

11 October 2022

Original Planning Ref: HGY/2018/2223

London Borough of Haringey Council
225 High Road
Wood Green
London
N22 8HQ

Dear Sir/Madam

Re: Plot C – Welbourne, Tottenham Hale Central Development, Haringey. Non-material amendment application for the addition of a plant enclosure to the ground floor, West elevation and external louvres to 3 windows to the ground and first floor, East elevation.

We submit this application for a non-material amendment to the development referenced above in relation to the fit out works for the proposed Health Centre located on the Ground & First Floor of Block B & C of the Welbourne site.

The first part of this application concerns the addition of a plant enclosure to the West Elevation, facing Monument Way. The enclosure will house plant equipment required to provide heating, cooling and fresh air to the health centre so that it may comply with Department of Health Guidance. It will be made from polyester powder coated metal louvres, fixed to steel posts and with double doors for maintenance access to the North side. The RAL colour of the enclosure will match the window frames and louvres to the rest of the building.

The final location of the enclosure was selected after considering several possible locations across the site. The first area identified was the covered car park area to the ground floor, however it was determined that this would not give sufficient air flow for the ventilation equipment to work properly.

The podium area above the Car Park was then considered but again dismissed. This option would have taken away amenity space for the residential occupants and created issues relating to access and maintenance. Furthermore, the additional loading from the plant equipment on the slab would have exceeded its design capacity.

The roof of the Block was also considered and again rejected due to issues relating to access and maintenance of the equipment, and the lack of an acceptable ductwork route through the building. There may also have been an issue relating to the additional loading of the plant equipment on the roof slab.

The next area considered was to the West end of the building at the Ground Floor, with two possible locations identified. The first was to locate the enclosure away from the building on the other side of the cycle path, however this would have necessitated digging trenches, laying ducts, and making good the area of the works. The final location, which is the subject of this NMA application, is to the building's West elevation. It was decided that this was the best option, overcoming the various challenges of the other locations described above.

The second part of this application concerns the addition of external louvres to 3 windows to the building's East Elevation, facing Park View Road. These are part of the mechanical and electrical services strategy for the Health Centre and provide ventilation to rooms on the Ground & First Floor.

To fit with the overall design intent of the building, their position will match the external louvres to the rest of the building, and they will have a RAL colour to match the window frames and louvres to the rest of the building.

Details of the proposed locations and dimensions of the plant enclosure and external louvres are captured on the drawings submitted as part of this NMA application. Should any further information be needed please do not hesitate to contact us.

Yours sincerely,

Joe Hicks

For and on behalf of Murphy Philipps Associates LLP