

MARKET GARDEN CITY WOLVES LANE

MINOR MATERIAL AMENDMENT REPORT

For London Borough of Haringey

Wolves Lane Horticultural Centre
Wolves Lane
Haringey N22 5JD

January 2023



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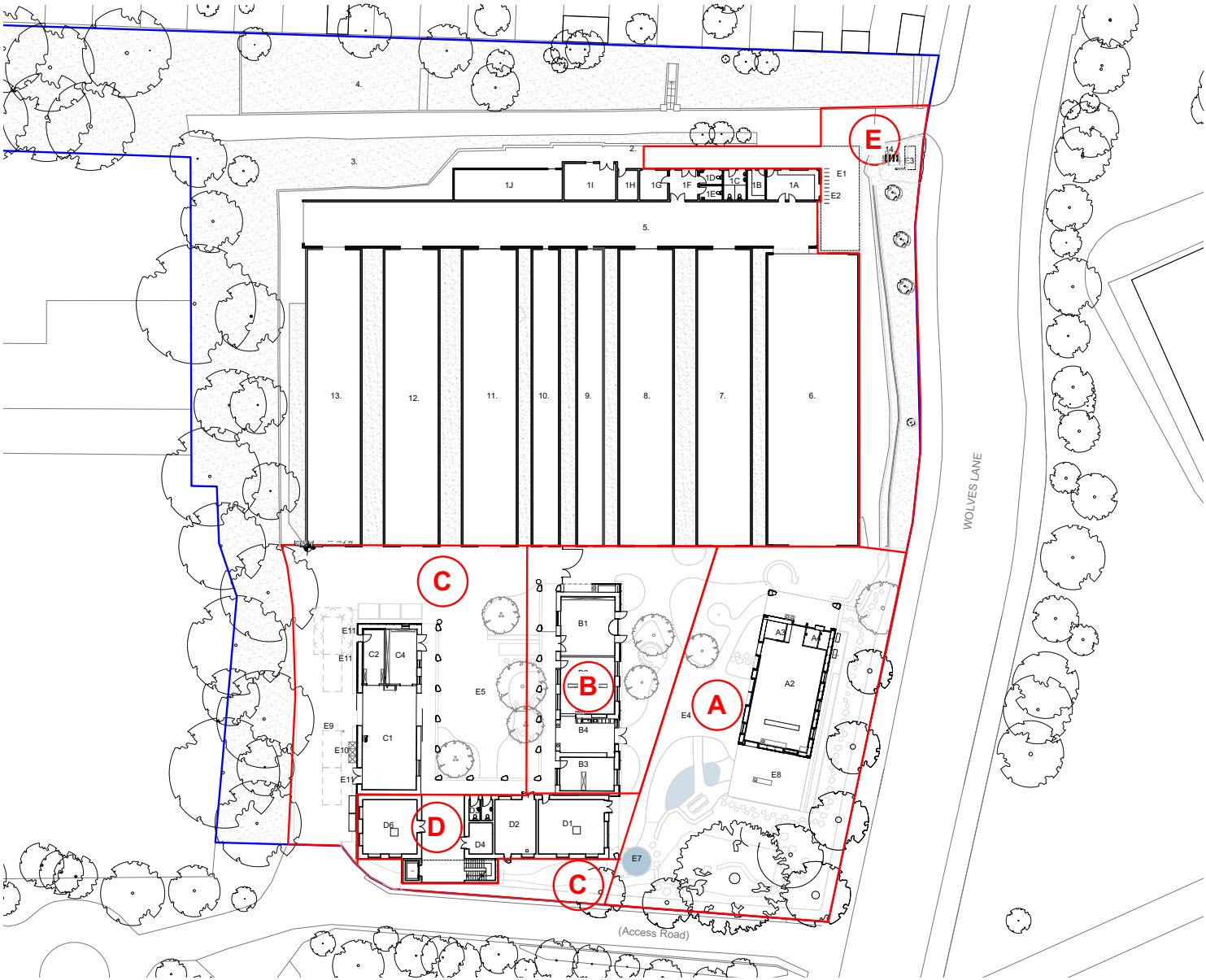
CONTENTS

Section 1.0 - Phased Development

Section 2.0 - Site Wide Amendments

SECTION 1.0
PHASING AMENDMENTS

1.1 SITE - PHASING PLAN



Planning Stage Drawing

N/A

No phasing was proposed during the original planning application.

