

Addendum

This page is intentionally left blank

ADDENDUM REPORT FOR ITEMS 8 AND 9**UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****Item No. 8: Ashley House / Cannon Factory (HGY/2018/2353)**

Reference No: HGY/2018/2353	Ward: Tottenham Hale
Address: Cannon Factory & Ashley House	
Proposal: Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the Demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.	

1. Updates*Corrections*

- 1.1 Due to a number of small amendments requested by the highways officers the plan titled *Landscape General Arrangement Ground Floor Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-DR-L-1200 P04* is superseded and replaced by a revised drawing titled 484-CLA-XX-GF-DR-L-1200 (Rev 5). This reflects the changes described in 6.11.43 of the main report.
- 1.2 Condition 1 wording (Building 2A – East/West section ACF-BPTW-02-ZZ-DR-A-3006 C01) is amended so that the code reads 3007.
- 1.3 In terms of delivery of the Ashley Road public realm, paragraphs 6.11.46 and 6.11.48 is corrected to say that LB Haringey will be delivering the public realm along Ashley Road and NHG and BSD will be responsible for delivering interim improvements to facilitate the servicing of their respective sites and will provide footpath widening works along the western side of the road as part of their developments.

Planning conditions

- 1.4 Wording of the condition under recommendation (paragraph 2.1) is corrected to say *Compliance: Development in accordance with approved drawings and documents (LBH Development Management)*.
- 1.5 An additional planning condition is recommended to secure implementation of landscaping prior to occupation.

4) PRIOR TO OCCUPATION: LANDSCAPE WORKS IMPLEMENTATION

ADDENDUM REPORT FOR ITEMS 8 AND 9

All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 Policy SP11 and Policy DM1 of the Development Management DPD 2017, couple with the requirements of the National Planning Policy Framework 2018.

Item No. 9: Hale Wharf (HGY/2018/2351)

ADDENDUM REPORT FOR ITEMS 8 AND 9

Reference No: HGY/2018/2351	Ward: Tottenham Hale
Address: Hale Wharf	
Proposal: Application for the approval of reserved matters for Buildings C, D, E, F, H, I and J of Hale Wharf to provide 245 homes, non-residential uses, public realm, private amenity space, play space, car parking and associated works pursuant to Conditions B4, B6, B7 and B15 of planning permission HGY/2016/1719, concerning appearance, landscaping, layout, scale and access.	

APPENDIX 1 – Plans and Application Documents

Drawing Title	Drawing Reference	Size/Scale	August 2018 Revision	October 2018 Revision
----------------------	--------------------------	-------------------	-------------------------------------	--------------------------------------

Site-Wide Plans

Site Location Plan	535_05_07_000	1:1250/A1	P1	
RMA Site Location Plan	535_05_07_001	1:1250/A1	P1	
Proposed Site Levels	535_05_07_015	1:1250/A1	P1	

Building Plans, Sections and Elevations

Block C: Ground Floor	535_05_C_07_100	1:100/A1	P1	P6
Block C: First Floor	535_05_C_07_101	1:100/A1	P1	P4
Block C: Second Floor	535_05_C_07_102	1:100/A1	P1	
Block C: Third Floor	535_05_C_07_103	1:100/A1	P1	
Block C: Fourth Floor	535_05_C_07_104	1:100/A1	P1	
Block C: Fifth Floor	535_05_C_07_105	1:100/A1	P1	
Block C: Sixth Floor	535_05_C_07_106	1:100/A1	P1	
Block C: Seventh Floor	535_05_C_07_107	1:100/A1	P1	
Block C: Eighth Floor	535_05_C_07_108	1:100/A1	P1	
Block C: Ninth Floor	535_05_C_07_109	1:100/A1	P1	
Block C: Roof Plan	535_05_C_07_110	1:100/A1	P1	
Block C: North and South Elevation	535_05_C_07_200	1:100/A1	P1	
Block C: East Elevation	535_05_C_07_201	1:100/A1	P1	P5
Block C: West Elevation	535_05_C_07_202	1:100/A1	P1	P3
Block C: Sections	535_05_C_07_300	1:100/A1	P1	
Block C: Bay Study South Elevation	535_05_C_07_500	1:50/A1	P1	
Block C: Bay Study	535_05_C_07_501	1:50/A1	P1	

