

Discharge of Conditions - HGY/2020/0590

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3. N°5 Boundary Treatments and landscaping

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1. N°3 External Materials

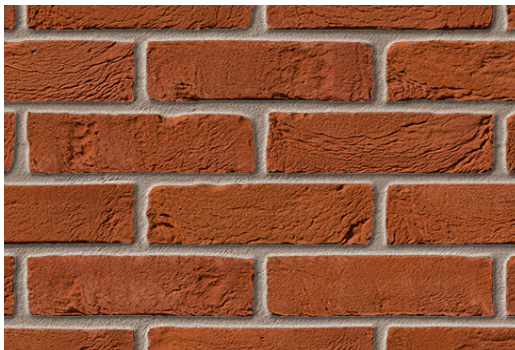
The following section describes the external materials that are to be used in the construction of the proposal.

Block A

1- Facing Brickwork, Front

We propose to use a red brick, Ibstock Leicester Bradgate Red, with a medium grey mortar joint.

This will be used for the front facing elevation.



Leicester Red - ibstockbrick.co.uk

2- Facing Brickwork, Rear

We propose to use a buff brick, Ibstock Amato Blend, with a medium grey mortar joint.

This will be used for the rear facing elevation.



Amato Blend - ibstockbrick.co.uk

3- Roof, Pitched 3- Dormer Cheeks, Front

We propose to use a grey slate, Natruual Slate Company Weathering Slate, to all pitched roof slopes.



Grey Slate - theslatecompany.co.uk

4- Roof, Flat

We propose to use single ply membrane to the flat roof to the rear dormer.



Renolit Single Ply Membrane- salmonsolutions.co.uk

5- Window Glazing, Front

We propose to use double glazed timber framed sash windows, finished in Anthracite Grey, RAL 7016, to the front elevation.



Anthracite Grey Timber Sash- Originalsash.co.uk

6- Window Glazing, Rear

We propose to use double glazed aluminium framed sash windows, finished in Anthracite Grey, RAL 7016, to the Rear elevation.



Anthracite Grey Aluminium Sash- newlookdoubleglazing.com

Block A, cont.

4- Roof, Flat

We propose to use single ply membrane to the flat roof to the rear.



Renolit Single PLY Membrane- salmonsolutions.co.uk

7- Balustrade, rear amenity

We propose a frameless glazing solution as the main balcony balustrade system and will be used throughout.



skotchglass.com

8- Doors

We propose aluminium framed, double glazed french doors for the amenity access doors, finished in Anthracite Grey, RAL 7016.



skotchglass.com

Block B

1- Facing Brickwork

We propose to use a buff brick, Ibstock Amato Blend, with a medium grey mortar joint.

This will be used for the whole block.



Amato Blend - ibstockbrick.co.uk

2- Roof, Flat

We propose to use single ply membrane to the flat roof to the whole block.



Renoit Single Ply Membrane- salmonsolutions.co.uk

3- Window Glazing

We propose to use double glazed aluminium framed sash windows, finished in Anthracite Grey, RAL 7016, to the whole block.



Anthracite Grey Aluminium Sash- newlookdoubleglazing.com

4- Balustrade

We propose a frameless glazing solution as the main balcony balustrade system and will be used throughout.



skotchglass.com

5- Privacy Panel & Screening

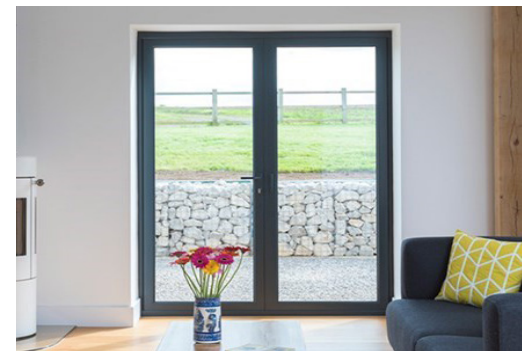
We propose a similar glazing solution as the balcony balustrade, where opaque glazing will extend above the balustrade to a height of 1.8m from deck level.



skotchglass.com

6- Doors

We propose aluminium framed, double glazed french doors for the amenity access doors, finished in Anthracite Grey, RAL 7016.



skotchglass.com

Block C

1- Facing Brickwork

We propose to use a buff brick, Ibstock Amato Blend, with a medium grey mortar joint.

This will be used for the whole block.



Amato Blend - ibstockbrick.co.uk

2- Roof, Flat

We propose to use single ply membrane to the flat roof to the whole block.



Renoit Single Ply Membrane- salmonsolutions.co.uk

3- Window Glazing

We propose to use double glazed aluminium framed sash windows, finished in Anthracite Grey, RAL 7016, to the whole block.



Anthracite Grey Aluminium Sash- newlookdoubleglazing.com

4- Balustrade

We propose a frameless glazing solution as the main balcony balustrade system and will be used throughout.



skotchglass.com

5- Privacy Panel & Screening

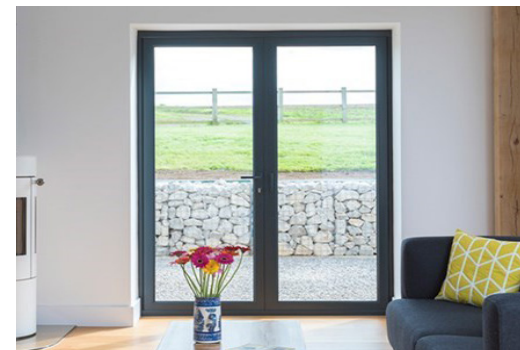
We propose a similar glazing solution as the balcony balustrade, where opaque glazing will extend above the balustrade to a height of 1.8m from deck level.