MMA - NEW ADDITIONAL drawing (not part of the original drawing set)

Phases A, B, and C:
Improved replacement facilities for existing not fit for purpose spaces. All phases include sufficient landscaping to allow for off-grid drainage from the buildings proposed during the phase.

Phase A:
Indoor and outdoor gathering spaces for members and the public (Indoor gathering currently taking place mainly in the existing uninsulated glasshouses)

Phase B:
Replacement building for existing Classroom, offices and member's amenities and a dedicated work yard with better separation from the publicly accessible spaces.

Phase C:
Replacement building for existing barn and workshop with less energy intense cold store. (The existing barn has asbestos in the roof)

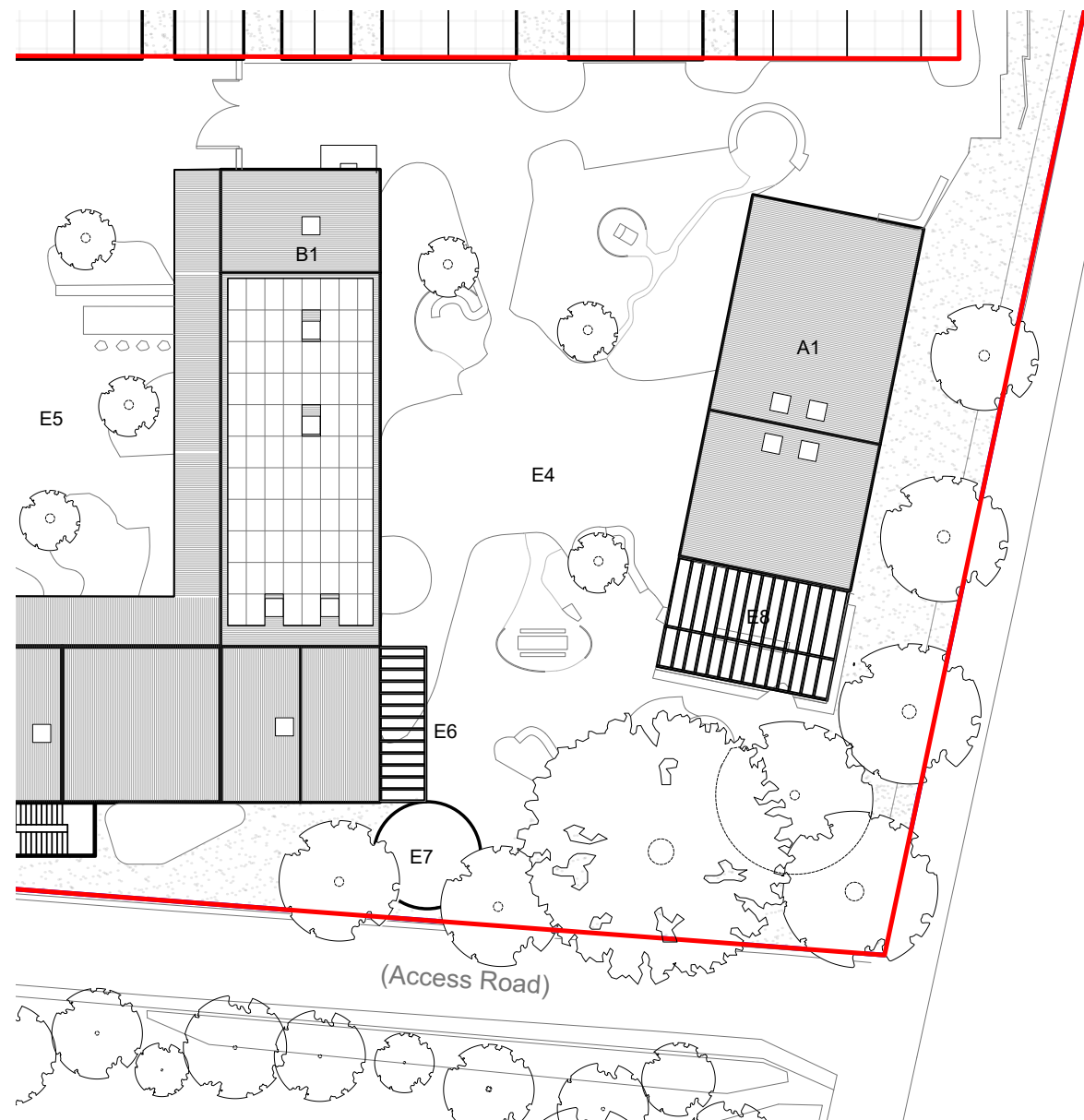
Phases D & E:
Up-scaling of operations and improved site signage.

