

NORTH LONDON WASTE AUTHORITY

NORTH LONDON HEAT AND POWER PROJECT

DRAFT BOOK OF PLANS

The Planning Act 2008
The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009

ISSUE FOR CONSULTATION | MAY 2015

DRAFT BOOK OF PLANS

This Draft Book of Plans sets out drawings that have been prepared for the purposes of Phase Two Consultation. The draft Work Plans set out parameters that allow future flexibility in the detailed design but which enable a robust assessment of the likely environmental effects to be undertaken.

The draft Work Plans specifically identify:

- a. Building Zones for each work or group of works (to establish the area in which the development can be located); and
- b. Maximum Building Envelopes (to establish the maximum building length, width, height and footprint)

The draft Land Plans identify the land affected by the proposed development, the compulsory acquisition of land interests, the temporary and permanent extinguishment of rights, the creation of rights, and affected special category land.

The Development Consent Order drawing requirements are set out in The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the “APFP Regulations 2009”).

Location Plans

00_0001 SITE LOCATION PLAN
00_0002 SITE LOCATION PLAN

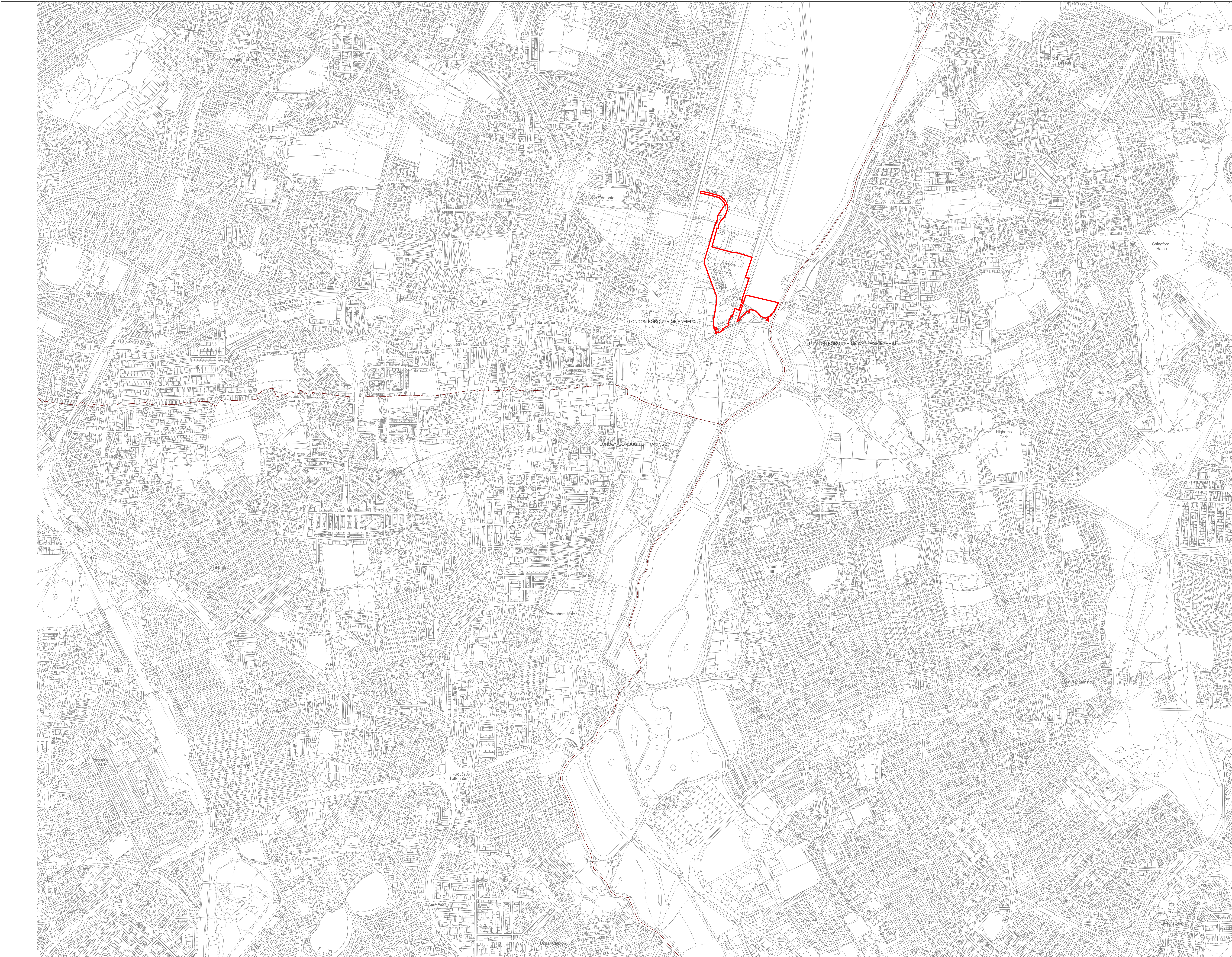
Work Plans (5 (2) (j) of the APFP REGULATIONS 2009)

00_0010 WORKS KEY PLAN
00_0011 PROPOSED WORKS PLAN 1A - ERF
00_0012 PROPOSED WORKS PLAN 1B - ERF
00_0013 PROPOSED WORKS PLAN 2 - RRF
00_0014 PROPOSED WORKS PLAN 3 - ECOPARK HOUSE
00_0015 PROPOSED WORKS PLAN 4A.I - UTILITIES
00_0017 PROPOSED WORKS PLAN 4B - DRAINAGE
00_0018 PROPOSED WORKS PLAN 4C.I - LANDSCAPE
00_0019 PROPOSED WORKS PLAN 4C.II - LANDSCAPE (CUT AND FILL)
00_0021 PROPOSED WORKS PLAN 4D - ACCESS AND CIRCULATION
00_0022 PROPOSED WORKS PLAN 4E - SECURITY AND LIGHTING
00_0023 PROPOSED WORKS PLAN 5 - TEMPORARY LAYDOWN AREA
00_0024 PROPOSED WORKS PLAN 6 - SITE PREPARATION AND DEMOLITION
00_0025 PROPOSED WORKS PLAN 7 - DEMOLITION OF EFW FACILITY

Land Plans (5 (2) (i) (k) of the APFP REGULATIONS 2009)

