

Haringey Local Plan

**Sustainable Design & Construction
Supplementary Planning Document**

APPENDICES

Haringey Council
www.haringey.gov.uk

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Summary of Policies & Requirements

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London Plan 2011	Haringey Local Plan	Targets, Requirements, Statements
STRATEGIC POLICIES		
Policy 1.1 Delivering the strategic vision and objectives for London Policy 3.2 Improving Health and addressing Inequalities Policy 3.5 Quality and design of housing developments Policy 5.3 Sustainable Design and Construction Policy 5.4 Retrofitting Mayor's relevant SPGs including Housing Supplementary Planning Guidance (2011)	SP0 Presumption in Favour of Sustainable Development	
ENERGY- Reducing Carbon Emissions		
Policy 5.1 Climate change mitigation Policy 5.2 Minimising carbon dioxide emissions Policy 5.4 Retrofitting Policy 5.5 Decentralised energy networks Policy 5.6 Decentralised energy in development proposal Policy 5.7 Renewable energy	SP4 Working towards a Low Carbon Haringey SP11 Design	<ul style="list-style-type: none"> • Follow the Energy Hierarchy : lean/clean/green • Carbon emissions- 25 % improvement over 2010 Building Regulations- equivalent to Code level 4 energy component) • CHP on-site or connect to a existing Decentralised energy network • Make development design ready for future DE networks • 20% renewable energy on-site • Energy Statement • Indicate on drawings solar panel and other external renewable energy installations
Mayor's Housing SPG		

London Plan 2011	Haringey Local Plan	Targets, Requirements, Statements
CHANGING CLIMATE – Overheating and Greening the City		
Policy 5.9 Overheating and cooling	SP4 Working towards a Low Carbon Haringey SP11 Design	<ul style="list-style-type: none"> • Cooling hierarchy to be followed • Green Roofs and Brown Roofs to be considered for all developments • Space for allotment to be considered for all developments • Indicate on drawings green roofs/brown roofs and cooling measures where relevant
Policy 5.10 Urban greening		
Policy 5.11 Green roofs and development site environs Mayor’s Housing SPG		
FLOOD RISK		
Policy 5.12 Flood risk management	SP5 Water Management and Flooding SP11 Design ENV5 Works affecting Watercourses	<ul style="list-style-type: none"> • Flood Risk Assessment inc - Sequential Test and Exception Test in Floor Risk 2& 3 areas. • National SuDS standards to be published by DEFRA • Sustainability Statement • Hydrology Report for Basement applications • Environment Agency (EA) Flood Risk maps to be utilised • EA Groundwater protection zone designation maps to be utilised • Indicate on drawings functional flood plains where relevant • River Lea- Blue Ribbon policies apply
Policy 5.13 Sustainable drainage		
Policy 5.14 Water quality and wastewater infrastructure		
WATER SUPPLY		
Policy 5.15 Water use and supplies	SP5 Water Management and Flooding SP11 Design	<ul style="list-style-type: none"> • Water consumption -maximum 105 lt per person per day • EA Groundwater Protection Zone designation maps to be utilised

Summary of Policies & Requirements

A1

London Plan 2011	Haringey Local Plan	Targets, Requirements, Statements
POLLUTION		
Policy 7.14 Improving air quality	SP11 Design ENV 6 Noise Pollution ENV7 Air, Water and Light Pollution ENV11 Contaminated land	<ul style="list-style-type: none"> • Biomass boilers assessment-this may require either EA to Local authority regulation depending on size • EA Groundwater protection Zones maps to be utilised • National standards for Noise to be followed • River Lea- Blue Ribbon policies apply • Indicate on drawings how light pollution to be managed
Policy 5.21 Contaminated land		
Policy 7.15 Reducing noise and enhancing soundscapes		
WASTE		
Policy 5.16 Waste self-sufficiency	SP6 Waste and Recycling SPD11 Design UD 7 Waste Storage	<ul style="list-style-type: none"> • Follow Waste Hierarchy • Follow Waste storage standards • Site Waste Management Plans for developments over certain size as in DEFRA guidelines • Overall London target- 95 % of construction, demolition and excavation waste to be recycled and reused by 2020
Policy 5.17 Waste capacity		
Policy 5.20 Aggregates		
Policy 5.18 Construction, excavation and demolition waste		
CONSTRUCTION		
Policy 5.18 Construction, excavation and demolition waste	SP6 Waste and Recycling SP11 Design	<ul style="list-style-type: none"> • Meet Code level 4 requirements for “green “ materials - At least 3 out of 5 components to have embodied energy rating of A+ and D. • Responsible Sourcing for Timber • Overall London target- 95 % recycling and reusing of construction, demolition and excavation waste by 2020
Policy 5.3 Sustainable design and construction		
Policy 5.4 Retrofitting		
Mayor’s Housing SPG		

