



PLANNING STATEMENT

Site: Assunnah Islamic Centre
565A–567A High Road
London
N17 6SB

For: Trustees of Assunnah Islamic
Centre

Project Ref: 25083

Date: July 2026

Prepared by:
Lauren Whiteley BA (Hons) MA MRTPI
Associate
Barker Parry Town Planning Ltd
33 Bancroft, Hitchin, Herts SG5 1LA
T: 01462 420224 / E: office@barkerparry.co.uk



Contents Page



Section	Title	Page
1.0	Introduction	3
2.0	Background and Site Context	5
3.0	Planning Policy Context	15
4.0	The Proposed Development	20
5.0	Planning Assessment	22
6.0	Conclusion	42

Plans and Documents Accompanying the Application

Application Form
Ownership Certificate
CIL Form 1
Location Plan – BRL Design
Plans and Elevations (existing and proposed) – BRL Design
Design & Access Statement (including Demolition Method Plan and Landscaping Strategy) – BRL Design
Planning Statement – Barker Parry Town Planning
Air Quality Assessment and Dust Management Plan – Aval Consulting Group
Bat Emergence and Re-Entry Survey – Arbtech

Biodiversity Net Gain Exemption Statement – Aval Consulting Group
Circular Economy Statement – Aval Consulting Group
Climate Resilience Statement – Aval Consulting Group
Construction Environmental Management Plan – Aval Consulting Group
Daylight & Sunlight Assessment – Aval Consulting Group
Energy, Sustainability, Overheating and BREEAM Statements – Aval Consulting Group
Fire Safety Strategy – OFR
Flood Risk Assessment – Aval Consulting Group
Foul Water and Utilities Statement – Aval Consulting Group
Heritage & Townscape Statement – Revive & Tailor
Noise Impact Assessment – BRL Design
Phase 1 Contaminated Land Desk Study
Preliminary Ecological Appraisal – Aval Consulting Group
Structural Engineering Condition Report – Structural Assembly
Healthy Streets Transport Assessment – Aval Consulting Group
Travel Plan – Aval Consulting Group

1.0 **Introduction**

1.1 This Planning Statement has been prepared on behalf of the applicant, Trustees of Assunnah Islamic Centre, in support of a full planning application for the site comprising Assunnah Islamic Centre, 565A–567A High Road, London N17 6SB (“the site”).

1.2 The description of development for the proposed scheme is as follows:

“Part demolition of existing buildings and the erection of a replacement 3-storey building plus basement for use as an Islamic Centre (Use Class F1), together with associated works.”

1.3 The proposed development comprises the redevelopment of the existing Assunnah Islamic Centre including partial demolition of existing buildings, the retention and sensitive reconfiguration of the 18th century barn element, alongside the construction of a new building to increase capacity and enhance the Centre’s ability to serve its community.

1.4 The scheme seeks to deliver a high quality, inclusive, and sustainable redevelopment that supports the Centre’s religious, community, and social functions. By carefully balancing the retention of heritage assets with contemporary architectural interventions, the proposal aims to provide a dignified and welcoming environment that reflects the Assunnah Islamic Centre’s long term vision to meet the needs of its diverse and growing congregation.

1.5 This Statement demonstrates that the proposed scheme complies with all relevant planning policy and guidance and constitutes sustainable development which benefits from the presumption in favour.

1.6 Section 2 of this Statement outlines the Site context including relevant planning history. Section 3 provides a summary of relevant planning policy and Section 4 outlines the scheme proposal in detail. Section 5 assesses the proposals against the relevant planning policy, and the final conclusions are set out at Section 6.



2.0 **Background and Site Context**

Background to Assunnah Islamic Centre

- 2.1 The Assunnah Islamic Centre (AIC) in North London was established in 1997 by a group of dedicated Muslims to serve the local community. It has since grown to become a cornerstone for meeting the religious, educational, and social needs of Muslims in the area.
- 2.2 Initially operating from smaller premises, AIC achieved a major milestone in 2008 when it acquired its current building. This provided the centre with permanent facilities, including prayer spaces, classrooms, a library, a multi-purpose hall, and offices.
- 2.3 AIC registered as a charity in 2003 and continues to operate as a significant hub for the community, offering a range of programs such as madrasah (Islamic school), counselling, mental health support, and educational initiatives for new Muslims. Its services are designed to empower individuals and families to live fulfilling lives rooted in Islamic value.
- 2.4 As the community has continued to grow, the limitations of the current site have increasingly hindered the ability of AIC to deliver services effectively. The proposed redevelopment seeks to address these challenges and ensure the Centre remains a long-term, future-proof hub of learning, worship and community support.
- 2.5 The overarching vision is to create a purpose-built, modern Islamic centre that can accommodate the diverse needs of the community while embodying excellence in design, accessibility, safety and service delivery. The redeveloped site will serve as a beacon of knowledge, spirituality and community cohesion for generations to come.

Site and Surrounding Context

- 2.6 The site comprises a collection of two-storey buildings which is occupied by the AIC. The site location is shown in Figure 1 below:



Figure 1. Indicative Site Location

- 2.7 Existing access to the site comprises:

- Northern access (via access road from Tottenham High Road) – this is the main entrance to the site located on the northern boundary. This entrance currently provides access into the Locally Listed Building and is the principal route for worshippers, community members and staff. While it offers a degree of separation from the High Road, the quality of this entrance is limited by the narrow approach and constrained sightlines.
- Eastern access (via passageway from Tottenham High Road) – this is a secondary entrance providing access into the school and community-

use areas. It is predominantly used during daytime hours by staff and students. This access point currently suffers from poor definition and fragmented circulation routes internally, which affects security, wayfinding, and the overall cohesion of the site.

- Southern access (via courtyard accessed off Tottenham High Road) – there is a dedicated emergency and service access on the southern boundary. This is accessed via the shared courtyard serving the former Morrisons Yard Brewery.

- 2.8 The site is located to the western side of Tottenham High Road, mid-way between the junctions of the High Road with Pembury Road, and Dowsett Road.
- 2.9 The site is located to the rear of Nos 555-577 High Road, Tottenham. These are a range of single storey buildings at Nos 555-565, and two-storey buildings at Nos 567-577, with commercial uses at ground floor and residential accommodation above.
- 2.10 To the north of the site on the opposite side of the access lane off the High Road is a nursery. There is also an area of car parking associated with Charlton House Medical Centre directly to the west of the most northerly building on the site.
- 2.11 To the south west of the site is Morrisons Yard which acts as a servicing yard and access point for commercial properties surrounding it. This includes the locally listed former brewery which was converted into commercial units in the late 20th century.

Planning Designations

- 2.12 The site falls just outside the Bruce Grove District Centre and Primary Shopping Area boundary, which includes the properties at Nos 555-577 Tottenham High Road.
- 2.13 The site straddles two Conservation Areas: Bruce Grove and Scotland Green Conservation Areas.
- 2.14 The former barn at No 579A is also included on LB Haringey's Register of Local Listed Buildings of Merit. This comprises an 18th century barn with 19th century additions. Whilst both elements have been altered over time, the 19th century extension is of poorer quality and currently in a worse condition than the earlier 18th century part.
- 2.15 The Scotland Green Conservation Area Appraisal (para 1.5.8) states in relation to this building:

The conservation area also includes No. 579A on the south side of the lane. This is a two storey timber-framed barn structure, weather boarded and with a pantiled roof, possibly dating from the 18th century. It is locally listed and now the sole survivor of the vernacular structures that bordered the High Road until the end of the 19th century.

- 2.16 In addition, there are a cluster of Listed Heritage Assets to the north of the site, comprising:
- No 581 (Charlton Cottage) – Grade II Listed
 - Nos 583 & 585 – Grade II* Listed
 - Walls, gates & railings in front of Nos. 583 & 585 – Grade II Listed

- Walls along south boundary of No. 581 and around original back gardens of Nos. 581, 583 & 585 – Grade II Listed

2.17 The site is also in proximity to other locally listed buildings. These include the following (with commentary taken from the Bruce Grove Conservation Area Appraisal):

- No 549 High Road – tall three-storey late 19th century building, originally a bank, in red brick with stone string-courses, window heads and with a baulstraded parapet.
- Nos 551 & 553 High Road – pair of three-storey buildings in yellow stock brick with shallow arched timber sash windows beneath white-painted stone lintels.
- No 551A (former Brewery Morrison Yard) – former brewery building, converted into commercial units in the late 20th century. It is a four-storey building in yellow stock brick with red-brick shallow arches lintels, arches and string-courses. The main block has a prominent stepped and gabled, slated roof visible from the adjoining railway line but largely unseen from the High Road.
- No 551B (former brewery gatehouse & electricity substation) – attractively proportioned, single-storey late-19th century classically detailed building in stone that was originally the gatehouse and electricity sub-station of the former Tottenham Brewery.