00_0003 LAND PLAN - MASTER
00_0003a LAND PLAN - TEMPORARY EXTINGUISHMENT OF PRIVATE AND STATUTORY RIGHTS AND RESTRICTIONS
00_0003b LAND PLAN - TEMPORARY USE OF LAND
00_0003c LAND PLAN - PERMANENT EXTINGUISHMENT OF PRIVATE AND STATUTORY RIGHTS AND RESTRICTIONS
00_0003d LAND PLAN - COMPULSORY CREATION OF PERMANENT RIGHTS
00_0003e LAND PLAN - COMPULSORY ACQUISITION OF LEASEHOLD AND FREEHOLD LAND
00_0003f LAND PLAN - SPECIAL CATEGORY LAND
00_0003g LAND PLAN - ACCESSES, FOOTPATHS, CYCLEWAYS AND ZONES OF DIVERSION
00_0004 LAND PLAN - ECOPARK SITE
00_0005 LAND PLAN - DEEPHAMS FARM ROAD
00_0006 LAND PLAN - LAYDOWN AREA

LOCATION PLANS



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NORTH
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DRAWING KEY

— APPLICATION BOUNDARY

- - - BOROUGH BOUNDARY

LOCATION

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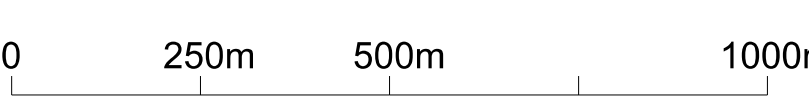
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ADDRESS

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N18 3AG**



DRAWING

SITE LOCATION PLAN

PURSUANT TO REGULATION 5(2)(c) OF THE APFPP 2009 REGS

SCALE
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DATE
11.05.2015

STATUS
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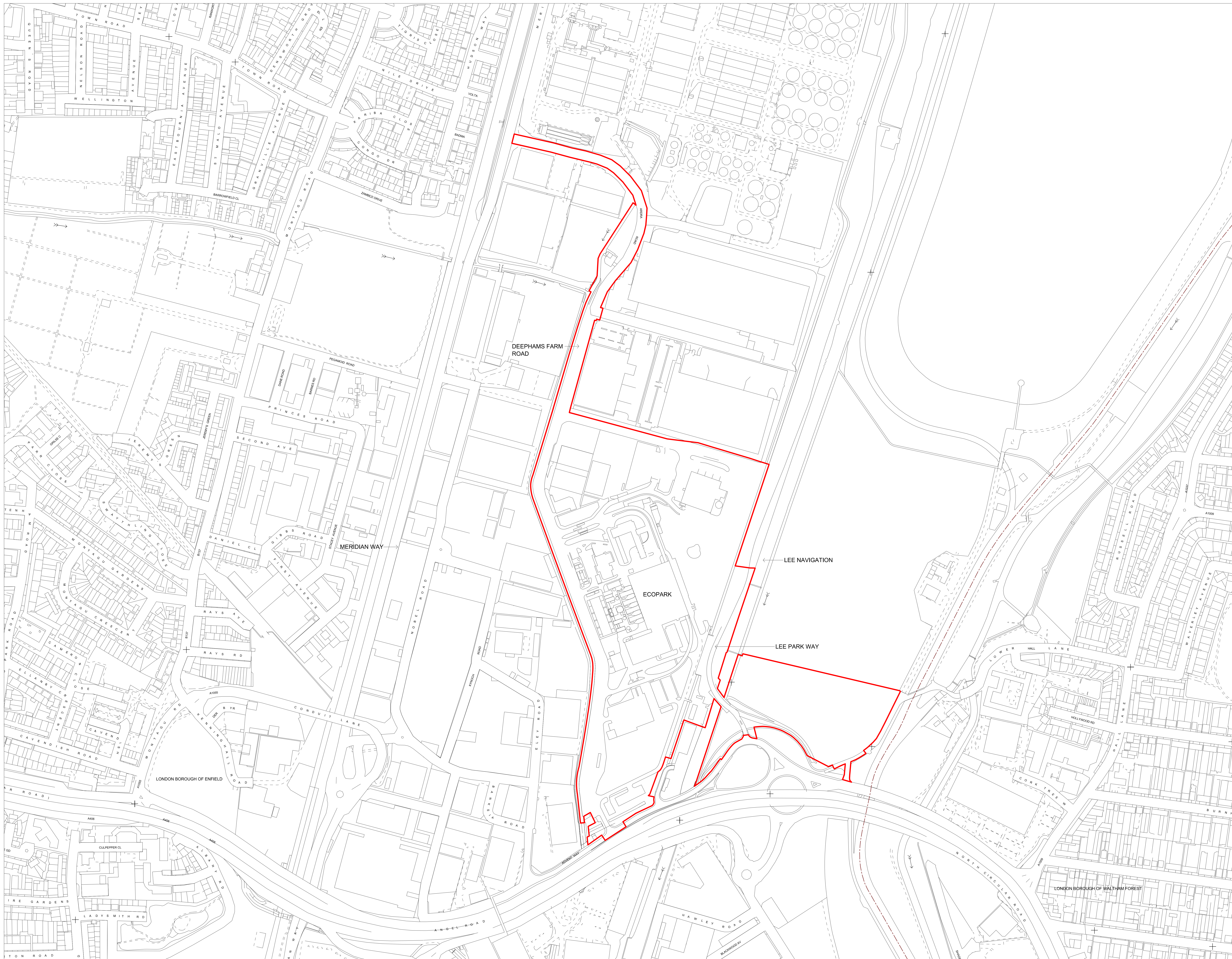
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GdPF

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JRS

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00_0001

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— APPLICATION BOUNDARY

- - - BOROUGH BOUNDARY

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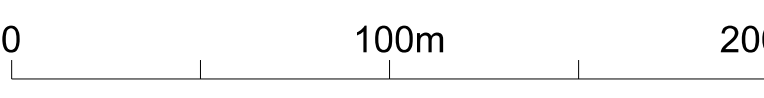
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ADDRESS

