Hollybank Cottage and garages to rear of Hollybank Flats, Muswell Hill, London N10 3TN

Pre-Commencement Report
[APP/Y5420/W/15/3004833]



This document is submitted for the discharge of planning conditions relating to demolition of 32 garages and HollyBank Cottage, and the construction of six two storey dwellings in accordance with the terms and conditions in the approved appeal application reference APP/Y5420/W/15/3004833 dated 27 October 2015 and planning application reference HGY/2013/2606 dated 4 December 2013

Applicant:
Solid Foundations

Submission Date:
February 2016

Agent:
Crawford Partnership Architects
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London
N10 3TH

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Planning Authority:

London Borough Haringey

crawford partnership | architecture interior design

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Introduction

We confirm that the following conditions have been reviewed and will be adhered to in the construction, occupation and management of the approved development. Any variation from the items covered herein will be notified to the London Borough of Haringey Planning Authority and approval sought.

Should the Authority require any further information in regards to these conditions which has not been provided elsewhere, please issue a request in writing to the agent for further clarification:

Planning Condition 1
- The development hereby permitted shall began not later than three years from the date of this decision.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

Planning Condition 2
- The development hereby permitted shall carried out in accordance with the following approved plans: location plan 2012-291-02/501; existing site plan and elevations 26.69; 26.56; 100; 101; 200; 201; 202; 300; proposed site plan 2012/286/02/114 rev.A; proposed plans 113 rev.A; 26.72; 26.73; 26.74; 26.75; 26.76; proposed elevations 26.77; 26.78; 26.66; 26.79; 26.80; 26.81; 2010; 211; 212; 305; and 26.84; 26.85; 26.86; 115 showing refuse store, turning area, and access details.

Reason: In order to avoid doubt and in the interests of good planning.

Planning Condition 3
- Notwithstanding the description of the materials in the application , the construction of the dwellings hereby permitted shall not take place until precise details of the materials to me used are submitted to, approved in writing and implemented in accordance with the requirements of the local planning authority. The development shall be retained as such thereafter.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
(p. 04-06)

Planning Condition 4
- No development shall commence until detail of a scheme for the reconstruction of the vehicular crossover to the site have been submitted to and approved in writing by the local planning authority. The reconstruction shall be carried out in accordance with the approved details.

Reason: In the interest of highway safety and to protect the visual amenity of the locality.
(p. 07)

Planning Condition 5
- Prior to construction work commencing on-site for the development hereby approved, the applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local planning authority for written approval. The plans should provide details on how construction work, including demolition would be undertaken in a manner that would minimise disruption to traffic and pedestrians on Muswell Hill and surrounding roads, and in additions shall including details of:

a) storage of plant and materials;
b) provision of boundary hoarding;
c) wheel washing facilities;
d) hours of construction work.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and Highways network.
(CMP and CLP Report will be subbmited with the application in separate document)

Planning Condition 6
- No development shall take place until an endoscope survey of the features suitable for the presence of bats shall be carried out by a suitably qualified ecologist and approved in writing by the local planning permitted. Should the presence of bats on site be found, then no development shall take place until full details of measures for bat mitigation and conservation have been submitted to and approved by the local planning authority.

Reason: To safeguard the ecology on the site and to protect species in line with UK and European Law.

No evidence of bats was recorded during this updated Daytime Bat Survey. Due to the features present within the buildings and trees surveyed, and taking into account the surrounding habitat it is deemed that the Cottage and Garages have moderate to high potential for roosting bats. The Air Raid Shelter has low potential. An oak tree to the west of the site has high potential.
Following the suite of survey work undertaken on site it can be confirmed that the buildings and trees do not contain a bat roost.
(Bats Survey will be subbmited in seperat PDF to complement planning conditions)

Planning Condition 7
- The dwellings hereby permitted shall not be occupied until plans and particulars specifying the provision to be made foe external lighting of the same including measures to reduce light pollution have been submitted to and approved in writing by the local planning authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and in the interest of ecology and biodiversity
(p. 08-10)