2.18 These are identified in the extract below taken from the Bruce Grove Conservation Area Appraisal:

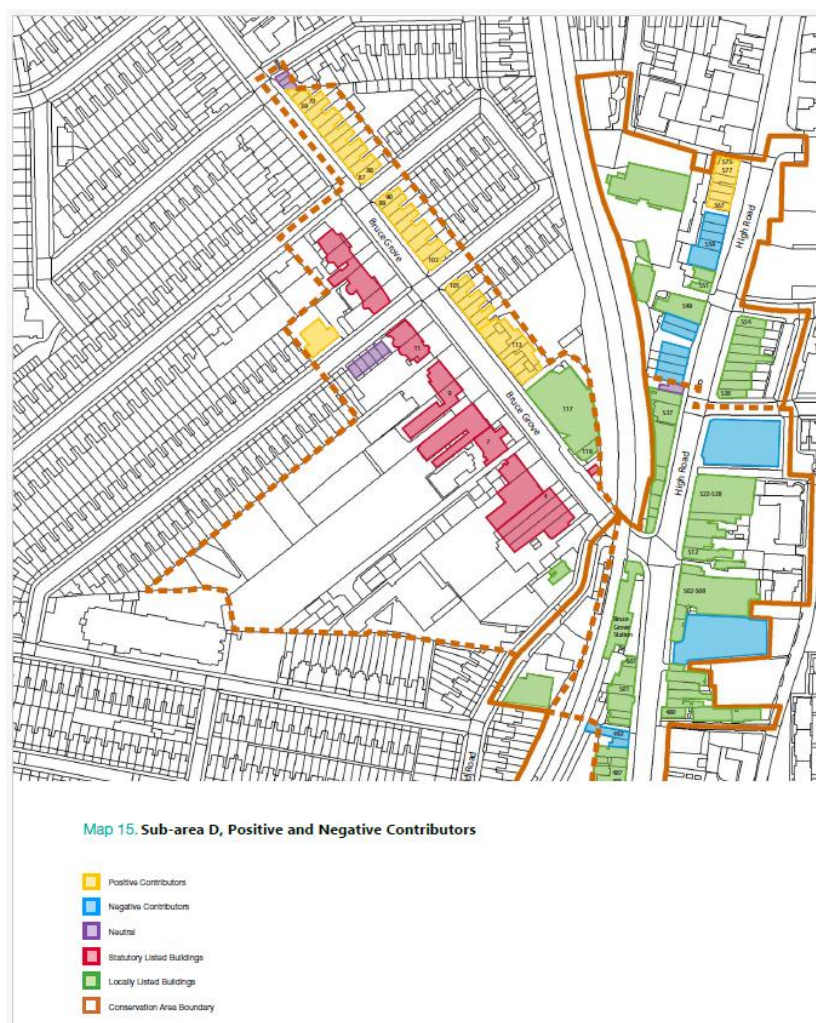


Figure 2. Extract from Bruce Grove Conservation Area Appraisal

- 2.19 As shown, Nos 567-577 High Road are identified as making a positive contribution to the Conservation Area.
- 2.20 In contrast, Nos 555 – 565 High Road are identified as making a negative contribution to the Conservation Area.
- 2.21 In relation to Nos 559-565, the Bruce Grove Conservation Area Appraisal describes these as a group of four single-storey shop units with fascia signs mounted both on and beneath a brick parapet, and collectively the group detracts from the street scene.

- 2.22 The Bruce Grove Conservation Area Appraisal also comments on Nos 555-557, which is a late-20th century four-storey building of flats above ground-floor shops, in red brick with grey-brick soldier courses above the windows. The poor proportions and over scaled shop fascia, coupled with the added impact of the large advertisement hoarding on the north flank wall, all detract from the appearance of the street.
- 2.23 The site is within Flood Zone 1 meaning it is a low risk of flooding.
- 2.24 The site is located within an area with excellent public transport accessibility (PTAL) with a PTAL level of 5, with 1a and 1b being the lowest level and 6b being the highest. There are 10 bus services accessible within 2 to 5 minutes' walk of the site, and Bruce Grove station is a 3/4 minute walk away.
- 2.25 The site is also located within and to the eastern periphery of Bruce Grove North CPZ which operates Monday to Saturday between 0800 – 1830 plus on event days and evenings. The Eastern side of the High Road is within the Tottenham Hale North Event Day CPZ, which operates Monday to Sunday between 0800 – 1830 plus on event days and evenings.

Planning History

- 2.26 There are a number of historic planning applications associated with this site and its previous use for offices which are detailed in Section 4 of the Heritage Statement.
- 2.27 More recently, a lawful development certificate was granted for use of the property as D1 use (place of worship / school / community centre) on 9 February 2016 under application ref HGY/2015/3772.

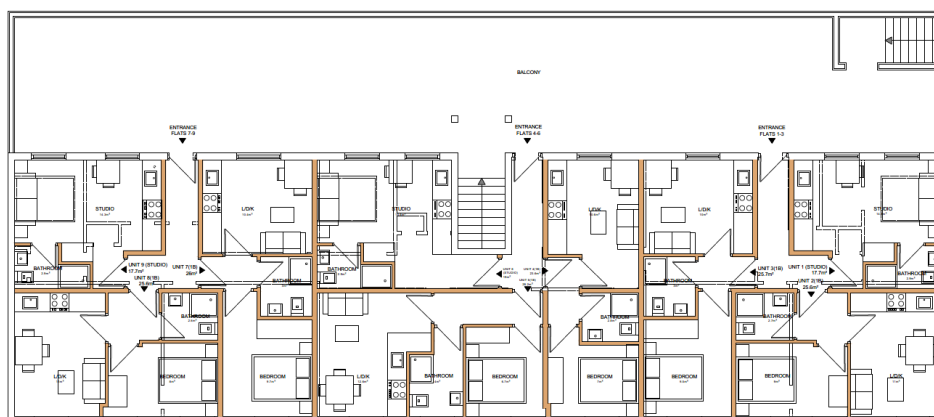
- 2.28 Following the updates to the Use Class Order in 2020, the lawful use now falls within Use Class F1.
- 2.29 In respect of the proposed development, pre-application engagement has taken place with the LPA. An initial meeting was held on 5 December 2024 for the comprehensive redevelopment of the site including demolition of the barn. The proposals also included provision of a much larger multi-functional centre. The LPA made comments specifically relating to the heritage impact and the scale and massing of the building.
- 2.30 The proposals were amended to respond to the feedback and a section meeting was held on 30 September 2025. The revised design sought to address the previous concerns, including the retention of the 18th century barn. This proposal was considered by Officers to be acceptable in principle subject to compliance with other policies in terms of design, impact on the designated heritage assets, neighbouring amenity impacts, and other highways considerations.
- 2.31 This planning application submission responds to feedback received at pre-application stage.

Surrounding Planning History

Nos. 567-577 High Road

- 2.32 Prior approval for the change of use from B1(a) (office) to C3 (residential) to create 9no. apartments at upper floors of Nos. 567-577 under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 was approved on 23 May 2018.

- 2.33 The approved layout of the residential units at first floor is included below. This shows that the flats themselves do not directly overlook the AIC site as there is a shared balcony area (which also provides access to the flats) located to the rear of the site on this boundary.



② Proposed First Floor Plan
1:100

Figure 3. Approved first floor layout No.567-577 High Road

No. 551B High Road

- 2.34 Planning permission was granted on 24 August 2021 for the part-demolition of, and first floor extension to the existing, Locally Listed building (551b High Road) and erection of part 3 and 4 storey extensions to deliver flexible workspaces (Use Class E(g)(i)) above a new ground floor café / community hub (Use Class E(b), F1(a) and F2(b)) with creation of two new community yard spaces and associated cycle storage (application ref. HGY/2021/0723).
- 2.35 This site is also forms backland development, being situated to the rear of the terrace properties fronting the High Street.
- 2.36 In determining the application, the LPA considered that the innovative and contemporary design would complement and enhance the existing locally listed building and preserve the character and appearance of the Bruce Grove Conservation Area.

2.37 The impact on neighbouring amenity was also considered acceptable.

2.38 Images of the development as taken from the Committee Report are included below:



Figure 4. CGIs of application HGY/2021/0723

3.0 **Planning Policy Context**

3.1 The proposed development will be determined against the policies within the adopted Development Plan, which comprises:

- London Plan (2021);
- Local Plan: Strategic Policies (2017);
- Local Plan: Development Management DPD (2017); and
- Local Plan: Site Allocations DPD (2017)

3.2 The following policies are of relevance to the application:

London Plan (2021)

- Policy D3 (Optimising Site Capacity through the Design-Led Approach)
- Policy D11 (Safety, Security and Resilience to Emergency)
- Policy D12 (Fire Safety)
- Policy S1 (Developing London's Social Infrastructure)
- Policy HC1 (Conservation and Growth)
- Policy G1 (Green Infrastructure)
- Policy G5 (Urban Greening)
- Policy G6 (Biodiversity and Access to Nature)
- Policy SI1 (Air Quality)
- Policy SI12 (Flood Risk Management)
- Policy SI13 (Sustainable Drainage)
- Policy T1 (Strategic Approach to Transport)
- Policy T5 (Cycling)
- Policy T6 (Car Parking)
- Policy T7 (Deliveries, Servicing and Construction)

3.3 The GLA are in the process of preparing a new London Plan. A high-level document titled "Towards a new London Plan" was consulted on in May / June 2025 and a draft version of the Plan was published for consultation in June 2026. Adoption is targeted for 2027. Given the London Plan is at an early stage, it is not a material consideration for the determination of this planning application.

