

I S L I N G T O N A R C H I T E C T S L T D

RIBA  Chartered Practice

Sustainable Design and Construction Statement

Sustainable Design and Construction Statement

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Sustainable Design and Construction Statement

Sustainability Statement

1. Introduction

This Sustainability Statement has been prepared in support of the proposed development at 8 Middle Lane, Crouch End, London N8.

The purpose of the Statement is to demonstrate how sustainability considerations have informed the design and development of the proposals and to identify the measures incorporated to reduce environmental impacts, improve energy and water efficiency, support sustainable transport and promote the long-term quality of the development.

This document should be read in conjunction with the other documents forming part of the planning submission, including the Design and Access Statement, Energy Statement and associated architectural drawings. Where detailed technical information is contained within those documents, this Statement provides the appropriate cross-reference rather than duplicating the information.

The sustainability strategy reflects the scale and nature of the development and follows the principles of reducing resource consumption, improving energy efficiency, encouraging sustainable modes of transport, minimising waste and ensuring that the development responds appropriately to its urban context.

1.1 Applicable Planning Policy and Guidance

The proposed development has been considered having regard to the relevant national, regional and local planning policy framework relating to sustainable development, climate change, energy and carbon reduction, water efficiency, sustainable drainage, waste management, biodiversity and sustainable transport.

The principal policy documents relevant to the sustainability strategy include:

- National Planning Policy Framework (NPPF) – which establishes the overarching national objective of achieving sustainable development and supports the transition to a low-carbon future, the prudent use of natural resources, adaptation to climate change and the reuse of existing land and buildings.
- The London Plan 2021 – including the relevant policies relating to sustainable design and construction, energy efficiency and carbon reduction, overheating, water efficiency, sustainable drainage, waste and the circular economy, biodiversity and sustainable transport. Particular consideration has been given to the principles of reducing energy and resource demand before introducing additional technologies.
- London Borough of Haringey Local Plan – including the Council's Strategic Policies and Development Management policies relating to sustainable design and construction, climate change, energy, water management, waste, environmental protection, biodiversity and transport.

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- Relevant Supplementary Planning Guidance and other applicable guidance – including London-wide and Haringey guidance relating to sustainable design, energy, water efficiency, drainage, waste management, transport and environmental quality where relevant to the scale and nature of the proposals.

The development involves the reuse, adaptation and improvement of an existing building, rather than its wholesale demolition and replacement. The sustainability strategy has therefore been developed with particular regard to the opportunities and constraints associated with the retention of the existing structure and building fabric.

The proposals seek to adopt a proportionate retrofit-first approach, retaining existing structural elements wherever practicable while improving the environmental performance and long-term usability of the building. This approach reduces demolition waste, avoids a significant proportion of the embodied carbon associated with complete redevelopment and makes efficient use of an existing building within an established urban location.

The measures described within this Sustainability Statement—including improvements to the building fabric and energy performance, water-efficiency measures, rainwater harvesting, responsible material selection, waste and recycling provision, new planting, secure cycle storage and the promotion of sustainable travel—demonstrate how the relevant sustainability principles have been incorporated into the development.

The proposals are therefore considered to provide a proportionate and appropriate response to the applicable sustainability policy framework, having regard to the scale of the development, its urban context and the opportunities presented by the conversion and extension of the existing building.

2. Environmental Rating

A formal environmental certification assessment, such as BREEAM, is not proposed as part of this development.

The scale and predominantly residential nature of the scheme mean that a formal environmental rating is not considered necessary. Nevertheless, the principles of sustainable design have informed the development, including energy efficiency, water conservation, responsible material selection, sustainable transport, waste management and enhancement of external amenity areas.

The absence of a formal certification does not prevent the development from incorporating appropriate sustainability measures.

3. Energy Strategy

A separate Energy Statement / Energy Strategy accompanies the planning submission and provides the detailed assessment of the development's anticipated energy performance, carbon emissions and proposed energy-efficiency measures.

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The energy strategy has been developed having regard to the relevant national, London-wide and local planning policy requirements and follows the established energy hierarchy, with priority given to reducing energy demand before considering efficient energy supply and low-carbon or renewable technologies.

Fabric-First Approach

The development will adopt a fabric-first approach, seeking to reduce the energy required to heat and operate the building through improvements to the thermal performance of the building envelope.

