



Ashley House and Cannon Factory

Phasing Strategy

March 2023

BPTW brings together specialisms in Architecture, Planning and BIM to transform not just physical spaces, but people's lives. Our work tells our story. We are bold. We are innovative. We care.

For over 30 years we have worked with many of the UK's leading developers and housing providers to create desirable new homes and places. With over 130 staff, our teams are made up of individual experts who cultivate a friendly, creative and collaborative partnership with everyone we work with. From start to finish, we are committed to deliver success on every measure.

BPTW. Together we transform people's lives..

ACF-BPTW-XX-XX-DO-A-0640-P06-S3

For further information contact:
Architect: Richard Knight - rknight@bptw.co.uk

Contents

1.0 Demolition Phase	4
2.0 Development Dates	5
2.0 Quantum, Tenure and Affordable Housing	6
3.0 Public Space Construction	7
4.0 Energy Infrastructure	11
5.0 Principles of Waste & Servicing	13
6.0 CIL Chargeable Area	15

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:

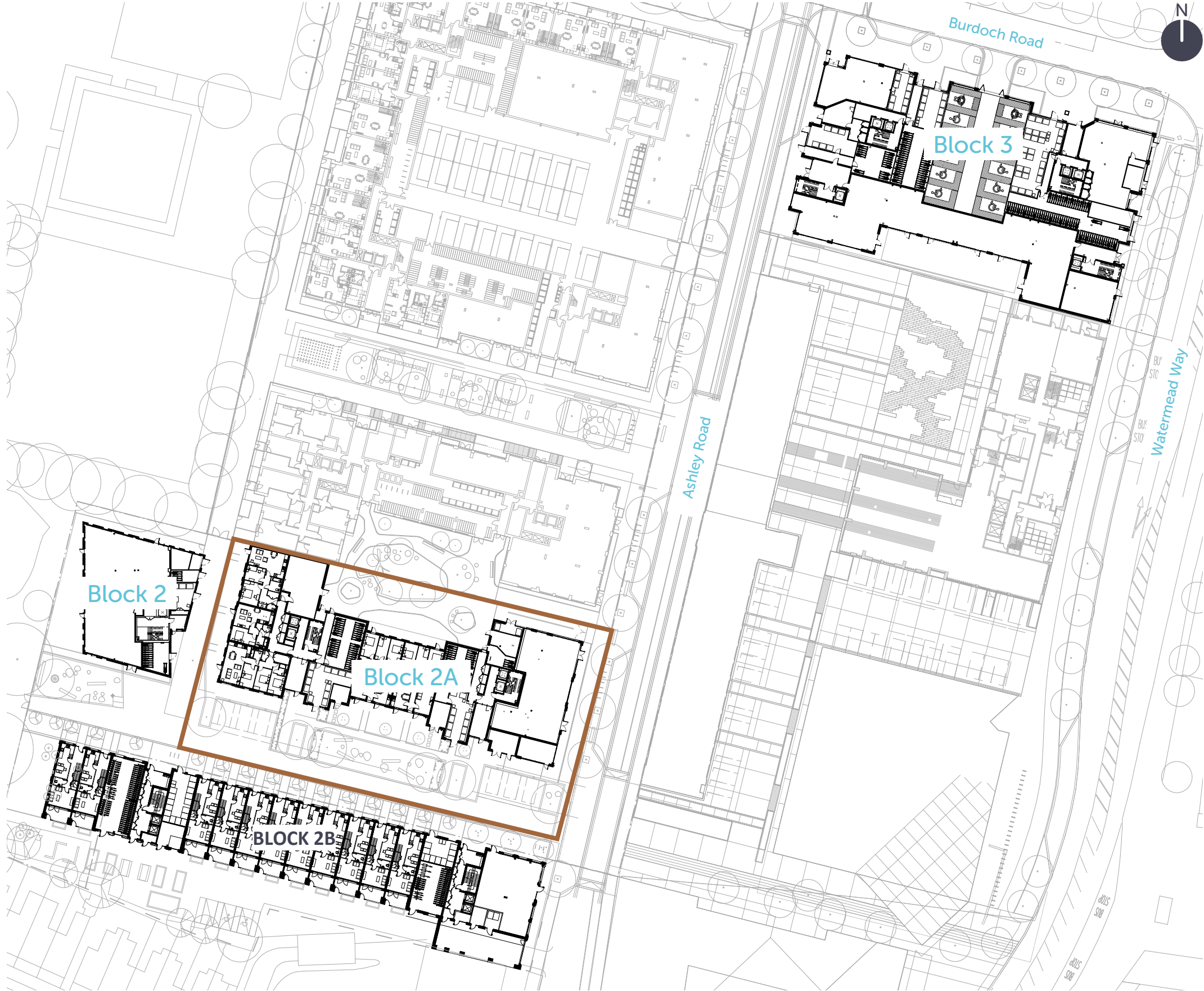
1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan;
2. the quantum, tenure and location of affordable housing to be provided in that phase of the development;
3. the area, location 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 Demolition Phase 0

