



Construction Method Statement

Location: 196 Page Green
Terrace, Tottenham, London,
N15 4NP

Date: 15/7/2026

Introduction

This Construction Method Statement has been prepared in discharge of Condition 4 attached to planning permission HGY/2026/0549 for 196 Page Green Terrace, Tottenham, London, N15 4NP. The approved development relates primarily to excavation of front and rear light wells and installation of stairs in front garden to basement level, basement extension, single storey rear extension, first and second floor rear extension, installation of waste and bike storage in front garden, reconfiguration and enlargement of existing 3 flats as shown on the approved drawings. The purpose of the above planning condition is to ensure that, before any demolition or construction activity begins, the developer prepares and submits a detailed Method of Construction Statement for approval by the Local Planning Authority. This statement is required to demonstrate how construction operations will be safely and efficiently managed throughout the project, particularly in relation to traffic, parking, deliveries, loading and unloading of materials, storage of plant, boundary protection, wheel washing, and overall site management. The condition is intended to prevent obstruction, congestion, or disruption on surrounding local roads and to maintain the safe and free movement of vehicles, pedestrians, site personnel, and visitors during the construction period. It also helps protect neighbouring occupiers and the wider area from unnecessary disturbance, including noise, dust, mud, unsafe hoarding arrangements, and poor construction practices.

Site Location

The site location is outlined in Figure 1 below.

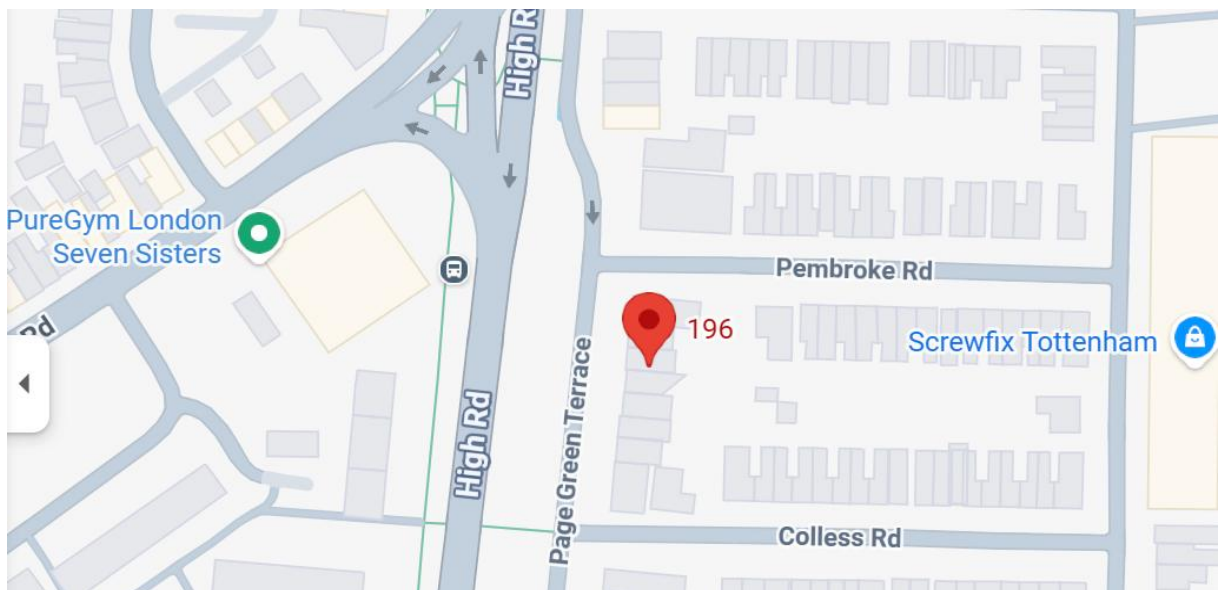


Figure 1 Site Location



Figure 2 Site Location with boundary

Key: Site Boundary



Nature and Scope of Works

The proposed development relates to the alteration, conversion and refurbishment of the existing residential building at 196 Page Green Terrace, Tottenham, London, N15 4NP. to provide three self-contained residential flats. The works include internal reconfiguration of the existing building to form Flat 1 as a three-bedroom/six-person unit arranged over basement and ground floor levels, together with Flat 2 and Flat 3 as separate one-bedroom/one-person units at upper floor levels. The scope of works includes basement accommodation improvements, formation and finishing of a front light well, installation of a load-bearing metal light well grill with integrated hatch and ladder, internal partitions, services, finishes, bathroom/en-suite/kitchen installations and associated building fabric upgrades. External works will include minor alterations to windows and façade elements using materials to match the existing building, retention of the historic front boundary wall and front hedge, provision of timber bin storage with green roof, timber cycle storage with green roof, and soft landscaping comprising grass and small shrubs. The existing rear extension is generally to be done, and all works will be undertaken within the site boundary in a controlled manner, with no permanent obstruction to the public highway. The works are small-scale residential construction and refurbishment works, with demolition limited to localised internal removal and preparatory alterations necessary to implement the approved scheme.

Planning Policy Context

This Construction Method Statement has been prepared to support the discharge of Condition 4 of planning permission HGY/2026/0549. It has regard to London Plan 2021 Policies T4, T7 and D14, Policy SP0 of the Haringey Local Plan 2017 and Policy DM1 of the Development Management DPD 2017. These policies seek to ensure that development and construction activities are properly managed, do not adversely affect the safe and efficient operation of the highway network, and protect the amenity of neighbouring occupiers and the surrounding area. Accordingly, this statement sets out practical measures for parking, delivery management, loading and unloading, storage of plant and materials, traffic management, boundary hoarding, wheel washing and general site control. These measures will ensure that the construction phase is carried out safely, efficiently and with minimum disruption to pedestrians, road users, neighbouring properties and local environmental quality.

Site Management

The construction works will be managed by a competent contractor and supervised by an appointed Site Manager, who will be responsible for the day-to-day control of site activities, health and safety, deliveries, parking, storage of materials, waste management and communication with neighbouring occupiers where required. The Site Manager will ensure that all operatives, subcontractors and visitors are made aware of the approved Construction Method Statement before entering the site and that all works are carried out in accordance with the approved details. The site will be kept tidy and secure at all times, with materials, tools and plant stored safely within the site boundary wherever practicable. No materials, skips, plant or equipment will be placed on the public highway or footway without the necessary prior consent from the relevant highway authority. Access to neighbouring properties, public pavements and the carriageway will be maintained and protected throughout the construction period. The contractor will ensure that noise, dust, mud, waste and general disturbance are controlled through good site practice, regular housekeeping and careful coordination of deliveries. Emergency contact details for the Site Manager will be displayed on site, and any complaints or issues raised by neighbours or the Council will be recorded and addressed promptly.

Parking for Site Operatives and Visitors

On-street parking spaces are available along Page Green Terrace in the vicinity of the site; however, these spaces will not be treated as dedicated construction parking and will only be used where lawful, available and in accordance with any local parking controls, restrictions or permit requirements. Site operatives, subcontractors and visitors will be encouraged to travel to the site by public transport, walking, cycling or shared vehicles wherever possible in order to minimise parking demand. Any contractor or visitor vehicle using the nearby on-street parking spaces will be instructed not to park on the footway, obstruct pedestrian movement, block neighbouring access points, affect visibility zones or interfere with the free flow of traffic on High Road or Page Green Terrace. Essential contractor vehicles will attend the site only when required for loading, unloading or specific construction activities, and such movements will be coordinated by the Site Manager. Visitors will attend by appointment only.

and will report directly to the Site Manager upon arrival. Where any temporary parking suspension or specific highway approval is required, this will be arranged with the relevant highway authority in advance. The Site Manager will monitor parking activity throughout the works to ensure that construction-related vehicles do not cause congestion, obstruction or inconvenience to neighbouring occupiers, pedestrians or road users.

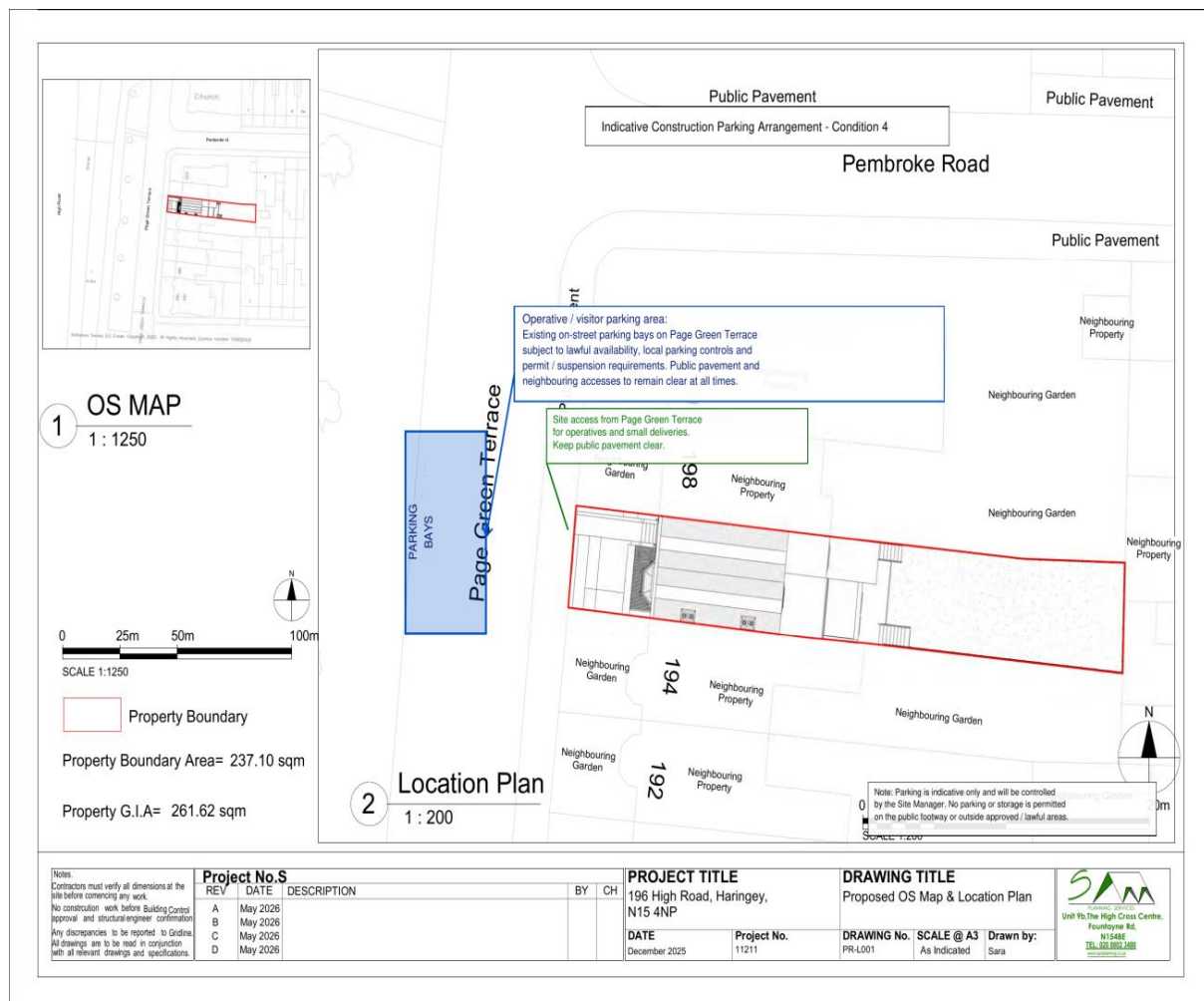


Figure 3 Marked area on site for parking of operatives and visitor parking

Loading and Unloading of Plant and Materials

Loading and unloading of plant, materials, tools and waste will be carefully managed by the Site Manager to ensure that there is no obstruction to High Road, Page Green Terrace, the public pavement, neighbouring access points or visibility zones. Deliveries will be pre-arranged and scheduled on a just-in-time basis to minimise the number of vehicle movements and reduce the need for materials to be stored on site for long periods. Wherever practicable, loading and unloading will take place within the site boundary or from a lawful agreed location adjacent to the site, subject to availability and any relevant highway restrictions. Delivery vehicles will not be permitted to wait, queue or park in a manner that obstructs traffic flow, pedestrian movement or emergency access. Where required, a banksman or site marshal will supervise delivery movements, assist with safe unloading and ensure pedestrian

safety. Construction vehicles will exit the site in forward gear. Where reversing into the site is necessary due to site constraints, it will be undertaken under the supervision of a trained banksman. No materials, plant, skips or equipment will be deposited on the public highway or footway without prior approval from the relevant highway authority.

Storage of Plant and Materials

All plant, tools, equipment and construction materials will be stored within the site boundary wherever practicable and will be managed by the Site Manager to ensure that the public highway, public pavement, neighbouring access points and visibility zones remain clear at all times. Due to the constrained urban nature of the site, materials will be ordered on a just-in-time basis to reduce the need for large storage areas and to avoid unnecessary obstruction. Small tools, fixings, internal materials and finishing items will be stored securely within the building or within a designated internal storage area. Bulkier materials, where required, will be stored temporarily within the rear garden or other agreed area inside the site boundary, subject to safe access and without affecting neighbouring properties. No plant, materials, skips or waste will be stored on High Road, Page Green Terrace or the public footway unless prior consent or permit is obtained from the relevant highway authority. Any hazardous substances, fuels, paints or chemicals will be kept to a minimum and stored securely in accordance with COSHH requirements. Materials will be stacked safely, protected from wind and weather, and arranged so that pedestrian access, emergency access, the lightwell area and working routes remain unobstructed throughout the construction period.

Security Hoarding

Temporary security hoarding and/or secure site fencing will be installed prior to the commencement of works to secure the site, prevent unauthorised access and protect pedestrians, neighbouring properties and road users. All hoarding will be erected within the site boundary and positioned so that it does not obstruct the public highway or compromise visibility. A minimum unobstructed footway width of 1.5 metres, and 1.8 metres where reasonably practicable, will be maintained throughout the construction period to ensure safe passage for pedestrians, wheelchair users, people with reduced mobility and those using pushchairs. Where temporary changes to pedestrian routes are necessary, appropriate pedestrian management measures will be implemented in consultation with the Highway Authority. All hoarding access gates and doors will open inwards towards the site and will remain closed except during authorised access, ensuring that pedestrian movement along the adjoining footway is not obstructed. No hoarding, fencing, materials or equipment will encroach onto the public highway without the necessary Highway Authority approvals. The Site Manager will carry out regular inspections to ensure that the hoarding remains safe, secure and well maintained throughout the construction period, with any defects rectified promptly.

