



Note

North Island Landscaping Summary Note

1 Background

- 1.1 The approved documents forming the Tottenham Hale Centre Planning Permission (THC PP) (ref: HGY/2018/2223) provided a coordinated design for the North Island and Ferry Island Plots.
- 1.2 Figure 1 below shows the main landscaping elements proposed within the North Island Plot around Building 3 to comprise private play space to the rear, street trees along the Hale to the west and a tree lined public space called 'Station Square' to the south on Station Road:



Figure 1 – Design and Access Addendum Extract

- 1.3 Details were provided in the approved Hardworks Site Plan (drawing ref: TH-IS-PR-001-LA-TOT494-(90)-3001-P) included as **Appendix A**, which shows the location of cycle parking along the tree line on The Hale.
- 1.4 The October 2018 Environmental Statement Addendum set out the proposed mitigations to be incorporated in the detailed design. For wind, the relevant mitigation measures for North Island were set out in Section 13 Table 13.4 and relate to the following:

Effect	Receptor (Sensitivity)	Geographic Scale	Temporal Scale	Magnitude	Mitigation and Monitoring	Residual Effect
Off-Site locations						
Thoroughfare	High	Local	Permanent	Negligible to minor adverse	1 x 4m high tree on top of a 1m high planter on next to the 31 The Hale development; 1 x 6m high tree north of the 31 The Hale development	Negligible

Figure 2 - Approved Wind Mitigation Measures

Note continued

2 Proposals

2.1 The drawings submitted to discharge the requirements of Sitewide Condition 20 Part A (Public Realm) and Part B (within the Plot) have been coordinated with the details provided for Conditions:

- A7 (Biodiversity Plan);
- A17 (Open Space Maintenance and Management Plan);
- A18 (Child Playspace Strategy); and
- Sitewide 21 (Public Lighting Strategy).

Public Realm (Condition 20 Part A)

2.2 The public realm around North Island is to be delivered in three parts and by different contractors as follows:

- Station Road: (Condition 20 Part A discharge reference: HGY/2020/0248);
- Building 3 and associated public realm: this application; and
- The Hale and Station Road public realm: to be submitted and delivered by LBH.

2.3 The boundaries for section are shown on the submitted drawing 'Public and Private Realm' (drawing ref: TH-IS-03-001-L-1264-90-127) and shown in the extract in Figure 3 below.



Figure 3 - Extract from the Public and Private Realm Plan Showing Approved, Proposed and Residual Public Realm Areas.

Communal Amenity Area (Condition 20 Part B)

2.4 The proposals for the communal amenity area behind the security gate and shown in Figure 3 above. These deliver the play space, residents amenity and signature tree proposed in the THC PP drawings. Details are provided in the accompanying drawings and those approved under Conditions A7, A17 and A20.

- A central tree pit surrounded by seating as play formed by exposed aggregate concrete;
- A play wall and bug hotels on the western boundary wall;
- A climbing wall on the eastern boundary wall; and
- Granite pavers for the access space between the building and the amenity space.



2.6 The proposed mitigation to 31 The Hale through two trees a minimum height of 4m shown on the accompanying Softworks Plan (drawing reference: TH-IS-03-001-L-1264-91-100) and extracted in Figure 5 below.





Note continued

Appendix 1 – THC PP Hardworks Site Plan

