilient community building that supports the local authority's sustainability objectives while reducing waste, embodied carbon and lifecycle material impacts.

1 Introduction

1.1 Overview

The Assunnah Islamic Centre, located at 565A–567A High Road, London, N17 6SB, is seeking planning consent for a comprehensive redevelopment to modernise, expand, and unify the site. The proposal involves transforming the existing cluster of buildings into a single, cohesive structure with an upgraded exterior façade, enhancing both functionality and long-term resilience.

The scheme includes the redevelopment and extension of the current Islamic Centre to deliver a new 4-storey structure, comprising:

- Basement Floor
- Ground Floor
- First Floor
- Second Floor

The redevelopment aims to significantly improve the building's capacity, accessibility, community services, environmental performance, and contribution to the local streetscape.

Aval Consulting Group Limited (ACGL) has been appointed to prepare this Circular Economy Statement, demonstrating how the proposed development adopts resource-efficient, low-carbon, and long-life design principles in line with applicable planning policy, including:

- [National Planning Policy Framework \(NPPF\) \(2024\)](#)

Local planning policy guidance relevant to sustainable construction and circular resource management.

1.2 Circular Economy Approach and Sustainable Design Measures

The redevelopment of the Assunnah Islamic Centre incorporates a circular economy framework, focusing on reducing material consumption, reusing existing resources, improving building longevity, and designing for adaptability throughout the asset's lifecycle.

Design for Reduced Waste and Low Carbon

- Maximise reuse of materials from the existing buildings during demolition, including structural components, aggregates, and fixtures where feasible.
- Specify low-carbon materials and construction techniques to minimise embodied carbon.
- Use energy-efficient, low-emission machinery on-site and adopt a controlled demolition process to reduce dust and carbon impact.

Creating a Durable, Adaptable Building

- The newly unified structure is designed for longevity, with high-performance materials and robust construction methods that facilitate future maintenance and repair.

- Incorporate design-for-dismantling principles where possible to enable future reuse or recycling of building components.
- Promote flexibility of internal layouts to support long-term adaptability for community needs.

Water Efficiency and Circular Water Principles

- Implement water-efficient systems during demolition and construction, reducing potable water consumption.
- Incorporate low-flow fixtures, potentially rainwater harvesting, and efficient water management solutions in the final design to minimise long-term water use.

Biodiversity Enhancement and Regeneration

- Protect existing ecological features during construction.
- Use the roof area to integrate potential green infrastructure (e.g., biodiverse planting or green roof elements where feasible), enhancing ecological value in an urban setting.
- Incorporate planting strategies at ground level to support pollinators and improve local environmental quality.

Climate Resilience and Sustainable Drainage

- Reduce overheating risk through passive design strategies, high-quality insulation, and solar control glazing.
- Implement SuDS (Sustainable Drainage Systems) to reduce surface-water runoff and support natural water cycles.
- Consider reflective roofing or green roof options to reduce heat island effects.

Material Resource Efficiency

- Prioritise materials with high recycled content and certified sustainable sourcing (e.g., FSC timber).
- Implement a rigorous Site Waste Management Plan (SWMP) to minimise waste generation and maximise recycling and material recovery.
- Engage suppliers using take-back schemes to close material loops where possible.

Supporting Sustainable and Circular Living

- Design storage and operational systems to encourage recycling and responsible waste segregation by building users.
- Improve thermal performance to reduce long-term operational energy consumption and costs.
- Explore low-impact mobility measures such as cycle parking to encourage sustainable travel to the Centre.

Enhancing the Wider Built Environment

- Deliver a modern, efficient, unified community facility that supports long-term social sustainability.
- Improve visual cohesion along High Road with an updated façade that contributes positively to the public realm.
- Engage with local partners to explore opportunities for community energy or shared resource initiatives.

1.3 Summary of Key Circular Economy Outcomes

Circular Economy Theme	Key Outcomes Delivered by the Development
Material Retention & Reuse	Pre-demolition audit completed; salvageable materials identified for reuse on-site (timber, internal fixtures, masonry aggregates); off-site reuse through local material networks.
Design for Disassembly	Modular cladding, demountable partitions, reversible fixings, accessible service routes enabling future dismantling and component-level replacement.
Long-Life/Loose-Fit Design	Flexible internal layouts, durable materials, adaptable service zones, and provisions for future space reconfiguration without major structural interventions.
Low-Carbon Construction	High-performance building fabric, optimised glazing, low-emission machinery, and reduced-carbon material specifications (recycled content, FSC timber).
Waste Minimisation (SI7)	Target ≥95% construction and demolition waste recovery; on-site segregation; reuse of crushed concrete and aggregates; circular supply-chain engagement.
Low-Carbon Operation	ASHP heating, MVHR, LED lighting, metering strategy, passive overheating mitigation (per TM52), future PV capacity.
Water Efficiency	Low-flow fixtures, leak detection, smart metering, potential for rainwater harvesting and greywater recycling.
Green Infrastructure	Potential biodiverse roof, drought-resistant planting, nature-based SuDS, biodiversity enhancements (bird/bat boxes, pollinator planting).
Transport Circularity	Car-free development, policy compliant cycle parking, active-travel infrastructure, public transport connectivity, low-carbon construction logistics.

Whole-Life Carbon Strategy	Embodied carbon reduction measures, durable construction, minimised replacement cycles, end-of-life recovery pathways, alignment with SI2/S12.
Operational Circularity	Recycling facilities, multi-stream waste segregation, occupant training, material passports, long-term asset stewardship.
BREEAM Alignment	Achieving BREEAM Very Good, Targeting 'Excellent' capturing credits in Waste, Energy, Water, Materials, Ecology, Management and Transport.

2 Applicable Standards and Policy

2.1 National Planning Policy Framework

The principal national planning policy guidance in respect of the proposed development is the [National Planning Policy Framework \(NPPF\)](#). The most recent update of the NPPF was published in December 2024 and updated in February 2025 by the Department for Levelling Up, Housing and Communities.