The proposals involve the conversion and adaptation of an existing reinforced concrete building. Retaining the existing structure provides significant sustainability benefits but also introduces constraints that would not arise with entirely new construction. The detailed design will therefore seek to achieve an appropriate balance between improved energy performance, retention of existing fabric and the practical limitations associated with upgrading an existing structure.

Measures will include, where appropriate:

- upgrading the thermal performance of existing external walls;
- providing high-performance insulation to new elements of the building envelope;
- improving the thermal performance of the roof;
- providing energy-efficient windows and external doors;
- limiting uncontrolled air leakage through appropriate detailing;
- careful treatment of junctions between existing concrete slabs, columns and the external envelope to minimise thermal bridging;
- consideration of condensation risk at existing and proposed construction junctions; and
- coordination of insulation and façade details to provide continuity of the thermal envelope wherever reasonably practicable.

Particular attention will be given to the existing reinforced concrete slab edges and structural elements, where these interface with the external envelope. Appropriate insulation and detailing will be developed during the Technical Design stage to reduce thermal bridging and associated heat loss.

Building Services

Once energy demand has been reduced through improvements to the building fabric, the development will incorporate energy-efficient building services appropriate to the residential use of the building.

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The detailed building services strategy will seek to minimise operational energy consumption through the specification of efficient heating, hot-water, ventilation, lighting and control systems.

Measures will include, where appropriate:

- high-efficiency space-heating and hot-water systems;
- appropriate heating controls allowing occupants to manage internal temperatures and energy consumption;
- energy-efficient ventilation systems;
- low-energy LED lighting;
- appropriate automatic controls to communal lighting; and
- energy-efficient appliances where these are provided as part of the development.

Low-Carbon and Renewable Energy

Following consideration of demand reduction and efficient building services, opportunities for the incorporation of low-carbon and renewable energy technologies will be considered where technically feasible and appropriate to the scale and nature of the development.

The suitability and contribution of any such technologies will be established within the accompanying Energy Statement, taking account of the existing building, roof configuration, energy demand and other technical and planning constraints.

Overheating and Thermal Comfort

The energy strategy will also consider the need to provide comfortable internal conditions throughout the year and to minimise the risk of overheating.

The design will seek to balance improvements in insulation and airtightness with appropriate ventilation, glazing and solar-control measures. The objective will be to reduce dependence upon active cooling wherever reasonably practicable while maintaining appropriate levels of thermal comfort for future residents.

Overall Energy Performance

The combination of retaining and upgrading the existing building, improving the thermal envelope, reducing thermal bridging and incorporating efficient building services will substantially improve the energy performance of the property compared with its existing condition.

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The final specification of the building fabric, services and any low-carbon or renewable technologies will be developed and coordinated during the Technical Design stage.

Reference should be made to the accompanying Energy Statement / Energy Strategy for the detailed energy calculations, carbon assessment, proposed performance standards and technical specifications.

4. Water Use and Conservation

Water efficiency forms an important component of the sustainability strategy for the proposed development. The design seeks to reduce the consumption of mains potable water through the specification of water-efficient fixtures, fittings and appliances, together with the responsible management and reuse of rainwater where practicable.

Internal Water Consumption

Internal potable water consumption will be reduced through the careful specification of sanitary fittings and appliances. Measures will include, where appropriate:

- dual-flush, low-volume WC cisterns;
- water-efficient taps incorporating flow restrictors or aerators;
- low-flow shower fittings;
- water-efficient baths and sanitary fittings;
- water-efficient washing machines and dishwashers where these are provided as part of the development; and
- appropriate control of water pressure and flow rates.

Fixtures and fittings will be selected during the detailed design stage to achieve the applicable residential water-efficiency requirements without adversely affecting the usability or performance of the installations.

The development will seek to achieve a calculated internal potable water consumption of no more than 105 litres per person per day, in accordance with the relevant London Plan water-efficiency objective.

Further details of the proposed water-efficient fixtures, fittings and anticipated consumption are provided within Appendix B.1 of the Energy Statement.

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Rainwater Harvesting

In addition to reducing potable water consumption at source, the proposals incorporate a rainwater harvesting system as an additional sustainability measure.

Rainwater from suitable roof areas will be collected and directed to an indicative 3,000-litre rainwater harvesting tank, as identified on the planning drawings. The collected water may be utilised for appropriate non-potable purposes, potentially including landscape irrigation and other suitable uses, subject to the final system design.

