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30/08/2022

NR Ref: TP/ANG/2021/102a

- Sent by Email Correspondence -

Dear Sir / Madam,

Application for Prior Approval under Part 18 of the Town and Country Planning (General Permitted Development) (England) Order (As Amended) 2018 – ‘GDPO’

Network Rail – Tottenham Hale, Maintenance Depot Unit (MDU) Building Extension, the Mobile Operations Manager (MOM) Building to be Removed and the Signaling and Telecoms (S&T) to be Replaced with New Modular Office Building (to the South).

I am writing to advise you that Network Rail (NR) proposes the installation of a Maintenance Delivery Unit (MDU) building extension, the Mobile Operations Manager (MOM) building to be removed and the Signaling & Telecoms (S&T) office building to be replaced with new modular office building to the South. These proposed works are to support the existing MDU building and facilities at Tottenham Hale MDU, which is located adjacent to Tottenham Hale Station. This proposal is to support the operational railways requirements following railway improvement works in the Haringey and Greater London area.

NR is the statutory undertaker for maintaining and operating railway infrastructure of England, Scotland and Wales. As statutory undertaker, NR is under license from the Department for Transport (DfT) and Transport Scotland (TS) and regulated by the Office of Rail and Road (ORR) to maintain and enhance the operational railway and its assets, ensuring the provision of a safe operational railway. As part of NR's commitment to deliver a safer, more reliable, and efficient railway for its customers, we are undertaking a significant portfolio of infrastructure maintenance and enhancement works within the Anglia Route.

NR are proposing the installation of this supporting MDU building extension, the MOM building to be removed and the S&T office building to be replaced with new modular office building to the South. This proposal is to improve operational facilities in Anglia, so as to improve the running of the operational railway and deliver on Network Rail's objective to Put Passengers First (PPF).

This Prior Approval Application seeks consent for this operational railway works installation of the MDU building extension, the MOM building to be removed and the S&T office building to be replaced with new modular office building to the South.

Project Context

The Network Rail Anglia Route operations team existing accommodation has aged and has been outgrown by the needs of the front-line staff working out of existing life expired MDUs. A sustainability driven project has allocated funding during the Network Rail five-year business plan (Control Period 6 - 2019-2024) to improve the accommodation of our facilities across Anglia route. The outcome of this project will be a more effective working environment for MDU staff, including welfare facilities.

The project remit for each MDU scheme requests the development and design of a new accommodation building, renewal/replacement of an existing building, plus removal of outdated buildings where not required – Including with replacements. The Tottenham Hale MDU, to the North of Tottenham Hale Station is included in this, wider, project remit for the installation of new accommodation building, renewed provision/alteration of existing facilities and removal of old buildings (including the one to be replaced) due to the strategic importance this location and Station has along the wider Anglia Railway Route.

Application Site

The Tottenham Hale MDU is located adjacent to, and North of, Tottenham Hale Station in London Borough of Haringey, London, N17 9NA. The MDU is accessed via the access road situated on Watermead Way (Easting X: 534510 – Northing Y: 189723).

This site is approximately 60 metres from Tottenham mainline station. The history of this railway line dates back to at least 1836, with multiple upgrades and modifications works during the 19th century, as well as ongoing maintenance up to the present day.

Please see Figure 1, Figure 2, Figure 3 and Figure 4 below which detail the sites and its surrounding areas.

Figure 1: Site Location Plan (Not-to-Scale)