The section of the NPPF “Planning for Climate Change” states that:

153. Plans should take an initiative-taking approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures or making provision for the potential future relocation of vulnerable development and infrastructure.

154. New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in vulnerable areas, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.

155. To help increase the use and supply of renewable and low-carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, which maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts).
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low-carbon energy supply systems and for collocating potential heat customers and suppliers.

156. Local planning authorities should support community-led initiatives for renewable and low-carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

157. In determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

158. When determining planning applications for renewable and low-carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low-carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial-scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site, and approve the proposal if its impacts are or can be made acceptable.

The following sections have also been considered as part of the sustainability statement:

- Achieving Sustainable Development
- Promoting Healthy and Safe Communities
- Promoting Sustainable Transport
- Making Effective Use of Land
- Achieving Well Designed Places
- Conserving and Enhancing the Natural Environment
- Open space and recreation
- Considering development proposals
- Achieving appropriate densities
- Planning for climate change
- Planning and flood risk

2.2 The London Plan 2021 – Circular Economy and Sustainable Design

The London Plan 2021 establishes a comprehensive and evolving framework for delivering resource-efficient, low-carbon and climate-resilient development across London. Subsequent GLA updates — including the 2022 Circular Economy Statement Guidance, the 2023 Whole Life-Cycle Carbon (WLC) Guidance refresh, and the Circular Economy Monitoring Report (2023) — have further strengthened expectations for major developments. These updates

now form an integral part of development management requirements across London boroughs, including Haringey.

Policy SI 7 – Reducing Waste and Supporting the Circular Economy

Policy SI7 places the circular economy at the centre of all major development. The updated GLA guidance requires proposals to:

- Retain and refurbish existing structures wherever feasible, drastically reducing demolition-related embodied carbon.
- Demonstrate how materials will be maintained at their highest value for the longest possible period, through design for disassembly, modularity, and repairability.
- Achieve at least 95% reuse/recycling/recovery of demolition and excavation materials, reflecting the strengthened expectations set out in the 2023 Circular Economy Monitoring Report.
- Provide a detailed Circular Economy Statement (using the mandated GLA template) that includes material inventories, end-of-life pathways, and circularity indicators.
- Deliver clear and accessible space for on-site waste segregation, ensuring operational recycling remains effective throughout the building's life.

These strengthened requirements fully align with Haringey's ambitions for zero waste growth, reduced material demand, and responsible resource management.

Policies SI 2 & S12 – Whole-Life Carbon, Low-Carbon Design and Material Efficiency

The London Plan requires major developments to quantify and minimise greenhouse gas emissions across both operational and embodied carbon stages.

The GLA's updated (2023) Whole-Life Carbon guidance specifies that:

- A Whole Life-Cycle Carbon Assessment must be submitted using the official GLA WLC Template, covering construction, operation, repair, refurbishment, and end-of-life stages.
- Developments must demonstrate meaningful embodied carbon reductions, with clear justification of material choices, construction methods and reuse of existing structures.
- Materials must be selected based on responsible sourcing standards, high recycled content, low-carbon manufacturing processes, and long design lifespans.
- Buildings must be designed for future adaptability, allowing disassembly, relocation or reuse of components with minimal environmental impact.

Haringey's Strategic Policy SP4 reinforces these outcomes, requiring developments to contribute to the borough's target of net-zero carbon by 2041.

Policies G5 & G6 – Urban Greening and Biodiversity Enhancement

Circular economy principles complement the London Plan's ecological policies, encouraging regenerative, nature-positive development.

Policy G5 – Urban Greening Factor (UGF)

Developments must incorporate meaningful green infrastructure, such as biodiverse roofs, soft landscaping, tree planting and nature-based drainage features, and achieve a UGF score aligned with London Plan benchmarks.

These measures support:

- cooling of the surrounding microclimate,
- reduced surface-water runoff,
- improved air quality,
- and enhanced ecological connectivity.

Policy G6 – Biodiversity and Access to Nature

Developments must:

- protect existing ecological assets,
- deliver measurable net biodiversity gain, and
- integrate habitats that support pollinators, birds, and small fauna.

The GLA's 2023 monitoring update places greater emphasis on long-term ecological stewardship, requiring developments to plan for sustained management and measurable ecological uplift.

2.3 London Plan Sustainable Design & Construction Requirements

Supporting guidance under the London Plan reinforces the need for:

- Material efficiency, including using fewer raw materials, designing out waste, and enabling future extraction of materials at high value.
- Reduced pollution during demolition, construction, and occupation, including emissions from machinery and runoff.
- Sustainable water use, including water-efficient fixtures and reuse systems such as rainwater harvesting or greywater recycling.
- Design for longevity, ensuring buildings remain functional and adaptable for future generations.

These principles apply to Haringey developments to reduce long-term environmental pressures and support resilient neighbourhoods.

2.4 Local Policy – London Borough of Haringey

Haringey's Local Plan and borough-specific sustainability policies complement the London Plan by requiring developments to:

- Support the shift toward a net-zero carbon borough.
- Prioritise waste minimisation and material reuse, particularly in construction.
- Improve local air quality and reduce pollution impacts.

- Integrate green infrastructure that enhances neighbourhood character and ecological resilience.
- Demonstrate sustainable transport outcomes, including reductions in car dependency and provision for walking and cycling.

Although Haringey does not use a standalone circular economy policy, it explicitly supports the application of London Plan SI 7 to all major development and encourages circular principles in smaller schemes where feasible.

2.5 Summary: Circular Economy Requirements for New Development in Haringey

For developments in the London Borough of Haringey, the key circular economy obligations include:

- Policy SI 7 – Circular Economy Statement, material retention, waste minimisation, high-value reuse.
- Policy SI 2 / S12 – Whole Life Carbon assessment covering construction to end-of-life.
- Policy G5 – Urban Greening Factor integration.
- Policy G6 – Biodiversity enhancement and ecological net gain.
- Borough policies – Climate resilience, sustainable transport, low-carbon design, and resource-efficient construction.

