

Planning Statement for the Discharge of Conditions 3, 4, 5 & 6

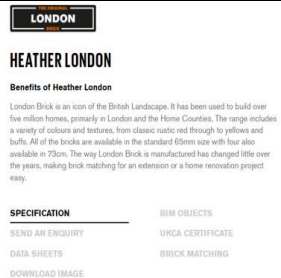
Application Number: HGY/2022/0979

HILLSIDE, 74 COUCH HILL, LONDON, N8 8DN

Pre-commencement and occupational planning Conditions:

CONDITION 3 – External Materials

Please see schedule of all external materials:

Area	Material	Description
Walls	Brick façade to match existing building. Description: Brick slips Supplier: Elastolith/ EWI Pro or Webber	 
Flat Roof and Trims	GRP Description: Glass reinforced plastic – with anti-slip crushed slate grip Supplier: Cure It Merchant: Lawsons Group	
Facade	Render Finish Supplier: Parex Installer: Bets Spray Renders	Pre-coloured Rendered between windows Off White finish
Windows	PVC – Slim line Flush casement Supplier: VEKA Manufacturer: Glazerite	White frame colour to match existing Clear glass, openable
Sliding Doors	PVC – VEKA Imagine Range Patio Sliding doors Manufacturer - Glazerite	White frame to match windows
Balcony Railings	Balcony Railings 1.1 height / black Supplier: Strong Weld	Black railings Square spindle Rectangular posts
Guttering	Black PVC Manufacturer: FloPlast	Black PVC external downpipe

CONDITION 4 – Construction Method statement

Please find *attached* the Construction Method Statement (CTMP) for Hillside application HGY/2022/0979. The works are being done in conjunction with the on-going roof top works which already provide site provision for operatives and material storage.

CONDITION 5 – Cycle Parking

The main development which includes the roof top flats (HGY/2021/1971) is providing provision for x10 long stay cycle spaces. These are being provided for with a new covered and secure parking facility at the rear of the property. Please see drawing **0082-A-0103 Fig.1**

This is a timber construction with timber fence panels to be in keeping with the surroundings. It will have a felt roof and a coded door entrance. The **x2** additional spaces for the flat at the rear addition have been added to the new facility to make a total of x12 long stay spaces provided.

CONDITION 6 – Refuse and Recycling

The existing covered bin store is right by the roadside entrance to site. This presents the best location for rubbish collection on Tuesdays when the truck parks on the roadside and the wheelie bins are wheeled round to the truck

In line with Policy DM4 under the development plan it is proposed to add an additional: x2 general waste bins and x2 recycling bins to provide for the roof top flats including the rear addition.

The bin store currently houses x4 general waste of 360 litres and 3 recycling 360 litres bins.

This is a 40% increase in capacity. As per marked drawing 0082-A-0103 the bin store will be extended 2.6m with the addition of a second wide door for access.

All additional flats will provide in-built bin storage within the flats.