

Housing, Regeneration & Planning

Robbie Erbmman - Assistant Director – Housing

Date: 9th September 2021

Your ref:

Our ref: PP-10204346

London Borough of Haringey
Planning Department
Development Management
River Park House
225 High Road
London
N22 8HQ

Dear Sir or Madam,

Application for Full Planning Permission (Planning Portal Reference: PP-10204346)

Cranwood, Woodside Avenue, N10 3JA

Please find enclosed a Full Planning Application for the following development:

Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue

The proposed development forms part of the Council's Housing Delivery Programme which seeks to build new affordable council homes across the Borough to meet local housing need. The proposals have been prepared having regard to national and local planning policy and guidance and the views of the local community and key stakeholders.

The following documents and information accompany this planning application:

1. Application Form
2. Site Location Plan
3. Application Drawings prepared by Levitt Bernstein September 2021
4. Design and Access Statement prepared by Levitt Bernstein September 2021
5. Statement of Community Involvement prepared by Jones Lang Le Salle September 2021
6. Planning Statement prepared by Jones Lang Le Salle September 2021
7. Heritage Impact Assessment prepared by KM Heritage September 2021
8. Sunlight and Daylight Analysis prepared by Waterslade May 2021
9. Civil and Drainage Strategy prepared by Civic Engineers September 2021
10. Transport Assessment and Travel Plan prepared by Civic Engineers September 2021
11. Energy and Overheating Strategy prepared by Etude September 2021
12. Embodied Carbon Report prepared by Etude September 2021
13. Fire Strategy prepared by Joule Group Ltd. September 2021
14. Mechanical and Electrical Strategy prepared by Pope Consulting September 2021
15. Utilities Report prepared by Plowman Craven September 2019
16. Ecology Report (PEA) prepared by Greengage, September 2019

17. Bat Report prepared by Greengage September 2019
18. Arboriculture Impact Assessment prepared by Greengage September 2021
19. Ground Investigation Survey prepared by Soiltechnics May 2021
20. Air Quality Report prepared by MLM consulting June 2021
21. Acoustic Survey prepared by KPA Acoustics June 2021
22. Archaeology Survey prepared by Wessex Archaeology April 2021
23. UXO Report prepared by Pellings
24. Flood Risk Assessment and Drainage Report prepared by Civic Engineers April 2021
25. Demolition Asbestos Survey for Cranwood Care Home prepared by Pellings
26. Thames Water Asset Survey prepared by McAllister, June 2021

The architectural plans/elevation drawings accompanying this planning application are listed in Appendix 1.

We trust that the above and enclosed is in order and look forward to receiving confirmation of the application's validation. Should you wish to discuss any of the above, please contact Martin Cowie.

Yours sincerely

Martin Cowie
Planning Advisor – Housing
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Martin.cowie@haringey.gov.uk

Haringey Council, River Park House, 6th Floor 225 High Road, N22 8HQ

Appendix 1 – Architectural plans/elevation drawings submitted with application

- Existing - Site Location Plan - LB-XX-XX-DP-A-1010 (A3 Landscape)
- Existing - Site Plan - LB-XX-XX-DP-A-1020 (A1 Landscape)
- Existing - General Arrangement Lower Ground Floor Plan - LB-XX-B1-DP-A-1030 (A1 Landscape)
- Existing - General Arrangement Ground Floor Plan - LB-XX-00-DP-A-1031 (A1 Landscape)
- Existing - General Arrangement First Floor Plan - LB-XX-01-DP-A-1032 (A1 Landscape)
- Existing - Elevations 01 - LB-XX-XX-DE-A-1040 (A1 Landscape)
- Existing - Elevations 02 - LB-XX-XX-DE-A-1041 (A1 Landscape)
- Existing - Sections 01 - LB-XX-XX-DS-A-1050 (A1 Landscape)
- Site Location Plan - LB-XX-XX-DP-A-1100 (A1 Landscape)
- General Arrangement Lower Ground Floor Plan - LB-XX-B1-DP-A-1200 (A1 Landscape)
- General Arrangement Ground Floor Plan - LB-XX-00-DP-A-1201 (A1 Landscape)
- General Arrangement First Floor Plan - LB-XX-01-DP-A-1202 (A1 Landscape)
- General Arrangement Second Floor Plan - LB-XX-02-DP-A-1203 (A1 Landscape)
- General Arrangement Third Floor Plan - LB-XX-03-DP-A-1204 (A1 Landscape)
- General Arrangement Fourth Floor Plan - LB-XX-04-DP-A-1205 (A1 Landscape)
- General Arrangement Roof Plan - LB-XX-RF-DP-A-1206 (A1 Landscape)
- General Arrangement Elevations 01 - LB-XX-XX-DE-A-1300 (A1 Landscape)
- General Arrangement Elevations 02 - LB-XX-XX-DE-A-1301 (A1 Landscape)
- General Arrangement Elevations 03 - LB-XX-XX-DE-A-1302 (A1 Landscape)
- General Arrangement Elevations 04 - LB-XX-XX-DE-A-1303 (A1 Landscape)
- General Arrangement Elevations 05 - LB-XX-XX-DE-A-1304 (A1 Landscape)
- General Arrangement Elevations 06 - LB-XX-XX-DE-A-1305 (A1 Landscape)
- General Arrangement Elevations 07 - LB-XX-XX-DE-A-1306 (A1 Landscape)
- General Arrangement Elevations 08 - LB-XX-XX-DE-A-1307 (A1 Landscape)
- General Arrangement Sections 01 - LB-XX-XX-DS-A-1400 (A1 Landscape)
- General Arrangement Sections 02 - LB-XX-XX-DS-A-1401 (A1 Landscape)
- General Arrangement Sections 03 - LB-XX-XX-DS-A-1402 (A1 Landscape)
- Landscape General Arrangement - LB-XX-00-DR-L-9000 (A1 Landscape)
- Landscape Planting Plan - LB-XX-00-DR-L-9001 (A1 Landscape)
- Urban Greening Factor - LB-XX-00-DR-L-9002 (A1 Landscape)
- Landscape Typical Details - LB-XX-XX-DD-L-9200 (A1 Landscape)
- Landscape SuDS Details 1 - LB-XX-XX-DD-L-9201 (A1 Landscape)
- Landscape SuDS Details 2 - LB-XX-XX-DD-L-9202 (A1 Landscape)
- Landscape Typical Sections - LB-XX-XX-DS-L-9100 (A1 Landscape)