

Rob Krzyszowski
Assistant Director of Planning, Building
Standards & Sustainability

Date: 24 May 2023
Your ref: HGY/2022/3858
Our ref: HGY/2022/3858
Direct dial: 020 8489 1784
Email: Robbie.Erbmann@haringey.gov.uk

Dear Mr Krzyszowski

**Re: LETTER AS AN ALTERNATIVE TO A SECTION 106 AGREEMENT FOR USE WHERE
COUNCIL IS THE LANDOWNER**

Wat Tyler House, Boyton Road, Hornsey N8 7AU

PLANNING APPLICATION REFERENCE: HGY/2022/3858

(A) Planning Sub-Committee resolved on 6 March 2023 to grant Planning Permission for:

Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7 storey building provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.

(B) The resolution to grant Planning Permission was subject to planning conditions and to securing other planning matters and community benefits that cannot be secured by planning conditions but are required to address the planning impacts of the Development. These matters would normally be set out in an agreement under Section 106 of the Town and Country Planning Act 1990. Such an agreement in relation to this application cannot be entered into as the Council is both the applicant for planning permission, the landowner and the local planning authority.

(C) This letter from Robbie Erbmman, Assistant Director of Housing (“ADH”), to Rob Krzyszowski, Assistant Director of Planning, Building Standards & Sustainability (“ADoPBSS”), therefore secures these matters as specified within the committee report (the “Letter”).

(D) I confirm that the Placemaking and Housing Directorate will provide or procure the provision of the following planning matters and community benefits in relation to this Development as set out below:

1. DEFINITIONS

1.1 For the purposes of this Letter the meanings set out above and the following expressions shall have the following meanings:

Expression	Meaning
Act	the Town and Country Planning Act 1990;
Application	the planning application seeking planning permission for the Development bearing reference HGY/2022/3858;
Apprentice	a Resident aged 16 years or over who is undertaking on-the-job training and who is also studying for a nationally recognised qualification or an NVQ¹ with a written contract to that effect who shall be: • employed on a contract as an Apprentice for no less than 26 sustained weeks and; • paid no less than London Living Wage; • work alongside experienced staff to gain job specific skills; • attending college or an education and training provider;
Apprenticeship or Apprenticeships	a set of requirements for a programme used by training providers, colleges, and employers to ensure that all apprenticeship programmes are delivered consistently and to national standards ²
Apprenticeship Support Contribution	TWO THOUSAND THREE HUNDRED AND FORTY SIX POUNDS SIXTY-FIVE PENCE (£2,346.65) being a financial contribution to support the recruitment process of apprenticeships;

¹ More information about the government policy and guidance can be found at <https://www.gov.uk/government/publications/apprenticeships-guide-for-employers>

² More information about the government apprenticeship standards and fees can be found at <https://www.instituteforapprenticeships.org/>

Expression	Meaning
Assigned Officer	the Council's employment and skills officer assigned by the Council to meet the requirements of the Haringey Works Team or such other officer notified from time to time;
Borough	the administrative area of the London Borough of Haringey;
Carbon Offsetting Contribution	a contribution towards the Council's implementation of projects to reduce carbon emissions in its area to offset any proposed shortfall in meeting London Plan policies calculated using a carbon dioxide offset price of £2,850 per tonne of carbon dioxide (subject to Indexation from the date that the Energy Plan under Condition 27 of the Planning Permission is approved by the Council until the date that the Carbon Offsetting Contribution or part thereof is credited) plus a 10% (ten percent) management fee in accordance with the Agreed Energy Performance Guidance based on Building Regulations Part L 2013 with SAP10 carbon factors, in order to compensate for any unachieved carbon reduction targets arising from the Development;
Car Club	a club operated by a Car Club Operator which Occupiers and the general public may join and which makes cars available for hire to members either on a commercial or part-subsidised rate;
Car Club Operator	a company that is accredited by Carplus to operate a Car Club, or such other company operating a Car Club as is approved by with the ADoPBSS in writing;
Contractor	any person or persons or body (corporate or otherwise) that has contracted with the Council to carry out the Development and where the context so requires shall include any sub-contractor whether employed directly by the Council or by the Contractor
Completion Notice Date	the date when the ADoPBSS (acting reasonably and without delay) confirms that the Development has been completed in accordance with the Planning Permission and the terms of this Letter to their satisfaction;

