



Haringey Council

Report for:	Cabinet 16 September 2014	Item Number:	
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Title:	Disposal of Land at Ashley Road Depot/Technopark
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Report Authorised by:	Lyn Garner, Director of Regeneration, Planning & Development 
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Lead Officer:	Jon McGrath, Assistant Director Property & Capital Projects
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Ward(s) affected: Tottenham Hale	Report for Key/Non Key Decisions: Key
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1. Describe the issue under consideration

- 1.1 Ashley Road depot and Technopark are in the heart of the Tottenham Hale Regeneration area, within the Tottenham Housing Zone, and are important sites in supporting the delivery of the Tottenham Strategic Regeneration Framework which sets out an exciting vision for the future of Tottenham
- 1.2 Cabinet on 16th January 2014 approved the sale of Technopark to the Harris Foundation for an all through school which will bring Education facilities to the area in the context of the Housing Zone and regeneration proposals. Cabinet are asked to include part of the Ashley Road Depot site as part of the sale in order to support the Educational requirements and to complete this opportunity.
- 1.3 Ashley Road depot is currently used in its entirety as an operational asset by the Council as a depot/waste management site. It is adjacent to the Lea Valley Technopark site.
- 1.4 The Education Funding Agency (EFA), working on behalf of the Harris Federation, has identified that part of the Ashley Road depot site is required to support their plans for an all through free school on the Technopark site.

- 1.5 An offer has been made to the Council to acquire the freehold for part of the Ashley Road depot site in order to provide space for a sports hall and multi-use games areas. The offer is based on purchasing the land and providing funding for the Council's relocation and disturbance costs for the service accommodation affected within the boundary of land for sale. The sale of this land will enable, the Harris Federation to meet DfE guidelines for play space for the all through school at Technopark which is critical to the curriculum requirements
- 1.6 This report seeks approval for the sale of the freehold of part of the Ashley Road depot site to support the Harris Federation's plans for an all through free school on the Technopark site.
- 1.7 It is also intended that, should approval be granted for sale of part of the depot site, this should initiate a review of the remainder of the land to consider opportunities for the long term relocation of the waste management operation and the subsequent potential redevelopment opportunities for the depot site in the context of regeneration plans for the Tottenham Hale area.

2. Cabinet Member introduction

- 2.1 The Harris Federation's plans for an all through school at Technopark presents an excellent opportunity to provide school places in an area of demand, offering more choice for parents in the heart of Tottenham.
- 2.2 The Harris Federation bring a high class educational offer and £30m investment into the borough.
- 2.3 The land proposed to be included in the sale to Harris Federation at Ashley Road Depot will ensure that the school is able to provide a full range of facilities for providing the Educational Curriculum.

3. Recommendations

- 3.1 Members are asked to agree:
- a) To declare the land shown edged red on the plan in Appendix A and being part of the Ashley Road depot surplus to requirement and for the sale of the Council's freehold interest in that land (subject to the final boundary being agreed) to the Harris Federation for the offer price set out in the exempt part of the report to support their plans for an all through school at Technopark, subject to the Council's relocation costs being fully met.
 - b) That delegated authority be given to the Director of Regeneration, Planning & Development to agree the final boundary of the land to be disposed (including any variation in the offer price provided it represents best consideration) and the final terms of the sale, following consultation with the Section 151 Officer and Cabinet Member for Finance and Culture.
 - c) To delegate determination of the final relocation costs in order to support the sale of the site to the Director of Regeneration, Planning and Development following consultation with the Section 151 Officer and Cabinet Member for Housing and

Regeneration. Authority to determine these costs is limited to the capped sum that will be reimbursed to the Council, this will ensure that there is no net additional cost to the Council as a result of this transaction.

- d) For Officers to take forward plans for the relocation of some of the affected accommodation on the Ashley Road depot site to Marsh Lane with the remainder of the affected accommodation relocated within the existing site via reconfiguration or moved to an alternative off site location. These plans will take consideration of any potential longer term plans for the future location of the depot and waste management operation. All services and affected accommodation will be relocated to achieve vacant possession prior to completion of sale of the freehold.
- e) For Officers to initiate a feasibility study, as a separate exercise, to explore options for the long term future location of the waste management operation and the potential redevelopment opportunities for the remaining Ashley Road depot site in the context of wider regeneration plans for the Tottenham Hale area.

