Application for Discharge of Conditions
Relating to HGY/2013/2273 19 Haringey Park

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Applicant :

Dudrich Developments Ltd,

Submission Date :

June 2016

Agent :

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Planning Authority :

London Borough of Haringey

Statement of Intent

Planning Condition 01 - Works must begin no later than 3 years after date of permission

- Construction will begin within 3 years of the date of planning consent 25.07.2014

Planning Condition 02 - The development shall be carried out in accordance with plans

- Development will proceed in accordance with the approved drawings and documentation, those matters covered by condition to addressed in this document.

Planning Condition 03 - Material Palette

Physical Samples Available on request



Facing brickwork -
Pale 'Buff' Brickwork to match tone of render and timber cladding



Facing white Render



Timber Cladding -
Western Red cedar treated to maintain its colour



External Timber Door -
Western Red Cedar Door to match Timber Cladding



External Glazing - Aluminium Frame
Medium toned Grey, RAL colour to be confirmed.



Green Roof - Gravel Boundary
More details indentified in related planning condition 06

Additional Materials :

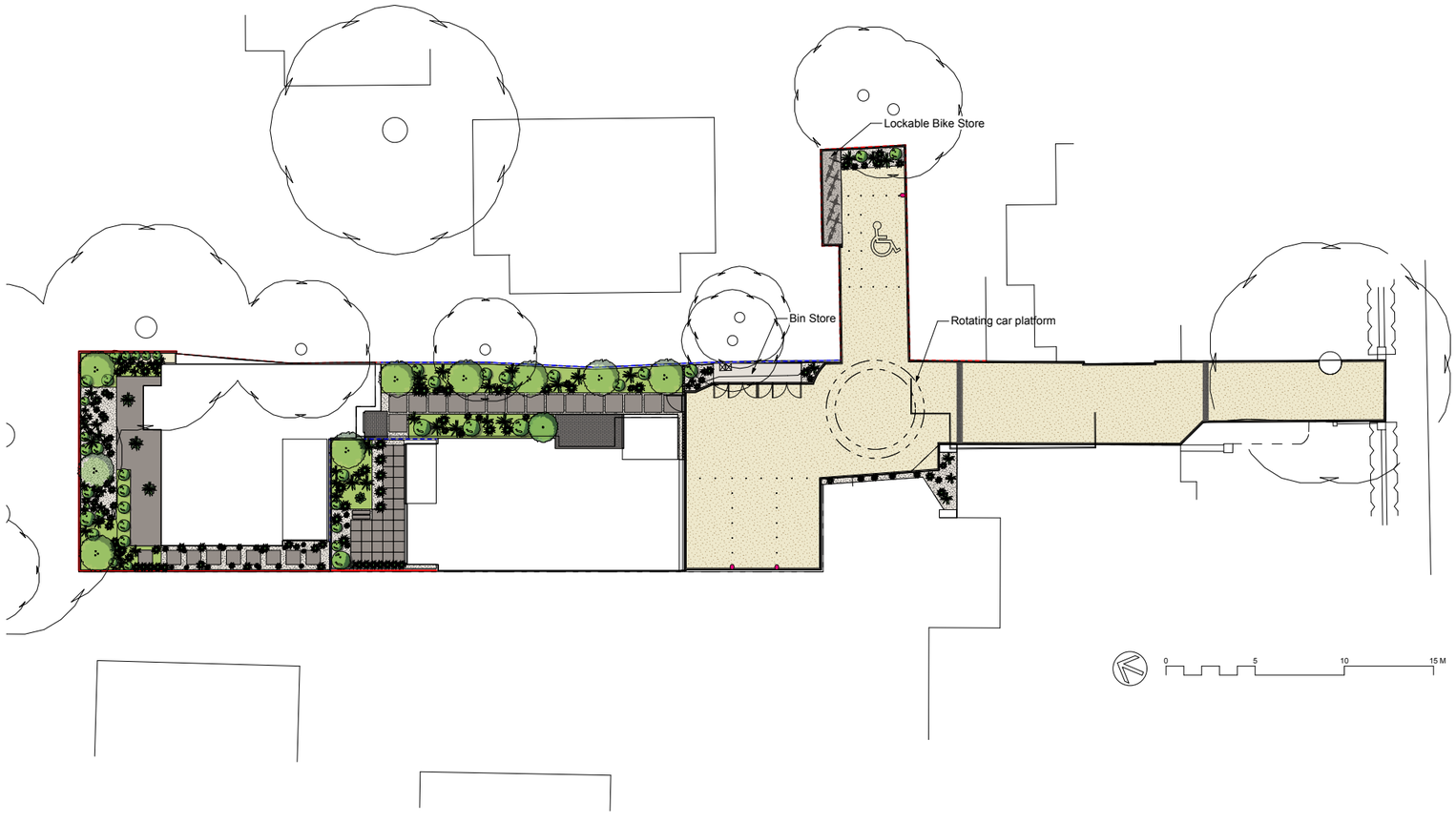
Exterior Floor finishes to be resin bonded gravel and paving stones - More detailed Specification shown in the Landscaping condition 04.

Boundary Treatment - Timber hit and miss fencing to match timber cladding. More detail shown in related planning condition 05.

Planning Condition 04 - Landscaping Strategy

The client appointed 'Anna French Assosciates' as the landscape architects to produce a landscaping strategy for the site.