Expression	Meaning
Construction Phase	the period from the Implementation Date until the Completion Notice Date for the Development;
Council	the local authority of the London Borough of Haringey;
Design and Quality Standards	the standards for new homes in London published by the Greater London Authority and set out in policy D6 of the London Plan published in March 2021 and the Housing Supplementary Planning Guidance published in May 2016 or any updating guidance;
Development	the development described above in paragraph (A)
Employment and Skills Plan	the plan to be submitted to the ADoPBSS and containing the information outlined under paragraph 6.1;
Employment and Skills Plan Lead	a dedicated resource operationally responsible for the implementation, co-ordination, and the delivery of the Employment and Skills Plan outcomes during the Construction Phase;
Employment and Skills Recovery Action Plan	part of the Council's Good Economy Recovery Plan August 2020 which sets out the Council's priorities for supporting residents back into work and training;
Employment and Skills Support Providers	a partnership of local organisations operating within the Borough to help coordinate and promote supporting Residents and persons into training or employment opportunities as may be notified by the Council to the ADH from time to time;
Haringey Works Team	the Council's team responsible for supporting residents and persons into training or employment opportunities and any successor team(s) that may exist from time to time;

Expression	Meaning
the Implementation Date	the date of the carrying out of any material operation (as defined in Section 56(4) of the Act) forming part of the Development (whether or not such operation is a lawful commencement of the Development) other than (for the purposes of this Deed and for no other purpose) operations consisting of: • site clearance • demolition work; • archaeological investigations; • site surveys; • works of archaeological or ground investigation; • remedial work in respect of any contamination or other adverse ground conditions; • erection of any temporary means of enclosure, fencing or hoarding; • the temporary display of site notices or advertisements; • the provision of security measures or lighting, the erection of temporary buildings or structures associated with the Development; • the laying removal or diversion of services, • the provision of construction compounds. and “Implement” “Implemented” and “Implementing” or any other derivation of this term shall be construed accordingly
Index	the All-Items Index of Retail Prices issued by the Office for National Statistics or any replacement publication or index agreed by the Council in the event that the All-Items Index of Retail Prices becomes no longer maintained;

Expression	Meaning
London Living Wage	the hourly rate which the Living Wage Foundation (or any alternative independent successor body approved by the Council) determines is the minimum rate required to cover the basic costs of living in the Borough ³ ;
Occupation Date	the date on which any part of the Development is first occupied for the purposes set out in the Planning Permission excluding occupation for the purposes of fitting out or marketing the Development (or any part or phase) and the terms "Occupy" and "Occupation" shall be construed accordingly;
Occupier(s)	any person or persons who Occupy the Development (or any part thereof) at any time during the lifetime of the Development for the purposes set out in the Planning Permission excluding occupation for the purposes of fitting out or marketing the Development;
the Plan	the plan annexed as the Schedule to this Letter;
Planning Permission	the planning permission for the Development pursuant to the Application;
the Property	the land and premises at Wat Tyler House, Boyton Road, Hornsey N8 7AU shown indicatively edged with a broken red line on the Plan;
Priority Groups	Haringey residents facing barriers into work including the unemployed, young people, care leavers, residents with disabilities both physical and mental, women, people from Black, Asian and Minority Ethnic backgrounds, low earners, people over 50 and those who are digitally excluded;

³ More information can be found at <https://www.livingwage.org.uk/>.

Expression	Meaning
Protected Tenant	any tenant of a Social Rent Unit who: (a) has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of the Social Rent Unit; or (b) has exercised any statutory right to buy (or any equivalent contractual right) in respect of the Social Rent Unit;
Resident	a person who is a resident in the Borough and such residency can be proven by the production of two valid proofs of address which are no more than two (2) months old and the term Residents shall be construed accordingly;
Residential Unit(s)	a dwelling (including a house flat or maisonette) to be constructed pursuant to the Planning Permission;
Skills Contribution	TWENTY THOUSAND POUNDS (£20,000) being a contribution towards the support of local people who have been out of work and/or do not have the skill set required for the jobs created;
Skills-Based Training	a training programme or programmes intended to provide unemployed Residents with the skills and qualifications to access jobs being created by the Development and consisting of work experience placements and a guaranteed interview (for suitable individuals) linked to planned jobs and employment outcomes;
Social Rented Housing	rented housing owned and managed by the Council provided to eligible households whose needs are not met by the market and which housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local housing prices;
STEM and Career Inspirational Sessions	programme designed to develop long-term relationships with local organisations with the aim of working closely with them to deliver practical activities relevant to the construction industry including in Science Technology Engineering and Maths (STEM)

