

707-725 Lordship Lane, Wood Green, London – Sustainability Credentials Summary

Briefing Note: February 2024

Consultant Company:	Ensphere Group Ltd in coordination with Amber Management & Engineering Services Limited, Farrow Walsh Civil and Wardell Armstrong LLP
Ensphere Project Number:	23-E033
Applicant:	Atri7 2 Limited & Fusion Global Management LLP
Site Address:	707-725 Lordship Lane, Wood Green, London
Date of Report:	15/02/2024

Objective

To outline the sustainability and energy proposals for the scheme at Lordship Lane, Wood Green, Haringey.

Background

Planning permission is being sought for the *demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.*

A number of policy targets exist that are applicable to the scheme and relate to sustainability, both in terms of the London Plan 2021 and associated guidance, as well as those contained within the Haringey Local Plan.

The below seeks to provide a summary of the sustainability credentials of the above site in regard to the most relevant policy targets, based on current design information. Further details of the policies can be found in the accompanying Sustainability Statement ('23-E033-012 Lordship Lane - Sustainability Statementv7').

Details on strategies and assumptions behind the metrics are provided in the specialist reports developed in support of the planning application.

Sustainability Proposals

Summary of the sustainability credentials being targeted:

Policy	Credential / Measured Being Implemented	Policy Being Met	Relevant Data / Figures
London Plan 2021			
Policy G5 (<i>Urban greening</i>): A - Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.	Consideration has been given to maximising the soft landscaping on site with planting considered at both ground and roof level.	Yes	See the landscaping drawings in support of the planning application for details on the landscaping layouts.
Policy G6 (<i>Biodiversity and access to nature</i>): D - Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.	Wardell Armstrong have conducted a Biodiversity Net Gain (BNG) calculation.	Yes	See the Biodiversity Net Gain technical note and metric calculation in support of the planning application for details confirming a gain of circa 775.26%.
Policy SI 2 (<i>Minimising greenhouse gas emissions</i>): C – A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures.	Consideration has primarily been given to the planning policy context and other requirements prior to establishing a strategy based upon the energy hierarchy; with a priority given to energy reduction and efficiency. Renewable and low carbon technologies have also been considered in the context of their technical feasibility and financial viability.	Exceeding Policy	As per energy hierarchy and modelling, current scheme illustrates a 41% Part L betterment (greater than the required minimum of 35%) for non-residential & 74% for residential. 11% at be lean stage for residential (10% minimum). 15% betterment at be lean stage for non-residential (15% minimum). Please see Energy Statement produced by Amber Management & Engineering Services Limited for further details. For the residential, a 5% improvement is estimated against the Part L 2021 when comparing design fabric efficiency to target fabric efficiency.
Policy SI 2 (<i>Minimising greenhouse gas emissions</i>): E - Major development proposals should calculate unregulated emissions	A TM54 Assessment has been undertaken to better estimate emissions associated with the operation on the development.	Yes	The results of the TM54 analysis conducted by Ensphere Group Ltd have estimated an overall energy demand for development to be 2,501.2 MWh/yr, using the SAP

			10.2 carbon conversion factors. This is broken down into ~1,413.5 MWh/yr from regulated sources, ~2,042.7 MWh/yr from unregulated energy and -955 MWh/yr displaced energy from renewables.
Policy SI 2 (<i>Minimising greenhouse gas emissions</i>): F – Referable applications should undertake Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.	A WLC Assessment has been carried out in accordance with the London Plan GLA WLC Guidance to assess carbon emissions associated with the development.	Yes	An assessment by Ensphere Group Ltd has reviewed WLC over a 60-year period, in line with the recommended RICS approach. This identified total WLC emission of 37,592,214 kgCO ₂ e, with embodied carbon emissions equivalent to ~517 kgCO ₂ e/m ² (below the 850 kgCO ₂ e/m ² threshold given by GLA for residential developments).
Policy SI3 (<i>Energy infrastructure</i>): D - Major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system: ...3) where a heat network is planned but not yet in existence the development should be designed to allow for the cost-effective connection at a later date.	Energy Statement including district heat appraisal and discussions with heat network provider. The site will be future-proofed to facilitate connection, subject to the supply of heat with a lower environmental impact than alternative on-site solutions.	Yes	The Wood Green district heat network has been given a thorough appraisal with the risk of it not being live in time is too great to include it within the current design. The proposed design includes highly efficient, localised ASHP compound & provision for DHN to be included in the future in the form of plant room space, connection points & service routes. Centralised energy between buildings C & D is currently provided.
Policy SI4 (<i>Managing heat risk</i>): A - Development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. B - Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy.	Amber have conducted a Part O Overheating Analysis & TM59 calculations.	Exceeding Policy	Part O calculations confirm that occupied spaces will not be likely to overheat within the design spec criteria. Mechanical Cooling only included as a last resort where required as per design restrictions & cooling hierarchy.
Policy SI 5 (<i>Water infrastructure</i>) - achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent	The development will aim to achieve at least a 12.5% improvement over defined baseline performance	Exceeding Policy	See the Sustainability Statement submitted in support of the planning application for details, with BREEAM Pre-Assessment