Please find included over the next 5 pages:
- Details of the hard and soft landscaping
- A Detailed plans of the scheme and the treatment of the different areas
- A schedule of species
- A planting and Materials strategy



KEY:

- Existing Tree
- Proposed Tree Single Stem
- Proposed Tree Multi Stem
- Herbaceous Planting
- Permeable resin-bound gravel surfacing. For example: Addaset Resin Bound - Scandinavian Pearl 6mm with permeable base or similar.
- Gravel
- Clay pavers218x52x72 mm (L x W x H). Vande Moortel-Septima Greystone or simlar.
- Grey concrete slabs 600x600x50mm (L x W x H). For example Schellevis Slabs Anthracite or similar.
- Grey concrete slabs 500x500x50mm (L x W x H). Schellevis Slabs - Anthracite or similar
- Clay paver bands 218x52x72 mm (L x W x H). Vande Moortel-Septima Greystone or simlar.
- Clay paver edging 218x52x72 mm (L x W x H). Vande Moortel-Septima Greystone, two rows or similar.
- Rectangular concrete pavers 1000x200x200mm (L x W x H). Schellevis Stackable Element - Anthracite or similar.
- Bespoke timber fencing panels.
- New closeboard fencing
- Hit and Miss Timber Trellis Fencing Western Red Cedar Cladding Slat Width:150mm Height:2000mm
- Existing Brick Wall, Approx. 2000mm high
- DETR approved tactile stud for driveway 25 x 25 x 5 mm (L x W x H). Urbanfinish - Domed™ anti-slip or similar.
- Charging Point

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Client:
Dudrich Development Ltd

Project:
Haringey Park

Drawing Title:
Landscape Plan

Phase:
PLANNING

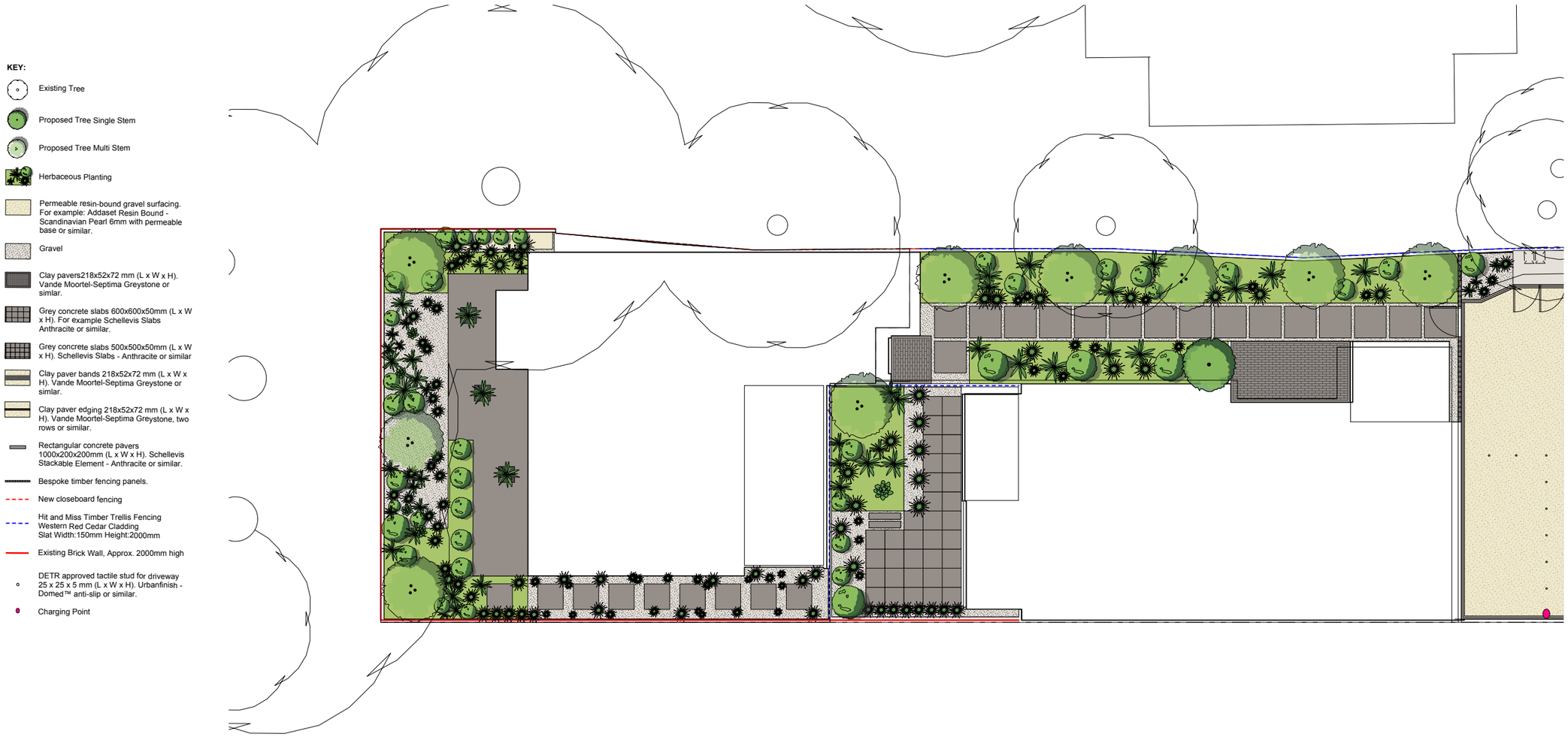
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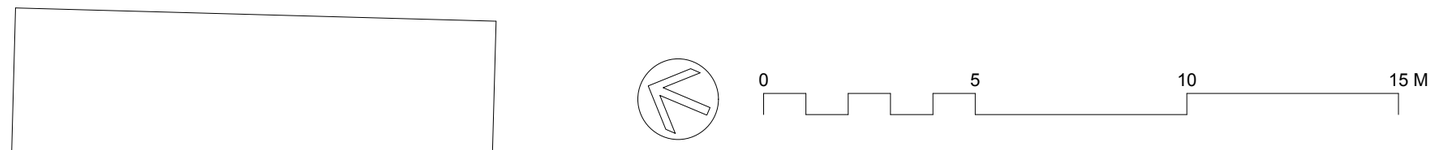
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Planning Condition 04 - Landscaping Strategy

Private Gardens Landscape Plan





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Client:
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Project:
Haringey Park