Phase D:
Building D including additional classrooms, offices, storage and other amenity spaces as per the original planning application.

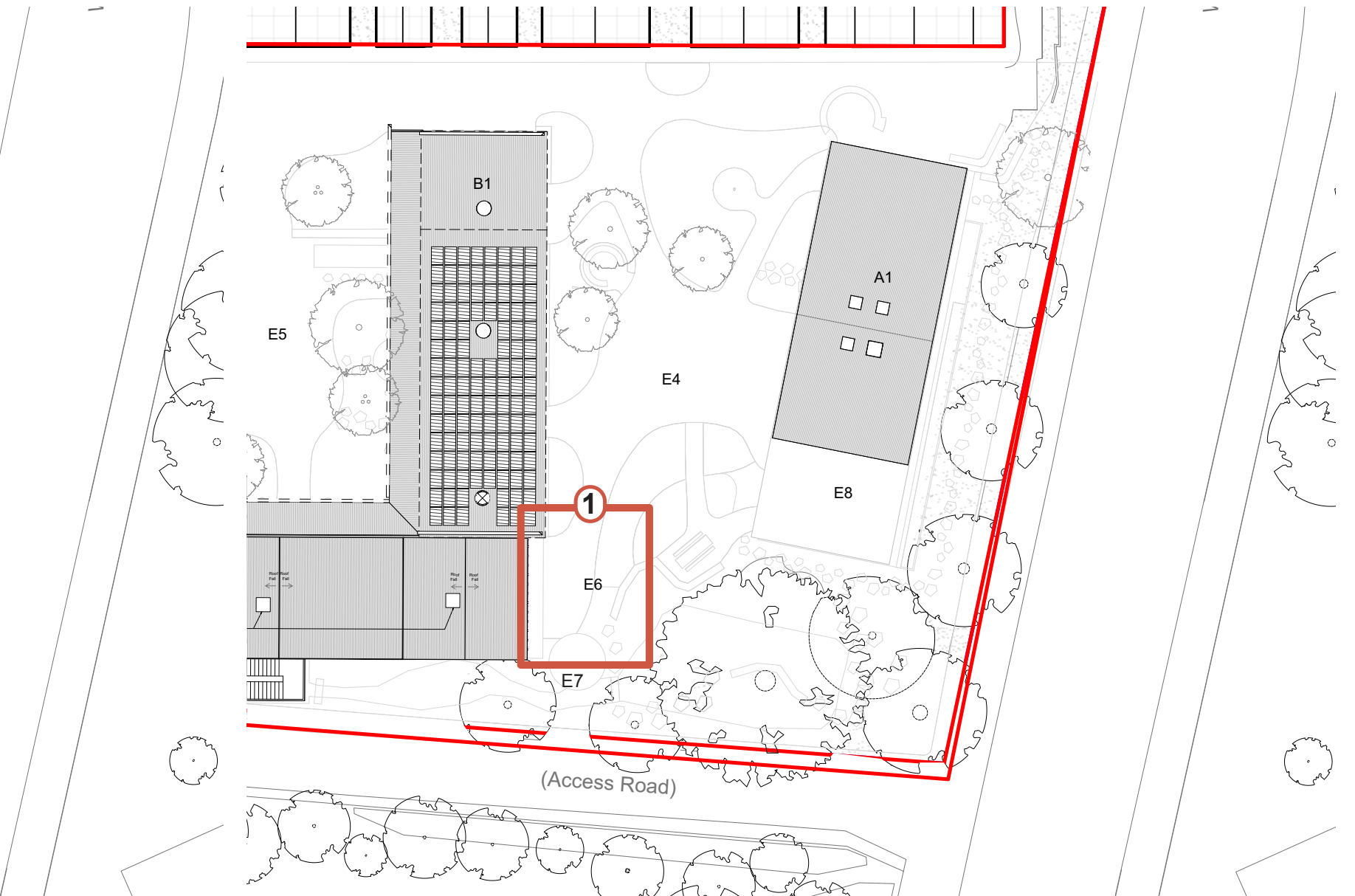
Phase E:
Improved main visitor's entrance, improved site signage, and access route.

