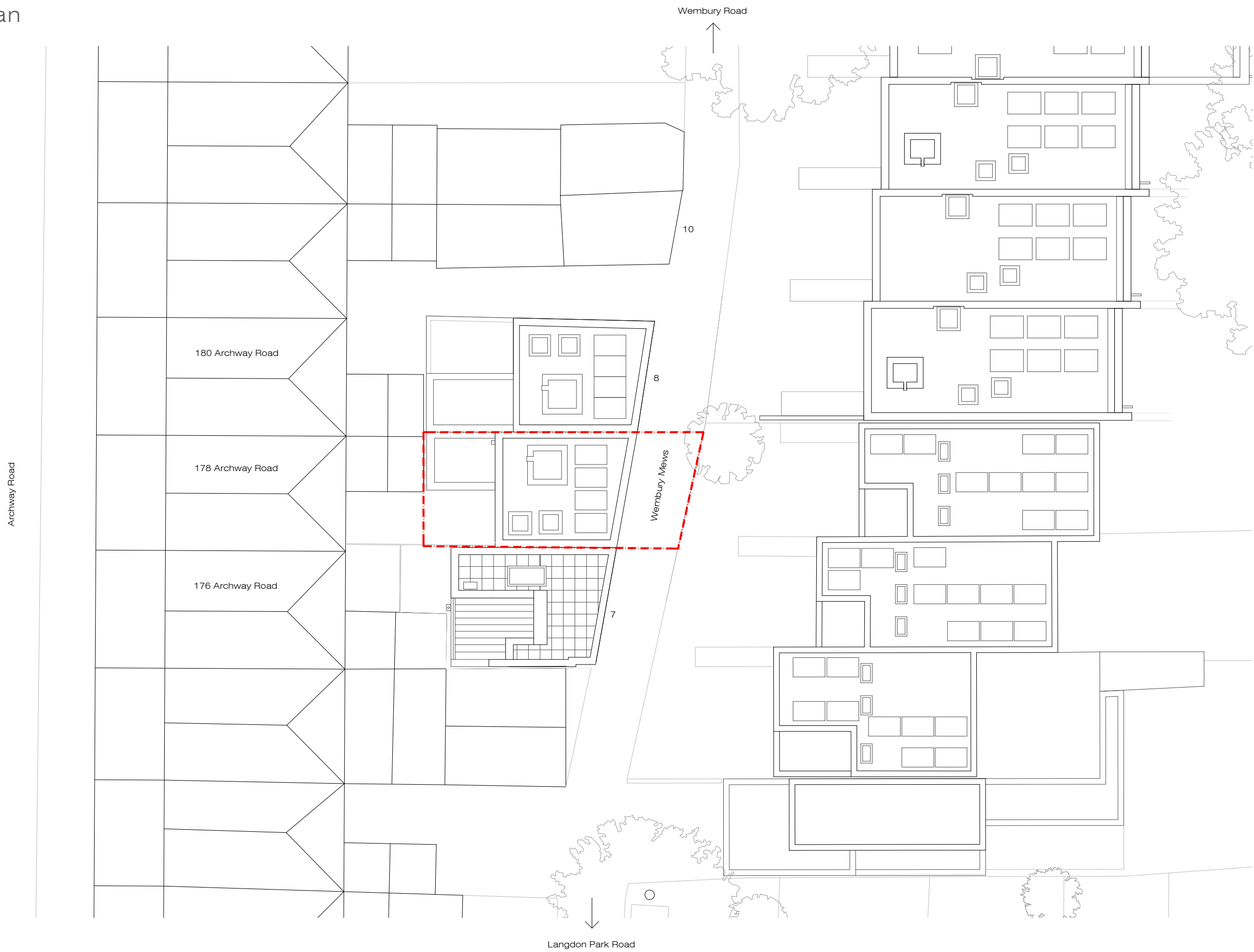




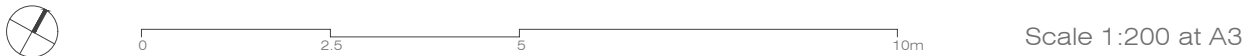
Land to Rear of 178
Archway Road

Discharge of Planning Conditions 3, 4 and 5.
Land to Rear of 178 Archway Road London N6 5XJ
Planning Application Reference: HGY/2025/0079
Non-material Amendment Reference: HGY/2026/1374

