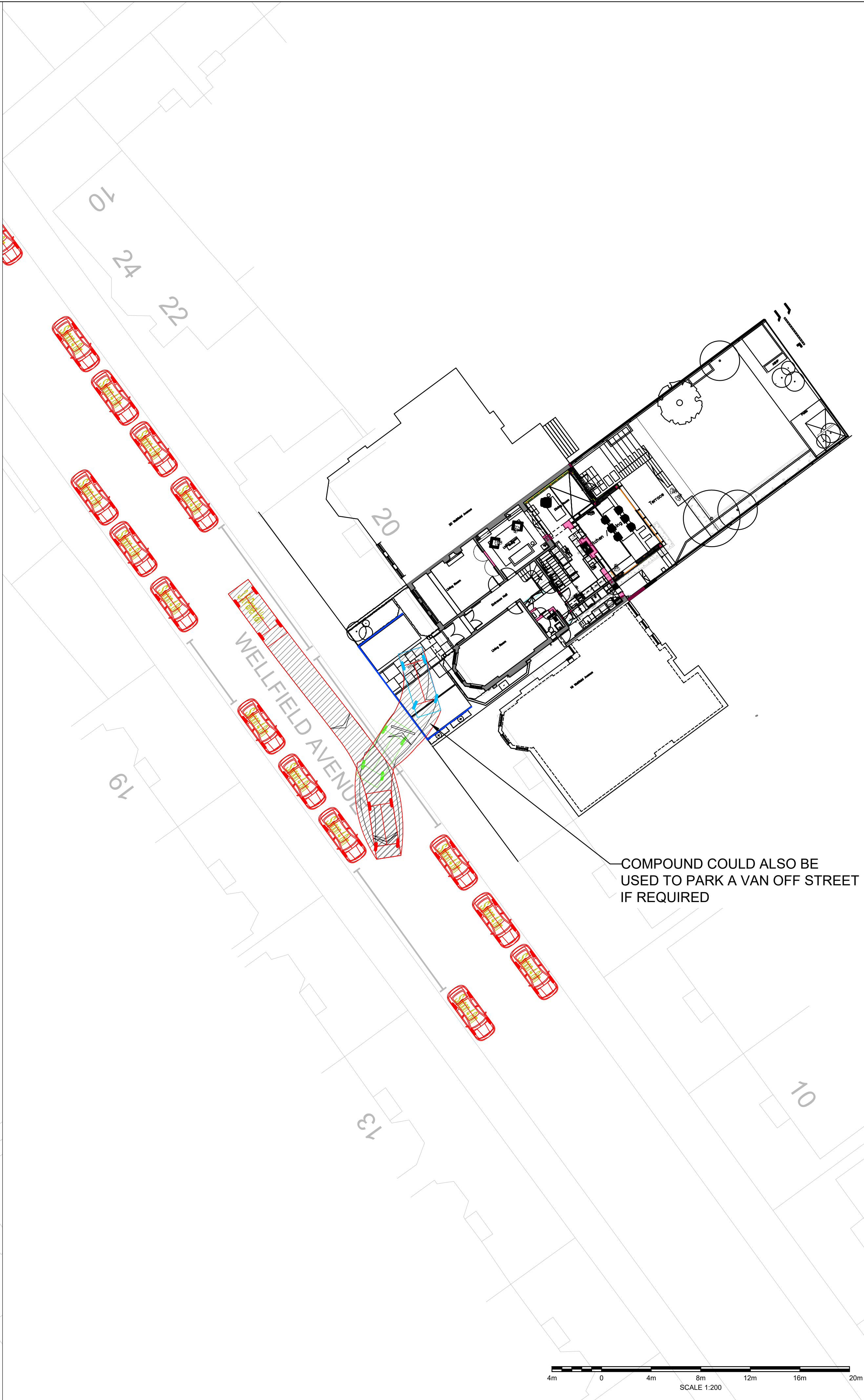
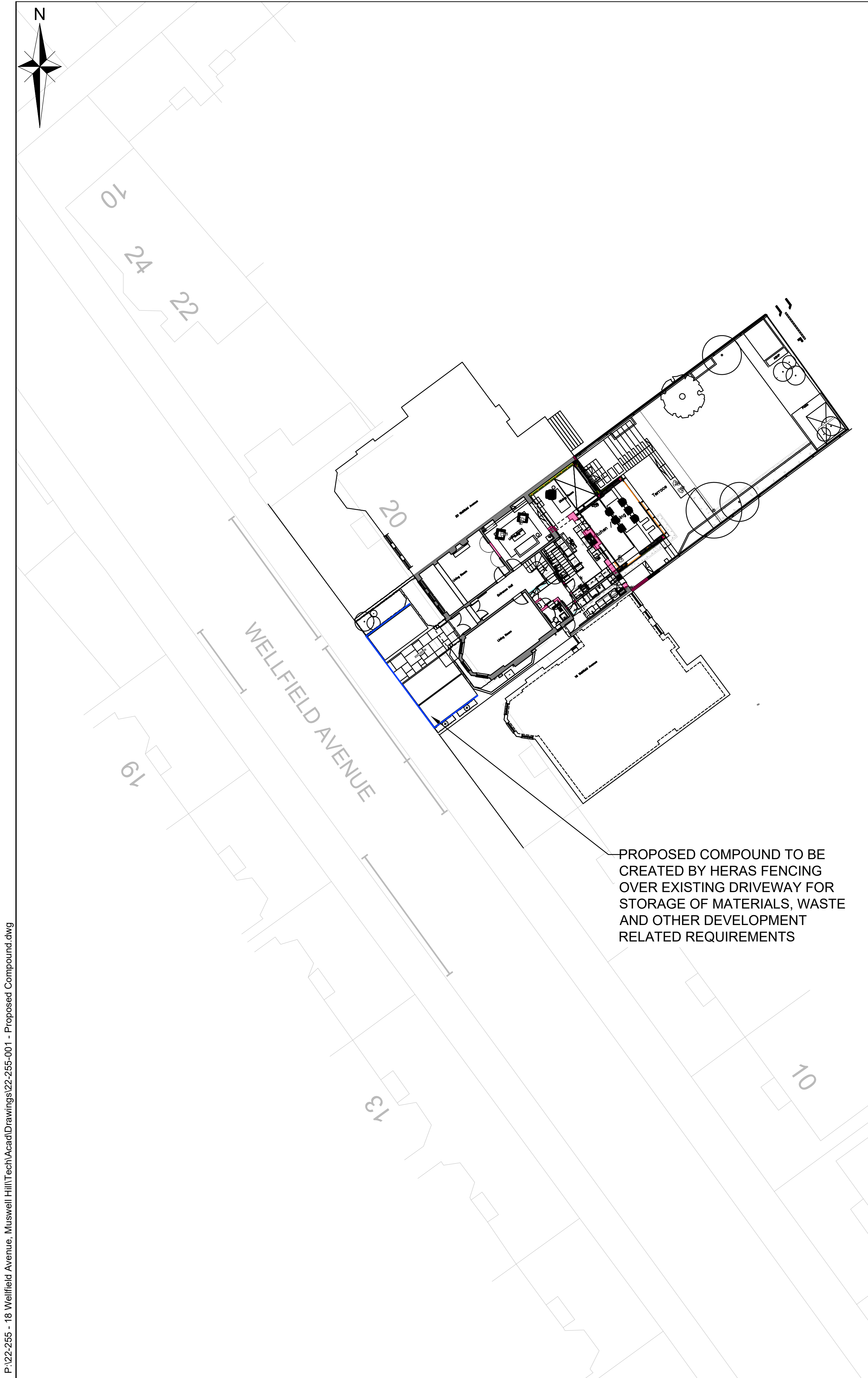