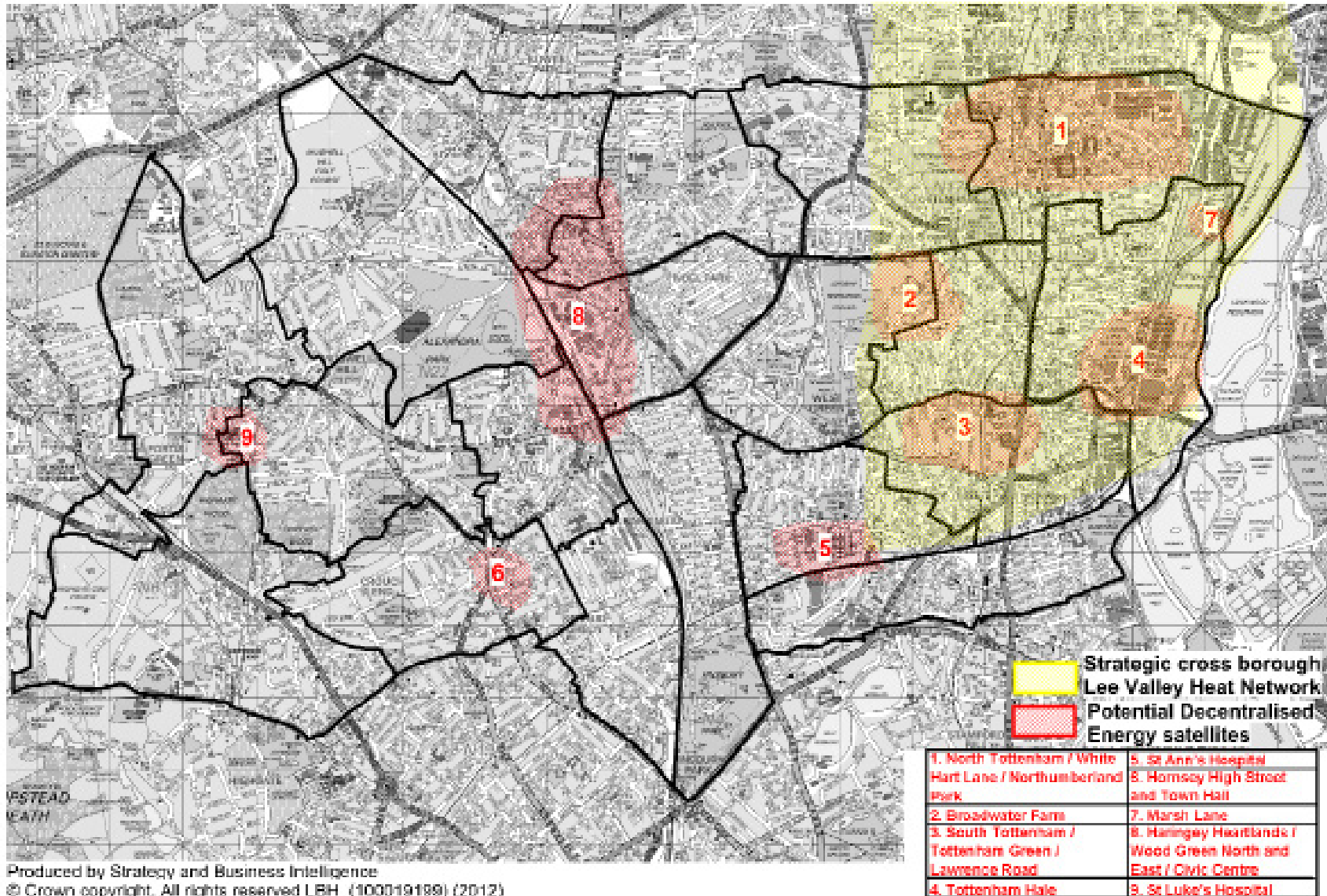
London Plan 2011	Haringey Local Plan	Targets, Requirements, Statements
BIODIVERSITY		
Policy 2.18 Green infrastructure: the network of open and green spaces	SP 13 Open Space and Biodiversity OS 17 Tree Protection, tree masses and spines	<ul style="list-style-type: none"> • Comply with Protected species legislation • Scoping Study and site surveys • Tree surveys to be provided where relevant • Indicate how targets in Haringey's Biodiversity Action Plan is met
Policy 7.19 Biodiversity and access to nature		
Policy 7.21 Trees and woodlands		
Policy 7.24 Blue Ribbon Network		
Policy 7.28 Restoration of the Blue Ribbon Network		
Policy 7.30 London's canals and other rivers and waterspaces		
TRANSPORT		
Policy 6.1 Strategic approach	SP7 Transport M9 Car free residential developments	<ul style="list-style-type: none"> • Implement London plan standards for cycle parking and electric charging
Policy 6.9 Cycling		
Policy 6.10 Walking		
Policy 6.11 Smoothing traffic flow and tackling congestion		
Policy 6.13 Parking		
Mayor's Housing SPG		