Planning Condition 8
- No development shall take place until details of both hard and soft landscape works have been submitted to, and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include proposed finished levels or contours; means of boundary enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting ect); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines ect. indicating lines, manholes, supports ect); retained historic landscape features and proposals for restoration where relevant.
Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment, schedules of plants, nothing species, plant sizes and proposed numbers and densities where appropriate; implementation programme). Such and approved scheme of planting, seeding or turning comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the dwellings or the completion of the development, whichever is sooner. Any trees or plants, either existing or proposed, which within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area
(p. 11-18)

Planning Condition 9
a) No development shall commence until a desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the local planning authority. If the same indicate no risk of harm, development shall not commence until approved in writing by the local planning authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable a risk assessment to be undertaken; refinement of the Conceptual Model; and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the local planning authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing ant post remedial monitoring shall be submitted to, and approved in writing by the local planning authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out shall be submitted to and approved in writing by the local planning authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.
(Desktop Study will be subbmited in seperat PDF to complement planning conditions)

Planning Condition 10
- No development shall commence until a detailed report, including risk assessment, and management of demolition and construction dust has been submitted and approved in writing by the local planning authority. Proof of registration with the Considerate Constructors Scheme must be sent to the local planning authority prior to any works being carried out on site.

Reason: To minimise loss of amenity to neighbouring residential premises during the construction of the development.
(Risk Assessment report and Managment of demolition will be subbmited in seperat PDF to complement planning conditions)

Planning Condition 11
- The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reason: To ensure that the development achieves a high level of sustainability.
("A condition requiring compliance with Level 4 of the Code for Sustainable Homes is not reasonable since a Written Ministerial Statement has confirmed the code in no longer mandatory")

Planning Condition 12
- Prior to the commencement of any development hereby approved, and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, details of the specification and position of the fencing for the protection of any retained trees within and adjacent to the site to comply with BS 5837:2012 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development achieves a high level of sustainability.
(Drawings from Arboriculturist will be subbmited in seperat document to complement planning conditions)

Planning Condition 13
- Prior to the commencement of any development hereby approved, a site meeting must take place with the architect, the consulting arboriculturalist, the local authority arboriculturalist, and the planning officer to confirm the protection measures to be implemented. All protective measures must be installed by the Council arboriculturalist and thereafter be retained in place until the works are complete.

Reason: In order to ensure the safety and wellbeing of the trees on the site during construction works that are to remain after building works are completed.
(To discharge above condition Architect will take responsibility to arrange a regular site meeting)

Planning Condition 14
- No demolition of existing buildings including the garages, cottage, and the air raid shelter shall take place until the applicant has secured the implementation of a programme of historic building recording and analysis (RCHME Level 3 minimum), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
(Separate documents will be subbmited to discharge above condition)

