



Ashley House and Cannon Factory

Phasing Strategy

February 2023

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ACF-BPTW-XX-XX-DO-A-0640-P04-S3

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This document has been prepared in order to discharge Condition 3 for Ashley House/Cannon Factory.

PRE-COMMENCEMENT - PHASING STRATEGY & DETAILS

No part of the development hereby permitted shall be commenced unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently.

The phasing strategy shall include details of:

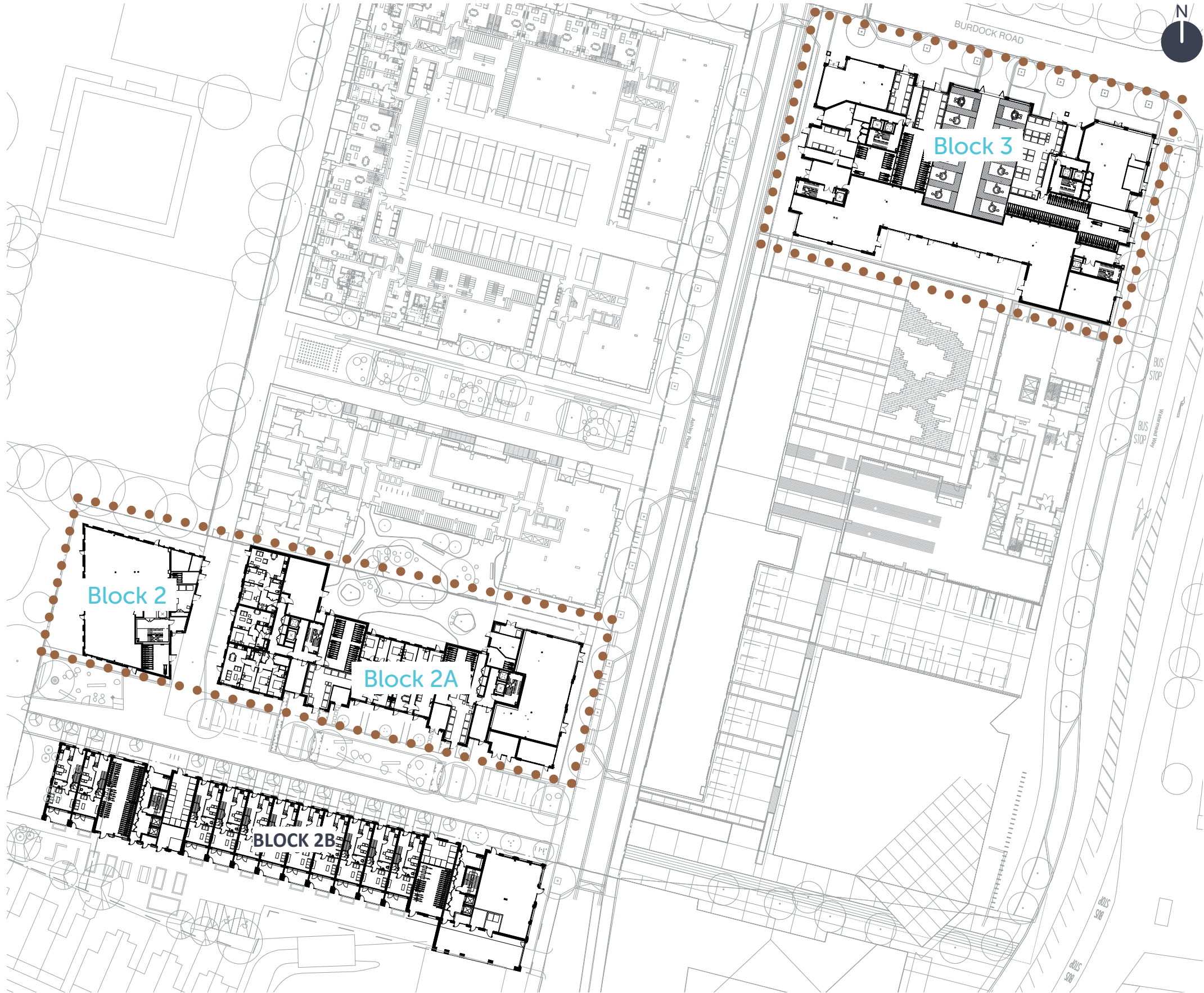
1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan;
2. the quantum, tenure and location of affordable housing to be provided in that phase of the development;
3. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase;
4. infrastructure, including the capacity of shared energy infrastructure for that phase;
5. the principles of waste / refuse and servicing for that phase;
6. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy.