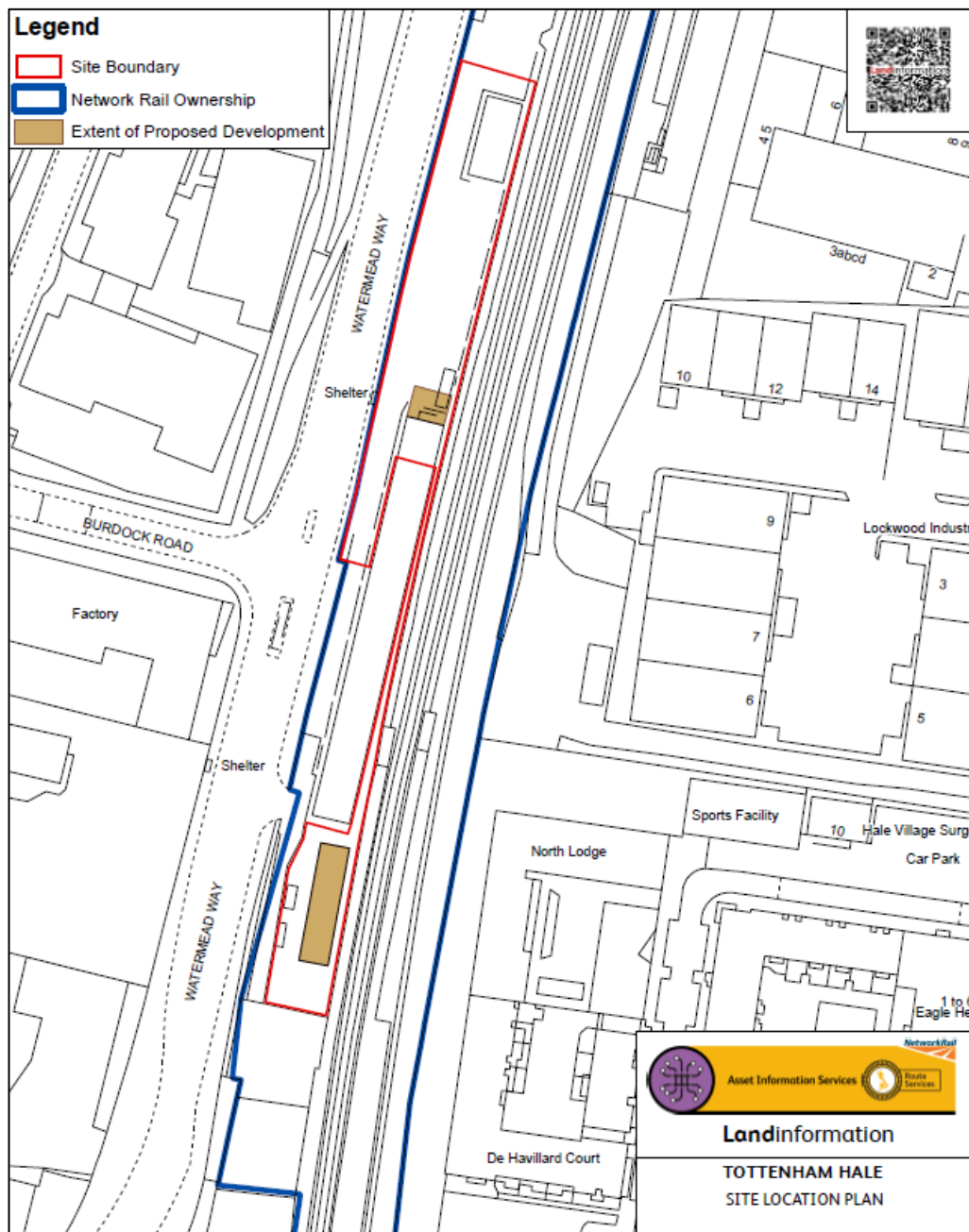
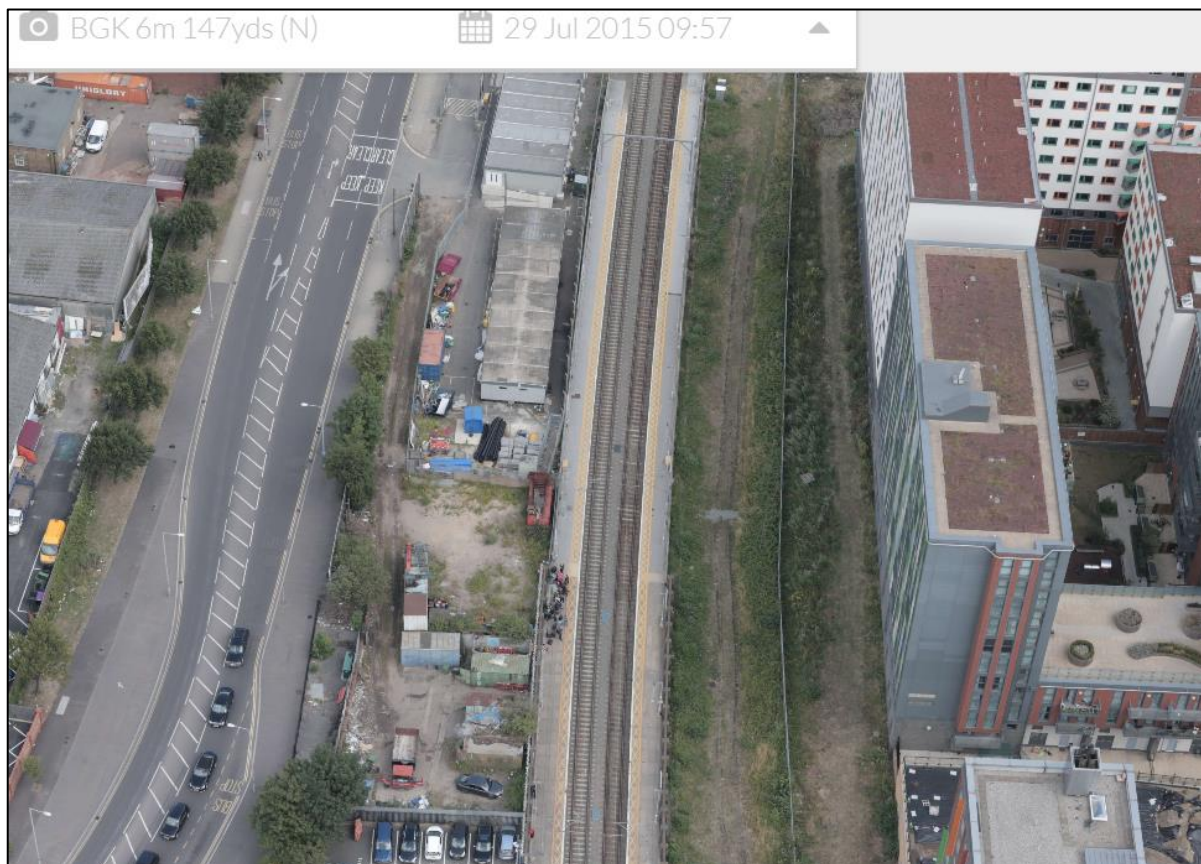
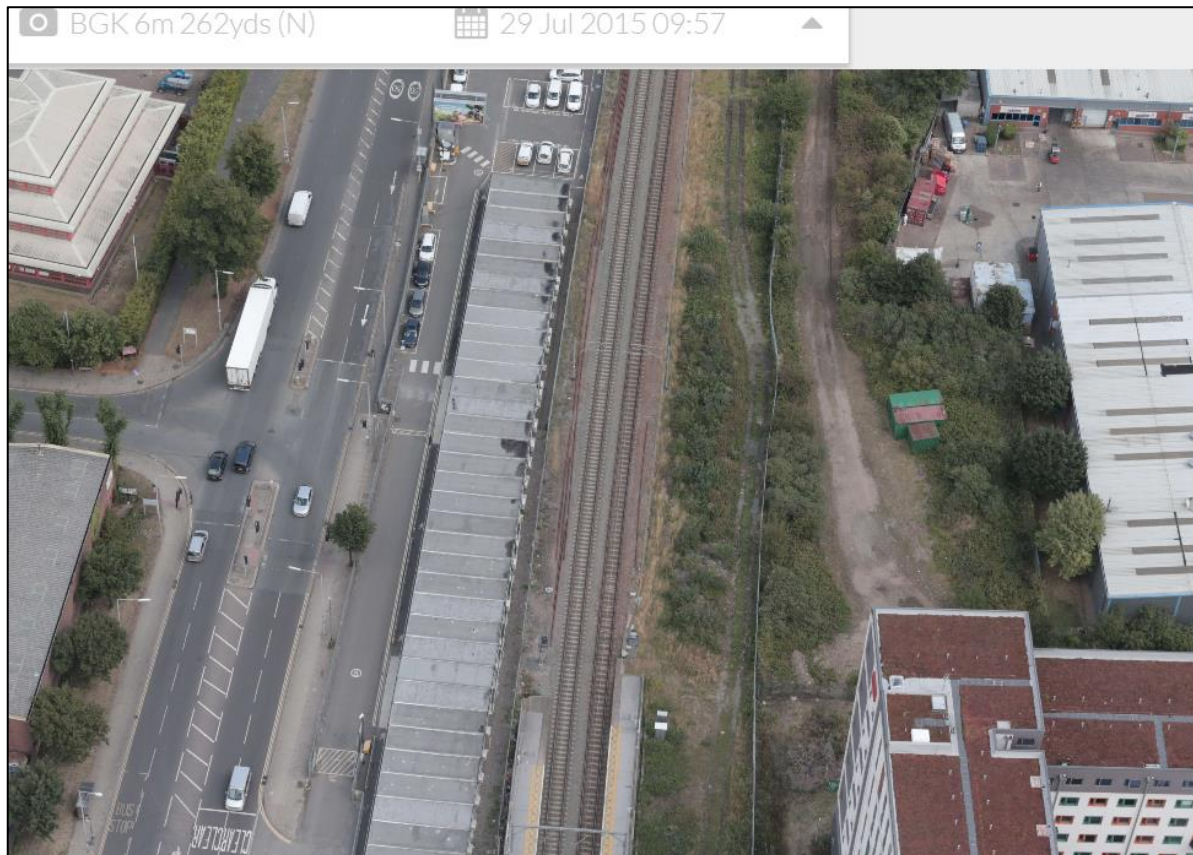