The final design and specification of the rainwater harvesting installation will be developed during the Technical Design stage and will take account of:

- available roof catchment area;
- anticipated rainfall yield;
- anticipated non-potable water demand;
- appropriate tank capacity;
- filtration requirements;
- access for inspection and maintenance;
- overflow arrangements; and
- appropriate separation from the potable water supply.

The final capacity of the system will therefore be verified against the anticipated rainfall yield and demand rather than relying solely upon the indicative tank capacity shown at planning stage.

Overall Approach

The water conservation strategy follows the principle of first reducing demand for potable water through efficient fixtures and fittings and then making beneficial use of collected rainwater where practicable.

Through the combination of water-efficient sanitary fittings, appliances and the proposed rainwater harvesting system, the development will seek to minimise potable water consumption and make responsible use of water resources throughout its operational life.

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5. Materials

The proposed development adopts a retrofit-first approach, making extensive use of the existing building, structural frame and retained building fabric wherever these are suitable for incorporation into the completed development.

The retention and adaptation of the existing building represents an important sustainability benefit. By retaining the principal reinforced concrete structure rather than demolishing and reconstructing the building, the development will significantly reduce the quantity of demolition waste generated and avoid a substantial proportion of the embodied carbon and resource consumption that would otherwise be associated with demolition and complete redevelopment.

Existing elements will therefore be retained, repaired and upgraded wherever reasonably practicable, subject to their condition, technical suitability and ability to meet the required performance standards.

Where new construction materials are required, their selection will take account of environmental performance alongside architectural, technical and economic considerations. Particular consideration will be given to:

- Durability and longevity – materials will be selected to provide an appropriate service life and minimise the need for premature replacement.
- Responsible sourcing – preference will be given, where practicable, to materials obtained from responsible and traceable sources.
- Recycled and recyclable content – opportunities will be taken to incorporate products containing recycled material and materials capable of being recycled at the end of their useful life.
- Embodied environmental impact – unnecessary replacement of serviceable existing building fabric will be avoided and material quantities minimised through efficient design and specification.
- Low-maintenance materials – external finishes and components will be selected with consideration given to durability, weather resistance and ongoing maintenance requirements.
- Healthy internal environments – internal finishes, adhesives, sealants and coatings will be selected with consideration given to their suitability for residential use and, where practicable, the reduction of unnecessary emissions or pollutants.
- Waste reduction – standard material sizes and efficient construction methods will be considered where practicable to reduce cutting, off-cuts and construction waste.
- Compatibility with the existing building – new materials will be selected to complement the retained building fabric and respond appropriately to the architectural character of the existing building and surrounding area.

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5.1 Building Fabric and Thermal Upgrading

The retained external envelope will be upgraded where necessary to improve its thermal performance while making efficient use of the existing construction.

Particular attention will be given during detailed design to interfaces between the existing reinforced concrete structure and the external envelope, including exposed slab edges and other potential thermal bridges. Insulation will be incorporated where appropriate to improve continuity of the thermal envelope and reduce heat loss and the risk of surface condensation.

New insulation products will be selected having regard to their thermal performance, durability, fire performance and suitability for the construction in which they are incorporated.

5.2 External Materials

External materials and finishes will be selected to provide a coherent relationship between the retained building and the proposed alterations and extensions. Materials will be durable, appropriate to their exposure and capable of maintaining their appearance with reasonable levels of maintenance.

Where existing façade materials are retained, these will be repaired and refurbished as necessary rather than replaced unnecessarily. New façade components, windows, doors, copings, rainwater goods and associated external elements will be coordinated to provide a consistent architectural appearance.

Detailed external material specifications, colours and finishes will be confirmed through the architectural specification and, where required, submitted to the Local Planning Authority for approval in accordance with the relevant planning condition.

5.3 Construction and End-of-Life Considerations

During construction, the Principal Contractor will seek to minimise material wastage through careful procurement, storage and installation. Materials arising from alteration works will be assessed for opportunities for reuse or recycling before disposal.

Where reasonably practicable, materials and construction systems will also be selected with consideration given to their future adaptability, repair and eventual recycling, helping to extend the useful life of the development and reduce its longer-term environmental impact.

Overall, the material strategy seeks to balance retention and reuse of the existing building, reduction of embodied carbon, improved operational performance, durability and architectural quality, providing a proportionate and sustainable approach to the conversion and extension of the existing property.

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6. Flood Risk and Surface Water Management

The development principally comprises the adaptation and extension of an existing building within an established urban site. The proposals do not result in a material increase in the overall impermeable footprint of the development and therefore are not anticipated to result in a significant increase in surface-water runoff when compared with the existing situation.

