

## Appendix 1: Plans and images



Existing site location plan



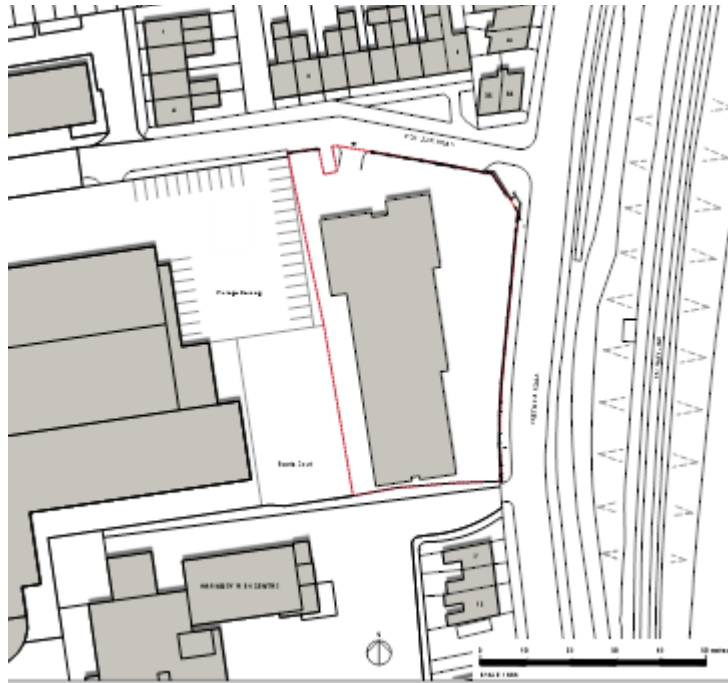
Views across the site



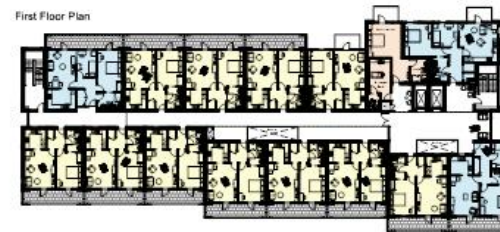
View west of the Sixth Form College



View north of College Road



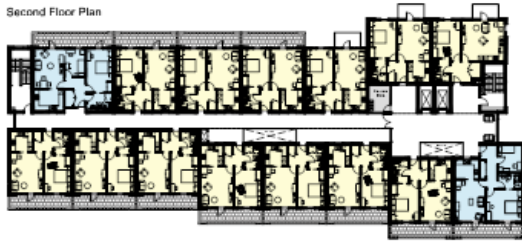
Proposed site location plan



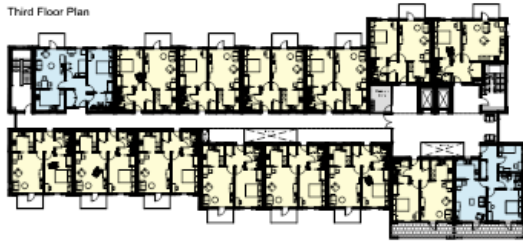
Ground floor plan and first floor plan



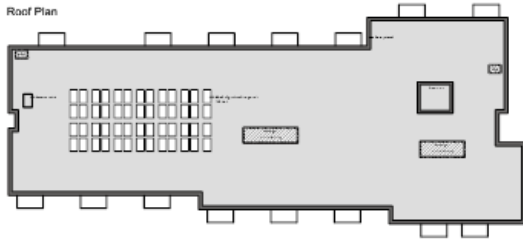
Second Floor Plan



Third Floor Plan



Roof Plan



Second floor plan, third floor plan and roof plan



Section A-A - Pretoria Road, East Elevation



Section A-A - Pretoria Road, East Elevation (Trees removed for clarity)



East elevation (Pretoria Road)





Section B-B - North Entrance Elevation



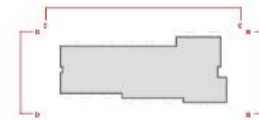
Section B-B - North Elevation (Trees removed for clarity)



Section C-C - West Elevation



Section D-D - South Elevation



## North and West Elevation



01 - East Elevation  
(Surroundings removed for clarity)



02 - North Elevation  
(Surroundings removed for clarity)



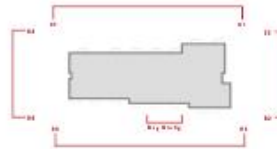
03 - West Elevation  
(Surroundings removed for clarity)



04 - South Elevation  
(Surroundings removed for clarity)