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

Demolition of the Ashley House East West block and associated works are also a separate phase.

Phase No.	Block	Development Start	Occupation Start
Phase 0 - Demolition & Initial Drainage Works	N/A	15 Apr 2023	n/a



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

2.0 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

3.0 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

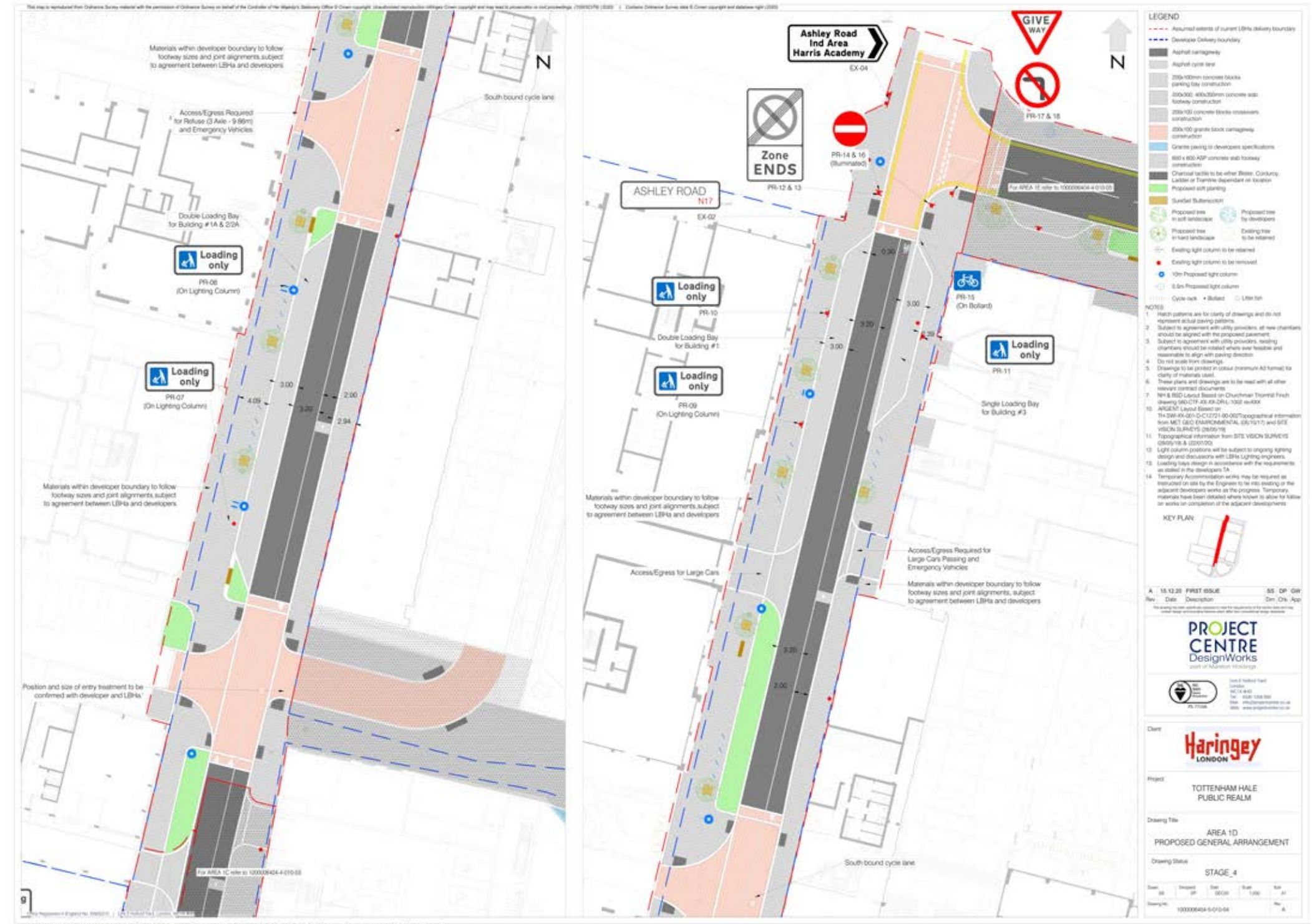
Ashley Park (Block 2B) is shown for illustrative purposes only and was approved under a separate planning application