Location Plan



Approximate outline of site



Condition 3

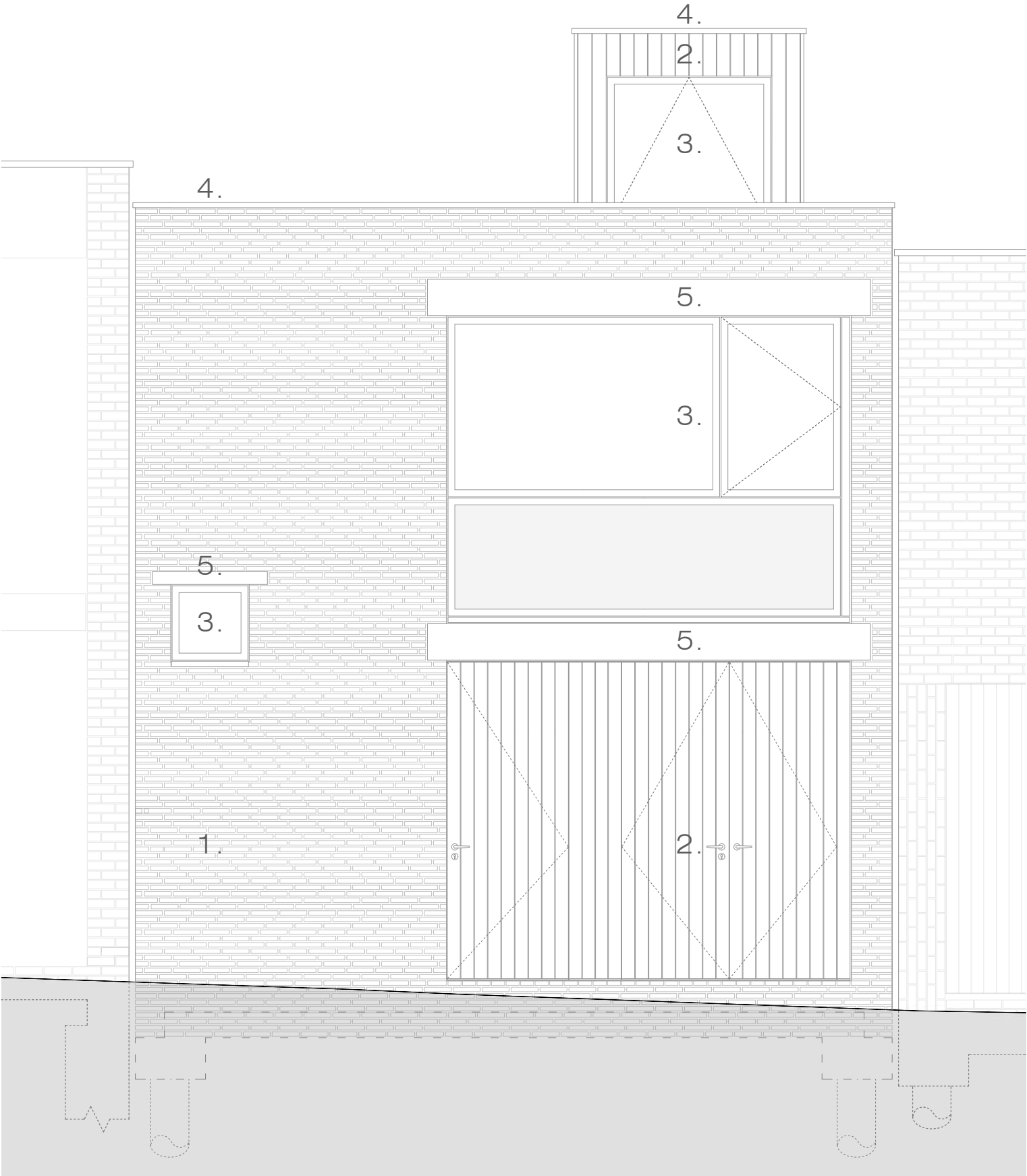
- a. particulars and samples of the materials to be used on the external faces of the building and front boundary wall;
- b. details of the elevations of the development (elevations, plans and cross-sections at scale 1:20) as well as typical details of the fenestration and entrances as well as detail of front boundary wall and gates;
- c. details and locations of down pipes, rainwater pipes or foul pipes and all external vents.

Detail Front Elevation - External Materials

Material Notes

- 1. Light buff colour ‘San Anselmo Chobham Blend Bespoke 215x102.5x35mm brick with flush mortar, similar to other projects in the vicinity by the practice - 5 and 8 Wembury Mews, 3 Langdon Park Road, and 4 new dwellings to rear of 2-12 Wembury Road opposite the site.
- 2. Douglas Fir joinery and cladding finished in Osmo WR Basecoat and HS plus one coat 9211 White Spruce finish.
- 3. Powder-coated Velfac triple glazed fenestration in RAL 7032 ‘Pebble Grey’
- 4. Powder coated aluminium parapet cappings to match fenestration in RAL 7032 ‘Pebble Grey’.
- 5. Pale colour precast concrete lintels: Naylor fair-faced concrete lintels.
- 6. Steel rainwater hoppers and downpipes

Samples of all materials will be available on the application site should inspection be required.