Haringey Local Plan

- Policy SP1 (Managing Growth)
- Policy SP4 (Working Towards a Low Carbon Haringey)
- Policy SP5 (Water Management and Flooding)
- Policy SP6 (Waste and Recycling)
- Policy SP7 (Transport)
- Policy SP10 (Town Centres)
- Policy SP11 (Design)
- Policy SP12 (Conservation)
- Policy SP13 (Open Space and Biodiversity)
- Policy SP14 (Health and Well-being)
- Policy SP15 (Culture and Leisure)
- SP16 (Community Facilities)
- DM1 (Delivering High Quality Design)
- DM2 (Accessible and Safe Environments)
- DM4 (Provision and Design of Waste Management Facilities)
- DM6 (Building Heights)
- DM7 (Development on Infill, Backland and Garden Land Sites)
- DM9 (Management of the Historic Environment)
- DM21 (Sustainable Design, Layout and Construction)
- DM22 (Decentralised Energy)
- DM23 (Environmental Protection)
- DM24 (Managing and Reducing Flood Risk)

- DM25 (Sustainable Drainage Systems)
- DM27 (Protecting and Improving Groundwater Quality and Quantity)
- DM29 (On-Site Management of Waste Water and Water Supply)
- DM31 (Sustainable Transport)
- DM32 (Parking)
- DM41 (New Town Centre Development)
- DM45 (Optimising the Use of Town Centre Land and Floorspace)
- DM49 (Managing the Provision and Quality of Community Infrastructure)

- 3.4 The Council's Local Development Scheme was adopted in March 2025.
- 3.5 Consultation on the Draft Local Plan (Regulation 18) was undertaken between 10 October and 19 December 2025. Within this, the site is located within an area identified as a draft Site Allocation (ref BG SA05 545 – 577 Tottenham High Road) which seeks to support conservation-led restoration and redevelopment to enhance the character of the Conservation Area, between celebrated heritage assets and provide new and improved town centre, workspace and social infrastructure uses alongside public realm improvements to support a vibrant historic high street.
- 3.6 Regulation 19 consultation is expected to take place in the second half of 2026, with submission to the Inspector for examination before the end of 2026.
- 3.7 Given the early stage in the plan-making process, little to no-weight can be given to the emerging planning policies.

Other Material Considerations

National Planning Policy Framework (NPPF) (2024)

- 3.8 The NPPF is an important material consideration in the determination of planning applications, and it clearly sets out the Local Planning Authorities (LPAs) should take a positive approach to decision-making.
- 3.9 Of relevance, Paragraph 98 states that planning decisions should positively plan for the provision and use of shared spaces, community facilities (including places of worship) and other local services to enhance the sustainability of communities and residential environments.
- 3.10 In December 2025, the Government published a draft NPPF for consultation. The consultation will run until 10 March 2026. The timescales for adoption are yet to be confirmed, but it is likely the new NPPF will be in place during the determination of the planning application. Therefore, whilst the draft policies are being consulted on and subject to change, consideration should be given to the proposed direction of travel with regards to a number of policy areas.

London Plan Guidance / Supplementary Planning Guidance

- 3.11 The following documents are relevant to the proposed development.
- Accessible London SPG
 - Planning for Equality and Diversity in London SPG
 - Optimising Site Capacity: A Design-Led Approach LPG
 - Fire Safety LPG (draft)
 - Urban Greening Factor LPG
 - Air Quality Neutral LPG

- Be Seen Energy Monitoring LP
- Circular Economy Statements LPG
- Whole Life Carbon LPG
- Sustainable Transport, Walking and Cycling LPG

Supplementary Planning Documents (SPDs)

3.12 In addition, the following Haringey SPDs are relevant to the proposed development:

- Planning Obligations SPD
- Sustainable Design and Construction SPD
- Waste Storage Guidance Note

4.0 **The Proposed Development**

4.1 The proposals involve the redevelopment of the existing Assunnah Islamic Centre.

4.2 The overarching vision is to create a purpose-built, modern Islamic centre that can accommodate the diverse needs of the community while embodying excellence in design, accessibility, safety and service delivery. The redeveloped site will serve as a beacon of knowledge, spirituality and community cohesion for generations to come.

4.3 The key strategic objectives are to:

- Enhance the worship facilities by expanding prayer hall capacity to accommodate the growing congregation, improve accessibility and create a high-quality worship environment through improved ventilation, heating and lighting.
- Strengthen the education and learning provision by providing modern classrooms and dedicated teaching space with additional capacity to support the increasing number of students attending Assunnah's educational programmes;
- Improve community services and welfare support by providing multi-purpose spaces that can be used flexibly to accommodate a range of community and social functions;
- Improving the safety, accessibility and efficiency of the building through rationalised circulation space and ensuring full compliance with modern safety, emergency and safeguarding standards; and
- Creation of a highly-sustainable facility which is adaptable for future technological and service-related need, reduces operating costs and is future-proofed for long-term use.

4.4 The proposed development comprises:

- Partial demolition of later additions of the site, including the 19th century barn.
- Retention, refurbishment, and adaptive reuse of the 18th century additions which is integrated into the scheme.
- Construction of new buildings to improve capacity, flexibility, and community service provision.
- Rationalised site layout with improved circulation, better separation of uses and the creation of clearly defined access points for worship, education and community functions.
- Enhanced capacity and flexibility to meet the needs of the growing congregation and with internal spaces which can be flexibly used to meet broader community uses, outreach and interfaith initiatives.
- Improved public realm and landscaping scheme, with the creation of space for outdoor gathering and reflection areas.
- Highly sustainable scheme that includes areas to be used flexibly and which is future-proofed for long-term use.
- A car-free development with dedicated staff and visitor car parking spaces.

4.5 The maximum capacity for the new building will be 821 people. The only time the proposed development is expected to be full is Friday and Eid prayers. All other activities and occupancy levels will follow a similar pattern to how the existing facility currently operates. A weekly and yearly timetable is submitted with the application to detail how the centre will operate (included in Appendix 1).

5.0 **Planning Assessment**

Principle of Development

- 5.1 Paragraph 98 of the NPPF states that planning decisions should positively plan for the provision and use of community facilities, including places of worship, to enhance the sustainability of communities and residential environments.
- 5.2 Chapter 5 of the London Plan relates to social infrastructure, including places of worship. Policy S1 states that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need should be supported.
- 5.3 Within the Haringey Local Plan, Policy SP16 states that the Council will promote the efficient use of community facilities and the provision of multi-purpose community facilities.
- 5.4 Moreover, Local Plan Policy DM49 (E) states that proposals for new and extended social and community facilities and the sharing of facilities will be supported by the Council provided they meet a number of criteria.
- 5.5 The overall policy position therefore supports the provision of improved social infrastructure facilities in sustainable locations. Accordingly, at pre-application stage, the LPA confirmed that the proposal would be acceptable in principle subject to compliance with other policies in terms of design, impact on the designated heritage assets, neighbouring amenity impacts, and other highways considerations.
- 5.6 The proposed development meets the requirements of Policy DM49 (E) as follows:

Policy DM49 (E) requirement	Scheme assessment
Are accessible by public transport, walking and cycling, preferable in town centres or local centres, Growth Areas or Areas of Change;	The site is located within an area with excellent public transport accessibility (PTAL) with a PTAL level of 5, with 1a and 1b being the lowest level and 6b being the highest. There are 10 bus services accessible within 2 to 5 minutes' walk of the site, and Bruce Grove station is a 3/4 minute walk away. Moreover, the site adjoins the boundary of the Bruce Grove District Centre.
Are located within the community that they are intended to serve;	The site comprises an existing Islamic Centre and the works are seeking to improve the facility to better cater to the needs of the existing congregation.
Provide flexible, multifunctional and adaptable space, where practicable;	The proposals seek to rationalise the site layout to provide improved circulation, better separation of uses and the creation of clearly defined access points for worship, education and community functions. This will also enhance the flexibility and adaptability of the spaces to respond to the current and existing needs of the community.

Do not have significant adverse impact on road safety or traffic generation;	The application is accompanied by a Transport Assessment which confirms that the proposed development would have an acceptable impact on road safety and traffic generation.
Protect the amenity of residential properties.	As detailed below, the proposed development seeks to protect the amenity of neighbouring residential properties.

- 5.7 The principle of development, which comprise works to the existing community facility, should therefore be considered acceptable.

