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FOR LONDON

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Date: 8 June 2000

For the attention of David Cox Esq

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 -
SECTIONS 12 AND 74
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
REGULATIONS 1990
TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURE) RULES 1992
THE TOWN AND COUNTRY PLANNING (SHOPPING DEVELOPMENT) (ENGLAND
AND WALES) (NO. 2) DIRECTION 1993
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995
APPLICATION BY SAINSBURY'S SUPERMARKETS LIMITED AND KENNET
PROPERTIES LIMITED FOR A MIXED USE DEVELOPMENT ON LAND AT
HORNSEY HIGH STREET, LONDON N8**

1. I am directed by the Secretary of State for the Environment, Transport and the Regions to say that consideration has been given to the report of the Inspector, Mrs S E Hesketh BSc(Hons) MRTPI, who held a public local inquiry into your clients' applications to the Council of the London Borough of Haringey ("the Council") for: -

- Planning permission (application no. HGY 54087 referred both as a departure and under the terms of the shopping direction), for the construction of a retail foodstore with associated servicing area and parking spaces; construction of residential development comprising social housing units and private sector units with associated car parking spaces; change of use of the former Pumping Station and Well House to uses within the A3 Use Class and associated car parking spaces; creation of 2.34 hectares of public open space close to the New River; construction of a new vehicular access road and a new signal-control junction on Hornsey High Street
- Conservation area consent (application no. HGY 54088) for the demolition of buildings and structures in the conservation areas



on land to the north of Hornsey High Street N8 comprising part of the former Thames Water Works, Council Depot, Accident Prevention Centre, 49 High Street and other land west of Cross Lane, London N8

2. The Secretary of State directed, in pursuance of section 77 of the Town and Country Planning Act 1990 and sections 12 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, that the applications be referred to him for decision instead of being dealt with by the local planning authority. He indicated in his statement under Rule 6(10) of the above rules that the following issues would be particularly relevant to his consideration of the application:

- (a) the sequential approach adopted in respect of the proposals in relation to the development of retail sites (paragraph 1.11 of PPG6);
- (b) the appropriateness of the size of the retail element of the proposals in the local centre in which it would be situated (paragraph 3.18-3.19 of PPG6);
- (c) the impact on vitality and viability of the designated Hornsey High Street local centre and other centres which may be affected by the retail element of the proposals (paragraph 1.1 and 1.3 of PPG6);
- (d) the access by all modes and car parking provision in relation to the retail element of the proposals (paragraph 2.28 of PPG6 and paragraphs 4.4-4.11 of PPG13);
- (e) the conformity of the retail element of the proposals with transport policy objectives (paragraphs 3.9-3.10 of PPG13);
- (f) the traffic and transport impacts of the retail element of the proposals (paragraph 2.12 of PPG13 and paragraphs 4.6-4.11 of PPG6); and
- (g) the contribution the proposals would make to the broader development strategy for the local area and towards achievement of other Government policies and guidance.

THE SECRETARY OF STATE'S INTERIM DECISION LETTER

3. This letter should be read in conjunction with the Secretary of State's letter to you of 3 February 2000 (the "interim decision letter"), enclosing a copy of the Inspector's report, and the Government Office for London's further letter of 5 April 2000. For convenience the inquiry Inspector's conclusions are reproduced as appendix 1 to this letter.

4. The Secretary of State, in his interim decision letter, indicated that he agreed with the Inspector's conclusions and recommendation and was therefore minded to grant planning permission and conservation area consent for the development referred to in paragraph 1 above, subject to: conditions; the completed agreements under section 106 of the 1990 Act; confirmation of the completion of the agreement under section 278 of the Highways Act 1980, consideration of any further representations received in respect of the matters referred to in paragraphs 5 to 12 of his interim letter, and any other material change in circumstances which may have arisen since the public inquiry closed.

5. In his interim decision letter the Secretary of State afforded your clients, the Council, and other interested parties, the opportunity to comment on the matters raised in paragraphs 26 and 27, in particular:

- Confirmation about the correct site address;

- Confirmation that his understanding was correct regarding details about the planning and conservation area consent applications ;
- Post inquiry representations received;
- The planning and highways agreements;
- The proposed conditions, and
- Policy Statement of October 1999, (revised consultation draft PPG13).