DRAWINGS

P:\22-255 - 18 Wellfield Avenue, Muswell Hill\Tech Acad\Drawings\22-255-001 - Proposed Compound.dwg



NOTES

KEY

— PROPOSED COMPOUND

SWEPT PATH ANALYSIS IS BASED ON THE FOLLOWING VEHICLES

3.5t Panel Van	5.339m
Overall Length	1.986m
Overall Width	2.565m
Overall Body Height	0.338m
Min Body Ground Clearance	1.986m
Track Width	4.00s
Lock to lock time	6.400m
Kerb to Kerb Turning Radius	

Rev	Amendments	Dm	Chk	App	Date

18-21 Morley Street,
London,
SE1 7QZ

Telephone: 02076 202444
Fax: 02076 201168
E: info@odysseyconsult.co.uk
W: www.odysseyconsult.co.uk

Job Title

18 WELLFIELD AVENUE
MUSWELL HILL

Drawing Title

PROPOSED BUILDING
COMPOUND

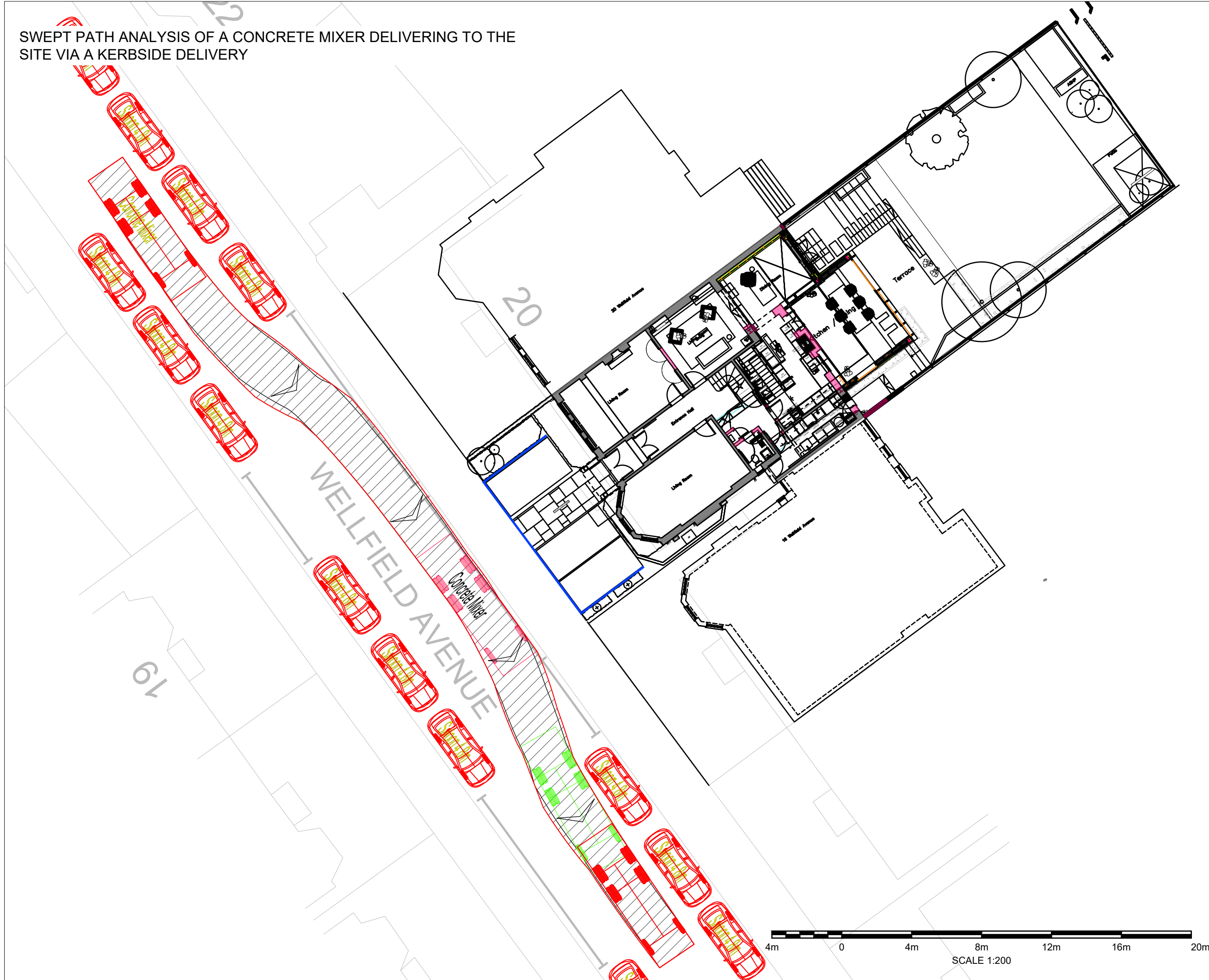
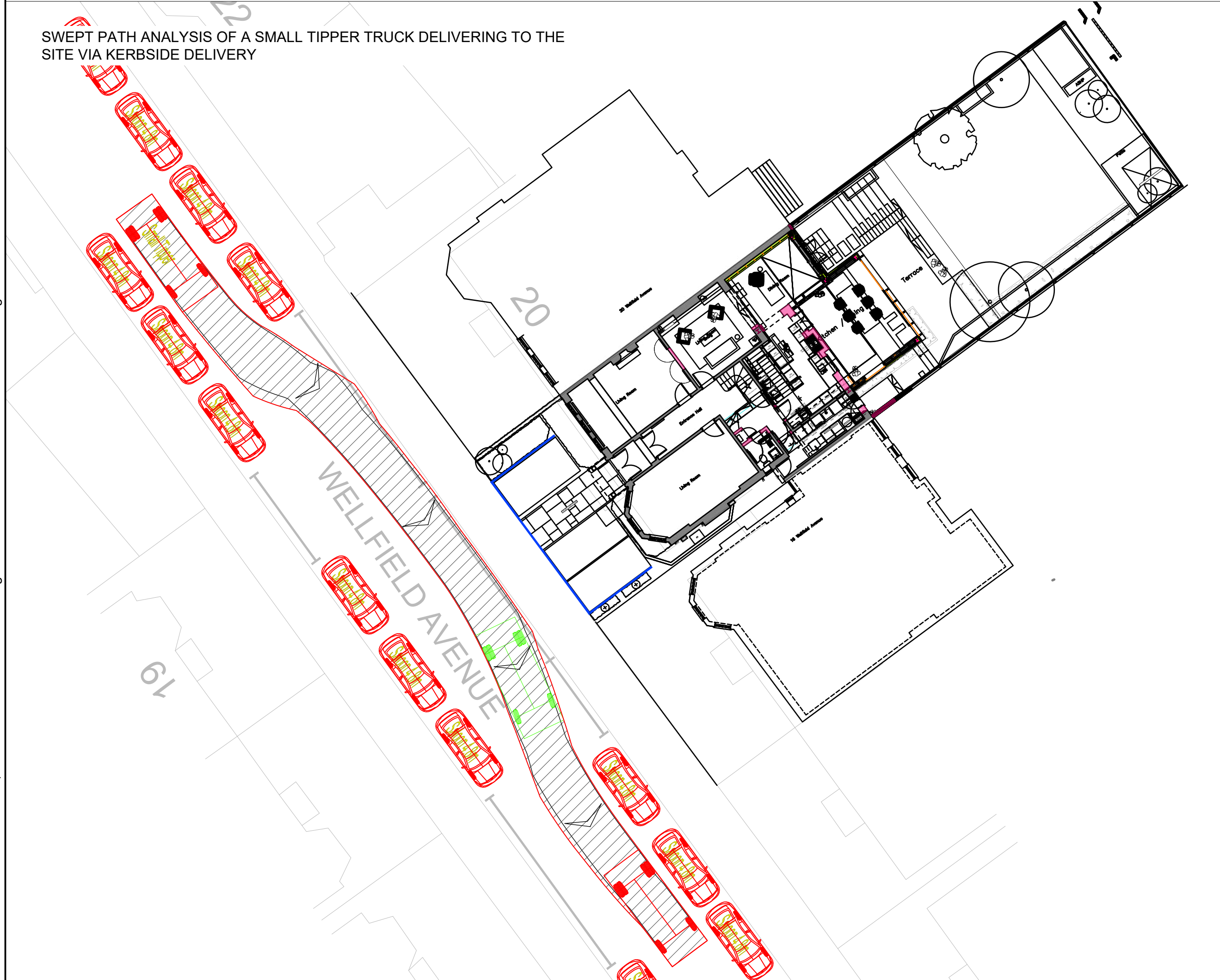
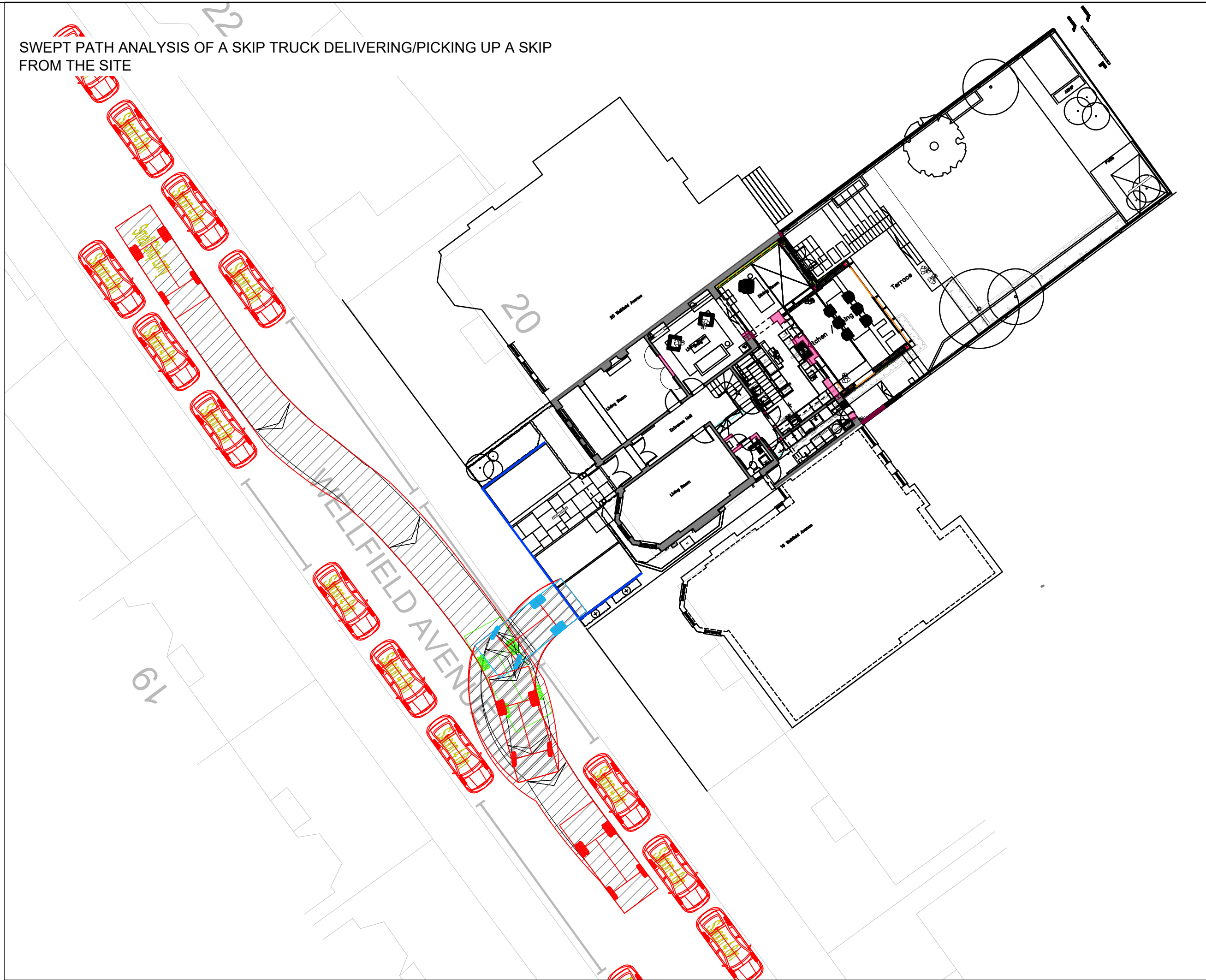
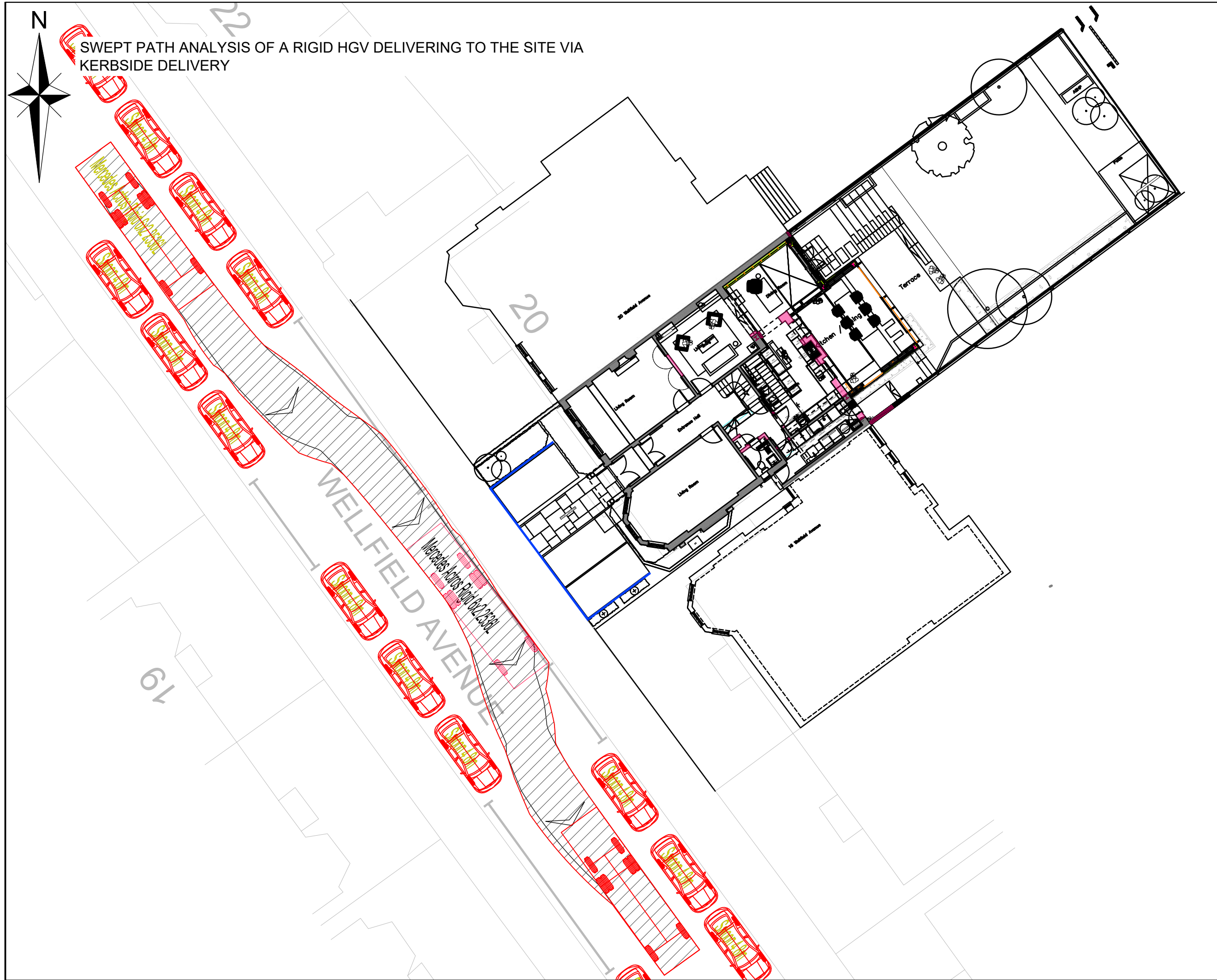
Client