Scale 1:20 at A1 (1:40 at A3)

Schedule of External Materials



Material Notes

- 1. Light buff colour 'San Anselmo Chobham Blend Bespoke 215x102.5x35mm brick with flush mortar, similar to other projects in the vicinity by the practice - 5 and 8 Wembury Mews, 3 Langdon Park Road, and 4 new dwellings to rear of 2-12 Wembury Road opposite the site.
- 2. Douglas Fir joinery and cladding finished in Osmo WR Basecoat and HS plus one coat 9211 White Spruce finish.
- 3. Powder-coated Velfac triple glazed fenestration in RAL 7032 'Pebble Grey'
- 4. Powder coated aluminium parapet cappings to match fenestration in RAL 7032 'Pebble Grey'.
- 5. Pale colour precast concrete lintels: Naylor fair-faced concrete lintels.
- 6. Steel rainwater hoppers and downpipes

Samples of all materials will be available on the application site should inspection be required.

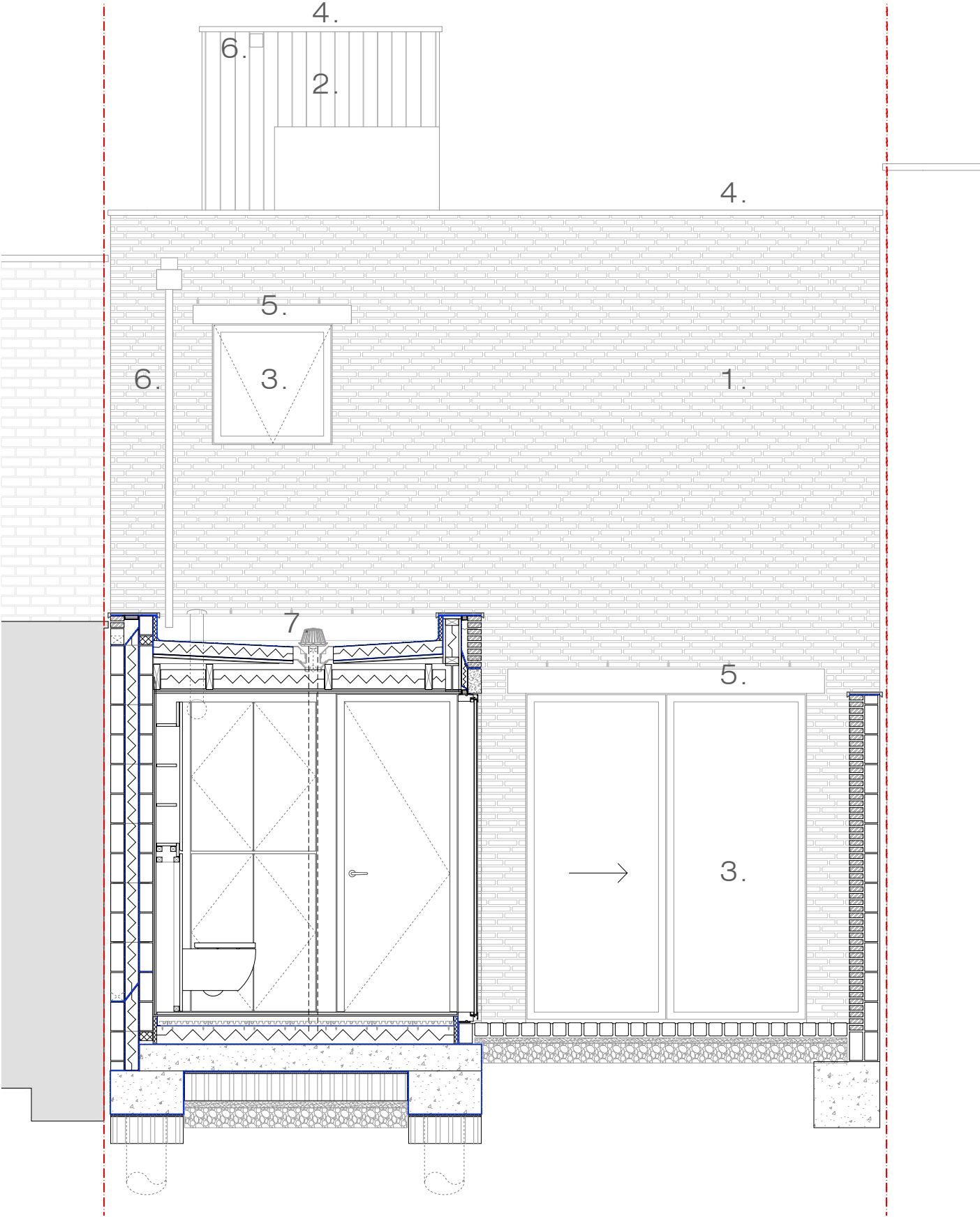