ADDENDUM REPORT FOR ITEMS 8 AND 9

South Elevation

Block C: Bay Study West Elevation	535_05_C_07_502	1:50/A1	P1	P3
Block C: Bay Study West Elevation	535_05_C_07_503	1:50/A1	P1	P3
Block D & E: Ground Floor	535_05_DE_07_100	1:50/A1	P1	P3
Block D & E: First Floor	535_05_DE_07_101	1:50/A1	P1	P3
Block D & E: Second Floor	535_05_DE_07_102	1:50/A1	P1	P3
Block D & E: Third Floor	535_05_DE_07_103	1:50/A1	P1	P3
Block C D & E Fourth Floor	535_05_DE_07_104	1:50/A1	P1	P3
Block D & E: Fifth Floor	535_05_DE_07_105	1:50/A1	P1	P3
Block D & E: Sixth Floor	535_05_DE_07_106	1:50/A1	P1	P3
Block D & E: Seventh Floor	535_05_DE_07_107	1:50/A1	P1	P3
Block D & E: Roof Plan	535_05_DE_07_108	1:50/A1	P1	
Block D & E: West Elevation	535_05_DE_07_200	1:50/A1	P1	P3
Block D & E: East Elevation	535_05_DE_07_201	1:50/A1	P1	
Block D & E: North and South Elevation	535_05_DE_07_202	1:50/A1	P1	P3
Block D & E: Sections	535_05_DE_07_300	1:50/A1	P1	
Block D & E: Bay Study East Elevation	535_05_DE_07_500	1:50/A1	P1	P3
Block D & E: Bay Study West Elevation	535_05_DE_07_501	1:50/A1	P1	
Block F: Ground Floor	535_05_F_07_100	1:100/A1	P1	P3
Block F: First Floor	535_05_F_07_101	1:100/A1	P1	P3
Block F: Second Floor	535_05_F_07_102	1:100/A1	P1	
Block F: Third Floor	535_05_F_07_103	1:100/A1	P1	
Block F: Fourth Floor	535_05_F_07_104	1:100/A1	P1	
Block F: Fifth Floor	535_05_F_07_105	1:100/A1	P1	
Block F: Sixth Floor	535_05_F_07_106	1:100/A1	P1	
Block F: Roof Plan	535_05_F_07_107	1:100/A1	P1	
Block F: West Elevation	535_05_F_07_200	1:100/A1	P1	P3
Block F: East Elevation	535_05_F_07_201	1:100/A1	P1	
Block F: North and South Elevation	535_05_F_07_202	1:100/A1	P1	P3
Block F: Sections	535_05_F_07_300	1:100/A1	P1	
Block F: Bay Study	535_05_F_07_500	1:50/A1	P1	
Block H & I: Ground Floor	535_05_HI_07_100	1:100/A1	P1	P3
Block H & I: First Floor	535_05_HI_07_101	1:100/A1	P1	P3

ADDENDUM REPORT FOR ITEMS 8 AND 9

Block H & I: Second Floor	535_05_HI_07_102	1:100/A1	P1	P3
Block H & I: Third Floor	535_05_HI_07_103	1:100/A1	P1	P3
Block H & I: Roof Plan	535_05_HI_07_104	1:100/A1	P1	
Block H & I: East and West Elevation	535_05_HI_07_200	1:100/A1	P1	
Block H & I: North and South Elevation	535_05_HI_07_201	1:100/A1	P1	P3
Block H: Sections	535_05_HI_07_300	1:100/A1	P1	
Block I: Sections	535_05_HI_07_301	1:100/A1	P1	
Block H: Bay Study	535_05_HI_07_500	1:50/A1	P1	
Block J: Ground Floor	535_05_J_07_100	1:100/A1	P1	P3
Block J: First Floor	535_05_J_07_101	1:100/A1	P1	P3
Block J: Second Floor	535_05_J_07_102	1:100/A1	P1	P3
Block J: Third Floor	535_05_J_07_103	1:100/A1	P1	P3
Block J: Roof Plan	535_05_J_07_104	1:100/A1	P1	
Block J: East and West Elevation	535_05_J_07_200	1:100/A1	P1	
Block J: North and South Elevation	535_05_J_07_201	1:100/A1	P1	P3
Block J: Sections	535_05_J_07_300	1:100/A1	P1	
Block J: Bay Study	535_05_J_07_500	1:50/A1	P1	

Tenure Plans (For Information)

Ground Floor Plan	535_05_00_07_100	1:1000/A1	P1
First Floor Plan	535_05_00_07_101	1:1000/A1	P1
Second Floor	535_05_00_07_102	1:1000/A1	P1
Third Floor	535_05_00_07_103	1:1000/A1	P1
Fourth Floor	535_05_00_07_104	1:1000/A1	P1
Fifth Floor	535_05_00_07_105	1:1000/A1	P1
Sixth Floor	535_05_00_07_106	1:1000/A1	P1
Seventh Floor	535_05_00_07_107	1:1000/A1	P1
Eighth Floor	535_05_00_07_108	1:1000/A1	P1
Ninth Floor	535_05_00_07_109	1:1000/A1	P1
Roof Plan	535_05_00_07_110	1:1000/A1	P1

Landscaping

General Arrangement	494-LP-GF-GA-010	1:500/A1	P1	P3
Landscape Levels	494-LP-GF-GA-011	1:500/A1	P1	P3
Detailed Sections and Plans Section A	494-LP-GF-SEC-101	1:100:A1	P1	P2
Detailed Sections and Plans Section B	494-LP-GF-SEC-102	1:100:A1	P1	
Detailed Sections and	494-LP-GF-SEC-	1:100:A1	P1	

ADDENDUM REPORT FOR ITEMS 8 AND 9

Plans Section C

103

APPENDIX 2 – Summary of resident and amenity group representations

Comments received from the Tottenham & Wood Green Friends of the Earth making the following points:

- The development does not make provision for solar photovoltaics panels or green/brown roofs.

(Officer comments – the roofspace provides for additional dwelling space. The development would reduce carbon dioxide emissions by 36% beyond Part L of the Buildings Regulations in line with the London Plan. It will for instance connect into the Hale Village heat network. Also, Block K yet to be approved will seek to incorporate photovoltaic panels and green/brown roofs.)

- Boundaries to waterside should include wicker or other screens to minimise disturbance to wildlife.

(Officer comments – all boundary and landscaping treatment is conditioned as part of the hybrid consent to allows views out, enhance biodiversity but limit intrusion and access into sensitive areas. The Council Nature Conservation officer is satisfied with the approach adopted subject to more detailed information at the appropriate stage).

Planning conditions

Condition 3 – Details of signage

Wording of the condition under recommendation (paragraph 2.1) is amended to say:

Details of building signage shall be submitted to and approved in writing by the Council prior to the relevant part commencing and shall be carried out in accordance with the approved details and to the satisfaction of the Council

Reason: In order to ensure that the Council is satisfied with the details of the authorised development, in accordance with Policy DM1 in the Haringey Local Plan 2017.