He set a time limit of not later than 28 days from the date of the interim decision letter for the submission of further representations.

POST INQUIRY REPRESENTATIONS

6. Following his interim decision letter, in addition to your letter dated 1 March 2000 on behalf of your clients, the Secretary of State received representations from the Council; Rapleys on behalf of the Hornsey Information Planning Exchange (HIPE) and Crouch End Traders Association (CETA); the New River Action Group (NRAG); the Alexandra Park & Palace and Hornsey Conservation Area Advisory Committees; Muswell Hill Friends of the Earth; Tree Trust for Haringey; Councillor MacDougall and one member of the public.

CONSIDERATION OF MATTERS RAISED IN POST INQUIRY CORRESPONDENCE

7. Having carefully considered the further representations received, the Secretary of State's conclusions on the matters raised in his interim decision letter are set out below. For ease of reference, the Secretary of State has followed the same order as in his previous letter. This paragraph addresses the Secretary of State's request for confirmation of factual details. Paragraph 8 records the representations received in respect of the proposed conditions and consultation draft PPG13, and gives the Secretary of State's conclusions in respect of these matters.

- *SITE ADDRESS*

Land to the north of Hornsey High Street N8, comprising part of the former Thames Water Works, Council Depot, Accident Prevention Centre, 49 High Street and other land west of Cross Lane, London N8.

- *REVISIONS MADE TO THE APPLICATIONS*

Drawings forming part of the applications listed at appendix 2 to this letter.

- *PLANNING APPLICATION (NO. HGY 54087)*

i) Gross floor space for the proposed retail foodstore:

~~3790~~ sq. metres.

ii) Net floor space for the proposed retail foodstore:

~~2787~~ sq metres - as stated on the original application form.

iii) Residential component of the application:

~~90~~ social and 72 private residential units.

iv) Car parking spaces:

Car parking spaces for the foodstore be reduced to 210. The revised layout to be submitted to, and approved in writing by, the local planning authority as a subsequent amendment to drawing ref 0589PL02 Rev C.

v) Pumping Station and Well House:

Former Pumping Station shown on the current masterplan be referred to as the 'Pumping Station' and the building shown on the masterplan as the former pump house be referred to as the 'Well House'.

• *CONSERVATION AREA CONSENT APPLICATION (APPLICATION NO. HGY 54088)*

Buildings that are to be demolished are correctly shown on drawing ref 0589 PL-05 Rev C.

The Secretary of State acknowledges that the building highlighted on inquiry document CD89 had already been demolished prior to the Inquiry for safety reasons. In addition he notes that to prevent illegal activities, conservation area consent (HGY/057465) was granted on 29 December 1999 to demolish a number of other buildings identified on the drawing attached to the consent.

• *POST INQUIRY REPRESENTATIONS*

Only one further representation, from Councillor William MacDougall, Conservative Transport and Planning Spokesman for the London Borough of Haringey, was received in respect of the post inquiry representations circulated with the Secretary of State's interim decision letter.

• *HIGHWAYS AGREEMENT*

A copy of the executed agreement under Sections 38, 62, 72, 75 and 278 of the Highways Act 1980 (as amended) dated 20 March 2000 was received under cover of your further letter of 22 March.

8. In the event that he concluded planning permission and conservation area consent be granted, the Secretary of State attached a list of proposed conditions to his interim decision letter and invited representations on them. On behalf of your clients, your letter of 2 March made specific representations on the following conditions:

Condition 8:

You request that the condition should not restrict use of this area of the store to non-sales floorspace only as the effect would be to "sterilise" this area of the store fronting Hornsey High Street. You point out that the condition still requires the Council's prior written approval of the design and layout of this part of the store. In their letter of 1 March 2000, the Council support your suggested amendment. Furthermore they consider the last restriction unnecessary given the precise limit on the net sales area contained in condition 9.

The Secretary of State accepts that amending the condition as your clients and the Council suggest would still provide the Council with sufficient control and has amended the condition accordingly.

Condition 36:

Your clients question whether this condition is necessary or appropriate given that it appears to repeat the requirements of the Section 106 Agreement of 31 March 1999 between the parties.

The Secretary of State notes that this condition was considered by the Inspector at the inquiry. He has had regard to the advice given in Circular 1/97 that the imposition of a condition is preferable. In the circumstances, therefore, he considers that the condition should be retained.