1.0 Development Dates

The site plan illustrates the proposed development and immediate surrounding within the context of Tottenham site.

For the purpose of Phasing Plan, construction of each block would considered to be a separate phase.

Phase No.	Block	Development Start	Occupation Start
Demolition & Initial Drainage Works	N/A	1 Apr 2023	n/a



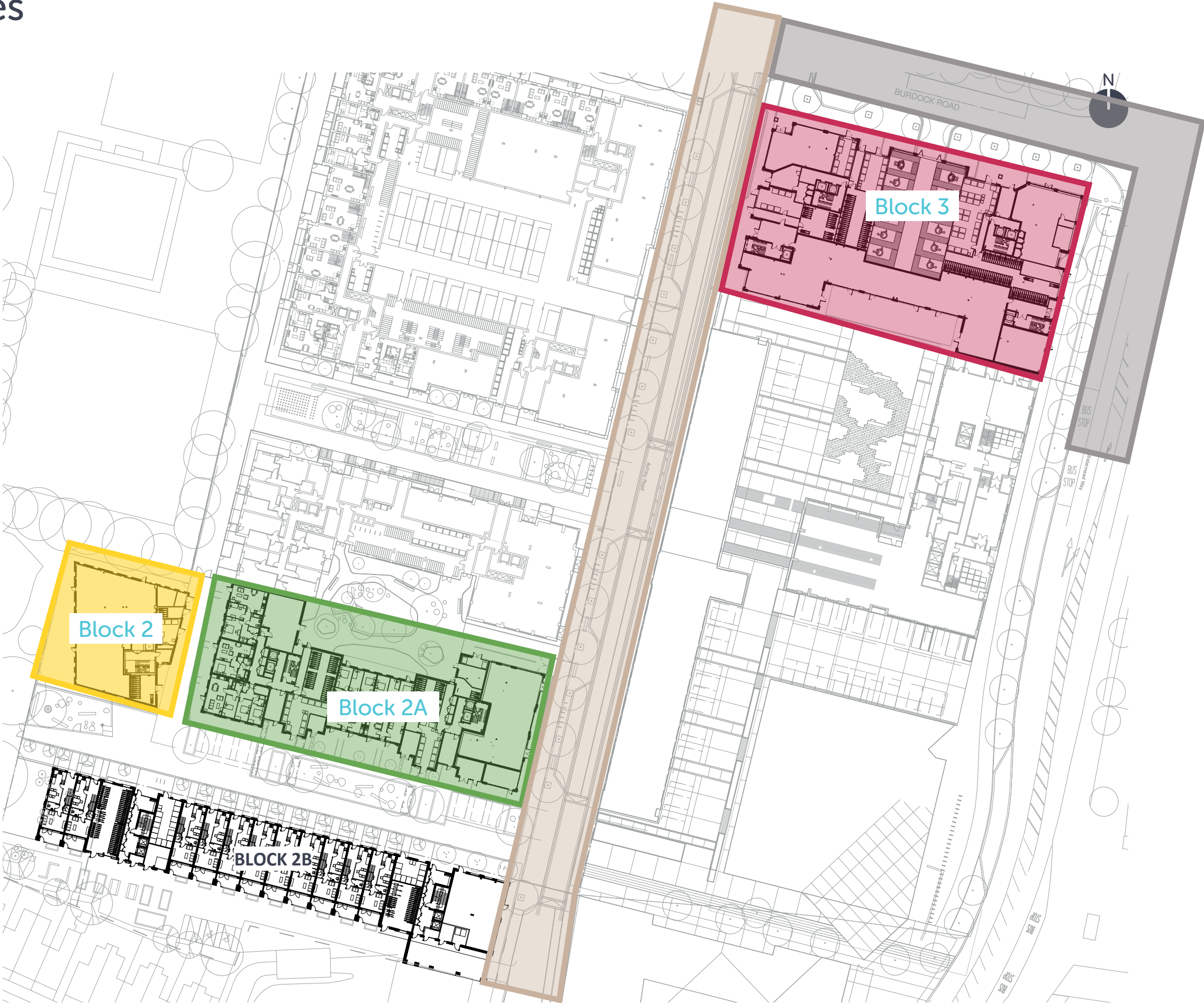
Ashley Park (Block 2B) is shown for illustrative purposes only and was approved under a separate planning application