SECTION 2.0
SITE WIDE AMENDMENTS

2.1 PROPOSED SITE PLAN ROOF



Planning Stage Drawing



MMA - Revised drawing

1 - Loggia next to building D removed to allow for retention of the existing water tank for rain water harvesting.

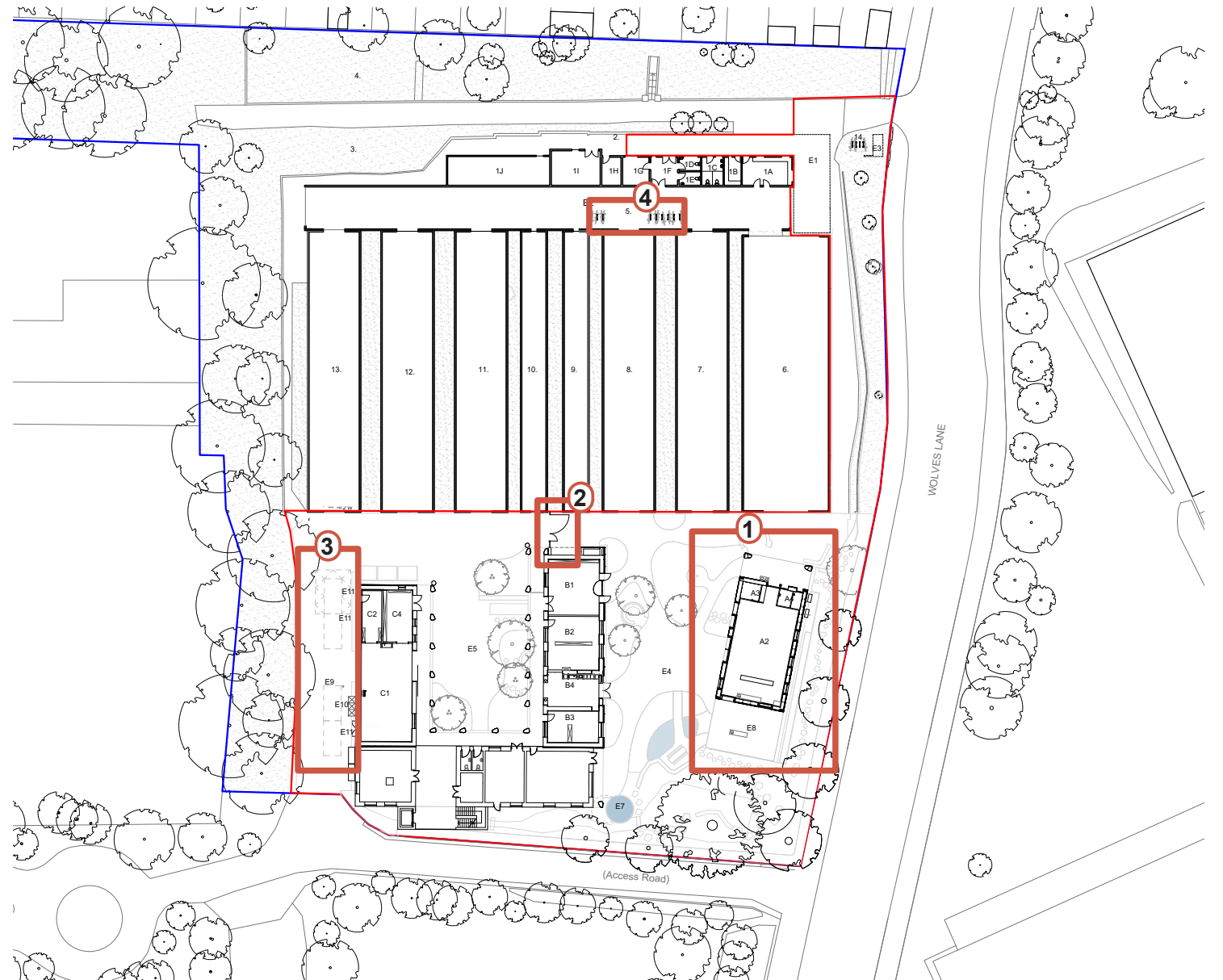
There are no further changes to the roof plan or first floor plan of the development.

For all site arrangement changes please see GA Ground floor plan.