Drawing Title:
Landscape Plan - Private Garden

Phase:
PLANNING

Drawing Number:	Rev:	Date:
104-PL-002	-	22.04.16

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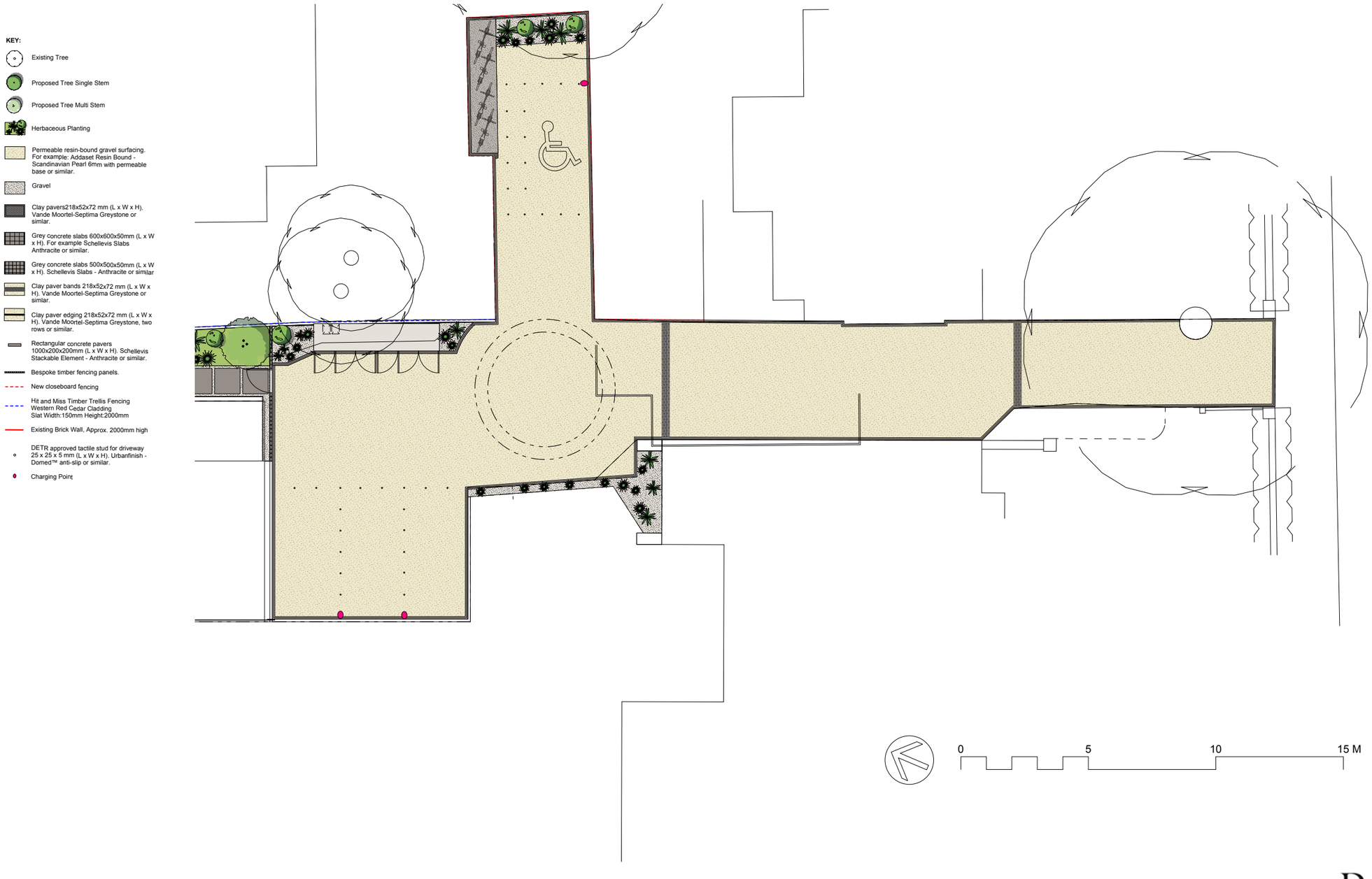
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Planning Condition 04 - Landscaping Strategy

Communal Areas and Driveway Landscape Plan



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Client: Dudrich Development Ltd

Project: Haringey Park

Drawing Title: Landscape Plan - Driveway

Phase: PLANNING

Drawing Number:	Rev:	Date:
104-PL-003	-	22.04.16

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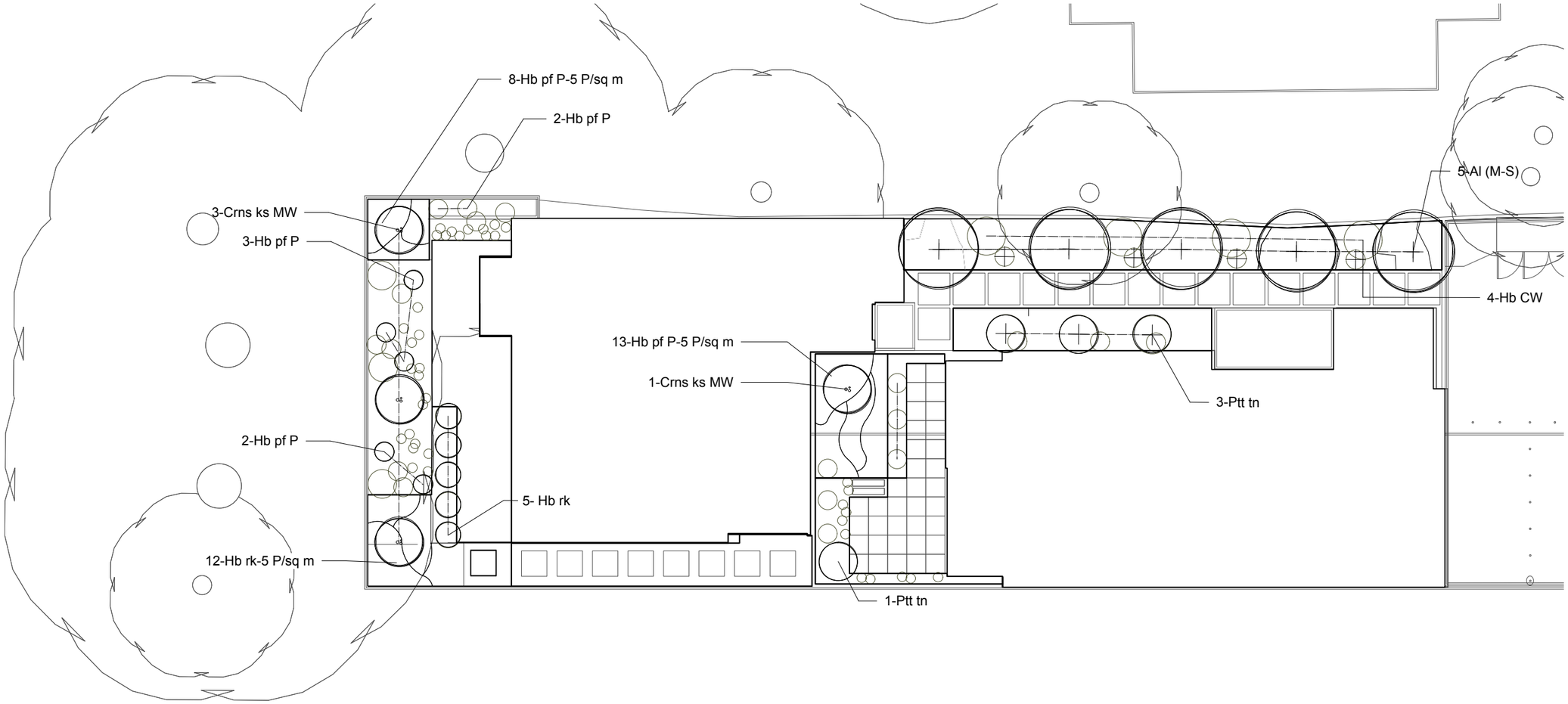
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Planning Condition 04 - Landscaping Strategy