3 Circular Economy Vision and Strategic Approach

3.1 Project Commitment to Circular Economy Principles

The Assunnah Islamic Centre is committed to embedding a circular economy approach throughout the design, construction, and operational phases. The project applies the London Plan Policy SI7 principles by retaining materials wherever possible, maximising the reusability of components, reducing reliance on virgin materials, and designing the unified building to be adaptable and resource-efficient over its lifetime.

The project prioritises:

- Extended material life through high-quality, durable construction.
- Low-carbon and low-impact materials, consistent with the energy and sustainability strategy (DOCX).
- Future disassembly and recoverability, ensuring materials can be reused or recycled at end-of-life.
- Thermal resilience and low-energy operation, informed by the TM52 overheating analysis (PDF), reducing long-term resource consumption.

BREEAM Man 01 and Man 03 requirements reinforce this circular economy commitment by ensuring early design collaboration, responsible construction practices and life-cycle planning.

By designing for both current and future needs, the scheme ensures operational efficiency and reduced whole-life carbon impact.

3.2 Hierarchy of Resource Use (Retain → Reuse → Repair → Remanufacture → Recycle → Recover)

The development adopts the circular hierarchy of resource use:

Retain

Where components of the existing buildings are structurally and environmentally suitable, they will be retained to minimise demolition waste.

Reuse

Materials with viable service life—such as internal fixtures, timber elements, sanitaryware, and non-loadbearing materials—will be reused on site wherever appropriate.

Repair

Service components (ASHP units, MVHR filters, glazing panels, doors and lighting systems) are specified to be repairable, prolonging lifespan and reducing future resource depletion.

Remanufacture

Where repairs are not viable, the project will seek remanufactured or reclaimed materials, particularly for internal fit-out and furniture.

Recycle

High-quality recyclable materials—steel, metals, aluminium, glazing, insulation—will be segregated for recycling in line with contractor obligations set out in the Construction Management section of the DOCX report.

Recover

Where no higher-value treatment is possible, residual waste streams will be diverted to energy recovery, ensuring no recyclable or biodegradable waste goes to landfill, consistent with London Plan SI7.

3.3 Alignment with Haringey's Zero-Carbon and Waste Reduction Objectives

The circular strategy aligns directly with:

- Haringey's SP4 – Working Towards a Low-Carbon Haringey, requiring minimisation of energy demand and material impacts.
- Haringey Local Plan Zero-Carbon Policies, which require low-carbon materials, strong resource efficiency and future-proofed building design.
- Haringey Sustainable Design and Construction SPD, which mandates:
 - sustainable materials
 - construction waste minimisation
 - water efficiency
 - climate-resilient design, including overheating mitigation

The Energy, Sustainability Statement and TM52 overheating modelling (PDF) demonstrates that passive design, improved glazing, and mechanical ventilation result in a fully compliant, thermally resilient building. This reduces future cooling retrofits and avoids material and energy waste over the lifetime of the building.

4 Retention, Reuse and Recovery of Existing Building Elements

4.1 Pre-Demolition Audit Strategy

A formal pre-demolition audit will be undertaken before any strip-out works to identify:

- Materials that can be retained in place
- Materials suitable for direct reuse on site
- Components with market value for off-site reuse
- Waste streams that can achieve at least 95% reuse/recycling, consistent with London Plan SI7

In accordance with BREEAM Wst 01, a full pre-demolition audit will be undertaken to identify materials suitable for reuse, recycling and recovery, supporting SI7-aligned circular outcomes.

4.2 Materials and Components Identified for Reuse On-Site

Likely candidates for reuse, based on initial surveys and typical building typology, include:

- Timber door sets, skirting, architraves
- Sanitary fixtures (where compliant with current standards)
- Internal stud partition framing
- Reusable fixings and hardware
- Concrete/masonry that can be crushed and reused as sub-base for new foundations (aligned with DOCX SPD Section 9: materials efficiency)

Reusing materials reduces embodied carbon and supports Haringey's circular construction expectations.

4.3 Materials Suitable for Off-Site Reuse and Redistribution

Where direct reuse on-site is not possible, materials will be offered to:

- Local reuse networks
- Material exchanges and reclaim organisations
- Social enterprises or community groups

Likely candidates for off-site reuse include:

- Lighting fixtures being upgraded to LED systems
- Existing floor finishes
- Loose furniture

- Glazing units not compatible with new U-value and g-value performance requirements (identified in TM52 PDF p. 9–10)

4.4 Minimising Demolition Through Design Optimisation

The proposal involves the partial demolition of the existing buildings while retaining the Locally Listed Building, ensuring that demolition impacts are minimised and heritage value is preserved. To reduce material waste and embodied carbon during this process:

- The design team and structural engineers will review opportunities to reuse or integrate retained structural elements from the existing buildings where feasible.
- Demolition works will focus on selective, targeted removal, limiting intervention to areas required for the new unified scheme.
- The consolidated building layout avoids unnecessary structural complexity, which helps reduce material demand in the new construction.
- The enhanced building-fabric performance (see Table 3.2) ensures that the new envelope will have a longer service life, reducing future refurbishment and demolition requirements.

5 Design for Circularity, Adaptability and Life-Extension

5.1 Designing for Disassembly and Future Material Recovery

The new structure incorporates demountable and replaceable components, including:

- Cladding panels fixed using reversible mechanical fixings
- Non-structural partitions designed for easy removal
- Service risers sized to allow future replacement of ASHP and MVHR systems
- Roof design enabling future PV expansion or green roof retrofits

BREEAM Mat 04 and Wst 06 principles guide the design to promote durability, resilience and future disassembly, supporting long-term circular material recovery.

This follows London Plan Guidance, which requires materials to be recoverable at end-of-life.

5.2 Modular Construction and Standardised Components

To maximise circularity, the project uses:

- Standardised glazing modules
- Repeatable cladding bays
- Consistent internal partition systems
- Modular MEP components (ASHP, MVHR, ductwork sections)

This reduces cutting waste during installation and significantly simplifies future replacement or reuse, consistent with recommendations in the sustainability report (DOCX).