Design

- 5.8 NPPF Paragraph 131 confirms that good design is fundamental to what the planning and development process should achieve. Good design is considered to be a key aspect of sustainable development.
- 5.9 London Plan Policy D3 requires development to make the best use of land by following a design-led approach that optimises the capacity of sites. It includes a number of design criteria for development proposals to follow, in relation to form and layout; experience; and quality and character.
- 5.10 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights;

form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

- 5.11 Policy DM6 includes the expectation that building heights be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1.
- 5.12 The proposed layout and form of the development has been informed by its context and in response to comments received at pre-application stage. The building is arranged vertically, with clear functional zoning to support efficient movement, legibility, and separation of uses where required. The new building is proposed to replace the existing primary prayer spaces allowing flexibility during peak periods while reducing pressure on any single level. The ground floor is arranged to provide a clear and welcoming point of arrival, incorporating entrance lobbies, circulation cores, and key welfare facilities. The retained Locally Listed Building is integrated within the ground floor layout, allowing its continued use while forming part of the overall spatial sequence of the Centre.
- 5.13 The proposed massing of the building is closely aligned with the scale and proportions of surrounding neighbourhood and the retained Locally Listed Building. The building has been stepped, with lower elements addressing neighbouring properties and taller elements set back within the site. This approach creates a successful transition between the existing townscape and the emerging context along the railway line.

- 5.14 The height and massing of the proposed building would project above the low rise buildings on Tottenham High Road, which are classified as poor quality. However, the proposed building would be seen in context of the existing buildings at the Brewery site and emerging heights of approved developments to the rear.
- 5.15 As shown on the proposed elevations, horizontal datum lines and floor levels have been carefully aligned to respond to the proportions of the retained building and surrounding context. Architecturally, the building would read as one single composition, integrated with the retained historic Barn through a contemporary glass insertion. The elevation treatment is representative of its function and use, whilst breaking the façade into legible vertical and horizontal elements.
- 5.16 The proposed design also takes cue from the surrounding area. The use of arched ground floor openings reflects nearby buildings at 549 High Road and Morrison Yard, where traditional brick arches contribute to the rhythm and civic character of the street. A contextual material palette, including stock brick and robust detailing, is proposed to complement the surrounding townscape. The design seeks to balance modern functionality with a respectful architectural language the supports local identity and heritage value.
- 5.17 The application is accompanied by a Townscape Visual Impact Assessment which identifies that the proposed replacement building establishes a high-quality civic and architectural identity for the Centre. The carefully considered height, massing and materiality – featuring a distinct arched façade – ensure that the new building frames a soft transition between the low-rise commercial high street and the larger emerging scale of the brewery and redevelopments. Rather than dominating its surroundings, the design

enhances the public realm, presenting a modern yet deeply contextual addition that reads clearly as a place of worship and education.

- 5.18 Overall, it is considered that the proposal delivers a carefully considered and future-focused redevelopment that respects its heritage setting while providing a high-quality, functional environment for worship, learning, and community use. It therefore complies with the NPPF, London Plan Policy D3 and Local Plan Policies SP11, DM1 and DM6.

Heritage

- 5.19 With regard to Heritage, Paragraph 213 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification. Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.20 Paragraph 216 of the NPPF explains that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.21 Chapter 7 of the London Plan concerns heritage, with Policy HC1 stating that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. It also requires development proposals to identify assets of archaeological significance and use this

information to avoid harm or minimise it through design and appropriate mitigation.

- 5.22 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.
- 5.23 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.
- 5.24 The application is accompanied by a Heritage Statement prepared by Revive & Tailor which provides a detailed assessment of the impact of the proposals on the identified heritage assets.
- 5.25 The site includes a non-designated heritage asset comprising an 18th century barn with 19th century additions. The 18th century barn is considered to have relatively greater significance due to its earlier construction, original form and greater degree of survival. The 19th century extension is of relatively lower significance with greater level of alterations and loss of internal fabric. An independent Structural Survey of the 19th century extension has also been undertaken.
- 5.26 The proposal includes the retention of the 18th century part of the barn, however the need for increasing the capacity for the centre means that the retention and/or vertical extension of the 19th century extension is not

practically feasible. This is due to the structural capacity of the existing extension and its poor built quality.

- 5.27 Retaining the extension in its current form will seriously limit the ability to provide additional capacity required by the Centre. Options for vertical extensions would require drastic structural additions to it, including underpinning foundations and reconstructing much of the fabric. This will come at a much greater price, that could be invested in the original Barn instead.

- 5.28 Even with an upward extension, there would be limitations to the achievable volume of the building, thereby resulting in lower capacity. This would also have a negative impact on the setting of the original Barn.

- 5.29 Considering the overall opportunity to invest in this important social and community facility, while retaining the most important part of the historic building, it is considered that the demolition of the 19th century extension is necessary. This will cause some harm, and could be partly mitigated through a historic recording condition.

- 5.30 Further, the new building allows the retained Barn to have a new context. The proposed glass extension between the old and the new buildings would create a clear distinction. The architecture and scale of the new building will create a soft transition between the High Road and the Brewery buildings to the rear, resulting in a new context for the Barn, which would still appear ancillary to the main block and its function.

- 5.31 The proposal would also integrate the Site better within the surrounding and emerging context of the Conservation Area. Its appearance would relate directly to its function as a Mosque and add a new element of typology in the area.

5.32 The substantial reduction in scale and massing enables the proposed development to sit comfortably behind the existing High Road terrace. Continued views of the barn would be available from the High Road, while the shabby office block from 2000s would be replaced with a much more elegant building, purpose built for the use of the Centre. The overall design of the buildings remains contemporary, but takes cues from its context to achieve an improved and more engaging form that responds positively to the Conservation Area.

5.33 On this basis, the Heritage Statement concludes that there is a low level of 'less than substantial' harm to the non-designated heritage asset, however the Heritage Statement sets out a number of heritage benefits as follows:

- Creation of a comprehensively developed scheme, suitable for the future occupation of the site;
- Investment and enhancement of the original and more significant 18th century barn, thus sustaining its significance;
- Addition of new buildings of appropriate scale and high quality architectural style and materials, relating to their heritage and contemporary contexts;
- The positive visual effects of the proposed development on the surrounding area through the quality of its design and materials and through increased activity;
- Ensure that this important social infrastructure facility continues to function, adding to the educational and cultural needs of the community, sustaining the significance of the Conservation Area;
- Create an important layer of built form that transitions between the High Road and the light industrial buildings to the rear, along the railway line, enhancing the conservation areas.

- 5.34 The Heritage Statement therefore concludes that the low level of “less than substantial” harm as a result of the proposal is heavily outweighed by the opportunity to secure the long-term, viable conservation of the primary 18th century structure within a sensitive, high-quality contemporary and emerging context.
- 5.35 It is therefore considered that the proposed development successfully complies with the statutory duties of the Planning (Listed Building and Conservation Areas) Act 1990, the core principles of the NPPF, the London Plan and Haringey Local Plan. It achieves sustainable regeneration by protecting key heritage fabric while delivering an inclusive, future-focused facility that will serve the local community for generations to come.

Inclusive Access

- 5.36 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.
- 5.37 A Key driver has been to improve the accessibility of the existing facility and achieve inclusive access. Details of the inclusive access measures is included within the submitted Design and Access Statement and includes incorporation of internal lifts, appropriately sized corridors, lobbies and internal routes, and clearly organised circulation space.
- 5.38 Moreover, the submitted Design and Access Statement details how the proposed development meets the standards and objectives of the Secured by Design initiative as required by London Plan Policy D11 and Local Plan Policy DM2.

Impact on Neighbouring Amenity

- 5.39 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. Moreover, London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 5.40 DPD Policy DM1 states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.
- 5.41 Given the site's close relationship with neighbouring residential property, particularly along the southern and eastern boundaries, overlooking and impact on residential amenity has been a key design consideration from the outset of the project.
- 5.42 The scheme has been designed to mitigate any impacts on neighbouring properties, as set out in the Design and Access Statement:
- The proposed massing has been carefully set back from sensitive boundaries to reduce direct lines of sight into neighbouring homes and roof gardens.
 - Windows serving circulation areas or non-sensitive rooms (such as stairwells or storage) are proposed along elevations closest to

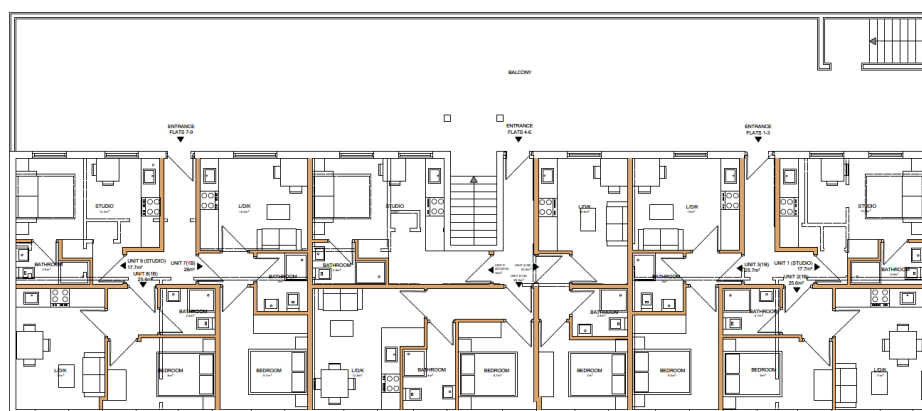
neighbours, with obscure glazing or high-level openings used where appropriate.

