

Mr John McRory
Planning Service
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ

Date: 16 September 2022
Our ref: 65403/01/MS/PN/
Your ref: Edmansons Close

Dear Mr McRory

FULL PLANNING APPLICATION AND APPLICATION FOR LISTED BUILDING CONSENT

EDMANSONS CLOSE, BRUCE GROVE, TOTTENHAM, N17 6XD

Please find enclosed an application instructed by The Drapers' Almshouse Charity/ The Drapers' Company for the following:

"Demolition of existing laundry building and 1970s infill building; alterations and extensions to 44 existing almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping; improvements to access; car parking; and ancillary development thereto."

The application seeks full planning permission and listed building consent for the above mentioned works. The application has been submitted via the Planning Portal (ref. PP-11534450) and comprises:

- 1 Full Planning and listed building consent Application Form (PP-11534450);
- 2 CIL Additional Information Form;
- 3 Existing and proposed floorplans, elevations and sections, including Drawing Schedule, prepared by D+B Studios;
- 4 Structural Survey by Price and Myers;
- 5 Planning Statement, by Lichfields;
- 6 Design and Access Statement, including CGIs and verified views prepared by D+B Studios;
- 7 Site Waste Management Plan, included within DAS, prepared by D+B Studios;

- 8 Lighting Assessment details, included within DAS, prepared by D+B Studios;
- 9 Heritage Statement, prepared by Smith Jenkins;
- 10 Archaeological Desk Based Assessment, prepared by Mid Arch;
- 11 Draft HoTs (included within section 7 of this Planning Statement);
- 12 Daylight and Sunlight Assessment, prepared by Hodkinson Consultancy;
- 13 Air Quality Report, prepared by Hodkinson Consultancy;
- 14 Bat Survey Report and Update Site Walkover (August 2022), prepared by CSA;
- 15 Preliminary Ecological Appraisal prepared by CSA;
- 16 Arboricultural Assessment and Tree Survey, prepared by ACD Environmental;
- 17 Financial Viability Assessment, prepared by JLL
- 18 Transport Assessment, prepared by Motion Ltd;
- 19 Construction Logistics Plan, prepared by Motion Ltd;
- 20 Framework Travel Plan, prepared by Motion (included within Transport Assessment);
- 21 Delivery and Servicing Management Plan, prepared by Motion Ltd;
- 22 Energy Statement, prepared by Hodkinson Consultancy;
- 23 Sustainability Statement, prepared by Hodkinson Consultancy;
- 24 Overheating Assessment, prepared by Hodkinson Consultancy;
- 25 Phase 1 Land contamination desk study, prepared by Geosmart;
- 26 Acoustic Report, prepared by Hodkinson Consultancy;
- 27 Statement of Community Involvement, prepared by Green Brain;
- 28 Fire Strategy, prepared by Tetrattech;
- 29 Flood Report, prepared by Geosmart; and
- 30 SuDs Report, prepared by Geosmart.

The application fee of £22,208.20 will be paid by the client directly. This has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Please note, as agreed by email, that the section of the planning application form which relates to “residential units to be lost” and “residential units to be added” includes ‘dummy’ figures for the GIA, habitable rooms and bedrooms/unit. This is due to the nature of this planning application which includes amalgamations, alterations and a number of different house types. The full detail is included within the existing and proposed area schedules at the back of the Design and Access Statement.

We trust that you have sufficient information to validate and proceed to determine this application. Should you have any queries, or require any further information, please do not hesitate to contact me at Pippa.Nisbet@Lichfields.uk.



Yours sincerely,

PL Nisbet

Pippa Nisbet
Planning Director