1.0 Development Dates

The site plan illustrates the proposed development and immediate surrounding within the context of Tottenham site.

For the purpose of Phasing Plan, construction of each block would considered to be a separate phase.

Phase No.	Block	Development Start	Occupation Start
1	Block 3	23 Jun 2023	03 Sep 2024
2	Block 2	23 Jun 2023	25 Nov 2025
3	Block 2A	22 Aug 2023	01 Jun 2025
4	Ashley Road highway works		
5	Burdock Road highway works		



Ashley Park (Block 2B) is shown for illustrative purposes only and was approved under a separate planning application

2.0 Quantum & Tenure

As Submitted

Typology	London Affordable Rent	London Living Rent	Affordable Rent	Shared Ownership	Private Sale/ S/O (Voluntary)	Unit Total
1B2P			10	41	37	88
1B2P WC			5		6	11
2B3P				11	5	16
2B3P WC				13		13
2B4P			10	32	48	90
3B5P			11		27	38
3B5P Duplex						
Tenure Total			36	97	123	256

Key

London Affordable Rent

London Living Rent

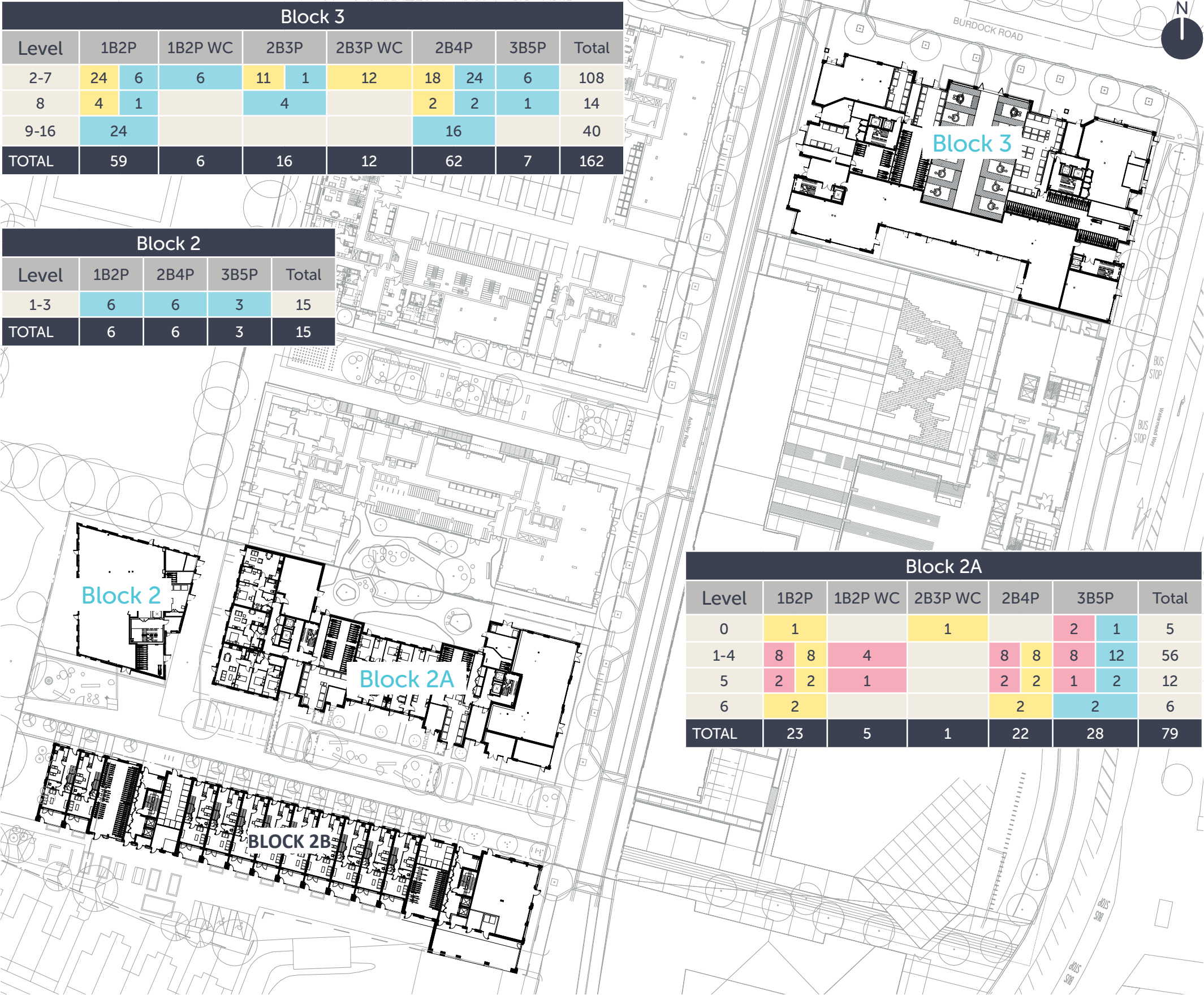
Affordable Rent

Shared Ownership

Private Sale / S/O (Voluntary)

Block 3										
Level	1B2P		1B2P WC	2B3P		2B3P WC	2B4P		3B5P	Total
2-7	24	6	6	11	1	12	18	24	6	108
8	4	1		4			2	2	1	14
9-16	24						16			40
TOTAL	59		6	16		12	62		7	162

Block 2				
Level	1B2P	2B4P	3B5P	Total
1-3	6	6	3	15
TOTAL	6	6	3	15



Block 2A									
Level	1B2P		1B2P WC	2B3P WC	2B4P		3B5P		Total
0	1			1			2	1	5
1-4	8	8	4		8	8	8	12	56
5	2	2	1		2	2	1	2	12
6	2				2		2		6
TOTAL	23		5	1	22		28		79