skotchglass.com

6- Doors

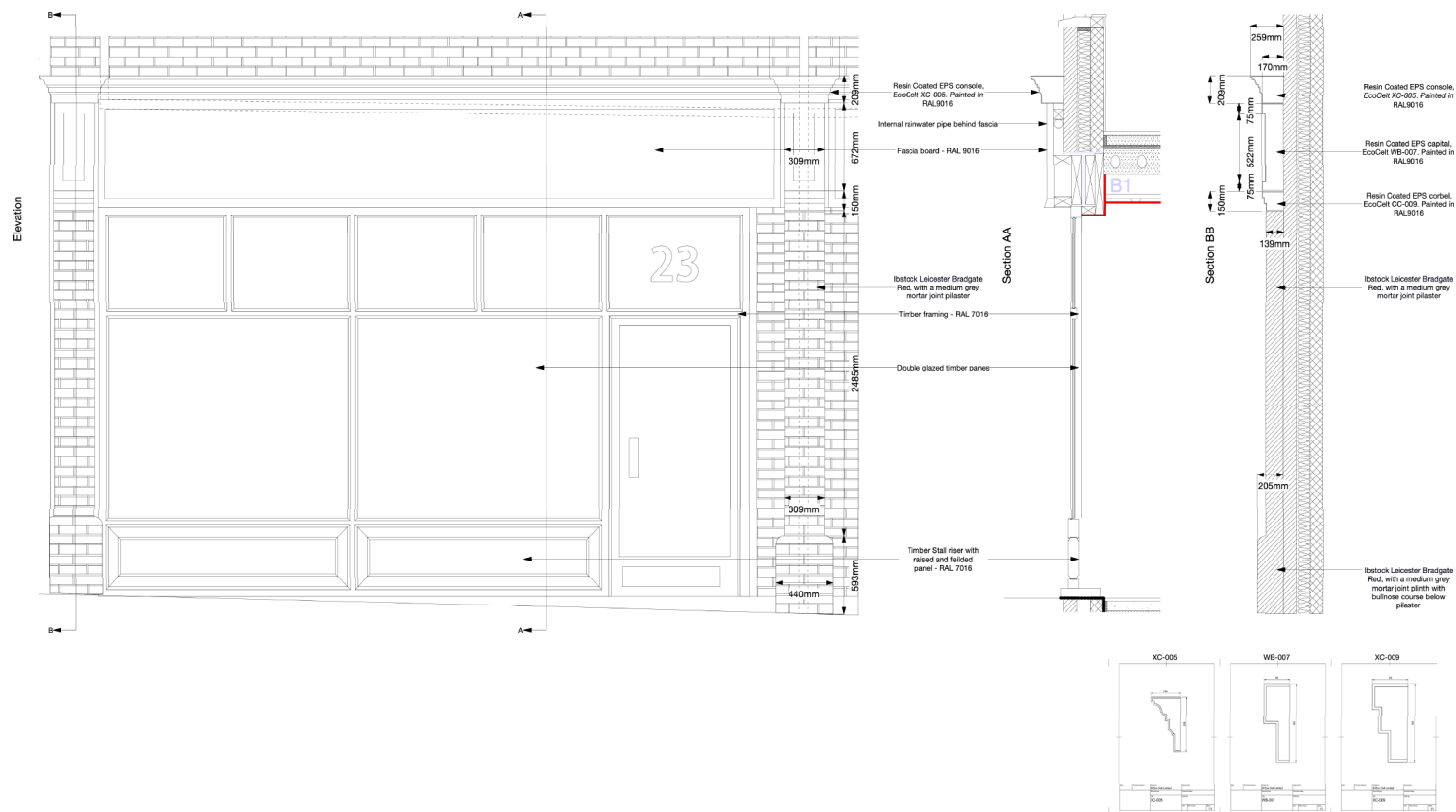
We propose aluminium framed, double glazed french doors for the amenity access doors, finished in Anthracite Grey, RAL 7016.



skotchglass.com

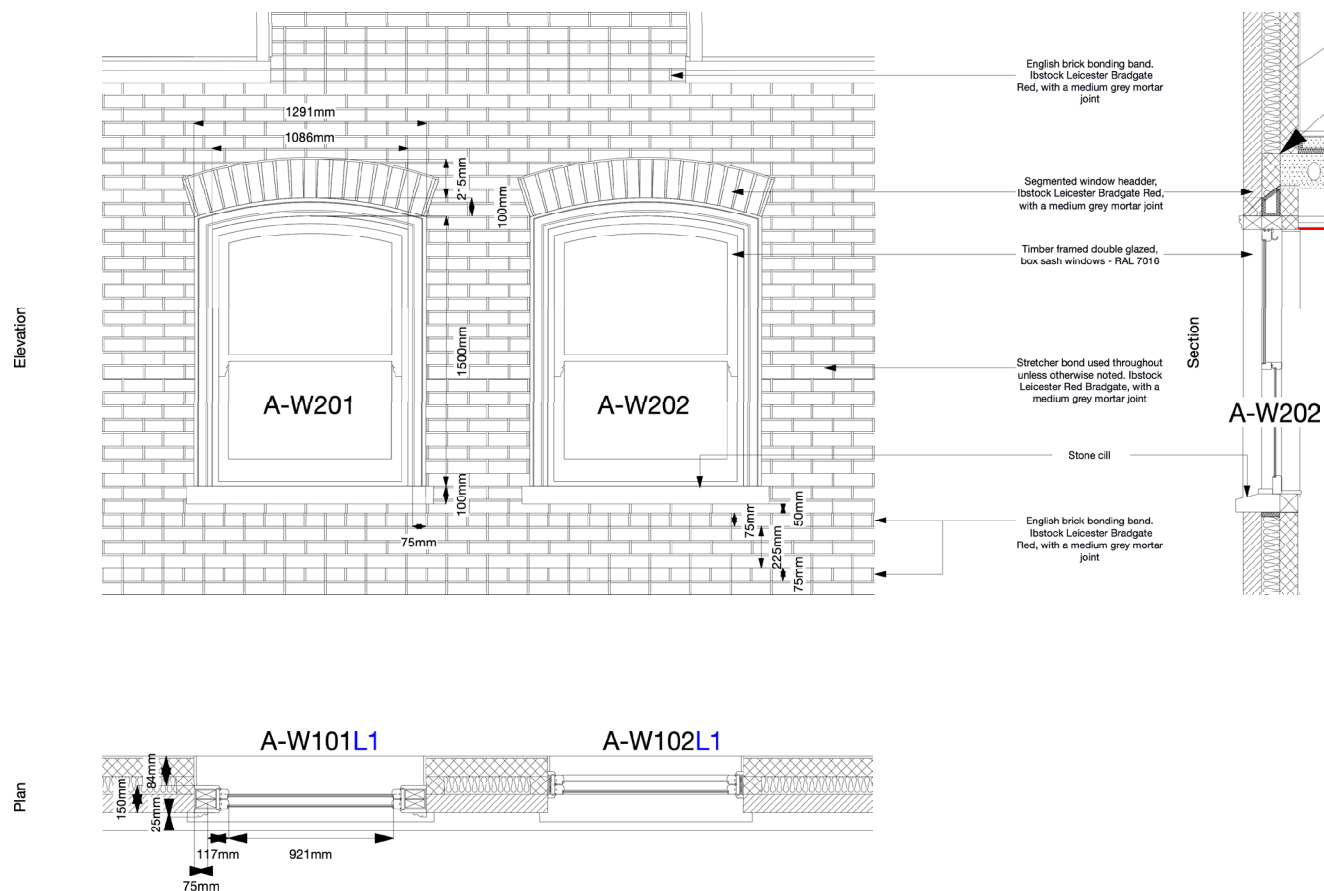
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23-23A High Street



The shopfront will feature a resin coated EPS console (EC-005), a resin capital (WB-007) and a resin corbel (CC-009) all by EcoCelt and painted in RAL9016.

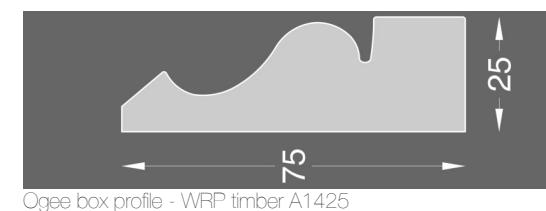
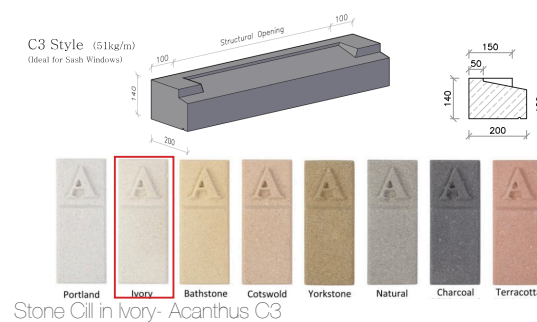
Extract of drawing 094 - BR - 301



