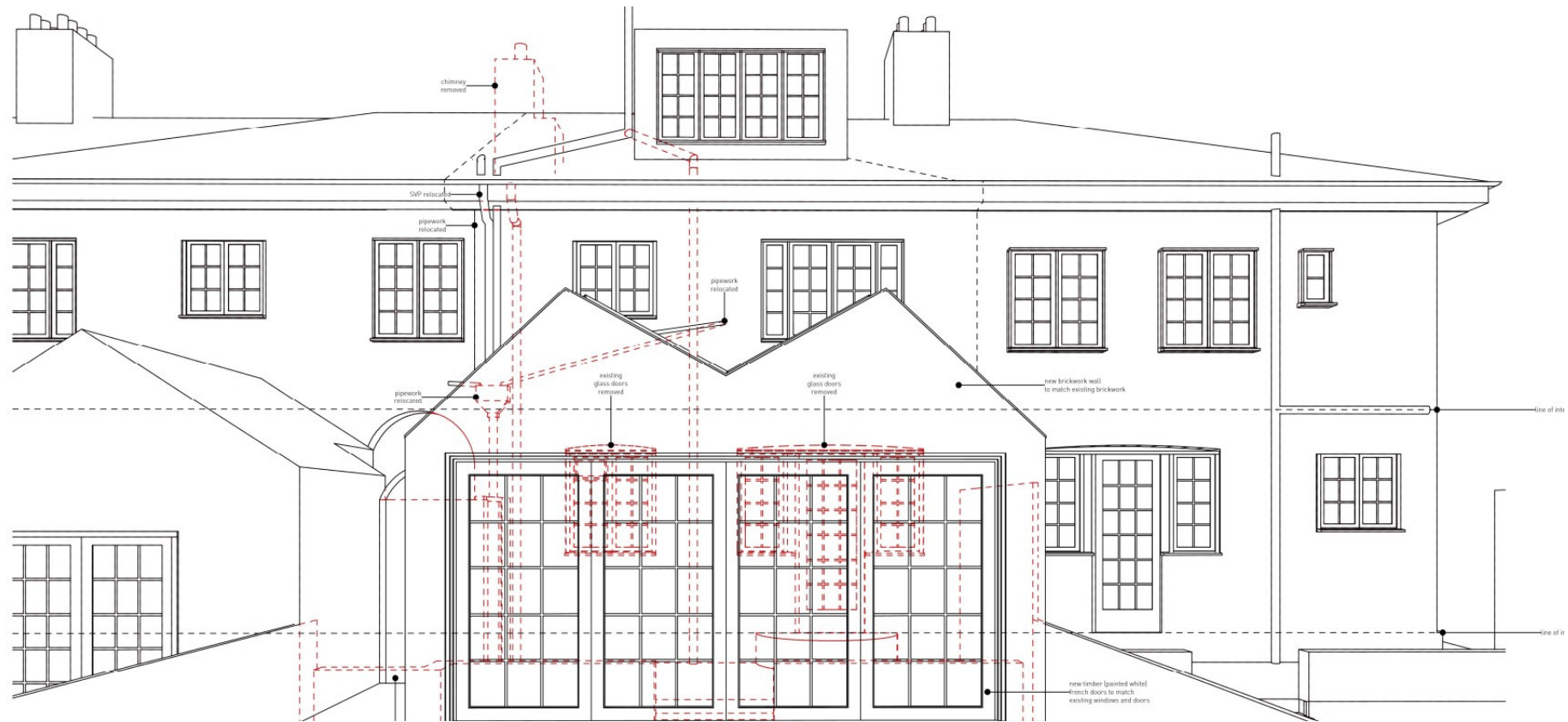


SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

Improvement and alterations to 14 The Chine, London N10 3PY



This Sustainable Design and Construction Statement (SDCS) accompanies the planning application for the works to 14 The Chine.

This statement addresses the sustainability policies as outlined on Haringey Local Plan (September 2023).

1.0 Policy Response Policy S1: Delivering Sustainable Design

Part C: Where possible we will incorporate energy efficient fitting and sustainable building materials and working practices.

Part F: Water management: Reduce water demand through efficient fixtures where possible. Sustainable drainage systems to be used where possible.

Part G: Circular Economy: Re-use of existing building materials where possible.

Policy S2: Sustainable Design and Construction

Part A & C: From these policies we have outlined in this report the implementation of sustainability strategies. Due to the minor works involved in this project, we propose to re-use existing building materials and energy efficient double glazing.

Policy S3: Sustainable Design Standards

Due to the application being a minor development there is no requirement to achieve a BREEAM certified rating. However best endeavours will be taken to achieve high sustainable standards in choice of materials and re-use of materials where applicable.

Policy S4: Minimising greenhouse gas emissions

Part A and F: We will be reducing energy demand in the first instance by re-using existing building materials where possible.

Policy S5: Energy infrastructure

This policy is not relevant to the scale of the proposal as it is not a major development.

Policy S6: Minimizing Overheating

Part B: Overheating will be reduced by using energy efficient double glazing for new doors, windows and roof-lights. By providing double glazed energy efficient glazing at a low u-value, this will minimize energy use. Natural ventilation with openable windows and doors will prevent overheating.

Policy S7: Improving Air Quality

This policy is mostly not applicable to this application, however there will be measures where possible to improve the air quality, by being Air Quality Neutral where feasible. (Part C)

Policy S8: Flood risk management

A Flood Risk Assessment (FRA) is not applicable for this proposal.

Policy S9: Integrated Water Management and Sustainable Drainage

For this policy, the integration of sustainable drainage systems would be considered to manage surface water runoff effectively. Biodiversity is promoted in the new landscape works. The new extension allows for a greater control of rainwater by directing rainwater away from the historic building fabric.

Policy S10: Circular economy and adaptive design

Part A,B: We will adopt a circular economy to the design by re-using building materials where possible.

Part C: We will strive to exceed a 10% total value of materials used in the construction to derive from recycled and re-used materials.

Part F: Where feasible, we will minimize the environmental impact of materials through the use of sustainably sourced, low impact and recycled materials.

Part G: We will make sure to comply with Haringey's Code of Practice for Construction Sites.

2.0 Conclusion

To conclude, the above outlines the measures for a sustainable strategy for the Sustainable Design and Construction Statement (SDCS) for 14 The Chine.