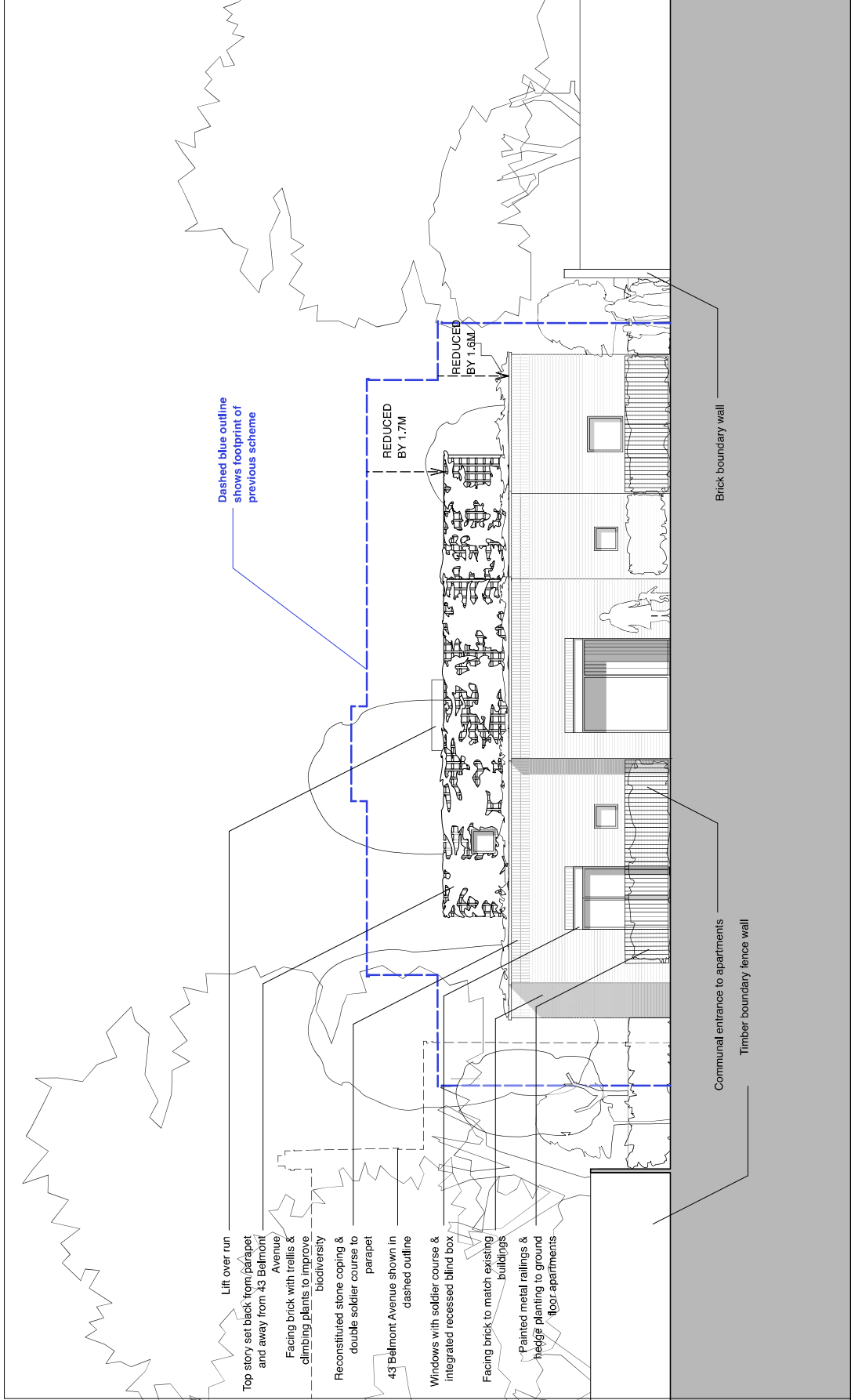




43 Belmont Avenue

Site: Belmont Works

45 Belmont Avenue

Notes:
Apartments designed to London Plan Guidance
Housing Design Standards and to Part M4 (2):
Category 2 Accessible and adaptable dwellings,
including provision of Part M compliant lift
Drawings and design prepared for planning purposes
only
Drawings based on measured survey undertaken by
Survey London