GEOFFREY MARGOLIS C/O SPOT
PROPERTY LIMITED

Scale	Date	Designed
1:200 @A1	NOV' 22	BEB
Drawn	Checked	Approved
BEB	TN	MJB

Job No	Drawing No	Rev
22-255	22-255-001	-

P:\22-255 - 18 Wellfield Avenue, Muswell Hill\Tech\Acad\Drawings\22-255-002 - Construction Vehicle SPA.dwg



NOTES

KEY

PROPOSED COMPOUND

SWEPT PATH ANALYSIS IS BASED ON THE FOLLOWING VEHICLES

Mercedes Actros Rigid 6x2 2536L

Overall Length	10.100m
Overall Width	2.494m
Overall Body Height	3.450m
Min Body Ground Clearance	0.200m
Max Track Width	2.494m
Lock to lock time	5.00s
Wall to Wall Turning Radius	10.100m

Small Skip Lorry

Overall Length	6.265m
Overall Width	2.390m
Overall Body Height	3.650m
Min Body Ground Clearance	0.396m
Max Track Width	2.435m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	6.340m

Small Tipper

Overall Length	6.528m
Overall Width	2.500m
Overall Body Height	2.877m
Min Body Ground Clearance	0.327m
Track Width	2.393m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	7.850m

Concrete Mixer

Overall Length	8.360m
Overall Width	2.390m
Overall Body Height	4.027m
Min Body Ground Clearance	0.358m
Max Track Width	2.413m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	8.210m

