

# RE: GILMAC HEAD OFFICE & MANUFACTURING FACILITY N8

## HARINGEY SUSTAINABILITY CHECKLIST

To accompany all applications for planning permission, listed building consent and conservation area consent

N.B. THIS FORM IS IN TWO PARTS

PART A: Question Nos. 1 - 20 - to be answered for ALL APPLICATIONS (including major ones)

PART B: Question Nos. 21 - 27 ADDITIONAL questions for MAJOR APPLICATIONS ONLY

A major application is one which is for 10 or more dwellings or where the proposed floorspace exceeds 1000 sq. m. or if the site is 1 hectare or larger

### PART A: ANSWER THESE QUESTIONS FOR ALL PLANNING AND LISTED BUILDING APPLICATIONS

Sustainability Issue		UDP Policy/SPG	<input checked="" type="checkbox"/> Tick box if you have taken this into account <i>State how you have taken this into account or if not, or not applicable, state why not</i>	Office Use Case No. HGY1 / Officer's comment
Category	Issue			
Environmental Pollution	SC1 Air Quality  Does the scheme provide for or encourage non high emission road vehicles e.g. bicycles, electric cars etc? If new housing is proposed will energy efficient condensing boilers be installed?	UD1 - 2, ENV6, M3 - 4 & M7; SPG7c, SPG8c, & SPG8i; PPG23	<input checked="" type="checkbox"/> <b>THE SITE IS LOCATED VERY CLOSE TO BUS ROUTES AND HORNSEY TRAIN STATION COVERED PARKING AREAS FOR BICYCLES AND SCOOTERS ARE INCORPORATED INTO THE PROPOSAL</b>	
Environmental Resources/Pollution	SC2 Noise/Fumes/Light/Glare & Land Contamination  Is disturbance from noise, fumes, chemicals, solvents, or other pollutants avoided? Can external artificial lighting cause problems? Can materials cause glare? Is the land potentially contaminated and if so has a site investigation been carried out?	UD2, ENV5, ENV7, EMP6, TCR1 & TCR5; SPG6c, SPG8b, SPG8c, SPG8e & SPG8f; PPG23 & 24	<input checked="" type="checkbox"/> <b>PLANT AREAS ARE LOCATED ON THE EAST SIDE AWAY FROM HOUSING TO THE REAR. REAR ELEVATIONS FACING THE HOUSING ARE GENERALLY WINDOWLESS. CLADDINGS WILL NOT CAUSE GLARE ZINC TO FRONT FAÇADE TO BE PRE-WEATHERED SITE INVESTIGATION TO FOLLOW SHORTLY</b>	
Environmental Resources/Pollution	SC3 Waste Storage & Recycling Facilities  Is provision made for external and internal storage for waste separation/collection and recycling? If the scheme is large, has a waste management plan been provided?	UD6 & ENV8; SPG8a	<input checked="" type="checkbox"/> <b>INSTALLATION OF FUEL BURNER WHICH USES OFF-CUTS FROM MANUFACTURING PROCESS TO PROVIDE A SUSTAINABLE SOURCE OF ON-SITE ENERGY IS BEING CONSIDERED</b>	
Environmental Resources	SC4 Solar Design & Renewable Energy  Is the siting, layout and design of the scheme maximising the potential for (on site and adjoining) daylighting, passive solar gain and natural ventilation? Are there any photovoltaic (PV) or solar panels?	ENV6, SPG8c; PPG22 & Annex	<input checked="" type="checkbox"/> <b>AS RESPONSE TO SC3 ABOVE SUBSTANTIAL FENESTRATION ON EAST SIDE MAXIMISES DAYLIGHTING. LIMITED OPENINGS ON SOUTH WEST SIDES PLUS OVERHANGS TO ENTRANCE AND TOP FLOOR SCREENS MINIMISES OVERHEATING</b>	
Environmental Resources	SC5 Efficient Use of Land and Buildings  Are existing buildings to be reused or if redeveloped will the buildings be more sustainable than those existing? Will there be a sharing or mix of uses on the site?	UD5, EMP5, EMP7 & CW1; PPG3	<input checked="" type="checkbox"/> <b>EXISTING PLANT YARD IS REDEVELOPED NEW BUILDING WILL HOUSE BOTH MANUFACTURING &amp; OFFICES BRINGING A MIX OF SKILLED EMPLOYMENT OPPORTUNITIES</b>	