Detail Rear Elevation - External Materials

Material Notes

- 1. Light buff colour ‘San Anselmo Chobham Blend Bespoke 215x102.5x35mm brick with flush mortar, similar to other projects in the vicinity by the practice - 5 and 8 Wembury Mews, 3 Langdon Park Road, and 4 new dwellings to rear of 2-12 Wembury Road opposite the site.
- 2. Douglas Fir joinery and cladding finished in Osmo WR Basecoat and HS plus one coat 9211 White Spruce finish.
- 3. Powder-coated Velfac triple glazed fenestration in RAL 7032 ‘Pebble Grey’
- 4. Powder coated aluminium parapet cappings to match fenestration in RAL 7032 ‘Pebble Grey’.
- 5. Pale colour precast concrete lintels: Naylor fair-faced concrete lintels.
- 6. Steel rainwater hoppers and downpipes.
- 7. Internal rainwater downpipe.

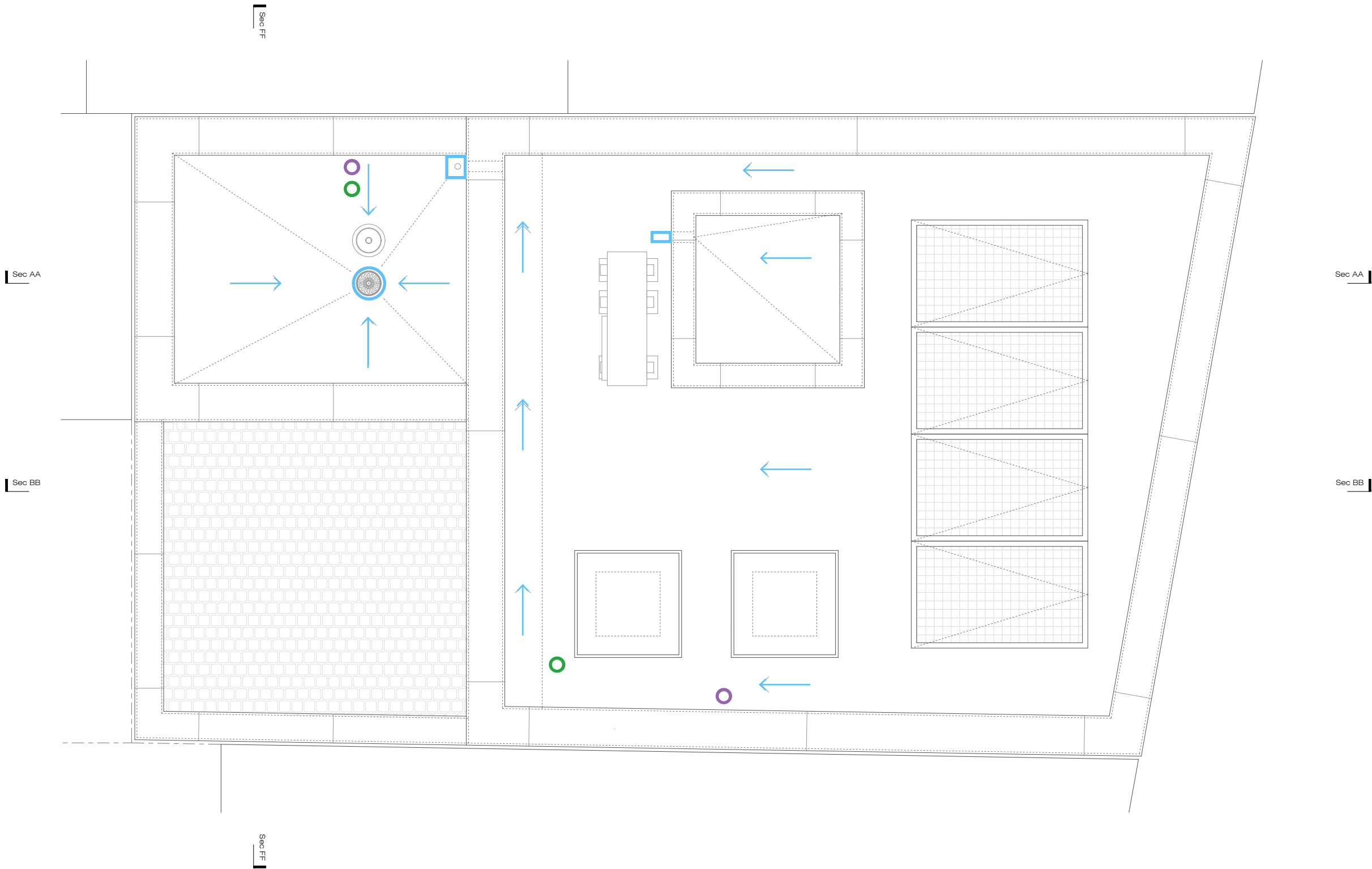
Samples of all materials will be available on the application site should inspection be required.