Expression	Meaning
	and details of how the activities will be delivered, the format of such sessions to be agreed with the Haringey Works Team as part of the Employment and Skills Plan;
Traineeships	a skills development programme for Young Residents that consists of training delivered by a training provider/work placement for a period of 6 weeks to 1 year including: • a minimum of 70 hours of meaningful and high-quality work experience over the duration of the traineeship and as agreed with the traineeship provider; • constructive feedback and advice to the trainee; • an interview for an apprenticeship or job with the Council at the end of the traineeship if one is available; • an exit interview at the end of the traineeship with meaningful written feedback if no job is available;
Travel Plan	a plan: (a) setting out ways to encourage sustainable transport to and from the Development; (b) setting out ways to achieve an 8% cycle mode share by the 5th anniversary of the Occupation Date; (c) to provide real time travel information terminals at strategic points within the Development; and (d) containing amongst other things the provision of welcome residential induction packs to Occupiers containing public transport and cycling/walking information, available bus/rail/tube services, map and time-tables in accordance with the London Plan;
Travel Plan Co-Ordinator	a person appointed to liaise with the ADoPBSS in the submission and agreement of the Travel Plan and on compliance therewith and to be responsible for promoting the Travel Plan to Occupiers of the Development;

Expression	Meaning
Travel Plan Monitoring Contribution	THREE THOUSAND POUNDS ONLY (£3,000-00) as a contribution towards the costs of monitoring compliance with and effectiveness of the Travel Plan;
Work Experience	positions for Residents aged 14+ to provide the opportunity to undertake work experience taking place for a minimum of 5 (five) days (20hrs);
Work Placements	positions for unemployed and economically inactive Residents aged 18+ to undertake work experience for a minimum of 10 (ten) days with pre-employment placements also counting towards measures;
Working Days	any day except Saturday, Sunday, Christmas Day, Good Friday and any statutory bank holiday; and
Young Residents	a Resident or a person for whom the Council has a corporate parenting responsibility and who are aged 16 - 24 years including those not in employment, education, and training.

2. GENERAL

2.1 This Letter shall be noted on the local land charge register against the Property.

2.2 The ADH confirms that any amounts due under this Letter shall be:

2.2.1 increased by a percentage equivalent to the percentage increase (if any) in the Index from the date of this Letter to the date that the relevant contribution is transferred; and

2.2.2 subject to Interest charged from the date the sum is due until the date the transfer is made.

2.3 The ADH will not carry out continue or procure the Development without performing and observing the obligations stipulations and other matters set out in this Letter and on the part of the ADH to be performed and observed unless otherwise agreed in writing by the ADoPBSS.

2.4 That in the event of the transfer of the Property or part of the Property from the Council to another party the ADH will ensure that an agreement in the form of and compliant

with section 106 of the Act is entered into to the satisfaction of the ADoPBSS to secure obligations in the same or substantially similar terms as set out in this Letter and will not authorise Legal Services to complete any Transfer until that agreement has been entered into PROVIDED THAT this shall not apply to any Transfer to a Protected Tenant.

- 2.5 The ADH confirms that although this letter is from and signed by the current ADH on behalf of the Directorate of Placemaking and Housing it is intended to apply to and be given on behalf of that directorate and any subsequent directorate of the Council responsible for the functions currently discharged by the Placemaking and Housing directorate.
- 2.6 The ADH also confirms that the commitments given in this Letter are intended to be given not only to the current ADoPBSS but also to any subsequent directorate of the Council that is responsible for the functions currently discharged by the current ADoPBSS.