Private Gardens Schedule of Species



Plant Schedule - Rear Garden

Latin Name	National Plant Specification	Qty
Trees		5
Amelanchier lamarckii m/s (3)	Air pot grown, Ht 200-250cm, 5 stems	5
Shrubs		52
Cornus kousa 'Milky Way'	CG, m/s Ht. 150-200cm	4
Hebe 'Charming White'	3L, 20-30cm	4
Hebe pinguifolia 'Pagei'	3L, Ht 20-30cm	28
Hebe rakaiensis 'Golden Dome'	2L, Ht 15-20 cm	12
Pittosporum tenuifolium	3L	4
Total		**57**

Perennials Grasses & Ferns 1-2L Pots
Such As:

Acanthus spinosus
Epimedium x versicolor 'Sulphureum'
Libertia chilensis
Liriope muscari "Monroe White'
Phlomis russeliana
Anemanthele lessoniana
Festuca glauca
Helictotrichon sempervirens
Sesleria autumnalis
Asplenium scolopendrium
Polystichum setiferum

Al (M-S) - Amelanchier lamarkii multi-stem
Crns ks MW - Cornus kousa 'Milky Way'
Hebe 'Charming White'
Hb pf P - Hebe pinguifolia 'Pagei'
Hb rk - Hebe rakiensis 'Golden Dome'
Pitt tn - Pittosporum tenuifolium

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Client:
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Project:
Haringey Park

Drawing Title:
Planting Plan - Rear Gardens

Phase:
PLANNING

Drawing Number:	Rev:	Date:
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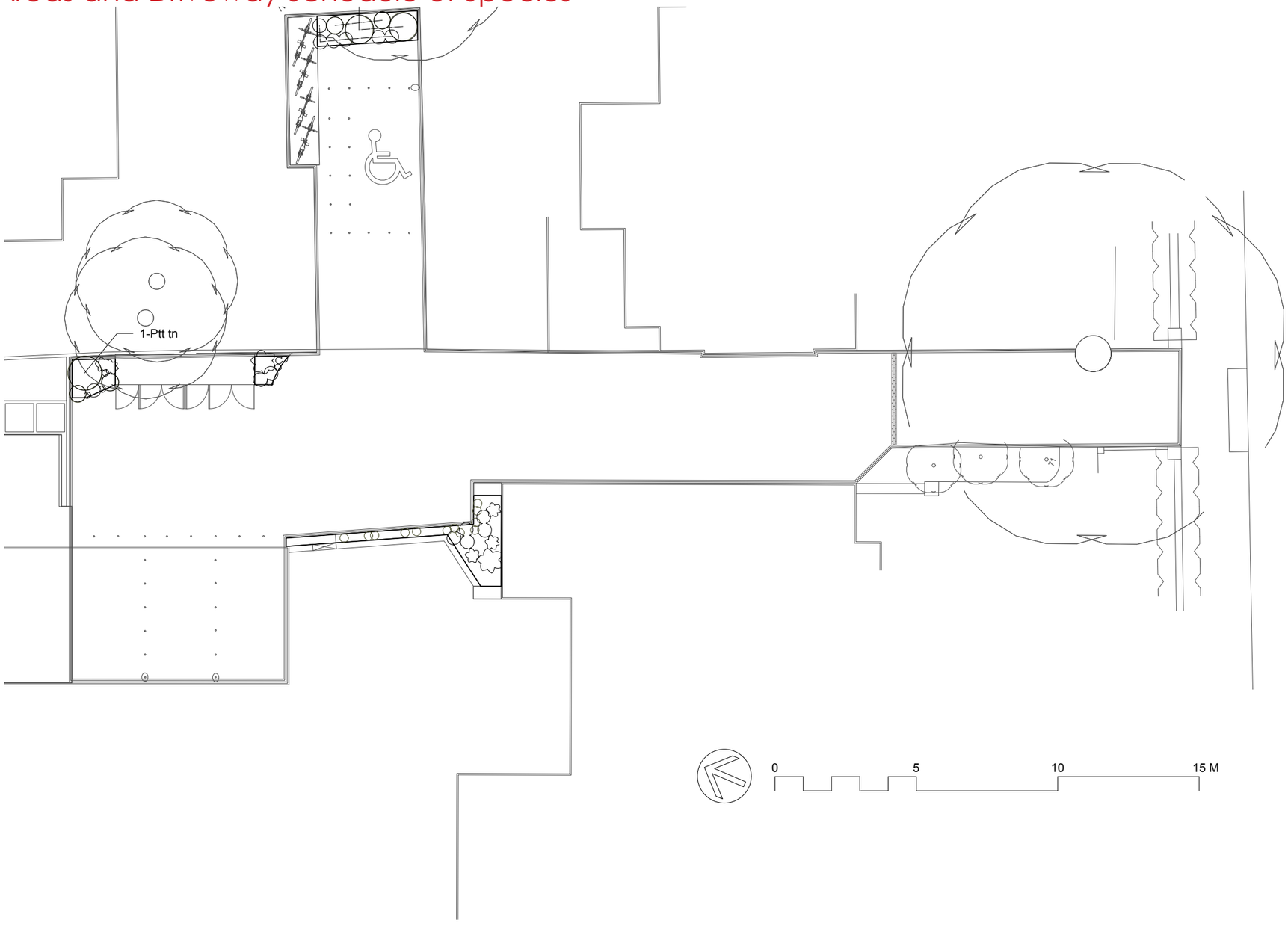
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Planning Condition 04 - Landscaping Strategy