4.0 Public Space Construction

4.1 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

4.0 Public Space Construction

4.1 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.

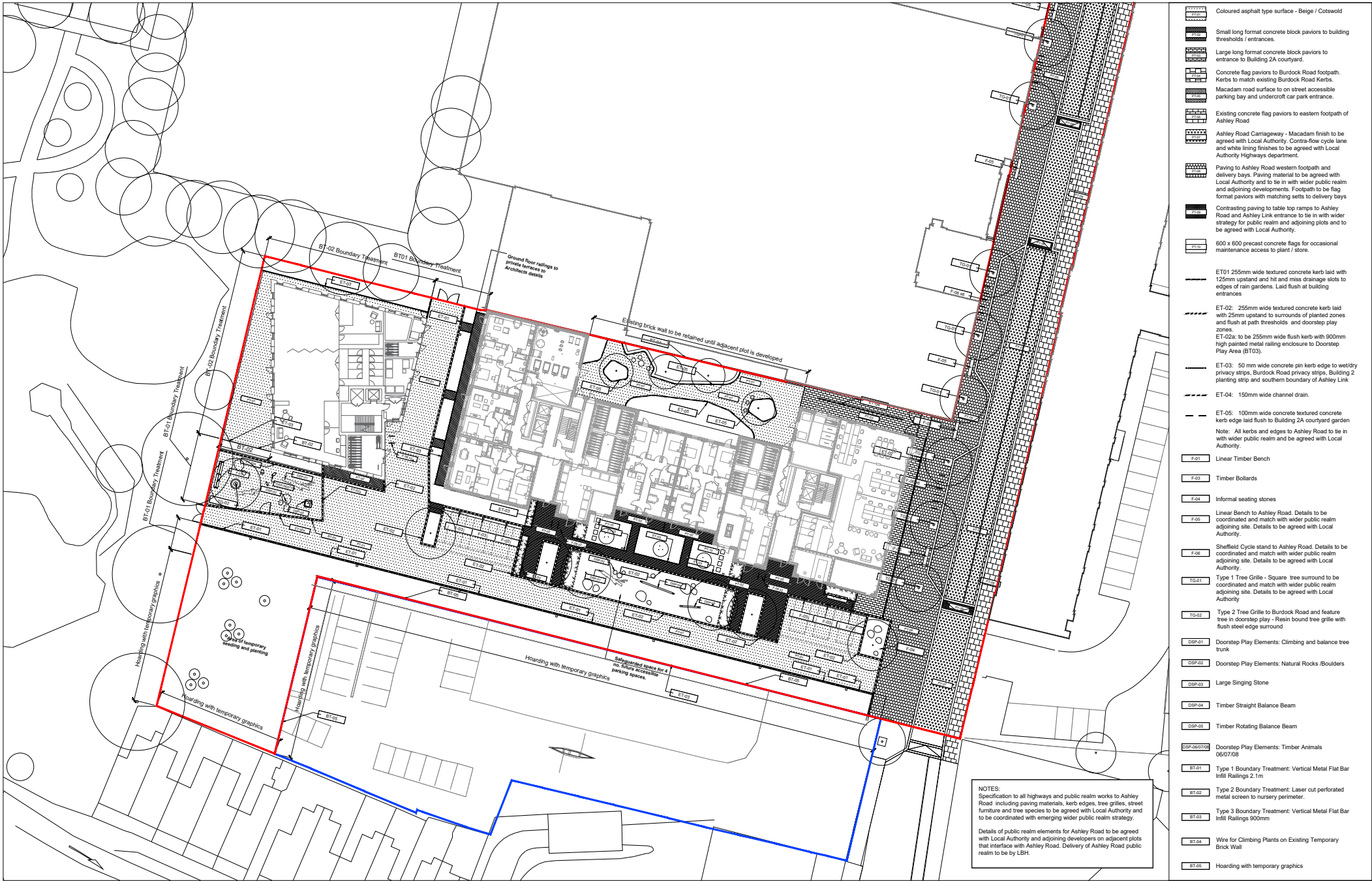


Not to scale

4.0 Public Space Construction

4.2 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	
P01 - Draft Reserved Matters	-
P02 - Reserved Matters	-
P03 - Reserved Matters	-