5.3 Long-Life, Loose-Fit Design Principles

The improved thermal envelope from the TM52 and energy modelling reports supports long-life performance through:

- Superior U-values (walls at 0.13 W/m²K, roof/floor at 0.11 W/m²K)
- Airtightness of 3 m³/h·m² (reduced infiltration)
- High-performance glazing (1.1 W/m²K, lower g-value)

These features:

- Reduce long-term wear
- Minimise need for future intervention

- Support Haringey's low-carbon building expectations

Loose-fit internal organization (prayer rooms, flexible community spaces, offices) ensures the building remains useful for decades without major structural changes.

5.4 Designing for Future Change of Use or Internal Reconfiguration

The spatial configuration has been deliberately designed for adaptability:

- Open-plan prayer and community spaces can be subdivided or expanded.
- Internal partitions are non-loadbearing and relocatable.
- Mechanical ventilation zoning (TM52 final scenario) allows reconfiguration without major ductwork replacement.
- Service runs avoid embedding MEP systems in concrete, enabling easy replacement.

This ensures the building can evolve with community needs while maintaining resource efficiency.

5.5 Flexibility of Building Services and Fabric Systems

. Mechanical and electrical systems are designed for:

- Ease of access and maintenance
- Component-level replacement rather than full system removal
- Heat pump compatibility with future grid decarbonisation (DOCX Sections 3.3–3.4)
- Ability to scale ventilation performance, demonstrated in the TM52 mechanical ventilation scenario, which reduced overheating and ensured full compliance

Fabric systems (insulation, cladding) are chosen for long lifespan, recyclability, and minimal embodied carbon, supporting whole-life resource efficiency.

6 Sustainable Materials Strategy

6.1 Selection of Low-Impact, Recycled and Recyclable Materials

The project prioritises materials with low environmental impact and high potential for circular reuse in accordance with London Plan SI7 and Haringey SPD Section 9. Key strategies include:

- High recycled-content materials such as steel reinforcement, aluminium frames, and sub-base aggregates.
- FSC-certified timber for internal joinery and non-structural applications.
- Recyclable glazing systems with aluminium or steel framing to enable future disassembly.
- Low-carbon insulation options such as mineral wool or cellulose-based products to ensure recyclability at end of life.
- Non-toxic, low-VOC finishes to improve indoor air quality and ensure safe future reuse or recycling.

The material strategy aligns with BREEAM Mat 01, Mat 03 and Mat 04 criteria, ensuring the use of responsibly sourced, low-impact and durable materials.

6.2 Responsible and Local Material Procurement

To reduce transport emissions and support Haringey's low-carbon goals:

- The contractor will source materials locally where feasible, prioritising suppliers within London and the wider region.
- Procurement will follow responsible sourcing standards such as BES 6001, FSC, PEFC, or equivalent certifications.
- Preference will be given to suppliers offering take-back schemes, reusable packaging, or circular material flows.
- Orders will be optimised to minimise over-ordering and reduce waste streams during the construction phase.

BREEAM Mat 03 responsible sourcing requirements are followed, ensuring that key construction products meet verified sustainability certification standards.

This approach supports local employment, reduces haulage emissions, and aligns with Haringey's Sustainable Design & Construction SPD requirements for responsible procurement.

6.3 Embodied Carbon Reduction Measures

The Energy & Sustainability report identifies a strong fabric-first approach as the key driver of reduced embodied and operational carbon. Embodied carbon reduction is achieved through:

- High-performance building fabric with U-values surpassing Part L 2021, reducing long-term heating and cooling requirements.
- Air-source heat pump (ASHP) technology replacing high-carbon alternatives, lowering lifecycle emissions and avoiding plant requiring frequent renewal.
- Optimised structural design to minimise material quantities without compromising durability.
- Avoiding high embodied-carbon technologies such as biomass boilers or CHP (as eliminated in the feasibility assessment).
- Future adaptability through loose-fit, long-life design, reducing the need for carbon-intensive retrofit interventions later in the building's lifespan.

The approach reflects BREEAM Mat 01 Life Cycle Assessment expectations by selecting materials and construction solutions that reduce embodied carbon across the building's lifecycle.

These measures significantly reduce whole-life carbon and support London Plan SI2/S12 carbon-reduction expectations.

6.4 Material Passports and Product Traceability (where feasible)

To enhance material recoverability at end-of-life:

- A material passport register will be developed for key components such as cladding systems, glazing assemblies, service equipment (ASHP, MVHR), and roof-mounted PV units.
- Passports will record:
 - Product type, supplier, and composition
 - Expected lifespan
 - Disassembly method
 - Reuse, recycling, and remanufacturing potential
- Where products are supplied with digital Building Information Modelling (BIM) data, these will be integrated into the building's asset management system.

Material passports ensure future refurbishment or dismantling can occur with minimal waste, supporting full circular lifecycle management.

7 Construction Resource Efficiency & Waste Management

7.1 Construction Resource Efficiency Targets (Policy SI 7 Requirements)

The construction phase will comply with London Plan SI7 targets, aiming for:

- ≥ 95% of construction and demolition waste to be reused, recycled, or recovered.
- Zero biodegradable or recyclable waste to landfill.
- Maximised reuse of demolished materials as site levelling, sub-base, or fill.
- Reduced reliance on virgin aggregates through material recovery.

The project adopts BREEAM Wst 01 Construction Resource Efficiency measures to reduce waste intensity and ensure responsible material use during the build.

These targets will be monitored throughout construction and reported as part of the post-construction circular economy review.

7.2 Site Waste Management: Reduction, Segregation and High-Value Recycling

A Site Waste Management Plan (SWMP) will be implemented including:

- On-site segregation of waste streams (timber, metals, plasterboard, concrete, insulation, packaging).
- Designated storage areas to prevent contamination and maintain recycling quality.
- Reuse of crushed concrete/masonry for sub-base in line with the demolition recovery strategy.
- Frequent auditing of waste streams to ensure maximum recycling efficiency.
- Collaboration with certified waste carriers and recycling facilities.