Sustainability Issue		UDP Policy/ PPG etc	<input checked="" type="checkbox"/> Tick box if you have taken this into account <i>State how you have taken this into account or if not, or not applicable, state why not</i>	Office Use  Officer's comment
SC6	Sustainable Materials  Is provision made for reusing reclaimed materials or those which have been recycled, and/or easily replaceable without harm to the environment?	ENV6; SPG8b		<i>NOT YET CONSIDERED</i>
SC7	Sustainable Drainage & Water Conservation  What measures for water conservation are being made? Is provision made for sustainable drainage systems, grey water recycling or rainwater harvesting? If new development is proposed, has a drainage impact assessment been provided?	ENV1-2; SPG8b, SPG9 Appendix1: PPG23 & PPG25		<i>NOT YET CONSIDERED</i>
SC8	Trees/Landscape  What provision is made for existing/new trees and has a landscape scheme (including survey of existing trees) been submitted?	UD3, OS6 & OS16; SPG8d	<i>N/A</i>	
SC9	Biodiversity & Ecological Heritage  Is provision made for natural wildlife, which includes plants/habitat, retention and creation?	UD3, OS5, OS10; SPG8d & SPG8g; PPG9	<i>N/A</i>	
SC10	Listed Buildings & Locally Listed ones  Does the scheme affect the character appearance of any historic building or structure on the site or adjoining the site or the setting of a listed building? Is a locally listed building affected?	CSV1 - 3, CSV5; SPG2; & PPG 15	<i>N/A</i>	
SC11	Conservation Area & Other Built Heritage  Is there an impact on the character or appearance of a conservation area or an adjoining one? Is a site of archaeological importance or industrial heritage affected?	CSV1 - 5, SPG2; PPG15 & PPG 16	<i>N/A</i>	

Sustainability Issue		UDP Policy/ PPG etc	<input checked="" type="checkbox"/> Tick box if you have taken this into account  State how you have taken this into account or if not, or not applicable, state why not	Office Use  Officer's comment
SC12	Environmental/Social Quality of Life Other	Urban Design Quality, Views & Public Art  Does the scheme have a positive visual impact on the immediate local/wider area and views? Is this supported in an accompanying urban design statement? Is there to be a Percent for Arts contribution?	UD1, UD3 - 4; SPG1a - 1c, PPG1, PPG8 & PG22	<input checked="" type="checkbox"/>  <b>AN ATTRACTIVE CONTEMPORARY DESIGN USING GOOD QUALITY EXTERNAL MATERIALS IS PROPOSED.</b> <b>ACCOMPANYING URBAN DESIGN STATEMENT IS PROVIDED</b>
SC13	Social Quality of Life Other	Designing out Crime and Designing for Privacy  Does the design of the development unduly affect the safety of users? Is privacy safeguarded in a way which does not compromise safety?	AC3 - 4, UD2 - 3; SPG3b & SPG5	<input checked="" type="checkbox"/>  <b>SECURE ACCESS CONTROL SYSTEMS WILL CONTROL ENTRY AT BUILDING ENTRANCES &amp; TO THE BASEMENT. SUBSTANTIAL AMOUNTS OF FENESTRATION &amp; ELEVATED NATURE</b>
SC14	Social/Economic Quality of Life Other	Accessed By All  Will pedestrians be able to move safely around the site? Is access to all parts of the scheme possible by those who are frail, are in a wheelchair, pushing a pram or otherwise mobility impaired?	UD2 & M3; SPG4 & SPG7b	<input checked="" type="checkbox"/>  <ul style="list-style-type: none"> <li>• LEVEL APPROACH TO MAIN ENTRANCE</li> <li>• WHEELCHAIR RAMP &amp; AMBULANT DISABLED STAIR LINK RECEPTION AREA TO UPPER GROUND FLOOR</li> <li>• WHEELCHAIR ACCESSIBLE LIFT INCLUDING CLEAR AREA IN FRONT TO ALL FLOORS.</li> <li>• BEST PRACTICE GUIDANCE IN TERMS OF DOOR &amp;</li> </ul>
SC15	Environmental/Social Quality of Life Other	Open Space  Is there to be a loss or gain in public formal/ informal open space or openness of Green Belt or Metropolitan Open Land?	AC1, AC3 - 4, OS1 - 4, OS7 - OS9, OS14; SPG10 & SPG13	<input type="checkbox"/> N/A <b>CORRIDOR WIDTHS ETC TO BE FOLLOWED.</b>
SC16	Social Quality of Life Other	Affordable Housing  If this is a housing scheme, will there be any "affordable" housing contribution?	HSG4 & EMP7; SPG10 & SPG11; PPG3	<input type="checkbox"/> N/A
SC17	Social/Economic Quality of Life Other	Education/Health Facilities  Will there be a potential affect on the demand or provision for school places, health services such as GPs?	UD10, CW2; SPG10, SPG12 & SPG17; PPG1 & PPG12; Circular 1/97	<input type="checkbox"/> N/A