- The orientation of key internal spaces has been adjusted to focus views inward – towards courtyards and communal areas – rather than outward towards residential properties.

5.43 Moreover, further enhancements to the boundary could be explored at the detailed design stage (and secured by way of condition), through landscaping or acoustic fencing, to provide additional mitigation if considered deemed necessary.

5.44 The Figure below shows the layout of the 9no. residential dwellings located at first floors of Nos. 567-577 High Road granted in May 2018 by way of prior approval under Class O, Part 3 of Schedule 2 of the GDPO (application ref. HGY/2018/1005).

5.45 At this time, daylight into units was not a consideration under prior approval under Part 3.



② Proposed First Floor Plan
1:100

Figure 5. Approved first floor layout for application HGY/2018/1005 Nos. 567-577

- 5.46 Noise from the school use at AIC was assessed as part of this application and it was confirmed that this would have minimal impact compared to the prevailing noise environment. Noise from the use of the AIC as a mosque was not explicitly assessed, but Officers similarly resolved that any noise would be short-lived and, in the context of the High Road, would not result in any materially harmful impact on the residential properties.
- 5.47 The application is submitted with a Noise Impact Assessment which has regard to the established use at the site and concludes that the development is unlikely to give rise to significant adverse effects on surrounding receptors. If deemed necessary, further noise mitigation in the form of acoustic fencing could be implemented on the north-east and south-west site boundaries. This would be considered at the detailed design stage and could be secured by way of condition.
- 5.48 The application is also supported by a Construction Management Plan detailing how environmental, traffic and amenity impacts will be minimised during construction.
- 5.49 It is therefore considered that the proposed development will successfully mitigate any significant impacts on neighbouring amenity.

Parking and Highway Safety

- 5.50 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

- 5.51 Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 5.52 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.
- 5.53 The site is located within an area with excellent public transport accessibility (PTAL) with a PTAL level of 5.
- 5.54 The application is accompanied by a comprehensive Healthy Streets Transport Assessment prepared by Aval. This has had regard to the timetable of weekly and yearly activities at the site in calculating trips associated with the site.
- 5.55 Access to the site will continue to be as existing, with the site benefitting from three existing access points comprising (1) the primary entrance from Tottenham High Road which will be the main access pedestrian entrance for visitors; (2) a secondary access point to be used for servicing, waste and occasional managed vehicle access; and (3) a third access point which can be used flexibly and in the event of an emergency.
- 5.56 London Plan Policy T6 states that car-free development should be the starting point for all development proposals in places that are well-connected by public transport. No additional off-street parking is proposed in association with the development given the excellent PTAL of the locality.

5.57 The scheme incorporates dedicated cycle parking for staff and visitors. This is an additional benefit compared to the existing facility and will help support a modal shift of users towards cycling, which was identified as an opportunity in the survey of existing users carried out.

5.58 The proposed development therefore supports sustainable travel objectives, particularly in the context of the site comprising an existing religious facility that has existing users which largely utilise the site by active transport modes.

Landscaping and Ecology

Landscaping

5.59 The landscape strategy has been developed to enhance the visual quality of the site, contribute positively to biodiversity and improve the overall environmental performance of the proposed development.

5.60 The proposals incorporate a combination of soft and hard landscaping measures, including new planting beds, hedgerow planting, green roof provision, permeable surfaces and a water feature. These elements have been carefully integrated throughout the scheme to soften the built form, improve the setting of the retained heritage asset, and create a more attractive and welcoming environment for visitors.

Ecology

5.61 London Plan Policy G1 states London's network of green and open spaces/green features should be protected and enhanced. Policy G6 states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.

- 5.62 Local Plan Policy DM19 states that development that has a direct or indirect adverse impact upon important ecological assets will only be permitted where the harm cannot be reasonably avoided and it has been demonstrated that appropriate mitigation can address the harm caused.
- 5.63 A Preliminary Ecological Assessment Report has been produced by Aval Consulting Group which outlines the mitigation measures required to safeguard protected and notable habitats and species associated with the site, with the aim of reducing the negative ecological impacts of the proposed development. Additional bat surveys have been undertaken accordingly.
- 5.64 The report also identifies ecological enhancements to be incorporated into the scheme, including the inclusion of bird and bat boxes, as well as native planting within the proposed amenity area, the details of which can be secured by way of condition.

Urban Greening

- 5.65 In line with London Plan Policy G5, the application is accompanied by details of the urban greening factor. This calculates the UGF score as 0.23.
- 5.66 It is acknowledged that this falls slightly below the policy target of 0.3 for non-residential development, however this must be considered in the context of this being an existing building and the heritage constraints of retaining the locally listed building onsite.
- 5.67 Moreover, if all the roof was utilised for green roof, this would increase the UGF to 0.32. However, this is not proposed on fire safety grounds, with the submitted Fire Statement providing detail on why the installation of PV panels is not proposed directly above the green roof areas.

- 5.68 It is therefore considered that the scheme achieves an appropriate balance of maximising onsite greening when taking into account that this is an existing building, heritage constraints and balancing green roof and PV provision with fire safety considerations.

Biodiversity Net Gain

- 5.69 The Environment Act 2021 introduced a statutory requirement for development proposals to provide a minimum 10% biodiversity net gain, except in certain circumstances where development is exempt.
- 5.70 An assessment of the site has been undertaken which concludes that the planning application is exempt from the requirement for a 10% net gain in biodiversity as it meets the 'de minimis' exception, namely:
- The proposed application impacts habitat less than 25sqm
 - The proposed application does not impact priority or irreplaceable habitat.
- 5.71 A Biodiversity Net Gain Exemption Statement prepared by Aval Consulting Group accompanies this application and provides further information.
- 5.72 The proposed development therefore complies with the relevant planning policy regarding landscaping and ecology.

Energy and Sustainability

- 5.73 The NPPF and London Plan and local policy require developments to meet the highest standards of sustainable design, including the conservation of

energy and water; ensuring designs make the most of natural systems; and by conserving and enhancing the natural environment.

- 5.74 London Plan Policy S12 requires all new developments to be net zero carbon, achieving a minimum 35 per cent carbon reduction on site beyond Part L 2013 of the Building Regulations. Policy S12 also states that developments should aim for a 15% reduction for non-domestic units.
- 5.75 At the local level, Policy SP4 requires a 100% improvement on Building Regulations on site. Further, Policy DM21 requires developments to consider, implement and demonstrate sustainable design, layout and construction techniques.
- 5.76 The application is accompanied by an Energy, Sustainability, Overheating and BREEAM Statement prepared by Aval. This sets out the proposed energy strategy which achieves substantial reductions in operational carbon emissions of 123.97% by implementing a high-performance building fabric, efficient internal systems and the installation of solar PVs and air-source heat pumps.
- 5.77 The scheme achieves a 12.33% reduction at Be Lean stage. For this scheme, achieving the full 15% Be Lean reduction required for non-residential buildings is constrained by the retention of the locally listed building, which limits opportunities for further fabric improvements. In addition, the modest scale and form of the development restrict the ability to increase passive design gains beyond those already integrated. As a result, the 12.33% reduction represents the maximum achievable improvement without comprising heritage-related elements or introducing technologies that would fall under later stages of the energy hierarchy.

- 5.78 The scheme also incorporates solar PV. These are not proposed to be installed above the green roof system due to fire safety concerns, which thus limits the extent of the roof area where PV can be accommodated whilst also balancing the need for urban greening.
- 5.79 The report also includes an Overheating Assessment which confirms that with lower g-value glazing and 20 L/s mechanical ventilation, all spaces comply with TM52 criteria. It concludes that the overheating strategy aligns with the London Plan Cooling Hierarchy.
- 5.80 With regard to BREEAM, Policy SP4 requires all new non-residential developments to achieve a BREEAM rating 'Very Good'. The BREEAM Pre-Assessment submitted with the application demonstrates how this 'Very Good' rating can be achieved.
- 5.81 It is therefore considered the proposed scheme complies with the relevant energy policies.

Flood Risk and Drainage

- 5.82 Policy SI13 (Sustainable Drainage) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 5.83 Policy SP5 (Water Management and Flooding) requires developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy. This policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation.

- 5.84 The site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding.
- 5.85 The application is accompanied by Flood Risk Assessment (FRA) prepared by Aval. Given the nature of the proposal for alterations to an existing building, the FRA confirms that the development will not increase the existing impermeable area of the site to a degree that would materially increase surface water runoff and the surface water runoff rates post-development will be no greater than existing rates. Surface water will continue to discharge via the existing drainage network.
- 5.86 The FRA concludes that the development is appropriate in terms of flood risk.

Waste and Recycling

- 5.87 Local Plan Policy SP6 Waste and Recycling and DPD Policy DM4 requires development proposals make adequate provision for waste and recycling storage and collection.
- 5.88 A dedicated waste and recycling storage area is located within the site boundary as per the existing situation. Information regarding the waste and recycling storage and the management of collections is included within the Transport Assessment and further detail can be secured by way of condition.