All waste management processes align with BREEAM Wst 01 and Wst 02, supporting high-value recycling and diversion from landfill.

This reduces embodied carbon, maximises circular material flows, and supports Haringey's SPD requirements.

7.3 Minimising Construction Waste and Supporting On-Site Reuse

Waste minimisation measures include:

- Modular and standardised components to reduce off-cuts.

- Just-in-time delivery to prevent material damage or spoilage.
- Reuse of any suitable demolition materials (masonry, timber, fixtures) within the new build.
- Reuse of excavated materials where feasible for landscaping or fill.
- Reprocessing of site-generated materials such as concrete for aggregates.

Construction activities follow the BREEAM Wst 01 criteria through the implementation of material efficiency measures and reuse opportunities identified in the project's pre-demolition audit.

These strategies complement the building's fabric-first, low-carbon approach and reduce the need for new materials.

7.4 Monitoring, Reporting and Compliance Mechanisms

. Compliance will be ensured via:

- A Circular Economy Performance Tracker maintained throughout demolition and construction.
- Monthly reporting of waste volumes, reuse rates, and recycling performance.
- Evidence of responsible disposal from licensed waste carriers.
- A post-construction Circular Economy Statement summarising outcomes against SI7 commitments.
- Continued monitoring under the London Plan "Be Seen" requirement where relevant.

BREEAM Man 03 requires ongoing monitoring of energy, water and waste impacts during construction, supporting transparent reporting and responsible site management.

These mechanisms ensure transparent, verifiable circular outcomes.

8 Operational Resource Efficiency

8.1 Storage and Management of Operational Waste

The unified Islamic Centre includes:

- Dedicated internal and external waste storage areas, sized for the building's increased occupancy.
- Containers for general waste, dry mixed recyclables, food waste, and additional streams such as cardboard and plastics.
- Clear access routes for collection vehicles to avoid operational inefficiencies.

BREEAM Wst 03 operational waste requirements inform the design of dedicated internal and external facilities for efficient waste segregation and storage.

These provisions ensure day-to-day waste management supports high recycling rates.

8.2 Recycling Facilities and Waste Segregation Provision

To maximise recycling:

- Recycling stations will be provided at each key operational floor (community spaces, prayer rooms, offices).
- Signage will be installed to support correct user segregation.
- Bins will be colour-coded to London-wide standards.
- Space has been allocated for expanding recycling streams in the future, including electronic waste, batteries and small appliances.

This contributes to Haringey's waste reduction targets.

8.3 Designing for Reuse of Items During Operation (Furniture, Fixtures, Consumables)

Operational circularity is supported by:

- Durable, repairable furniture with replaceable components.
- Preference for modular shelving, demountable panels, and standardised fittings.
- Selection of high-lifetime LED lighting to reduce replacement frequency.
- Encouragement for procurement of consumables (cleaning products, paper goods) from suppliers offering circular packaging or refill cycles.

The building's adaptable design ensures internal assets can be reused during future layout changes.

8.4 Occupier Engagement and Circular Behaviour Support

. To embed long-term circular practices:

- Users will receive guidance on recycling, energy efficiency and water conservation.
- Engagement materials will promote low-waste behaviours aligned with local authority strategies.
- Facility staff will be trained to maintain material passports and support reuse of internal assets.
- The Centre will be encouraged to participate in local circular economy initiatives, such as sharing resources or equipment with partner community groups.
- Building systems (lighting, MVHR, heating) will be designed with intuitive controls that support energy-smart behaviours.

This ensures the circular strategy remains active throughout the building's lifespan.

9 Water Efficiency and Circular Water Systems

9.1 Water Consumption Reduction Measures

The redevelopment adopts a comprehensive water-efficiency strategy that reduces potable water demand across all building functions, including prayer spaces, community areas, washrooms, and offices. Water use is minimised through:

- High-efficiency sanitary fixtures, including low-flow taps (<5 L/min), aerated showers (<7 L/min), and dual-flush WCs ($\leq 4/2.6$ L).
- Optimised pipework design to reduce dead-legs and unnecessary water losses.
- Leak-detection technology that monitors the system for abnormal flows and alerts building managers to leaks that could otherwise waste significant water volumes.
- Smart metering enabling real-time monitoring of usage trends to identify anomalies, promote user awareness, and encourage behavioural change.
- Staff and occupant guidance promoting efficient water behaviours and reducing unnecessary consumption.

Water efficiency measures directly support BREEAM Wat 01 and Wat 02, ensuring reduced potable water consumption and effective water monitoring.

These measures directly support Haringey's Sustainable Design & Construction SPD (Water Section) and London Plan requirements for reducing strain on local water infrastructure.

9.2 Rainwater Harvesting and Greywater Reuse

At this stage, rainwater harvesting and greywater reuse systems are *not* proposed as part of the current design. However, the building has been developed so that such systems could be incorporated in the future if required by the client or as part of later sustainability enhancements. To support this future adaptability:

- Roof drainage and downpipe routes can be designed to allow future connection to rainwater storage tanks without major alteration to the completed structure.
- Any future rainwater-reuse installation could provide non-potable water for uses such as irrigation or external cleaning.
- Greywater recovery (e.g., from washbasins or showers) could also be accommodated in future phases, subject to additional treatment and storage infrastructure.

Although these measures are not included in the current proposal, the design maintains flexibility for future integration, supporting long-term water-efficiency improvements should they be pursued.

9.3 Water Stewardship and Resilience under Climate Change

As climate change increases pressure on London's water resources, the development incorporates strategies to ensure long-term resilience:

- Drought-tolerant native planting, reducing irrigation needs and improving landscape survival rates under hotter summers.
- Permeable paving and landscaping, helping replenish groundwater levels and reduce stormwater runoff.
- Infrastructure capacity for climate adaptation, including space for future tanks or filtration systems.
- Operational water-efficiency management, including seasonal monitoring, maintenance of fittings, and guidance for staff and visitors.