	standard for BREEAM Wat01, with aspiration for a 40% improvement over baseline building water consumption.		appended showing targeted credits. 3 credits are predicted under Wat01 which equates to a 40% improvement over the baseline..
Policy SI 7 (<i>Reducing waste and supporting the circular economy</i>): B - Referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted.	A CE Assessment has been carried out in accordance with the London Plan GLA CE Guidance	Yes	The project will make best endeavors to divert 95% of demolition, excavation and construction waste from landfill in line with GLA CE Guidance. The development will also make best endeavors to encourage users to minimise waste and to reuse/ recycle. >65% of municipal waste to be diverted from landfill by 2030 is targeted in line with GLA CE Guidance.
Policy SI 12 (<i>Flood risk management</i>)	An FRA has been undertaken in accordance with National and Local guidance to assess the flood risk for the site and its potential use.	Yes	Assessment confirms the site within FZ1 and is considered Low risk to all other sources of flooding.
Policy SI 13 (<i>Sustainable drainage</i>)	The development will utilise SUDS throughout the site and restrict surface water runoff to existing QBAR greenfield runoff rates whilst reducing runoff volume.	Yes	Surface water discharge rate to match existing QBAR rate of 3.7l/s up to the 1 in 100 yr +30% climate change storm event. Above ground SUDS use throughout for water quality and biodiversity enhancement.
Policy SI 17 (<i>Protecting and enhancing London's waterways</i>)	The development is unable to accommodate the deculverting of the watercourse to the southern boundary.	No.	Third party land ownership rights where the culvert is located in third party ownership prevents the deculverting or opening up of the existing Moselle Brook to the southern boundary.
Haringey's Local Plan Strategic Policies (2013; consolidated with alterations since 2017)			
Policy SP4 (<i>Working Towards a Low Carbon Haringey</i>) - Non-residential to achieve BREEAM "Very Good" and aspire to "Excellent".	A BREEAM "Excellent" rating will be targeted as a minimum for the student accommodation with an aspiration for an "Outstanding" rating.	Exceeding Policy	See the Sustainability Statement submitted in support of the planning application for details, with BREEAM Pre-Assessment appended.
Policy SP5 (<i>Water Management and Flooding</i>) - The Council will require all development in Haringey to be	An assessment of the site drainage and how SUDS can be used within development to	Yes (in part)	Water quality assessment undertaken as part of the FRA report, and discharge reduced to

water efficient during construction and operation and to reduce all forms of flood risk.	reduce runoff to pre-development rates whilst improving water quality leaving the site. The development is unable to accommodate the deculverting of the watercourse to the southern boundary.		3.7l/s up to the 1 in 100yr+30% cc storm event. Moselle brook cannot be deculverted due to third party land ownership issues.
Additional			
NA - Beyond Policy Requirements	A HQM "3-Star" rating will be targeted as a minimum for the residential aspect of the development.	Exceeding Policy	See the Sustainability Statement submitted in support of the planning application for details, with HQM tracker appended.

Overall, the proposals for the scheme are in line with the overarching principles of sustainable development as well as the policy requirements of the planning authority.

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The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.

No site visits have been carried out, unless otherwise specified.

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