Figure 2: Aerial Photograph of the (South) MDU Site plus Surrounding Area – July 2015

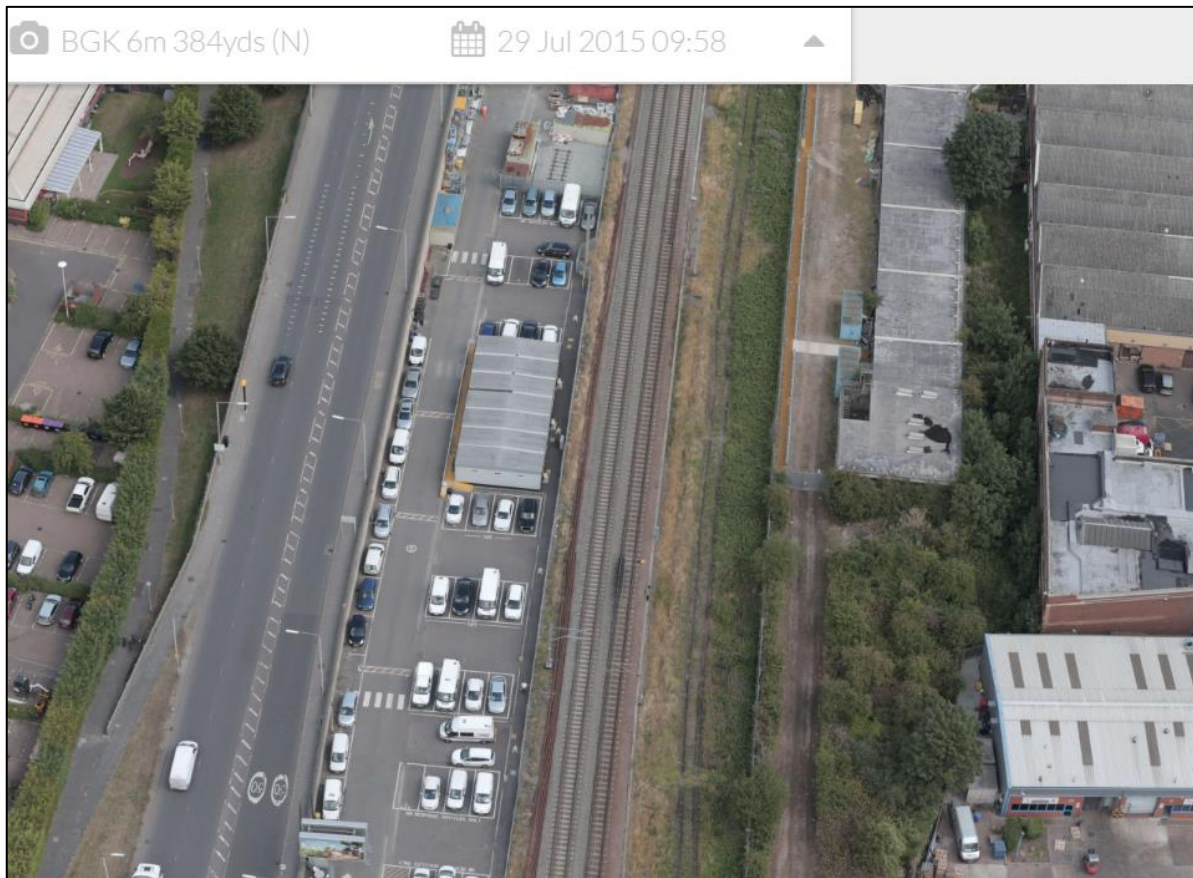


Southern part of Tottenham Hale MDU (*Facing North*) - Network Rail Route View (July 2015)