Footpath Closures or Road Closures

No permanent or temporary road closures, footway closures or parking bay suspensions are currently anticipated as part of the proposed development. Construction activities will be organised to ensure that the public highway and adjoining footway remain unobstructed at all times.

Deliveries and collections will be managed on a just-in-time basis and coordinated by the Site Manager to minimize disruption to traffic, pedestrians and neighboring properties. Loading and unloading will be undertaken within the site boundary or from a lawful location adjacent to the site where appropriate. Should unforeseen circumstances require a temporary parking bay suspension to facilitate exceptional deliveries or construction activities, the necessary approvals and licences will be obtained from the Highway Authority in advance. Any suspension will be limited to the minimum number of parking bays and the shortest practicable duration necessary to safely undertake the works, with appropriate traffic management and pedestrian safety measures implemented throughout the affected period.

Wheel Washing Facilities

Given the nature and scale of the proposed works, no large-scale earthworks or continuous movement of heavy construction vehicles is anticipated. However, suitable wheel washing and road cleanliness measures will be implemented throughout the construction period to prevent mud, dust, debris or construction material being carried onto Page Green Terrace, High Road or the public pavement. A portable/manual wheel washing arrangement will be provided within the site frontage or other suitable area inside the site boundary, consisting of a hose, stiff brushes and hand tools for cleaning vehicle wheels, tyres and lower bodywork before vehicles leave the site where required. The Site Manager will inspect vehicles before departure, particularly following any excavation, waste removal or material delivery activity. Footways and carriageways will be inspected at least twice daily and after every delivery or excavation activity. If any mud or debris is deposited on the highway or pavement, it will be re-moved immediately using dry sweeping, hand cleaning or other suitable methods. No contaminated wash water will be allowed to discharge directly onto the highway, public drainage system or neighbouring land. These measures will ensure that the surrounding highway, pavement and access routes remain clean, safe and free from construction-related obstruction or nuisance.

Delivery Management

All deliveries will be pre-booked and coordinated by the Site Manager on a just-in-time basis to minimise vehicle movements and avoid unnecessary waiting on the public highway. Deliveries and collections will be scheduled outside the network peak traffic periods of 08:00–09:00 and 17:00–18:00, and will also avoid school arrival and departure periods of 08:00–09:00 and 15:00–16:00, unless otherwise agreed with the Local Planning Authority or where exceptional circumstances apply. No delivery vehicles will be permitted to arrive early and wait on the public highway. Drivers arriving ahead of their allocated time slot will be instructed to remain at an appropriate off-site holding location until called forward by the Site Manager. This approach will minimise disruption to local traffic, public transport operations, pedestrians, cyclists and nearby educational establishments. Deliveries outside the approved construction working hours will not be accepted unless they have been pre-authorised by the Site Manager and, where required, agreed in advance with the Local Planning Authority and the Highway Authority. All suppliers will be issued with designated delivery time slots and instructed not to arrive before their allocated time. In the event of an early or unexpected delivery,

the driver will be directed to an appropriate off-site holding location and will only be instructed to attend the site when it is safe to do so and the Site Manager confirms that unloading can be undertaken without causing obstruction to the public highway, footway or neighbouring properties. This procedure will ensure that construction-related vehicle movements are effectively managed and do not adversely affect highway safety, traffic flow or local amenity.

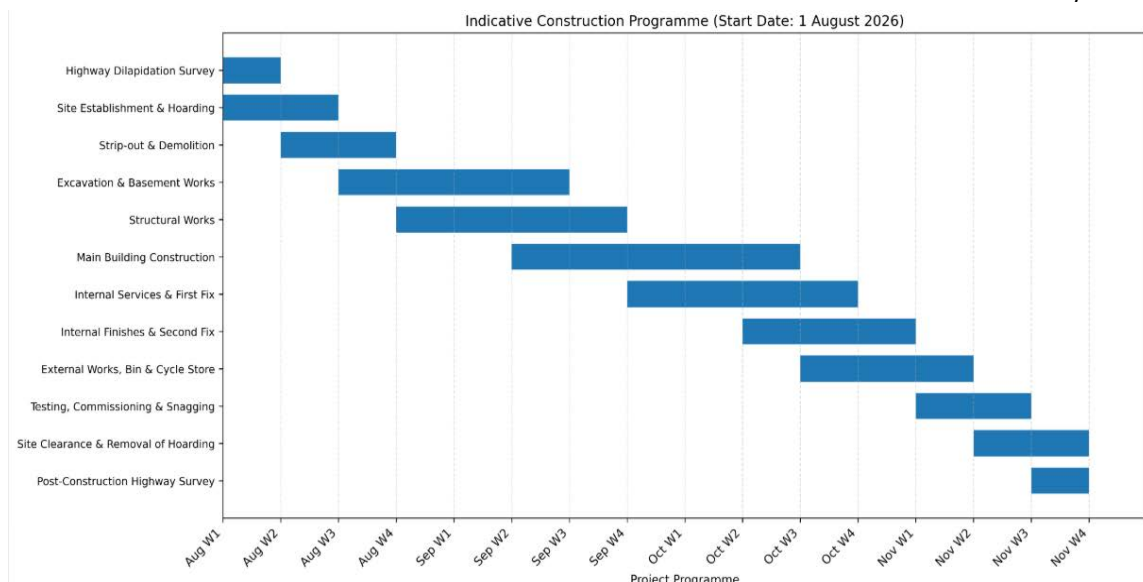
Programme of Works, Including Traffic Management Measures

The proposed construction works will be undertaken in a planned sequence to minimise disruption to neighbouring occupiers, pedestrians and the surrounding highway network. The anticipated construction programme is set out in Table 1 below. The programme is indicative and may be subject to minor adjustments depending on weather conditions, material availability and site progress. Any significant changes affecting highway operations will be agreed with the Local Planning Authority and Highway Authority where necessary.

Table 1: Indicative Construction Programme and Traffic Management

Stage	Indicative Start Date	Estimated Duration	Estimated Works Traffic Generation*
1. Pre-Construction Activities	1 August 2026	3 Days	2–4 vehicle trips/day
2. Strip-out and Demolition Works	4 August 2026	1 Week	2–3 vehicle trips/day
3. Excavation, Basement and Structural Works	11 August 2026	4 Weeks	3–5 vehicle trips/day
4. Main Building Construction	8 September 2026	6 Weeks	2–4 vehicle trips/day
5. Internal Fit-out and External Finishing Works	20 October 2026	2 Weeks	1–2 vehicle trips/day
6. Site Clearance, Landscaping and Completion	3 November 2026	1 Week	1–2 vehicle trips/day

Estimated works traffic generation includes delivery vehicles, waste collection vehicles and contractor service vehicles (combined arrivals and departures).



Throughout the construction period, all deliveries and collections will be pre-booked and coordinated by the Site Manager using a just-in-time delivery strategy. Construction vehicles will avoid the highway peak periods of 08:00–09:00 and 17:00–18:00, together with school arrival and departure periods of 08:00–09:00 and 15:00–16:00, wherever practicable. Vehicles will not be permitted to queue or wait on the public highway, and all loading and unloading operations will be undertaken safely under the supervision of the Site Manager or a trained banksman where required. Appropriate pedestrian safety measures will be maintained throughout the works to ensure the continued safe operation of the surrounding highway network.

Recycling of Construction Waste

Construction waste will be managed in accordance with the waste hierarchy of reduce, reuse and recycle. Waste materials, including timber, metal, plasterboard, packaging, concrete, bricks and general waste, will be segregated wherever practicable to maximise opportunities for reuse and recycling. Materials will be ordered on a just-in-time basis to minimise surplus materials and unnecessary waste generation. Waste will be stored securely within the site boundary and removed regularly by a licensed waste carrier to an authorised recycling or disposal facility. Waste transfer notes will be retained by the contractor where required. No waste, skips or materials will be permitted to obstruct the public highway or footway, and no waste will be burned on site. Green/reverse logistics measures will be implemented throughout the construction period. Delivery vehicles will, wherever practicable, remove construction waste, recyclable materials, empty pallets and reusable packaging on their return journeys, thereby reducing empty vehicle movements, minimising additional waste collection trips and limiting the overall impact of construction traffic on the surrounding highway network.

Control of Site Lighting

Any temporary site lighting required during the works will be kept to the minimum necessary for safe working, security and access. Lighting will be directed towards the working area only and positioned to avoid glare, light spill or nuisance to neighbouring occupiers, pedestrians and road users. No floodlighting will be directed towards adjoining residential windows, gardens, the public highway or public pavement. Lighting will be switched off when not required, particularly outside working hours, except where low-level security lighting is necessary. The Site Manager will monitor lighting arrangements and adjust them immediately if any nuisance or safety issue is identified.

Dust, Dirt and Airborne Pollutants

Dust, dirt and airborne pollutants will be controlled through good site management and housekeeping. Cutting, drilling, breaking-out and similar dusty activities will be kept to the minimum necessary and, where practicable, will be carried out using dust suppression methods such as damping down, local extraction, screening or enclosed working areas. Loose materials will be covered or stored securely to prevent wind-

blown dust. The site frontage, access routes and public pavement will be inspected regularly and swept clean where necessary. Materials and waste will not be allowed to accumulate in a manner that could cause dust, dirt or nuisance. Vehicles leaving the site will be checked and cleaned where required using the portable/manual wheel washing measures. No materials will be burned on site, and plant and equipment will be maintained in good working order to minimise emissions.

Noise Control

Noise will be controlled to minimise disturbance to neighbouring occupiers and the surrounding area. Works will be carried out within the working hours permitted by the Local Planning Authority, unless otherwise agreed in writing. The contractor will use best practicable means to reduce noise, including the use of well-maintained plant, appropriate tools, careful handling of materials and avoidance of unnecessary engine idling, shouting, radios or excessive impact noise. Noisy operations such as drilling, cutting or breaking-out will be planned and limited in duration where practicable. Neighbours will be informed in advance where particularly noisy activities are expected. The Site Manager will monitor noise levels during the works and respond promptly to any reasonable complaints or instructions from the Council.

All vehicles transporting construction materials or waste from the site will have their loads properly sheeted, secured and fastened prior to leaving the site to prevent the escape of dust, debris or waste onto the public highway. The Site Manager will ensure that all vehicles are inspected before departure to confirm that loads are secure and that vehicle wheels and bodywork are free from excessive mud or loose material.

Pest Control Measures

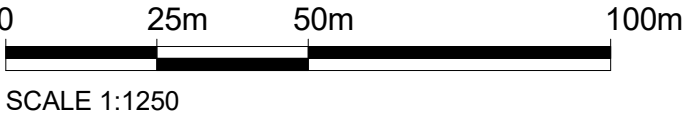
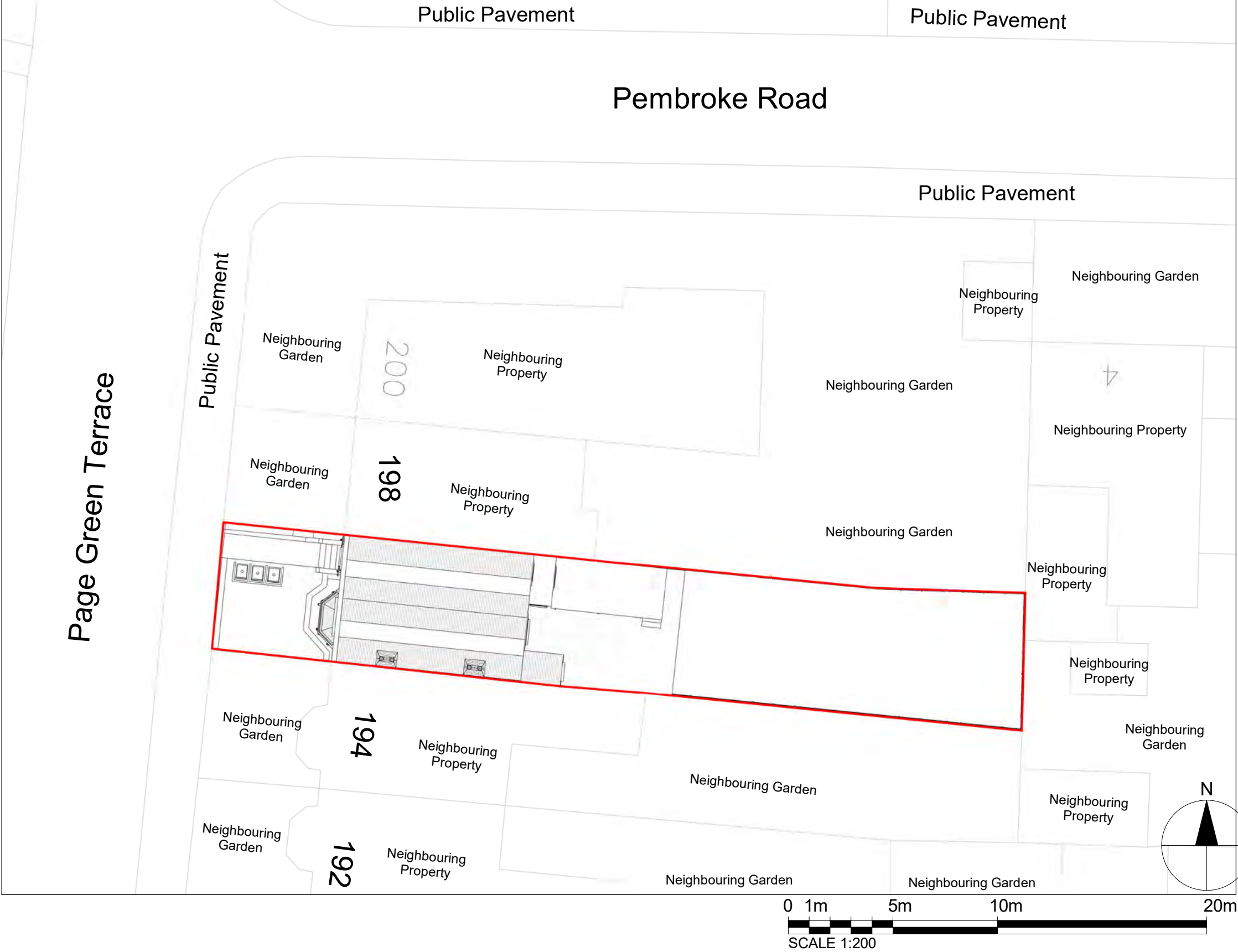
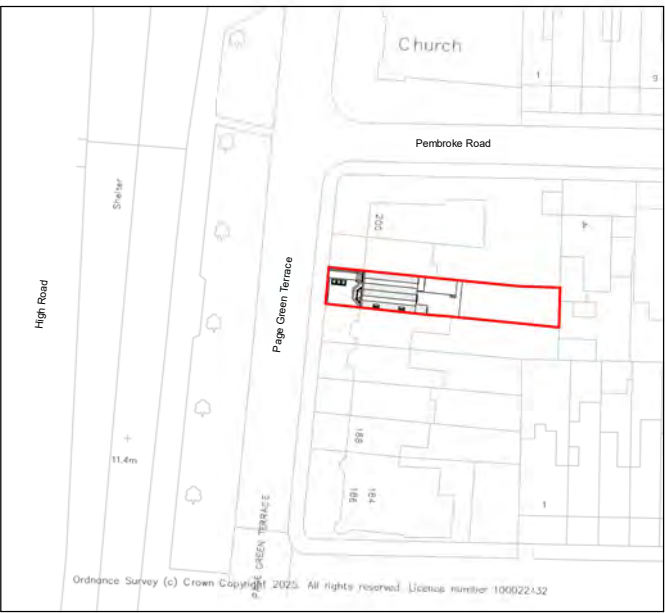
The contractor will maintain good site hygiene to reduce the risk of pests during the construction period. Food waste and general waste will be placed in sealed containers and removed from site regularly. Waste materials will not be allowed to accumulate, and storage areas will be kept tidy, dry and secure. Any openings, voids or disturbed areas that may attract pests will be managed appropriately during the works. If evidence of pest activity is identified, the Site Manager will arrange suitable treatment by a competent pest control contractor. The site will be inspected regularly, particularly around waste storage areas, the rear garden and any temporary storage zones, to ensure that pest risks are controlled and that neighbouring properties are not affected.