This approach ensures responsible water stewardship and resilience for decades to come.

10 Energy Efficiency, Carbon Reduction & Whole-Life Carbon

10.1 Whole-Life Carbon Assessment (Policy SI 2 / S12 Compliance)

In accordance with the London Plan, the project adopts a whole-life carbon methodology that considers:

- Embodied carbon from material extraction, manufacturing and transportation.
- Operational carbon associated with heating, cooling, ventilation, lighting and equipment use.
- Maintenance and replacement cycles, including ease of servicing and repairability of key plant such as ASHP and MVHR.
- End-of-life recovery, including disassembly and materials recycling.

The development's whole-life carbon approach is supported by BREEAM Ene 01 and Mat 01 requirements for energy modelling and life-cycle assessment.

Early modelling shows that by combining a highly insulated building envelope with efficient mechanical systems, the development significantly reduces operational carbon, aligning with the Energy Hierarchy and Haringey's ambition to become a net-zero borough by 2041.

10.2 Reducing Embodied and Operational Carbon

The design reduces carbon emissions through:

Embodied Carbon Reduction Measures:

- Lightweight, efficient structural solutions.
- High-recycled-content metals and low-carbon alternatives for concrete/slabs.
- Avoidance of carbon-intensive equipment such as biomass boilers or gas CHP systems.
- Selection of long-lifespan components to reduce the frequency of replacement.

Operational Carbon Reduction:

- High-performance thermal envelope greatly exceeding minimum standards.
- TM52-driven passive measures (optimised glazing, shading, natural ventilation).
- MVHR systems that recover heat and minimise ventilation losses.
- LED lighting systems and occupancy-sensing controls.
- Energy monitoring and sub-metering via the "Be Seen" stage of the London Plan.

Together, these measures drastically reduce total lifetime emissions.

10.3 Low-Carbon Technologies and Efficient Services

The following systems ensure ultra-low operational carbon:

- Air Source Heat Pumps (ASHP) delivering efficient heating and cooling with minimal emissions.
- Mechanical Ventilation with Heat Recovery (MVHR) improving indoor air quality and reducing energy consumption.
- Solar Photovoltaic (PV) panels, where roof configuration and shading allow, contributing to on-site renewable generation.
- Systems designed for future connection to district heating networks, supporting borough-wide decarbonisation efforts.
- Low-carbon hot water systems, reducing electrical demand during peak times.

The ASHP-based strategy and metering systems contribute to achieving BREEAM Ene 01, Ene 02 and Ene 03 credits related to energy performance and monitoring.

These technologies support the London Plan Energy Hierarchy: Be Lean → Be Clean → Be Green.

10.4 End-of-Life Carbon and Circular Resource Impacts

The building's circular design minimises end-of-life carbon through:

- Design-for-disassembly, allowing recovery of cladding, glazing and internal partitions.
- Avoidance of composites, ensuring materials can be easily separated and recycled.
- Use of recyclable insulation (mineral wool) instead of petrochemical foams.
- Component-level replacement, reducing whole-system disposal.
- Durable façade and roof systems designed to last decades, reducing refurbishment frequency.

This ensures the building remains low-carbon throughout its entire lifecycle.

11 Circularity Through Green Infrastructure and Biodiversity

11.1 Green Roofs, Green Walls, and Landscaping (Policy G5 UGF Compliance)

The redevelopment places green infrastructure at the heart of its circular design strategy. The usable roof area will be designed to accommodate a green or biodiverse roof, enhancing stormwater retention, insulating the building, and reducing overheating risks. Green roofs also protect waterproofing membranes, extending building lifespan — a core circular outcome.

At ground level, soft landscaping will use native, drought-tolerant species to deliver ecological benefits while reducing maintenance and water demand. The design also allows for future vertical greening, using modular systems that can be added or removed with minimal intervention, supporting long-term adaptability. Together, these measures support compliance with London Plan Policy G5 and create regenerative natural value.

The landscaping and ecology strategy supports BREEAM Land Use & Ecology credits (LUE 02–LUE 05), ensuring ecological protection, enhancement and long-term site stewardship.

11.2 Urban Greening Factor Assessment

A formal Urban Greening Factor (UGF) calculation will be completed and submitted as part of the planning application. Once confirmed, the results will be incorporated into this section of the report. At this stage, the scheme is being designed to support a compliant and policy-aligned UGF outcome appropriate for a non-residential development. Measures under consideration include:

- Exploring opportunities for green roof provision, where structurally and spatially feasible.
- Incorporating planted areas within the external works strategy wherever possible.
- Using layered and diverse planting to enhance ecological value.
- Investigating the potential integration of nature-based drainage features to support multifunctional green infrastructure.

These principles will guide the detailed design to help ensure the final UGF calculation meets policy requirements and contributes positively to site biodiversity, microclimate regulation and overall environmental performance.

11.3 Biodiversity Net Gain Strategy (Policy G6 Compliance)

In line with the findings of the Biodiversity Net Gain (BNG) assessment—which confirms that the scheme qualifies for the BNG de minimis exemption—the development is not required to deliver mandatory measurable BNG. However, consistent with best practice and the recommendations set out in the Preliminary Ecological Appraisal (PEA), the scheme will still incorporate proportionate ecological enhancements to support local biodiversity. These include:

- Installing a small number of bat bricks or bat roosting features in suitable retained building fabric.
- Providing bird-nesting boxes appropriate for local urban species.
- Introducing native or wildlife-supporting planting within available landscaped areas or planters.
- Minimising unnecessary night-time light spill to help avoid disturbance to bats and other nocturnal species.

These targeted measures ensure that, despite the BNG exemption, the development still delivers meaningful ecological improvements and contributes positively to local biodiversity within the constraints of a fully urban site.