4. Alternative options considered

Do Nothing

- 4.1 In a 'do nothing' scenario, if the Council decided not to sell part of the depot site, the Harris Federation would not be able to provide the recommended areas for play for pupils attending the all through school at Technopark. The guidance under current regulations (DfE Building Bulletin 103) sets out a requirement for hard and soft outdoor PE and social space. This requirement cannot be met on the Technopark site, due to the constraints of the existing Technopark building and site and the funding the EFA has available.
- 4.2 In the scenario where they do not have the additional depot land, the Harris Federation would have to consider options for play for their pupils off site. This scenario has occurred for other free schools on restricted sites, however the Harris Federation have clearly stated this is far from ideal and would likely impact their decision to proceed with the school as this would detrimentally affect the quality of the Harris education offer for pupils in the borough.

5. Background information

Strategic Context

- 5.1 The Tottenham Strategic Regeneration Framework (SRF) sets out an exciting vision for the future of Tottenham. This vision proposes Tottenham Hale developing as a quality place that will bring substantial benefits to existing and future residents, offering a thriving district centre, with a neighbourhood that will offer a housing market that affords working Londoners a greater range of quality housing options.
- 5.2 Ashley Road depot and Technopark are in the heart of the Tottenham Hale Regeneration area, and are within the Tottenham Housing Zone. The proposed all through school at Technopark will be a major employer in the area and will provide school places in an area of demand, offering more choice for parents. The Harris Federation propose to bring a high class educational offer and investment to the borough that will support delivery of the transformation of Tottenham Hale for current and future residents in line with the SRF vision. The school will enhance facilities available to the local community and this will be protected through the land sale to the Harris Federation.

5.3 The Ashley Road depot site is also located in an identified growth area in the Local Plan and identified in the Sites DPD as a site presenting an opportunity to provide a range of high density uses, including residential. Sale of part of the depot site and the rationalisation of the remainder of the land will act as a catalyst to prompt a review of the longer term planned location for the waste management operation. There is an aspiration for future redevelopment of the depot site subject to relocating the depot elsewhere.

Technopark

5.4 A cabinet decision was taken in January 2014 :

- a) For the Council to purchase the Head Leaseholder's interest in the Technopark site.
- b) To sell the freehold of the Technopark site to the Harris Federation for the purpose of creating an all through free school on the site.

5.5 The Council has recently completed the deal to purchase the Head Leaseholder's interest in the Technopark site and is at advanced negotiations for sale of the freehold to the Harris Federation.

5.6 At the time that an offer was made for the Technopark site, the EFA made an offer for the combined Technopark and Depot site. The Council decided against accepting the offer for the depot at the time of the Technopark cabinet decision until the EFA had completed their feasibility work and confirmed the additional land was definitely required.

5.7 The Education Funding Agency, working on behalf of the Harris Federation, has now identified that part of the Ashley Road depot site is required to support their plans for an all through free school on the Technopark site. Due to the constraints of the Technopark site and the space available, without the additional depot land the Harris Federation will be unable to provide sufficient play space in accordance with DfE guidance.

Depot Site

5.8 The following should be noted in understanding the current situation of the Ashley Road depot site:

- a) Ashley Road depot is currently used in its entirety as an operational asset by the Council as a depot/waste management site. It is adjacent to the Lea Valley Technopark site and within the Tottenham Housing Zone.
- b) The Council owns the freehold of the Ashley Road depot site subject to a 14 year lease to Veolia commencing on 17 April 2011. The lease contains a Landlord's break clause allowing the Council to give a minimum of 3 months notice to Veolia, relocate them and pay for any disturbance costs.
- c) A high level review of the depot site has been conducted previously which indicated the depot and waste management operation could be rationalised to release part of the site for redevelopment, sale or alternative use.
- d) A feasibility study has also previously been completed indicating the depot site in its entirety could be relocated to the Marsh Lane site.
- e) The land proposed for sale is shown edged red on the plan in Appendix A is currently classified as employment use. It is laid out as hard standing supporting a

number of outbuildings in various state of repair/condition together with ancillary surface car parking spaces.

5.9 A valuation of the land for possible sale or redevelopment was completed by the DVS in 2013. Details of this valuation are included in Part B, the exempt section of this report. .

5.10 In order to release a portion of the depot site for sale, existing service accommodation on this part of the site would need to be relocated or rationalised and the site would need to be remediated for redevelopment. The accommodation currently located within the site proposed for sale to the Harris Federation includes the following:

- Main Electrical intake for the site
- Veolia storage
- Gas bottles, tyres & hazardous waste
- Parks vehicles & machinery
- Dog compound
- Vehicle wash & fleet workshop
- Council storage for seized goods, archive filing, Parks services, electoral poll station booths
- Bin, gritters & dry salt storage
- Refuse HGV vehicle parking plus coaches
- Office accommodation (largely unused)

5.11 The table included at Appendix B confirms the proposal for the future location of affected accommodation at Ashley Road depot.