Highway Dilapidation Survey: A Pre-Construction Highway Dilapidation Survey will be undertaken prior to the commencement of works to record the existing condition of the adjoining highway, including the carriageway, footways, kerbs, drainage features and street furniture. The survey will comprise dated photographs and a written condition record and will be made available to the Local Planning Authority or Highway Authority upon request. Following completion of the development, a Post-Construction Highway Condition Survey will be undertaken. Any damage to the public highway resulting from construction activities will be repaired or reinstated by the developer to the satisfaction of the Highway Authority.

Compliance

The measures set out in this Construction Method Statement will be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

Appendix A: Existing and Proposed Drawings for Site:



 Property Boundary

Property Boundary Area= 237.10 sqm

Property G.I.A= 200.28 sqm

Notes.
Contractors must verify all dimensions at the site before commencing any work.
No construction work before Building Control approval and structural engineer confirmation.
Any discrepancies to be reported to Gridline.
All drawings are to be read in conjunction with all relevant drawings and specifications.

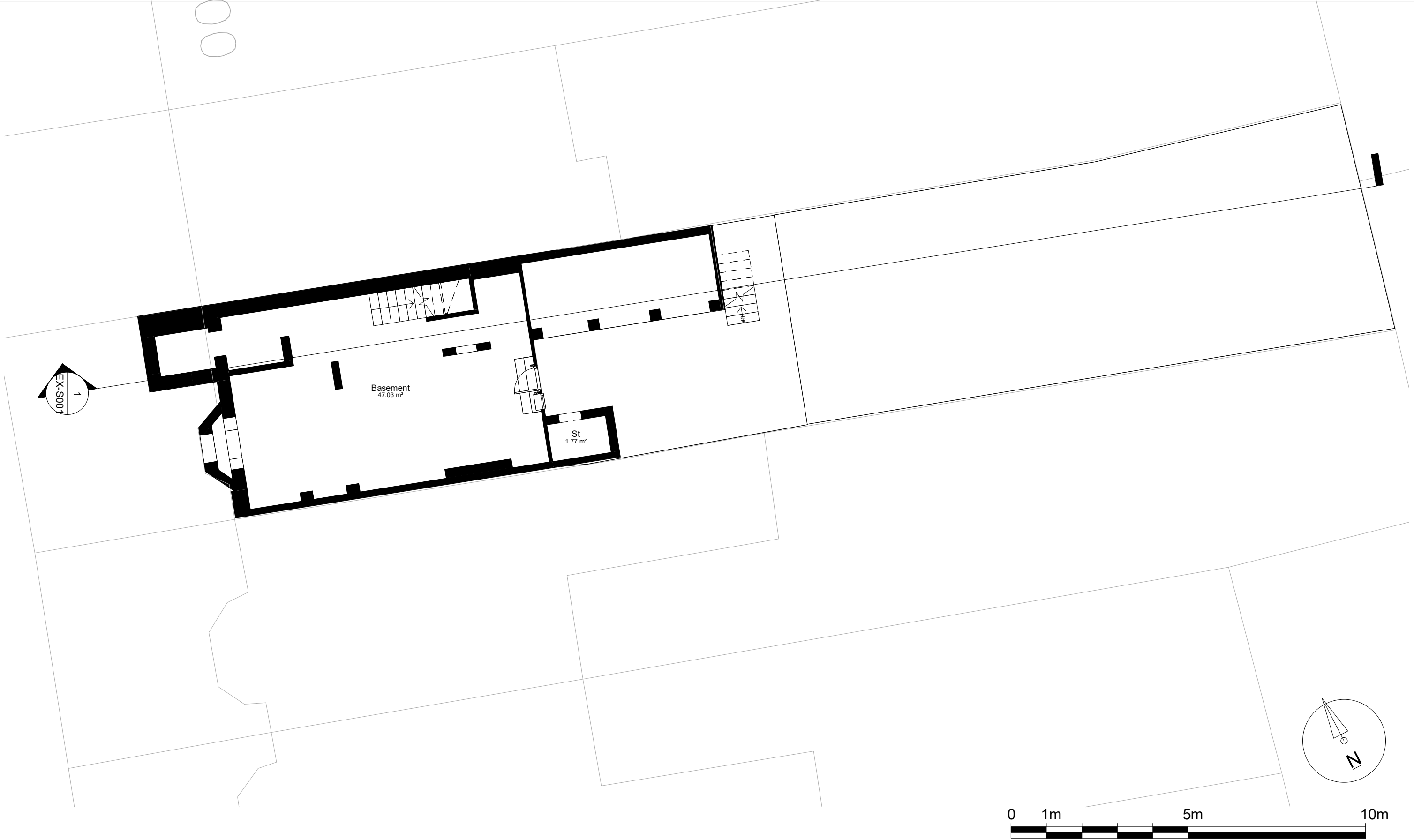
Project No.S					
REV	DATE	DESCRIPTION	BY	CH	

PROJECT TITLE	
196 Page Green Terrace, N15 4NP	
DATE	Project No.
November 2025	10754

DRAWING TITLE		
Existing OS Map & Location Plan		
DRAWING No.	SCALE @ A3	Drawn by:
EX-L001	As Indicated	AS



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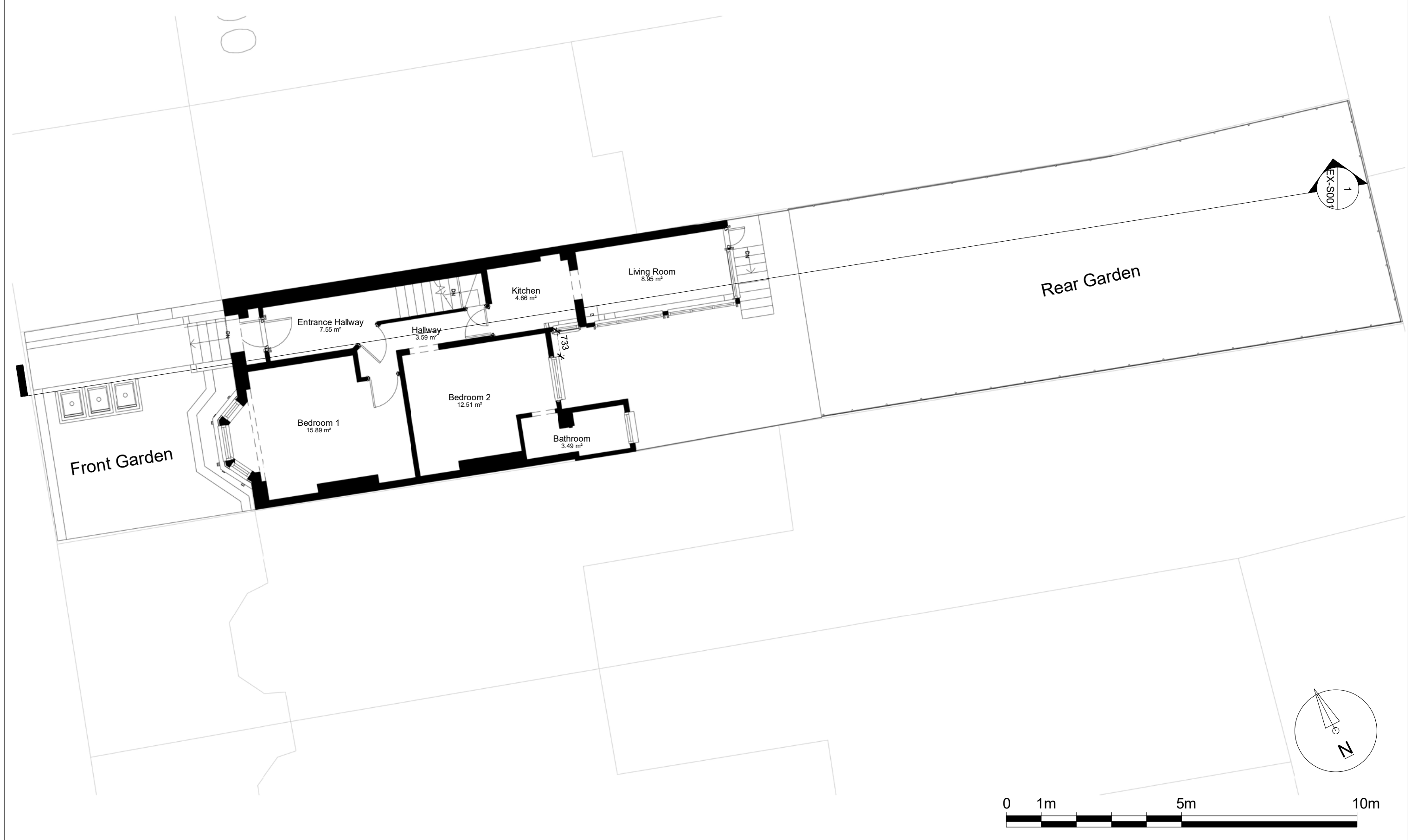
Project No.S				
REV	DATE	DESCRIPTION	BY	CH

PROJECT TITLE	
196 Page Green Terrace, Tottenham, N15 4NP	
DATE	Project No.
November 2025	10754

DRAWING TITLE		
Existing Basement Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
EX-P000	1 : 100	AS



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REV	DATE	DESCRIPTION	BY	CH

PROJECT TITLE	
196 Page Green Terrace, Tottenham N15 4NP	
DATE	Project No.
November 2025	10754

DRAWING TITLE		
Existing Ground Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
EX-P001	1 : 100	AS



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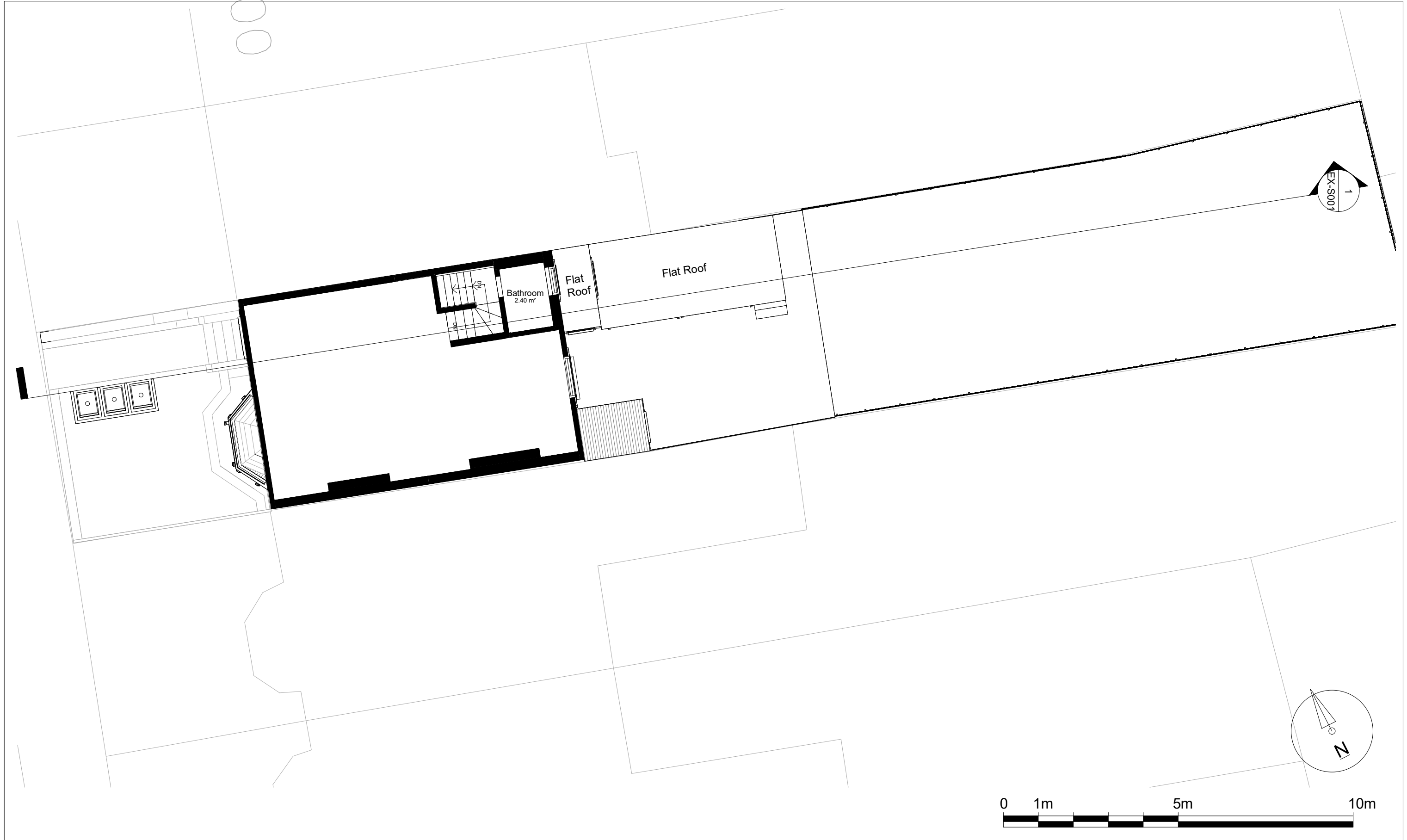
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REV	DATE	DESCRIPTION	BY	CH

