PLANNING SERVICES
Part of the SAM Group

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ENERGY STATEMENT

Introduction

This Energy Statement has been prepared in support of a planning application for the conversion and amalgamation of three existing self-contained flats into a single-family dwellinghouse, additional full floor extension and associated works at 92B High Road, Haringey, N15 6JU.

The energy strategy has been formulated with reference to the London Plan 2021, the Haringey Local Plan and the Council's Energy Statement and Sustainability Assessment Information Requirements for Minor Developments (November 2025).

Description of the Proposed Development

The proposal involves the amalgamation of three existing residential flats to form one single-family dwellinghouse.

The development includes:

- The internal reconfiguration and conversion of the existing three flats into a single residential dwelling.
- The construction of an additional full-floor
- Associated external alterations and improvements to the building.
- Improvements to the building fabric, insulation and thermal performance where practicable.
- The incorporation of energy-efficient building services and fittings.

The development will not result in an increase in the number of residential units. Instead, it will consolidate the existing three residential units into one family dwelling.

The retention and adaptation of the existing building is considered a sustainable approach, avoiding unnecessary demolition and the associated embodied carbon emissions arising from the replacement of the existing structure.

Planning Policy Context

The energy strategy has been prepared with regard to the following planning policies and guidance:

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London Plan 2021

- Policy SI 2 – Minimising Greenhouse Gas Emissions.
- Policy SI 3 – Energy Infrastructure.
- Policy SI 4 – Managing Heat Risk.

Haringey Local Plan

- Policy SP4 – Working towards a Low Carbon Haringey.
- Policy DM21 – Sustainable Design, Layout and Construction.

The proposed development will seek to follow the established energy hierarchy of Be Lean, Be Clean and Be Green, ensuring that energy demand is reduced wherever practicable before considering low-carbon heating systems and renewable energy technologies.

Energy Strategy – The Energy Hierarchy

Be Lean – Reduce Energy Demand

The first stage of the energy hierarchy is to reduce the overall energy demand of the building through improvements to its thermal performance and the incorporation of passive design measures.

Given that the proposal involves the retention and conversion of an existing building, improvements will be undertaken where practicable, taking account of the existing construction and the requirements of the proposed alterations.

Be Clean – Efficient Heating and Energy Systems

The second stage of the energy hierarchy considers the provision of efficient heating and hot water systems, with a preference for low-carbon technologies.

The conversion of the three flats into a single dwelling provides an opportunity to rationalise the existing heating and hot water arrangements and provide a coordinated, efficient system throughout the property.

Be Green – Renewable Energy Technologies

The third stage of the energy hierarchy considers the introduction of renewable and low-carbon technologies to reduce the building's reliance on conventional energy sources.

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The additional full-floor extension provides an opportunity to consider the incorporation of renewable energy technology, particularly at roof level.

Overheating and Climate Resilience

The proposed development will incorporate appropriate measures to minimise the risk of overheating and provide comfortable internal living conditions throughout the year.

In accordance with London Plan Policy SI4, the cooling hierarchy will be taken into account in the design of the development.

The detailed design will also have regard to the requirements of Approved Document O of the Building Regulations, where applicable.

Sustainable Materials and Construction

The development will seek to minimise the environmental impact associated with construction through the careful selection and use of building materials.

The retention and conversion of the existing building is an important sustainability benefit, as it avoids the unnecessary loss of existing building materials and the additional embodied carbon associated with complete redevelopment.

Water Efficiency

The completed dwelling will incorporate water-efficient fittings and fixtures to reduce potable water consumption.

The potential for rainwater collection and reuse will also be considered where practicable.

Building Regulations Compliance

The proposed development will be designed and constructed to comply with the relevant Building Regulations.

Particular regard will be given to:

- Approved Document L – Conservation of Fuel and Power.
- Approved Document O – Overheating.
- Approved Document F – Ventilation.
- Approved Document G – Sanitation, hot water safety and water efficiency.

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Detailed thermal specifications, energy calculations and building services design will be developed as part of the technical design and Building Regulations process.

Conclusion

The proposed conversion of three existing flats into one single-family dwelling, together with the additional full-floor extension and associated external works at 92B High Road, Haringey, provides an opportunity to improve the energy efficiency and environmental performance of the existing building.

The development adopts a sustainable approach through the retention and adaptation of the existing building structure, thereby avoiding unnecessary demolition and associated embodied carbon emissions.

The proposed energy strategy follows the principles of the established energy hierarchy:

- **Be Lean:** Improving the thermal efficiency of the building through insulation, energy-efficient glazing, air tightness and low-energy lighting.
- **Be Clean:** Providing efficient heating, hot water and building services, with consideration given to low-carbon heating technologies.
- **Be Green:** Assessing the feasibility of renewable energy technologies, including solar photovoltaic panels and air source heat pumps.

In addition, the development will incorporate appropriate measures to reduce overheating, improve water efficiency and minimise the environmental impact of construction.

Overall, the proposals seek to deliver an energy-efficient and sustainable family dwelling, making appropriate improvements to the existing building whilst ensuring that the new extension is designed to meet contemporary standards of energy efficiency.

The development is therefore considered to demonstrate a positive approach towards sustainable design and energy conservation, consistent with the objectives of the London Plan and Haringey's local planning policies.