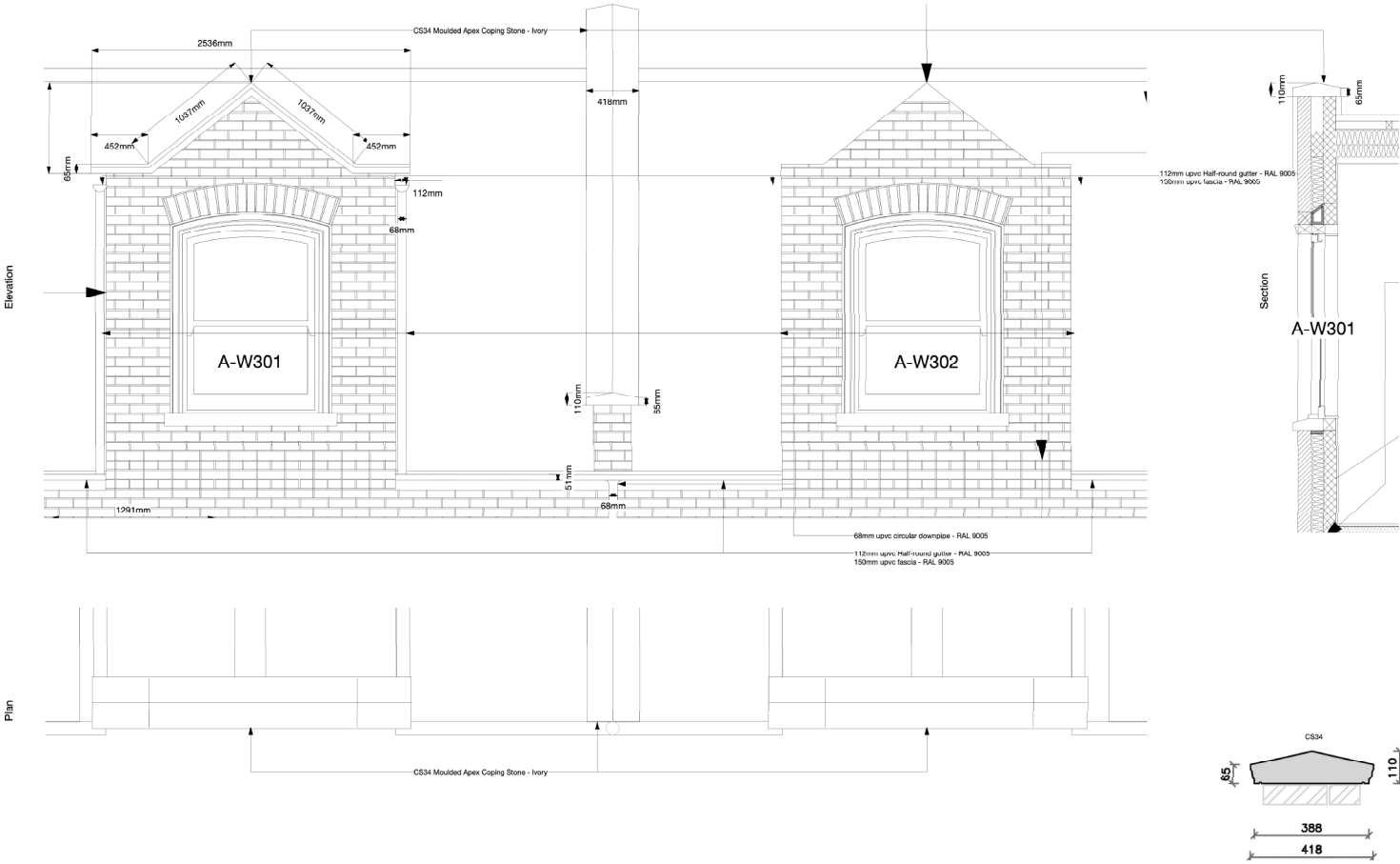
The windows to the front elevation are to be timber framed double glazed sash, finished in RAL 7016.

The windows feature a segmented window head formed by single bricks in a stretcher bond and a stone cill (C3 by Acanthus). The sashes feature a box surround with a 75x25mm timber ogee profile by WRP timber.

The front elevation proposes a number of feature bandings where the facing brick is laid in an English bond pattern. Further details can be found in drawing 094-BR-302, submitted as part of this application.



Extract of drawing 094 - BR - 302



Rainwater goods are to be upvc 68mm round downpipes and 112mm half-round gutters, accompanied by upvc fascia boards, all in black.

Ivory CS34 moulded apex coping stones (<https://www.acanthuscaststone.co.uk/product/cs34-moulded-apex-coping-stone/>) are to be fixed to the parapet walls of the front facing gables and parapet walls.

Further details can be found in drawing 094-BR-303, submitted as part of this application

Extract of drawing 094 - BR - 303

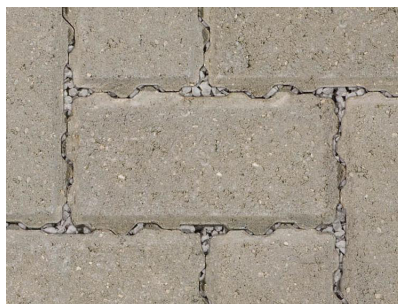
3. N°5 Boundary Treatments and landscaping

The following section describes the proposed boundary treatments and materials used within the soft & hard landscaping of the proposal, ensuring a suitable setting in the interest of visual amenity consistent with policy 7.21 of the London Plan, Policy SP11 of the local plan and Policy DM1 of the development management plan.

Hard Landscaping

We propose a small palette of hard landscaping finishes for the external areas.

Marshall's Permeable paving- Piora (Natural)
This will be used to the secondary areas of the courtyard area



Marshall's Permeable paving- Piora (Bracken)
This will be used to the primary walkways of the courtyard area



Marshall's paving- Keyblok (Natural Charcoal)
This will be used to the undercroft entrance walkway



Boundary

The majority of the site boundaries will either be formed by the buildings themselves or make use of the existing situations.