Rev	Amendments	Dm	Chk	App	Date

ODYSSEY

18-21 Morley Street,
London,
SE1 7QZ

Telephone: 02076 202444
Fax: 02076 201168
E: info@odysseyconsult.co.uk
W: www.odysseyconsult.co.uk

Job Title

**18 WELLFIELD AVENUE
MUSWELL HILL**

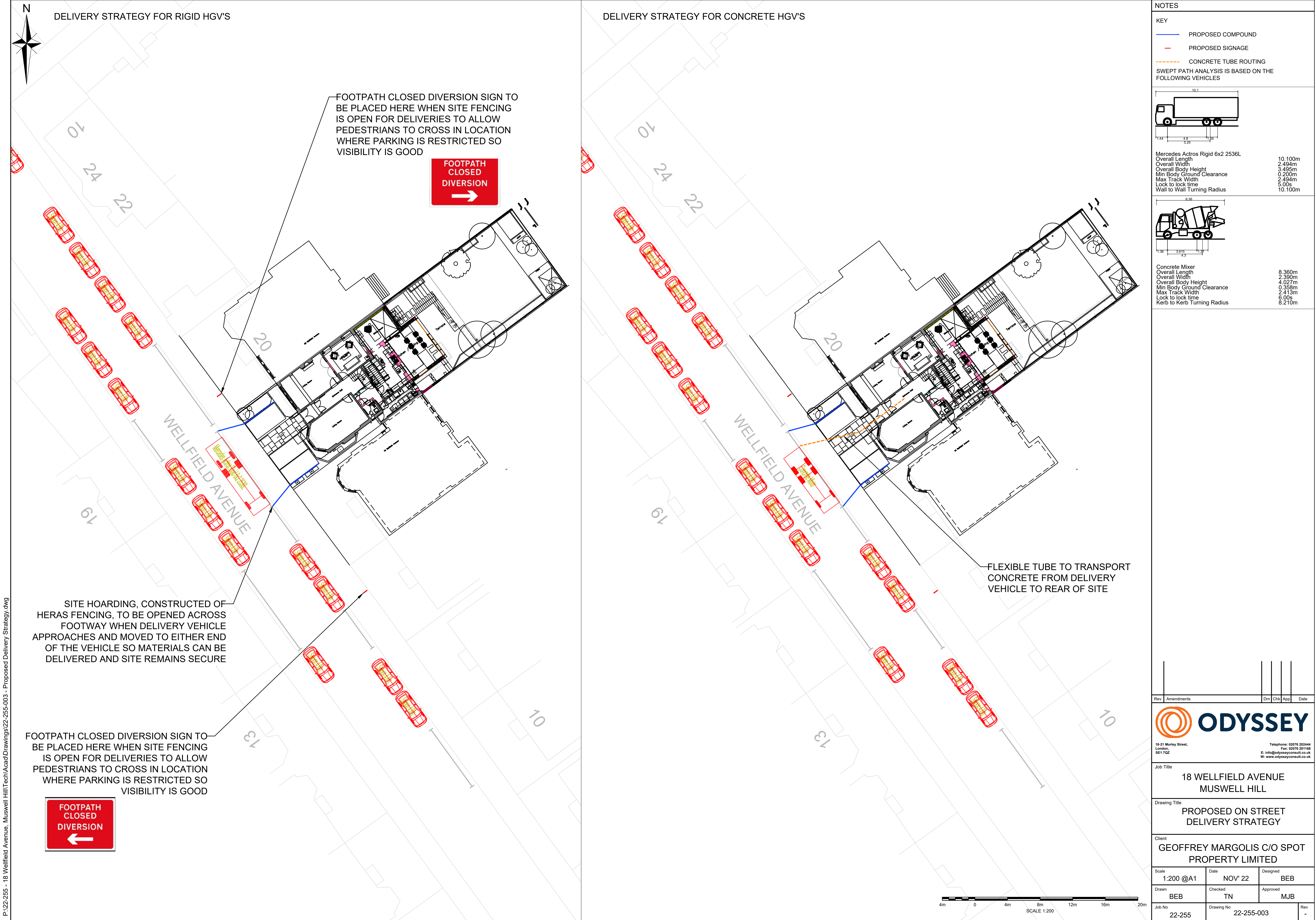
Drawing Title

**SWEPT PATH ANALYSIS OF
VARIOUS CONSTRUCTION VEHICLES**

Client

**GEOFFREY MARGOLIS C/O SPOT
PROPERTY LIMITED**

Scale	Date	Designed
1:200 @A1	NOV' 22	BEB
Drawn	Checked	Approved
BEB	TN	MJB
Job No	Drawing No	Rev
22-255	22-255-002	-



DELIVERY STRATEGY FOR RIGID HGV'S

DELIVERY STRATEGY FOR CONCRETE HGV'S

NOTES

KEY

- PROPOSED COMPOUND
- PROPOSED SIGNAGE
- CONCRETE TUBE ROUTING

SWEPT PATH ANALYSIS IS BASED ON THE FOLLOWING VEHICLES

Mercedes Actros Rigid 6x2 2536L

Overall Length	10.100m
Overall Width	2.494m
Overall Body Height	3.495m
Min Body Ground Clearance	0.200m
Max Track Width	2.494m
Lock to lock time	5.00s
Wall to Wall Turning Radius	10.100m