P04 - Reserved Matters	-
P05 - Issued for Stage 3B Draft	-
P06 - Issued for Stage 3B Draft	-
P07 - Issued for Stage 3B	-

Status	
-	09.04.2018
-	05.06.2018
-	23.06.2018
-	10.07.2018
-	13.02.2019
S2	15.03.2019
S2	02.04.2019

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

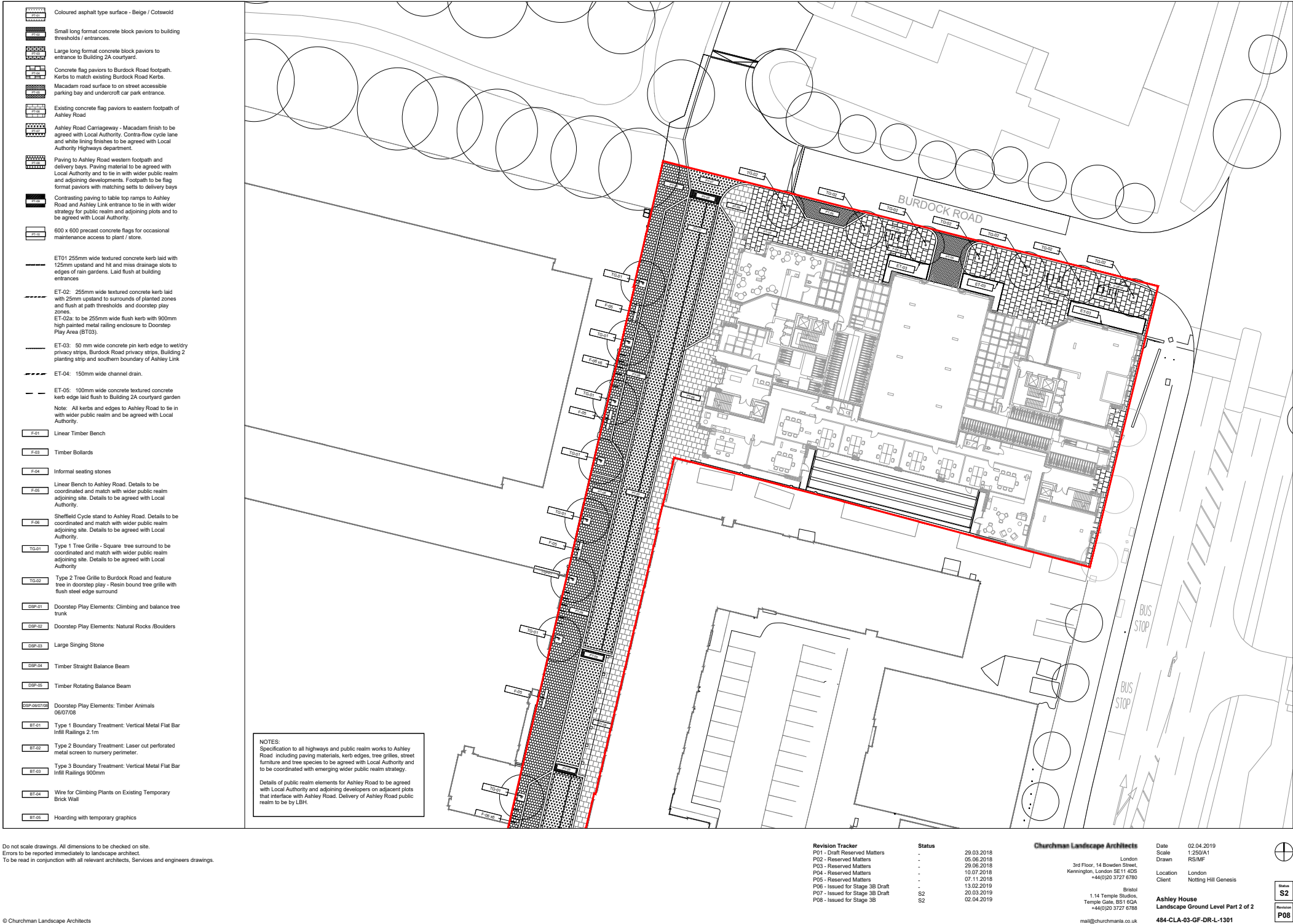
Ashley House Landscape Site Plan - Ground Floor Level	
484-CLA-02-GF-DR-L-1201	