5.12 A Council site at Marsh Lane has been identified as a suitable site for relocation of some of the affected service accommodation at Ashley Road depot. The site is 1.85ha and has been vacant since December 2009.

5.13 A more detailed study has been completed to assess options for relocating and re consolidating the service accommodation affected at Ashley Road depot. This study has prepared a proposed option for re consolidating the remaining land at the depot and sets out a layout for the service accommodation proposed to be re-housed at Marsh Lane. All proposals for Marsh Lane have been made in consideration of potential long term plans for the Marsh Lane site. This study has indicated that the earliest vacant possession could be achieved on the depot site is summer 2016. Veolia are also engaged and willing to progress discussions about the potential long term relocation of the depot.

5.14 The feasibility study is being undertaken on the basis that it is prudent to undertake works at Marsh Lane now for the future relocation of the whole depot site and this is being built in to the specification for the phase 1 Harris relocation costs. These will need to be apportioned appropriately. The land not being sold to Harris Federation could be available for residential development subject to planning.

EFA/Harris Federation all through school requirements

5.15 The new Harris Academy Tottenham will be an all through free school comprising 300 children at preparatory stage, 480 at middle school stage and 790

children in the senior school (including 250 in the sixth form). At capacity the school will have 1570 students.

5.16 Since the Cabinet decision for Technopark in January 2014, more detailed work has been undertaken by the EFA, including a draft feasibility study for the all through school at Technopark. The feasibility study has confirmed that without part of the depot site, the site cannot provide all the facilities required to function as a school.

5.17 The proposed school at Technopark would have insufficient open space for a school of this size (3,500m², which is approximately one third of the size of a football pitch). This would only meet the recommended areas for hard informal and social areas and would not satisfy the minimum recommended areas for hard outdoor PE and soft informal and social play (soft outdoor play has been excluded from the calculations). The additional land at Ashley Road Depot allows Harris Federation to meet the DfE requirements and will also be available for community use.

5.18 The EFA scheme proposes to remodel the existing Technopark building, maximising the available educational space, whilst working with the constraints of the building and funding available. This will be supported by 4300sqm of new build accommodation in order to provide sufficient education space for the 1570 students. It is proposed that this accommodation will be arranged by providing 3250sqm on the Technopark site, and 1050sqm on the depot site. Given the specific nature of a sports hall and the constraints of the Technopark site/ buildings the new build sports hall is proposed to be located on the depot site together with Multi Use Games Areas (MUGA).

5.19 The Harris Federation have confirmed that the sports, and other facilities proposed to be provided, will be made available for community use after the school day and during all holidays and weekends. It is anticipated that these facilities could be managed by a joint use agreement, between the Council and Harris Federation. In principle discussions have already taken place between Fusion Lifestyle, Harris Federation and the Council about how the facilities may be operated as part of the existing Leisure services offer and it is intended that the final terms of the sale will make community use conditional on the future use of this land for sports facilities. The proposed sports facilities will include –

- A 4 badminton court sports hall
- Fitness area
- 4 external Multi Use Games Areas,
- Reception area

5.20 The EFA have approached the Council with an offer to purchase part of the Ashley Road depot site to provide the additional space for a sports hall and up to 4 MUGAs. The EFA have indicated they would need to provide this additional space and sports facilities in 2016. Their feasibility plan showing the area of the depot site they require can be seen in Appendix C.

Alternative red line boundary

5.21 Appendix A shows the red line boundary of the land that is currently in discussion with Harris Foundation. Officers may seek to reduce the site in order to maximise efficiency and ensuring that it still meets the requirements for the new school.

5.22 In the event that the red line boundary included in this report at Appendix A is changed, then the terms for the sale to Harris Federation will be updated to reflect the final plot of land proposed for sale and a valuation obtained to confirm that the sale price reflects best consideration. It is not anticipated that the plot of land proposed for sale will increase in size.

Other adjacent land & proposals

A connection to Park View Road

5.23 There is an aspiration to improve connectivity from Park View Road to Down Lane Park and Ashley Road through the introduction of a new public footpath and cycle way or new highway through the depot site. Should disposal go ahead, a new route could be introduced that would improve connectivity for residents, exploit the planned green link through Tottenham Hale to Lea Valley Park and offer a more desirable and safer link than existing routes which are currently unsupervised. The footpath/cycle way would be between the land proposed to be sold to the Harris Federation and the remainder of the depot. This could also benefit any future redevelopment proposals for the site.

5.24 A plan showing the potential new cycle and footpath through the depot site is included at Appendix D.

Timescales

5.25 The Harris Federation is due to open a school at Technopark from September 2014 (under a lease until completion on the sale of the freehold) with admissions for Reception age pupils only at this time. They need to secure a planning consent and complete building and refurbishment works on the Technopark site and are therefore working towards a fully operating school on the Technopark site opening in September 2016.