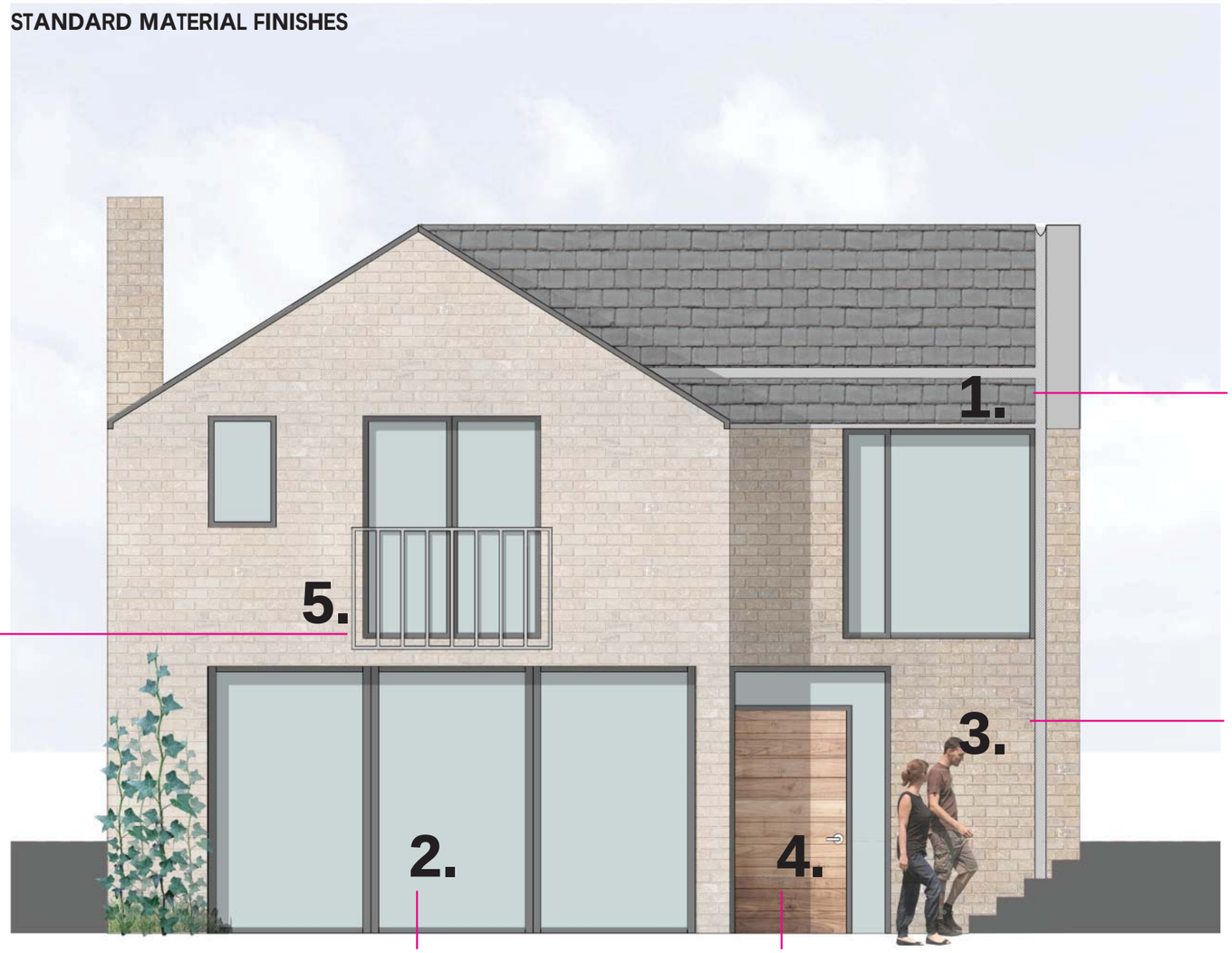
Planning Condition 15
- Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, on any Order revoking or re-enacting that Order, no extensions or alterations to the dwelling houses hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To ensure that there is evidence that the structure appears on Council's records.

Planning Condition 3

Each dwelling has been designed with a palette of materials selected for their quality and visual characteristics to complement the existing character of the terraced houses that surround the site. The materials selected for the new development are inspired by the older traditional style houses and will be detailed in to suit the new contemporary style dwellings forming a natural architectural dialogue with their neighbours.
Using traditional materials such as stock facing bricks and clay roofing tiles, the new houses will sit harmoniously within their context whilst at the same time being visually unique as part of the new construction , with the overall aim to preserve and enhance the historic character and quality of the conservation area.

STANDARD MATERIAL FINISHES



1. Hawkins clay plain tile in Staffordshire Blue
5. Anthracite grey seteel balustrade
3. Reclaimed bricks in MIXED GAULT
2. Double glazed windows in aluminum powder coated in anthracite grey
4. Front door in timber finishes

ROOF FINISHES



Hawkins clay plain tile in Staffordshire Blue
https://www.marleyeternit.co.uk/Roofing/Clay-Tiles/Hawkins-Clay-Plain-Tile.aspx

Size of Tile	256mm x 165mm
Minimum Pitch	30^0
Maximum Pitch	90^0
Batten Size	38mm x 25mm for rafters/supports not exceeding 600mm centres
Tile Nails	38mm x 2.65mm
Country of Production	Keele, UK
Raw materials	Clay,sand, pigments and additives
Lifespan	60 years
Recyclability	Can be crushed and used as aggre gate and/ or as an inert bulk fill





DOORS AND WINDOWS



Double glazed windows in aluminum powder coated in anthracite grey

Aluminium Sliding Door - slim frame

Double Glazed U-Value	28/30mm argon filled, toughened $1.6w/m^2k$
Finishes	Poder coating to at least 60microns / Anthracite Grey (RAL 71016) in matt
Locking System	Multi-point locking mechanism
Handle frame	Steel powder coated to match door
Trickle Vents	Coloir coded to system
Seals	Twin continous UV resistant hihg wear EPDM and bruch seals to panel edges

WALL FINISHES - BRICK



3.