The proposed rooftop works are predominantly located over the footprint of the existing building and do not materially increase the area from which rainfall is collected. The proposals therefore seek to maintain, and where practicable improve upon, the existing surface-water management characteristics of the site.

Additional planting and landscaped areas are proposed as part of the development. These areas will replace or soften areas that would otherwise comprise hard landscaping and will provide opportunities for rainfall interception, temporary retention and natural evaporation, as well as contributing to the visual and environmental quality of the development.

Rainwater Harvesting

As part of the sustainability strategy, the development incorporates a rainwater harvesting system collecting runoff from suitable roof areas.

An indicative 3,000-litre rainwater harvesting tank is identified within the proposals. Collected rainwater will be available for appropriate non-potable uses within the development, thereby reducing demand for mains potable water and reducing the volume of roof runoff discharged directly to the drainage system.

The final rainwater harvesting system will be developed during the detailed design stage, including confirmation of:

- the available roof catchment area;
- anticipated rainfall yield;
- non-potable water demand;
- tank capacity and location;
- filtration and treatment requirements;
- pump and control arrangements;
- mains-water backup where required; and
- overflow connection to the surface-water drainage system.

The final tank specification and associated drainage arrangements will be coordinated with the building services and drainage design.

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Surface Water Management

Surface-water drainage will continue to be appropriately managed as part of the development. The proposals principally comprise the reuse and extension of an existing developed site and do not result in a significant increase in the impermeable footprint.

Where reasonably practicable, opportunities to reduce and manage surface-water runoff will be incorporated into the detailed design. These may include additional landscaped or planted areas and, where appropriate, the collection and reuse of rainwater for suitable non-potable purposes.

Any rainwater harvesting provision would provide beneficial storage and reuse of roof runoff during normal operation. However, unless specifically designed with dedicated attenuation capacity, rainwater harvesting will not be relied upon as the sole means of providing formal stormwater attenuation.

The final drainage arrangement will be developed having regard to the existing drainage infrastructure, the characteristics of the site and the scale of the proposed development. Any requirement for attenuation, controlled discharge or other sustainable drainage measures will be confirmed as part of the detailed drainage design.

Drainage outlets, overflows and associated pipework will be designed to ensure that rainfall exceeding the capacity of the proposed drainage measures can be safely managed without increasing flood risk to the development or neighbouring properties.

The development therefore adopts a proportionate approach to surface-water management appropriate to the reuse and extension of an existing urban building, with the detailed drainage solution seeking to manage runoff appropriately while incorporating sustainable drainage measures where reasonably practicable.

Further information relating to the external works, landscaping and relationship of the development with the existing site is provided within the accompanying Design and Access Statement.

7. Waste and Recycling

The development will incorporate appropriate facilities for the storage, separation and collection of household waste and recyclable materials, with the objective of encouraging responsible waste management by future residents and minimising the environmental impact associated with waste generation.

The refuse and recycling arrangements will be provided in accordance with the approved development and the relevant requirements of the London Borough of Haringey.

The approved scheme provides a dedicated refuse and recycling storage area at the rear of the building, accessed via the adjoining mews. Locating the facilities at the rear avoids the introduction of visually intrusive bins or enclosures on the Middle Lane frontage and helps maintain the appearance and character of the principal elevation and surrounding streetscape.

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The refuse store will be appropriately sized to provide sufficient capacity for the anticipated waste and recycling generated by the residential development. Separate provision will be made for general refuse and recyclable materials, with containers clearly identified to assist residents in separating waste at source and to encourage higher levels of recycling.

The design and detailed arrangement of the refuse storage area will take account of:

- sufficient capacity for the number and size of dwellings proposed;
- separation of general refuse and recyclable materials;
- convenient access for residents;
- safe and practical movement of bins within and from the storage area;
- suitable access for collection arrangements;
- a durable, secure and readily maintainable enclosure;
- appropriate ventilation where required;
- surfaces capable of being easily cleaned and maintained; and
- the need to minimise visual, noise and odour impacts upon neighbouring occupiers.

The arrangement of the store and its access will allow waste containers to be safely manoeuvred for collection without unnecessary obstruction to surrounding pedestrian or vehicular routes. The detailed specification of the containers and collection arrangements will be coordinated with the Council's requirements as the development progresses.