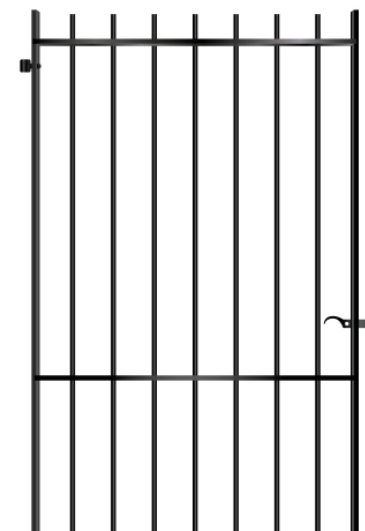
Masonry wall

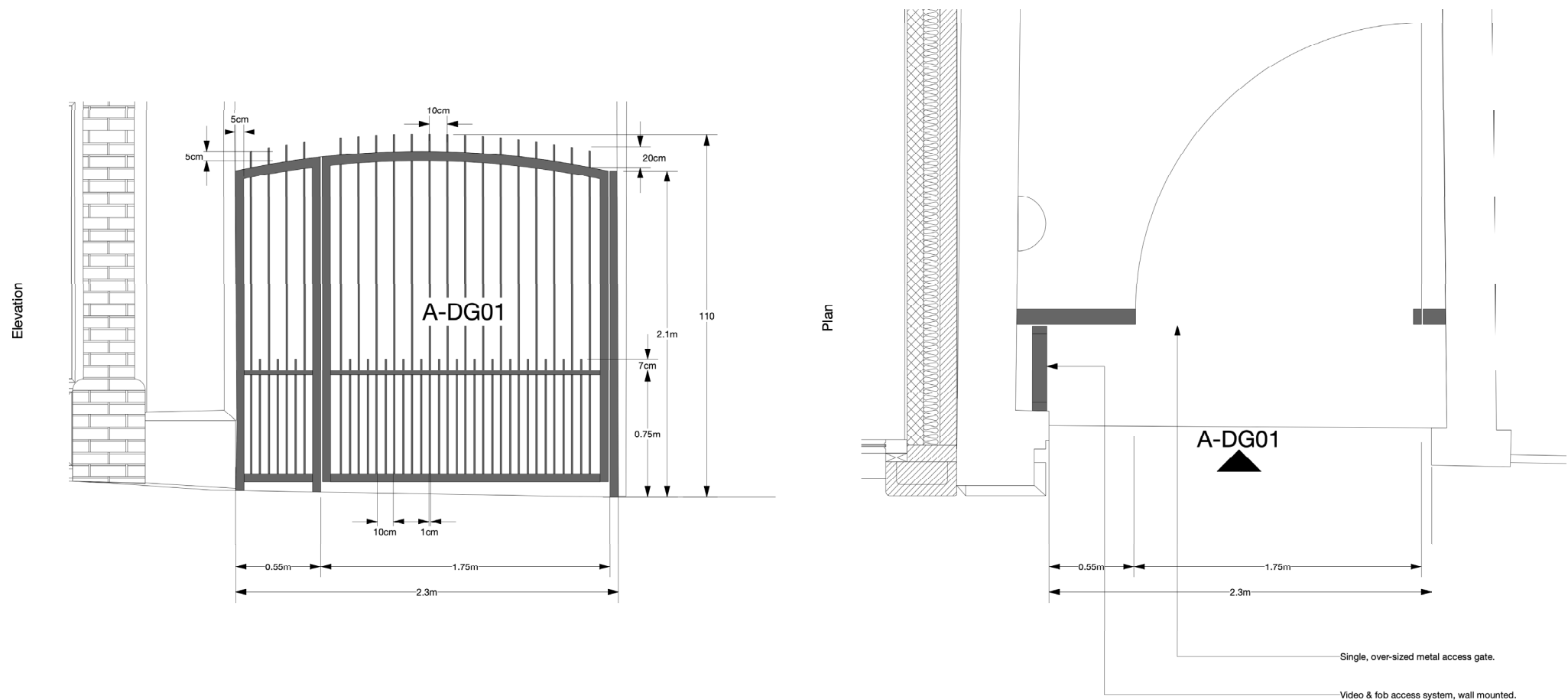
A 1.8m high masonry wall (Amato Blend) will be erected to the rear of the site and is indicated on the submitted plan.



Metal Access Gates

A 2/3 over-sized gate with fixed portion, topped with spiked finials will serve as the principle access into the residential units and will be finished in RAL 7016.





Extract of drawing 094 - BR - 305

Soft Landscaping

We propose a small palette of plants for the soft landscaping including grasses, evergreens and perennials. The location of these species can be found within the Landscaping plan submitted as part of this application.

Evergreen

Liriope muscari 'Moneymaker'

To be planted approximately 5 per m².



Ajuga reptans.

To be planted approximately 5 per m².



Rosemarinus

To be planted approximately 5 per m².



Perennials

Echinops bannaticus 'Taplow Blue'

To be planted approximately 7 per m².



Penstemon 'White Bedder'

To be planted approximately 7 per m².



Verbena bonariensis

To be planted approximately 7 per m².

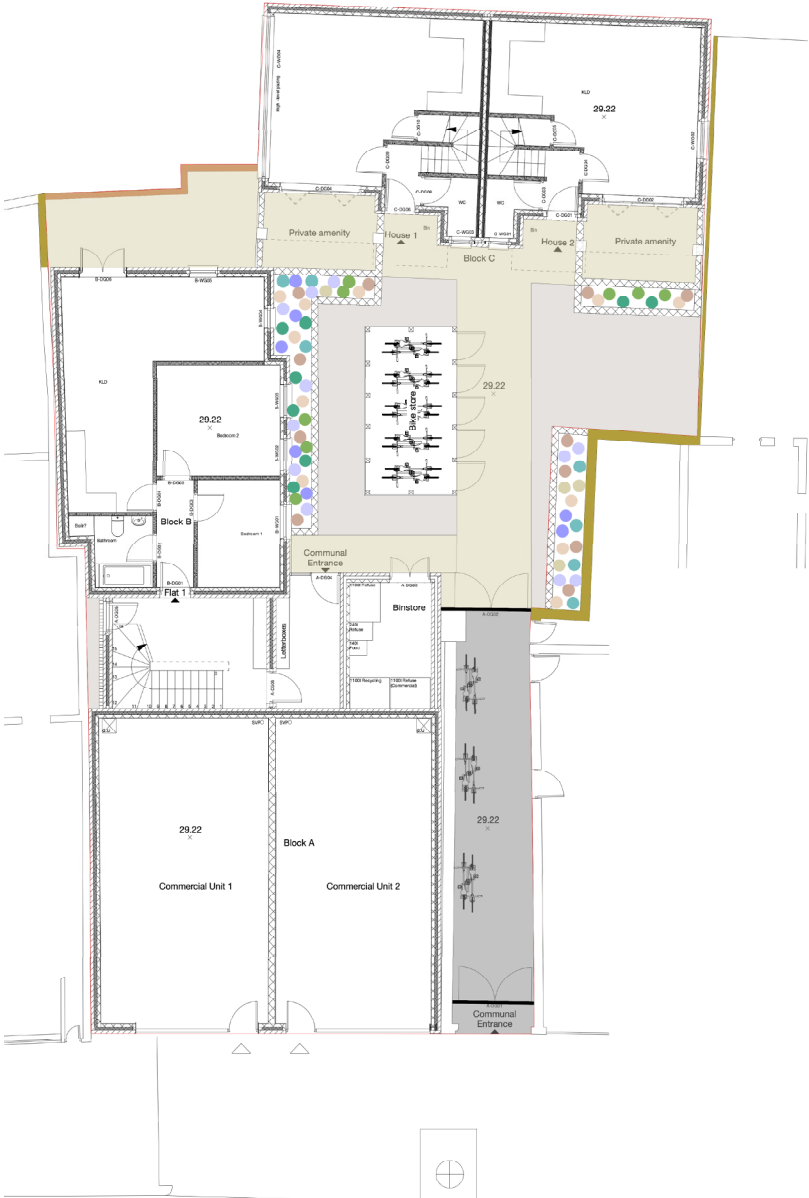


Grasses

Anemanthele lessoniana
To be planted approximately 5 per m².



Pennisetum alopecuroides hameln
To be planted approximately 5 per m².



Landscape Plan Extract

4. N°6 Screen planting & Fencing

The following section describes the details for the screen planting and fencing to the roof terrace of Block B. This is to protect the privacy and amenities of neighbouring residential occupants.