Fire

- 5.89 London Plan Policy D12 requires major developments to be accompanied by a Fire Statement. This is included as part of the application.

Conclusion

6.0 This Planning Statement has been prepared on behalf of the applicant, Trustees of Assunnah Islamic Centre, in support of a full planning application for the site comprising Assunnah Islamic Centre, 565A – 567A High Road, London N17 6SB ("the site").

6.1 The description of development for the proposed scheme is as follows:

"Part demolition of existing buildings and the erection of a replacement 3-storey building plus basement for use as an Islamic Centre (Use Class F1), together with associated works."

6.2 The scheme seeks to deliver a high quality, inclusive, and sustainable redevelopment that supports the Centre's religious, community, and social functions. By carefully balancing the retention of heritage assets with contemporary architectural interventions, the proposal aims to provide a dignified and welcoming environment that reflects the Assunnah Islamic Centre's long term vision to meet the needs of its diverse and growing congregation.

6.3 This Statement has demonstrated that the proposed scheme complies with all relevant planning policy and guidance and constitutes sustainable development which benefits from the presumption in favour.

6.4 The proposals do comprise the partial demolition of later additions of the site, including the 19th century barn which is identified as a non-designated heritage asset. However, the Heritage Statement submitted with the application considers that the low level of less than substantial harm caused as a result of this loss is heavily outweighed by the opportunity to secure the

long-term, viable conservation of the primary 18th century structure within a sensitive, high-quality scheme.

6.5 We therefore respectfully request that the planning application is approved.



APPENDIX 1
Weekly and Yearly Timetable of how the Centre will Operate

Assunnah Islamic Centre - Weekly Timetable

Monday – Thursday

Activity	Time	Attendance	Building Usage
Primary School	08:00 – 15:30	100 students & staff	Women's building
Duhr Prayer	-	200 worshippers	Men's building (males & females)
Asr Prayer	-	200 worshippers	Men's building (males & females)
Female Qur'an Class	17:00 – 19:00	30 students	Women's building
Islamic Classes (Children)	17:00 – 19:00	250 students & staff	Both buildings
Islamic Classes (Adults - Mon & Thu)	19:00 - 20:00	50 students	Both buildings
Maghrib Prayer	-	300 worshippers	Males: Men's / Females: Women's
Isha Prayer	-	300 worshippers	Males: Men's / Females: Women's

Friday

Activity	Time	Attendance	Building Usage
Primary School	08:00 – 11:30	100 students & staff	Women's building
Friday Prayer (Jumu'ah)	12:30 / 13:30	600 worshippers	Both buildings + Outside courtyard
Asr Prayer	-	200 worshippers	Men's building (males & females)
Maghrib Prayer	-	300 worshippers	Males: Men's / Females: Women's
Isha Prayer	-	300 worshippers	Males: Men's / Females: Women's

Saturday

Activity	Time	Attendance	Building Usage
Islamic Classes (Children)	09:00 – 13:30	350 students & staff	Both buildings
Duhr Prayer	-	300 worshippers	Men's building (males & females)
Asr Prayer	-	300 worshippers	Men's building (males & females)
Maghrib Prayer	-	300 worshippers	Males: Men's / Females: Women's
Isha Prayer	-	300 worshippers	Males: Men's / Females: Women's

Sunday

Activity	Time	Attendance	Building Usage
Islamic Classes (Children)	09:00 – 13:30	350 students & staff	Both buildings
Islamic Classes (Adults)	15:00 – 16:00	30–40 students	-
Duhr Prayer	-	300 worshippers	Men's building (males & females)
Asr Prayer	-	300 worshippers	Men's building (males & females)
Maghrib Prayer	-	300 worshippers	Males: Men's / Females: Women's
Isha Prayer	-	300 worshippers	Males: Men's / Females: Women's

GregorianM FAJR prayer DHUHR pra ASR prayer M/RIB praye ISHA prayer

01-Jan	06:45	12:30	14:30	16:06	19:30
02-Jan	06:45	12:30	14:30	16:07	19:30
03-Jan	06:45	12:30	14:30	16:08	19:30
04-Jan	06:45	12:30	14:30	16:09	18:30
05-Jan	06:45	12:30	14:30	16:10	18:30
06-Jan	06:45	12:30	14:30	16:12	19:30
07-Jan	06:45	12:30	14:30	16:13	19:30
08-Jan	06:45	12:30	14:30	16:14	19:30
09-Jan	06:45	12:30	14:30	16:16	19:30
10-Jan	06:45	12:30	14:30	16:17	19:30
11-Jan	06:30	12:30	14:30	16:18	18:30
12-Jan	06:30	12:30	14:30	16:20	18:30
13-Jan	06:30	12:30	14:30	16:21	19:30
14-Jan	06:30	12:30	14:30	16:23	19:30
15-Jan	06:30	12:30	14:30	16:24	19:30
16-Jan	06:30	12:30	14:30	16:26	19:30
17-Jan	06:30	12:30	14:30	16:28	19:30
18-Jan	06:30	12:30	14:30	16:29	18:30
19-Jan	06:30	12:30	14:30	16:31	18:30
20-Jan	06:30	12:30	14:30	16:32	19:30
21-Jan	06:30	12:30	14:30	16:34	19:30
22-Jan	06:30	12:30	14:30	16:36	19:30
23-Jan	06:30	12:30	14:30	16:38	19:30
24-Jan	06:30	12:30	14:45	16:39	19:30
25-Jan	06:15	12:30	14:45	16:41	18:30
26-Jan	06:15	12:30	14:45	16:43	18:30
27-Jan	06:15	12:30	14:45	16:45	19:30
28-Jan	06:15	12:30	14:45	16:46	19:30
29-Jan	06:15	12:30	14:45	16:48	19:30
30-Jan	06:15	12:30	14:45	16:50	19:30
31-Jan	06:15	12:30	14:45	16:52	19:30
01-Feb	06:15	12:30	15:15	16:54	19:30
02-Feb	06:15	12:30	15:15	16:55	19:30
03-Feb	06:15	12:30	15:15	16:57	19:30
04-Feb	06:15	12:30	15:15	16:59	19:30
05-Feb	06:15	12:30	15:15	17:01	19:30
06-Feb	06:15	12:30	15:15	17:03	19:30
07-Feb	06:15	12:30	15:15	17:04	19:30
08-Feb	06:15	12:30	15:15	17:06	19:30
09-Feb	06:15	12:30	15:15	17:08	19:30
10-Feb	06:15	12:30	15:15	17:10	19:30
11-Feb	06:15	12:30	15:15	17:12	19:30
12-Feb	06:15	12:30	15:15	17:14	19:30
13-Feb	06:15	12:30	15:15	17:15	19:30
14-Feb	06:15	12:30	15:15	17:17	19:30
15-Feb	06:00	12:30	15:15	17:19	19:30
16-Feb	06:00	12:30	15:15	17:21	19:30

17-Feb	06:00	12:30	15:15	17:23	19:30
18-Feb	06:00	12:30	15:15	17:25	19:30
19-Feb	06:00	12:30	15:15	17:26	19:30
20-Feb	06:00	12:30	15:15	17:28	19:30
21-Feb	06:00	12:30	15:15	17:30	19:30
22-Feb	05:45	12:30	15:30	17:32	19:30
23-Feb	05:45	12:30	15:30	17:34	19:30
24-Feb	05:45	12:30	15:30	17:35	19:30
25-Feb	05:45	12:30	15:30	17:37	19:30
26-Feb	05:45	12:30	15:30	17:39	19:30
27-Feb	05:45	12:30	15:30	17:41	19:30
28-Feb	05:45	12:30	15:30	17:43	19:30
01-Mar	05:25	12:30	15:30	17:44	19:30
02-Mar	05:23	12:30	15:30	17:46	19:30
03-Mar	05:21	12:30	15:30	17:48	19:30
04-Mar	05:19	12:30	15:30	17:50	19:30
05-Mar	05:17	12:30	15:30	17:51	19:30
06-Mar	05:15	12:30	15:30	17:53	19:30
07-Mar	05:12	12:30	15:30	17:55	19:30
08-Mar	05:10	12:30	15:45	17:57	19:40
09-Mar	05:08	12:30	15:45	17:58	19:40
10-Mar	05:06	12:30	15:45	18:00	19:40
11-Mar	05:03	12:30	15:45	18:02	19:40
12-Mar	05:01	12:30	15:45	18:03	19:40
13-Mar	04:59	12:30	15:45	18:05	19:40
14-Mar	04:57	12:30	15:45	18:07	19:40
15-Mar	04:54	12:30	15:45	18:09	19:50
16-Mar	04:52	12:30	15:45	18:10	19:50
17-Mar	04:50	12:30	15:45	18:12	19:50
18-Mar	04:48	12:30	15:45	18:14	19:50
19-Mar	04:45	12:30	15:45	18:15	19:50
20-Mar	04:44	12:30	15:45	18:17	19:50
21-Mar	04:42	12:30	15:45	18:19	19:50
22-Mar	04:40	12:30	16:00	18:20	20:00
23-Mar	04:38	12:30	16:00	18:22	20:00
24-Mar	04:36	12:30	16:00	18:24	20:00
25-Mar	04:34	12:30	16:00	18:26	20:00
26-Mar	04:32	12:30	16:00	18:27	20:00
27-Mar	04:30	12:30	16:00	18:29	20:00
28-Mar	04:29	12:30	16:00	18:31	20:00
29-Mar	04:26	12:30	16:00	18:32	20:15
30-Mar	05:24	13:30	17:00	19:34	21:15
31-Mar	05:30	13:30	17:00	19:36	21:15
01-Apr	05:30	13:30	17:00	19:37	21:15
02-Apr	05:30	13:30	17:00	19:39	21:15
03-Apr	05:30	13:30	17:00	19:41	21:15
04-Apr	05:30	13:15	17:00	19:42	21:15
05-Apr	05:15	13:30	17:15	19:44	21:30