Figure 3: Aerial Photograph of the ('Centre') MDU Site and Surrounding Area – July 2015



'Centre' part of Tottenham Hale MDU (*Facing North*) - Network Rail Route View (July 2015)

Figure 4: Aerial Photograph of the (North) MDU Site and Surrounding Area – July 2015Northern part of Tottenham Hale MDU (*Facing North*) - Network Rail Route View (July 2015)

For additional, annotated, aerial photographs and plans of the site please refer to the ‘supporting documents’, which have been submitted as part of this application.

Description of Proposal

The project is for the installation of an MDU building extension, office building replacement with new modular office building, and removal of MOM building to improve railway services in Tottenham and London.

The MDU proposed works are as follows:

- Installation of a 9m x 9.8m extension of existing MDU modular building
- Installation of a 30m x 9.6m new modular office building (to replace existing S&T building)
 - The proposed colour is grey, which is a traditional colour for railway buildings across the network, and in keeping with existing MDU buildings.
- The structure will include:
 - Fire alarm design,
 - Water supply connection,

- Plumbing design to existing MDU assets,
- Electrical loadings and connection to UKPN supply,
- Electrical and lighting layouts (inc. emergency lighting)
- CCTV
- Solar panels
- Air conditioning
- External staircase and accessibility ramp
- The overall capacity of the proposed development has been designed to accommodate operatives plus an additional 20 % spare capacity.
- Removal of the existing MOM building (I.e., building to the North), to be replaced with new car parking provision – Approximately 9 new parking spaces.

The designs for the MDU will be in accordance with Category II of NR/L3/CIV003.

- All works are to be undertaken with minimal disruption to local business, passengers, NR & train operator operations and infrastructure whilst the railway remains operational (except for any possessions or other exceptional and pre-agreed circumstances).
- The proposals will be carried out in the boundary of the NR land.
- The proposed works are currently programmed to commence in October 2022.
- The proposed construction compound will be situated adjacent to the application site and is therefore permitted under Part 4 Class A (temporary buildings and structures).

Figure 4: Proposed MDU Extension Building Arrangement Plan

(Not-to-Scale)

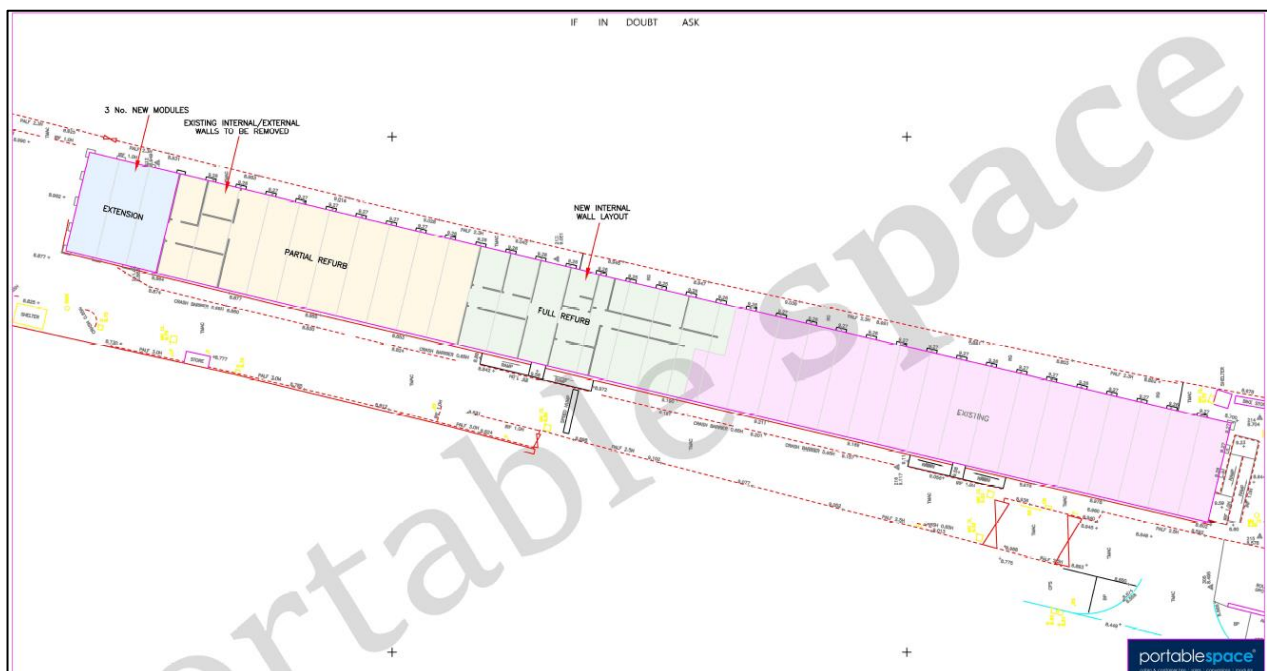


Figure 5: Proposed MDU New Modular Office Floor Arrangement Plan (Not-to-Scale)