Residents will be provided with clearly identifiable facilities for the separation of household waste and recyclable materials. Where appropriate, provision for the separate collection of food waste will also be incorporated in accordance with the Council's collection arrangements applicable at the time of occupation.

Construction Waste

Waste generated during the construction and refurbishment works will also be managed in accordance with good practice. The reuse and conversion of the existing building itself represents a significant waste-reduction measure, as substantial elements of the existing structure and building fabric will be retained rather than demolished and replaced.

During construction, the Principal Contractor will seek to apply the waste hierarchy by:

- avoiding unnecessary waste through careful procurement and material scheduling;
- reusing existing materials where they are suitable for incorporation into the works;

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- segregating recyclable construction materials wherever reasonably practicable;
- minimising packaging and surplus material;
- providing appropriate skips or containers for different waste streams where practicable; and
- ensuring that waste is removed from the site by appropriately authorised waste contractors and disposed of or recycled at suitable facilities.

Materials will be ordered in quantities appropriate to the construction programme to minimise surplus material and unnecessary disposal. Construction waste will not be burned on site and will be removed at appropriate intervals to maintain a safe, clean and orderly working environment.

Through the combination of appropriate residential waste facilities, convenient recycling provision, retention of the existing building fabric and responsible management of construction waste, the development will seek to minimise waste generation and maximise opportunities for reuse and recycling throughout both the construction and operational phases.

8. Health and Wellbeing

The development has been designed to provide high-quality residential accommodation that supports the health, comfort and wellbeing of future occupiers. The conversion of the existing building has been carefully considered to ensure that the proposed dwellings provide appropriate standards of internal accommodation, access to natural light and ventilation, thermal and acoustic comfort, and usable private amenity space.

Particular consideration has been given to the following matters:

- **Natural daylight and outlook:** The internal layouts have been arranged to maximise the benefit of existing and proposed window openings and to provide good levels of natural daylight to principal habitable rooms. Living areas and bedrooms will benefit from appropriate outlook, helping to create bright and pleasant internal environments and reducing reliance on artificial lighting during daylight hours.
- **Ventilation and indoor air quality:** Appropriate ventilation will be provided throughout the dwellings in accordance with the relevant Building Regulations requirements. The ventilation strategy will provide suitable background and extract ventilation, particularly to kitchens, bathrooms and other areas where moisture and pollutants may be generated. The detailed ventilation system and performance requirements will be developed as part of the Technical Design.
- **Acoustic comfort:** Appropriate acoustic separation will be provided between individual dwellings and between residential accommodation and communal areas. The existing structure and proposed floor, wall and ceiling build-ups will be developed to achieve the required standards of airborne and impact sound insulation. Particular attention will be given to junctions, penetrations and building services to limit unwanted sound transmission between dwellings.

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- **Thermal comfort:** Improvements to the existing building fabric will enhance thermal performance and reduce unwanted heat loss. The design will seek to provide comfortable internal temperatures throughout the year through an appropriate combination of insulation, efficient building services, ventilation and solar control where required. Thermal bridging and condensation risk will also be considered as part of the detailed design.
- **Private amenity space:** Each residential unit will benefit from dedicated private amenity space which meets or exceeds the applicable minimum requirements. These spaces will provide residents with access to external areas for relaxation and recreation and contribute positively to the overall quality of the accommodation.
- **Access to external areas:** External spaces will be designed to provide a clear relationship between the residential accommodation and its associated amenity areas. Appropriate consideration will be given to privacy, security, lighting and the quality of landscaping to ensure that these spaces are attractive and usable.
- **Internal accommodation:** The proposed layouts have been developed to provide functional and usable living spaces with appropriate relationships between living, sleeping, cooking and sanitary accommodation. The design seeks to provide good circulation, adequate storage and appropriately proportioned rooms suitable for everyday residential use.
- **Energy and water efficiency:** Measures incorporated elsewhere within the sustainability strategy, including improvements to the thermal envelope, energy-efficient building services, water-efficient fittings and rainwater harvesting, will also contribute to the comfort and environmental quality of the development.
- **Access to sustainable transport and local facilities:** The site's established urban location provides future residents with convenient access to local shops, services, public transport, walking and cycling routes. Secure cycle storage will be provided as part of the development, supporting active travel and reducing dependence upon private motor vehicles.

The development therefore seeks to create a healthy, comfortable and attractive residential environment through a combination of good internal design, environmental performance, private external amenity space and access to local facilities and sustainable transport.