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SITE LOCATION PLAN

PURSUANT TO REGULATION 5(2)(c) OF THE APFP 2009 REGS

SCALE
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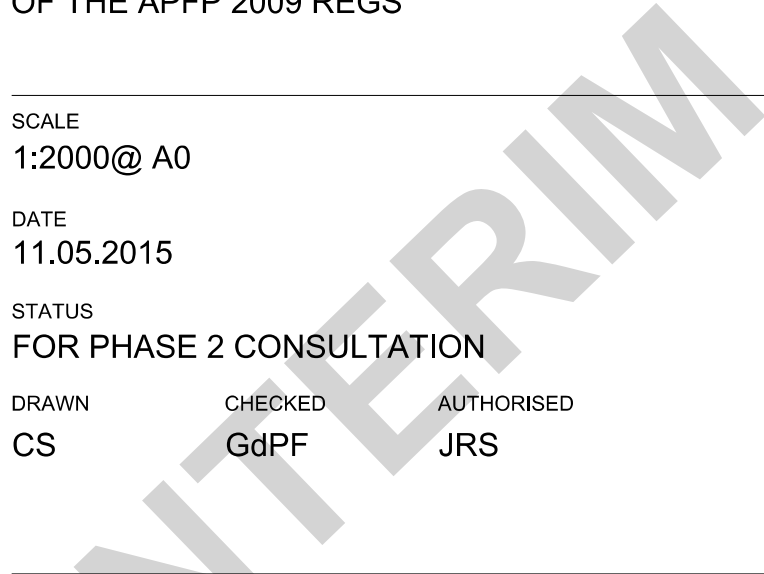
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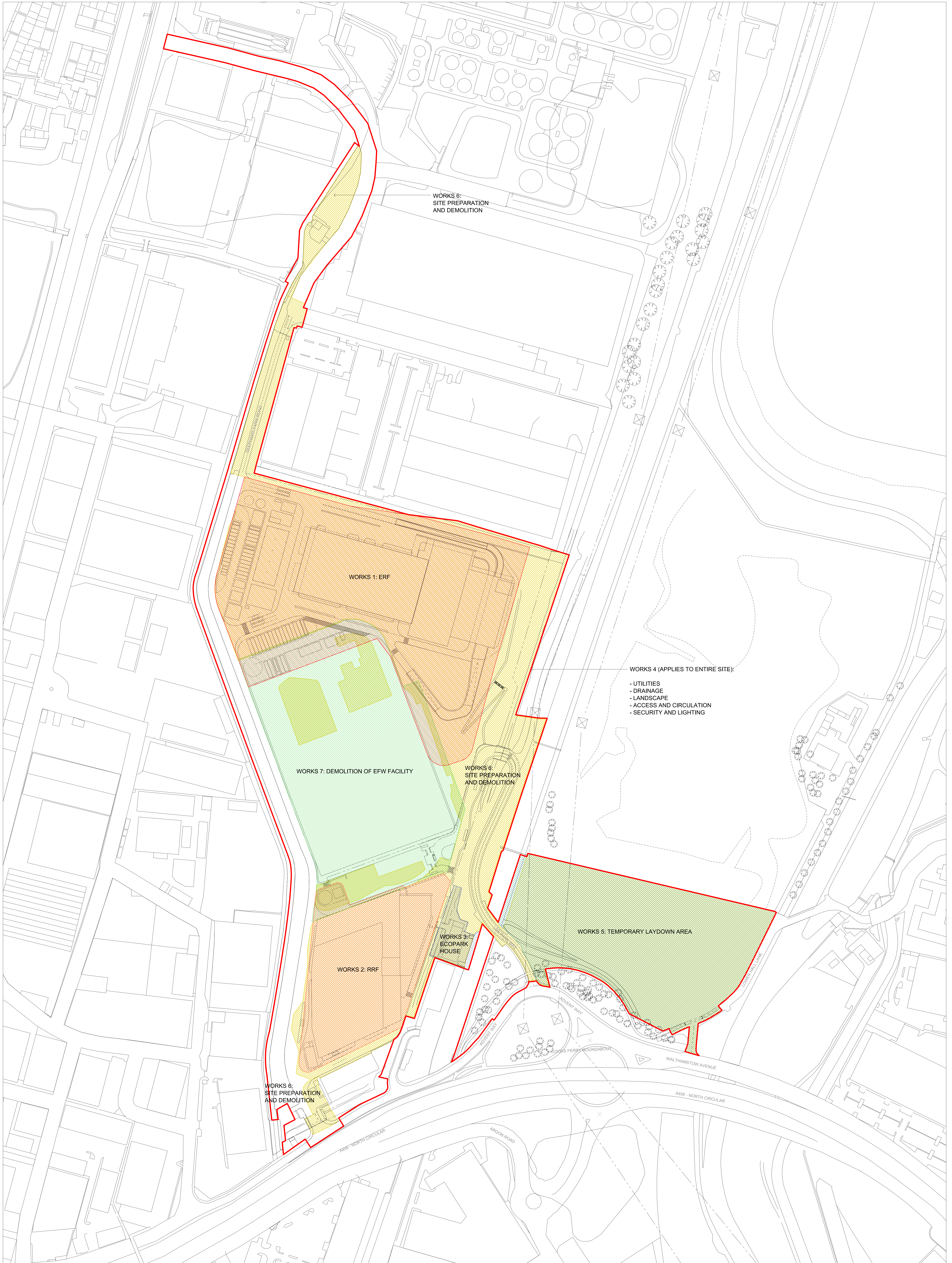
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00_0002

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WORK PLANS



WORKS 6:
SITE PREPARATION
AND DEMOLITION

WORKS 1: ERF

WORKS 4 (APPLIES TO ENTIRE SITE):
- UTILITIES
- DRAINAGE
- LANDSCAPE
- ACCESS AND CIRCULATION
- SECURITY AND LIGHTING

WORKS 7: DEMOLITION OF EFW FACILITY

WORKS 6:
SITE PREPARATION
AND DEMOLITION

WORKS 3:
ECOPARK
HOUSE

WORKS 5: TEMPORARY LAYDOWN AREA

WORKS 2: RRF

WORKS 6:
SITE PREPARATION
AND DEMOLITION

NORTH

DRAWING KEY

- APPLICATION BOUNDARY
- PROPOSED WORKS 1
- PROPOSED WORKS 2
- PROPOSED WORKS 3
- PROPOSED WORKS 4 (APPLIES TO ENTIRE SITE)
- PROPOSED WORKS 5
- PROPOSED WORKS 6
- PROPOSED WORKS 7