Trees

Magnolia soulangeana
2.5-3m high



Prunus Shirotae
2m high



Syringa vulgaris
'Madame Lemoine'
2m high



Timber Screening

To further density the screening to adjacent occupiers, we are proposing to install Forest Garden's double slatted timber panels to a height of 1.8m. In locations where ASHP's are present along the eastern perimeter of the terrace, acoustic timber screening alternative shall be used by way of Jackson Fencing - Reflective range, reducing the sound transmittance by 28dB. The parapet wall enclosing the units will also offer sound reduction towards the east.



Forest Garden double slatted timber panels



Jackson Fencing - Reflective

23-23A High Street



Forest Garden double slatted timber panels



Landscape Plan Extract

5. N°7 Refuse Storage & Collection

The following section describes the scheme for the storage and collection of refuse, in order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

Proposed Arrangement.

The proposal includes a dedicated storage for both the residential and commercial elements of the build and is located in a combined storage area to the rear of the commercial units.

The refuse requirements require 1x 1,100lt bin per 6 dwellings, which equates to approximately 183lt of waste per dwelling. To avoid over-provision and waste of space, we are including an additional 240lt bin to account for the 7th dwelling flats refuse amount.

We are also including 1x1,100lt bin for recycling.

Following discussions with Veolia, we have substituted the required 360lt bin for food, with 3N° 140lt bins as these are more manageable for the collection teams. The residential collection will make use of Timed Collections provided by Veolia.

 FAS and Commercial Collections - AM								
POSTCODE	LOCATION	START WARD	AM PUT OUT TIMES	AM COLLECTION	PM PUT OUT TIMES	PM COLLECTION	NIGHT PUT OUT TIMES	NIGHT COLLECTION
N10/N22	Alexandra Park Road	Whole Road Inc. Triangle area J/W Palace Gates Rd	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N8	Alexandra Road	Junction with Turnpike Lane	07.00 to 08.00	08.00 to 09.00	13.30 to 14.30	14.30 to 15.30		
N15	Alfoxton Avenue	The Whole Road - rubbish on the bend by the block next to the TV Shop	06.00 to 06.30	06.30 to 07.30			21.30 to 23.00	23.00 to 05.00
N4	Alroy Road	Whole Road	09.00 to 10.00	10.00 to 11.00	14.30 to 15.30	15.30 to 16.30		
N6	Archway Road	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N17	Ashley Road	Whole Road	06.00 to 06.30	06.30 to 07.30	13.00 to 14.00	14.00 to 15.00		
N2	Aylmer Parade	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N15	Belmont Road	Whole Road	06.00 to 06.30	06.30 to 07.30	15.30 to 16.30	16.30 to 17.30		

Extract from Veolia FAS and Commercial Collection schedule

From: Haringey, Enquiries enquiries.haringey@veolia.com
Subject: Re: Refuse collection, 23 high Street Hornsey
Date: 21 April 2023 at 12:30
To: Kurt Gander-Howe info@kghstudios.com

EH

Dear Kurt Gander-Howe,

Following on from our previous email, our Waste Collections Manager has provided the following information on standard procedure:

- First of all the food waste bin cannot be bigger than 140 litres, as the 360 is too big and once full it is difficult for our crew to move it.
- In regards to the collections, if there are no steps and there is a dropped kerb for us to take the bins safely to the vehicle, then we can collect. But if there are steps and no dropped kerbs, we would request these bins to be presented out on the collection day. (It would then be the responsibility of the managing agent to facilitate this on every collection day).
- The pulling distance from our lorry to the bins also cannot be more than 10m. If it is more than 10m, we would again ask for the bins to be presented as above.

Kind regards,

Tej Lutchmun
 Contact Centre Agent
 United Kingdom

t: +44 (0)208 885 7700

e: enquiries.haringey@veolia.com

Veolia Environmental Services (UK) Plc, Watermead Way Depot, Watermead Way, London, N17 0FJ

www.veolia.co.uk

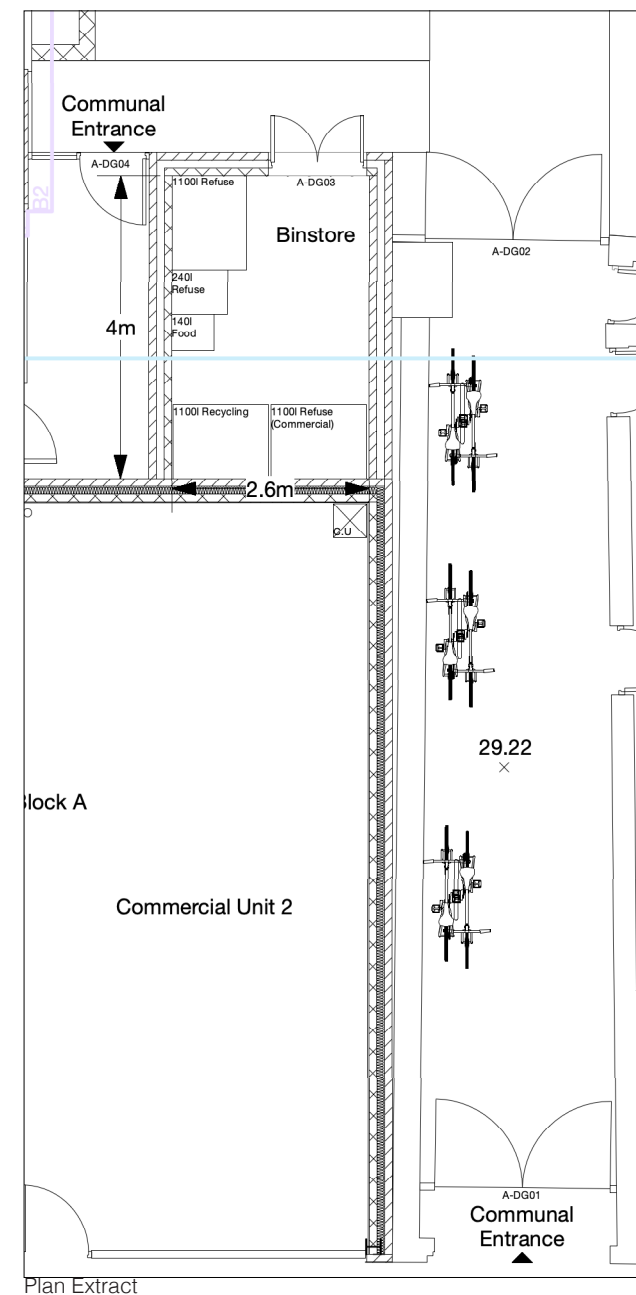
The above confirms the requested size for food waste by Veolia as well as requesting the bins are presented for collection due to the distance from the kerb to the binstore.

The management company will move the bins from the shared storage space and present them for collection within Veolia's provided schedule, as their maximum collection distance of 10m is exceeded in this instance.

Bins will be presented at 7am for collection between 8-9am. This will occur once a week on a day that suits the management company (as Veolia operates daily collections).

Following collection, the containers will be relocated to their dedicated storage area.

The commercial units have been provided with one 1,100lt bin. The commercial units will have their bin managed by Veolia and collections will be arranged between Veolia and the tenants once the commercial units have been occupied, but will be on an alternate day to the residential collection to minimise disturbance on the street.