Day Study



East, west and north elevation



Artist's impression of the proposed building from Pretoria Road



Artist's impression of the entrance from College Road

**Artist Impression**

## Appendix 2: Consultation Responses

| No | Stakeholder            | Comments  | Response |
|----|------------------------|---|----------|
| 1. | LBH - Cleansing        | <p>1) Cleansing (east) – Objection. Further details of waste management is required before the scheme can be supported</p>  | Noted.   |
| 2. | LBH - Food and hygiene | <p>Food &amp; Hygiene – Raise no objection and made the following comments;</p> <ul style="list-style-type: none"> <li>• Consultation and Registration of Food Business with the Commercial Environmental Health prior to trading;</li> <li>• Submission of details for the extraction/filtration systems (including location of air inlet);</li> <li>• Submission of plans detailing proposed layout of facilities (i.e. location sinks, wash hand basins, food storage, cooking areas and refuse storage);</li> <li>• WC Facilities to comply with BS 6465-4: 2010;</li> <li>• WCs are not lead directly into areas where food is prepared, processed or stored. Provision must be made for a ventilated intervening lobby;</li> <li>• The Food Business activities to comply with the requirements of the Regulation (EC)No 852/2004; the Food Safety &amp; Hygiene (England) Regulations 2013;</li> </ul> | Noted.   |

| No | Stakeholder | Comments  | Response |
|----|-------------|---|----------|
|    |             | <p>and the Health and Safety at Work etc. Act 1974;</p> <ul style="list-style-type: none"> <li>• All working surfaces, storage cupboards and counters in all food rooms, to be made from materials which are smooth, durable, impervious and capable of being effectively cleaned;</li> <li>• All sink and wash and basin units to have cold and hot water supplies with waste pipe(s) properly connected to the drainage system;</li> <li>• Recommended are wheels, flexible power cables, and waste connections to large kitchen appliances (i.e. freezers, chillers and cooking equipment) to assist effective cleaning in less accessible areas;</li> <li>• Provide suitable and sufficient food storage facilities (i.e. separate chillers/freezers for raw and cooked foods, dry store area);</li> <li>• Suitable fly screens fitted to the kitchen openable window/s and door/s;</li> <li>• Where appropriate grease traps/interceptors should be incorporated in the below ground drainage;</li> <li>• Provide suitable storage areas for internal and external refuse containers. Indoor storage of food waste must be kept away from food rooms and cleaned and disinfected frequently. The area must also be well ventilated;</li> </ul> |          |

| No | Stakeholder | Comments   | Response |
|----|-------------|--|----------|
|    |             | <ul style="list-style-type: none"> <li>• An authorised waste contractor must be engaged to collect the trade waste with the recommended collection daily.</li> </ul> <p>Mechanical Extraction and Ducting</p> <ul style="list-style-type: none"> <li>• Extract system to be conditioned;</li> <li>• Ventilation system to be conditioned;</li> <li>• It is recommended to engage the services of a competent ventilation engineer to design and install a system appropriate for your needs. It is particularly important to install the correct type of filters for cooking;</li> <li>• Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations;</li> <li>• Fit anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure;</li> <li>• Provide flexible couplings between the fan unit and ducting to prevent vibration being transmitted into ducting and causing a nuisance;</li> <li>• The positioning of the flue next to windows, may give rise to potential noise nuisance from vibrating motors;</li> </ul> |          |



| No | Stakeholder                     | Comments   | Response |
|----|---------------------------------|--|----------|
|    |                                 | <ul style="list-style-type: none"> <li>• Ensure the flue terminal is positioned so as to prevent smell/odour nuisance, preferably external ducting serving the mechanical ventilation system must terminate 1 metre above the eaves of the main roof / at ridge height or openable window (including dormers) of premises or neighbouring properties;</li> </ul>   |          |
| 3. | Commercial Environmental Health | <p>The lead officer raises no objection and recommends the following conditions;</p> <ul style="list-style-type: none"> <li>- Contaminated land;</li> <li>- Control of Construction dust;</li> <li>- Combustion and energy Plant;</li> </ul> <p>The following informative is also recommended;</p> <ul style="list-style-type: none"> <li>- Asbestos survey</li> </ul>   | Noted    |
| 4. | LBH - Transportation            | <p>The Transportation team have no objection and made the following comments;</p> <ul style="list-style-type: none"> <li>- The majority of residents of this development will use sustainable modes of transport for their journey to and from the site;</li> <li>- Even if 50% of all the late shift employees were to travel by car this would only result in some 3 additional car parking spaces;</li> <li>- The area surrounding the site has not been identified by the council's saved</li> </ul> | Noted    |