Communal Areas and Driveway Schedule of Species



Plant Schedule - Driveway		
Latin Name	**National Plant Specification**	**Qtv**
Shrubs		3
Cornus alba 'Sibericа'	3L, Ht 60-80cm	2
Pittosporum tenuifolium	3L	1
Total		**3**

Perennials Grasses & Ferns 1-2L Pots
Such As:

Libertia chilensis
Liriope muscari "Monroe White'
Phlomis russeliana
Asplenium scolopendrium
Polystichum setiferum
Epimedium x versicolor 'Sulphureum'
Liriope muscari 'Monroe White'
Anemanthele lessoniana
Festuca glauca

Key:

Pitt tn - Pittosporum tenuifolium
Crns al S - Cornus alba 'Sibericа'

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Client:
Dudrich Development Ltd

Project:
Haringey Park

Drawing Title:
Planting Plan - Driveway

Phase:
PLANNING

Drawing Number:	Rev:	Date:
104-PL-005	-	22.04.16

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Planning Condition 04 - Landscaping Strategy

Planting and Materials Palette



ornus kousa 'Milky Way'

Prunus serrula



anthus spinosus

Hebe rakaiensis

Hebe rakaiensis

Libertia chilensis

Pittosporum Tenuifolium



sleria autumnalis

Helictotrichon sempervirens

Carex 'Ice Dance'

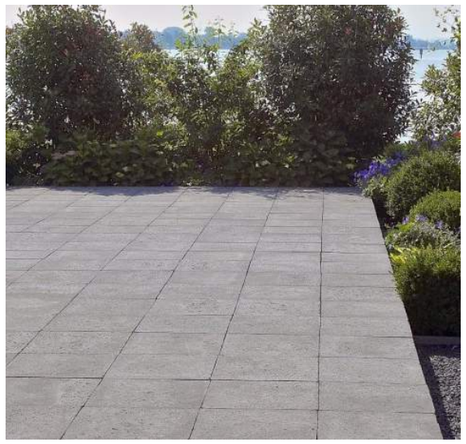
Festuca glauca



Vande Moortel-Septima Greystone
Permeable resin-bound gravel surfacing. eg: Addaset Resin Bound - Scandinavian Pearl 6mm with permeable base or similar.
For Driveway



Urbanfinish-Domed™tm, anti-slip DETR approved tactile studs
25x25x5 mm (LxWxH)
For Driveway



Schellevis-Schellevis Slabs Anthracite, 500x500x50 mm (LxWxH)
For Rear Garden



Schellevis-Schellevis Slabs Anthracite, 1000x1000 mm (LxW)
For Front Entrance

'lant Images - Rear Garden

aringey Park, London

ANNA FRENCH ASSOCIATES
LANDSCAPE ARCHITECTURE + ECOLOGY

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Planning Condition 05 - Boundary Treatment

Replacement and new boundary treatments are detailed below.

The Boundary on primezone mews is currently the existing rear wall of the garages. We propose to retain this wall along the full length of the site. This allows the neighbours side of the boundary to remain the same. The internal side of the existing wall will be white render with brick piers which match the brick on the building to support the wall.



The Northerly boundary also forms part of the rear wall of the garages. This will be removed and replaced with a hit and miss timber fencing, to match the timber cladding.



The existing boundary on the eastern edge is an old fence currently in a state of disrepair. The proposal is the carry the Timber hit and miss fencing all around the remaining site to create a sense of continuity through out the design.



Planning Condition 06 - Green Roof

Green roof system to be supplied and installed by ANS Group (Europe) LLP. Details of 'InstaGrufe' system provided.

To be laid as per Architects roof plan

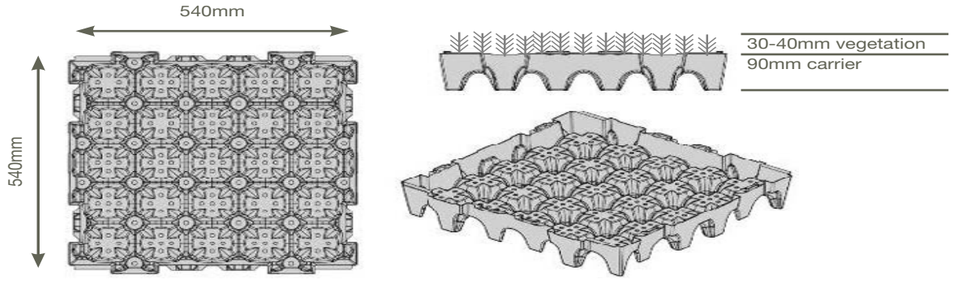
GrufeTile Specification Sheet



Key Facts

- Compressive strength 2.000 Kg/m²
- Water holding capacity of 20 litres/m²
- UV resistant
- Temperature range -50°C - 80°C
- Carrier material 100% Regenerated
- Polypropylene (PP)
- Carrier measures 540 x 540 x 90mm
- Drainage Surface 318 cm2/m²
- Outflow Volume 40 l/m²
- Saturated weight 65kg/m²
- 10 year guarantee

Your GrufeTile will be supplied with established plant coverage, growing on 60mm 100% recycled growing media. The GrufeKit has a saturated weight of 65kg per m2 apart from Brown Wildflower which are 75kg per m2.