PROJECT TITLE	
196 Page Green Terrace, Tottenham N15 4NP	
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DRAWING TITLE		
Existing First Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
EX-P002	1 : 100	AS



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REV	DATE	DESCRIPTION	BY	CH

PROJECT TITLE	
196 Page Green Terrace, Tottenham, N15 4NP	
DATE	Project No.
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DRAWING TITLE		
Existing Lower Second Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
EX-P003	1 : 100	AS



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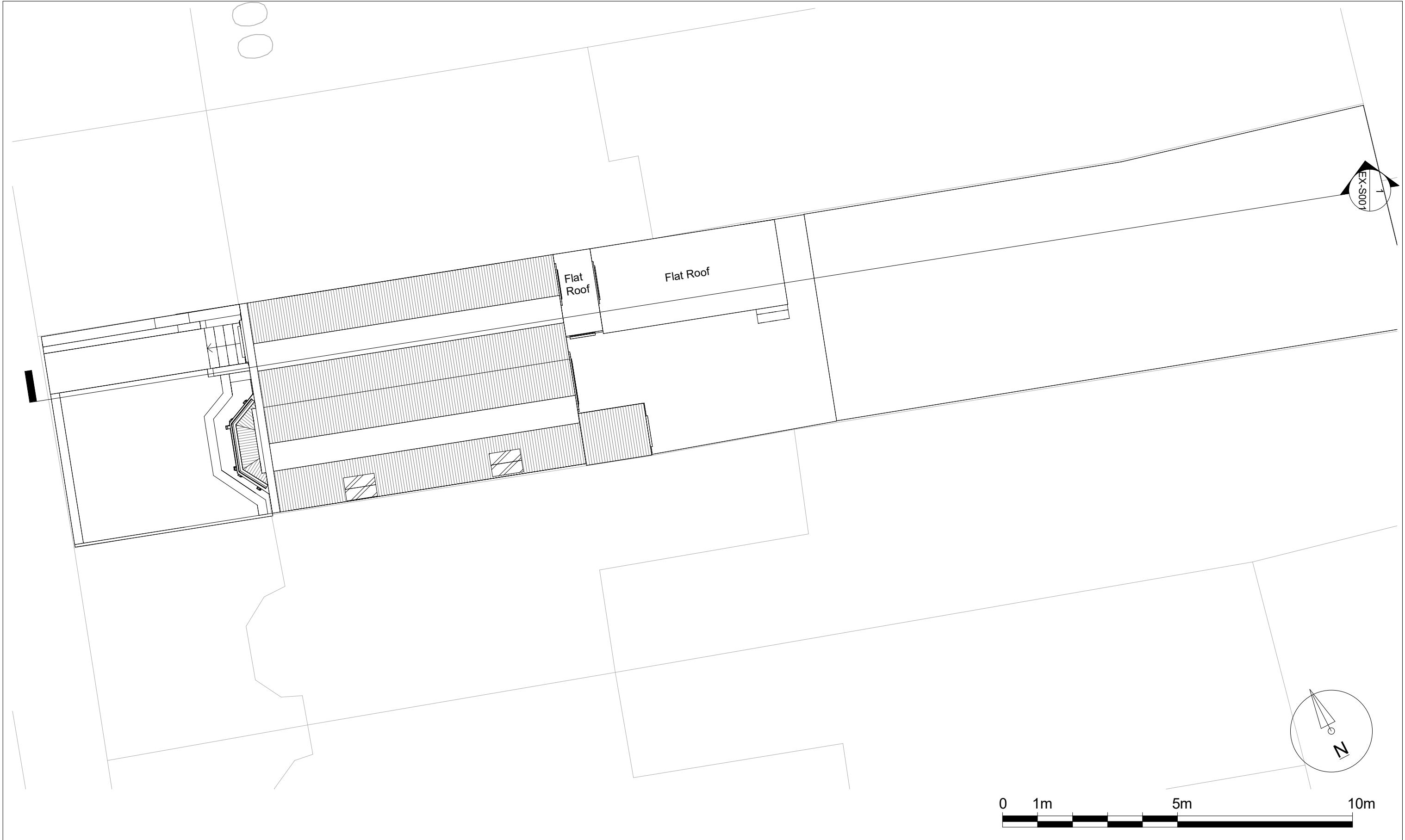
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REV	DATE	DESCRIPTION	BY	CH

PROJECT TITLE	
196 High Road, Haringey, N15 4NP	
DATE	Project No.
November 2025	10754

DRAWING TITLE		
Existing Second Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
EX-P004	1 : 100	AS



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REV	DATE	DESCRIPTION	BY	CH

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November 2025	10754

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Existing Ridge Level		
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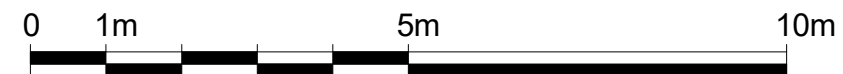


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1 Front Elevation
1 : 100

2 Rear Elevation
1 : 100



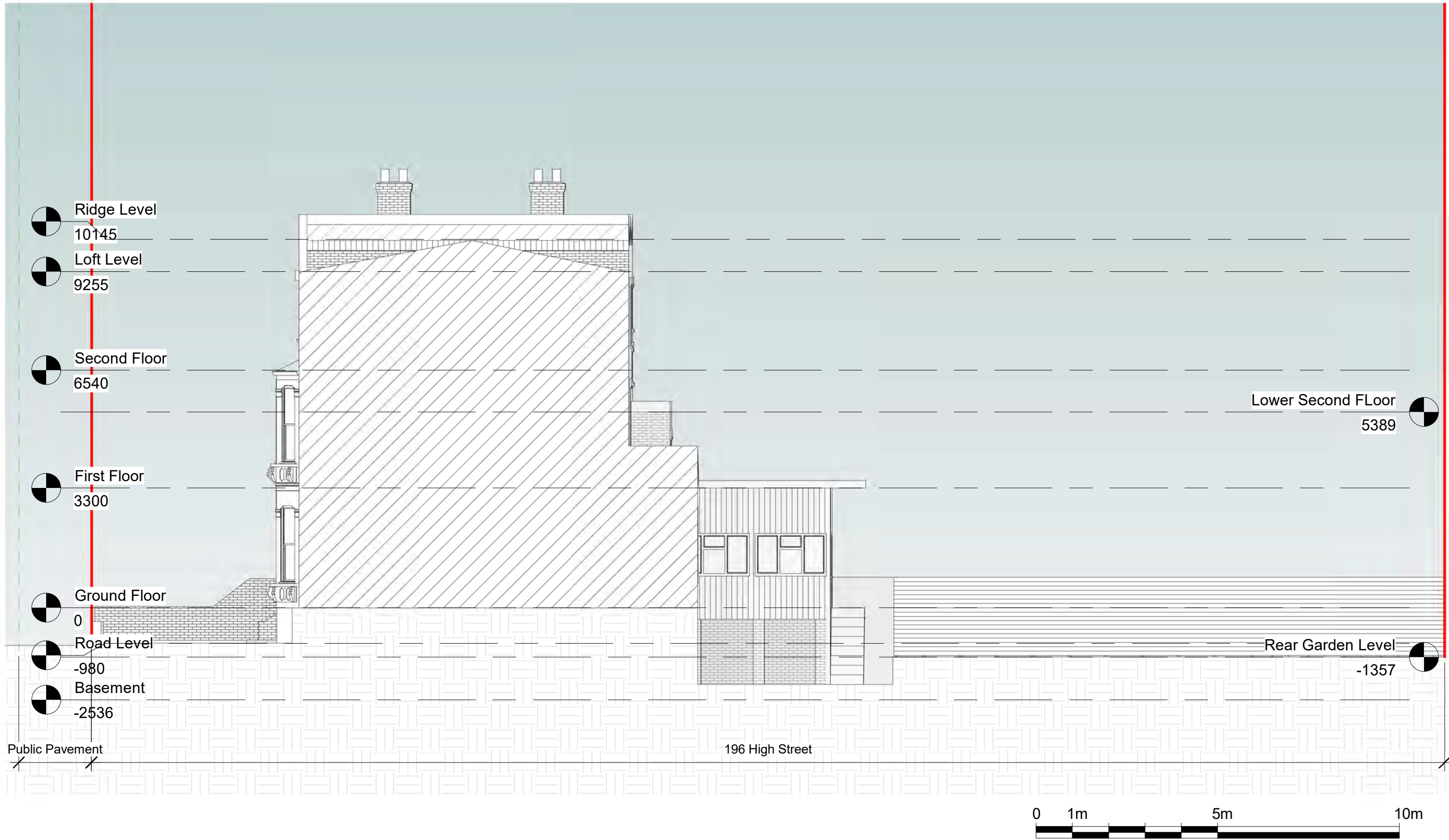
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The Drawings Are For Planning Purposes only

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DRAWING TITLE		
Existing Front & Rear Elevations		
DRAWING No.	SCALE @ A3	Drawn by:
EX-E001	1 : 100	AS

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PROJECT TITLE

196 Page Green Terrace, Tottenham
N15 4NP

DATE

November 2025

Project No.

10754

DRAWING TITLE

Existing Side Elevation 1

DRAWING No.

EX-E002

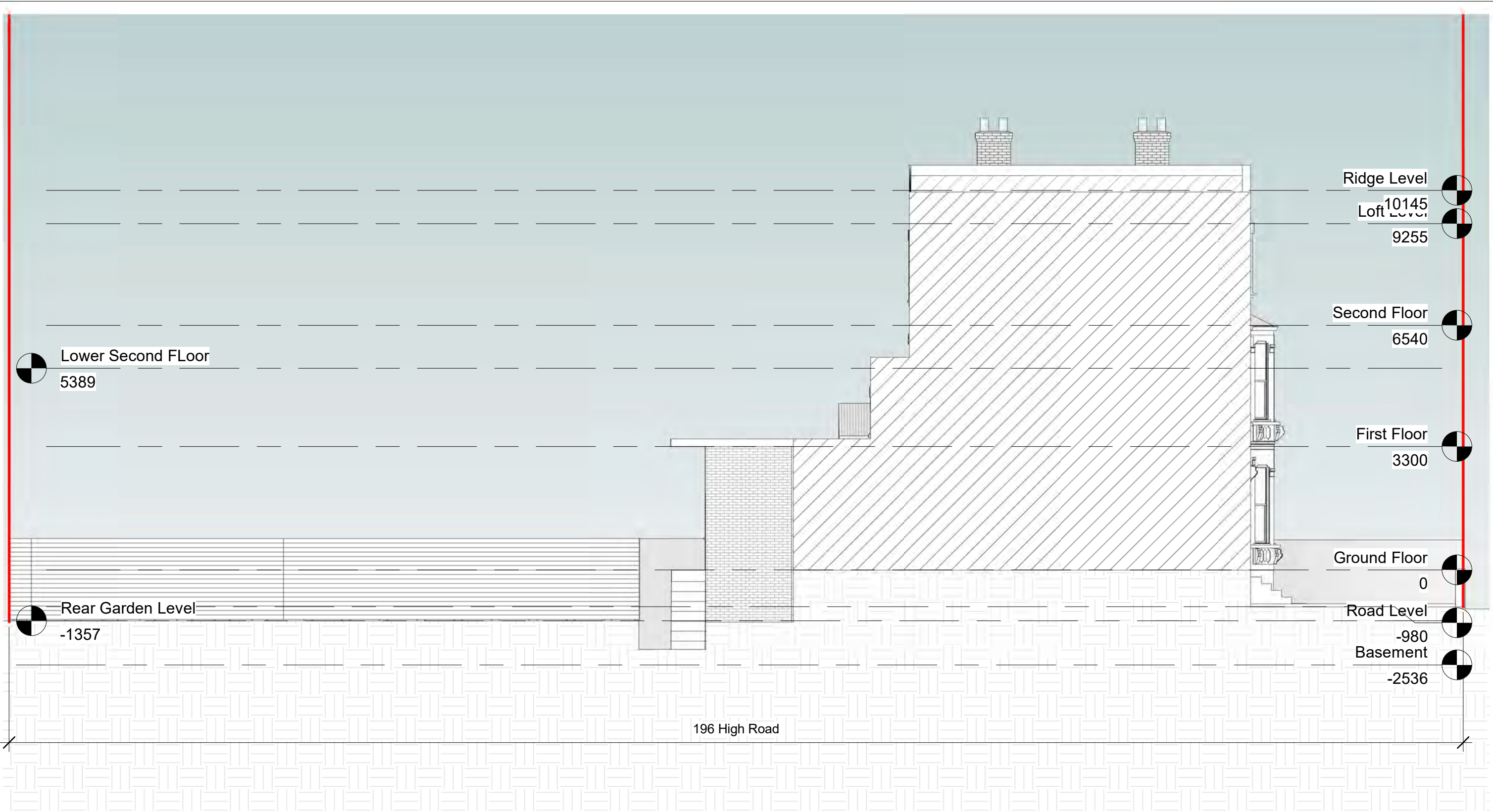
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Drawn by:

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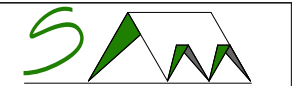