Condition 37:

In his interim decision letter, the Secretary of State indicated that he was minded to accept the alternative condition submitted as the original planning application included provision for the change of use of the Well House to Class A3 use. He also proposed accepting the Inspector's conclusion that the opening hours should be between 08.00 and 23.30. The Council, in their letter of 1 March, reiterate concern expressed at the inquiry about the need to restrict the hours of business to no later than 20.00 given the close proximity of this building to the new housing permitted as part of the development.

Having carefully considered the concerns expressed by the Council, the Secretary of State concludes that the opening hours should remain as indicated in the interim decision letter.

• *POLICY STATEMENT OF OCTOBER 1999 (REVISED CONSULTATION DRAFT PPG13)*

Your letter of 2 March 2000 made clear that your clients recognised that the proposed reduction in the level of parking provided from 230 to 210 spaces, reflected emerging parking policy contained within draft guidance. Councillor MacDougall, in his letter of 2 March 2000, expresses the view that re-consultation should take place in view of this reduction in parking provision.

The Secretary of State has considered this point but concludes that re-consultation on this matter is unnecessary.

FURTHER POST INQUIRY REPRESENTATIONS

9. The Government Office for London's letter of 5 April 2000 circulated copies of the representations received following the interim decision letter and invited comments to be submitted within 28 days. In addition to your further letter dated 2 May 2000 on behalf of your clients, the Secretary of State also received further representations from the Council, dated 14 April 2000, and Crouch Hill Community Group, received on 12 April 2000. For completeness copies of these further representations are attached as appendix 3 to this letter.

THE SECRETARY OF STATE'S DECISION

10. The Secretary of State has given careful consideration to the evidence submitted by the parties, the Inspector's report and written representations received, including correspondence received following his interim decision letter. He has taken into account the draft Agreement under the Highways Act 1980 (as amended) submitted after the inquiry closed and the executed agreement dated 20 March 2000. The Secretary of State has carefully considered all the further representations, many of which reiterate evidence presented at the inquiry and reported on by the Inspector in her report. Overall, however, he is not persuaded that the matters raised in post inquiry representations carry sufficient weight to cause him to depart from the decision he indicated that he was minded to reach in his interim decision letter. Subject to the statements made in this letter and his interim decision letter, the Secretary of State therefore agrees with the Inspector's conclusions and accepts her recommendation.

11. On the basis of all the evidence now before him and for the reasons given above and in his interim decision letter of 3 February 2000, the Secretary of State hereby grants planning permission and conservation area consent for demolition of buildings and structures, and the redevelopment of land to the north of Hornsey High Street N8 comprising part of the former Thames Water Works, Council Depot, Accident Prevention Centre, 49 High Street and other land

west of Cross Lane, London N8, in accordance with application numbers HGY 54087 dated 14 November 1997 (as amended) and HGY 54088 dated 14 November 1997, the drawings listed at appendix 2 and subject to the following conditions:

Conditions attached to the grant of Planning Permission

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
2. Subject to any other conditions attached hereto, the development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted and listed in appendix 2 to this letter.

Housing

3. Samples of all materials to be used for the external surfaces of the housing development shall be submitted to, and approved in writing by, the local planning authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
4. Details of the elevations of the residential element of the proposal, including fenestration, shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved being implemented.
5. The accommodation for residential car parking shall be implemented before the occupation of the residential buildings and be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.
6. Notwithstanding the provisions of Schedule 2, Part I of the Town and Country Planning (General Permitted Development) Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the local planning authority for its determination.

Store

7. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the local planning authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
8. Details of design and layout of the floor space of the store hereby approved within 12 metres of the glazed frontage shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved being commenced.
9. The net sales area of the foodstore, indicated on drawing 589PL01 Rev C (Amendments), and defined as including checkouts but excluding storage, lavatories, lobbies and any cafeteria for the use of the public, shall not exceed 2,787 sq metres.
10. The foodstore hereby approved shall not be used other than primarily for the sale of food and convenience goods normally sold in a foodstore of comparable size.
11. The foodstore hereby approved shall not at any time include units or other sales space for use as a licensed pharmacy, post office, dry cleaners, or photographic processing service.
12. The car park serving the foodstore shall contain no more than 210 spaces in total. The revised layout to be submitted to, and approved in writing by, the local planning authority as a subsequent amendment to drawing ref 0589PL02 Rev C.