0m 5m

Revision A March 2023

- Scheme re-designed to significantly reduce overall footprint, height and massing of the proposed development.
- The gross internal area is reduced by 80 m² or 20% overall from the original design; the equivalent to a three bedroom apartment.
- Proposed accommodation reduced from five, two bedroom flats down to a mix of three one bedroom flats and two, two bedroom flats.
- The revised design is set back from all site boundaries as shown to avoid impact on neighbouring properties and their gardens.
- Windows have been relocated to avoid any potential overlooking to neighbouring properties and their gardens.
- The size and quality of outdoor amenity space has been increased to all proposed units.
- Landscape proposal has been revised to increase planting and relocate recycling and refuse stores as well as secure bicycle storage.

PLANNING

Julian Cowie Architects
70 Cowcross Street
London EC1M 6EJ
Telephone 020 7253 6333
Web www.jc-architects.co.uk
Email mail@jc-architects.co.uk

Revised Scheme
43 Belmont Avenue N17 6AX
Proposed Courtyard/North East Elevation

Scale: 1:100@A3 May 2022 **PP_17 revA**



A P P E N D I X C

Local Borehole Logs



3210.8957.

TQ38NW259

soil mechanics department		BOREHOLE No. 3	
Belmont/Braemar Housing Site		REPORT No. 625/72/1L	
Borough of Haringey		Ground Level m. O.D.	
Disused railway cutting between Downhill Park Road and Braemar Road, Haringey N.15.		Boring Commenced 16.8.72 Boring Completed 16.8.72	
Type of Boring Shell and Auger - 200 mm. diameter			
Water Levels Recorded During Boring m			
Hole Depth			
Casing Depth			
Water Level			
Description		Scale 20mm = 1m.	Samples
		Depth	Ref. No. Type
Soft ground (clay and brick rubble).		0.75	750 J 0.50 751 J 0.75
Stiff grey/brown mottled fissured clay with occasional pockets of silty sand and selenite crystals. (Brown London Clay).			752 U 0.90-1.35 753 J 1.65
			754 U 2.40-2.85 755 J 3.15
Stiff, becoming very stiff grey silty clay with occasional pockets of silt, becoming very silty with depth. (Brown London Clay).		3.65	756 U 3.90-4.35 757 J 4.65
			758 U 5.40-5.85 759 J 6.15
			760 U 6.90-7.35 761 J 7.65
			762 U 8.40-8.85