3. THE CONTRIBUTIONS

The ADH undertakes as follows:

- 3.1 No later than the Implementation Date to transfer to the appropriate income code as directed by the ADoPBSS:
 - 3.1.1 the Apprenticeship Support Contribution; and
 - 3.1.2 the Skills Contribution.
- 3.2 Not to:
 - 3.2.1 Implement, cause or permit Implementation of the Development;
 - 3.2.2 Occupy or cause or permit the Occupation of the Development or any part thereof; or
 - 3.2.3 use or cause or permit the use of the Development or any part thereof;until such time as the ADoPBSS has received payment in full of the contributions listed at 0 above.
- 3.3 No later than the Occupation Date to transfer to the appropriate income code as directed by the ADoPBSS:
 - 3.3.1 the Travel Plan Monitoring Contribution; and
 - 3.3.2 the Carbon Offsetting Contribution
- 3.4 Not to:

3.4.1 Occupy or cause or permit the Occupation of the Development or any part thereof; or

3.4.2 use or cause or permit the use of the Development or any part thereof;

until such time as the ADoPBSS has received payment in full of the Travel Plan Monitoring Contribution and the Carbon Offsetting Contribution

4. CAR CLUB

The ADH undertakes as follows:

- 4.1 To liaise with a Car Club Operator and use all reasonable endeavours to establish a Car Club in the vicinity of the Development and to secure access to a minimum of two (2) car parking bays for the Car Club.
- 4.2 To ensure that Residents are offered free membership of a Car Club for a period of three years from their Occupation of their Residential Unit PROVIDED THAT during this three-year period the ADH shall not be obliged to require the Car Club Operator to offer memberships to more than two (2) Occupiers of each Residential Unit.
- 4.3 To pay the Car Club Operator a credit of FIFTY POUNDS (£50.00) per annum for a period of three years from the Occupation Date in respect of each Residential Unit to the Occupiers of each Residential Unit up to a maximum of two (2).
- 4.4 For three years from the Occupation Date of each Residential Unit to provide marketing literature to the residents of each Residential Unit this marketing literature to include reference to the incentives detailed in paragraphs 4.2 to 4.3 above.
- 4.5 To provide evidence of compliance with the provisions of this paragraph 4 to the Council's Transportation Planning Team when asked to do so and not to Occupy or cause or permit Occupation until the ADoPBSS has confirmed in writing that it is satisfied that the Car Club has been provided or, if not, that the ADH used all reasonable endeavours to establish a Car Club and therefore all the related provisions of this Letter have been complied with.

5. ENERGY

The ADH undertakes to pay the Carbon Offsetting Contribution (if any) required pursuant to the Sustainability Review under Condition 28 of the Planning Permission, and shall not Occupy or cause the Development to be Occupied until the appropriate income code has been credited with that Carbon Offsetting Contribution.

6. EMPLOYMENT AND SKILLS

6.1 Unless otherwise agreed with the ADoPBSS in writing, the ADH shall use reasonable endeavours during the Construction Phase:

- 6.1.1 to deliver not less than twenty percent (20%) of the peak workforce employed during the Construction Phase to comprise Residents who must be employed for a minimum of 26 weeks;
- 6.1.2 to deliver Skills-Based Training to the twenty percent (20%) referred to in paragraph 6.1.1 above and at least five percent (5%) of these to comprise Traineeships;
- 6.1.3 to employ full-time apprenticeships to at least one Apprentice per £3 million development cost, up to maximum of 10% of the construction workforce at its anticipated maximum provision on site, such apprentices to be employed for a minimum of 26 weeks; and paid at no less than London Living Wages and supported in their training and qualifications a minimum of NVQ Level 2 and to be nominated by the Haringey Works Team;
- 6.1.4 to deliver Work Placements for unemployed and economically inactive Residents such number of Work Placements to be agreed with the Assigned Officer;
- 6.1.5 to deliver Work Experience for students and young people of 14 years of age or older, such number of placements to be agreed with the Assigned Officer;
- 6.1.6 to deliver no fewer than FIVE (5) STEM and Career Inspirational Sessions, the format of such sessions to be agreed with the the Haringey Works Team;
- 6.1.7 to provide information on how the ADH (and Contractors and/or agents for Contractors) will engage and help suppliers and businesses which are based in the Borough to tender for such works as may be appropriate for them to undertake and or support locally based social enterprises including capacity building assistance through advice on business planning, mentoring and the purchase of products or services;

The ADH undertakes as follows:

6.2 No later than twenty-eight (28) Working Days prior to the anticipated Implementation Date, to submit (or procure that the named individual identified in paragraph 6.5 submits) to the ADoPBSS for its written Approval, an Employment and Skills Plan for the Development to include a detailed programme, procurement schedule, recruitment

protocols and labour histogram and programme projections including delivery timeframe stipulating the following requirements:

- 6.2.1 the requirements of paragraph 6.1.1 above;
- 6.2.2 explaining how the ADH and the Contractor shall work exclusively with the Haringey Works Team and Construction Employment and Skills for any recruitment assessment screening testing and application support arrangements to maximise the employment and training opportunities for Residents including jobs and apprenticeships arising from the Development during the Construction Phase; SAVE THAT in the event the Haringey Works Team or Employment and Skills Support Providers are not able to refer a Resident for a job or apprenticeship within 10 Working Days from the date the advertisement for that role is submitted to the ADoPBSS and approved in writing the Contractor shall be free to recruit for that role from local sources;
- 6.2.3 how the provision of details of how the Employment and Skills Plan prevents discrimination against groups with protected characteristics in terms of the employment and skills development opportunities it facilitated and has regard to the specific demographic characteristics of Residents in its proposed activities including residents who experience barriers to employment such as rehabilitating young offenders, long term unemployed, homelessness, care leavers, neuro diverse;
- 6.2.4 how the Employment and Skills Plan shall prioritise and support the Priority Groups identified by the Council in the Employment and Skills Recovery Action Plan or any subsequent document;
- 6.2.5 how the Assigned Officer is to be provided with such information as is reasonably required to ensure compliance with the Employment and Skill Plan (including but not limited to monthly monitoring data, case studies, supporting evidence and summaries of details of the above opportunities provided to Residents), such information to be provided to the ADoPBSS directly by the ADH or the Contractor in a format to be agreed by the Assigned Officer which may include the provision of information through an online portal as notified;
- 6.2.6 how the ADH shall retain (pending provision by the ADoPBSS of a written “Final Employment and Skills Plan Compliance Report”) and shall provide supporting evidence to ADoPBSS on request; and
- 6.2.7 how the ADoPBSS shall ensure that it shall obtains consent from all employees Contractors and agents to ensure that the information required under

paragraph 6.2.5 above can be provided to the ADoPBSS in compliance with all data protection legislation and other statutory requirements.

- 6.3 In the event of any refusal by the ADoPBSS to approve the Employment and Skills Plan submitted pursuant to Paragraph 6.2 above to pay regard to the ADoPBSS reasonable reasons for such refusal and to resubmit the Employment and Skills Plan as amended having regard to the ADoPBSS reasonable reasons for refusal and not to Implement or cause or permit the Implementation unless and until the ADoPBSS approves in writing the Employment and Skills Plan (“Approved Employment and Skills Plan”) and thereafter not to carry out the Development or permit the Development to be carried out or Occupy or permit Occupation otherwise than in accordance with the Employment and Skills Plan.
- 6.4 Not to Implement or cause or permit Implementation unless and until the Employment and Skills Plan has been approved by the ADoPBSS and not to carry out the Development or Occupy or permit Occupation otherwise than in accordance with the Employment and Skills Plan.
- 6.5 To have the Contractor commit a named senior level individual to engage with the Haringey Works Team, including any Employment and Skills Support Providers:
 - 6.5.1 to meet the requirements of the Employment and Skills Plan, the Employment and Skills Support Providers and the obligations set out in this paragraph 7; and
 - 6.5.2 to ensure efficient management and supply of Residents for employment and training opportunities on Implementation of the Development in accordance with the Approved Employment and Skills Plan PROVIDED THAT the ADH shall not be required to offer employment to any candidate who does not have the necessary skills, knowledge, or qualifications necessary to perform the employment.
- 6.6 Not to Implement or cause or permit the Implementation unless and until the ADoPBSS has been informed of the name and contact details of the individual appointed pursuant to paragraph 6.5 above.
- 6.7 In the event that the targets set in 6.1.1 above is not met in accordance with the Employment and Skills Plan then the ADH and their appointed Contractor shall meet with the Assigned Officer to review the Employment and Skills Plan and to identify and agree measures to help achieve the relevant target and such meeting to take place within 10 Working Days of the date of a written request from the Assigned Officer to meet.