06-Apr	05:15	13:30	17:15	19:46	21:30
07-Apr	05:15	13:30	17:15	19:47	21:30
08-Apr	05:15	13:30	17:15	19:49	21:30
09-Apr	05:15	13:30	17:15	19:51	21:30
10-Apr	05:15	13:30	17:15	19:52	21:30
11-Apr	05:15	13:15	17:15	19:54	21:30
12-Apr	05:00	13:30	17:30	19:56	21:30
13-Apr	05:00	13:30	17:30	19:57	21:30
14-Apr	05:00	13:30	17:30	19:59	21:30
15-Apr	05:00	13:30	17:30	20:01	21:30
16-Apr	05:00	13:30	17:30	20:02	21:30
17-Apr	05:00	13:30	17:30	20:04	21:30
18-Apr	05:00	13:15	17:30	20:06	21:30
19-Apr	04:45	13:30	17:30	20:07	21:40
20-Apr	04:45	13:30	17:30	20:09	21:40
21-Apr	04:45	13:30	17:30	20:11	21:40
22-Apr	04:45	13:30	17:30	20:12	21:40
23-Apr	04:45	13:30	17:30	20:14	21:40
24-Apr	04:45	13:30	17:30	20:16	21:40
25-Apr	04:45	13:15	17:30	20:17	21:40
26-Apr	04:30	13:30	17:30	20:19	21:50
27-Apr	04:30	13:30	17:30	20:21	21:50
28-Apr	04:30	13:30	17:30	20:22	21:50
29-Apr	04:30	13:30	17:30	20:24	21:50
30-Apr	04:30	13:30	17:30	20:26	21:50
01-May	04:30	13:30	17:30	20:27	22:00
02-May	04:30	13:15	17:30	20:29	22:00
03-May	04:15	13:30	17:45	20:31	22:02
04-May	04:15	13:30	17:45	20:32	22:04
05-May	04:15	13:30	17:45	20:34	22:06
06-May	04:15	13:30	17:45	20:35	22:09
07-May	04:15	13:30	17:45	20:37	22:11
08-May	04:15	13:30	17:45	20:39	22:13
09-May	04:15	13:15	17:45	20:40	22:16
10-May	04:00	13:30	17:45	20:42	22:18
11-May	04:00	13:30	17:45	20:43	22:20
12-May	04:00	13:30	17:45	20:45	22:23
13-May	04:00	13:30	17:45	20:46	22:25
14-May	04:00	13:30	17:45	20:48	22:27
15-May	04:00	13:30	17:45	20:49	22:30
16-May	04:00	13:15	17:45	20:51	22:32
17-May	03:45	13:30	18:00	20:52	22:34
18-May	03:45	13:30	18:00	20:54	22:37
19-May	03:45	13:30	18:00	20:55	22:38
20-May	03:45	13:30	18:00	20:57	22:41
21-May	03:45	13:30	18:00	20:58	22:43
22-May	03:45	13:30	18:00	20:59	22:46
23-May	03:45	13:15	18:00	21:01	22:48

24-May	03:30	13:30	18:00	21:02	22:50
25-May	03:30	13:30	18:00	21:03	22:52
26-May	03:30	13:30	18:00	21:05	22:54
27-May	03:30	13:30	18:00	21:06	22:57
28-May	03:30	13:30	18:00	21:07	23:00
29-May	03:30	13:30	18:00	21:08	23:02
30-May	03:30	13:15	18:00	21:09	23:04
31-May	03:15	13:30	18:00	21:11	23:07
01-Jun	03:15	13:30	18:00	21:12	22:45
02-Jun	03:15	13:30	18:00	21:13	22:45
03-Jun	03:15	13:30	18:00	21:14	22:45
04-Jun	03:15	13:30	18:00	21:15	22:45
05-Jun	03:15	13:30	18:00	21:16	22:45
06-Jun	03:15	13:15	18:00	21:17	22:45
07-Jun	03:15	13:30	18:00	21:17	22:50
08-Jun	03:15	13:30	18:00	21:18	22:50
09-Jun	03:15	13:30	18:00	21:19	22:50
10-Jun	03:15	13:30	18:00	21:20	22:50
11-Jun	03:15	13:30	18:00	21:20	22:50
12-Jun	03:15	13:30	18:00	21:21	22:50
13-Jun	03:15	13:15	18:00	21:22	22:50
14-Jun	03:15	13:30	18:00	21:22	22:50
15-Jun	03:15	13:30	18:00	21:23	22:50
16-Jun	03:15	13:30	18:00	21:23	22:50
17-Jun	03:15	13:30	18:00	21:24	22:50
18-Jun	03:15	13:30	18:00	21:24	22:50
19-Jun	03:15	13:30	18:00	21:24	22:50
20-Jun	03:15	13:15	18:00	21:25	22:50
21-Jun	03:15	13:30	18:00	21:25	22:50
22-Jun	03:15	13:30	18:00	21:25	22:50
23-Jun	03:15	13:30	18:00	21:25	22:50
24-Jun	03:15	13:30	18:00	21:25	22:50
25-Jun	03:15	13:30	18:00	21:25	22:50
26-Jun	03:15	13:30	18:00	21:25	22:50
27-Jun	03:15	13:15	18:00	21:25	22:50
28-Jun	03:30	13:30	18:00	21:25	22:50
29-Jun	03:30	13:30	18:00	21:25	22:50
30-Jun	03:30	13:30	18:00	21:25	22:50
01-Jul	03:30	13:30	18:00	21:24	22:50
02-Jul	03:30	13:30	18:00	21:24	22:50
03-Jul	03:30	13:30	18:00	21:23	22:50
04-Jul	03:30	13:15	18:00	21:23	22:50
05-Jul	03:30	13:30	17:45	21:22	22:45
06-Jul	03:30	13:30	17:45	21:22	22:45
07-Jul	03:30	13:30	17:45	21:21	22:45
08-Jul	03:30	13:30	17:45	21:20	22:45
09-Jul	03:30	13:30	17:45	21:20	22:45
10-Jul	03:30	13:30	17:45	21:19	22:45

11-Jul	03:30	13:15	17:45	21:18	22:45
12-Jul	03:30	13:30	17:45	21:17	22:40
13-Jul	03:30	13:30	17:45	21:16	22:40
14-Jul	03:30	13:30	17:45	21:15	22:40
15-Jul	03:30	13:30	17:45	21:14	22:40
16-Jul	03:30	13:30	17:45	21:13	22:40
17-Jul	03:30	13:30	17:45	21:12	22:40
18-Jul	03:30	13:15	17:45	21:11	22:40
19-Jul	03:45	13:30	17:45	21:10	22:30
20-Jul	03:45	13:30	17:45	21:09	22:30
21-Jul	03:45	13:30	17:45	21:07	22:30
22-Jul	03:45	13:30	17:45	21:06	22:30
23-Jul	03:45	13:30	17:45	21:05	22:30
24-Jul	03:45	13:30	17:45	21:03	22:30
25-Jul	03:45	13:15	17:45	21:02	22:30
26-Jul	04:00	13:30	17:45	21:01	22:15
27-Jul	04:00	13:30	17:45	20:59	22:15
28-Jul	04:00	13:30	17:45	20:58	22:15
29-Jul	04:00	13:30	17:45	20:56	22:15
30-Jul	04:00	13:30	17:45	20:55	22:15
31-Jul	04:00	13:30	17:45	20:53	22:15
01-Aug	04:00	13:15	17:45	20:51	22:15
02-Aug	04:15	13:30	17:45	20:50	22:15
03-Aug	04:15	13:30	17:45	20:48	22:15
04-Aug	04:15	13:30	17:45	20:46	22:15
05-Aug	04:15	13:30	17:45	20:45	22:15
06-Aug	04:15	13:30	17:45	20:43	22:15
07-Aug	04:15	13:30	17:45	20:41	22:15
08-Aug	04:15	13:15	17:45	20:39	22:15
09-Aug	04:30	13:30	17:30	20:37	22:00
10-Aug	04:30	13:30	17:30	20:35	22:00
11-Aug	04:30	13:30	17:30	20:34	22:00
12-Aug	04:30	13:30	17:30	20:32	22:00
13-Aug	04:30	13:30	17:30	20:30	22:00
14-Aug	04:30	13:30	17:30	20:28	22:00
15-Aug	04:30	13:15	17:30	20:26	22:00
16-Aug	04:45	13:30	17:30	20:24	21:45
17-Aug	04:45	13:30	17:30	20:22	21:45
18-Aug	04:45	13:30	17:30	20:20	21:45
19-Aug	04:45	13:30	17:30	20:18	21:45
20-Aug	04:45	13:30	17:30	20:16	21:45
21-Aug	04:45	13:30	17:30	20:13	21:45
22-Aug	04:45	13:15	17:30	20:11	21:45
23-Aug	05:00	13:30	17:30	20:09	21:30
24-Aug	05:00	13:30	17:30	20:07	21:30
25-Aug	05:00	13:30	17:30	20:05	21:30
26-Aug	05:00	13:30	17:30	20:03	21:30
27-Aug	05:00	13:30	17:30	20:01	21:30