0 1 2 4m

Scale 1:20 at A1 (1:40 at A3)

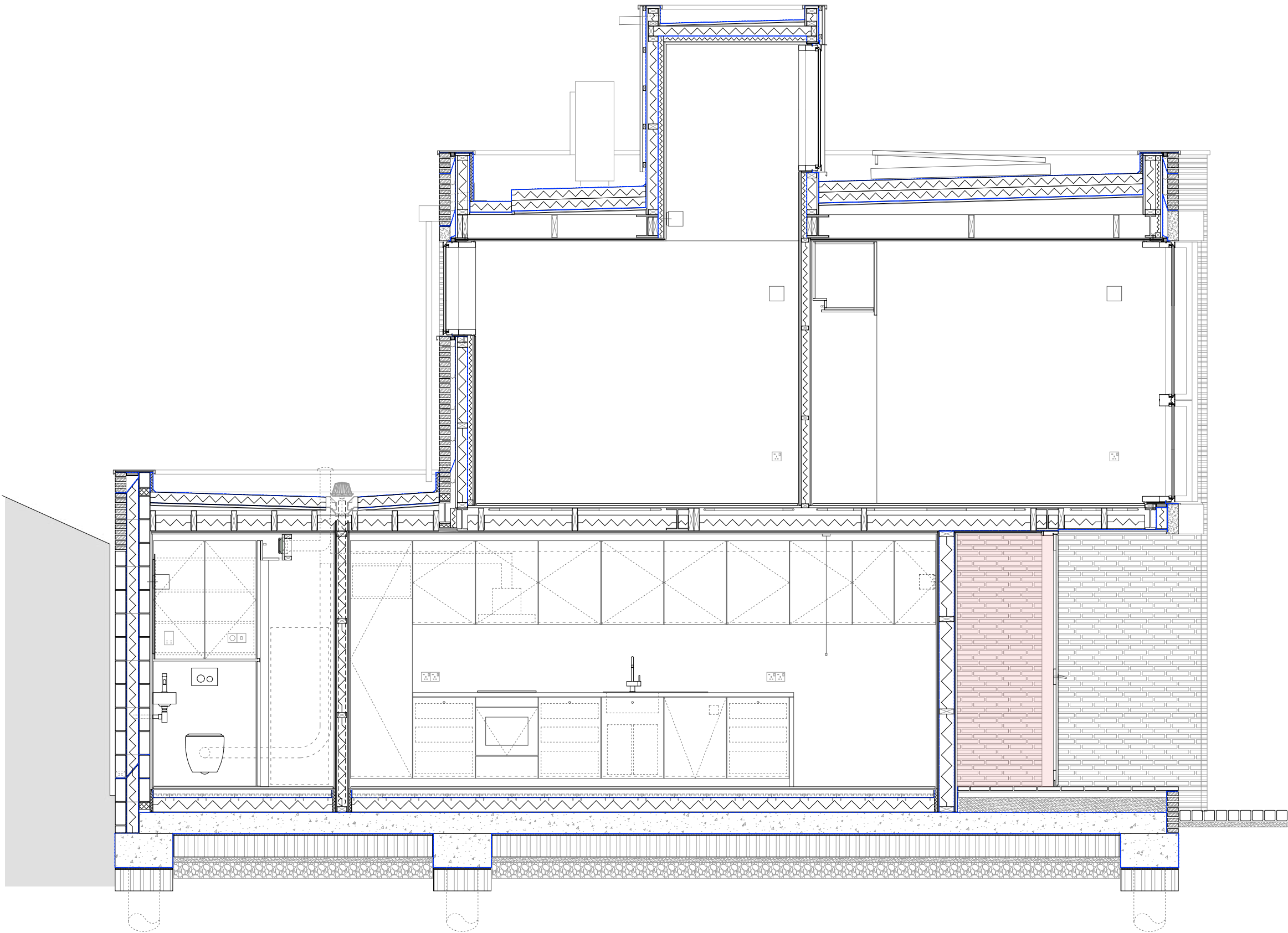
Roof Plan - Details of Rainwater Pipes and External Vents



Key

-  Rainwater hopper / downpipe location
-  Soil vent pipe exit point through roof, concealed behind parapet
-  Extract ventilation exit through roof, concealed behind parapet

Detail Section AA through elevations, typical openings, bin storage cupboards and showing rainwater pipes