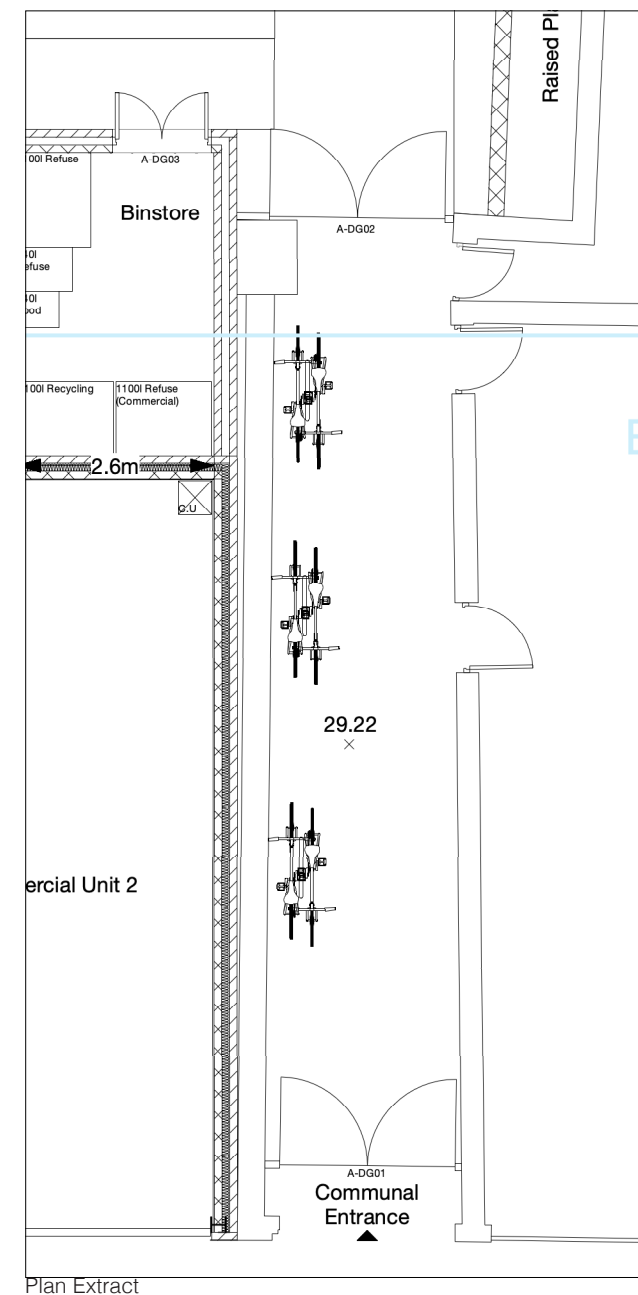


6. N°8 Secure & Covered Cycle Store

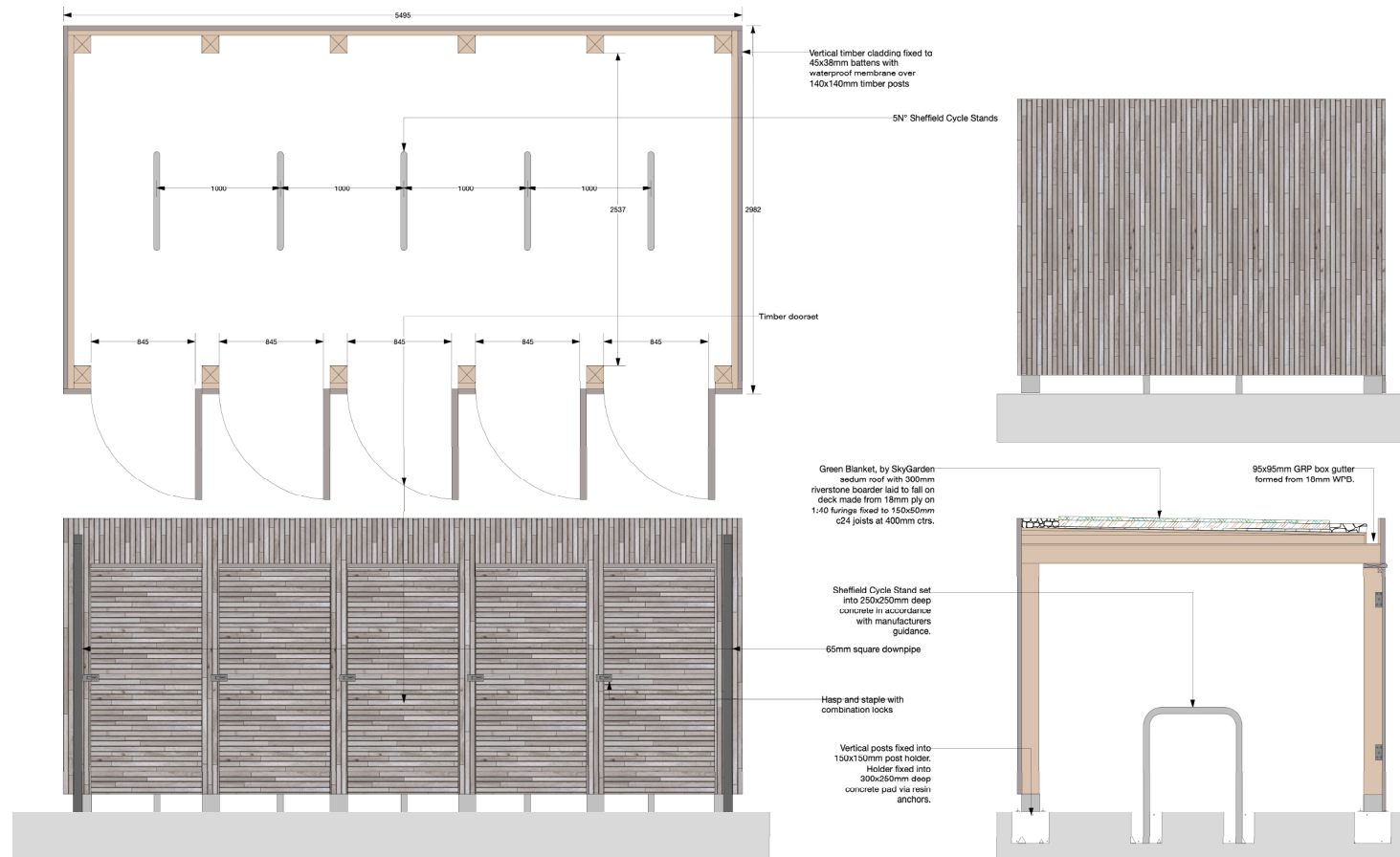
The following section describes the details of the secured and covered cycle storage areas to both the entrance passageway and courtyard.

This to ensure the proposal promotes sustainable modes of transport in accordance with policies 6.1 & 6.9 of the London plan and Policy SP7 of the Haringey local plan.

The cycle storage area to the entrance passage is made up of 3N° Sheffield Cycle Stands (providing 6 spaces) fixed to the ground via concrete footings in accordance with the manufacturers guidance. They are provided cover by the existing first floor of the adjacent building and benefit from being secured from the public via the entrance gate from High Street.



The cycle storage area to the courtyard is made up of 5N° Sheffield Cycle Stands (providing 10 spaces) fixed to the ground via concrete footings in accordance with the manufacturers guidance. They are provided cover by a timber framed and clad enclosure with lockable doors and a sedum roof. Details can be found within drawing 094-BR-304 submitted as part of this application.