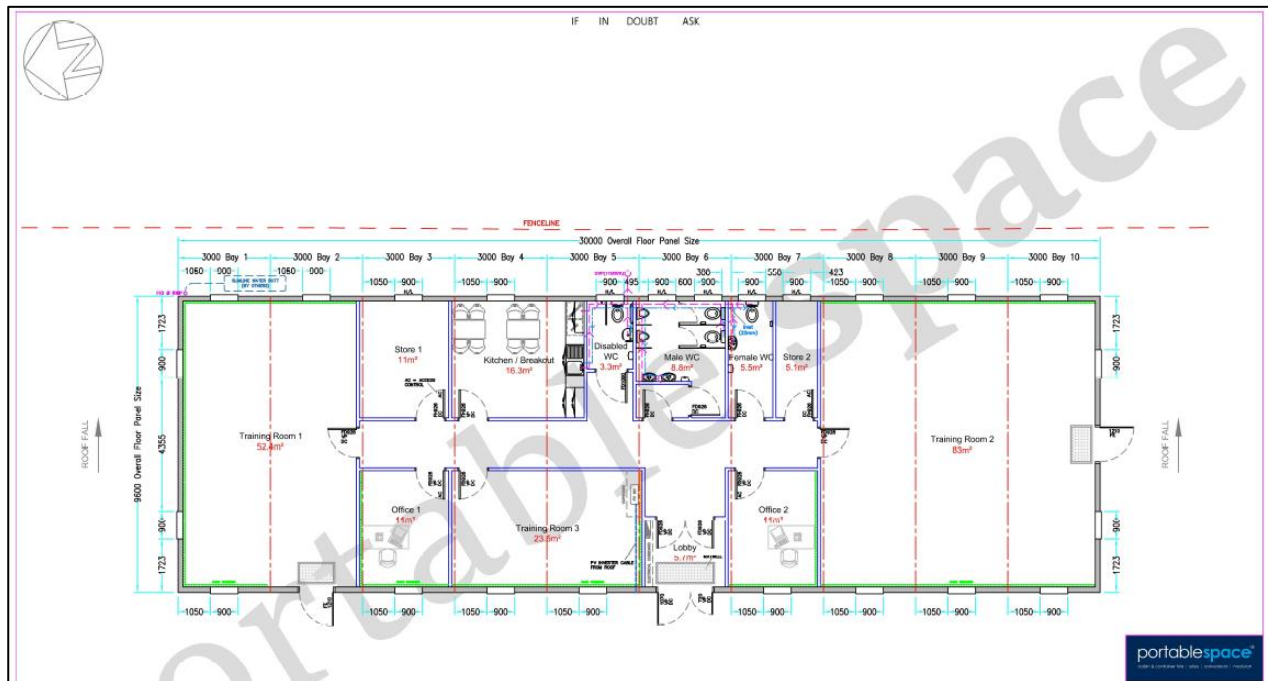


Figure 6: Proposed MDU Extension Section Plan (Not-to-Scale)

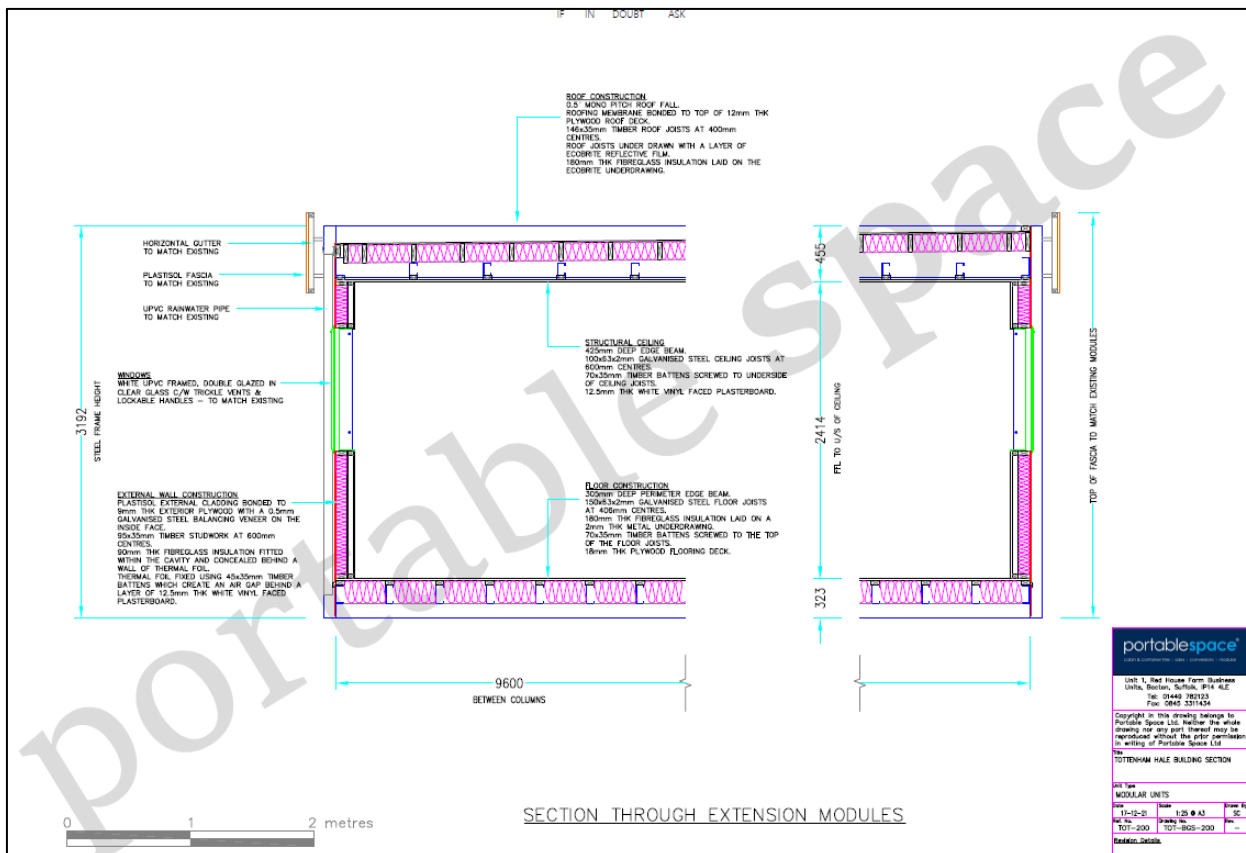


Figure 7: Proposed MDU New Modular Office Building Section Plan

(Not-to-Scale)