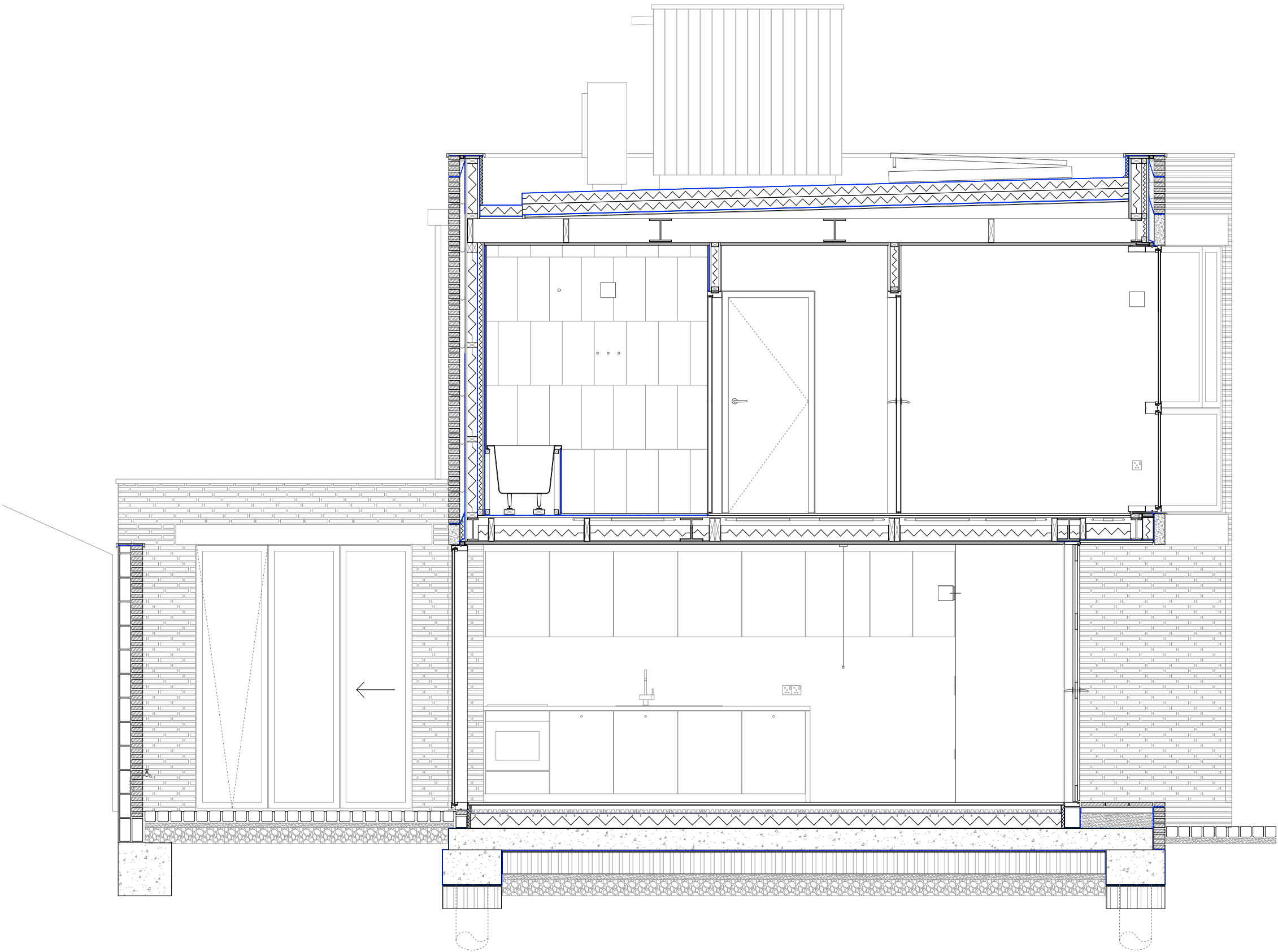
0 1 2 4m

Scale 1:20 at A1 (1:40 at A3)



Covered Bin Storage

Detail Section BB through elevations, typical openings, and showing rear courtyard elevation