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N16 3AG

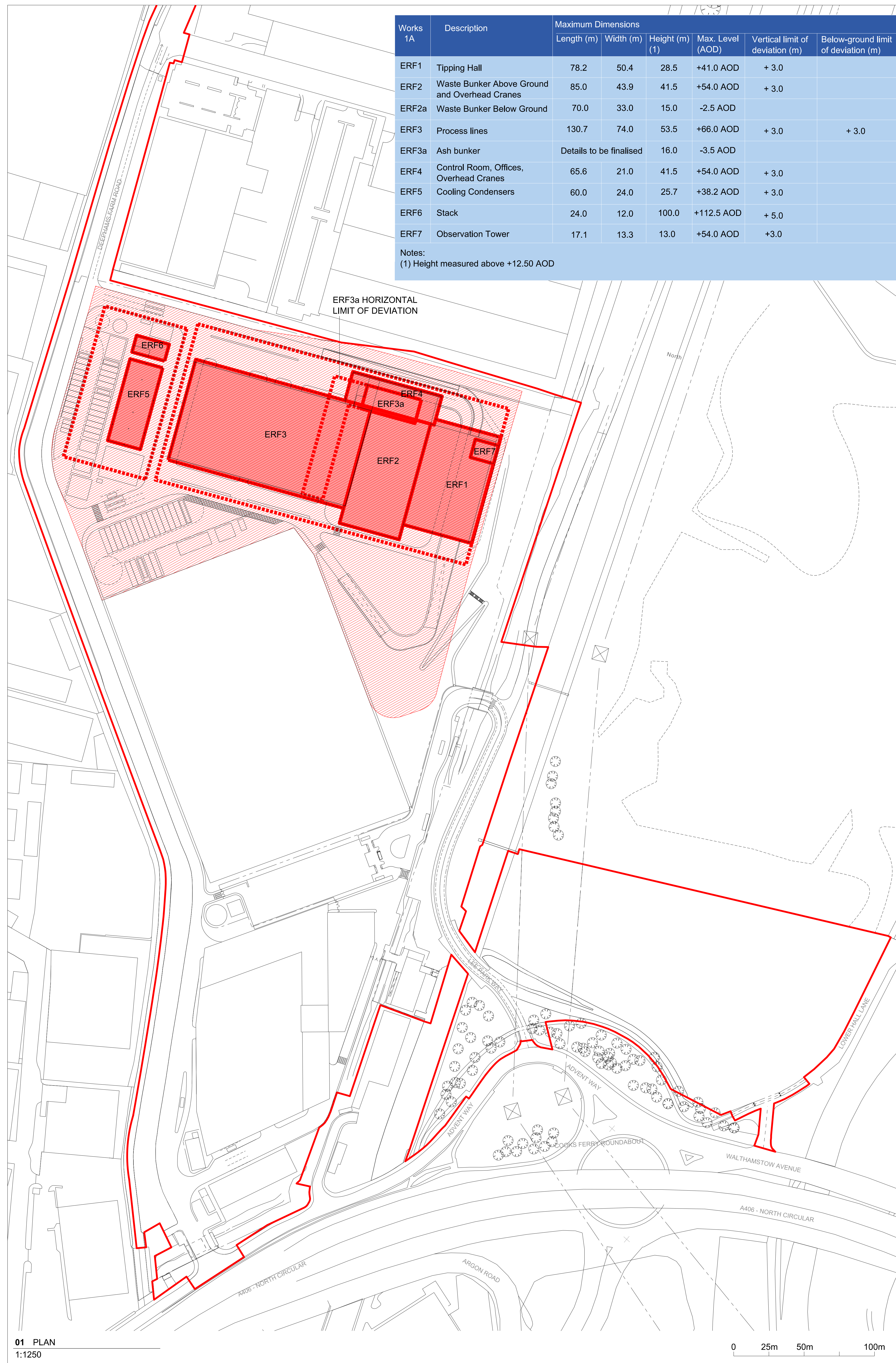
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PURSUANT TO REGULATION:
REGULATION 5(2)(J) OF THE APPP 2009 REGS
STATUS:
FOR PHASE 2 CONSULTATION

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DRAWN: CO CHECKED: GdPF AUTHORED: JRS
DRAWING NUMBER: 00_0010 REVISION: 00

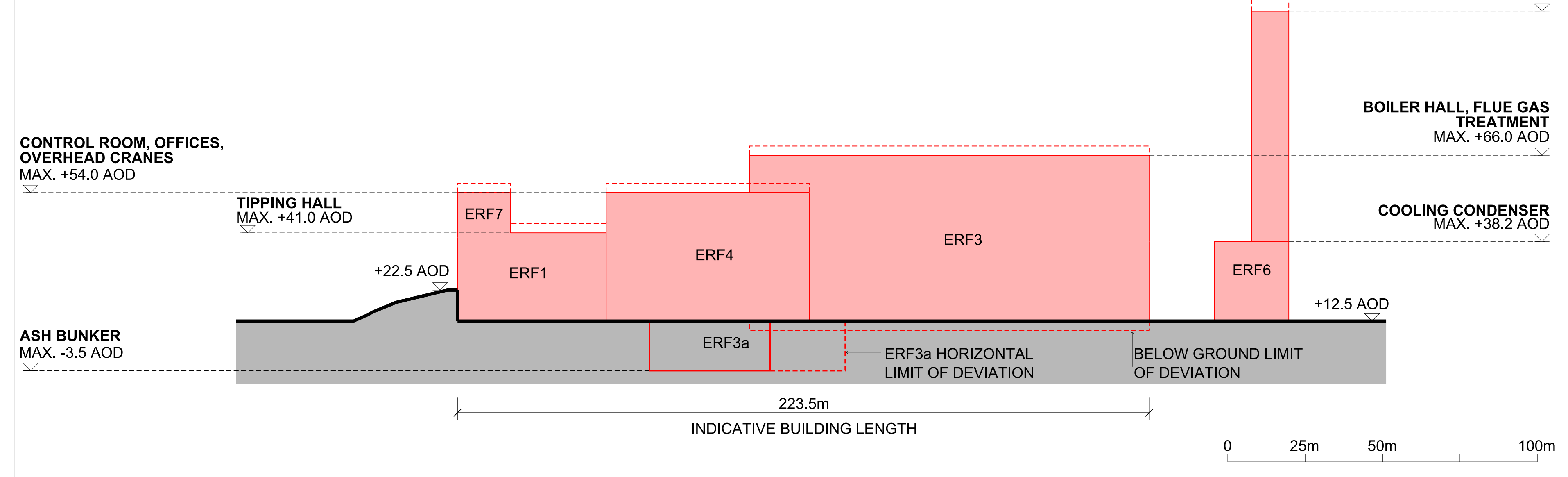
Works 1A	Description	Maximum Dimensions					
		Length (m)	Width (m)	Height (m) (1)	Max. Level (AOD)	Vertical limit of deviation (m)	Below-ground limit of deviation (m)
ERF1	Tipping Hall	78.2	50.4	28.5	+41.0 AOD	+ 3.0	
ERF2	Waste Bunker Above Ground and Overhead Cranes	85.0	43.9	41.5	+54.0 AOD	+ 3.0	
ERF2a	Waste Bunker Below Ground	70.0	33.0	15.0	-2.5 AOD		
ERF3	Process lines	130.7	74.0	53.5	+66.0 AOD	+ 3.0	+ 3.0
ERF3a	Ash bunker	Details to be finalised		16.0	-3.5 AOD		
ERF4	Control Room, Offices, Overhead Cranes	65.6	21.0	41.5	+54.0 AOD	+ 3.0	
ERF5	Cooling Condensers	60.0	24.0	25.7	+38.2 AOD	+ 3.0	
ERF6	Stack	24.0	12.0	100.0	+112.5 AOD	+ 5.0	
ERF7	Observation Tower	17.1	13.3	13.0	+54.0 AOD	+3.0	