3210 8957

TQ38NW 259

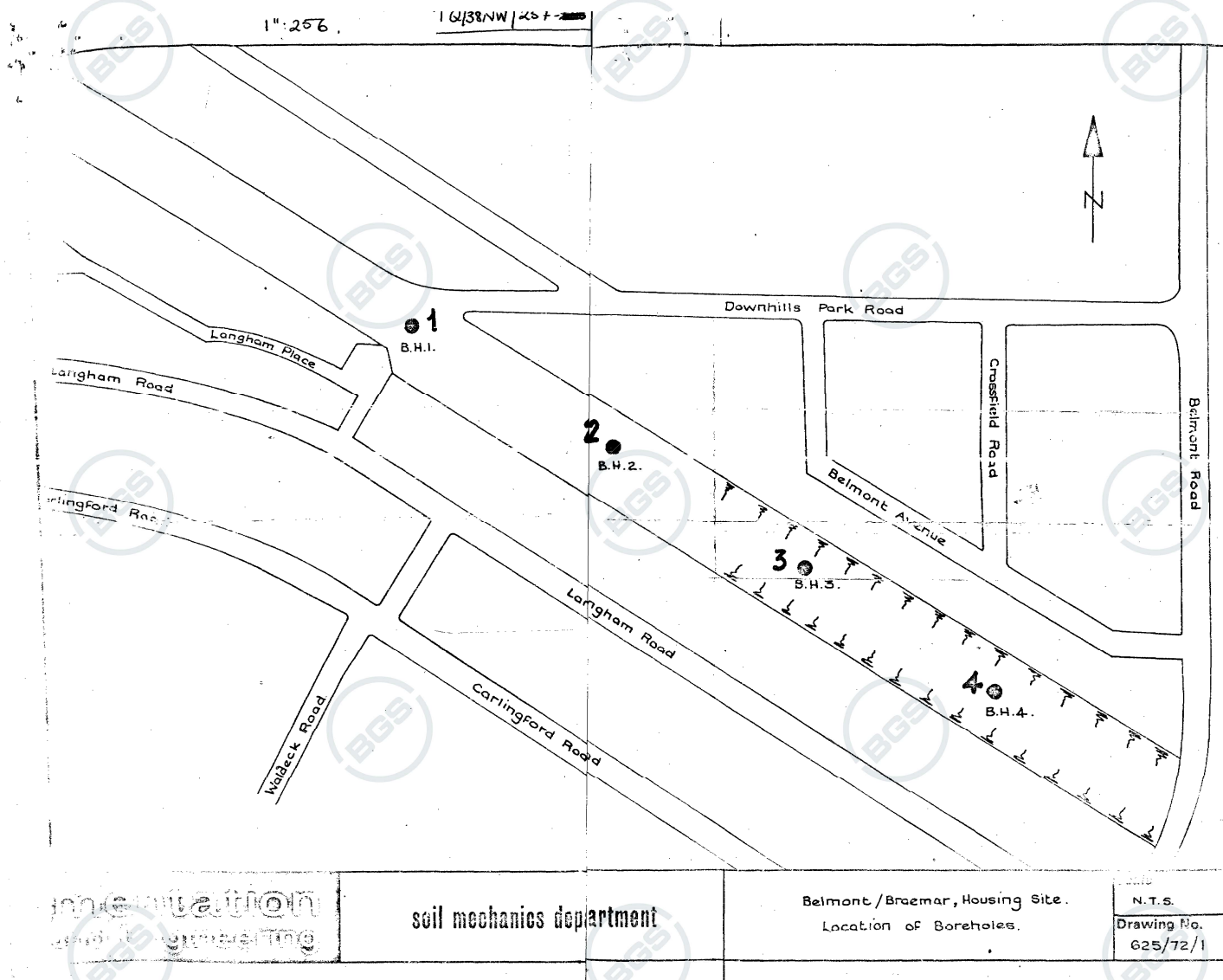
soil mechanics department				BOREHOLE No. 3	
Continuation Sheet No. 1				REPORT No. 625/72/1L	
Mont/Braemar Housing Site				REPORT No. 625/72/1L	
Description	Scale 20mm = 1m.		Samples		S.P.T. N blows/ft
	Depth	Legend	Ref.No.	Type	
very stiff grey fissured with occasional pockets of very silty with depth. (cont'd.)		x	763	J	9.15
			764	U	9.90-10.35
		x	765	J	10.65
		x	766	U	11.40-11.85
		x	767	J	12.15
		x	768	U	12.90-13.35
		x	769	J	13.65
		x	770	U	14.40-14.85
		x	771	J	15.15
		x	772	U	15.90-16.35
		x	773	J	16.65
		x	774	U	17.55-18.00
	18.00				

Disturbed Sample

D—Large Disturbed Sample

J—Jar Sample

W—Water Sample





A P P E N D I X D

Envirocheck Data

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

343992529_1_1

Customer Reference:

2438289

National Grid Reference:

532090, 189600

Slice:

A

Site Area (Ha):

0.04

Search Buffer (m):

1000

Site Details:

43, Belmont Avenue

LONDON

N17 6AX

Client Details:

Mr A Davidson

Site Analytical Services Ltd

Unit 14 & 15

River Road Business Park

33 River Road

Barking

IG11 0EA

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	16
Hazardous Substances	-
Geological	17
Industrial Land Use	21
Sensitive Land Use	52
Data Currency	53
Data Suppliers	60
Useful Contacts	61