Status	
S2	
P07	

4.0 Public Space Construction

4.2 Landscaping

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



Not to scale

5.0 Energy Infrastructure

The buildings have been designed with the following incoming utilities and incomers and the contractor shall be responsible for all costs arising from their involvement in arranging and providing the supplies and utilities listed in this section and that all of the Statutory and Service Authorities are included:

Building 2 (Phase 2):

Takes electricity, district heating and boosted water supplies via building 2A. Incoming BT cables and cable TV.

Building 3 (Phase 1):

Block 3 (phase 1) has its own independent services and infrastructure which will be constructed during this phase. Heating is via the local gas boilers. Electrical power will be via utility connection directly, water is utility into a boosted water tank, future air conditioning, if required by local plant at ground floor within the unit. Incoming BT and Virgin ducts will be provided.

Building 2A (Phase 3):

Forms the energy centre for the southern development buildings. Incoming gas supplies the energy centre and district heating is then distributed to buildings 2A, building 2 and Ashley B. Incoming Water provides water for building 2, 2A and Ashley B. Incoming electricity via utility to an Incoming BT cables and cable TV.

Commercial:

There are several future spaces commercial spaces located in each buildings have a number of spaces that can be fitted out at a later stage, under a different tender and contract. The M&E services strategy for supplies the commercial spaces is to supply district heating pipes capped off to the southern building commercial spaces, supplemented by direct utility ducting for future connections, as follows:

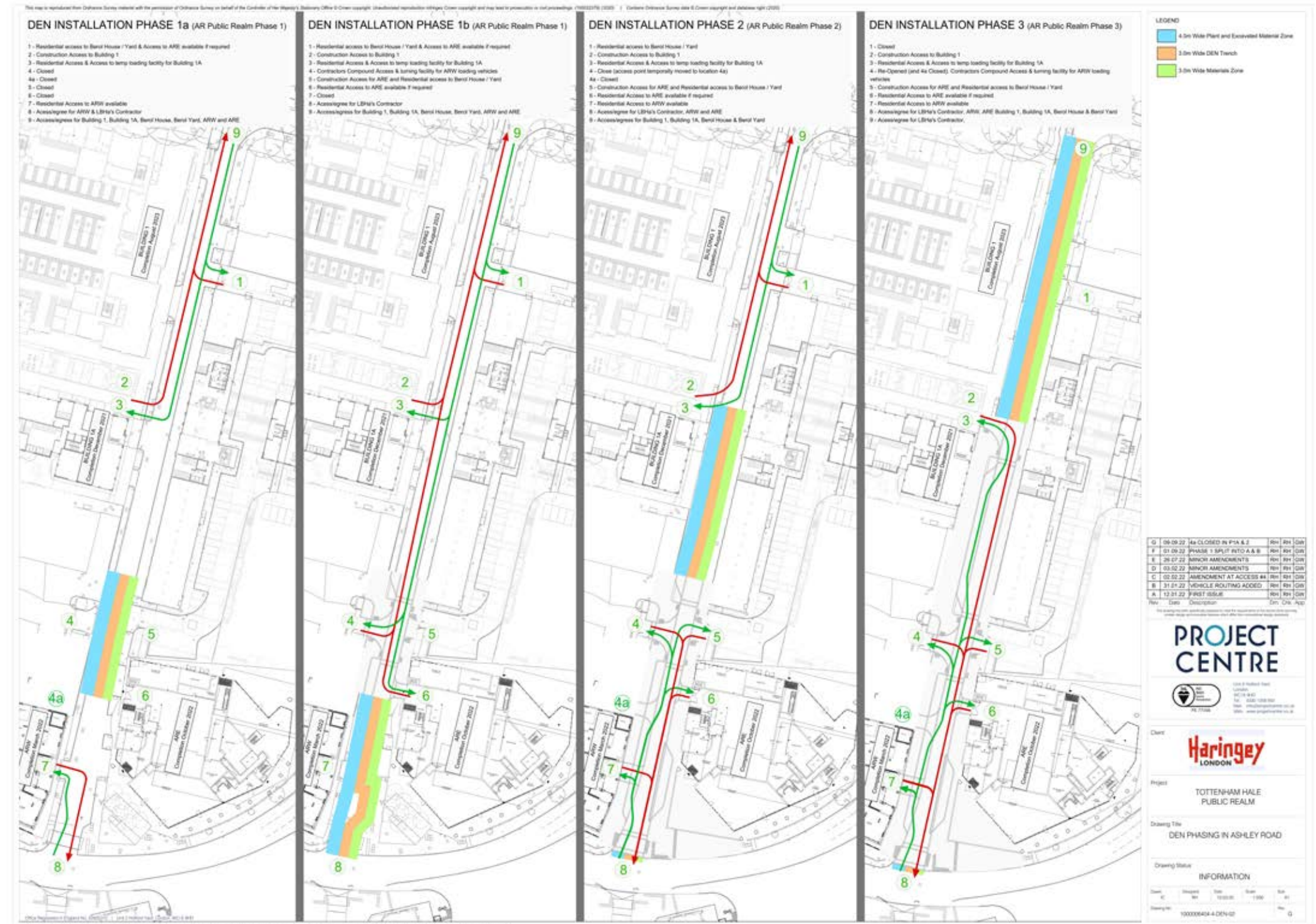
Building 2 part of phase 2 consists of a ground floor commercial unit (proposed as a nursery) – heating is via the district heating network. Electrical power is fed from Building 2A landlords board, terminating in local isolator, water via local network, future air conditioning, if required by local plant at ground floor within the unit. Incoming BT and Virgin ducts will be provided.

Building 2A part of phase 3 has its heating via connection to the district heating network / energy centre. Electrical power will be via utility connection directly, water is utility into a boosted water tank, future air conditioning, if required by local plant at ground floor within the unit. Incoming BT and Virgin ducts will be provided.

5.0 Energy Infrastructure

Below is a drawing showing the phases of the DEN infrastructure works, these phases do not relate to the phasing of the development.

The majority of the DEN works will be complete before commencement of the first phase of the actual development, but the final two phases of the DEN connection will take place during Phases 2 and 3 of the development.



Not to scale

6.0 Principles of Waste & Servicing

Appropriate refuse space is provided for each block and each block has an entrance from which it can be serviced.

Blocks do not need to rely on the bin stores of other blocks to meet refuse storage demands. As such, refuse storage will be provided on a phase by phase basis.



- Commercial Refuse Store
- Residential Refuse Store
- Refuse/Emergency Access only
- Refuse Access Route