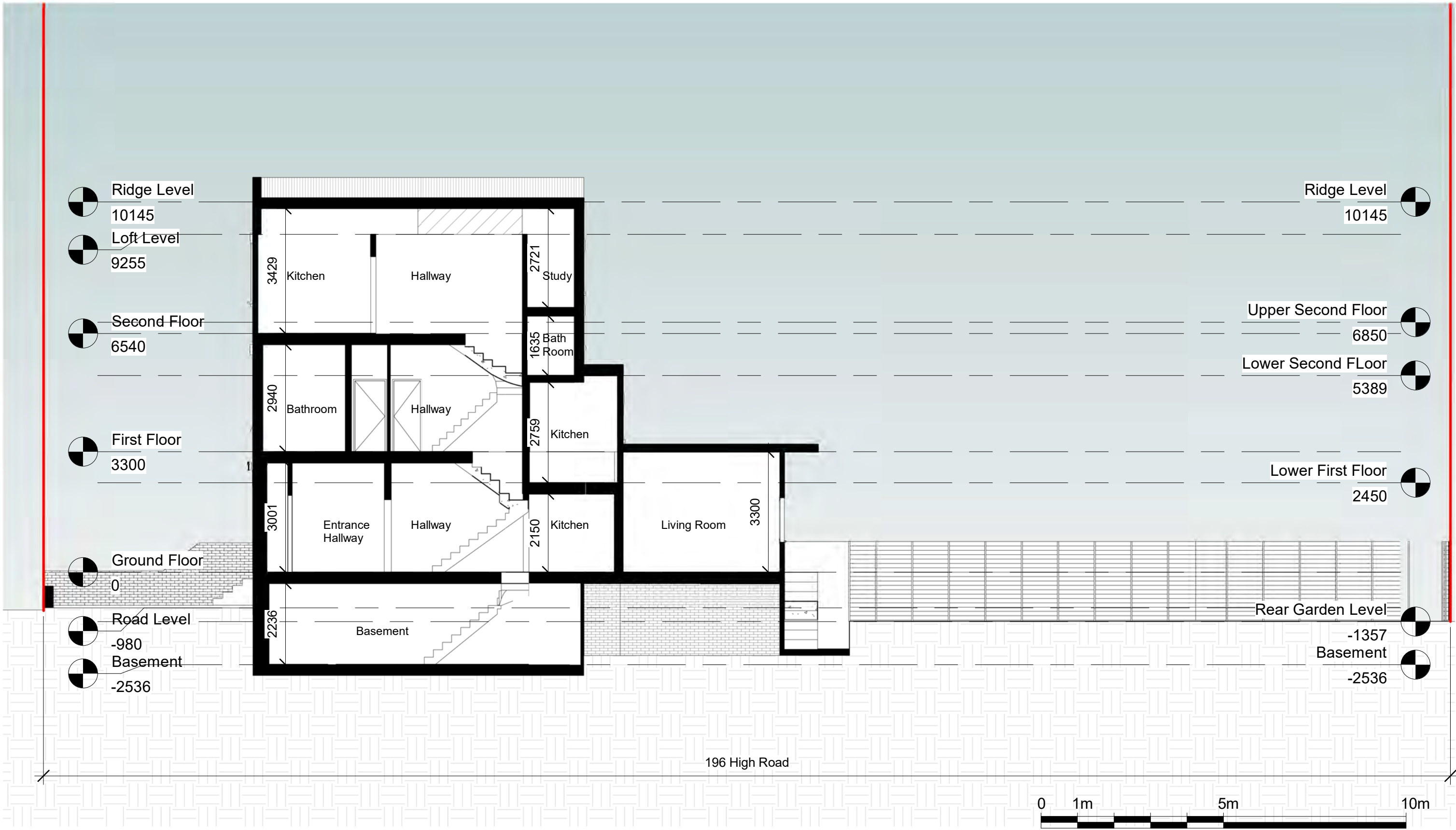
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DRAWING TITLE		
Existing Side Elevation 2		
DRAWING No.	SCALE @ A3	Drawn by:
EX-E003	1 : 100	AS


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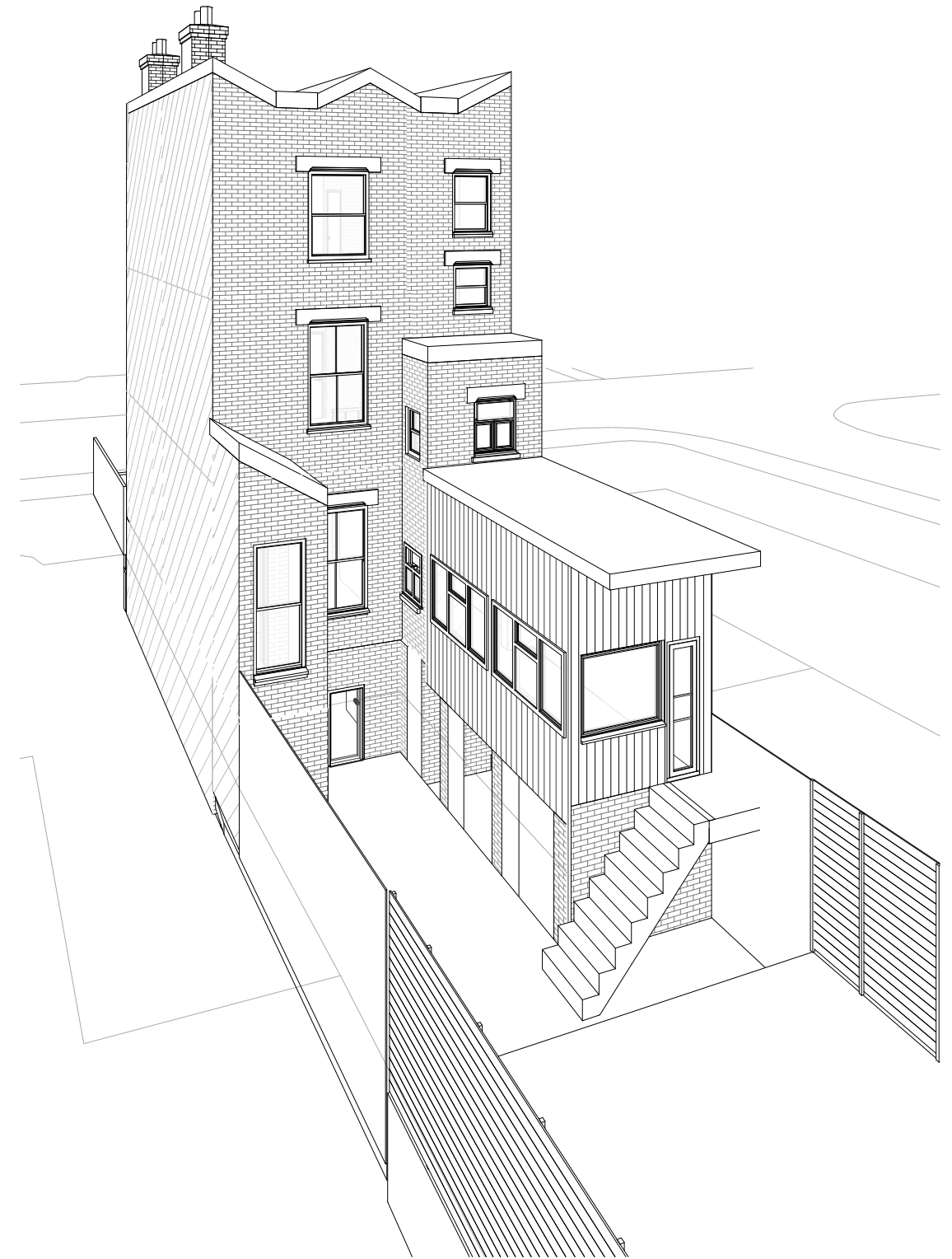
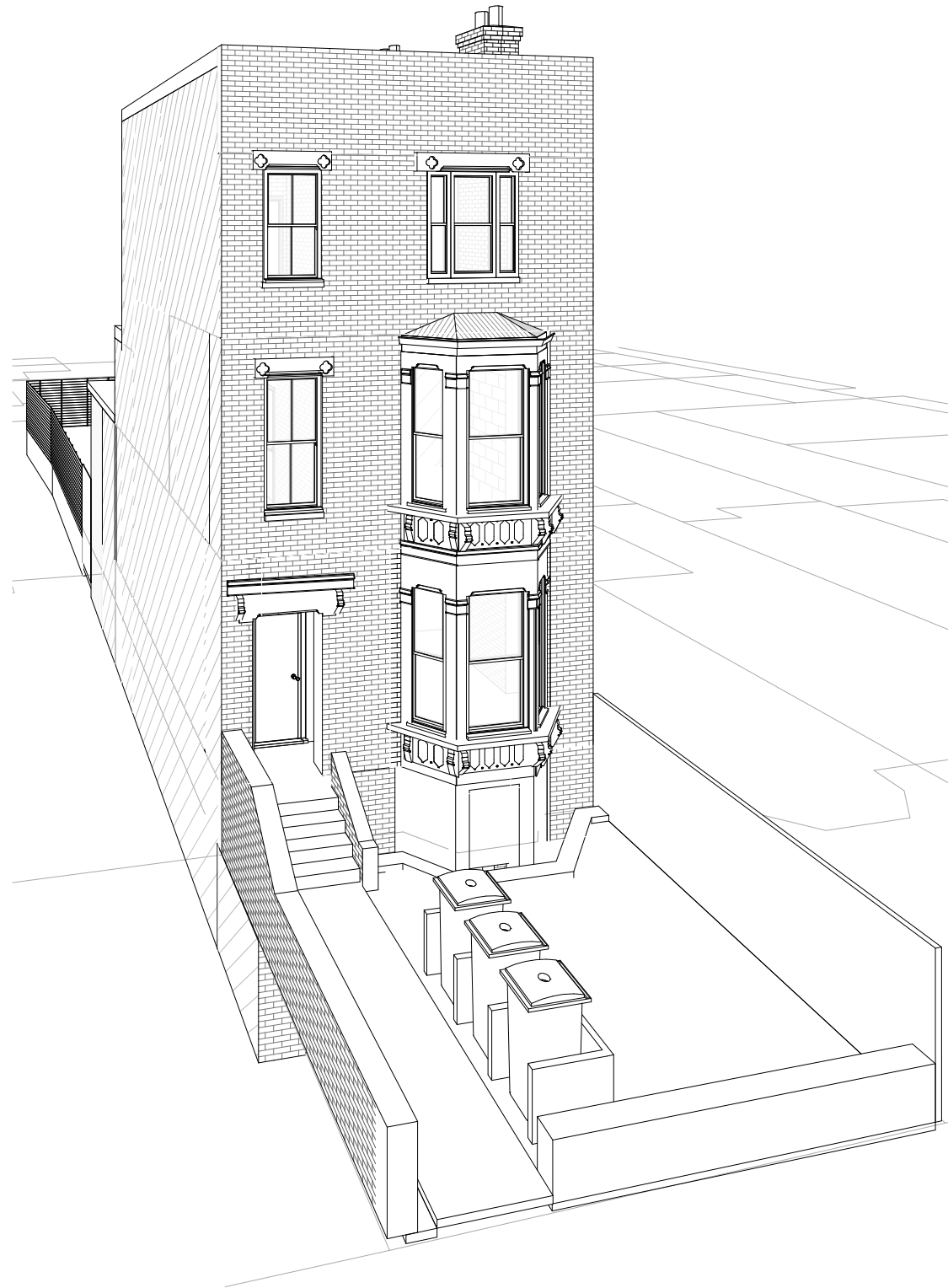
Project No.S				
REV	DATE	DESCRIPTION	BY	CH

PROJECT TITLE	
196 Page Green Terrace, Tottenham N15 4NP	
DATE	Project No.
November 2025	10754

DRAWING TITLE		
Existing Section AA		
DRAWING No.	SCALE @ A3	Drawn by:
EX-S001	1 : 100	AS



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1 Front Perspective

2 Rear Perspective

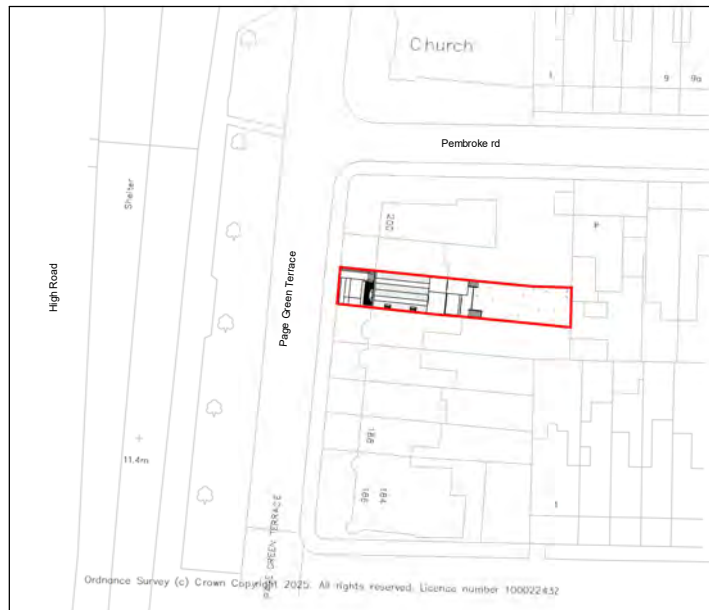
Notes.
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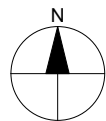
DRAWING TITLE			
Existing Perspective Views			
DRAWING No.	SCALE @ A3	Drawn by:	
EX-PE001		AS	