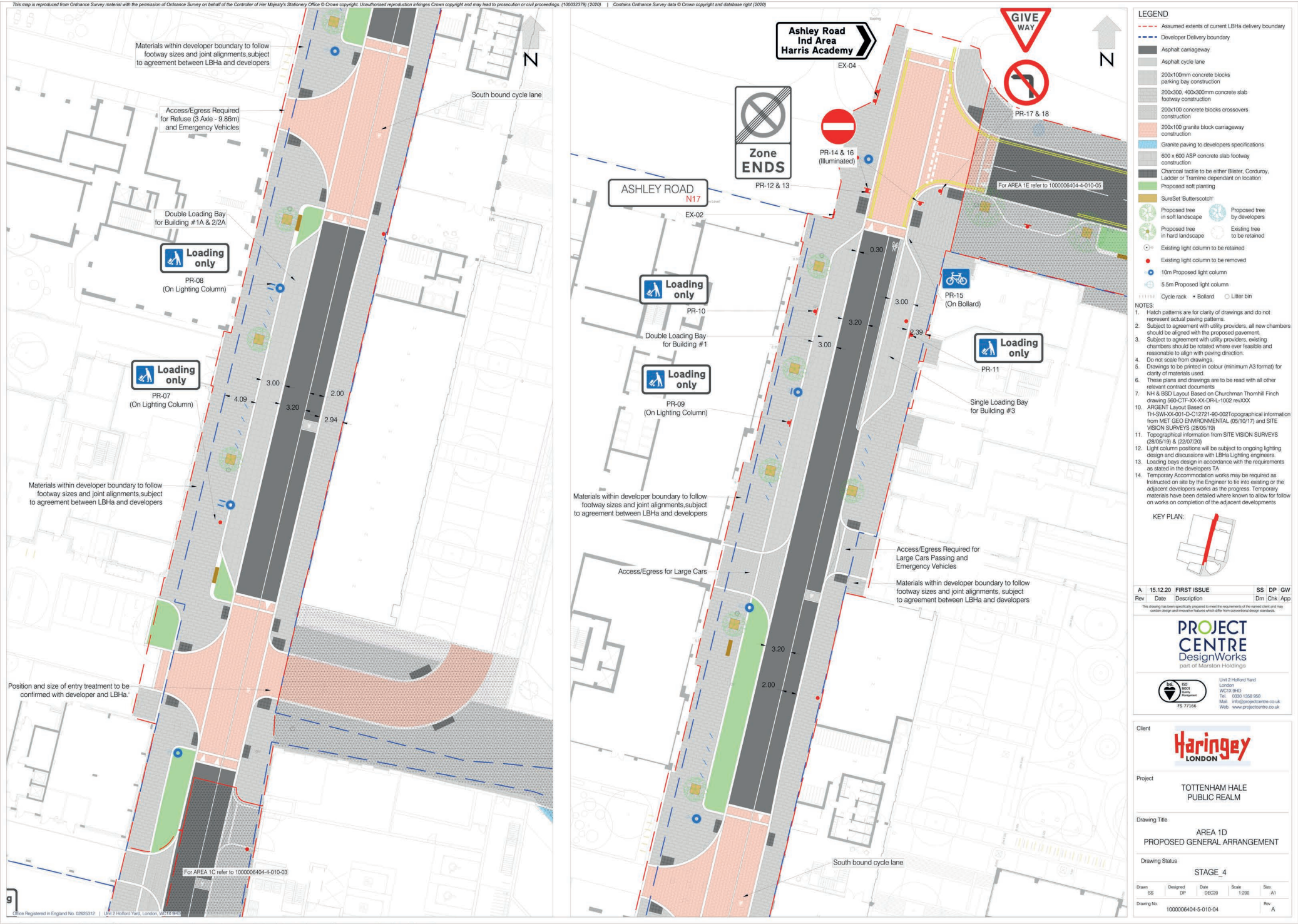
Ashley Park (Block 2B) is shown for illustrative purposes only and was approved under a separate planning application

3.0 Public Space Construction

3.1 Public Realm

Below is a general arrangement drawing displaying the works being carried out in area 1D of the public realm, which covers Ashley Road from the western side of block 3, down to the eastern side of block 2A.

This drawing shows access and egress into the block and the adjacent developments.