5.26 The current Heads of Terms for the Technopark deal require vacant possession to be achieved on the site for end December 2014, with completion pending the EFA securing a planning consent for the site. This is currently estimated to be around March 2015.

5.27 On the basis of the proposed plan of works for Marsh Lane to house some of the relocated accommodation, works are projected to be completed by early 2016 if the Council initiate design and planning application preparation immediately after Cabinet approval.

5.28 The Marsh Lane works would need to be completed prior to the vacation and relocation of affected accommodation at Ashley Road depot. Works on the depot site would then commence in early 2016 and are anticipated to take a period of six months. This would mean that vacant possession on the depot site and

completion of the sale to the Harris Federation could be achieved by summer of 2016.

Risks

- 5.29 **Future use of the Depot Site:** The Harris Federation intend to use the depot land for sports facilities and MUGAs. The Council will use the contractual documentation and terms of sale to ensure the land is used as intended and also that community use and access to the proposed sports facilities is protected.
- 5.30 **Costs:** The EFA have offered a capped budget to cover the costs of relocation and disturbance in achieving vacant possession. These costs are still being ascertained and there is a risk that the offer from the EFA may not be sufficient to fully fund these costs. The final terms of sale, offer, costs and budget available will all be reviewed prior to sale of the site to ensure these are in the best interests of the Council. The long term relocation of the rest of the depot site will need to be funded through the capital programme as a separate budget.
- 5.31 **Revenue costs:** The contract to Veolia requires the Council to pay disturbance costs should any changes to the contract be made. The offer from the EFA is intended to cover capital costs but there could be on going revenue implications of changes to the operational arrangements that are not yet fully understood. For example, operating with a satellite salt and bin store may require additional labour and vehicle operating costs that may need to be added to the budget for the contract. Such costs are to be mitigated by ensuring the majority of affected accommodation is consolidated on the remainder of the depot site and storage and ancillary services moved to off site locations.

6. Comments of the Chief Finance Officer and financial implications

- 6.1 The Education Funding Agency has made an offer for both the purchase of the relevant part of the Ashley Road site and a capped offer for the relocation costs. The offer for the purchase of the site has been certified as meeting best consideration requirements.
- 6.2 However, at this point the costs of relocating some services provided at Ashley Road depot or re-providing them within the smaller site boundary are estimates. Therefore there is a risk that the costs of relocation will exceed the initial capped amount offered by the EFA. In this scenario, further negotiation on the final terms of the sale will be necessary to ensure the offer meets all legitimate costs for achieving vacant possession, otherwise the sale cannot proceed as no additional budget is available to fund the relocation. The total budget available is effectively the sum of the EFA offer for the site plus the capped amount offered by the EFA, this is outlined in the exempt part of this report.
- 6.3 In making the decision to accept the offer from the EFA, the benefits of a new all through school meaning that the Council does not need to expend additional monies on providing additional school places in this area, is a relevant consideration. The availability of Leisure facilities for Community use is also beneficial to the Council.

6.4 Additionally the funding received from the EFA will help to facilitate the relocation of the Ashley Road depot which is part of the Councils wider Regeneration ambitions and thus can be seen as potentially helping the Council avoid incurring costs at a later date.

6.5 Costs of undertaking feasibility studies to determine the likely cost of the moves can be contained within existing budgets

7. Comments of the Assistant Director of Corporate Governance and legal implications

7.1 The Ashley Road depot site is currently operational and is subject to a lease granted to Veolia ES (UK) Limited pursuant to a Service Contract between the Council and Veolia. Any part of the land which is subject to the lease will have to be released by Veolia before the Council can dispose of it and the implications on the Service Contract (if any) will also have to be considered. Legal advice should be sought on how best to deal with this issue.

7.2 Members will have to declare the land surplus to requirement and any disposal with have to be for the best consideration that can reasonably be obtained.

8. Equalities and Community Cohesion Comments

8.1 We have a legal obligation as a local authority to pay due regard to equalities in an appropriate and proportionate manner. In Haringey, we do this by assessing the impact of the Council's decisions on different groups across the borough including those identified in equality legislation as protected characteristics.

8.2 This proposed land sale will ensure the provision of new school places in the Tottenham Hale area and represents £30m worth of investment in the borough. As indicated earlier in this report, the sports hall and other leisure facilities will be accessible for use by the local community outside of school working hours.

8.3 A new footpath and cycleway connection to Parkview Road and Down Lane Park is being considered which will be beneficial to the local area. There is a potential impact in terms of access to waste management and recycling facilities at the depot. Any impact should be considered when alternative options and sites for these services are being fully developed.

