

26th January 2024

London Borough of Haringey
Planning, Building Standards & Sustainability
River Park House,
225 High Rd,
London N22 8HQ

Dear Sir / Madam:

RE: DEMOLITION OF EXISTING GARAGES AND SHED AND ERECTION OF DWELLING HOUSE OVER THREE STOREYS (PLUS EXCAVATION TO FORM A BASEMENT LEVEL); ERECTION OF REAR GARDEN OUTBUILDING; ASSOCIATED CYCLE AND BIN STORAGE; ASSOCIATED HARD AND SOFT LANDSCAPING

AT: 10 FORDINGTON ROAD, N6

With reference to the approved Planning Application **HGY/2021/1604**, we wish to submit information to discharge conditions 6, 7, 8, 9 & 18. Please find enclosed the relevant information to satisfy this condition.

This application was submitted online via the planning portal and contains the following additional information listed below.

Documents:

274-37-801-PL01_GreenRoofDetail
274-37-701-PL01_GreenRoofPlan
10FDR - CPP Construction Phase Plan
9198-GDC-00-XX-RP-S-0002-P01 Drainage Strategy
9198-GDC-00-XX-RP-S-0001-P01 Basement Method Statement
Maintenance Schedule for Wallbarn M-Tray Green roof systems
M-Tray O&M Manual with Appendix
M-Tray Sedum species
Wallbarn M-Tray brochure

1.0 Condition 6: Basement Method Statement

Notwithstanding the information submitted with the application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority.

The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/ structures within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail.

In accordance with the above condition, please find included document 9198-GDC-00-XX-RP-S-0001-P01 the Final Basement Method Statement, prepared by our appointed Structural Engineers G.D.C. Partnership Ltd, detailing the methodology of the proposed basement construction and demonstrating at the time of the construction phase the predicted Burland Scale.

2.0 Condition 7: Structural Engineer to oversee basement works

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

We confirm that G.D.C. Partnership Ltd, a Chartered Structural (MI Struct E) & Civil (MICE) Engineering Company with over 47 years of experience in both Civil and Structural engineering have been formally appointed to design and supervise the construction works throughout their duration, in accordance with the above condition.

3.0 Condition 8: Hydrological information/ drainage mitigation

The development hereby approved other than demolition and clearance of the site shall not commence until a site specific assessment of the hydrological and hydro-geological impact of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include: details of permeable surface to be agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Please find included document 9198-GDC-00-XX-RP-S-0002-P01 Drainage Strategy, prepared by our appointed Structural Engineers G.D.C. Partnership Ltd, detailing the hydrological and hydro-geological impact of the development, and details of permeable surfaces in accordance with the above condition.

4.0 Condition 9: Construction Management Plan

No development shall take place until a Construction Management Plan, to include details of:

- A. a programme of works (including measures for traffic management);*
- B. details of vehicle routing, parking and management of vehicles of site personnel, operatives and visitors;*
- C. loading and unloading of plant and materials;*
- D. storage of plant and materials;*
- E. provision of boundary hoarding behind any visibility zones;*
- F. wheel washing facilities;*
- G. measures for the control and reduction of dust;*
- H. measures for the control and reduction of noise and vibration.*

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

In accordance with the above condition, please find included document 10FDR - CPP Construction Phase Plan, prepared by RFM Construction Management Ltd, detailing the programme, details and measures requested above.

5.0 Condition 18: Green/living roof

Notwithstanding the approved plans no development shall commence until details of a scheme for a "vegetated" or "green" roof for the flat roof of the 4m rear element to the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

In accordance with the above condition, please find enclosed the following details and information;

- 5.1** Maintenance Schedule for Wallbarn M-Tray Green roof systems
- 5.2** M-Tray O&M Manual with Appendix
- 5.3** M-Tray Sedum species
- 5.4** Wallbarn M-Tray brochure
- 5.5** 274-37-701-PL01_GreenRoofPlan
- 5.6** 274-37-801-PL01_GreenRoofDetail

We believe that the information enclosed in this application and described above should be adequate to discharge the relevant conditions; we await your validation and written approval.

Yours faithfully,

JEREMY WIGGINS

FOR AND ON BEHALF OF Mutiny Architecture Ltd.