Reclaimed bricks in MIXED GAULT

http://www.lrbm.com/reclaimed-bricks.php

A hard textured smooth faced brick.

Colours do vary from creamy white to yellow with pinky/red flashing throughout.

Mixed Gaults are imperial in size.

CONTEMPORARY WOOD PANELING ENTRANCE DOOR



4.

Front door in timber finishes

http://www.urbanfront.com/en_GB/doors/front-doors/parma/

http://doormaker.co.uk/contemporary-doors/

3D Concealed hinges

Overall door leaf thickness 80mm

Double steel reinforcement 6/40 thick x 2 insulated door leaf to 1.12W/m2K and 32db sound

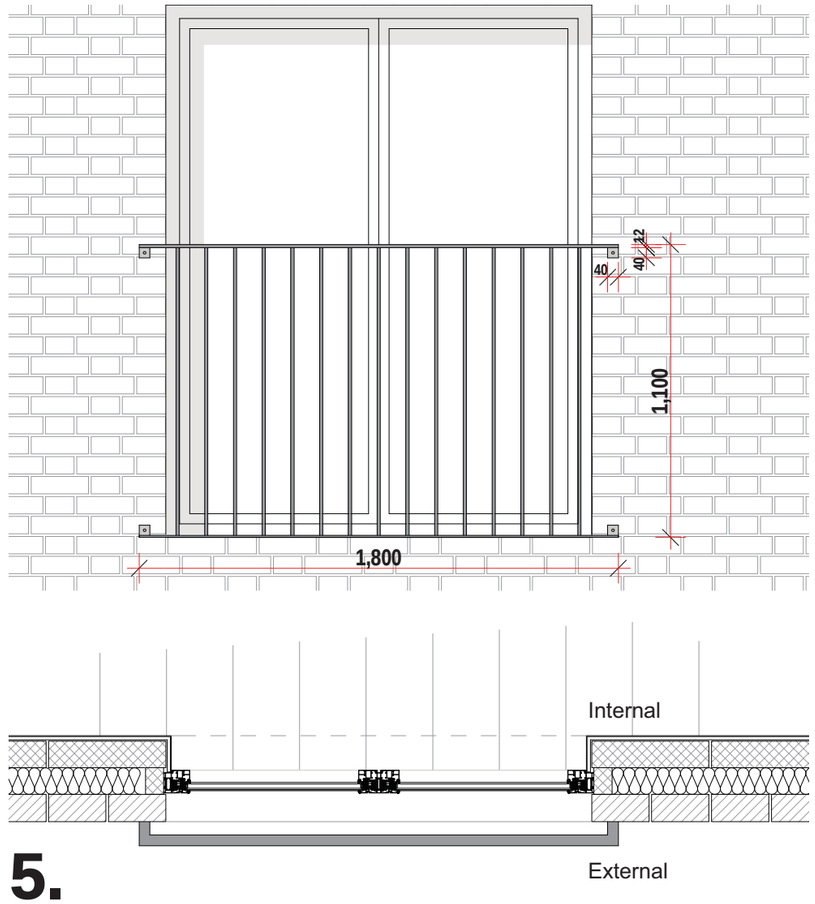
Acoustic weatherseals withstand temperature + 70C to -30C

Class 4 security multipoint lock security keys, high grade stainless steel fittings

Natural matching solid wood cill with slimline threshold compliant with part M building regulations

5 Years manufacturing warranty

JULIET BALCONY



5.