8.4 Where any local consultation process is taking place, it should be as inclusive as possible, considering the impact on groups currently using the services and facilities potentially affected by this proposal.

9. Head of Procurement Comments

9.1 The Head of Procurement notes the current contents and recommendations within this report and that there is no current procurement process included.

10. Policy Implication

- 10.1 The policy implications remain as those set out in the Cabinet report for Technopark in January 2014 which are referenced again below.
- 10.2 The recommendations in this report are related to a number of Council wide corporate policies and priorities and will help deliver the following Council outcomes and priorities as set out in the Corporate Plan 2013-2015: a better council:
- a) Outstanding for all: the new free school and the education offer put forward by the Harris Federation supports the Council priority to 'deliver high quality education for Haringey children and young people'. Their vision and specialism focus on Mathematics and Enterprise and the target for its young people to become highly employable, self-confident citizens will also support delivery of the Council priority to 'enable every child and young person to thrive and achieve'.
 - b) Opportunities for all: the creation of a school on the Technopark and part of the Ashley Road depot sites will support the Council priority to 'deliver regeneration at priority locations across the Borough'. The Tottenham Hale masterplan refresh and the Site Allocations DPD indicate significant development opportunity in the Tottenham Hale area, including these sites, to support and deliver regeneration in Tottenham.
- 10.3 The Council also sets out in the Corporate Plan an overarching principle to 'work in partnership – leading local partnerships so that we achieve more, together'. The proposed collaboration and partnership working with the Harris Federation to inspire high achievement and raise aspirations for students is clearly aligned with this principle also.

11. Reasons for Decision

- 11.1 Ashley Road depot and Technopark are in the heart of the Tottenham Hale Regeneration area, are within the Tottenham Housing Zone and identified as growth areas in the Local Plan. Sale of part of the depot site will act as a catalyst for the review of longer term plans for the waste management depot in the context of the site presenting opportunity to provide a range of high density uses, including residential, and an aspiration for future redevelopment of the depot site, subject to re-housing the depot elsewhere.
- 11.2 Sale of part of the Depot site will facilitate the Harris Federation's plans for an all through school at Technopark and enable them to provide sufficient play space to meet DfE guidance and support their aspirations for delivering a high quality education offer for their pupils. They propose to build a new Sports Hall and 4 MUGAs on the depot site and have agreed in principle that the sports, and other facilities provided will be made available for community use after the school day and during all holidays and weekends, which will be part of the terms of the sale to the Harris Federation.
- 11.3 The introduction of new sports facilities that can be accessed by local residents at discounted prices under the Leisure contract is a positive addition

to the local area and will benefit the local community. The possibility of a new access route through the depot site will also improve connectivity for residents to Down Lane Park and Ashley Road, exploit the planned green link through Tottenham Hale to Lea Valley Park and offer a more desirable and safer link than existing routes which are currently unsupervised.

11.4 It has been identified that the waste management service on the depot site can be rationalised with some accommodation relocated off site to release part of the site for sale, redevelopment or alternative use.

11.5 Cabinet members have previously approved the sale of Technopark to the Harris Federation for the provision of an all through school on the site.

11.6 An offer for sale of the freehold of part of the Ashley Road depot site has been made by the EFA on behalf of the Harris Federation which is in line with existing use market value for the site.

12. Use of Appendices

Appendix A –Possible plot of depot site land for sale & Existing Depot site layout