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1 OS MAP

1 : 1250



0 25m 50m 100m

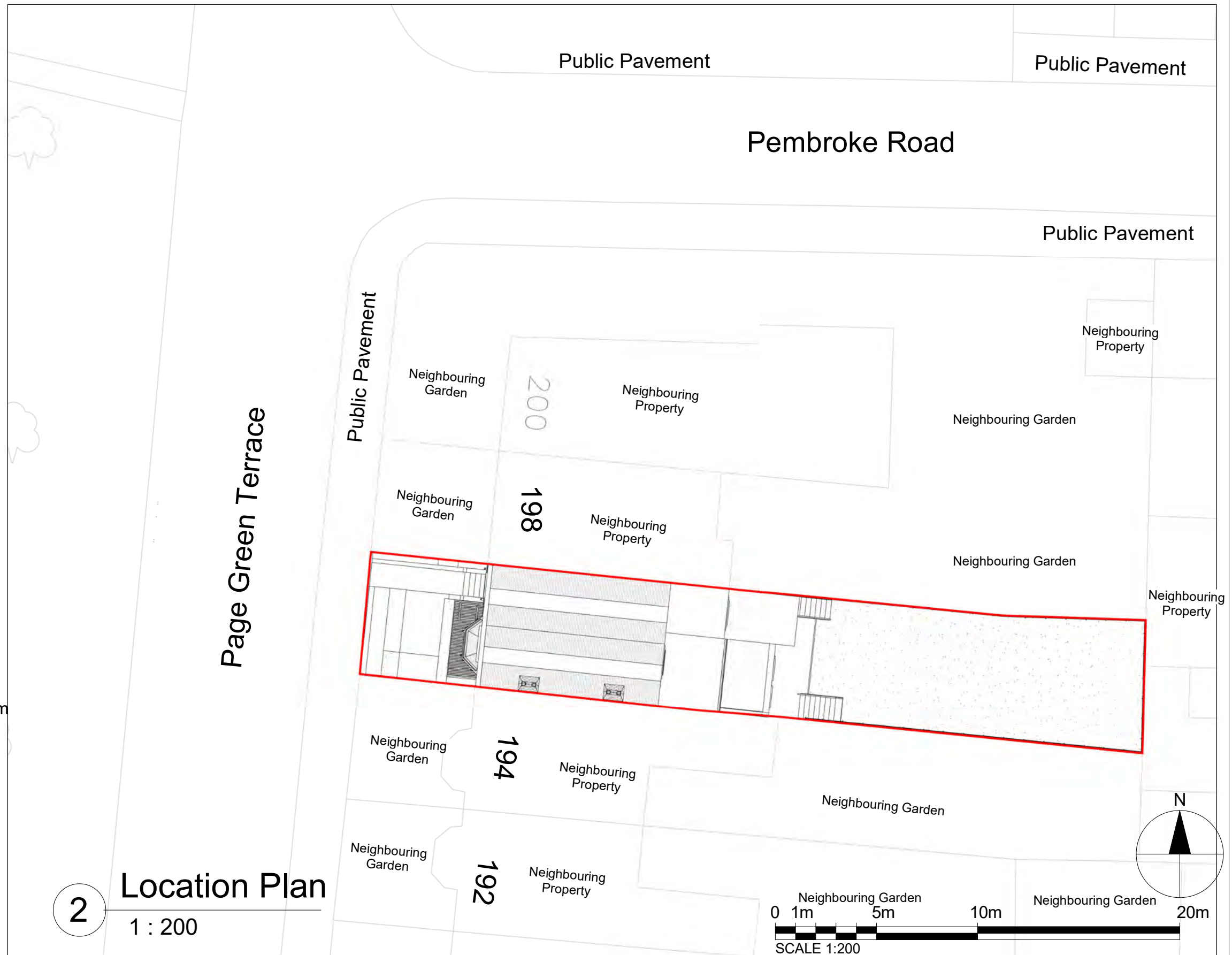
SCALE 1:1250



Property Boundary

Property Boundary Area= 237.10 sqm

Property G.I.A= 261.62 sqm



2

Location Plan

1 : 200

Page Green Terrace

Public Pavement

Public Pavement

Pembroke Road

Public Pavement

Neighbouring Property

Neighbouring Garden

Neighbouring Garden

Neighbouring Property

Neighbouring Garden

Neighbouring Property

Neighbouring Garden

Neighbouring Property

Neighbouring Garden

Neighbouring Property

Neighbouring Garden

Neighbouring Garden

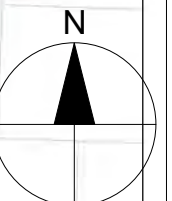
Neighbouring Property

Neighbouring Garden

Neighbouring Garden

0 1m 5m 10m 20m

SCALE 1:200



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Project No.S

REV	DATE	DESCRIPTION	BY	CH
A	May 2026			
B	May 2026			
C	May 2026			
D	May 2026			

PROJECT TITLE 196

Page Green Terrace,
Tottenham, N15 4NP

DATE
December 2025

Project No.
11211

DRAWING TITLE

Proposed OS Map & Location Plan

DRAWING No.
PR-L001

SCALE @ A3
As Indicated

Drawn by:
Sara





1 Front Elevation
1 : 100

2 Rear Elevation
1 : 100

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The Drawings Are For Planning Purposes only

Project No.S

REV	DATE	DESCRIPTION	BY	CH
A	May 2026			
B	May 2026			
C	May 2026			
D	May 2026			

PROJECT TITLE

196 Page Green Terrace,
Tottenham, London N15

DATE

Feb 2026

Project No.

11211

DRAWING TITLE

Proposed Front & Rear Elevations

DRAWING No.

PR-E001

SCALE @ A3

1 : 100

Drawn by:

Sara





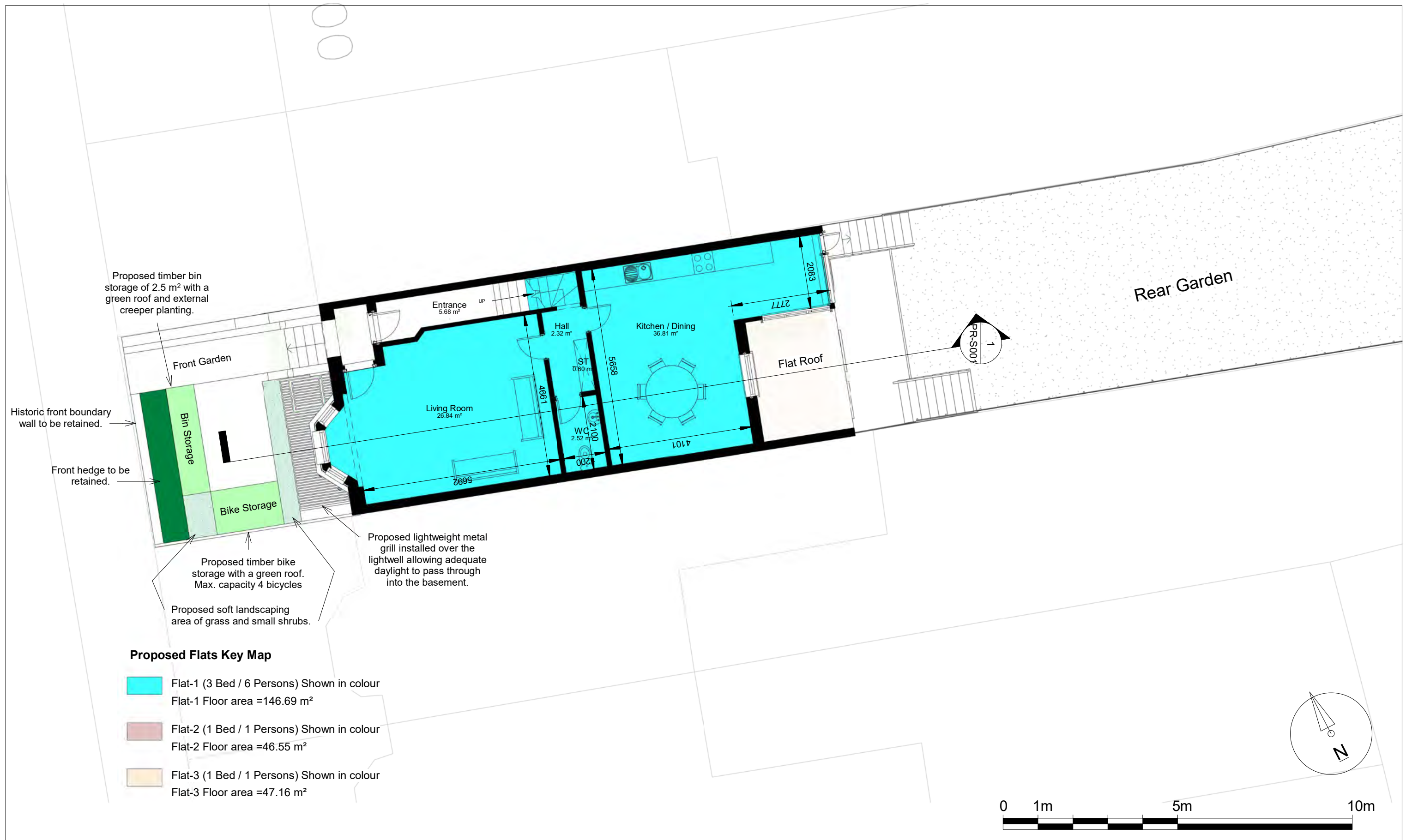
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D	May 2026			

PROJECT TITLE	
196 Page Green Terrace, Tottenham, London, N15	
DATE	Project No.
Feb 2026	11211

DRAWING TITLE		
Proposed Basement Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
PR-P000	1 : 100	Sara


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D	May 2026			

PROJECT TITLE	
196 Page Green Terrace, Tottenham	
DATE	Project No.
Feb 2026	11211

DRAWING TITLE		
Proposed Ground Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
PR-P001	1 : 100	Sara


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Proposed Flats Key Map

- Flat-1 (3 Bed / 6 Persons) Shown in colour
Flat-1 Floor area =146.69 m²
- Flat-2 (1 Bed / 1 Persons) Shown in colour
Flat-2 Floor area =46.55 m²
- Flat-3 (1 Bed / 1 Persons) Shown in colour
Flat-3 Floor area =47.16 m²

Notes.
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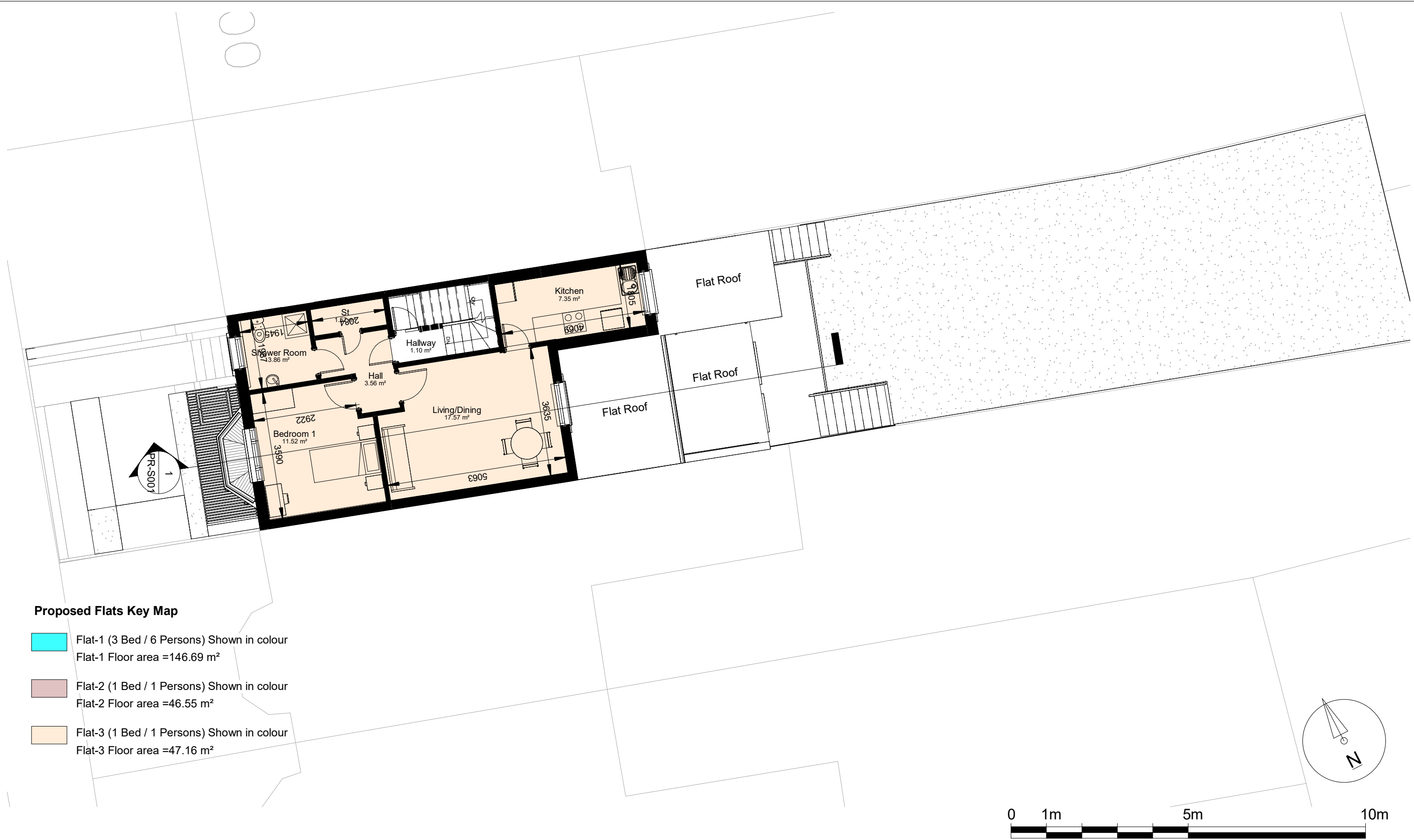
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REV	DATE	DESCRIPTION	BY	CH
A	May 2026			
B	May 2026			
C	May 2026			
D	May 2026			

PROJECT TITLE	
196 Page Green Terrace, Tottenham, London, N15 4NP.	
DATE	Project No.
Feb 2026	11211

DRAWING TITLE		
Proposed First Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
PR-P002	1 : 100	Sara



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Proposed Flats Key Map

- Flat-1 (3 Bed / 6 Persons) Shown in colour
Flat-1 Floor area =146.69 m²
- Flat-2 (1 Bed / 1 Persons) Shown in colour
Flat-2 Floor area =46.55 m²
- Flat-3 (1 Bed / 1 Persons) Shown in colour
Flat-3 Floor area =47.16 m²