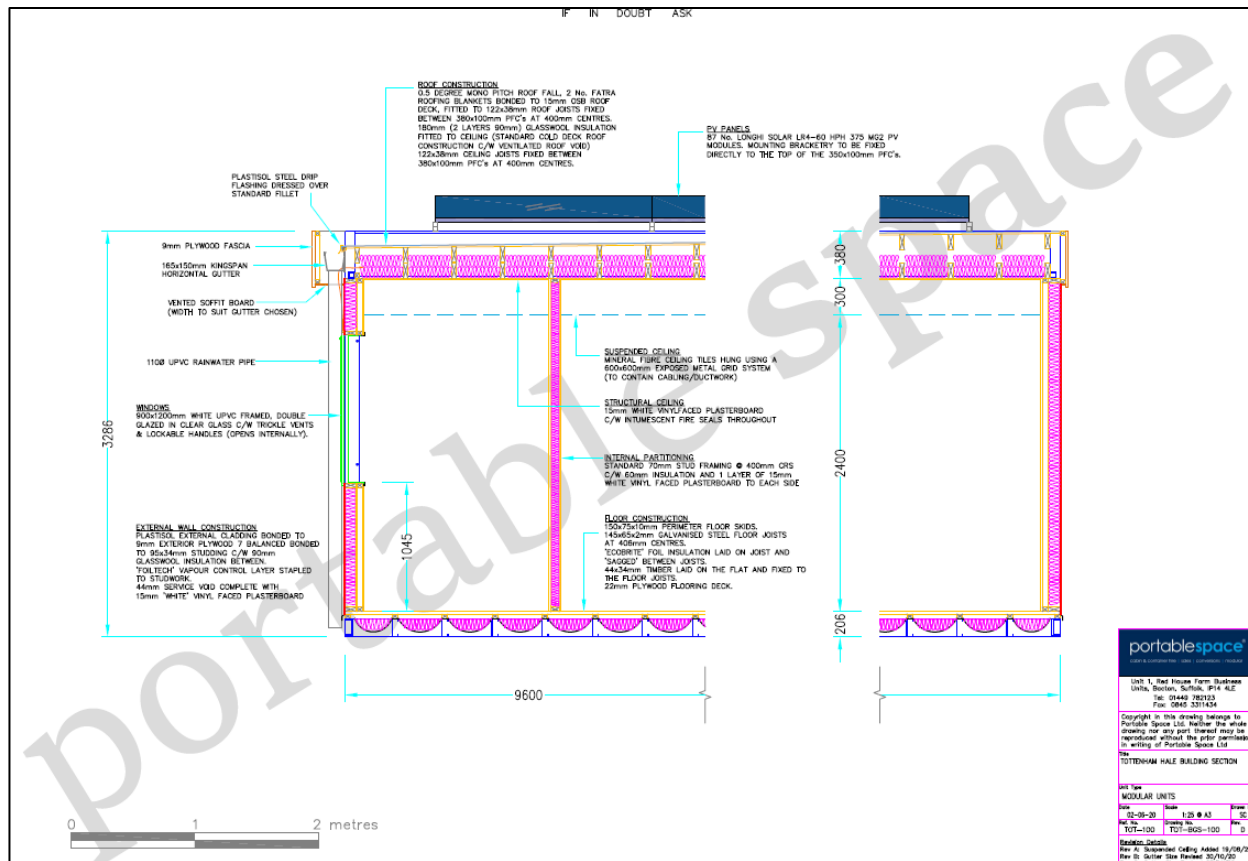
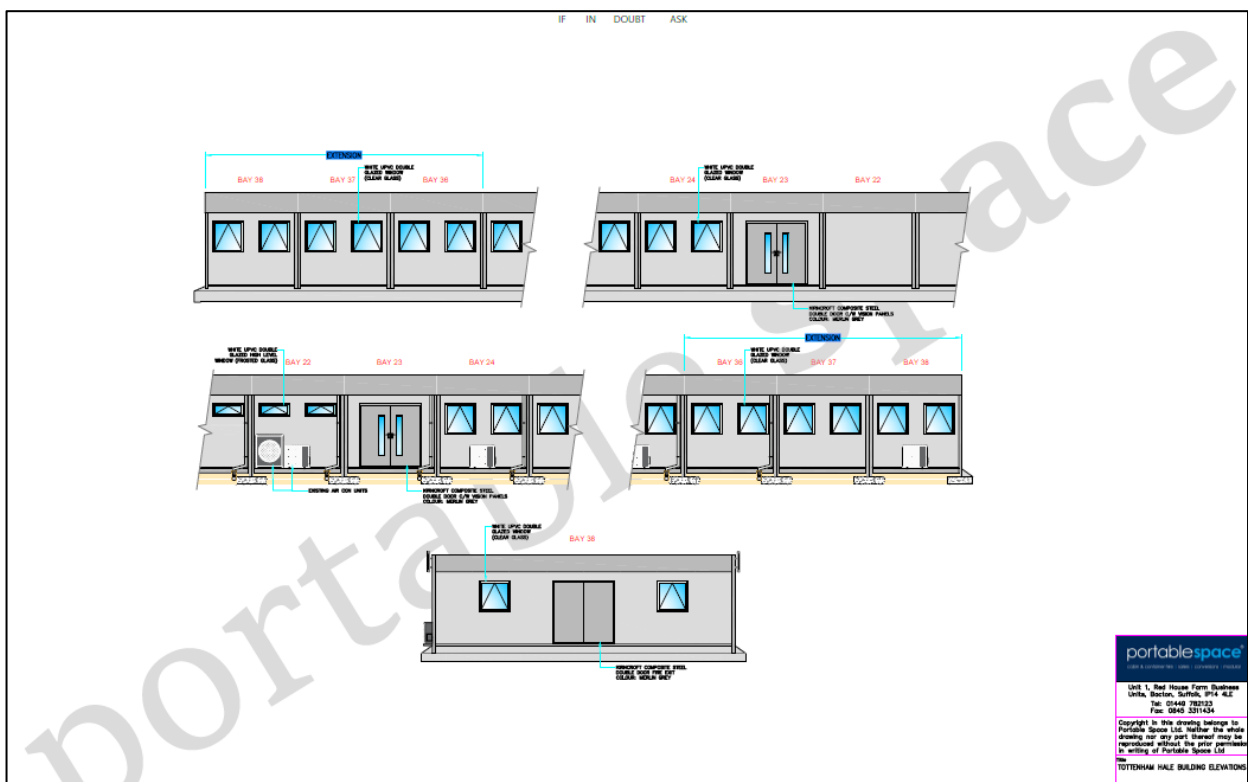