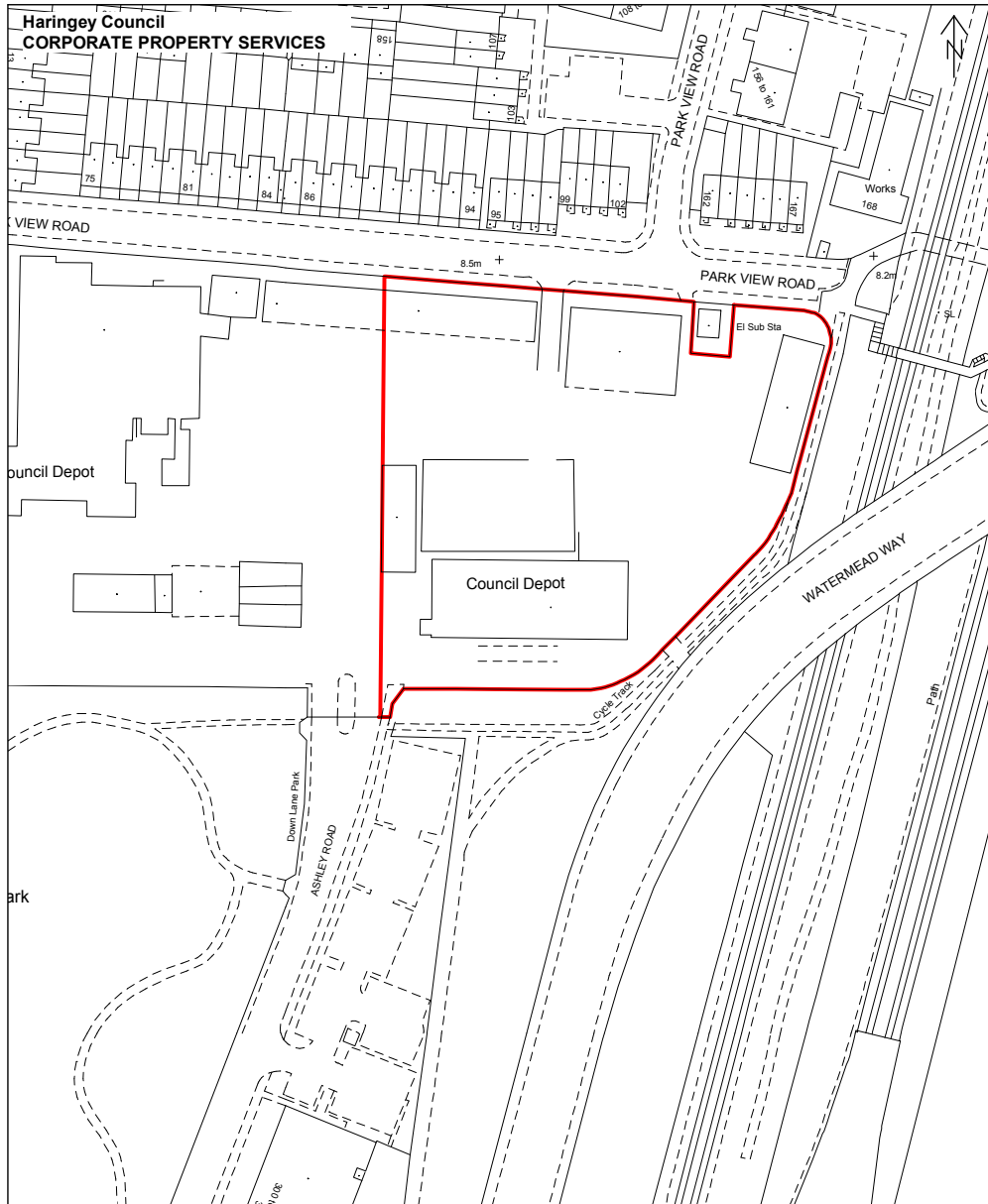
Appendix B – Proposed relocation and consolidation of affected Depot services

Appendix C – EFA/Harris proposals for depot site

Appendix D - Potential new access route to Park View Road

13. Local Government (Access to Information) Act 1985

Appendix A – Possible plot of depot site land for sale & Existing Site Layout



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Eastern Section of Depot
Ashley Road
Tottenham
LONDON
N17