Notes:
(1) Height measured above +12.50 AOD

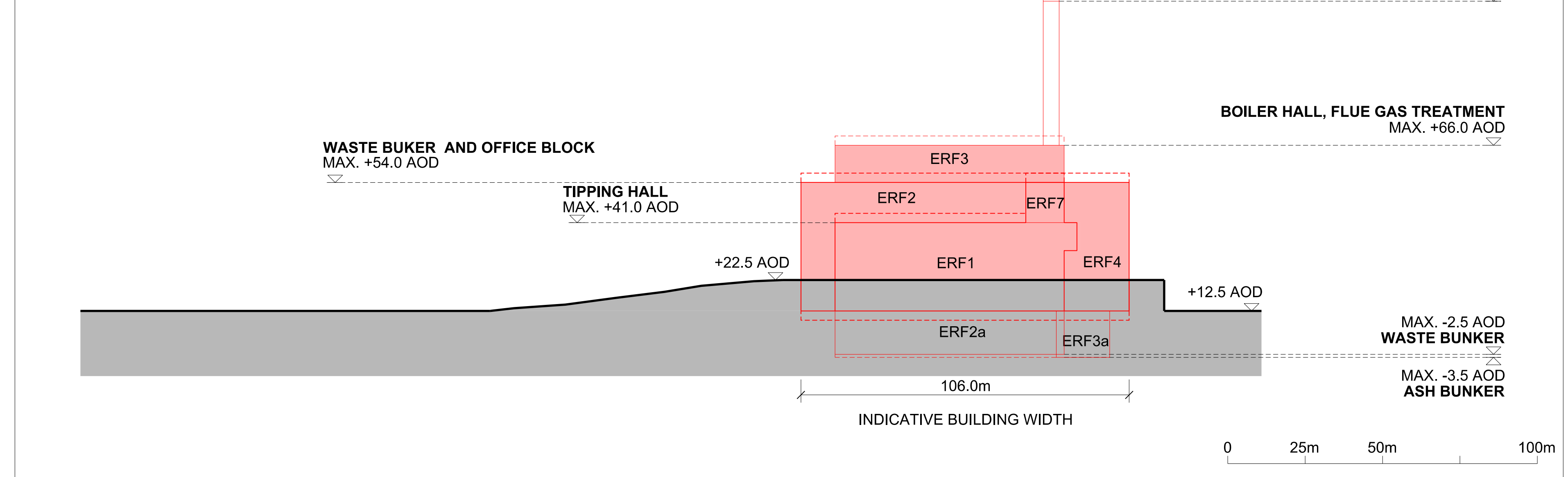


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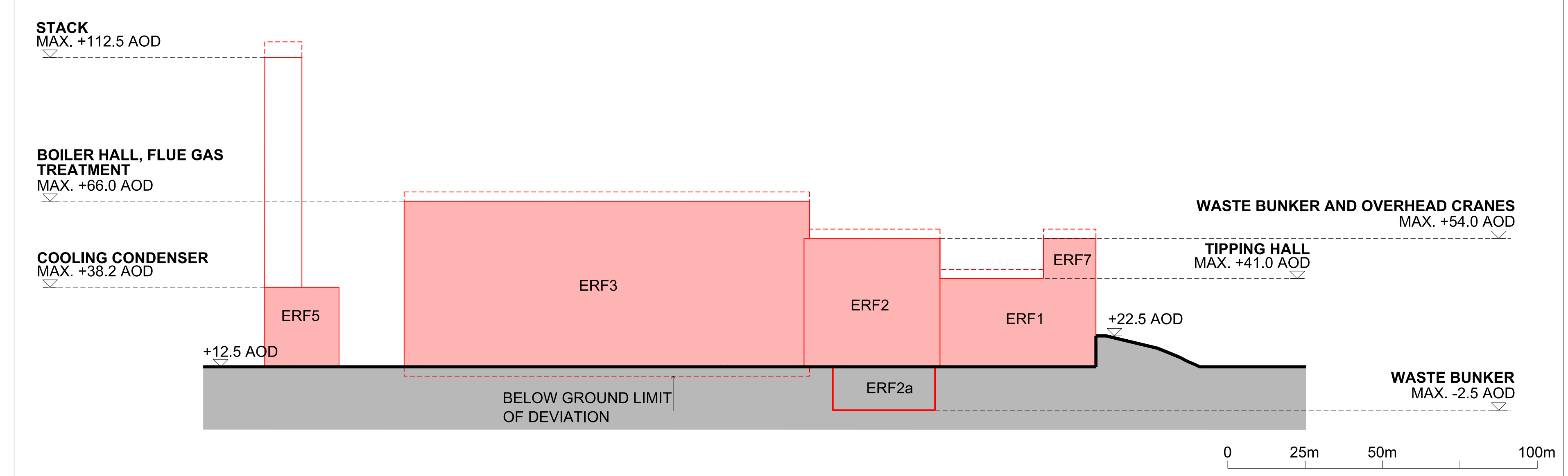
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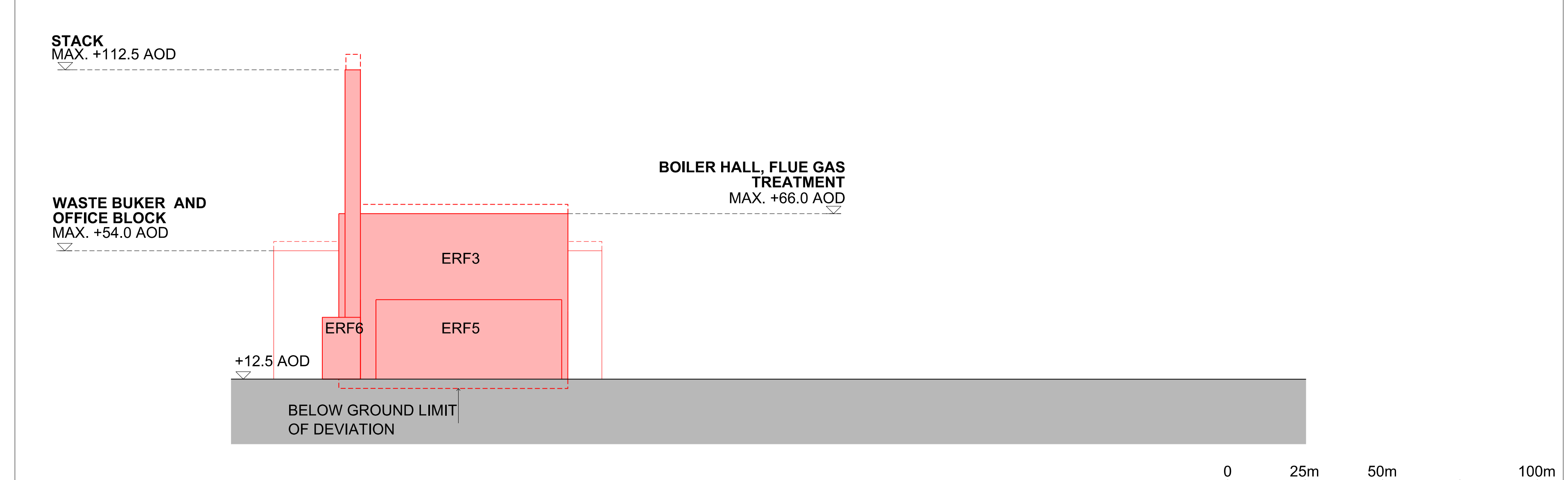
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04 ELEVATION C
1:1000