Concrete Mixer

Overall Length	8.360m
Overall Width	2.390m
Overall Body Height	4.027m
Min Body Ground Clearance	0.358m
Max Track Width	2.413m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	8.210m

Rev	Amendments	Dm	Chk	Appr	Date
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ODYSSEY

18-21 Morley Street,
London,
SE1 7QZ

Telephone: 02076 202444
Fax: 02076 201168
E: info@odysseyconsult.co.uk
W: www.odysseyconsult.co.uk

Job Title

18 WELLFIELD AVENUE
MUSWELL HILL

Drawing Title

PROPOSED ON STREET
DELIVERY STRATEGY

Client

GEOFFREY MARGOLIS C/O SPOT
PROPERTY LIMITED

Scale	Date	Designed
1:200 @A1	NOV' 22	BEB
Drawn	Checked	Approved
BEB	TN	MJB
Job No	Drawing No	Rev
22-255	22-255-003	-

APPENDIX A

Planning Consent Decision Notice

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Ms Georgina Ward
Hannah Lawson Studio
199 Well Street
London
E9 6QU

On behalf of
Mr Geoffrey Margolis
18 Wellfield Avenue
London
N10 2EA

Planning Application Reference No. HGY/2022/1100

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: 18 Wellfield Avenue, N10

Proposal: Demolition of the existing conservatory, erection of a new single-storey rear extension including the creation of a basement and associated landscape works, the reinstatement of the front porch and the replacement of existing PVC windows with double glazed timber windows to the rear.

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 25/03/2022 and drawing numbers: 422-HLS-DR-A-EE-E Rev.00; 422-HLS-DR-A-EP-00 Rev.00; 422-HLS-DR-A-EP-01 Rev.00; 422-HLS-DR-A-EP-02 Rev.00; 422-HLS-DR-A-EP-Location Rev.00; 422-HLS-DR-A-EP-RF Rev.00; 422-HLS-DR-A-EP-Site Rev.00; 422-HLS-DR-A-ES-AA Rev.00; 422-HLS-DR-A-ES-BB Rev.00; 422-HLS-DR-A-ES-CC Rev.00; 422-HLS-DR-A-PS-E Rev.00; 422-HLS-DR-A-PP-00 Rev.00; 422-HLS-DR-A-PP-01 Rev.00; 422-HLS-DR-A-PP-02 Rev.00; 422-HLS-DR-A-PP-LG Rev.00; 422-HLS-DR-A-PP-RF Rev.00; 422-HLS-DR-A-PP-Site Rev.00; 422-HLS-DR-A-PS-AA Rev.00; 422-HLS-DR-A-PS-BB Rev.00; 422-HLS-DR-A-PS-CC Rev.00; Design and Access statement -dated -March 2022 Revision 00; Heritage and Conservation Statement - dated -March 2022 Revision 00; Stage 2 Technical Daylight, Sunlight and Overshadowing Report -Ref: DS02-P2022-0176-10-03-2022-1; J21356 - 18 Wellfield Avenue - BIA - Part 2; J21356 - 18 Wellfield Avenue - BIA - Part 3; Structural Report Ref: SDS997 - Date 08/03/2022; Revision 1;

SEE SCHEDULE OF CONDITIONS ATTACHED

22/08/2022



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

HGY/2022/1100

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos (422-HLS-DR-A-EE-E Rev.00; 422-HLS-DR-A-EP-00 Rev.00; 422-HLS-DR-A-EP-01 Rev.00; 422-HLS-DR-A-EP-02 Rev.00; 422-HLS-DR-A-EP-Location Rev.00; 422-HLS-DR-A-EP-RF Rev.00; 422-HLS-DR-A-EP-Site Rev.00; 422-HLS-DR-A-ES-AA Rev.00; 422-HLS-DR-A-ES-BB Rev.00; 422-HLS-DR-A-ES-CC Rev.00; 422-HLS-DR-A-PS-E Rev.00; 422-HLS-DR-A-PP-00, 422-HLS-DR-A-PP-01 Rev.00; 422-HLS-DR-A-PP-02 Rev.00; 422-HLS-DR-A-PP-LG Rev.00; 422-HLS-DR-A-PP-RF Rev.00; 422-HLS-DR-A-PP-Site Rev.00; 422-HLS-DR-A-PS-AA Rev.00; 422-HLS-DR-A-PS-BB Rev.00; 422-HLS-DR-A-PS-CC Rev.00; Design and Access statement -dated -March 2022 Revision 00; Heritage and Conservation Statement - dated -March 2022 Revision 00; Stage 2 Technical Daylight, Sunlight and Overshadowing Report -Ref: DS02-P2022-0176-10-03-2022-1; J21356 - 18 Wellfield Avenue - BIA - Part 2; J21356 - 18 Wellfield Avenue - BIA - Part 3; Structural Report Ref: SDS997 - Date 08/03/2022; Revision 1). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

5. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management 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:

have 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.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

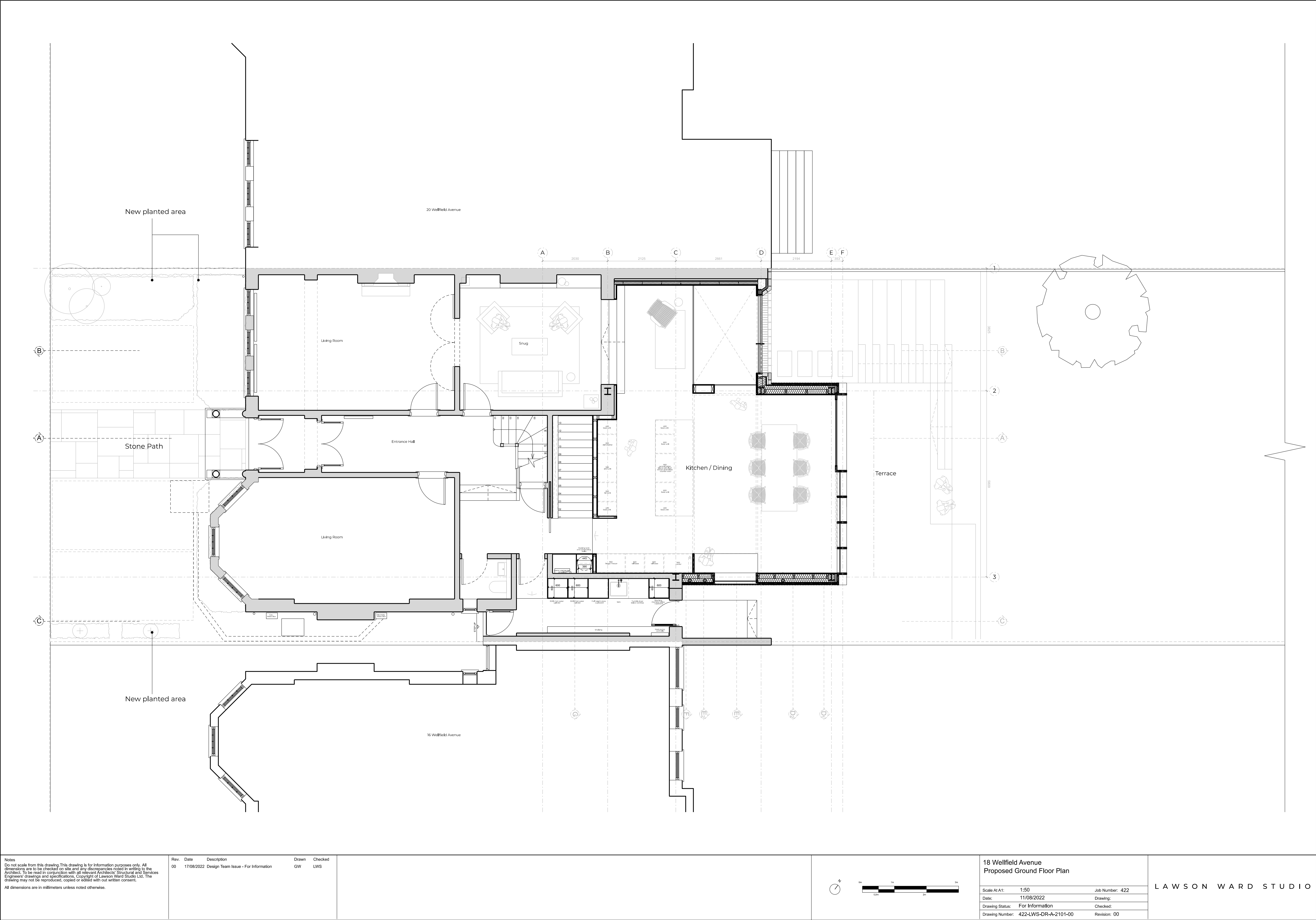
22/08/2022

A handwritten signature in black ink that reads "Robbie McNaugher".

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

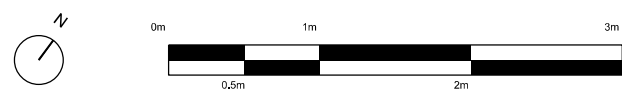
APPENDIX B

Proposed Site Layout



Notes
Do not scale from this drawing. This drawing is for information purposes only. All dimensions are to be checked on site and any discrepancies noted in writing to the Architect. To be read in conjunction with all relevant Architects' Structural and Services Engineers' drawings and specifications. Copyright of Lawson Ward Studio Ltd. The drawing may not be reproduced, copied or edited without written consent.
All dimensions are in millimeters unless noted otherwise.

Rev.	Date	Description	Drawn	Checked
00	17/08/2022	Design Team Issue - For Information	GW	LWS



18 Wellfield Avenue
Proposed Ground Floor Plan

Scale At A1:	1:50	Job Number:	422
Date:	11/08/2022	Drawing:	
Drawing Status:	For Information	Checked:	
Drawing Number:	422-LWS-DR-A-2101-00	Revision:	00

LAWSON WARD STUDIO