Cycle Store- Courtyard Extract

7. N°13 Details of Central Aerial Dish System

The following section describes the details of the central aerial dish system. In order to discharge condition N°13 we have instructed IPG to produce a proposal for a central satellite dish/TV aerial installation document, with the aim of protecting the amenity of the locality.

Further details can be found within the submitted proposals for Satellite Dish/TV Aerial Installation document submitted as part of this application.

IPG Consulting
Mechanical and Electrical Consulting Engineers

20-22 Wenlock Road
London
N1 7GU
07854 206839
paul@ipgconsulting.co.uk

PROPOSED MIXED DEVELOPMENT

AT

23 & 23A HIGH ST HORNSEY N8 7QB

FOR

CHAPMAN DEVELOPMENTS LTD

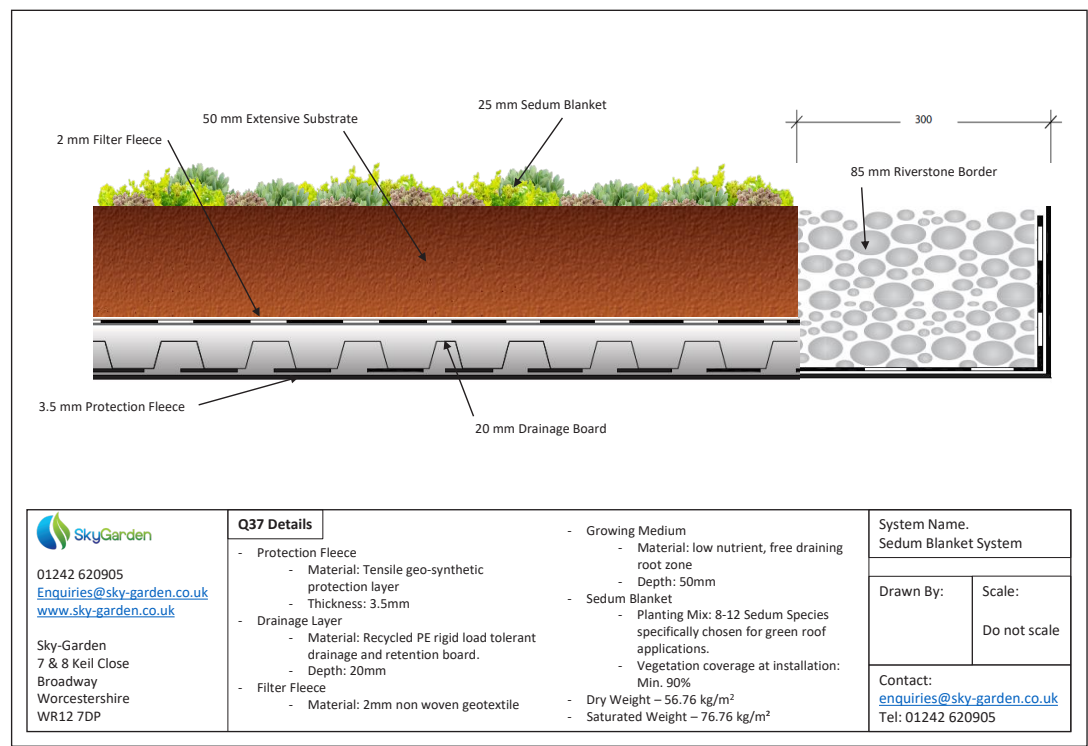


PROPOSALS FOR SATELLITE DISH / TV AERIAL INSTALLATION

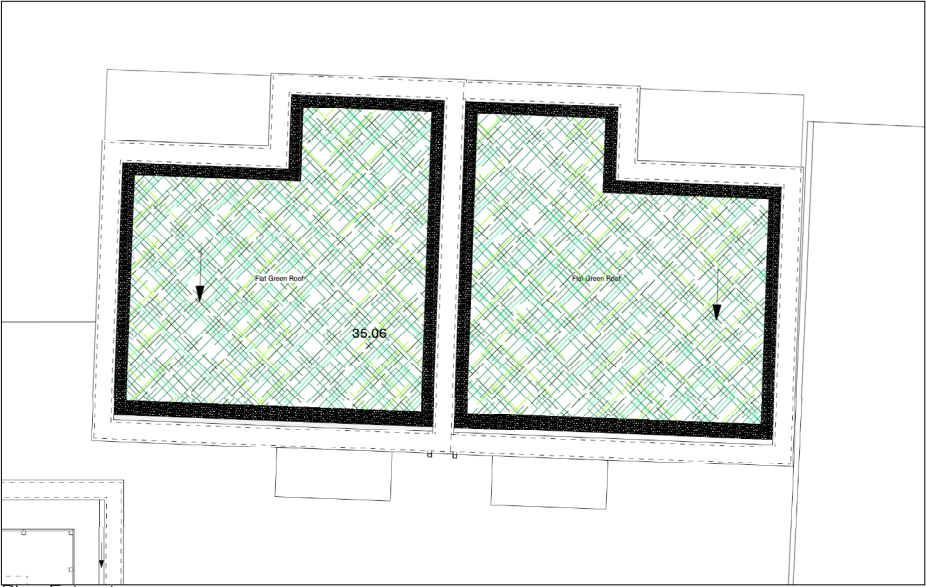
8. N°18 Green Roof Details

The following section describes the details of green roof which is to be installed to Block C, which has been proposed to ensure the proposal is a sustainable development consistent with Policy 5.11 of development London Plan 2016 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017.

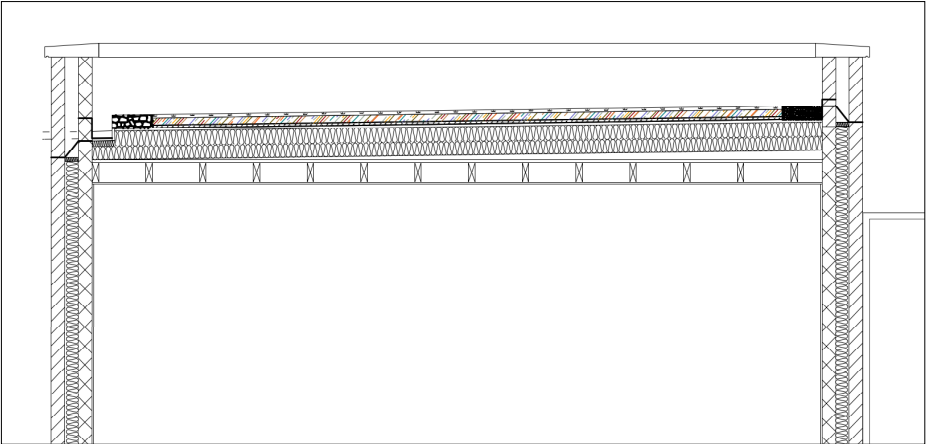
We propose the use of the Green Blanket system by SkyGarden. This is a sedum roof blanket comprised of a 50mm substrate with 25mm sedum blanket. The Green Blanket system will be laid both roof areas of Block C.