Anthracite grey seteel balustrade

http://www.ironoctopus.co.uk/product/adding-ham-balcony

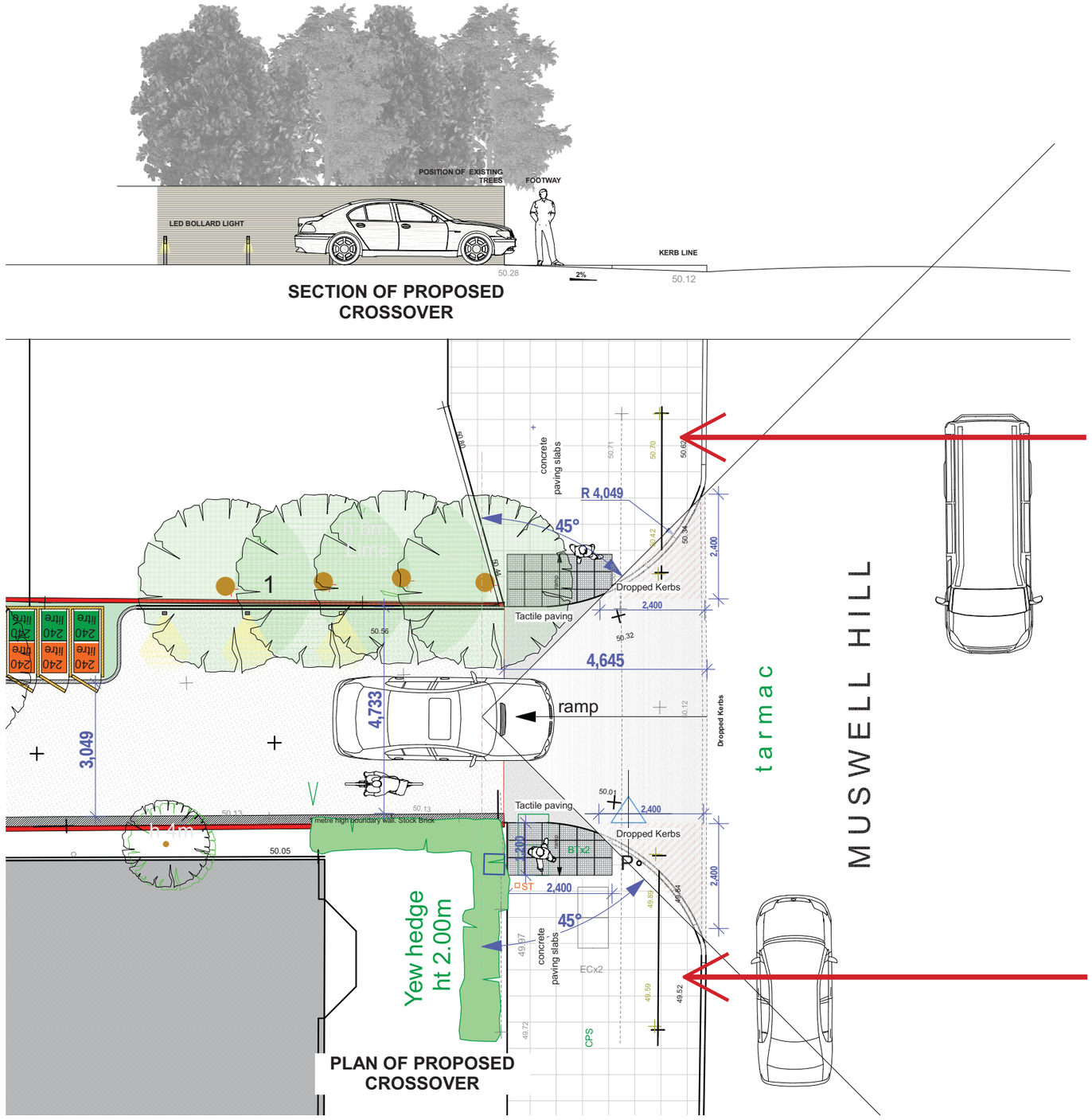
Addingham Juliet Balcony

1800mm (w) x 110mm (h)

Powder Coated in anthracite grey, matt finish



Planning Condition 4



The proposed development will create an inwardly looking private mews. At the entrance, an automated solid wooden gate will be installed for security and privacy. This will prevent nonresident use of the mews and will reduce the potential for criminal behaviour in what is currently an unobserved space.
The new use of the site reduces opportunities for criminal behaviour through creating a definable dwelling space.

Access into Hollybank

The development at Hollybank is accessed via a driveway leading from Muswell Hill.
The section of driveway that leads from Muswell Hill is wide enough for two vehicles to pass one another safely; enabling safe and unobstructed access to and from the site. This widened end of the driveway also allows refuse trucks to park without obstructing the public footpath. At the entrance to the driveway, visibility is high along both the carriage way and footpath.





Photos of Existing Crossover

Planning Condition 7

Lighting Layout Plan



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