



83 Mayes Road, London, N22

Sustainability Statement for Planning

Job No: 5829

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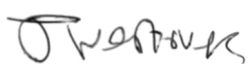
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1.0 Introduction

- 1.1 T16 Design has been appointed to produce this Energy Statement for the proposed redevelopment of the site of the Duke of Edinburgh Public House, 83 Mayes Road, N22.
- 1.2 The report takes an overarching strategy for improvements and measures to be adopted in order to reduce the environmental impact of the scheme,
- 1.3 It looks primarily at measures other than those which reduce Energy Consumption and CO₂ emissions, which are outlined fully within the Energy Statement submitted with the planning application.
- 1.4 . These are:
 - Passive Design Measures
 - Potable Water Usage
 - Surface Water and Flooding
 - Transport
 - Sustainable Construction
 - Biodiversity

2.0 Project Summary

- 2.1 The site is currently occupied by the Duke of Edinburgh public house, a building constructed over 3 storeys.
- 2.2 It sits at the corner of Mayes Road and Coburg Road in the Wood Green area of north London.
- 2.3 The proposal is for a rearward extension rising to a maximum height of 4 storeys, creating eight residential units, lettable rooms accommodation for the Public House and the retention of the pub at ground floor level.
- 2.4 The site location is shown below.



Site as Existing

3.0 Policy Requirements and Drivers

- 3.1 The relevant planning policy documents for this site, relating to sustainability are:
- The National Planning Policy Framework (NPPF) (2023)
 - The London Plan (2021)
 - Haringey Council Local Plan.
- 3.2 In light of these documents and through the developer and design team's commitment to reducing the impact of the development on the environment, this report sets out some of the measures that will be adopted or considered.
- 3.3 It is our understanding that Haringey Council are currently working on a new Local Plan.

4.0 Passive Design Measures

- 4.1 The design team will incorporate features to reduce the environmental impact of the scheme wherever possible.
- 4.2 Passive design is a method of using the features of the building to reduce the energy consumption and environmental impact, without the use of mechanical or electrical plant.
- 4.3 These techniques include solar orientation, natural ventilation, dual aspect design where possible, low-medium thermal mass, air tightness, and fenestration design.
- 4.4 Some of these techniques are not possible on all sites, but the design team for this project have endeavoured to include them where feasible.
- 4.5 Proximity to existing buildings and associated outlook from other dwellings has also informed orientation, massing, organisation of internal spaces and fenestration.

5.0 Potable Water Usage

- 5.1 It is a policy requirement that new residential dwellings are expected to have internal water usage of less than the 105l/person/day in accordance with Building Regulations Part G.
- 5.2 This is calculated using the Part G Water Usage tool. This has been used at this early stage to give a guide to the potential internal water usage.
- 5.3 Please note that the overall usage is per person and so is not affected by the number of fittings installed, provided they are all the same.
- 5.4 The assumptions used for the calculations are.

- Basin Taps and Kitchen taps: 5l/min at 3bar
- Showers: 9l/min at 3bar
- Baths: 145l to overflow
- WCs: Dual flush – 4.5/3l
- No Waste Disposal
- No Water Softener
- Washing Machine: Default value (8.17l/kg load)
- Dishwasher: Default value (1.25l/place setting)

Total Predicted Usage 104.2l/person/day

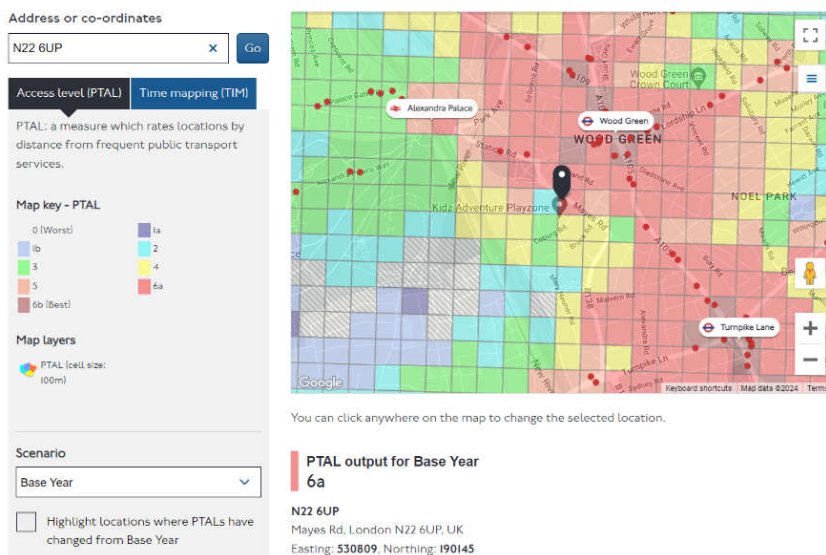
6.0 Surface Water and Flooding

- 6.1 New developments should seek to mitigate against the future effects of climate change and so far as possible, reduce water runoff from the site and buildings to alleviate the problems of flooding.
- 6.2 At the very least, developers should aim to make the situation after construction no worse than it was before. This is considered to be the case here, as the impermeable area of the site will not be increasing as a result of the new development.
- 6.3 An area of permeable paving totalling 44m² will be introduced at the front of the pub.
- 6.4 The site is located in Flood Zone 1, which means it is at a low risk of flooding from rivers and the sea.