2.2 PROPOSED SITE PLAN GROUND FLOOR



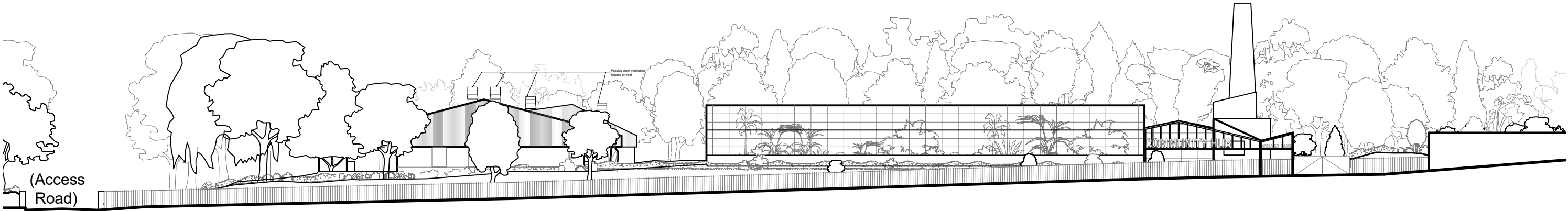
Planning Stage Drawing



MMA - Revised drawing

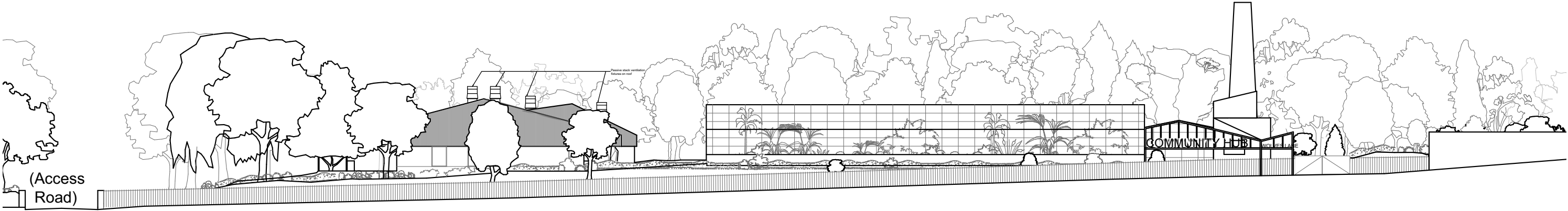
- 1 - Building A shifted west by 1m to reduce impact of embankment on its foundations.
- 2 - Gate for cars and pedestrians added to outline safe line between public access and user's only area.
- 3 - Location of car parking bays adjusted to allow for a more central location of the composting area between existing and proposed buildings.
- 4 - Bicycle parking re-located into greenhouse (5) for secure and covered parking.

2.3 PROPOSED STREET ELEVATIONS



evation

Planning Stage Drawing

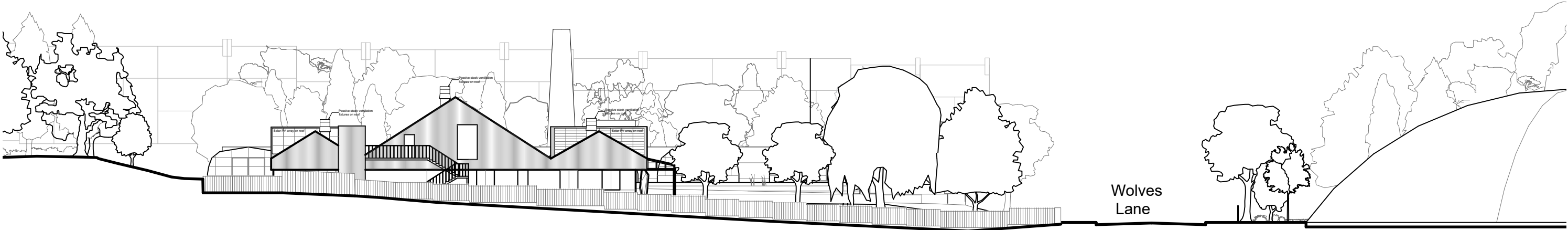


evation

MMA - Revised drawing

1 - Building A shifted back by 1m . This change is not visible in this drawing.

2.4 PROPOSED STREET ELEVATIONS



Planning Stage Drawing



MMA - Revised drawing

- 1 - Building A shifted back by 1m . This change is not visible in this drawing.
- 2 - Loggia next to building D removed to allow for retention of the existing water tank for rain water harvesting.