Deed packet no. : 5865, 1Z

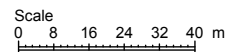
Site Area (hectares) : 0.7841 ha

Title no. : Freehold AGL202273

CPM no. 0217

Overlay : Env. Depots

Plan produced by Janice Dabinett on 18/12/2013



Scale 1:1250

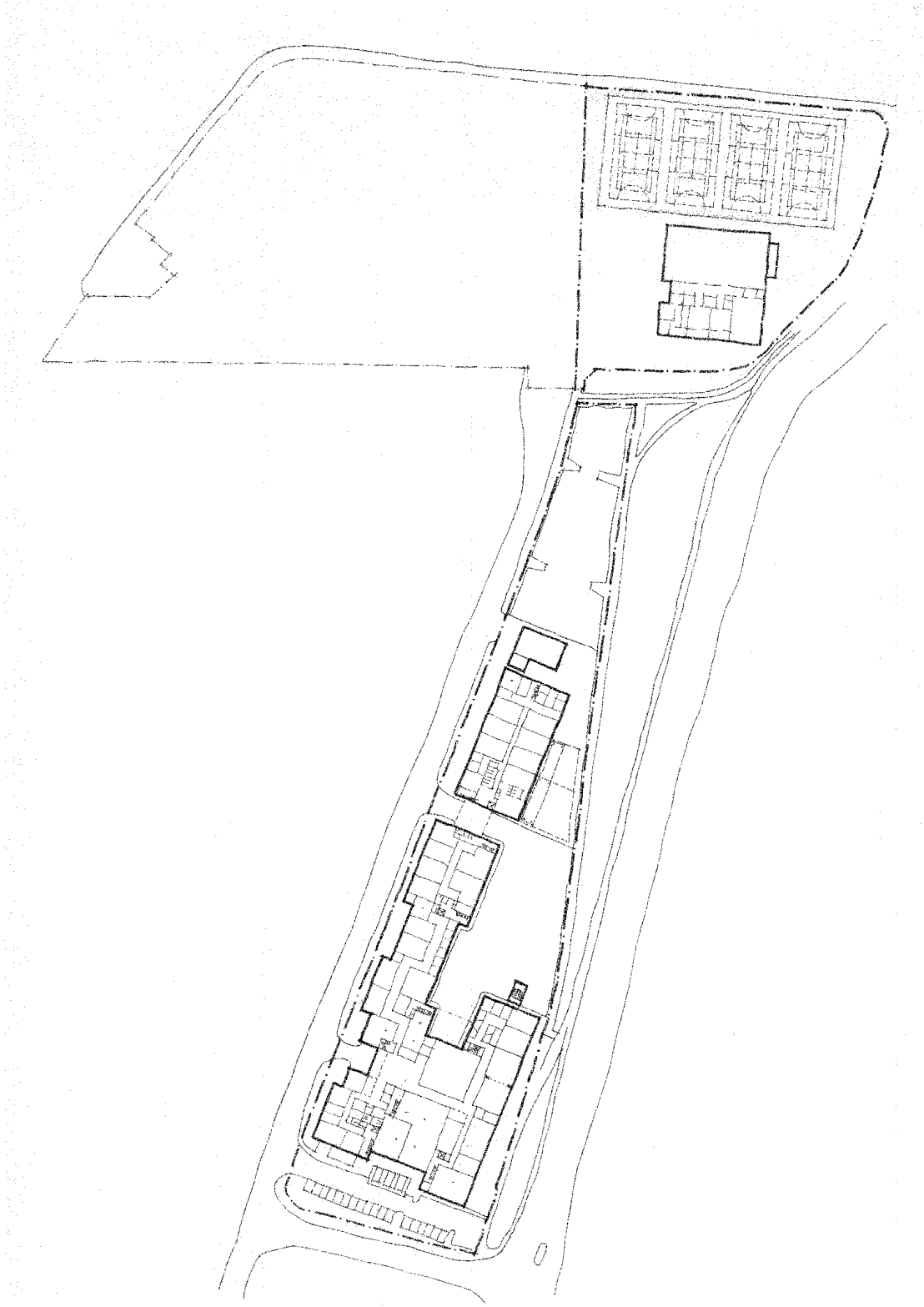
BVES Drawing no. A4 2629n

Appendix B – Proposed relocation and consolidation of affected Depot services

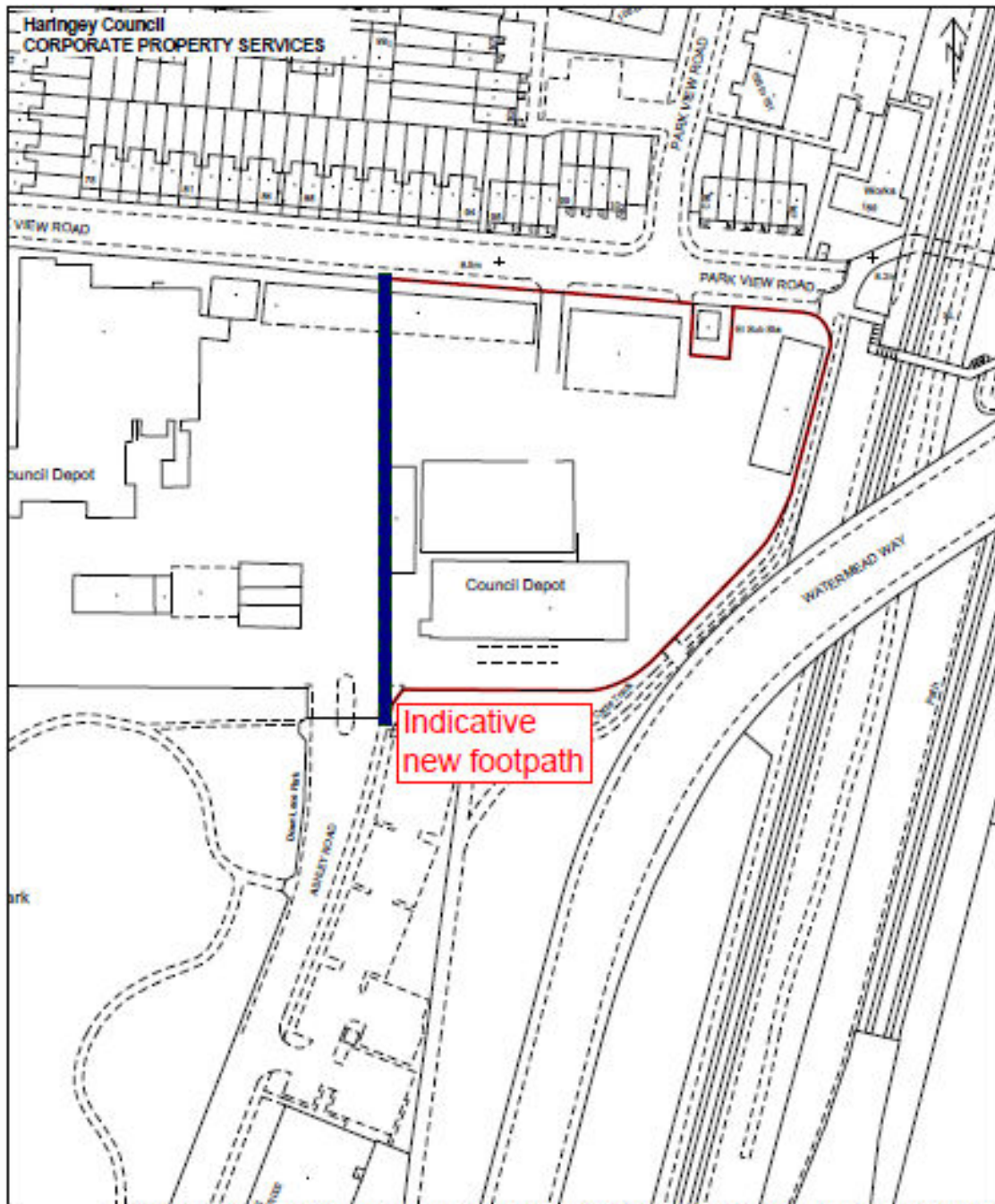
BUILDING	SERVICE/FUNCTION	SIZE M2 (GFA)	RELOCATION OPTIONS	OPERATIONAL IMPACT
A	Main Electrical Intake	810	Reconfigure supply so that the existing intake can be decommissioned	Risk that this is more costly or cannot be achieved
	Emergency Planning Storage		Relocate to Marsh Lane or Other	N/A
	Ringway Highways Storage		Contractor due to Vacate site before the end of the year, will remove existing storage	N/A
	Seized Goods		Re-provide storage facility at Marsh Lane. Initial conversations have shown that approximately half the existing footprint is required	N/A
	Archive Storage (Parks,Waste Mgt,Catering)		Departments to identify those files that need to be retained Renata Pillay to organise Shredding or files not required and External Storage for those to be kept.	N/A
	Stores & Workshop		To be retained on site. Reconfiguring space within existing Building K	N/A
	Waste Mgt Storage		To be relocated to Marsh Lane if required	N/A
	Dog Compound		Being relocated to Waltham Forest	N/A
	Vehicle Wash & Associated Drainage		Retain on Site	Exact location needs to be agreed Needs to include interceptor and configuration of foul drainage