1 Proposed Decentralised Energy Hubs in Haringey

The following diagram shows the key development areas expected in the Borough along with the key areas being considered for Decentralised Energy Hubs. This map is not exhaustive, and Haringey are considering other areas where decentralised energy systems can be developed. Developers should also consult the London Heat Map, the area's Energy Master Plan, and contact the Council for the latest information on existing and proposed decentralised energy networks.

A2 Decentralised Energy Networks

Potential for decentralised energy
Haringey 2012



2 Decentralised Energy (DE) and the Planning Application process

The following provides guidance of the detail to be provided at each stage of the planning application process when assessing the suitability of CHP/DE for major developments.

Pre application stage

The proposed energy strategy and applicability of DE should be discussed with the Council as part of the pre-application stage. In respect to DE, the following may be discussed:

- London Plan and Local Policies
- Outline energy statement
- Existing or proposed energy networks and CHP systems in the area
- Site wide CHP solution; and potential for expanding beyond the boundary to adjacent sites
- As applicable, indicative details of the plant room, CHP, thermal store, secondary heat systems, on-site pipe network layouts, measures for future connection to an area wide network, and other information to be submitted with the application.

Application stage

Proposals for DE/CHP should be included in the energy strategy/assessment submitted with the planning application. Applicants should include:

- A site plan highlighting onsite pipe network, plant room, and as applicable future proofing measures for connection to an area wide network
- Plant room technical (CHP, thermal store etc) and operational specifications
- Proposed implementation dates
- Details of future proofing measures (such as space for future heat exchangers, connection points to either generate, export and take heat, cooling and/or electricity)
- Details of financial contributions.

Where it is not believed to be feasible or viable to comply with the DE/CHP policy requirements, applicants should include a feasibility (engineering and practical constraints) and viability (cost and financial implications) assessment covering:

- The size and land use mix of the development, and the heat load and energy demands
- The distance of the development to existing or proposed DE network
- Land use mix and density of surrounding built environment
- The proximity of any public sector estates and buildings with communal heating systems, especially use such as swimming pools, hospitals and large housing estates

A2 Decentralised Energy Networks

- Efforts made to connect to an existing network, or efforts made to secure agreements to create a new network through connection of nearby buildings or estates
- The presence of physical barriers such as major roads or railway lines; and
- The cost of connection and the impact this has on financial viability.

The developer should agree the scope of a feasibility and viability assessment with the Council early on.

Planning conditions and obligations

As appropriate, the Council may use planning conditions or clauses in S106 agreements to ensure the energy strategy for DE/CHP is implemented, for example:

- Connection to an existing or proposed DE network;
- Installation of CHP with a site wide network, and timing or phasing of the installation;
- Plant operation details;
- Export of any energy to adjacent sites;
- Compatibility of secondary heating system design with existing or planned energy networks in the area;
- Future proofing details; and
- Any financial contribution towards an existing or proposed energy network.

3 Technical design guidance to enable future connection to DE

The use of common specifications will enable DE networks developed as site wide solutions, or satellite or clusters to be interconnected in future, creating a 'city-wide' network without requiring significant system redesign.

It is usually preferable to keep the primary (i.e. area-wide) heat distribution network separated from a development's onsite secondary heat systems, using a heat exchanger. The heat exchangers are installed directly in the development's plant room, and need to be designed, installed and operated to a common set of rules. In particular, the difference in temperature between the flow and return temperatures in the secondary systems is critical to efficient DE network operation, and will depend on design of internal building services. It is critical therefore, that secondary systems are designed and operate to be compatible with the area wide DE network.