- 6.8 In the event that the ADoPBSS determines that the number of apprenticeships has not been delivered in accordance with paragraph 6.1.3 above and the Employment and Skills Plan then the ADH shall secure a payment from the Contractor of £13,000 per full time Apprentice not employed in accordance with paragraph 6.1.3 to the support of apprenticeships and such amount shall be paid within 15 Working days of receipt of written demand from the ADoPBSS.
- 6.9 In the event that the ADoPBSS determines the number of Residents employed is less than in accordance with paragraph 6.1.1 above and the Employment and Skills Plan then the ADH shall secure a payment from the Contractor to the ADoPBSS of £4,400 per Resident not employed as required by the Employment and Skills Plansuch amount shall be paid within 15 Working Days of written demand from the ADoPBSS
- 6.10 To state clearly in tender documentation, prepared, or distributed to interested contractors by the Council and Contractors and/or their agents that they will be required to observe and comply with these obligations in this Schedule and will be required to engage with the ADoPBSS in respect of the performance of the obligations under this paragraph.

7. TRAVEL PLAN

The ADH undertakes as follows:

- 7.1 No less than 6 (six) months prior to the anticipated Occupation Date to submit a Travel Plan to the ADoPBSS for approval and not to Occupy or cause or permit Occupation until the ADoPBSS approves the Travel Plan.
- 7.2 No less than 6 (six) months prior to the anticipated Occupation Date to appoint the Travel Plan Co-Ordinator.
- 7.3 To conduct annual reviews of the Travel Plan with the ADoPBSS for a minimum of 5 years following Occupation of the last Residential Unit in the Development to be Occupied and following such reviews to make such amendments to the Travel Plan as may be required by the ADoPBSS.
- 7.4 Not to Occupy or cause or permit Occupation otherwise than in accordance with the Travel Plan (as may be amended from time to time in accordance with paragraph 7.3).
- 7.5 To carry out and comply with the Travel Plan (as may be amended from time to time in accordance with paragraph 7.3).

8. AFFORDABLE HOUSING

The ADH undertakes as follows:

- 8.1 To provide the Residential Units in accordance with the Planning Permission.
- 8.2 To use the Residential Units as Social Rented Housing and to ensure that they will be used solely for that purpose in perpetuity.
- 8.3 That the Residential Units therein shall be designed and constructed in accordance with Design and Quality Standards.
- 8.4 The Residential Units will not be Occupied for any other use other than as Social Rented Housing in accordance with this Letter for the lifetime of this Development with the exception of Occupation of any Residential Unit by any Protected Tenant or any mortgagee or chargee of the Protected Tenant or any person deriving title from the Protected Tenant or any successor in title thereto and their respective mortgagees and chargees.

9. DISPUTES AND NON-COMPLIANCE

In the event that:

- 9.1 any provision herein requires agreement between the ADH and ADoPBSS or requires the approval of the ADoPBSS or any other officer but agreement cannot be reached or approval is withheld; or
- 9.2 any non-compliance and/or breaches of the commitments herein cannot be resolved through discussions between ADH and ADoPBSS

the ADH consents to such issue being referred to the Chief Executive for resolution and will abide by the Chief Executive's decision.

10. MONITORING

The ADH agrees to secure the transfer to the appropriate account of the ADoPBSS's monitoring costs of TWO THOUSAND SEVEN HUNDRED AND ELEVEN POUNDS AND FIFTY-SIX PENCE (£2,711.56) on or prior to the date of this Letter in accordance with paragraph 5.42 of the SPD.