| No | Stakeholder            | Comments   | Response |
|----|------------------------|--|----------|
|    |                        | <p>UDP as that which suffers from high parking pressures, therefore visitors trips taking place outside the peak operational hours of the highway network will not impact this;</p> <ul style="list-style-type: none"> <li>- The level of parking provision falls in line with the parking standard;</li> <li>- The highway and transportation authority would not object to this application subject to the imposition of the following;</li> <li>- S.106 towards local transport infrastructure, monitoring the travel plan;</li> <li>- S.278 obligations towards the implementation of the vehicular access point as per point as per drawing SK100-Revised Path Sketch;</li> <li>- Planning conditions for details of a travel plan, details of a construction Management and Logistics plan and detailed plans indicating the storage locations (private or communal) together with their associated electric charging points.</li> </ul> |          |
| 5. | LBH - Arborculturalist | <ul style="list-style-type: none"> <li>- The proposed site layout will not result in a detrimental impacts on the trees</li> <li>- No objection to the removal of other trees on site which are of low quality and value. Their loss can be mitigated by new planting.</li> </ul>  | Noted.   |

| No | Stakeholder       | Comments  | Response |
|----|-------------------|---|----------|
|    |                   | <ul style="list-style-type: none"> <li>- The arboriculturalist would not object subject to the imposition of the following planning conditions;</li> <li>- An Arboricultural method statement to be submitted to confirm the tree protection measures and sequence of events.</li> <li>- A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.</li> <li>- Robust protective fencing / ground protection to be installed prior to the commencement of construction activities on site and be retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction</li> <li>- The protective measures to be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete</li> <li>- Any works within the Root Protection Areas (RPA's) to be supervised by the Consultant Arboriculturist</li> </ul> |          |
| 6. | LBH Commissioning |   |          |

| No | Stakeholder                     | Comments  | Response |
|----|---------------------------------|---|----------|
|    | Unit                            | <ul style="list-style-type: none"> <li>- The Council has agreed a specific Older People's Housing Strategy 2011-2021, which identifies the development of extra care supported housing as a key investment priority.</li> <li>- The location of the proposed scheme is in White Hart Lane ward in Tottenham. This ward has a significant population of older residents who are more likely to suffer from significant and complex conditions such as dementia and stroke and who need more complex support and care packages to help them to remain independent.</li> <li>- Transforming Tottenham is a strategic priority for the Council. The proposed extra care scheme fits well with the strategic plans for the area and allows residents to remain in their local area enabling a more balanced and sustained community</li> </ul> |          |
| 7. | Andrew Snape – crime Prevention | Andrew Snape – No objection and confident that measures to design out crime will be included and the standards of Secured by Design scheme applied.   | Noted    |
| 8. | Environment Agency              | 1) Environment Agency – .No objection and has made the following comments;  | Noted    |

| No | Stakeholder  | Comments   | Response |
|----|--------------|--|----------|
|    |              | <ul style="list-style-type: none"> <li>- The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere;</li> </ul> <p>They recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development</p> |          |
| 9. | Thames Water | <p>. Thames water – No objection and has made the following comments:</p> <ul style="list-style-type: none"> <li>- With regards to sewerage infrastructure Thames Water has no objection;</li> <li>- With regards to water infrastructure capacity Thames water has no objection;</li> <li>- Thames water recommend an informative regarding minimum pressure in the design of the proposed development.</li> </ul>              | Noted    |

| No | Stakeholder         | Comments  | Response |
|----|---------------------|---|----------|
|    |                     |   |          |
|    | London Fire Brigade | <ol style="list-style-type: none"> <li>1) London Fire Brigade (Edmonton) – No objection. The proposals are satisfactory with regards to fire brigade access</li> <li>2) Network rail – Has no observations to make</li> </ol>             | Noted    |
|    | Cllr John Bevan     | <ol style="list-style-type: none"> <li>1) He would like to see in the planning permission a commitment to involve the students from the adjacent 6th form centre with work experience, volunteering and perhaps part time paid</li> </ol> | Noted    |



| No | Stakeholder            | Comments  | Response |
|----|------------------------|---|----------|
|    |                        | <p>employment, or involvement in any other way that is considered practical.</p> <p>2) As Design Champion he would ask that the planning committee ensure that high quality materials are used especially to enhance the long life appearance of this development. No render and no wood cladding.</p> <p>3) He would encourage the applicants to submit this scheme on completion for design/architectural awards.</p> <ul style="list-style-type: none"> <li>•</li> </ul>   |          |
|    | 2 Neighbours objection | <p>The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:</p> <ul style="list-style-type: none"> <li>• No. 17 Pretoria Road is concerned about the height of the building</li> <li>• The site should be made into a green play area for children</li> </ul> <p>The following issues raised are not material planning considerations:</p> <ul style="list-style-type: none"> <li>• Confirmation of insurance cover over construction work – this is not a material consideration</li> </ul> <p>4)</p> |          |