The Council is working to develop technical design standards specifying connections for future proofing measures. The standards are anticipated to address establishing communal heating through a site wide network from a single energy centre/ plant room, sufficient plant room space to allow for future installation of heat exchangers, soft foundations for the plant room for future pipe connection, safeguarding pipe routes into and through the site, design and operation of secondary systems (flow rates, flow and return temperatures) to enable compatibility with future primary supply systems, and metering. This appendix will be updated when the standards are finalised. In the interim, contact the Council for further information.

Waste Space Requirements

- Street-based households receiving kerbside collection services require space for the 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Details of the 'Standard kerbside collection full set' are given below.
- Wheelie bins or bulk waste containers must be provided for household collections.
- Wheelie bins must be located no further than 25 metres from the point of collection.
- Bulk waste containers must be located no further than 10 metres from the point of collection.
- Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.
- If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.
- Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.
- All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.
- If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.
- Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.
- Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

Home Composting

Home Composting facilities should be

- Designed as part of private or communal green spaces on a site
- Located in an easily accessible location that is well drained and receives as much sun as possible.
- For homes with private gardens, there should be sufficient facilities to hold 240L of organic waste per dwelling. For dwellings without a private garden but with access to communal gardens it should be 70L per dwelling.

A3 Waste Storage Facilities

Container types, sizes and applications

Standard kerbside collection full set

- One 240 litre wheelie bin for refuse
- One 240 litre wheelie bin for recycling
- One food waste box
- One garden waste sack

Garden waste sack: approximate size as follows:

Dimensions	Application
450mm D x 450mm W x 600mm H	One sack per household for kerbside collections

Food waste box: approximate size as follows:

Dimensions	Application
350mm D x 300mm W x 360mm H	One food box per household for kerbside collections

Wheelie bins: approximate size as follows:

Bin size	Dimensions	Application
120 litre wheelie bin	550mm D x 500mm W x 930mm H	One bin per single 1 bed dwelling when supplied for sole use.
240 litre wheelie bin	730mm D x 580mm W x 1080mm H	One per single 2/3 bed dwelling when supplied for sole use.
360 litre wheelie bin	885mm D x 620mm W x 1100mm H	One per single 4+ beds dwelling when supplied for sole use. Or one per pair of 1/2/3 bed dwellings when supplied for shared use.

Bulk containers: approximate size as follows:

Bin type and size	Dimensions	Application
1100 litre eurobin	985mm D x 1260mm W x 1370mm H	<p>For refuse, one per 6 dwellings. Collection frequency, once per week. Very large developments can be cleared at a maximum frequency of twice per week.</p> <p><i>plus</i></p> <p>For dry recycling, one per 10 dwellings. Preferred collection frequency, once per week. Very large developments can be cleared at a maximum frequency of twice per week.</p>
940 litre bin	960mm D x 1050mm W x 1410mm H	<p>For drop-down refuse chute system only, one per 5 dwellings. Collection frequency, once per week. Very large developments can be cleared at a maximum frequency of twice per week. Separate provision for recycling also has to be made in addition to drop down refuse chutes.</p>

Food waste containers (for blocks and high-rise):

Bin type and size	Dimensions	Application
360 litre eurobin	885mm D x 620mm W x 1100mm H	<p>One per 40 dwellings. Collection frequency, once per week.</p>

A4 Further Information

Energy & Carbon

- Low Energy Building Database: A repository of low energy building information (new & refurbishments) <http://www.retrofitforthefuture.org/>
- Energy Saving Trust: A range of retrofit publications <http://www.energysavingtrust.org.uk/Organisations/Business-services/Free-resources-for-housing-professionals/Retrofits>
- Camden non statutory retrofit planning guidance <http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/filestorage/retrofitting-planning-guidance.en>
- Energy Saving Trust: Retrofit diaries <http://www.energysavingtrust.org.uk/Organisations/Business-services/Free-resources-for-housing-professionals/Retrofits/Retrofit-diaries>
- Super home network: Network of over 140 energy aware households <http://www.superhomes.org.uk>
- Department of Energy & Climate Change: Green Deal information http://www.decc.gov.uk/en/content/cms/tackling/green_deal/green_deal.aspx
- Green Deal & ECO information: <http://www.energysavingtrust.org.uk/Take-action/Find-a-grant/Green-Deal-and-Energy-Company-Obligation-ECO>
- Passivhaus Trust: Information on passivhaus in the UK <http://www.passivhaustrust.org.uk/>
- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey, Aecom 2009
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Energy Planning – GLA Guidance on preparing energy assessments September 2011