13. A minimum of 11 disabled car spaces shall be provided and permanently retained within the car park and specifically signed for this purpose.

14. A minimum of sixteen cycle stands of the "Sheffield" type, for the use of store customers, shall be sited close to the entrance and under cover and permanently retained. A minimum of sixteen cycle spaces shall be provided for the use of staff of the store, located in a position to be agreed by the local planning authority before the store opens, and permanently retained.

15. Details of a car park management plan to ensure short-stay use only, shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved and the car park shall be operated only in accordance with the plan as approved.

16. Full details of the recycling facilities, including siting, shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved being commenced.

17. Full details, including siting of any Automatic Telling Machines installed shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved being commenced and they shall be designed and located in such a way to be accessible to disabled people.

18. Details of facilities to enable ambulant and wheelchair-bound disabled people to use the foodstore building shall be submitted to, and approved by, the local planning authority in writing and, thereafter, the facilities shall be maintained in accordance with the approved plans.

19. One toilet, designed to mobility standards, shall be provided and maintained on the ground floor of the premises with a separate access to this from the male and female toilets.

20. Details of the hours of use of the access way to the west side of the store, and any barriers shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby approved and the access way shall be used in accordance with the details as approved.

21. Details of the hours of use of and lighting to the service yard and access shall be submitted to and approved in writing by the local planning authority before the foodstore opens for trade and the servicing of the foodstore shall take place only in accordance with the details so approved.

22. The foodstore shall not open for trade between the hours of 2200 and 0800 the following day unless and until the local planning authority has given written approval and any use during those hours shall only take place in compliance with the approval so given.

Pumping Station

23. Notwithstanding the grant of permission for Class A3 use for the Pumping Station as part of this permission, precise details of the proposed operation and use of the building including internal layout, and the provision of external ventilation shall be submitted to and approved in writing by the local planning authority prior to the commencement of the Class A3 use, and the use shall only operate in compliance with the details so approved.

24. The Class A3 use hereby approved for the Pumping Station shall not at any time include a drive-through facility.

25. No more than fifty-three parking spaces shall be provided at any time for use in conjunction with the use of the Pumping Station for purposes within Class A3.

26. Three disabled car spaces shall be included within the total specified in condition 25 and shall be permanently retained within the car park and specifically signed for this purpose.

27. A minimum of four cycle stands of the "Sheffield" type, for the use of customers at the Pumping Station, shall be sited under cover, in a location to be approved in writing by the local

planning authority, and permanently retained. A minimum of four cycle spaces shall be provided for the use of staff of the building, located in a position to be agreed in writing by the local planning authority, and permanently retained.

28. Details of a car park management plan to ensure short stay use only of the Pumping Station car park shall be submitted to and approved in writing by the local planning authority prior to the commencement of the Class A3 use and the car park shall be operated only in accordance with the plan so approved.

29. Details of refuse storage and disposal facilities for the Pumping Station shall be submitted to and approved in writing by the local planning authority prior to the commencement of the Class A3 use and the use shall not take place without the facilities so approved being operational.

30. Details of railings, fences or walls to be retained or erected around or within the Pumping Station site shall be submitted to and approved in writing by the local planning authority and shall be implemented prior to the commencement of the Class A3 use.

31. No vehicles shall be parked within the curtilage of the Pumping Station other than in the parking area shown on the drawings hereby approved. No structures, temporary or permanent shall be erected, and no use of the area south of the Pumping Station building by customers or staff of the building shall take place without the prior consent of the local planning authority.

Traffic and Access

32. Full details of the proposed new road junction, shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved being commenced and the foodstore shall not open for trade unless and until the junction is completed in accordance with this permission and the details approved in accordance with this condition.

33. Details of the connection to be made between the Cross Lane footpath and Penstock Path shall be submitted to and approved in writing by the local planning authority before the development commences and the footpaths shall be completed only in accordance with the details so approved.