Sedum Blanket detail - sky-garden.co.uk



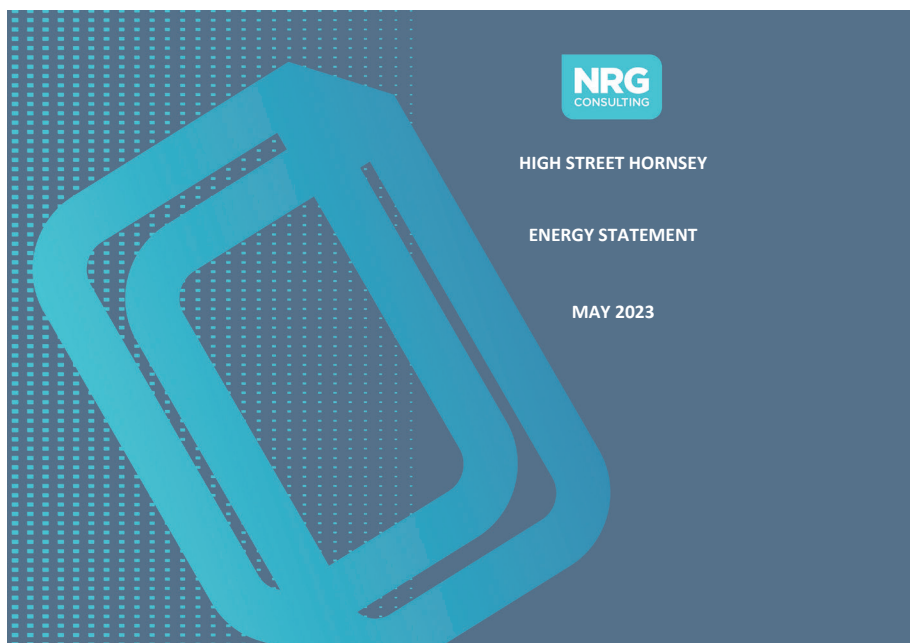
Plan Extract



Section extract

9. N°19 Further Energy Statement

The following section describes the details of the further energy statement. In order to discharge condition N°19 we have instructed NRG Consulting to produce a Further energy Report report with the aim of minimising carbon emissions and reducing energy use from the development in accordance with policies 5.3 & 5.4 of the London Plan, policy SP4 of the Haringey local plan and policy DM12 of the Haringey development management plan.



In response to further clarification sought by the LPA in an email received on the 25th of January 2024, additional information has been inserted into the revised Energy Statement. We have responded to their remaining comments (points 5 and 7) accordingly:

From: Eunice Huang eunice.huang@haringey.gov.uk
Subject: RE: HGY/2023/1371 - Car Dealership, 23-23A High Street, N8 7QB
Date: 25 January 2024 at 12:10
To: Kurt Gander-Howe kghstudios@gmail.com

EH

Hi Kurt,

Thank you for sending through the updated material specification information.

In respect to the revised energy statement, the Carbon Management team has reviewed this report and highlighted the following issues:

The applicant has revised the energy statement which now shows an overall 68.89% (72.58% as reported, which is an error) carbon reduction through the development with SAP10.2 carbon factors. However, the proposed building fabric parameters still results in higher carbon emission than the baseline, which is not policy compliant. This goes against the Energy Hierarchy and requirement to take a fabric first approach in line with London Plan Policy 5.2, 5.3 and Local Plan Policy SP4.

Also, the cooling demand is almost 3 times higher than the notional figures which is not accepted. The applicant should provide a commentary on why the cooling demand is so high and explore measures to minimise this as much as possible.

Action:

1. Improve the fabric efficiency in line with the fabric first approach.
2. Submit GLA's Carbon Emission Reporting Spreadsheet.
3. Submit SAP sheets for representative selection of the development for the Baseline, Be Lean and Be Green scenarios.
4. Please provide a commentary on this and provide mitigation measure to reduce the cooling demand as much as possible.
5. Please identify on a plan where the VRF units will be located within the commercial units.
6. It is recommended to make use of solar PV that can further reduce the on-site emissions and comply with Local Plan Policy SP4: 20% carbon reduction with renewable energy generation on-site.
7. How will the ASHP units be mitigated in terms of visual and noise impact.
8. How much of the heating/hot water demand will be met by the proposed type of heat pump? If this cannot be met fully, how will this be supplemented?

Can you please arrange for a revised energy statement addressing the above points?

Thank you.

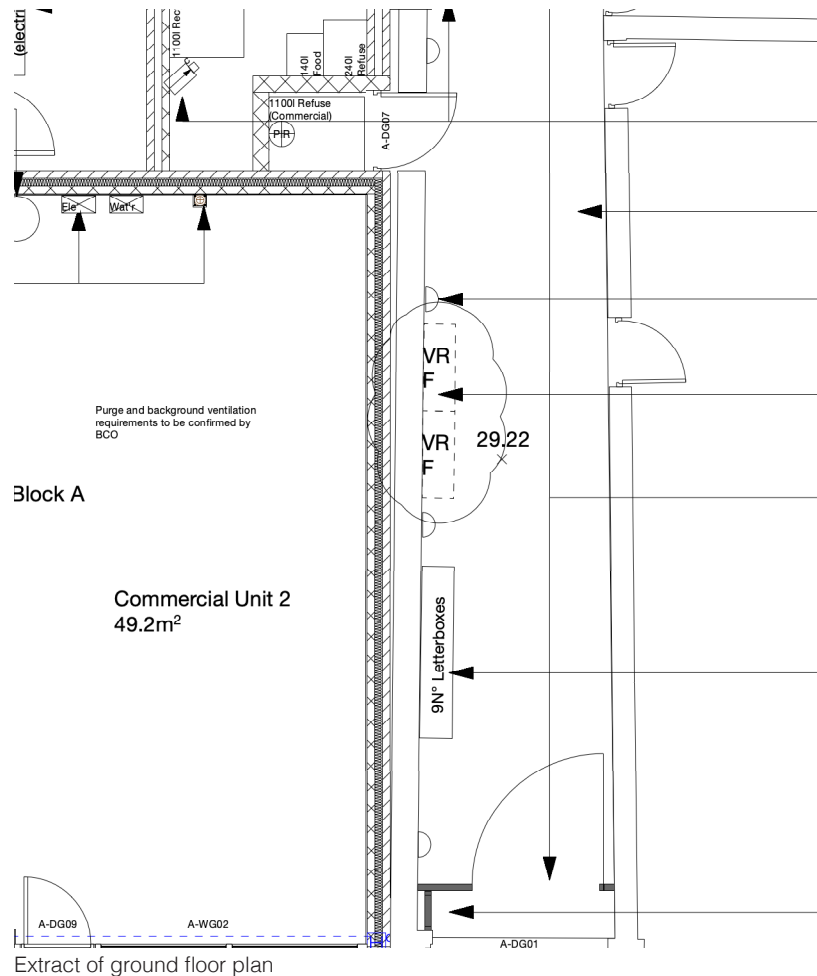
Kind regards,

Eunice Huang
Planning Officer

Haringey Council
 Alexandra House, 10 Station Road Wood Green, London, N22 7TR

“5. Please identify on a plan where the VRF units will be located within the commercial units”.

The VRF units for the commercial units will be located within the existing under-croft at high-level.



23-23A High Street

“7. How will the ASHP units be mitigated in terms of visual and noise impact.”.

The ASHP's for all the units are located along the eastern perimeter of the communal terrace. The units will be separated from the terrace by way of acoustic fencing by Jackson Fencing (Reflective range). These panels offer a similar alternative to the complementary timber screening used elsewhere. The panels reduce the sound transmittance by 28db, resulting in 8.2dB within 1m of the units. These panels offer both a visual and acoustic screening.