- GLA's DH Manual 2012 - http://www.london.gov.uk/media/press_releases_mayoral/new-guidance-published-promote-district-heating-schemes-london-1

Further references to be added for each chapter:

- **Changing Climate**
- **Flood Risk**
- **Water**
- **Pollution**
- **Construction**
- **Waste**
- **Biodiversity**
- **Transport**

Fact Sheets

Fact Sheet 1: Timber Cladding

Use of Timber Cladding

- **Timber as building material**

Where timber cladding is considered appropriate it requires the highest quality of specification and detailing on those rare occasions where we permit this material. The cladding in timber may be considered appropriate in a parkland or garden setting but would be less likely to be considered suitable in a more urban setting and especially in a conservation area street frontages.



When timber is used as cladding, providing there is a good water run-off, adequate ventilation behind the cladding and sensitive design, it should last many years. It is also widely perceived as having potentially strong environmental qualities; renewable, reusable, biodegradable and of minimal embodied energy. These qualities should be balanced against transport costs, level of chemical treatment, and the level of maintenance needed for some timbers. The choice of species, design strategies and construction methods make a big difference to durability and sustainability of timber cladding. Some of these issues are discussed below:

- **Suitable Species and Finishes**

Appearance, durability, cost and workability influence choice of materials. Most timber species require protection from decay. There are many reasons why timber deteriorates, but the main cause of failure is fungal decay, which occurs if the moisture content within the timber is in excess of 20%.

- Non-durable species such as spruce, fir or pine / European Redwood (*Pinus Sylvestris*) require chemical treatment, typically by pressure impregnation of chemicals with preservative properties such as boron or organic solvents.
- Thermally modified timber is a new alternative; controlled heat treatment to temperatures over 200°C confers improved durability and stability. Expected service life for thermally modified, uncoated timber cladding is 30 years.
- Some species do not require any treatment or preservatives; these include some naturally dense hardwoods (usually tropical and expensive for use as cladding), durable temperate hardwoods such as European Oak and Sweet Chestnut (but not their sapwood) and durable softwoods such as European Larch and Western Red Cedar, that themselves produce oils that act as a preservative.

- **Appearance and Colour**

Untreated wood, for instance Western Red Cedar, undergoes a radical change of colour from red-brown to silver-grey. When it reaches this, it remains stable and durable for many years. However less exposed areas such as beneath overhangs may take longer to undergo the change. Because it does not require any chemical treatment, the use of hardwoods like Western Red Cedar is considered to be more sustainable. Untreated Western Red Cedar can have up to 40-60 years of life span.

Fact Sheet 1: Timber Cladding

For softwood, use of paint, stain or varnish, even supposedly colourless or matt stains and varnishes will always change the appearance of the timber from its “natural” state. This should be borne in mind when appearance is assessed. Maintenance issues need to be taken into account such as the likelihood and easiness of reapplication of paint and varnishes.

• Suitability in Conservation Areas

In Conservation Areas the use of external facing material generally matching in appearance or complementary to those historically dominant is important, as is ensuring those materials; detailing and finishes are all of the highest quality.

Timber cladding would only be considered in Conservation Areas, where visible from the public realm, where that would be consistent with the character of the conservation area. Haringey’s SPG2, Conservation and Archaeology, Clause D1 requires that “traditional or other durable natural” materials should be used.

• Good Practice Examples in Haringey:

- Finsbury Park Café, Finsbury Park, N4
- Broadwater Farm Children’s Centre, Adams Road, N17
- Housing at Sakura Drive, Albert Close, N22
- Housing at Silver Court, Reform Row, N17
- Bruce Castle Bowls Club N17
- Connaught Gardens, Housing development N10 – shortlisted for national housing design awards and category winner Haringey Design Awards 2012.

Links:

- TRADA (Timber Research and Development Association) Info Sheet: External Wood Cladding
- BRE (Building Research Establishment) Timber leaflet
- Wood For Good: Fact Sheet No. 2: Timber Cladding
- Lambeth Recommended Materials Spreadsheet
- Designing with Green building materials
- TRADA (<http://www.trada.co.uk/index.html>) and BRE (<http://www.bre.co.uk/>) provide detailed good practice guidance.



Timber cladding
at Silver Court,
Tottenham