Figure 8: Proposed MDU Building Extension Elevation Plan (Not-to-Scale)



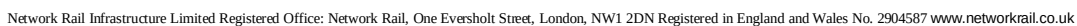
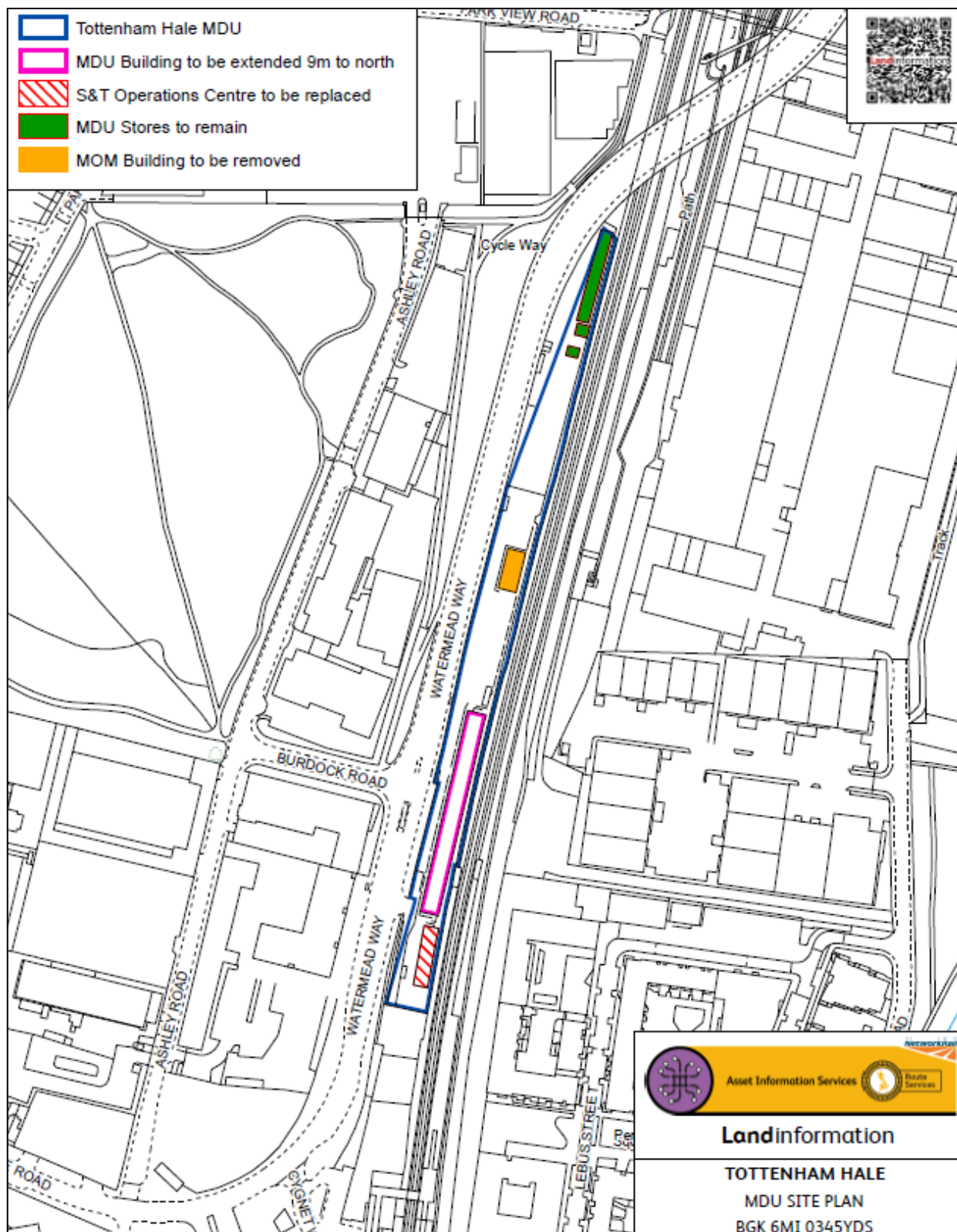


Figure 10: Existing and Proposed Site Arrangement Plan (Not-to-Scale)



For more information in relation to the proposed works please refer to the supporting documents, plans and drawings that have been submitted as part of this Prior Approval application.