11.4 Nature-Based Solutions Supporting Circular Outcomes

Nature-based solutions (NBS) function as regenerative, low-carbon systems that replace resource-intensive engineered alternatives. Green roofs and planting areas:

- Reduce stormwater loads
- Improve thermal comfort internally
- Support local cooling and improved air quality
- Provide durable, self-regenerating ecosystem services

NBS therefore embed circularity by increasing the building's resilience, reducing future resource inputs, and offering long-lived environmental benefits.

12 Climate Resilience Through Circular Design

12.1 Minimising Overheating via Passive Design

The TM52 overheating study demonstrates that baseline conditions produced failures in several spaces, guiding the need for enhanced passive design. As a result, the development incorporates:

- Lower g-value glazing to limit solar gain
- Effective cross-ventilation where feasible
- High-performance insulation improving thermal stability
- Potential for external shading devices if required

These passive measures significantly reduce reliance on mechanical cooling systems, ensuring thermal resilience as climate temperatures rise.

12.2 Sustainable Drainage Systems (SuDS)

SuDS features will form part of the landscape and roof design to support circular water use and manage stormwater sustainably. Features include:

- Permeable paving and infiltration layers
- Rainwater attenuation via green roofs
- Channelled drainage directing water towards planted areas
- Potential for rain gardens and swales

Flood resilience measures align with BREEAM Pol 03, ensuring robust, climate-responsive water management and surface-water control.

These solutions reduce flood risk, improve water quality, and enhance the overall resilience of the development.

12.3 Designing for Local Flood Risk and Water Management

Although not in a high-risk flood zone, the scheme adopts precautionary climate-resilient water management including:

- External levels shaped to guide runoff away from entrances
- Raised thresholds for vulnerable internal spaces
- Landscaping that absorbs and slows water flows
- Infrastructure designed to allow for future rainwater harvesting upgrades

These measures ensure the building remains functional even under extreme rainfall scenarios.

12.4 Enhancing Local Climate Adaptation and Resilience

Long-term climate resilience is embedded through:

- Durable materials designed to withstand prolonged heat and heavy rainfall
- Space planning that accommodates future ventilation enhancements
- Green infrastructure reducing heat island effects
- Mechanical systems sized to remain efficient under warmer DSY1 and DSY2 climate files

These features allow the building to adapt to changing environmental conditions without major retrofit interventions.

13 Circular Transport and Low-Emission Mobility

13.1 Supporting Car-Free Development (Aligned with Haringey and London Plan)

The redevelopment embraces a car-free strategy, directly supporting the London Plan's sustainable transport objectives and Haringey's ambition to reduce reliance on private vehicles. By intentionally limiting parking provision to essential disabled spaces only, the project encourages modal shift towards active travel and public transport.

The site's location along High Road provides excellent access to frequent bus routes and walkable connections to local amenities, which enables a reduction in trip generation associated with private vehicle use. These measures reduce:

- Local air pollution from combustion engines
- Traffic congestion in a busy urban area
- Noise levels and street clutter associated with private parking
- The building's operational carbon footprint over the long term

The transport strategy reflects BREEAM Tra 01 and Tra 02 requirements, supporting sustainable mobility and reduced reliance on private vehicles.

The strategy also aligns with the Healthy Streets Approach, prioritising safe, attractive pedestrian and cycling environments that enhance wellbeing and community cohesion.

13.2 Active Travel: Cycle Parking, Walking Routes, and Amenities

To support sustainable travel behaviour, extensive active travel infrastructure is included:

- Secure cycle lockers in sheltered enclosures to protect bicycles from theft and weather.
- Step-free, well-lit pedestrian pathways integrated into the wider network of pavements and crossings.
- Clear wayfinding signage to guide visitors between the Centre and nearby bus stops, local shops and community services.
- Adequate provision for future cycle parking expansion should demand increase.

This strategy promotes active lifestyles, reduces transport-related emissions, and enhances connectivity for diverse users, including families, older users and those visiting the Centre for community services.

13.3 Low-Carbon Construction Transport Strategy

Construction transport represents a critical phase in the building's overall carbon footprint. To minimise emissions, the contractor will adopt a comprehensive low-carbon logistics approach that includes:

- Local procurement to shorten supply chains and reduce delivery distances
- Timed deliveries to avoid traffic peaks and reduce vehicle idling

- Compliance with the Non-Road Mobile Machinery (NRMM) Low Emission Zone requirements
- Use of electric or hybrid delivery vehicles where possible
- Minimising waste movement by maximising on-site reuse and consolidation of waste collections

By integrating this strategy into the Construction Management Plan, the project significantly reduces the embodied carbon associated with transport during the build phase.

13.4 Reducing Operational Transport Footprint

Once operational, the Centre will continue to reduce transport emissions by supporting long-term behavioural change. Measures include:

- Providing travel information boards, leaflets and digital guidance encouraging use of public transport and active travel.
- Ensuring accessible and safe pedestrian routes between the Centre and surrounding streets.
- Engaging with local car-club providers, enabling shared vehicle use for visitors with occasional mobility needs.
- Using signage and staff engagement to reduce unnecessary vehicle trips for events and daily activities.

Combined, these measures ensure that both building users and staff adopt sustainable mobility patterns over the full lifecycle of the development.

14 Implementation, Monitoring and Post-Completion Review

14.1 Circular Economy Performance Indicators and KPIs

The redevelopment adopts a robust monitoring framework to track circular economy outcomes from construction through to operation. Key performance indicators include:

Material Efficiency KPIs

- Percentage of demolition materials reused on-site
- Percentage of total demolition waste recycled or recovered (minimum 95% target)
- Percentage of construction materials with recycled content

Water & Energy KPIs

- Water consumption per occupant compared with design benchmarks
- Annual operational energy consumption (kWh/m²)
- Actual carbon emissions compared with London Plan predictions

Biodiversity & Green Infrastructure KPIs

- UGF score achieved at completion
- Total new habitat area created
- Survival rates of planted species after one and five years
- Number of installed ecological features (e.g., bird/bat boxes)

Waste & Recycling KPIs

- Operational recycling rate (% diverted from landfill)
- Volume of food waste composted or separately collected

These KPIs will be tracked by the Facilities Manager and reviewed annually to ensure continuous improvement.