05 ELEVATION D
1:1000

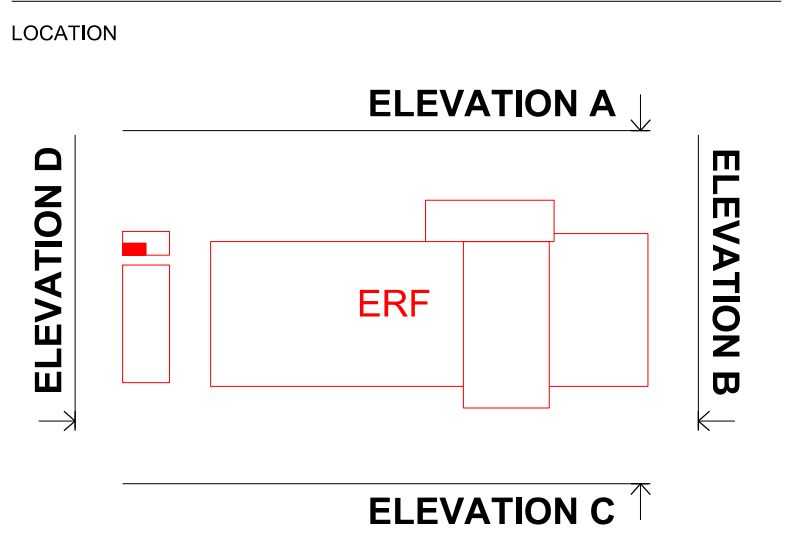


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DRAWING KEY

- APPLICATION BOUNDARY
- WORKS ZONE 1
- HORIZONTAL LIMIT OF DEVIATION
- VERTICAL LIMIT OF DEVIATION
- BUILDING / STRUCTURE FOOTPRINT



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DRAWING
PROPOSED WORKS PLAN
1A - ERF

