

Supporting Planning Statement

**Land at The Chocolate Factory & Parma House, 5 Clarendon Road, Wood Green, London N22
BLOCK E1**

Planning Permission: HGY/2021/0624 (S96 NMA to HGY/2017/3020).

Please find enclosed our submission seeking the discharge of the following planning conditions relating to Block E1.

Condition 6 – Material Samples

Condition

Samples of materials to be used for the external surfaces of Blocks B, D, E1, E2 and F shall be submitted to, and approved in writing by, the Local Planning Authority before above ground works have commenced for each block. Samples should include external wall samples, parapet details, depth of window reveals, balcony balustrades, and a roofing material sample combined with a schedule of the exact product references and large scale details of key building junctions. The development shall be implemented in accordance with approved details.

Response

Samples and details of the proposed external materials have been submitted, including:

- External wall materials and brick specification;
- Roof finishes;
- Window and curtain walling systems;
- Balcony fascias, soffits and balustrades;
- Aluminium cladding;
- Canopies;
- Product references and schedules;

The submitted information demonstrates that the proposed material palette accords with the approved design approach adopted across the wider Chocolate Factory development.

Condition 11 – Piling Method Statement

Condition

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Response

A Piling Method Statement has been enclosed detailing the proposed piling methodology for Block E1.

The submitted document includes details of:

- piling methodology;
- sequence of works;
- installation procedures;
- plant and equipment;
- site management arrangements;
- health and safety measures; and
- procedures to minimise impacts on existing infrastructure.

The proposed piling solution comprises screw piles and therefore does not involve impact piling. The submitted method statement is provided to satisfy the requirements of the condition.

Condition 12 - NRMM**Condition**

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM emissions, be of net power between 37Kw and 560 kW and be registered at <http://nrmm.london/>. Proof of registration shall be submitted to the local planning authority prior to the commencement of works to the relevant block. During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers during construction hours until the completion of the development.

Response

Evidence of registration has been provided demonstrating that all applicable plant and machinery to be used during the construction of Block E1 has been registered on the Greater London Authority NRMM Register in accordance with the requirements of the planning condition.

Condition 41 – Residential Design Standards**Condition**

Prior to any above ground works for Blocks B, D, E1 and E2, full details of how the residential units within that block meet the residential design standards as set out in part D of Policy D4 of the draft London Plan shall be submitted to and approved in writing by the local planning authority and thereafter shall be implemented in accordance with the approved scheme.

Response

In accordance with the requirements of the condition, drawings have been prepared demonstrating that the residential units within Block E1 have been designed in accordance with the residential design standards contained within Policy D4 of the Draft London Plan (now reflected within Policy D6 of the London Plan).

The submission includes:

- General Arrangement Plans;
- Residential layouts and furniture arrangements;
- Gross Internal Areas (GIA);
- Room areas;
- Private amenity spaces;
- Built-in storage provision;
- Kitchen storage provision;
- Accessibility and Part M compliance notes.

The submitted drawings demonstrate compliance with the relevant residential design standards relating to internal space, accessibility and residential quality. The drawings also confirm that the dwellings have been designed in accordance with London Plan Policy D6 Housing Quality and Standards.

The following documents accompany this submission:

- WA022 / 01-AR-DR-PR03-XX-2000_A1 – Ground & First Floor General Arrangement Plans
- WA022 / 02-AR-DR-PR03-XX-2001_A1 – Second & Third Floor General Arrangement Plans
- WA022 / 03-AR-DR-PR03-XX-2002_A1 – Fourth & Fifth Floor General Arrangement Plans
- WA022 / 04-AR-DR-PR03-XX-2003_A1 – Proposed Roof Plan
- Planning Condition 6 – Materials Statement (Revision 1)
- JPSE Screw Piling Method Statement
- NRMM Registration Confirmation

The submitted information has been prepared specifically to discharge the above planning conditions for Block E1 and has been coordinated with the approved development and previously approved details for the wider Chocolate Factory scheme.

We trust that the enclosed information is sufficient to enable the Local Planning Authority to discharge the above planning conditions. Should any further information or clarification be required, please do not hesitate to contact the undersigned.

Yours faithfully,



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