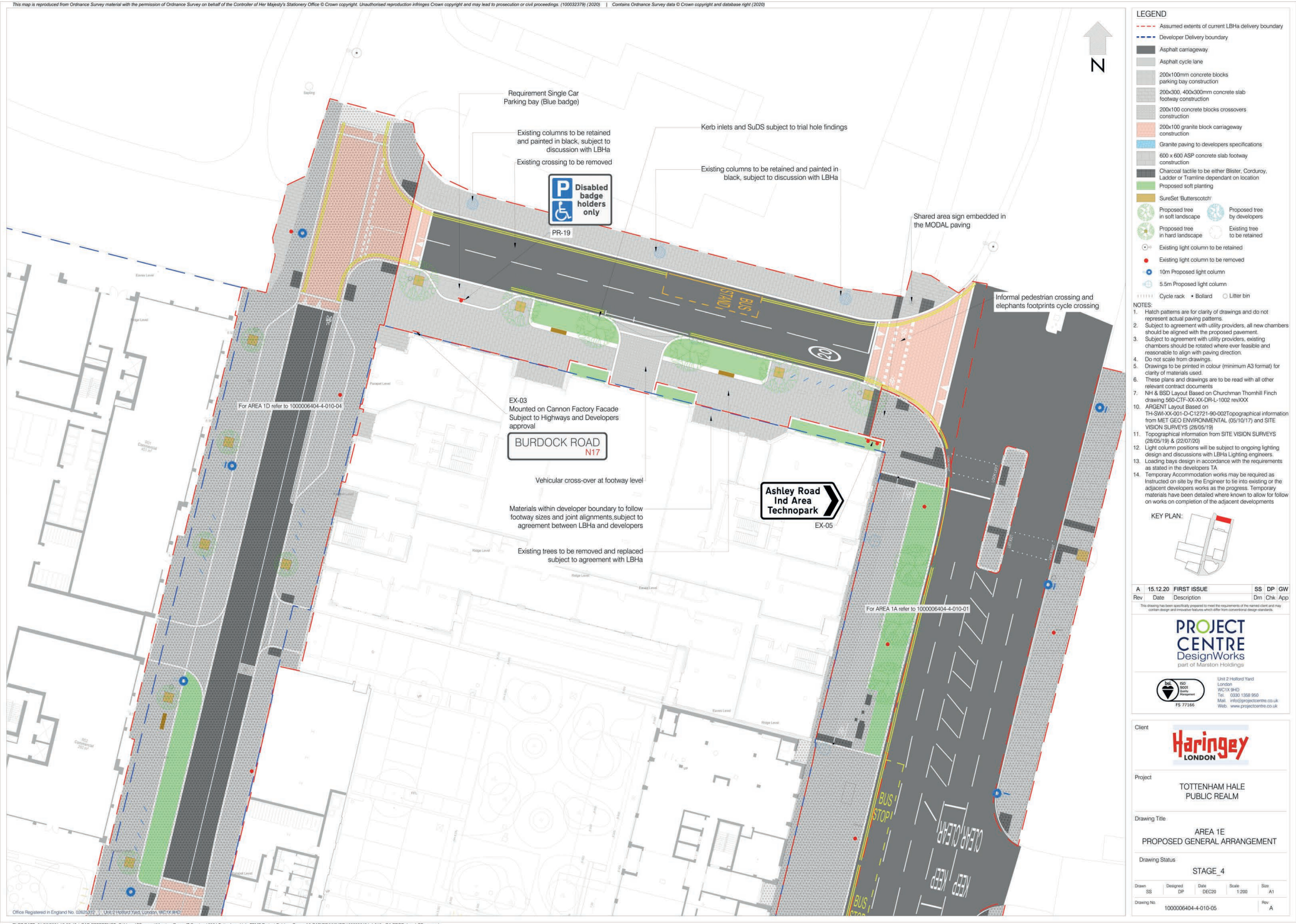
Not to scale

3.0 Public Space Construction

3.1 Public Realm

Below is a general arrangement drawing displaying the works being carried out in area 1E of the public realm, which are the surrounding road to block 3: Ashley Road, Burdock Road and Watermead way.

This drawing shows access and egress into the block and the adjacent developments.