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility					n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				1
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 1			4	7
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 2				Yes
Pollution Incidents to Controlled Waters	pg 2				2
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 3				1
Water Abstractions	pg 3				(*44)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 14	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 14	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones	pg 14				3
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 15				4

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 16				1
Local Authority Landfill Coverage	pg 16	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 16			1	7
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 17	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry					
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry	pg 17		Yes	Yes	Yes
BGS Urban Soil Chemistry Averages	pg 20	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 20	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 20	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 20	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 20	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 21		3	46	178
Fuel Station Entries	pg 40			1	2
Points of Interest - Commercial Services	pg 40		2	13	43
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 45				16
Points of Interest - Public Infrastructure	pg 46			1	14
Points of Interest - Recreational and Environmental	pg 47			13	26
Gas Pipelines					
Underground Electrical Cables	pg 51				8

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 52				1
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: Thames Water Utilities Ltd Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Weston Park Cso Adjacent To No. 17 Weston Park London N8 9sy Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Eprcb3293re Permit Version: 1 Effective Date: 15th June 2016 Issued Date: 15th June 2016 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Tonebridge Brook Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A8SW (S)	909	2	532000 188680
2	Local Authority Pollution Prevention and Controls Name: Euro Dry Cleaners Location: 458 West Green Road, London, N15 3PT Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC16 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	334	3	531902 189306
3	Local Authority Pollution Prevention and Controls Name: Jrk Motoring Centre Location: 308 West Green Road, LONDON, N15 3QB Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: Ps19 Dated: 17th April 2001 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Not Supplied Positional Accuracy: Automatically positioned to the address	A8NE (SE)	428	3	532324 189226
3	Local Authority Pollution Prevention and Controls Name: Kani Dry Cleaners Location: 311 West Green Road, London, N15 3PA Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC31 Dated: 1st October 2016 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A8NE (SE)	473	3	532342 189185
4	Local Authority Pollution Prevention and Controls Name: Terry'S Dry Cleaners Location: 59 Westbury Avenue, London, N22 6sa Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC50 Dated: 1st October 2016 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	484	3	531825 190015
5	Local Authority Pollution Prevention and Controls Name: Dcc Dry Cleaners Location: 3 Turnpike Lane, London, N8 0ep Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC 60 Dated: 1st October 2016 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A12SW (W)	671	3	531401 189590
5	Local Authority Pollution Prevention and Controls Name: Milton Dry Cleaners Location: 3 Turnpike Road, London, N8 0ep Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: Not Supplied Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A12SW (W)	671	3	531401 189590

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	Local Authority Pollution Prevention and Controls Name: Marys Dry Cleaners Location: 262 Philips Lane, London, N15 4ad Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC34 Dated: 1st October 2016 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A14SE (E)	750	3	532845 189485
7	Local Authority Pollution Prevention and Controls Name: Hill Dry Cleaners Location: 565 Green Lanes, London, N8 0rl Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC27 Dated: 1st October 2016 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A7SE (SW)	822	3	531731 188843
8	Local Authority Pollution Prevention and Controls Name: Dazzle Dry Cleaners Location: 538 Green Lanes, London, N8 0rl Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: DC04 Dated: 1st October 2016 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A7SE (S)	900	3	531745 188752
9	Local Authority Pollution Prevention and Controls Name: Step Ahead Dry Cleaners Location: 498 Lordship Lane, London, N22 5de Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: Not Supplied Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A18NE (N)	949	3	532143 190552
10	Local Authority Pollution Prevention and Controls Name: Wightman Road Service Station Location: 278 Wightman Road, LONDON, N8 0LX Authority: London Borough of Haringey, Planning and Environmental Health Permit Reference: Ps30 Dated: 17th April 2001 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Manually positioned to the address or location	A12SW (W)	987	3	531128 189304
	Nearest Surface Water Feature	A18SE (NE)	590	-	532418 190102
11	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Broadwater Farm, TOTTENHAM Authority: Environment Agency, Thames Region Pollutant: Other Sewage Note: Not Supplied Incident Date: 1st June 1998 Incident Reference: 38875 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18SE (N)	628	2	532300 190200