B	Electoral Booths	250	Relocate to Marsh Lane or Other	N/A
	Sand Bags		Relocate to Marsh Lane or Other Site (with other equipment)	N/A
C	Gas Bottles	150	Retain on site	N/A
	Hazardous Waste			
	Tyres			
D	Gritters and Dry Salt Storage	290	Relocate to Marsh Lane	May be operational costs for working from two site
E	Bin Storage	460	Retain a workable amount of storage on site within existing Building K Relocate a larger Satellite storage unit to Marsh Lane	May be operational costs for working from two site
	Parks Storage		Relocate to Marsh Lane Parks to confirm exactly what would need to be retained	N/A
F	Salt Compound	730	Marsh Lane	May be operational costs for working from two site
G	Offices (Unoccupied)	380 (two floors)	Retain on site re-providing within either the waste management office or vacant meeting room space.	NA

PARKING	Refuse Vehicle Parking		Retain on Site (where possible) If space does not allow locate some Vehicles to Marsh Lane	If some vehicles are relocated to Marsh Lane there would be operational costs working from two sites
	Coaches		Relocate to Marsh Lane	
	Parks Vehicles		Retain on site where required	

Appendix C – Harris proposals for depot site



Appendix D- Potential new access route to Park View Road



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Eastern Section of Depot
Ashley Road
Tottenham
LONDON
N17

Deed packet no. : 5865, 12

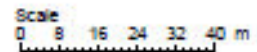
Title no. : Freehold AGL202273

Site Area (hectares) : 0.7841 ha

CPM no. 0217

Overlay : Env. Depots

Plan produced by Janice Dabinett on 18/12/2013



Scale 1:1250

BVES Drawing no. A4 2629n