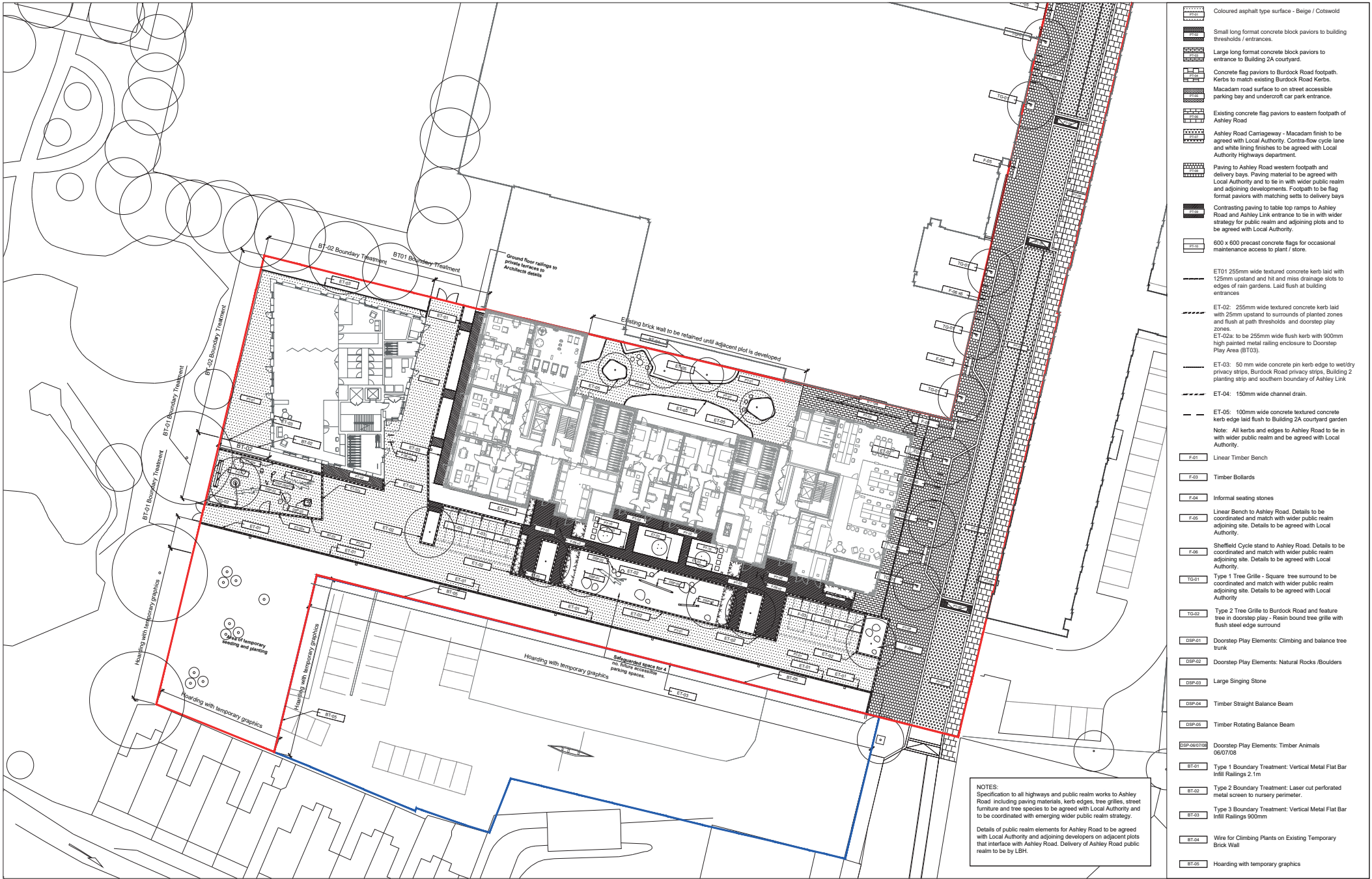


Not to scale

3.0 Public Space Construction

3.2 Landscaping

This drawing shows landscaping relating to Blocks 2, 2A and Ashley Road, comprising soft landscaping, planting and paving



Do not scale drawings. All dimensions to be checked on site.
Errors to be reported immediately to landscape architect.
To be read in conjunction with all relevant architects, Services and engineers drawings.

© Churchman Landscape Architects

Not to scale

Revision Tracker		Status	
P01 - Draft Reserved Matters	-	09.04.2018	
P02 - Reserved Matters	-	05.06.2018	
P03 - Reserved Matters	-	29.06.2018	
P04 - Reserved Matters	-	10.07.2018	
P05 - Issued for Stage 3B Draft	-	13.02.2019	
P06 - Issued for Stage 3B Draft	S2	15.03.2019	
P07 - Issued for Stage 3B	S2	02.04.2019	

Churchman Landscape Architects		Date	02.04.2019
3rd Floor, 14 Bowden Street,	Scale	1:250(A1)	
Kennington, London SE11 4DS	Drawn	RS/MF	
+44(0)20 3727 6780	Location	London	
	Client	Notting Hill Genesis	
1, 14 Temple Studios,			
Temple Gate, BS1 6QA			
+44(0)20 3727 6788			
mail@churchmanla.co.uk			

Ashley House	Station	S2
Landscape Site Plan - Ground Floor Level	Revision	P07
484-CLA-02-GF-DR-L-1201		

3.0 Public Space Construction

3.2 Landscaping

This drawing shows landscaping relating to Block 3, comprising soft landscaping, planting and paving.