7.0 Transport

- 7.1 Transport arrangements are a key consideration for any new development. The accessibility of public transport to a site is of high importance to both developers and end users.
- 7.2 This can be assessed using the PTAL (Public Transport Access Levels) system. This site has a rating of 6a which is classified as 'excellent'.
- 7.3 The site is within a short walking distance of ten different daytime bus routes.
- 7.4 The nearest London Underground station is Wood Green, which is approximately 550m away.
- 7.5 The nearest overground station is Alexandra Palace, which is 700m away
- 7.6 Thirteen secure and accessible cycle storage spaces will be provided to help encourage the future occupants to make more journeys by bicycle.
- 7.7 Further details of the transport strategy for the site are included in the Transport Statement, which will be submitted separately as part of the planning application.

WebCAT



Site PTAL Rating

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8.0 Sustainable Construction

8.1 It is clearly important that a building should be designed to reduce its environmental impact so far as is reasonably practical and the measures proposed for doing this are detailed in this report and the accompanying Energy Statement.

8.2 Whilst the specific measures to be taken to ensure this is also mitigated will be the responsibility of the contractor once building work commences. This section sets out suitable measures that should be considered and adopted where appropriate.

8.3 Waste

- The build will be operated under a Site Waste Management Plan which will identify the key sources of construction waste, methods for diverting this waste from landfill, identify those responsible for doing so and monitor performance.
- There are numerous tools available for doing this, including online facilities such as BRE's SMARTWaste system.
- This allows the contractor to log all waste-related activities and report on performance at all stages of the build.
- It also allows monitoring and reporting of energy and water use on site (see "Consumption Monitoring", below) and analysis of the carbon impact for transportation and material usage.
- Although Site Waste Management Plans are no longer a legal requirement, they offer significant environmental benefits and also cost savings, by encouraging waste reduction across the construction team.

8.0 Sustainable Construction

8.4 Pollution

- The contractor will have in place policies on site to minimize air and water pollution from site-based activities
- Air and water pollution on site can have a detrimental impact on the environment and on the health of local residents
- Examples of the clauses that such policies should contain are:
 - All surface water must discharge into a surface water drain.
 - All foul water must discharge into the foul water drain.
 - All oil and diesel drums must be stored on an impervious base with oil-tight bund with no drainage outlet. All drill pipes, fill pipes and sight gauges must also be stored on this bund.
 - Leaking or empty oil drums must be removed from site and disposed of via a licensed waste disposal contractor.
 - A stand pipe and hose is to be made available at all times on site to damp down arising dust from the demolition process.
Particular attention must be paid to damping down procedures during periods of dry and hot weather.
 - All skips must be covered with a suitable cover i.e. tarpaulin or plastic dust sheets.
 - Any lorries removing waste from site must be suitably covered prior to leaving site.
 - A wheel wash will be provided where practical.

8.0 Sustainable Construction

8.5 Consumption Monitoring

- In line with the ideals of the Site Waste Management Plan the developer will monitor resources consumption on site in line with industry KPI benchmarks.
- Electricity and water usage will be monitored on site and targets set.
- The results of the meter readings will then be compared to the set benchmark targets using industry standard KPIs so that feedback can be given to the site staff.
- This will have the effect of encouraging responsible resource usage and consumption reduction where possible.

9.0 Biodiversity

- 9.1 A Biodiversity Net Gain Assessment is not required for this site as there is no baseline habitat and therefore it is exempt.
- 9.2 The proposed intensive green roof will attract wildlife to the scheme and improve the biodiversity of the site.
- 9.3 Flower rich perennial planting and permeable paving are also proposed, and these have contributed to an Urban Greening Factor of 0.4, which meets the requirements of the London Plan.
- 9.4 Further details are included in the Urban Greening Factor calculation.

10.0 Conclusions

- 10.1 The Sustainability Strategy for the development has been developed with the design team to comply with the relevant environmental policies of the NPPF, The London Plan, and the Haringey Local Plan.
- 10.2 Measures to be included within the design cover areas such as reductions in potable water use, resource efficiency and pollution both through the build process and post-occupation,
- 10.3 The proposed development at 83 Mayes Road, N22 honours, and aims to go beyond, the intentions of the policy requirements in order to provide a well-designed and built development which limits its impacts on the environment both during its construction and beyond.



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