Without Prejudice for Any Use of Part 8 of the GPDO (as Amended) 2018

Whilst the works described above are considered to be permitted development under part 8 of the GPDO, due to the context of the site and surrounding environment, it has been decided to submit a Part 18 application in relation to the works. This does not prejudice any use of Part 8 at this site or locality.

Part 18 of the GPDO (as Amended) 2018

The works described above comprise a railway operational development for which NR has statutory powers and planning permission is therefore granted by virtue of Part 18 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to development authorised by a local or private Act of Parliament.

The railway in this location was authorised by the various Acts set out below:

- Northern & Eastern Railway Act 1836
- North & Eastern Railway and Eastern Counties Railway Junction Act 1839

Section 31 of the Northern & Eastern Railway Act 1836 enlarges upon the works which may be carried out and this includes the power *“from Time to Time to alter, repair, or discontinue the before-mentioned Works, or any of them, and substitute others in their Stead, and generally to do and execute all other Matters and Things necessary or convenient for constructing, maintaining, altering, or repairing and using the said Railway and other Works by this Act authorized”*.

It is acknowledged that under condition A1 of Part 18, it is necessary for details to be submitted to London Borough of Haringey Council (LBHC) for Prior Approval to the design and siting of the proposed works. It should be noted however that under Condition A2, the Prior Approval cannot be refused unless LBHC are satisfied that the development ought to be and could reasonably be carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonably capable of modification so as to avoid such injury.

In relation to the first test, the location is required given the necessary upgrade proposal will be supporting the existing and adjacent MDU facilities in this location. The proposed site is an existing brownfield land next to the existing operational railway buildings, located in the Tottenham Hale Growth Area (Policy SP1).

It then turns on whether the proffered design has any adverse impact on the amenity of the neighbourhood. The building is not located in any conservation area or area of high landscape value. It will lie in an underused area of operational railway land. The buildings proposed are purpose-built structure to house necessary, supporting, MDU facilities. The development design will be similar in appearance to neighbouring operational railway buildings. The design will however, incorporate solar panel roofing to contribute towards wider sustainability targets.

It is therefore considered that the new supporting MDU building extension, the MOM building to be removed and the S&T office building to be replaced with new modular office building to the South would not by reason of design be detrimental to surrounding amenity.

Supporting Documents

I enclose herewith a copy of the following supporting material:

- Site Location Plan – ‘0128210 - Tottenham Hale revB’
- Site Arrangement Plan – ‘0153350 Tottenham Hale’

Tottenham Hale MDU Extension Building Proposal Drawings:

- MDU Existing and Proposed Building Layout Plan – TOT-TSP-200 Building Plan
- MDU Existing and Proposed Floor Arrangement Plan – TOT-GFL-200 Rev A - Ground Floor Layout
- MDU Existing and Proposed Foundation Plan – TOT-FNL-200 Rev A - Foundation Layout
- MDU Existing and Proposed Extension Elevation Plan – TOT-BGE-200 Rev A - Building Elevations
- MDU Proposed Section Plan – TOT-BGS-200 Building Section
- MDU Proposed External Works – 200466-CON-X-00-DR-C-3000-C2-Proposed Drainage & External Works – Sheet 1
- MDU Proposed External Works – 200466-CON-X-00-DR-C-3001-C1-Proposed Drainage & External Works – Sheet 2
- MDU Proposed Foundation – 200466-CON-X-00-DR-S-0001-C2-Proposed Foundation Layout
- MDU Proposed Typical Pavement - 200466-CON-X-00-DR-C-1300-C1-Typical Pavement Construction Detail

Tottenham Hale MDU New Modular Office Building Proposal Drawings:

- MDU Proposed Arrangement Plan – TOT-GFL-100 Rev F Ground Floor Layout
- MDU Proposed Elevations Plan – TOT-BGE-100 Rev F Building Elevations
- MDU Proposed Section Plan – TOT-BGS-100 Rev D Building Section
- MDU Proposed External Works Arrangement Plan – 200138-CON-X-00-DR-C-3000-C4-Proposed External Works General Arr
- MDU Existing Site and Proposed Site Clearance Plan – 200138-CON-X-00-DR-C-3001-C2-Site Clearance Plan
- MDU Proposed Traffic Access Plan – 200138-CON-X-00-DR-C-6000-P1-Proposed Vehicle Swept Path Analysis – Sheet 1
- MDU Proposed Traffic Access Plan – 200138-CON-X-00-DR-C-6001-P1-Proposed Vehicle Swept Path Analysis – Sheet 2
- MDU Proposed External Handrail Works Detail – f 200138-CON-X-XX-DR-C-1300-C2-External Works Details
- MDU Proposed Foundation Plan – 200138-CON-X-00-DR-S-0001-C3-Modular Units Foundation Layout

Site Photographs:

- Southern Part of Existing MDU Photograph – Tottenham Hale MDU - Route View 1 – 2015
- Northern Part of Existing MDU Photograph – Tottenham Hale MDU - Route View 2 – 2015
- 'Centre' Part of Existing MDU Photograph – Tottenham Hale MDU - Route View 3 – 2015
- Examples of Tottenham MDU Photographs:
 - 20220426_112312_resized_1
 - 20220426_112530_resized_1
- Example MDU Redevelopment Photographs:
 - The installations may vary from the example photographs, for example the colour(s):
 - 2017-08-23-PHOTO-00000012
 - 2017-08-23-PHOTO-00000011
 - 2017-08-23-PHOTO-00000009

To confirm that you accept the proposed development under Part 18, Schedule 2 of the GPDO, please kindly issue a decision notice or letter stating that 'prior approval' has been granted for our records in accordance with statutory timescales.

Please contact me on the 07734 648 158 or, email me at David.Brierley1@networkrail.co.uk if you have any queries on this matter or require any further information.

Yours Sincerely,

David Brierley
Town Planner