Not to scale

6.0 Principles of Waste & Servicing

Delivery and Servicing Strategy



- Vehicle Route
- Entrance
- Service/Loading Bay

Not to scale

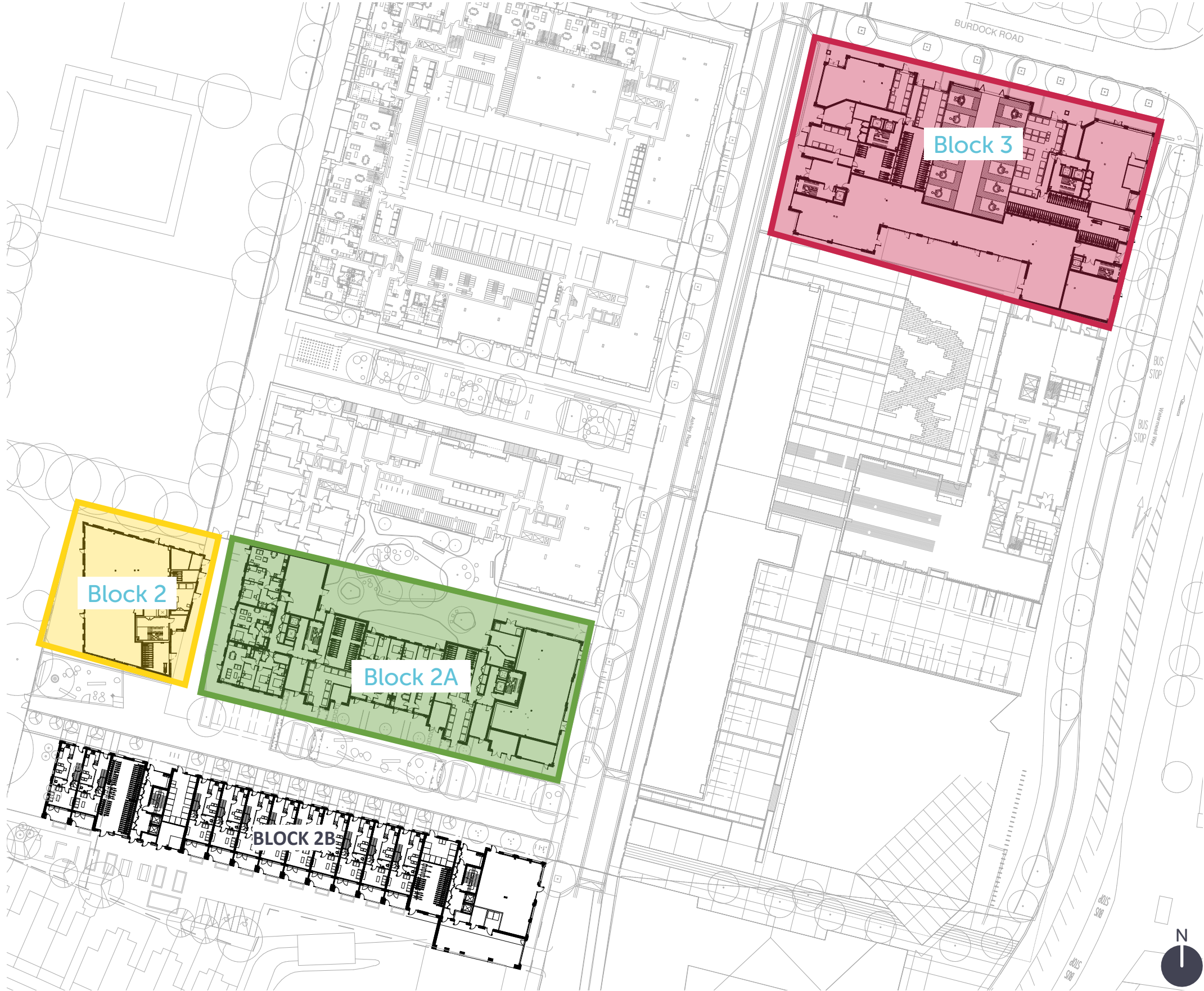
7.0 CIL Chargeable Area

Condition 3 requires the chargeable development for each phase to be identified for the purposes of CIL. Each phase is a chargeable development.

The phasing plan therefore identifies the chargeable development phases.

Calculation of the CIL for each chargeable area identified is the responsibility of the collecting authority.

Phase No.	Block	Development Start	Occupation Start
0	Demolition of existing Ashley House East West Block and adjoining land		
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



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

Not to scale



London

BPTW, 40 Norman Road,
Greenwich, London SE10 9QX
t. 020 8293 5175

Midlands

Alpha Works, Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TT
t. 0121 667 6175

bptw.co.uk