Vegetation: The Sedum GrufeTile's are pregrown with 8 -12 varieties of sedum, the Sedum & Wildflower has an addtional 20-30 varieties of wildflower and meadow grasses, the Brown Wildflower has no sedum, just wildflowers and meadow grasses.



Installation: The item is equipped with a double-action coupling system: the tabs on the side of each part engage the edge in the gaps between tabs of the facing part.



Carrier: Made from recycled HDPE plastic, and performs the following roles – a water reservoir, drainage layer, protection from excessive drying of roots from the airspace below, the cups greatly improve product handing making it easier to install

Media: The media mix used is a special substrate prepared specifically for ANS, but particular mixes can also be prepared depending on the planting & project requirement.



grufekit®

ANS Global, Aldingbourne Nurseries
Church Road, Aldingbourne, Chichester, PO20 3TU

www.grufekit.com

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Planning Condition 07 - Contamination Report

Please see supporting document titled Appendix 1 : Land Science ltd - Remediation Method Statement

This report undertaken by Land Science Ltd details the remediation required on site in point 2.1. This information will be written into the tender drawings to ensure work is done. Upon completion should the local planning authority require a report we will submit one in full confirming the work has undertaken satisfactorily.

Planning Condition 08 - Management of Dust

The following management of demolition and Construction Dusk is taken from the CMP

4.4 Dust control procedures will be implemented to avoid as far as is reasonably practicable the emission of dust and other particulates that would adversely affect the air quality to ensure there is no significant deterioration of current air quality as a result of the works.

4.5 Dust monitoring will comprise agreed monitoring techniques at locations on site boundaries or near to local receptors. Results will be filed and available for inspection upon request.

4.6 The emission of dust and other particulates will be controlled by implementing the following measures:
- ensure an adequate water supply on the site
- ensure disposal of run-off water from dust suppression activities, in accordance with the appropriate legal requirements
- maintain all dust control equipment in good condition and record maintenance activities
- keep site fencing, barriers and scaffolding clean using wet methods
- provide easily cleaned hard standing for vehicles
- ensure regular cleaning of hardstandings using wet sweeping methods
- not allow dry sweeping of large areas provide and ensure the use of wheel-wash facilities near the site exit wherever there is a potential for carrying dust or mud off the Application Site
- provide rumble grids to dislodge accumulated dust and mud prior to leaving the Application Site wherever there is a potential for carrying dust or mud off the Application Site and where reasonably practicable ensure there is an adequate area of hard surfaced road between the wheel- wash facility and the site exit, wherever site size and layout permits install appropriately surfaced long term haul routes, which are regularly damped down with fixed or mobile sprinkler systems and regularly cleaned inspect haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable
- ensure that un-surfaced haul routes and work areas are regularly damped down in dry conditions
- routinely clean public roads and access routes if required using wet sweeping method
- ensure vehicles working on site have exhausts positioned such that the risk of re-suspension of ground dust is minimised (exhausts should preferably point upwards), where reasonably practicable impose and signpost maximum speed limits on un-surfaced haul routes, surfaced haul routes and work areas
- ensure all vehicles carrying loose or potentially dusty material outside the Application Site are fully sheeted
- ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery
- mix large quantities of cement, bentonite, grouts and other similar materials in designated areas which will be enclosed or shielded store materials with the potential to produce dust away from site boundaries where reasonably practicable
- ensure sand and other aggregates are stored in sheltered areas and are not allowed to dry out
- minimise the amount of excavated material held on site
- seal stockpiles of excavated cohesive material held on site,
- where required avoid double handling of material wherever reasonably practicable
- ensure water suppression is used during any demolition operations
- considerate location of grinding and cutting activities
- ensure that any plant, identified above, is operated in accordance with the conditions set out in the permit and a copy of the permit is held on site
- use enclosed rubble chutes and conveyors where reasonably practicable or use water to suppress dust emissions from such equipment
- sheet or otherwise enclose fully loaded bins and skips
- minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate
- seal or re-vegetate completed earthworks as soon as reasonably practicable after completion
- use design/prefabrication to reduce the need for grinding, sawing and cutting on site wherever reasonably practicable
- only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as portable water sprays
- carry out site inspections regularly to monitor compliance with dust control procedures set out above
- increase the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions
- record any exceptional incidents causing dust episodes on or off the site
- all loads entering and leaving site will be covered
- use Just-in-Time deliveries outside of peak periods when possible
- screen buildings, where dust producing activities are taking place, with debris screens or sheeting provide and ensure appropriate use of water sprays/chemicals to control dust
- seed or seal medium or long term excavated material and soil stockpiles
- ensure slopes on stockpiles are no steeper than the natural angle of repose of the material and maintain a smooth profile
- ensure equipment is readily available on site to clean any spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods
- where appropriate use increased hoarding height to protect receptors

Any details not to the full satisfaction of the LPA can be supplemented with additional documentation on appointment of the principal contractor.

Planning Condition 09 - Method of Construction Statement

The following points have been taken from a CMP and relate specifically to the points raised in planning condition 09 -

a) Parking and Mengament of vehicles of site personnel, operatives and visitors,
b) Loading and unloading of plant and materials
c) Storage of Plant and materials
d) Programme of works (including measures for traffic Management)
e) Provision of Boundary Hoarding behind any visibility zones,
f) Wheel Washing Facilities - Details of this were included in the dust management section

1. INTRODUCTION

1.1 The Construction Management Plan (CMP) and Code of Practice set out the management measures which the contractors will be required to adopt and implement for the construction of the Proposed Development at the site known as Garages to Rear of 19 Haringey Park, London to manage any construction effects on the environment.

1.2 The requirements of planning condition 9 are set out above.
No development shall take place, including any works of demolitio¬n, until a Method of Construction statement, to include details of the conditions has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

1.3 The purpose of the CMP and Code of Practice is to avoid construction effects on the environment and existing surrounding communities.

1.4 Contractors will also be required to follow the 'Considerate Contractor Scheme' and the 'Code of Practice for construction and demolition sites'.