0 1 2 4m

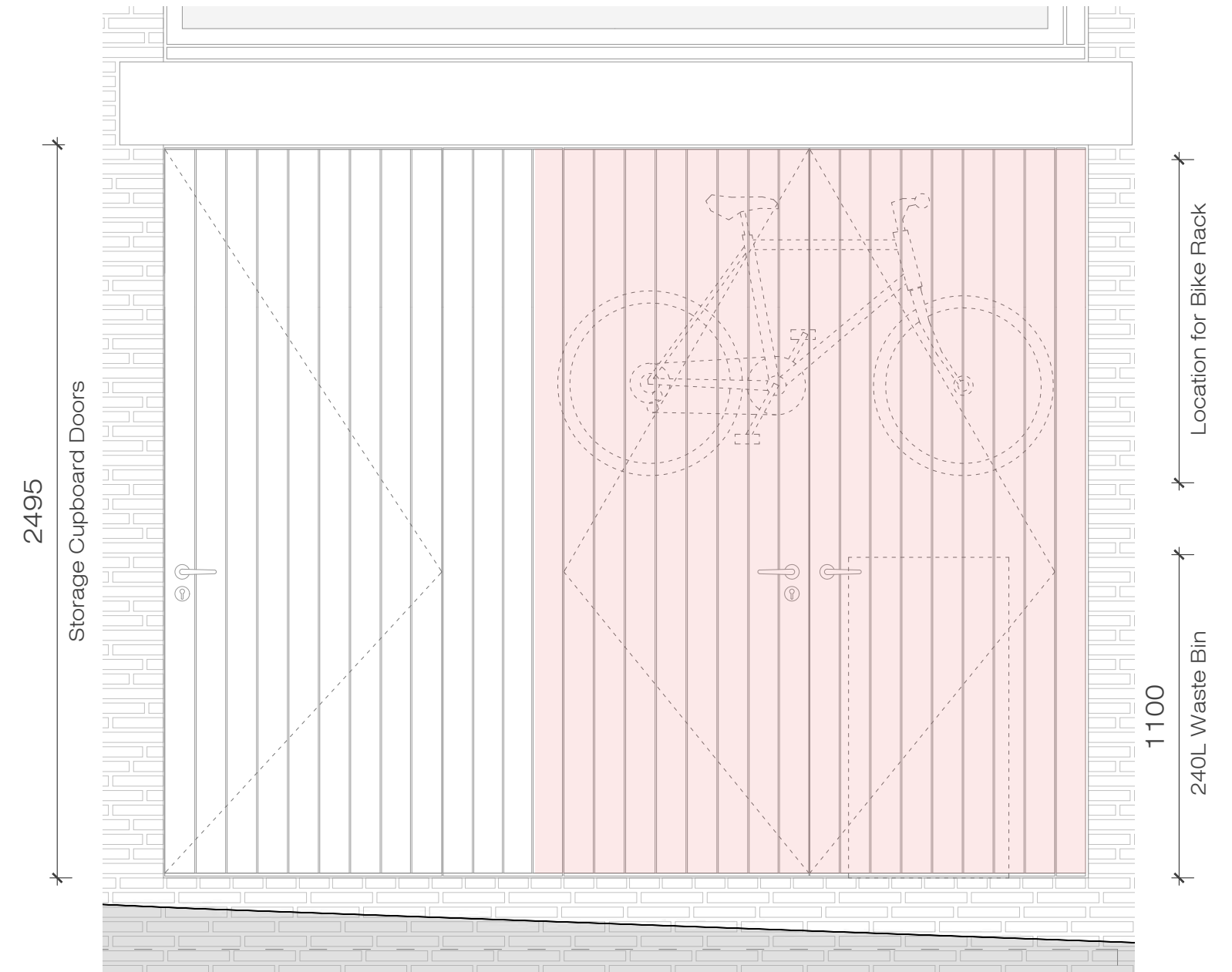
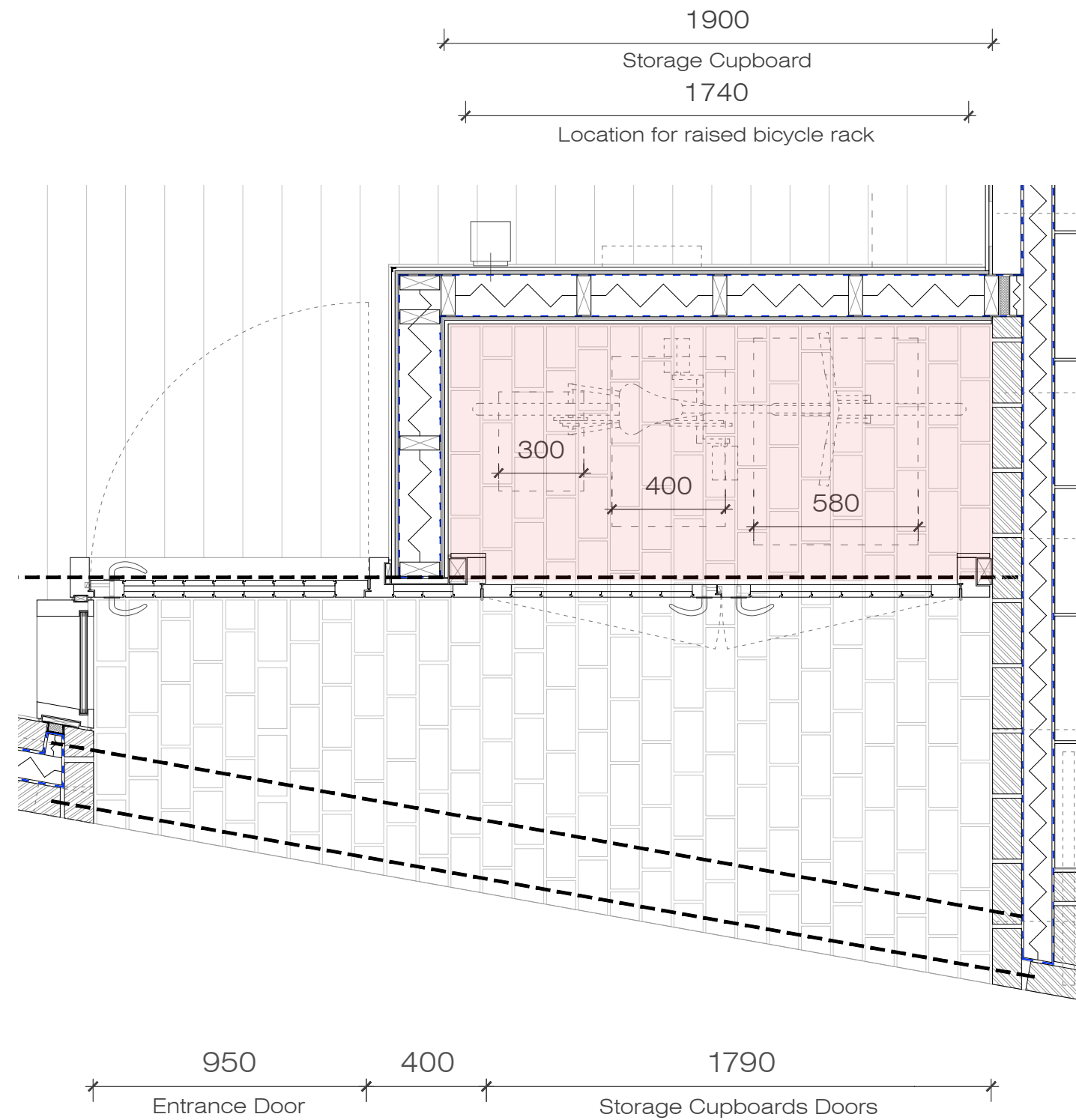
Scale 1:20 at A1 (1:40 at A3)

