

Our ref: Q200861
Your ref: HGY/2022/4464, HGY/2022/4465 and HGY/2022/4455
Email: matt.eyre@quod.com
Date: 14th February 2023



Martin Cowie
London Borough of Haringey
Planning, Regeneration & Economy
Level 6
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Dear Mr Cowie

APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITIONS A18 (CHILD PLAYSPACE STRATEGY), A17 (OPEN SPACE MANAGEMENT & MAINTENANCE PLAN) AND SITEWIDE CONDITION 20 (HARD AND SOFT LANDSCAPING) OF PLANNING PERMISSION HGY/2018/2223

NORTH ISLAND, TOTTENHAM HALE CENTRE, LONDON, N17

On behalf of HG Construction, please find enclosed updated details relating to current applications for the approval of details pursuant to Conditions A18 (Child Playspace Strategy), A17 (Open Space Management & Maintenance Plan) and Sitewide Condition 20 (Hard and Soft Landscaping) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Background

Applications to discharge Conditions A18, A17 and 20 are currently under consultation, Sitewide Condition 20 application was validated on 19th December 2022 (LPA Ref: HGY/2022/4464), Condition A17 application was also validated on 19th December 2022 (LPA Ref: HGY/2022/4465) and Condition A18 was validated on 16th December 2022 (LPA Ref: HGY/2022/4455).

However, since submission of these applications the applicant has made some minor changes to the ground floor courtyard design. The amendments and reasoning behind the amendments are set out below.

Amendments to Details

The canopy has been removed from the design as this was originally intended as a measure to prevent climbing wall users from being able to climb over the top of the wall. However, since engagement with a climbing wall specialist, it has been recommended that due to the age group the traverse wall is intended for the holds must be installed no more than 1500mm from finished floor level, which is 1000mm lower than the top of the courtyard wall, meaning there is no longer a need for the canopy as mitigation.



Another minor amendment made is to the Hard Works drawing (ref. TH-IS-03-001-L-1264-90-100 rev 006) as a drainage channel line was shown incorrectly on this revision. The new revision now reflects the previously approved drainage drawings under condition A3/A4 and approved S278 works.

The final minor amendment is to the Child Play Space Strategy. Tree stump play features have been added as these were included in the original planning design and the play wall has been changed from an off the shelf interactive board to a Bug Hotel. These two minor changes do not change the overall area calculation.

Accordingly, please find the schedule of updated drawings enclosed in **Annex 1**, with updated drawing lists for each application in **Annex 2**.

Please do not hesitate to contact me should you require any further information or if you have any queries at this stage.

Yours sincerely

Matt Eyre

Associate



Annex 1 – Revised Drawing Schedule

Condition A17 Revised Drawings

Drawing title	Drawing number	Old Rev	Updated Rev
Soft Works	TH-IS-03-001-L-1264-91-100	002	003
Soft Works Roof Terrace	TH-IS-03-001-L-1264-91-118	003	004

Condition A18 Revised Drawings

Drawing title	Drawing number	Old Rev	Updated Rev
Child Play Space Strategy	TH-IS-03-001-L-1264-90-125	000	002

Condition 20 Revised Drawings

Drawing title	Drawing number	Old Rev	Updated Rev
Hard Works	TH-IS-03-001-L-1264-90-100	006	007
Soft Works	TH-IS-03-001-L-1264-91-100	002	003
Cross Section Private Realm, Play Area and Courtyard	TH-IS-03-001-L-1264-90-121	000	002
Child Play Space Strategy	TH-IS-03-001-L-1264-90-125	000	002
Hard Works Roof Terrace	TH-IS-03-001-L-1264-90-118	003	004
Courtyard Planter Plan View and Cross Section	TH-IS-03-001-L-1264-90-123	000	001
Soft Works Roof Terrace	TH-IS-03-001-L-1264-91-118	003	004
Courtyard Gate	CWP 595	N/A	000



Annex 2 – Application Drawing Lists

Application HGY/2022/4465 Revised Drawing List (Condition A17)

Drawing title	Drawing number	Scale	Rev
Soft Works	TH-IS-03-001-L-1264-91-100	1:100@A0	003
Soft Works Roof Terrace	TH-IS-03-001-L-1264-91-118	1:100@A1	004

Application HGY/2022/4455 Revised Drawing List (Condition A18)

Drawing title	Drawing number	Scale	Rev
Child Play Space Strategy	TH-IS-03-001-L-1264-90-125	1:100@A2	002

Application HGY/2022/4464 Revised Drawing List (Condition Sitewide 20)

Drawing title	Drawing number	Scale	Rev
Hard Works	TH-IS-03-001-L-1264-90-100	1:100@A1	007
Soft Works	TH-IS-03-001-L-1264-91-100	1:100@A0	003
Hard Works Roof Terrace	TH-IS-03-001-L-1264-90-118	1:100@A1	004
Soft Works Roof Terrace	TH-IS-03-001-L-1264-91-118	1:100@A1	004
Cross Section Private Realm, Play Area and Courtyard	TH-IS-03-001-L-1264-90-121	1:200@A1	002
Hard Works Cross Sections Roof Terrace Planter	TH-IS-03-001-L-1264-90-119	1:200@A1	002
Courtyard Planter Plan View and Cross Section	TH-IS-03-001-L-1264-90-123	1:200@A1	001
Courtyard Seating/Play Structure Plan View and Cross Section	TH-IS-03-001-L-1264-90-122	1:200@A1	000
Child Play Space Strategy	TH-IS-03-001-L-1264-90-125	1:100@A2	002
Hard Works – Dimensions of Roof Terrace Planter	TH-IS-03-001-L-1294-90-120	1:500@A1	002
Courtyard Gate	CWP 595	1:35@A3	000