1.5 Contractors will be required to comply with all relevant environmental legislation and to take account of published standards, accepted industry practice, national guidelines and codes of practice appropriate to the scheme. For the duration of the contract environmental performance of the contractor will be monitored through site inspections and audits.

1.6 Contractors will be required to operate an induction scheme to ensure that all employees are aware of the site rules and their environmental responsibilities, to identify training needs for personnel and to provide appropriate training. The training will include talks for site operatives to maintain an appropriate level of awareness of environmental issues.

Construction and Welfare Layout

2.3 As far as reasonably practicable and appropriate the construction site layout and appearance will be designed using the following principles:
Site hutting at prominent locations will be screened. The site will be fully secured with l secure boundaries. Existing features will screen the sites where appropriate. Storage sites, fixed plant and machinery equipment and temporary offices will be located to limit environmental impacts, as far as reasonably practicable and having due regard to neighbouring accommodation as far as allowed by the constraints of the site.
Site lighting will be located and directed so as not to intrude into occupied residential properties. Where required, security cameras will be sited and directed so that they do not intrude into occupied residential properties. Site plant and facilities will be powered from mains electrical sources where such mains sources are readily available.

2.4 As far as reasonably practicable the visual intrusion of construction sites on nearby residents and users of local facilities and amenities will be contained and limited. The hoardings will accord with the following principles:
The standard hoarding will be of suitable height, generally plywood faced, timber framed hoarding suitably painted. The hoarding will be increased in height and possibly altered in form to enhance acoustic or visual considerations for specific locations.
Suitable measures will be used for tree protection, as included in Arboriculture report. Where reasonably practicable existing walls, fences, hedges and earth banks will be retained. Notices will be displayed on all site boundaries to warn of hazards on site such as deep excavations, construction access, etc. Appropriate sight lines/visibility splays will be maintained to ensure safety of both vehicles and pedestrians. Temporary fences may be used in certain areas such as for short term occupation sites.

Site Access

2.5 Construction traffic will access the site from Haringey Park. This is the only vehicular access, even when the site was used as a garage site.
2.6 All construction traffic entering and leaving the site will be closely controlled by appointing a banksman should the need arise.

6. Noise and Vibration

6.3 Works plant and equipment must also comply with the Noise at Work Regulations 1989 in order to protect on-site personnel. Technique and choice of equipment should be dependent on the nature of the surrounding buildings and the environment e.g. residential/commercial. All worksite gates should be controlled to give the minimum amount of time open for passage of vehicles, in order to minimise plant vehicle noise to the local environment. Noisy plant or equipment should be sited as far as is practicable

. 6.4 Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers and maintained in good and efficient working order and operated in such a manner as to minimise noise emissions. For each item of plant used in the works, the values quoted in the relevant EC Directive/UK statutory instrument, where appropriate, should not be exceeded (e.g. S.I1984/1992, 1985/1968, 1987/1730, 1988/361, 1989/1127).

. 6.5 Muffling should be in accordance with the recommendations set out in BS 5228:1997, Code of practice for noise control on construction and demolition sites: compressors should be fitted with properly lined and sealed acoustic covers, which should be kept, closed whenever in use pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum care should be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise the delivery and collection of skips is a very noisy operation. In noise sensitive areas this operation will be restricted only to specified hours

. 6.6 The contractor will follow best practicable means to reduce the noise effect on the local community including the following:
each item of plant used on the worksites should comply with the noise limits quoted in the relevant European Commission Directive 2000/14/EC/United Kingdom Statutory Instrument
(SI) 2001/1701. the recommendations set out in Annex B of Part 1 of BS 5228 and Sections 7.3 and 9.2 of Part 4 of BS 5228 with regard to noise and vibration options will be adopted unless agreed in advance with the relevant local authority. materials will be handled with care e.g.
material such as scaffolding and steelwork will be placed rather than dropped.
drop heights of materials from lorries and other plant will be kept to a minimum with regards to the piling of foundations, if this is required for any of the proposed buildings, to ensure
where possible, that noise and vibration effects during these works are minimised.
fixed and semi-fixed ancillary plant such as generators, compressors and pumps liable to create noise and/or vibration whilst in operation will, as far as reasonably practicable, be located away from sensitive receptors.
the use of barriers to absorb and/or deflect noise away from noise sensitive areas will be employed where required and reasonably practicable.
all plant used on site, paying particular attention to the integrity of silencers and acoustic enclosures will be maintained in good and efficient working order and operated such that noise emissions are minimised as far as reasonably practicable.
as far as reasonably practicable, any plant, equipment or items fitted with noise control equipment found to be defective should not be operated until repaired.
where reasonably practicable, fixed items of construction plant should be electrically powered in preference to diesel or petrol driven.
vehicles and mechanical plant employed for any activity associated with the construction works will, where reasonably practicable, be fitted with effective exhaust silencers and will be maintained in good working order and operated in a manner such that noise emissions are controlled and limited as far as reasonably practicable.
machines in intermittent use should be shut down or throttled down to a minimum during periods between work as the various phases of the Proposed Development are completed and occupied, ongoing construction works may affect future residents. Some construction works will be carried out in close proximity to occupied buildings. The Proposed Development, detailed method statements should be developed to demonstrate how these impacts will be managed and disturbance kept to a minimum.

9. Construction Traffic

The strategy for reducing construction traffic is as follows: -
Minimising the requirement for construction materials to be imported or exported. Specifying materials and construction techniques that are resource-friendly.
Using locally sourced materials where possible, to reducing haulage lengths.
Managing effectively the ordering and supply of goods to construction sites - this can significantly reduce both road vehicle mileage and construction costs and wastage.
Encouraging the development of sustainable supply chains for construction materials.
Managing the movement of workers into the development - via a Construction Travel Plan for the Proposed Development addressing the main means by which the workforce will travel to the Site.

. 9.2 In practice, regardless of any super-imposed controls, only a very limited number of car and HGV construction movements typically occur during the peak hours. The working hours of most operatives would not coincide with the network peak, construction processes would be programmed to avoid reliance on deliveries of concrete and bituminous materials during the more congested periods and delivery drivers would wish to avoid being on the network at congested times of the day when drivable hours used are disproportionate to the quantities of goods deliverable.