34. ~~The housing development hereby permitted shall not be commenced unless and until the Cross Lane footpath has first been diverted and widened in accordance with arrangements agreed in writing by the local planning authority and the local highway authority and in accordance with an Order made pursuant to section 257 of the Town and Country Planning Act 1990 (as amended).~~

35. ~~A scheme for the continued use of both Cross Lane footpath and Penstock Path by the public in a safe manner during the construction period and improvement works hereby approved shall be submitted to and approved in writing by the local planning authority prior to the housing development hereby approved being commenced.~~

36. The area of land shown on the drawings hereby approved as proposed open space shall not at any time be used for any other purpose than open space, subject only to Thames Water's ongoing operational requirements in relation to the New River, such requirements to be submitted in writing to the local planning authority before the development commences.

Well House

37. ~~The Class A3 use hereby permitted shall not include use for the sale of hot food off the premises, or a drive-through facility, and shall not without the prior written approval of the local planning authority be open for business except between the hours of 0800 and 2330 on any day. The use shall not commence until the following details have been submitted and approved in writing by the local planning authority and the use shall operate only in accordance with the details so approved:~~

a) details of location of pedestrian and service entrances and window openings;

- b) details of provision to be made for customer vehicles, including car park management arrangements;
- c) details of provision for cycle parking;
- d) details of provision for service vehicles;
- e) details of external extractor/ventilation equipment;
- f) details of external storage accommodation for refuse.

Trees

38. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the opening of the foodstore for trade.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Open Space

39. Conditions 40-45 shall not apply to the area of land shown on the drawings hereby approved as proposed open space.

External Lighting

40. Details of external lighting to the development shall be submitted to, and approved in writing by, the local planning authority prior to the development hereby approved being commenced and the development shall be completed only in accordance with the details as approved.

Landscaping

41. No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by, the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle access and circulation areas; hard surfacing materials; minor artefacts and structures e.g. furniture, play equipment, refuse or other storage utilities, signs, lighting etc. retained historic landscape works shall include planting plans; written specification including cultivation and other operations associated with plant and grass establishment; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and a phasing scheme for its implementation.

42. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development and in accordance with the phasing scheme agreed with the local planning authority.

43. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

44. No development shall take place until a schedule of landscape maintenance for a minimum period of three years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

45. No walls, railings or other small Water Board structures and features shall be removed from the site until a scheme has been submitted to and approved in writing by the local planning authority, the scheme to show which walls and railings are to be retained and which taken down and stored for reuse, and the development shall be carried out as so approved.

46. No walls or railings shall be removed from the area of land shown on the drawings hereby approved as proposed Open Space until the landscaping scheme as provided for in condition 41 has been finalised by the local planning authority and the Open Space shall be completed only in accordance with the scheme so approved.

Designing out Crime

47. The foodstore and residential elements of the proposed scheme shall

- i) take into account all the principles of Crime Prevention Through Environmental Design as set out in Circular 5/94
- ii) BS 8220: Part 1. 1986. Security of Buildings Against Crime (Dwellings).
- iii) BS 8220: Part 2. 1987. Security of Buildings Against Crime (Offices and Shops).

Archaeology

48. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, including an initial field evaluation and subsequent mitigation strategy if necessary, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Access

49. Details of the proposed access arrangements during the site clearance and construction works shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of any works on site.

Hours of Construction Work

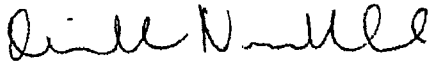
50. No works for the implementation of the permission hereby granted shall be carried out on the application site except between the hours of 0800 to 1800 on Mondays to Saturdays excluding Bank Holidays.