Given the relatively modest scale of the development and the nature of the proposals, a separate formal Health Impact Assessment is not considered proportionate. Nevertheless, health and wellbeing considerations have been integrated into the design and will continue to inform the development through the detailed design and construction stages.

9. Management

Good management practices will be adopted during both the construction and operational phases of the development.

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During construction, the appointed Principal Contractor will be responsible for controlling matters including noise, dust, waste, traffic, deliveries and site security.

A separate Construction Management Plan will set out the detailed measures to minimise disruption to neighbouring residents, businesses, pedestrians and highway users.

Following completion, the building and communal facilities will be appropriately managed and maintained to ensure their long-term performance.

10. Security

The development will incorporate appropriate security measures as an integral part of the design.

These will include consideration of:

- secure entrance arrangements;
- appropriate external lighting;
- robust doors and windows;
- controlled access to communal areas;
- secure cycle storage; and
- natural surveillance wherever practicable.

Formal Secured by Design certification is not currently proposed. However, the principles of Secured by Design will be considered during detailed design, and any reasonable recommendations made by the local Designing Out Crime Officer will be considered where appropriate.

11. Ecology and Biodiversity

The development relates primarily to an existing building and areas of existing hardstanding. As a consequence, the proposals result in limited disturbance to existing ecological features.

The development nevertheless provides opportunities for enhancement through the introduction of new planting within the external amenity areas.

Planting will be selected, where practicable, to provide seasonal interest and ecological value and to contribute positively to the appearance and environmental quality of the development.

Additional opportunities for biodiversity enhancement will be considered during detailed design where appropriate and proportionate to the development.

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12. Design Quality

The development has been designed to provide a high-quality residential environment while making efficient use of the existing building and responding positively to the character and appearance of the surrounding area.

The proposals retain and adapt the existing structure wherever practicable, provide well-planned residential accommodation and incorporate appropriate private amenity space, refuse and recycling facilities and secure cycle storage.

Consideration has also been given to accessibility, security, residential amenity, the relationship between public and private areas and the quality and durability of the proposed external materials.

The detailed architectural approach, including the development's scale, appearance, layout, relationship with the surrounding townscape and residential design quality, is addressed within the accompanying Design and Access Statement.

13. Public Transport, Cycling and Walking

The site is located within an established urban area where walking, cycling and public transport provide realistic alternatives to private car use.

Secure cycle parking will be incorporated within the development in accordance with the approved scheme and relevant planning requirements.

The design seeks to encourage sustainable travel by providing convenient pedestrian access and secure cycle storage and by taking advantage of the site's established public transport connections.

Further details are provided within the Design and Access Statement.

14. External Lighting and Light Pollution

External lighting will be limited to that reasonably necessary for safety, security and residential use. Any proposed external lighting will be designed to minimise unnecessary light spill and disturbance to neighbouring occupiers.

Lighting is anticipated to comprise:

- low-level external lighting to terrace and amenity areas;
- appropriate entrance lighting; and
- PIR-controlled lighting to circulation and stair areas where appropriate.

Energy-efficient LED fittings will be specified, with directional or shielded fittings used where necessary to minimise glare and light pollution.

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15. Land Contamination

The proposals primarily involve the conversion and adaptation of an existing developed building.

There is no known evidence of significant contamination associated with the proposed works.

However, should previously unidentified contamination or potentially contaminated material be encountered during construction, works in the affected area will cease and appropriate specialist advice will be obtained before works proceed.

This approach avoids the absolute statement that contamination is “not possible” while making clear that there is no current reason to anticipate a contamination issue.

16. Conclusion

This Sustainability Statement demonstrates that sustainability considerations have been incorporated into the design and development of the proposals at **8 Middle Lane, Crouch End** in a manner proportionate to the scale and nature of the development.

The proposals make efficient use of an existing building and structure, thereby reducing the need for demolition and new construction. The development incorporates measures to improve energy and water efficiency, including improvements to the building fabric, energy-efficient building services and rainwater harvesting, together with appropriate waste and recycling facilities.

The scheme also promotes sustainable modes of travel through the provision of secure cycle storage and its accessible location in relation to existing public transport, shops and local services. New planting and external amenity areas will further contribute to the environmental quality and biodiversity of the site.

Taken together, these measures demonstrate that the development has been designed to minimise its environmental impact, make efficient use of resources and provide high-quality, sustainable residential accommodation in accordance with relevant national, London-wide and local planning policy.

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