

Level Plan

Pro-forma

Section 106 Planning Obligations

The purpose of the **Level Plan (LP)** is to help minimise construction impacts and related on-site activities that may affect the public highway.

The design of any development needs to take account of the surrounding topography and in particular the levels of site where it adjoins the public highway. The Council will not adjust highway levels to meet accesses that do not sit at the required level. It will be a requirement of a Section 106/278 agreement for the developer to submit level plans to the Council for approval prior to implementation. These plans will need to show existing and proposed levels for channel, top of kerb, back of footway and any other features of relevance. You will also need to clearly show that any access points or adjoining open areas will match the back of footway levels required.

The proposed development must be implemented in accordance with approved Level Plans unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review the Level Plans if problems arise in relation to the construction of the development. Any future revised plan must also be approved by the Council and complied with thereafter.

Please complete the questions below with any additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary.

Contact

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Planning Application Reference: 2017/6788/P

Site Address: Workshop rear of 36-52 Fortess Road, Fortess Grove, London NW5 2HB

Development Description: Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews

Clause: 4.3.4

Obligation/Covenant: S106 dated 28th January 2019

2. Please provide contact details for the person responsible for submitting the Level Plans.

Name: Buckley Gray Yeoman (Jo Ball)

Address:, Studio 4.04, The Tea Building, 56 Shoreditch High Street, London. E1 6JJ

Email: Jo.Ball@bgy.co.uk

Phone: (0)20 7033 9913

Site

3. Please provide brief description of the development proposals and how they affect the existing footway and carriageway levels. (Demonstrating the levels at the interface of the Development with the boundary of the Property.)

Extensions and alterations to existing building and landscaping of courtyard area, which adjoins the public highway.

4. Do the development proposals affect the existing levels on the public highway (i.e. footway and/or carriageway) in such a way that the footway would have to be adjusted to meet the proposed private forecourt levels?

There are no proposals to change the levels on the public highway.

5. Please explain the surface water collection, what measure have you taken to ensure that it does not flow from private land onto the public highway?

A slot drain will be installed at the boundary between the courtyard and public highway.

6. Does any door or gate in the proposed design open onto the public highway?

No

7. Please provide an **EXISTING** site Level Plan

Please see plan 10-14-GA-00 PL showing existing and proposed levels

8. Please provide the **PROPOSED** Level Plan for approval

Please see plan 10-14-GA-00 PL showing existing and proposed levels

I confirm that the information supplied in this Pro-forma (and supporting evidence) is accurate. I will notify the Council should any of the information contained change. The agreed contents of Level Plan, the information contained in this Pro-forma and the terms of Section 106 agreement pursuant to the planning permission must be complied with, unless otherwise agreed in writing by the Council.

Signed:	<i>Jo Ball</i>
Print full name:	Jo Ball
Position:	Senior Architect
Date:	21/04/20

Example of Levels Plan:

Topographic Levels Example

EXISTING AND PROPOSED LEVELS PLAN