Conditions attached to the grant of Conservation Area Consent

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

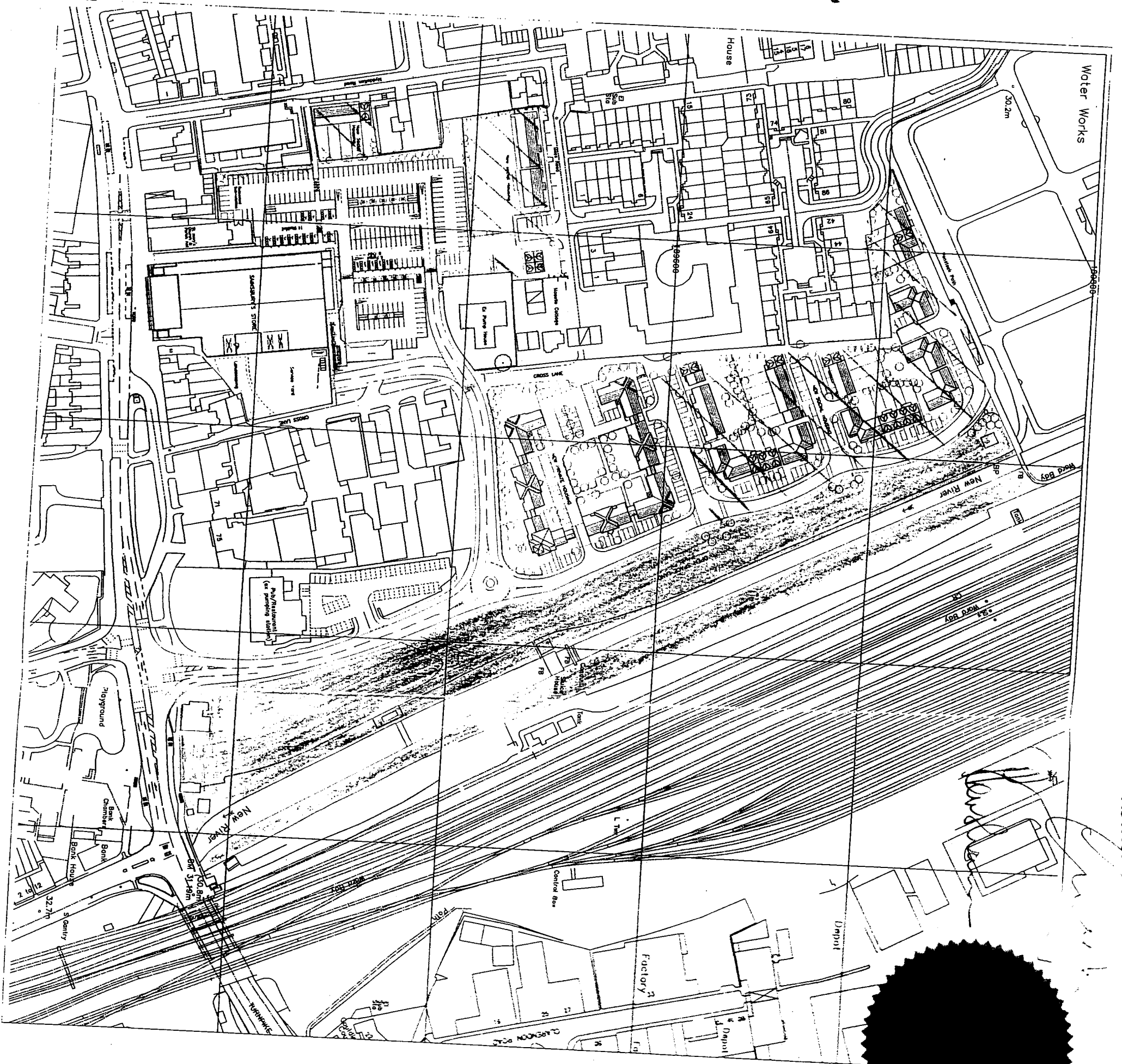
2. The works hereby permitted shall not be commenced until a contract has been entered into for the carrying out of the works for the implementation of the related planning permission.
12. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission or consent has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused, or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.
13. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990 and Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
14. A separate note is attached setting out the circumstances in which the Secretary of State's decision may be challenged by making an application to the High Court. Attention is also drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970.
15. A copy of this letter is being sent to the London Borough of Haringey and other interested parties who received a copy of the Secretary of State's interim decision letter of 3 February 2000.

Yours faithfully



RICHARD NEVILLE-CARLÉ,
Head of Plans and Casework Branch

AUTHORISED SCVATORY



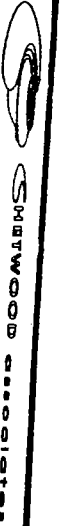
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M. Sainsbury

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C. W. W. Sainsbury

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Borough Solicitors
37656



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Tel: 0171 490 2400 Fax: 0171 250 1916

Project
Sainsbury's Hornsey

Drawing Title
Development Masterplan

Drawn by JL	Date 01.99	Scale 1:2000	Code Sknos/sk31a
Reviewed by	Drawing No. 0589 PL-01	Rev C	

NOTE:
Consultation...