Sustainability Issue		UDP Policy/ PPG etc	<input checked="" type="checkbox"/> Tick box if you have taken this into account State how you have taken this into account or if not, or not applicable, state why not	Office Use  Officer's comment
SC18	Leisure & Cultural Facilities Is a leisure (e.g. a cinema an allotment etc) or cultural facility lost or gained?	OS8, OS11 - 12, CCT1 - CCT5; SPG10 & SPG17; PPG17	<input checked="" type="checkbox"/> N/A	
SC19	Local Shops/Services Will there still be an appropriate range of local shops and services to meet local needs?	TCR3 & 4; PPG 6	<input checked="" type="checkbox"/> N/A	
SC20	Jobs & Training Will local access to temporary and/or permanent jobs be lost or provided? Will there be opportunities for training local underqualified labour?	AC1 - 2, UD10, EMP 1 - 3 & EMP 5; SPG10; PPG 4	<input checked="" type="checkbox"/>	<p>THE BUILDING WILL FACILITATE APPROXIMATELY 50 NEW PERMANENT JOBS FOR SKILLED TRADES INCLUDING JOINERS, CARPENTERS M+E ENGINEERS AND OFFICE WORKERS. PART TIME SUPPORT JOBS eg CLEANER WILL ALSO BE GENERATED</p>

**PART B: ANSWER THE FOLLOWING ADDITIONAL QUESTIONS FOR MAJOR SCHEMES ONLY**

(Major schemes, for this purpose, are for 10 or more dwellings or where the proposed floorspace exceeds 1000 sq. m. or if the site is 1 hectare or larger).

SC21	Other Renewable Energy Has an energy assessment been provided? In addition to those matters mentioned under item 4 above, will there be any other forms of renewable energy (CHP, windmills etc)?	UD1 & ENVS; PPG22 & Annex	<input checked="" type="checkbox"/>	<p>INSTALLATION OF FUEL BURNER WHICH USES OFF-CUTS FROM THE MANUFACTURING PROCESS TO PROVIDE SUSTAINABLE SOURCE OF ON-SITE ENERGY IS BEING CONSIDERED</p>
SC22	Demands for Public Transport Is the nature of the scheme such that it could generate increased demand for public transport facilities?	UD10; SPG7d, SPG10 & SPG14	<input checked="" type="checkbox"/>	<p>NEW JOBS ON THE SITE WILL INCREASE DEMAND. HOWEVER THE SITE IS IDEALLY LOCATED CLOSE TO BUS ROUTES AND HORNSEY TRAIN STATION</p>
SC23	Major Trip Generating or more than 1000 sq. m Is a traffic impact assessment required and if so, provided? Is a travel plan required? Is an air quality statement (air quality impact assessment) required and if so, provided?	UD1; SPG7d & SPG8; PPG13		<p>THESE STATEMENTS/ASSESSMENTS HAVE NOT YET BEEN PRODUCED.</p>

Sustainability Issue		UDP Policy/ PPG etc	<input checked="" type="checkbox"/> Tick box if you have taken this into account State how you have taken this into account or if not, or not applicable, state why not	Office Use Officer's comment
SC24 Environmental Pollution/Resources	Environmental Impact Assessment (EIA). If the proposal is for a development for which an EIA is required has a decision on scoping been submitted?	UD1; SPG8h; EIA Regs 1999; Circ. 02/99; EC Directive	<i>EIA HAS NOT YET BEEN PRODUCED</i>	
SC25 Economic/Social Environmental Other Quality of Life	Out of Town Centre Large Retail & Leisure If the proposal is for a scheme of more than 2500 sq.m and is outside a town centre, has a retail or leisure impact assessment been provided?	UD1 & TCR2; SPG7d & SPG8i; PPG 6	<i>N/A</i>	
SC26 Environmental Other Quality of Use/Resources	Tall/Large buildings Is the site appropriate for a tall building? Have verified views been submitted showing the impact on local views and, if appropriate, views of St Paul's? Are adjoining solar rights affected? Does the ground floor contribute to the public realm?	AC1 & AC2; UD1, UD3, UD4, UD10 & UD11; SPG1a & 1c, SPG3a & 3b, SPG7c & 7d, SPG8a - 8i, SPG10 - 14	<i>N/A</i>	
SC27 Economic Other Quality of Life	Crèches/Nurseries & Other Community Benefits If the scheme is commercial and over 1000 sq.m, will there be other community benefits such as an associated crèche or nursery facility provided for the workforce on or near site?	UD10 & CW2; SPG10 & SPG17	<i>NOT CURRENTLY BEING CONSIDERED</i>	

THANK YOU FOR COMPLETING THIS FORM  
PLEASE RETURN WITH YOUR PLANNING OR LISTED BUILDING APPLICATION FORM

**YOUR COMMENTS HERE ON THIS CHECKLIST WOULD BE APPRECIATED!**

1. Did you find the checklist easy to use and understand?  
 YES/NO (please delete as appropriate)

If NO, why not?

2. Any other comments on the checklist?

*NOT ENOUGH SPACE IN WRITTEN RESPONSE BOX. SUGGEST DOCUMENT IS LANDSCAPE FORMAT TO ENABLE WIDTH OF BOX TO BE INCREASED*