PURSUANT TO REGULATION 5(2)(j) OF THE APFP 2009 REGS

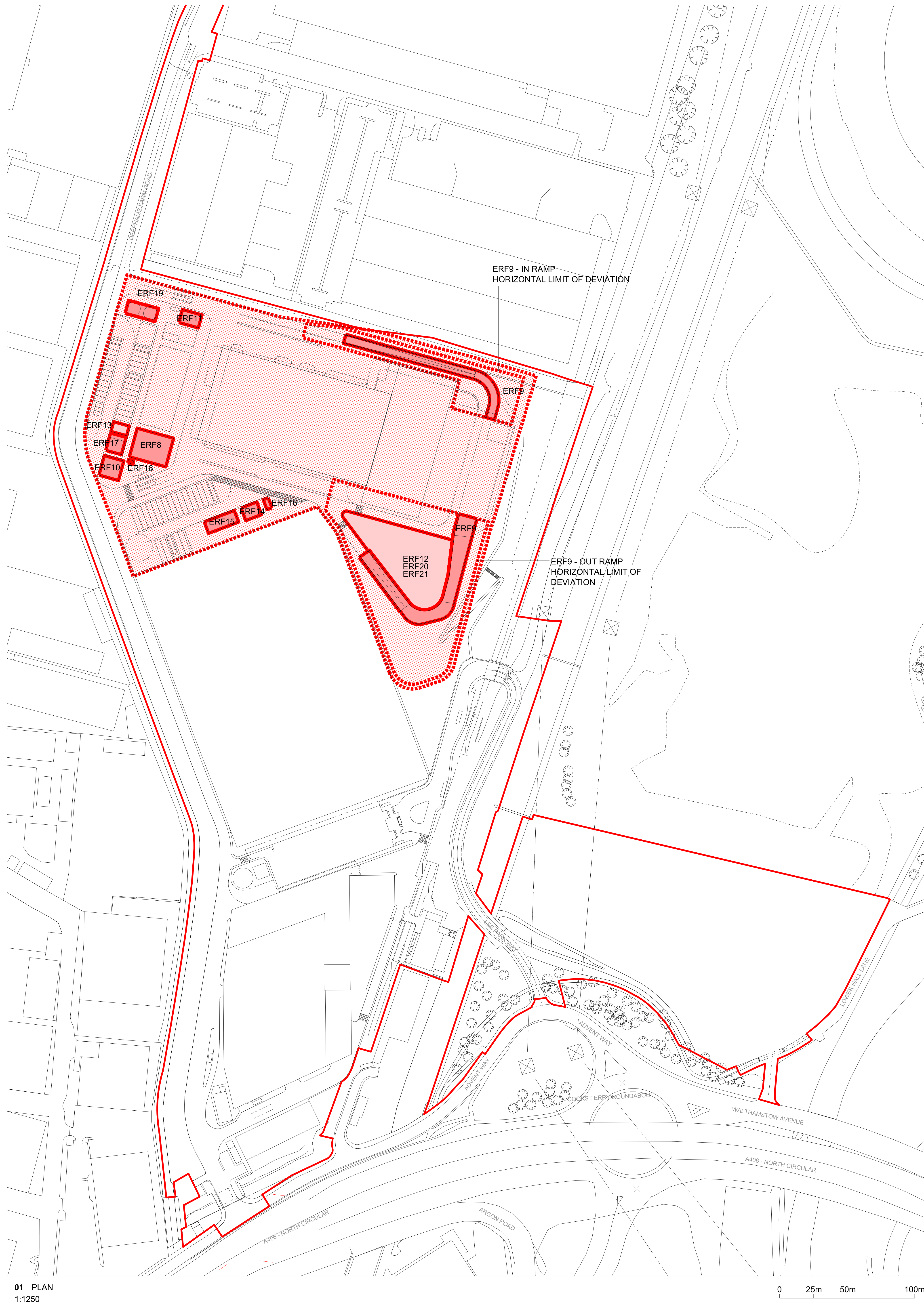
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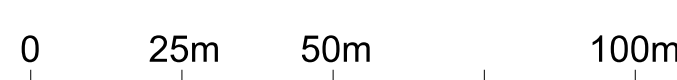
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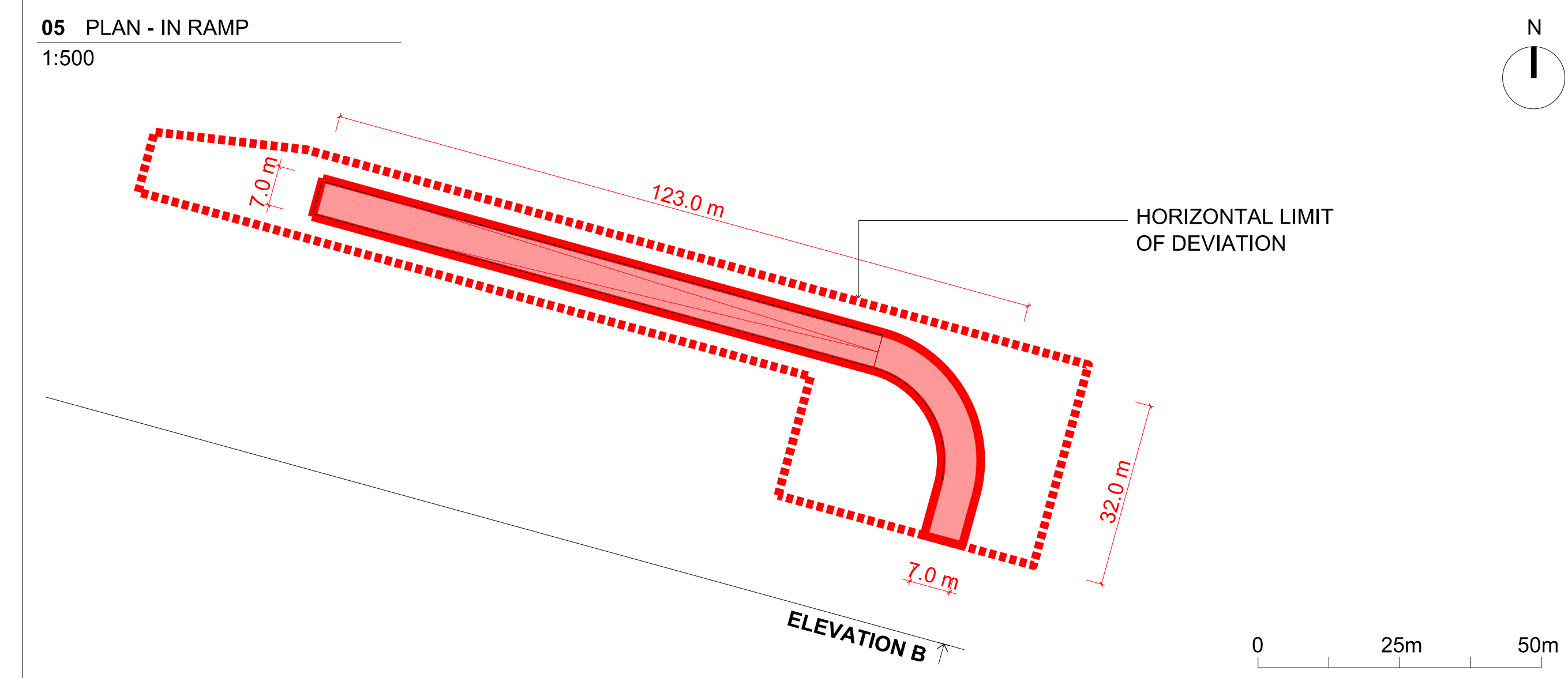
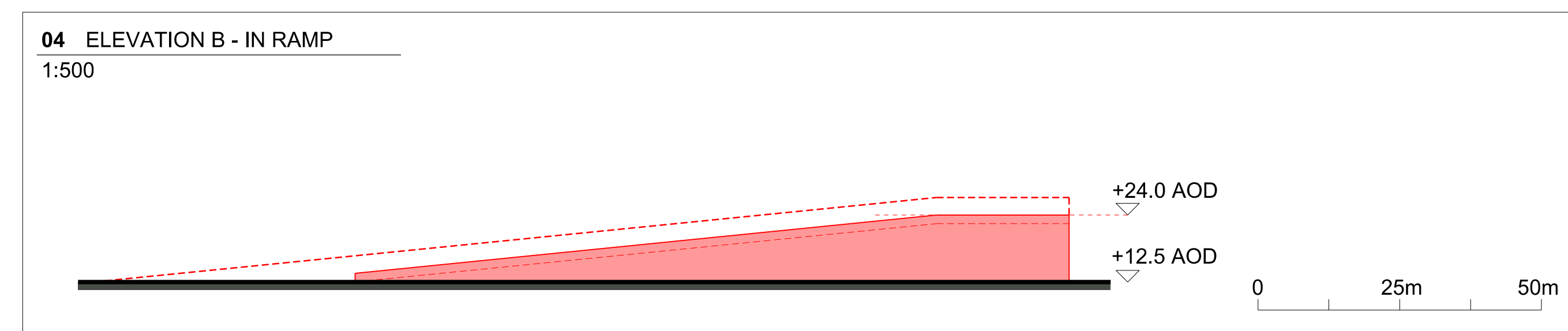
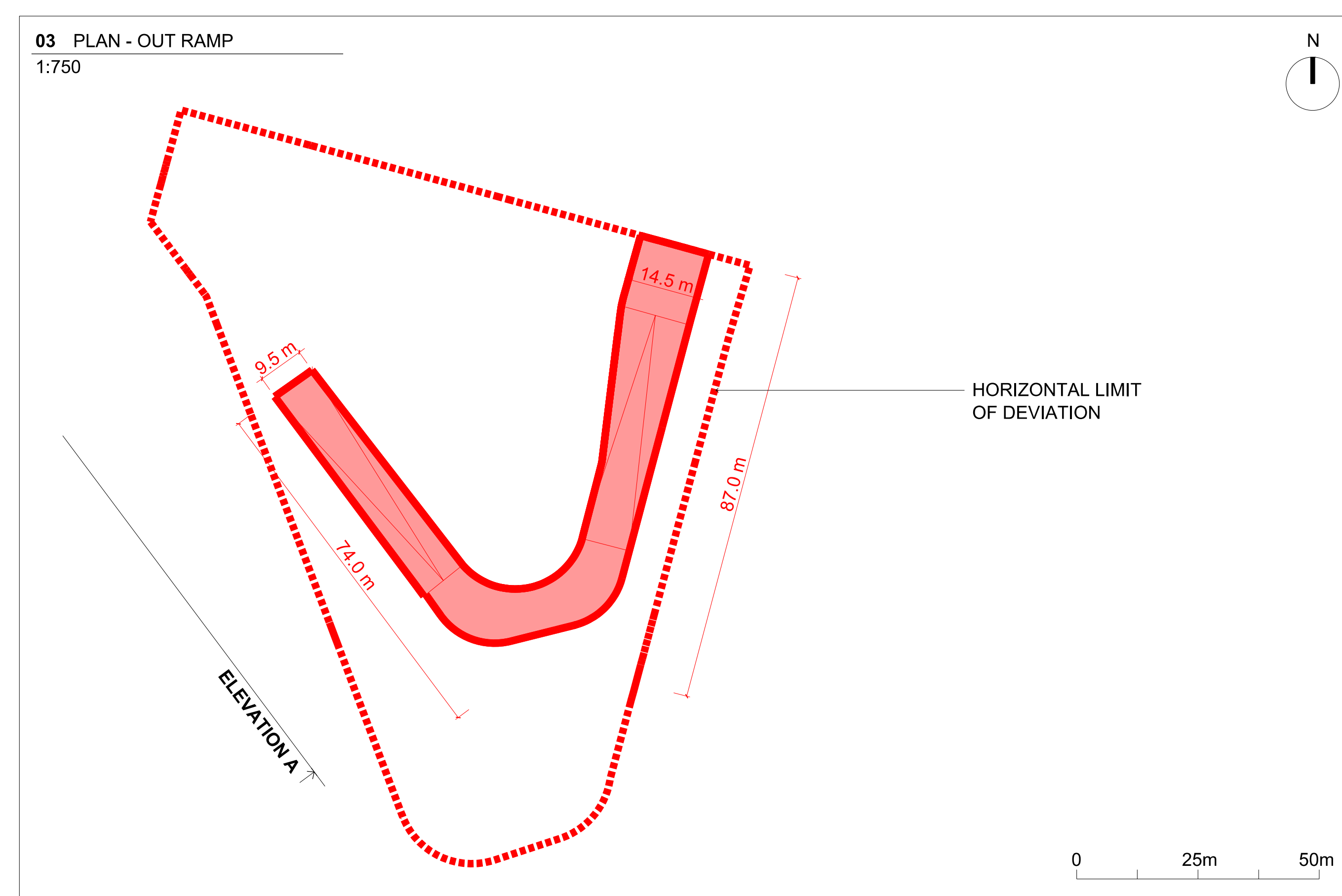
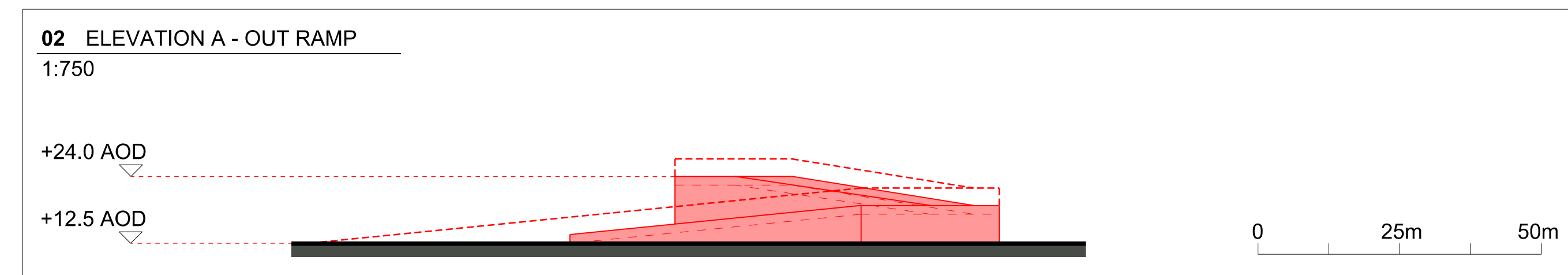
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REVISION: 00