. 9.3 A suitable person will be nominated as a construction traffic coordinator during the construction period to monitor heavy goods vehicle deliveries and collections of construction materials to and from the Application Site to ensure compliance so far as practicable.

18. Traffic Management Principles

18.1 During the construction period it is important that construction traffic is managed and integrated into the existing road highway network, to maximise construction efficiency and safety while minimising the risk of inconvenience and nuisance to the public. This will be achieved through management, programming and coordination of the construction works. To minimise the impact of construction traffic on the existing road and highway network the following principles will be auctioned:

a) Delivery vehicles will supply and remove construction materials from the site.
b) Delivery vehicles whenever practical will avoid “peak public traffic hours” to reduce traffic congestion and nuisance to the existing surrounding road and highway networks.
c) Local suppliers will be used wherever practical and possible to do so in order to minimise the volume of construction traffic.
d) The site entrance will be appropriately signed to avoid congestion.
e) The site entrance will be suitably guarded to prevent unauthorised access and minimise nuisance.
f) Onsite car parking for essential contractor vehicles will be provided onsite. Other con tractors will be encouraged to use public transport whenever possible.
g) All delivery vehicles will be unloaded within the site boundary.
h) Onsite traffic routes and unloading areas will be designated to avoid congestion and nuisance at the site entrance.
i) All suppliers and contractors will be made aware of the traffic routes to avoid delays and congestion at the site entrance.
j) The site entrance will be maintained and kept clean and clear. There will be appropriate onsite wheel wash facilities to prevent soiling of the highway roads.
k) All material containers leaving site will be appropriately covered to avoid soiling of the roads and highway and nuisance to the pedestrian and user Public.
l) A suitable staff member should be appointed to be responsible for all day-to- day traffic management matters
m) A suitable qualified planner responsible for all technical matters related to the traffic management should also be appointed
n) Maintenance and inspection will be undertaken by experienced and qualified personnel; the outcome of inspections should be recorded and handed to the project manager on a weekly basis.
o) A stock of signs, cones and barriers will be kept on site so that any damaged or stolen equipment can be replaced as quickly as possible.
p) Site speed limits will be mandatory and rigidly enforced

Any details not to the full satisfaction of the LPA can be supplemented with additional documentation on appointment of the principal contractor.

Planning Condition 10 - Sustainable Strategy

Please see supporting document titled Appendix 2 : XCO2 Energy Ltd - Haringey Park Report

This report undertaken by XCO2 Energy Ltd details the sustainable strategy implemented in the design and construction of the two dwellings.
It demonstrates how the development is striving to achieve similar sustainability level as the now abolished Code for sustainable Homes Level 4'

Planning Condition 11 - Arboricultural Method Statement

Please see the Supporting Document title Appendix 3 : Phelps Associates arboricultural Report - Haringey Park N8

This report undertaken by Phelps Associates details the tree protection measures to be put in place and the sequence of events before any commencement of the development will take place.

Planning Condition 12 - Pre-Commencement Site Meeting

We at the Crawford Partnership and Phelps Associates are happy to meet the Local Authority Arboriculturist, and the planning officer at a date and time to be arranged following submission of the Planning discharge document to confirm the tree protective measures to be implemented.

Planning Condition 13 - Refuse and Waste Storage Facilities

The following Refuse store has been designed in conjunction with 'Anna French Associates' to ensure that it best suits not only the architectural detailing in the building, but sits well within the landscaped area.

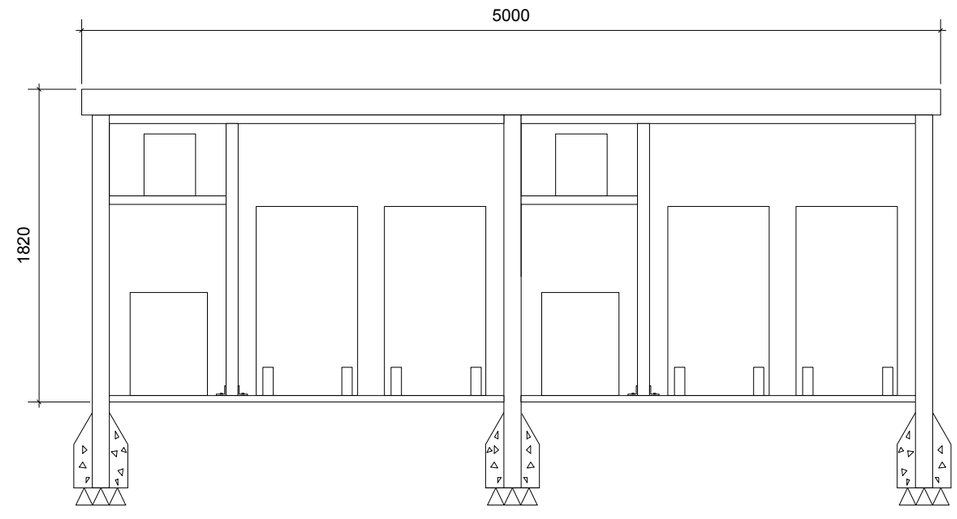
- The unit will be clad western red cedar to match the boundary treatment and the cladding on the two dwellings.



- The Cladding will be fixed to a grey coated aluminium framework - RAL colour to the same as Framework

- The Timber cladding will be spaced to allow for appropriate natural venitulation of the space

- Each compartment of the unit will accessible by its won lockable door, making it a secure storage facility.



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Statement of Intent

Planning Condition 14 - Considerate Contractors scheme

- No development shall be carried out untill such time as the person carrying out the work is a member of the Considerate Constructors scheme and its code of practice.

- Whilst we are not currently at a stage to appoint a contractor, a clause will be written into the preliminaries stating that any contractor wishing to tender for the project must be registered on the considerate contractors scheme thus ensuring we meet the condition.

Planning Condition 15 - Extensions or Alterations will be carried out without the grant of planning permission

- No works relating to the condition and the above statement will be carried out without planning permission.

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