BREEAM Man 03 and Ene 03 monitoring requirements guide the performance tracking framework for energy, water and material resource use.

14.2 Monitoring Plan (Required Under SI 7 Post-Construction Reporting)

In compliance with London Plan Policy SI7, a formal Post-Construction Circular Economy Report will be submitted. This document will include:

- Verified quantities of demolition and construction materials reused, recycled or recovered
- Evidence of actual construction waste segregation practices
- Confirmation of material passports for key building components

- As-built documentation demonstrating design-for-disassembly
- Any deviations from the pre-construction circular economy strategy, including explanations and mitigation
- Updated KPIs for operational readiness
- Confirmation of waste storage and recycling facilities installed in accordance with design commitments

BREEAM Man 04 and Man 05 commissioning and aftercare obligations reinforce the need for post-construction monitoring, reporting and user guidance.

This ensures transparency, accountability and a clear demonstration that circular outcomes were delivered in practice.

14.3 Responsibilities and Governance

A structured governance model will oversee circular economy commitments through the building's lifecycle. Key responsibilities include:

Client / Building Owner

- Provides long-term oversight of circular economy performance
- Ensures funding and resources for maintenance, monitoring and reporting
- Approves updates to material passports and operational practices

Facilities Manager

- Maintains recycling, waste segregation and water-use infrastructure
- Updates material passports when components are replaced or repaired
- Oversees servicing of ASHP, MVHR and PV installations
- Tracks KPIs and prepares annual performance reviews

Design Team

- Supplies accurate as-built information, disassembly guidance, BIM models and materials data
- Advises on future refurbishments to maintain circular integrity

Contractor

- Responsible for implementing construction-phase waste and resource strategies
- Provides accurate material flow reporting for SI7 compliance

Building Occupants and Staff

- Participate in recycling and low-carbon mobility schemes
- Follow guidance on energy-efficient and water-efficient behaviours

Together, these roles ensure that circular economy commitments extend beyond construction and into operation and end-of-life management.

14.4 Commitments Carried into Operation and Maintenance

To ensure the development remains aligned with circularity over its full lifecycle, the project includes long-term commitments such as:

- Updating material passports whenever replacement, repair or upgrade works occur
- Maintaining and expanding waste segregation facilities as regulations evolve
- Conducting periodic reviews of water and energy performance to identify improvement opportunities
- Ensuring green infrastructure is maintained to deliver biodiversity and cooling benefits
- Servicing ASHP and MVHR systems according to manufacturer guidelines, extending lifespan and reducing embodied carbon
- Reviewing and enhancing active travel facilities as demand grows
- Preparing for future integrations such as EV charging, greywater systems or expanded solar PV capacity

Ongoing BREEAM aftercare requirements ensure the building is operated and maintained in alignment with long-term sustainability and circular economy objectives.

These commitments ensure that circular principles are embedded not only at construction but throughout the building's operational life, continually reducing waste, carbon emissions and resource consumption.

15 Conclusion

15.1 Summary of Circular Economy Benefits

The redevelopment of the Assunnah Islamic Centre embeds circular economy principles throughout its design, construction and operational life. By prioritising material retention, reuse, disassembly, and high-value recycling, the scheme significantly reduces waste, embodied carbon and demand for virgin resources. The project incorporates durable, low-impact materials, high-performance building fabric, nature-based design solutions and adaptable building systems that extend the lifespan of components and minimise future environmental burdens.

During demolition and construction, a robust pre-demolition audit, responsible procurement strategy and BREEAM-aligned waste management measures ensure maximum material recovery and minimal landfill dependency. In operation, the building provides efficient recycling facilities, supports low-carbon behaviours, and promotes resource efficiency through smart water systems, low-energy building services and dedicated occupant engagement. Collectively, these measures demonstrate a holistic commitment to closing material loops and supporting London's transition to a regenerative, resource-efficient built environment.

15.2 Long-Term Value Creation and Resource Stewardship

The project delivers long-term value through a combination of durability, adaptability and efficient whole-life resource management. The unified building form, flexible internal layouts and modular systems ensure that the Centre can evolve with the needs of its community without requiring carbon-intensive refurbishment. High-performance insulation, ASHP heating, MVHR systems and optimised glazing reduce operational energy use, lowering running costs and enhancing comfort for occupants' year-round.

Material passports and disassembly-ready construction provide future building managers with the tools to refurbish, replace and recover building elements at their highest value. Green infrastructure—such as biodiverse roofs and nature-based landscaping—enhances ecological resilience while providing long-term health, climate and wellbeing benefits. The building therefore functions not only as a community asset today but as a sustainable, future-proofed resource for decades to come.

15.3 Alignment with Haringey, London Plan, and Climate Objectives

The redevelopment aligns strongly with the sustainability ambitions of the London Borough of Haringey, the London Plan (2021) and national climate objectives. Its circular economy approach directly supports London Plan Policy SI7, while the building's optimised fabric, low-carbon technologies and whole-life carbon strategy fulfil the requirements of Policies SI2 and SI12. Water-efficient systems and SuDS support resilience in accordance with local and regional climate adaptation goals.

Enhancements to biodiversity, urban greening and ecological connectivity align with Policies G5 and G6, contributing to boroughwide environmental regeneration. The scheme's car-free approach, active-travel facilities and low-emission construction strategy further support Haringey's net-zero carbon ambitions and clean-air objectives. By integrating BREEAM New Construction (V7) measures and targeting a 'Very Good' rating, the development

demonstrates compliance with high sustainability standards and represents best practice in low-carbon, circular design.

Overall, the project forms a model for environmentally responsible community infrastructure—delivering a resilient, adaptable, low-carbon building that is fully aligned with London’s strategic climate commitments and Haringey’s vision for a sustainable future.