Conditions 4 and 5

Details of the type and location of secure and covered cycle parking facilities

Detailed scheme for the provision of refuse and waste storage and recycling facilities

Secure and Covered Cycle Parking Facilities, and Waste and Refuse Storage



Detail of Entrance Porch with bicycle and refuse store behind timber doors, similar to 8 Wembury Mews.



Covered Bin Storage

Waste and Refuse Storage and Collection Strategy A



When the neighbouring 8 Wembury Mews was designed by Russell Jones Limited, Haringey Planning Authority requested refuse and cycle storage to the front of the property, however when it came to residents occupying the dwelling, Haringey did not provide wheeled bins and advised that rubbish be taken to Archway Road for daily collection. This appears to be the present strategy for properties on the west side of Wembury Mews.

On 30th of January 2024, Russell Jones Limited was involved in a Teams meeting with Haringey Council Planning department. In this meeting a new strategy was mapped out regarding Waste Management within the Mews; It was suggested that communal bins could be located at the junction of Langdon Park Road and Archway Road as well as the junction of Wembury Road and Archway Road. This would eliminate the necessity of including individual bins in the more compact developments in the mews.

At the date of this submission, the strategy for communal bins has not been adopted, and as such, the proposal includes covered bin storage on site, to the front of the property, in accordance with Haringey requirements prior to the new strategy potentially being implemented.



Strategy for communal bins for use by mews residents, as discussed with Haringey in January 2024, location at junction of Wembury Road and Archway Road.



Strategy for communal bins for use by mews residents, as discussed with Haringey in January 2024, location at junction of Archway and Langdon Park Road.

Waste and Refuse Storage and Collection Strategy B



As currently occurs for properties on the east side of Wembury Mews, bins could be wheeled out each Monday evening and placed in locations on Langdon Park Road and or Wembury Road for collection and returned to their secure off-street storage after collection.

Bins being returned to a secure off-street location minimises disruption to the pedestrian zone.

This would be a considerable improvement to the condition that exists on Wembury Road, where residents permanently locate their bins on the pedestrian hardstanding.



As advised by Veolia and Haringey, currently, bins are placed outside of Nos. 1-3 Langdon Park Road on Monday evenings and returned to their respective Wembury Mews addresses on Tuesday morning after collection.



Proposed further location on Langdon Park Road for placement of bins on Monday evening, following the principle that currently exists where bins are returned to covered storage on site after collection.



Following the principle that currently exists on the Langdon Park Road side, proposed location on Wembury Road for placement of bins on a Monday evening, to be taken back to secure off-street bin storage on site after collection.