

Planning Services,
Haringey Borough Council,
River Park House,
225 High Road,
Haringey,
N22 8HQ.

28th September, 2022

Dear Sir/Madam,

Re: Land Adjacent to 1 Lealand Road, N15
Non-material amendment (Section 96A) pursuant application HGY/2020/2393 – Redevelopment of vacant site to provide a small block of 3 residential units with associated amenity space, landscaping, refuse/recycling and cycle storage facilities.

I write to submit a non-material amendment application (Section 96A) pursuant to the above planning approval for the erection of 3 flats at the Land Adjacent to 1 Lealand Road, N15. This application seeks approval of alterations to the design to meet the requirements of the building regulations. The proposed amendments are scheduled below:

- Removal of the door leading from the ground floor stair core into the cycle store as shown on approved drawing PL1200 Rev E.
- Addition of a new cycle store door accessed via the pathway to the east of the building as shown on drawing 20.41-211 Rev F and 20.41-216 Rev B.
- The proposal in approved drawing PL1200 Rev E does not comply with Building Regulations as the cycle store is accessed directly from the ground floor stair core where the stair core is the common means of escape. Please see below the relevant extract from Building Regulations Approved Document B:

Small single stair buildings

3.28 For some low rise buildings, the provisions in paragraphs 3.26 and 3.27 may be modified and the use of a single stair, protected in accordance with Diagram 3.9, may be permitted where all of the following apply.

- a. The top storey of the building is a maximum of 11m above ground level.
- b. No more than three storeys are above the ground storey.
- c. The stair does not connect to a covered car park, unless the car park is open sided (as defined in Section 11 of Approved Document B Volume 2).

28 Approved Document B Volume 1, 2019 edition

Building Regulations 2010

ONLINE VERSION

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B1

- d. The stair does not serve offices, stores or other ancillary accommodation. If it does, they should be separated from the stair by a protected lobby or protected corridor (minimum REI 30) with a minimum 0.4m² of permanent ventilation, or be protected from the ingress of smoke by a mechanical smoke control system.

NFC Homes

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Subject to contract unless otherwise stated.



Approved Document B can be accessed via the following link:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937931/ADB_Vol1_Dwellings_2019_edition_inc_2020_amendments.pdf

- Revised drawings 20.41-211 Rev F and 20.41-216 B provide an improved and Building Regulations compliant proposal without materially affecting the scheme.

We therefore provide the following information for your consideration:

- Application forms.
- Drawings 20.41-211 Rev F and 20.41-216 B
- Application fee of £234 (paid through the Planning Portal).

We trust that the above can be considered as non-material amendments to the extant consent.

Should you have any queries regarding this application, please do not hesitate to contact me on 020 3170 5851, 07841 024 603 or ssutherland@nfchomes.co.uk.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S. Sutherland'.

Sandy Sutherland,
Director,
NFC Homes Limited
Co. Reg. No. 06801351

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