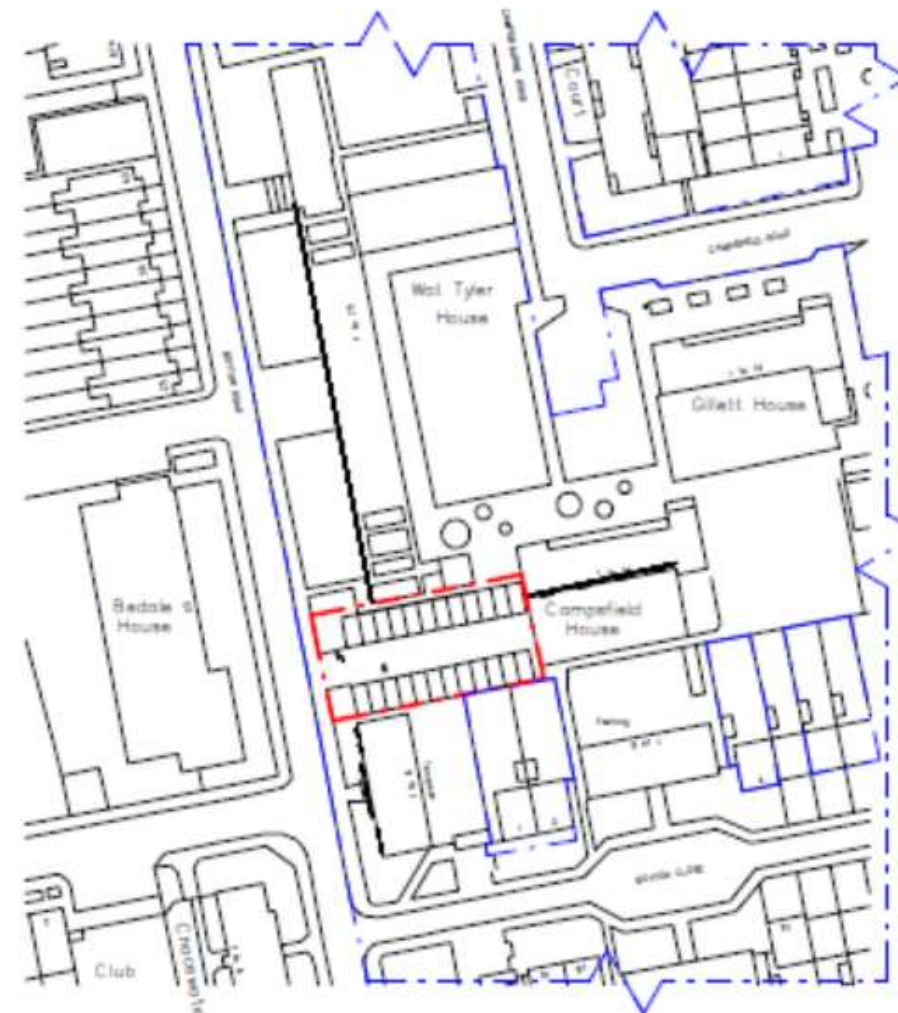
Yours sincerely,



Robbie Erbmenn
Assistant Director of Housing
on behalf of the Directorate of Placemaking and Housing

THE SCHEDULE

The Plan



1 Location Plan
1 : 1250



1/1250 0m 10 20 30 40 50m

Client:

London Borough of Haringey

Key Plan:

KEY :

- Red boundary line showing the extent of the development
- Land within the ownership of the applicant

1	20.10.15	Issued for Planning Approval	MR	HC
2	21.11.20	Revised Boundary Line updated	MR	CM
3	21.11.18	Boundary line colour and description revised	MR	CM
4	21.05.18	Consultant Design Package	MR	CM
5	21.05.18	Consultant Design Package	MR	CM
6	21.05.19	Issued for information	MR	CM
7	21.05.19	Issue line updated	MR	CM
8	21.05.19	Issue line updated	MR	CM
9	21.05.19	Issued for information	MR	CM
10	21.05.19	Issued for information	MR	CM
11	21.05.19	Issued for information	MR	CM
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GENERAL NOTE:
This drawing is to be read in conjunction with all other drawings including structural, mechanical & electrical engineer's drawings.
Do not scale from this drawing. All areas and dimensions are approximate and subject to change.
All dimensions to be confirmed on site any discrepancies are to be notified to the Contract Administrator.
All details are indicative of design intent. Specialist design subcontractors are to develop and coordinate final details for the contract administrator's comments.
All installations are to be in accordance with manufacturers recommendations, any discrepancy is to be notified to the contract administrator immediately.
Kiran Curia Ltd. accepts no responsibility for the accuracy of the existing building survey upon which these drawings are based.
All drawings and specifications are issued for the planning application and indicate the design intent.
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To complete the Technical Design further design development will be required including but not limited to coordination of designs and information with other consultants, specialist subcontractors, manufacturers and suppliers, compliance with the Employers Requirements and all other statutory and technical requirements and the production of construction issue information.
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Project:

0535 - Boyton Road, Wat Tyler N8 7AW

Drawing Title:

Location Plan - Overall Site

FOR PLANNING

Drawing Number:

KCA-0535-0001

Scale:

As Indicated

Paper Size:

A3

Revision:

K

KC+A

Designing Brighter Futures
Architecture Urban Design Planning

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