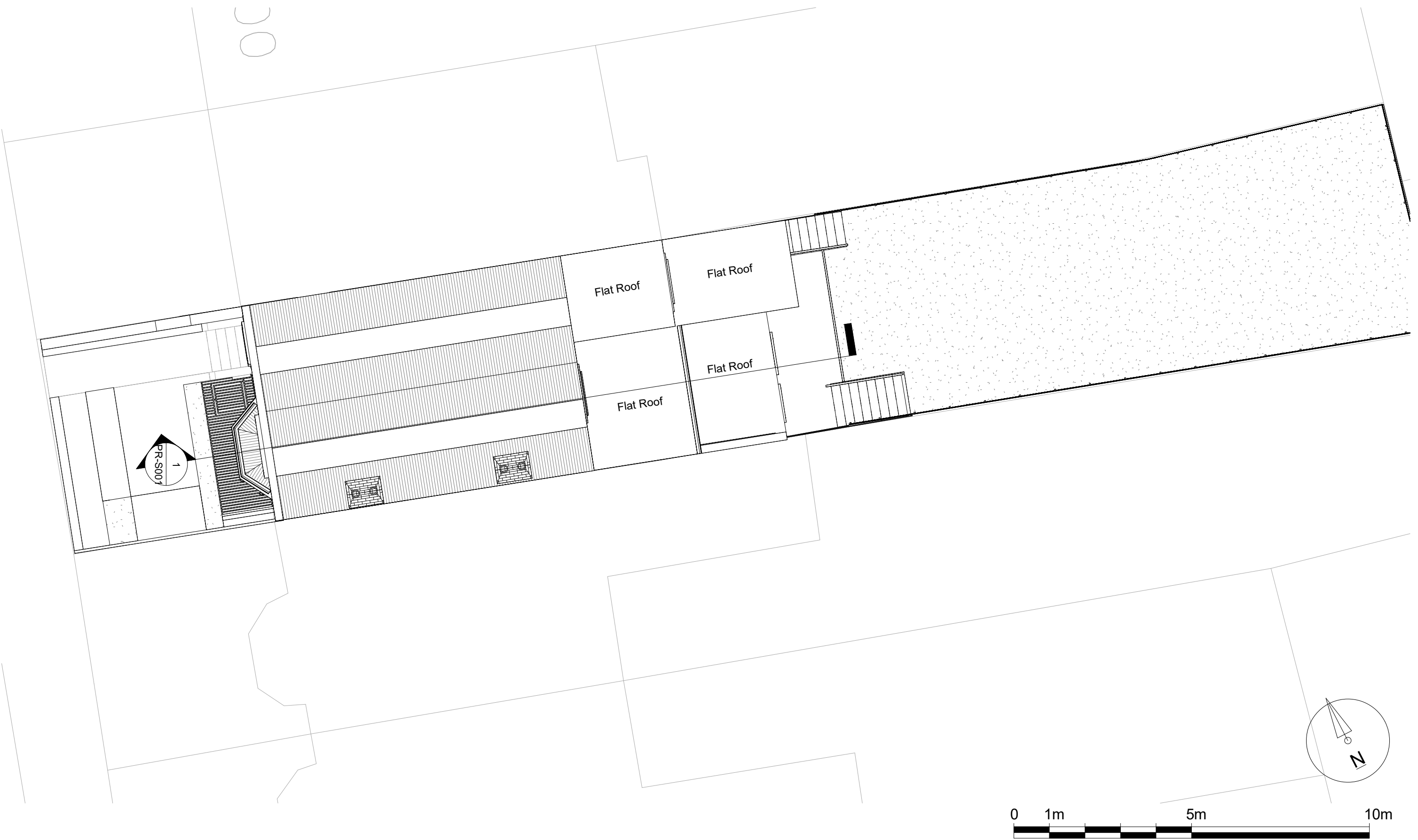
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PROJECT TITLE	
196 Page Green Terrace, Tottenham, London, N15 4NP.	
DATE	Project No.
Feb 2026	11211

DRAWING TITLE		
Proposed Second Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
PR-P004	1 : 100	Sara

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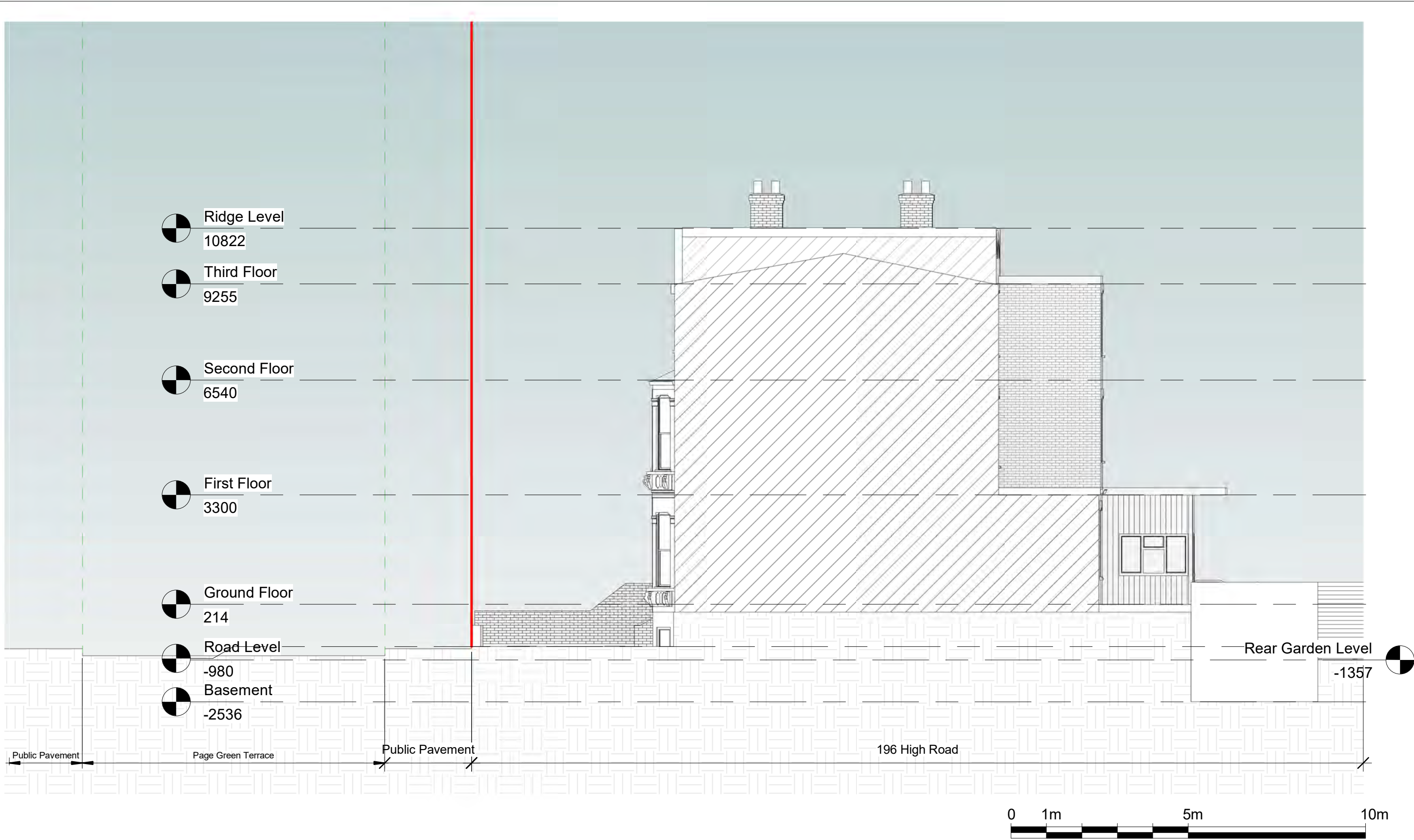
Project No.S				
REV	DATE	DESCRIPTION	BY	CH
A	May 2026			
B	May 2026			
C	May 2026			
D	May 2026			

PROJECT TITLE	
196 Page Green Terrace, Tottenham, London, N15 4NP.	
DATE	Project No.
Feb 2026	11211

DRAWING TITLE		
Proposed Ridge Level		
DRAWING No.	SCALE @ A3	Drawn by:
PR-P006	1 : 100	Sara



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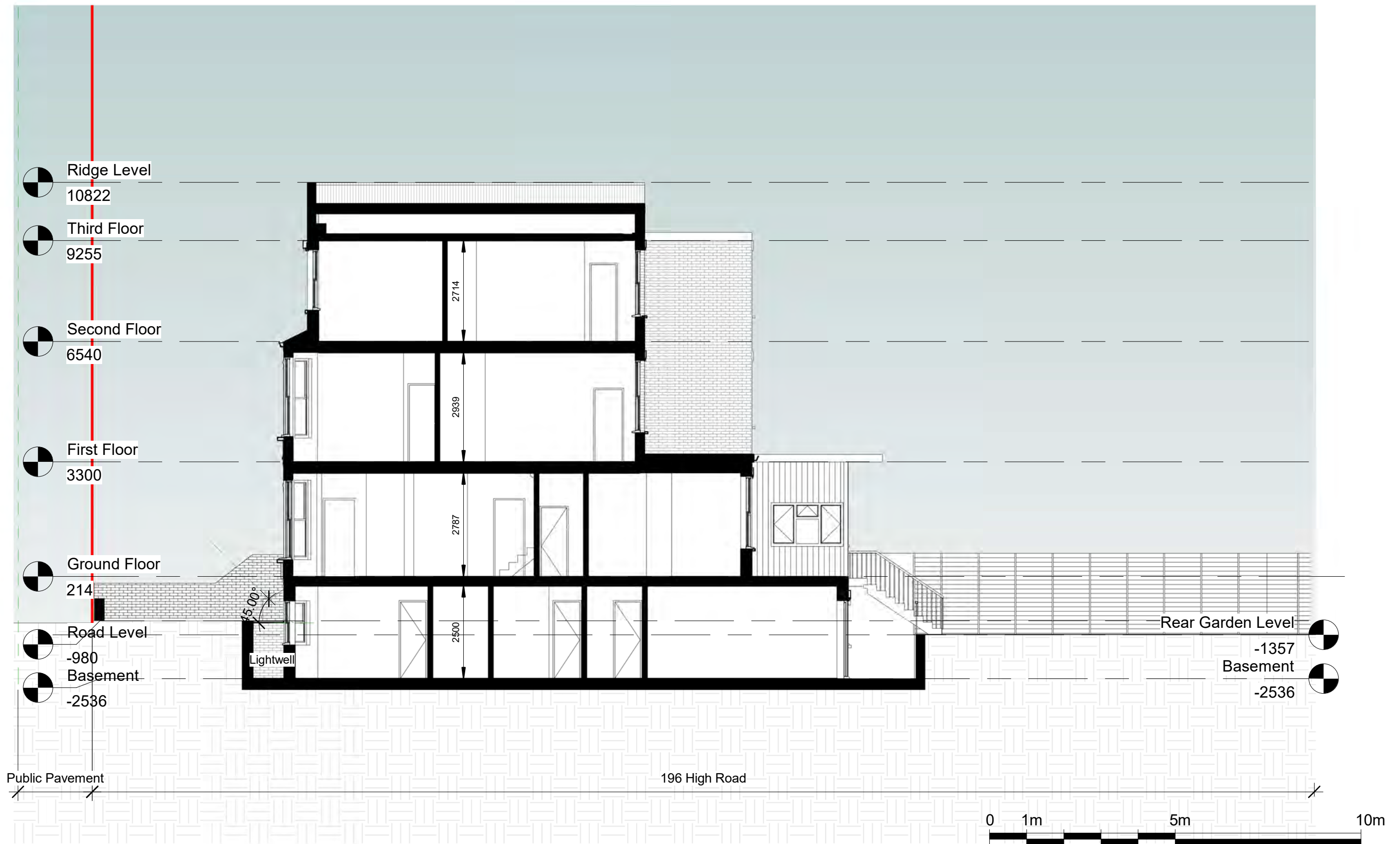
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REV	DATE	DESCRIPTION	BY	CH
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C	May 2026			
D	May 2026			

PROJECT TITLE	
196 Page Green Terrace, Tottenham, London,	
DATE	Project No.
Feb 2026	11211

DRAWING TITLE		
Proposed Side Elevation		
DRAWING No.	SCALE @ A3	Drawn by:
PR-E002	1 : 100	Sara



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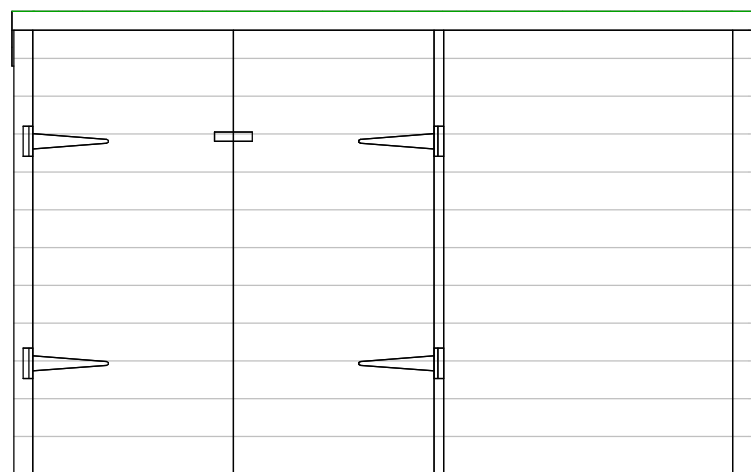
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PROJECT TITLE	
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Feb 2026	11211

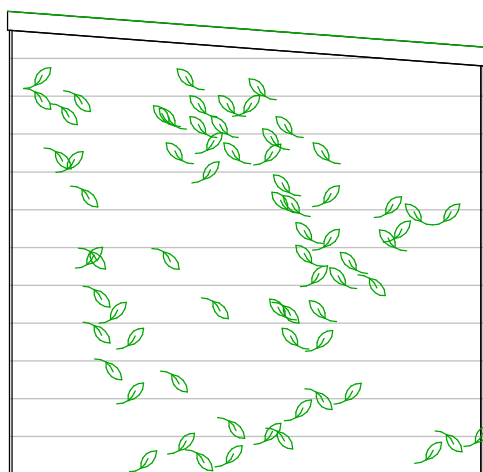
DRAWING TITLE		
Proposed Section AA		
DRAWING No.	SCALE @ A3	Drawn by:
PR-S001	1 : 100	Sara


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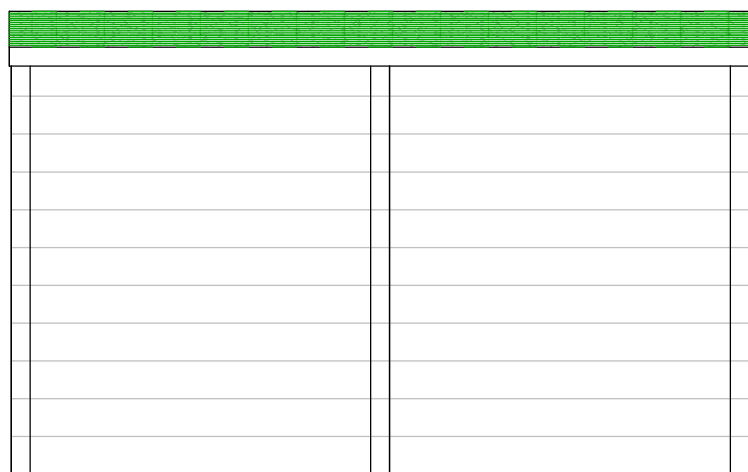
Proposed Bike Storage Elevations:



Front

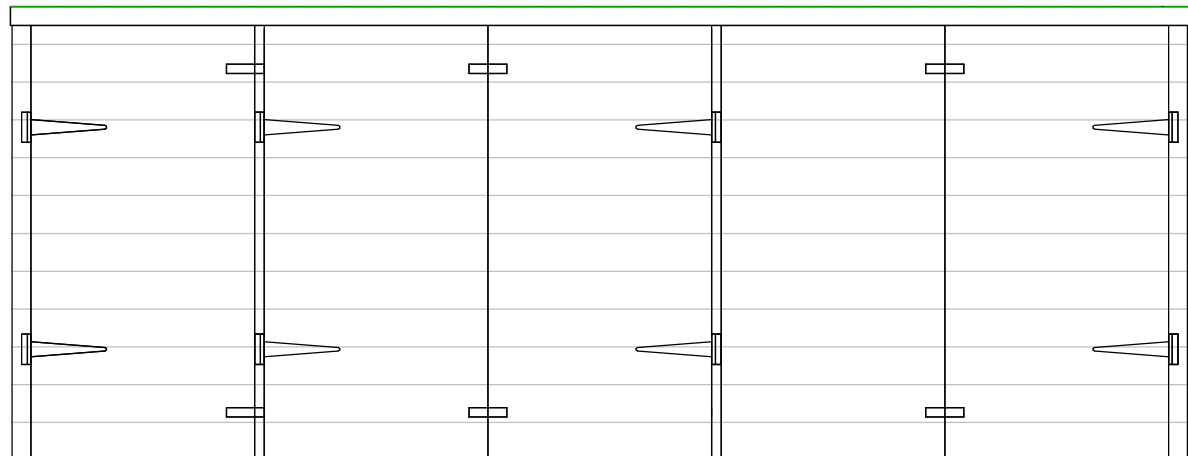


Side

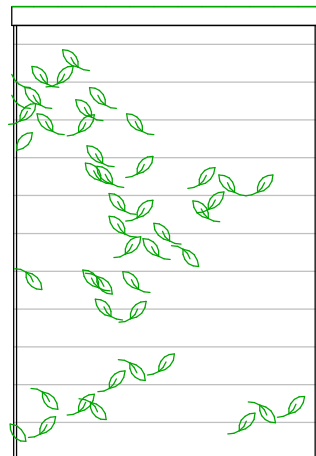


Rear

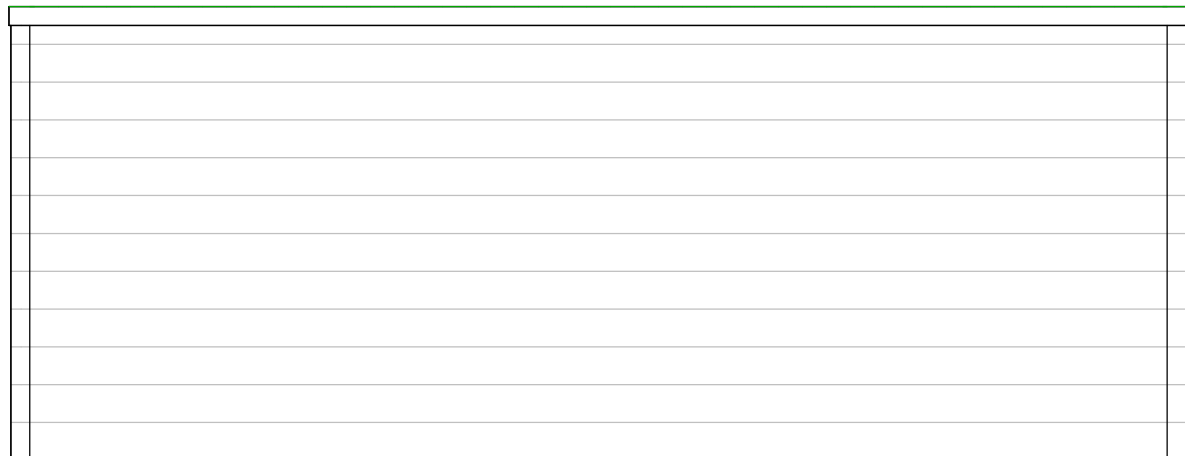
Proposed Bin Storage Elevations:



Front



Side



Rear

Lightweight timber bike and bin storage with a green roof and some crepper planting on the side elevations to reduce its visibility from the street.
Rear elevations to be concealed by the existing boundary wall and hedge that is to be retained.

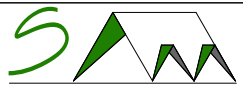


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196 High Road, Haringey, N15 4NP	
DATE	Project No.
Feb 2026	11211

DRAWING TITLE		
Proposed Bin & Cycle Storage Elevations		
DRAWING No.	SCALE @ A3	Drawn by:
PR-B004	1 : 20	Sara



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Proposed Grill and ladder:

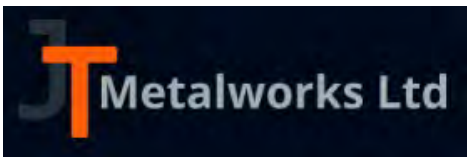
JT Metalworks Ltd

Costume made, load bearing grill to fit the lightwell size allowing natural light and veneration into the basement while maintaining the properties security.

Includes an integrated hatch and access metal ladder bolted securely to the lightwell wall.

Grill, hatch and ladder to be made from rust resistant, hot-dipped galvanised steel, in RAL 9017 - Traffic black colour.

Proposed hatch size opening:
900mm x 900mm



<https://jtmetalwork.co.uk/service/lightwell-grill/>

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DATE	Project No.
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DRAWING TITLE		
Proposed Grill & Hatch Details		
DRAWING No.	SCALE @ A3	Drawn by:
PR-G001		Sara



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Proposed Fixings:

M10 Hex-head stainless steel anchor bolts.
(10mm x 120mm)

Bolts positions shown in red,
To be fixed on either side of the
basement bay windows.

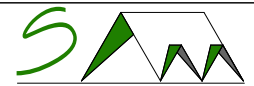


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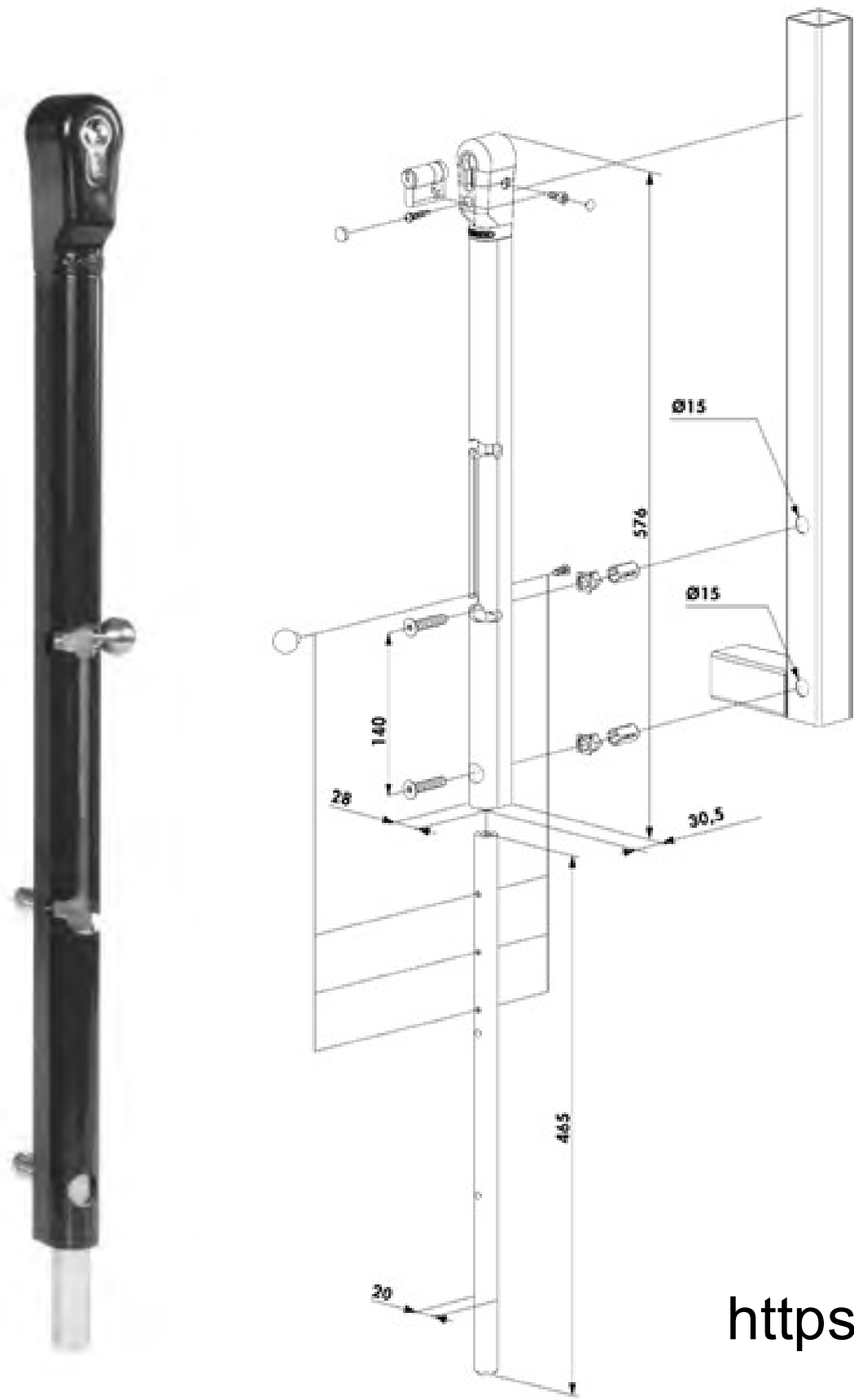
Project No.S				
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PROJECT TITLE	
196 High Road, Haringey, N15 4NP	
DATE	Project No.
Feb 2026	11211

DRAWING TITLE		
Proposed Grill & Hatch Details		
DRAWING No.	SCALE @ A3	Drawn by:
PR-G002	1 : 50	Sara



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Proposed Internal Hatch Latch:

Lockshop Direct

Stainless steel construction, power coated aluminium housing with a 140mm throw and a 100mm height adjustability.

Drop bolt latch simple and easy to use in the event of an emergency evacuation.
Key option to be used only when unoccupied for added safety against break-ins.



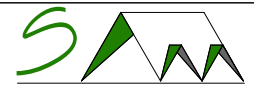
<https://www.lockshopdirect.co.uk/products/locinox-keydrop-lockable-drop-bolt-black-60886/?StockCode=L30712>

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DRAWING TITLE			
Proposed Grill & Hatch Details			
DRAWING No.	SCALE @ A3	Drawn by:	
PR-G003		Sara	

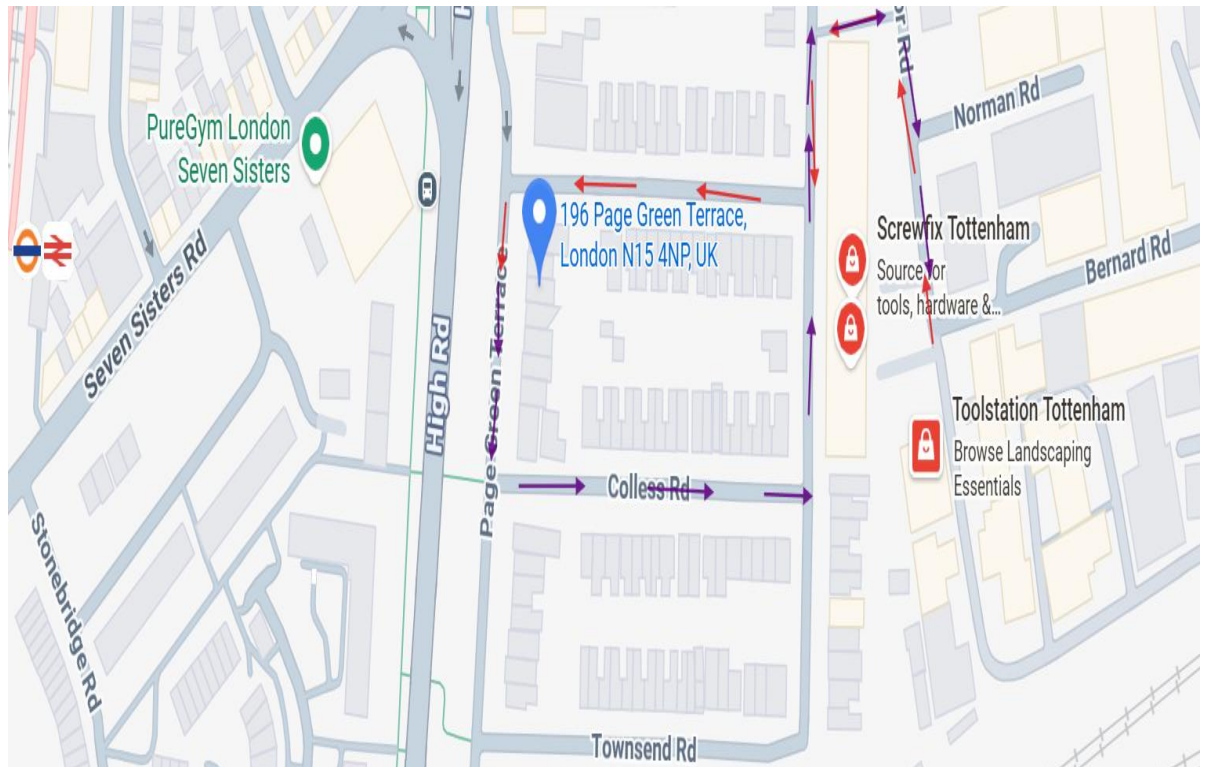


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APPENDIX B -BEST PRACTICE EXAMPLES OF THE PREVENTION OF POLLUTION TO GROUND, WATER AND AIR

				
BOOT WASH	SCREEN: WELDING, SOLDERING	FUEL TANK BUNDING	VEHICLE / WHEEL WASH AREA	FUEL BUNDING
				
CUTTING WITH WATER MIST	DRAIN TEMPORARILY STOPPED	PAINTING KIT WASH & REUSE	CONCRETE WASHOUT / EXCESS	SPILL KIT
				
UNUSED SKIP IS COVERED	SITE SPEED CONTROL	DUST MONITORING	WATER MIST BLOWER	SKILL SAW HOOVER
				
WET TILE CUTTING	WET BLOCK CUTTING	BLOCK SPLITTER	EPS FINISHING WITH VACUUM	DOUBLE BUNDED FUEL TANK
				
NAPPY CATCHING FUEL DRIPS	HOOVER FOR SITE DUST			

Appendix C: Swept Path Analysis



Incoming Vehicles

Outgoing Vehicles

CMS layout