28-Aug	05:00	13:30	17:30	19:58	21:30
29-Aug	05:00	13:15	17:30	19:56	21:30
30-Aug	05:15	13:30	17:15	19:54	21:15
31-Aug	05:15	13:30	17:15	19:52	21:15
01-Sep	05:15	13:30	17:15	19:50	21:15
02-Sep	05:15	13:30	17:15	19:47	21:15
03-Sep	05:15	13:30	17:15	19:45	21:15
04-Sep	05:15	13:30	17:15	19:43	21:15
05-Sep	05:15	13:15	17:15	19:41	21:15
06-Sep	05:30	13:30	17:00	19:38	21:00
07-Sep	05:30	13:30	17:00	19:36	21:00
08-Sep	05:30	13:30	17:00	19:34	21:00
09-Sep	05:30	13:30	17:00	19:32	21:00
10-Sep	05:30	13:30	17:00	19:29	21:00
11-Sep	05:30	13:30	17:00	19:27	21:00
12-Sep	05:30	13:15	17:00	19:25	21:00
13-Sep	05:30	13:30	17:00	19:22	20:45
14-Sep	05:30	13:30	17:00	19:20	20:45
15-Sep	05:30	13:30	17:00	19:18	20:45
16-Sep	05:30	13:30	17:00	19:15	20:45
17-Sep	05:30	13:30	17:00	19:13	20:45
18-Sep	05:30	13:30	17:00	19:11	20:45
19-Sep	05:30	13:15	17:00	19:09	20:45
20-Sep	05:45	13:30	16:45	19:06	20:30
21-Sep	05:45	13:30	16:45	19:04	20:30
22-Sep	05:45	13:30	16:45	19:02	20:30
23-Sep	05:45	13:30	16:45	18:59	20:30
24-Sep	05:45	13:30	16:45	18:57	20:30
25-Sep	05:45	13:30	16:45	18:55	20:30
26-Sep	05:45	13:15	16:45	18:52	20:30
27-Sep	06:00	13:30	16:45	18:50	20:15
28-Sep	06:00	13:30	16:45	18:48	20:15
29-Sep	06:00	13:30	16:45	18:46	20:15
30-Sep	06:00	13:30	16:45	18:43	20:15
01-Oct	06:00	13:30	16:45	18:41	20:15
02-Oct	06:00	13:30	16:45	18:39	20:15
03-Oct	06:00	13:15	16:45	18:36	20:15
04-Oct	06:00	13:30	16:30	18:34	20:15
05-Oct	06:00	13:30	16:30	18:32	20:00
06-Oct	06:00	13:30	16:30	18:30	20:00
07-Oct	06:00	13:30	16:30	18:27	20:00
08-Oct	06:00	13:30	16:30	18:25	20:00
09-Oct	06:00	13:30	16:30	18:23	20:00
10-Oct	06:00	13:15	16:30	18:21	20:00
11-Oct	06:15	13:30	16:15	18:19	20:00
12-Oct	06:15	13:30	16:15	18:16	20:00
13-Oct	06:15	13:30	16:15	18:14	20:00
14-Oct	06:15	13:30	16:15	18:12	20:00

15-Oct	06:15	13:30	16:15	18:10	20:00
16-Oct	06:15	13:30	16:15	18:08	20:00
17-Oct	06:15	13:15	16:15	18:06	20:00
18-Oct	06:15	13:30	16:00	18:04	20:00
19-Oct	06:15	13:30	16:00	18:02	20:00
20-Oct	06:15	13:30	16:00	18:00	20:00
21-Oct	06:15	13:30	16:00	17:57	20:00
22-Oct	06:15	13:30	16:00	17:55	20:00
23-Oct	06:15	13:30	16:00	17:53	20:00
24-Oct	06:15	13:15	16:00	17:51	20:00
25-Oct	06:30	13:30	15:45	17:49	20:00
26-Oct	05:30	12:30	14:45	16:48	19:30
27-Oct	05:30	12:30	14:45	16:46	19:30
28-Oct	05:30	12:30	14:45	16:44	19:30
29-Oct	05:30	12:30	14:45	16:42	19:30
30-Oct	05:30	12:30	14:45	16:40	19:30
31-Oct	05:30	12:30	14:45	16:38	19:30
01-Nov	05:30	12:30	14:30	16:36	18:30
02-Nov	05:30	12:30	14:30	16:35	18:30
03-Nov	05:30	12:30	14:30	16:33	19:30
04-Nov	05:30	12:30	14:30	16:31	19:30
05-Nov	05:30	12:30	14:30	16:29	19:30
06-Nov	05:30	12:30	14:30	16:28	19:30
07-Nov	05:30	12:30	14:30	16:26	19:30
08-Nov	05:45	12:30	14:30	16:24	18:30
09-Nov	05:45	12:30	14:30	16:23	18:30
10-Nov	05:45	12:30	14:30	16:21	19:30
11-Nov	05:45	12:30	14:30	16:20	19:30
12-Nov	05:45	12:30	14:30	16:18	19:30
13-Nov	05:45	12:30	14:30	16:17	19:30
14-Nov	05:45	12:30	14:30	16:15	19:30
15-Nov	06:00	12:30	14:30	16:14	18:30
16-Nov	06:00	12:30	14:30	16:13	18:30
17-Nov	06:00	12:30	14:30	16:11	19:30
18-Nov	06:00	12:30	14:30	16:10	19:30
19-Nov	06:00	12:30	14:30	16:09	19:30
20-Nov	06:00	12:30	14:30	16:08	19:30
21-Nov	06:00	12:30	14:30	16:07	19:30
22-Nov	06:15	12:30	14:30	16:06	18:30
23-Nov	06:15	12:30	14:30	16:05	18:30
24-Nov	06:15	12:30	14:30	16:04	19:30
25-Nov	06:15	12:30	14:30	16:03	19:30
26-Nov	06:15	12:30	14:30	16:02	19:30
27-Nov	06:15	12:30	14:30	16:01	19:30
28-Nov	06:15	12:30	14:30	16:00	19:30
29-Nov	06:30	12:30	14:30	15:59	18:30
30-Nov	06:30	12:30	14:30	15:59	18:30
01-Dec	06:30	12:30	14:30	15:58	19:30

02-Dec	06:30	12:30	14:30	15:57	19:30
03-Dec	06:30	12:30	14:30	15:57	19:30
04-Dec	06:30	12:30	14:30	15:56	19:30
05-Dec	06:30	12:30	14:30	15:56	19:30
06-Dec	06:30	12:30	14:30	15:56	18:30
07-Dec	06:30	12:30	14:30	15:55	18:30
08-Dec	06:30	12:30	14:30	15:55	19:30
09-Dec	06:30	12:30	14:30	15:55	19:30
10-Dec	06:30	12:30	14:30	15:55	19:30
11-Dec	06:30	12:30	14:30	15:55	19:30
12-Dec	06:30	12:30	14:30	15:55	19:30
13-Dec	06:30	12:30	14:30	15:55	18:30
14-Dec	06:30	12:30	14:30	15:55	18:30
15-Dec	06:30	12:30	14:30	15:55	19:30
16-Dec	06:30	12:30	14:30	15:55	19:30
17-Dec	06:30	12:30	14:30	15:55	19:30
18-Dec	06:30	12:30	14:30	15:55	19:30
19-Dec	06:30	12:30	14:30	15:56	19:30
20-Dec	06:45	12:30	14:30	15:56	18:30
21-Dec	06:45	12:30	14:30	15:57	18:30
22-Dec	06:45	12:30	14:30	15:57	19:30
23-Dec	06:45	12:30	14:30	15:58	19:30
24-Dec	06:45	12:30	14:30	15:58	19:30
25-Dec	06:45	12:30	14:30	15:59	19:30
26-Dec	06:45	12:30	14:30	16:00	19:30
27-Dec	06:45	12:30	14:30	16:01	18:30
28-Dec	06:45	12:30	14:30	16:02	18:30
29-Dec	06:45	12:30	14:30	16:02	19:30
30-Dec	06:45	12:30	14:30	16:03	19:30
31-Dec	06:45	12:30	14:30	16:04	19:30