01 PLAN
1:1250



Works 1B	Description	Maximum Dimensions					Footprint (m ²)	Maximum Floor Area (m ²)
		Length (m)	Width (m)	Height (m)	Vertical limit of deviation (m)			
ERF8	Electrical Connection Upgrade	28.0	22.0	10.0	+2.0	616.0		
ERF9	In and Out Ramps	Refer to drawings 02 to 05 in this sheet				+3.0		
ERF10	Waste-Water Treatment Plant	15.0	15.0	8.0	+3.0	225.0		
ERF11	Pre-Treatment Plant	15.0	10.0	8.0	+3.0	150.0		
ERF12, 20, 21	External Stores and Workshops			8.0	+3.0	3000.0	6000.0	
ERF13	Fueling Area			4.0	+3.0	90.0	30.0	
ERF14	Vehicle Wash	12.5	10.0	6.0	+3.0	125.0		
ERF15	Transport: offices and staff facilities	24.0	9.0	4.0	+3.0	216.0		
ERF16	Toilets for Drivers	8.0	4.0	4.0	+3.0	32.0		
ERF17	Fuel Storage Area	10.0	12.2	4.0	+3.0	122.0		
ERF18	Gas Compound	4.0	2.5	3.0	+3.0	10.0		
ERF19	Fire Water Tank		10.0	15.0	+3.0	80.0		



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DRAWING KEY

- APPLICATION BOUNDARY
- WORKS ZONE 1
- HORIZONTAL LIMIT OF DEVIATION
- VERTICAL LIMIT OF DEVIATION
- BUILDINGS / STRUCTURES FOOTPRINT
- EXTERNAL USE FOOTPRINT - WITH POTENTIAL STRUCTURES

LOCATION

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DRAWING
**PROPOSED WORKS PLAN
1B - ERF**

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SCALE
1:1250, 1:750 @ A0

DATE
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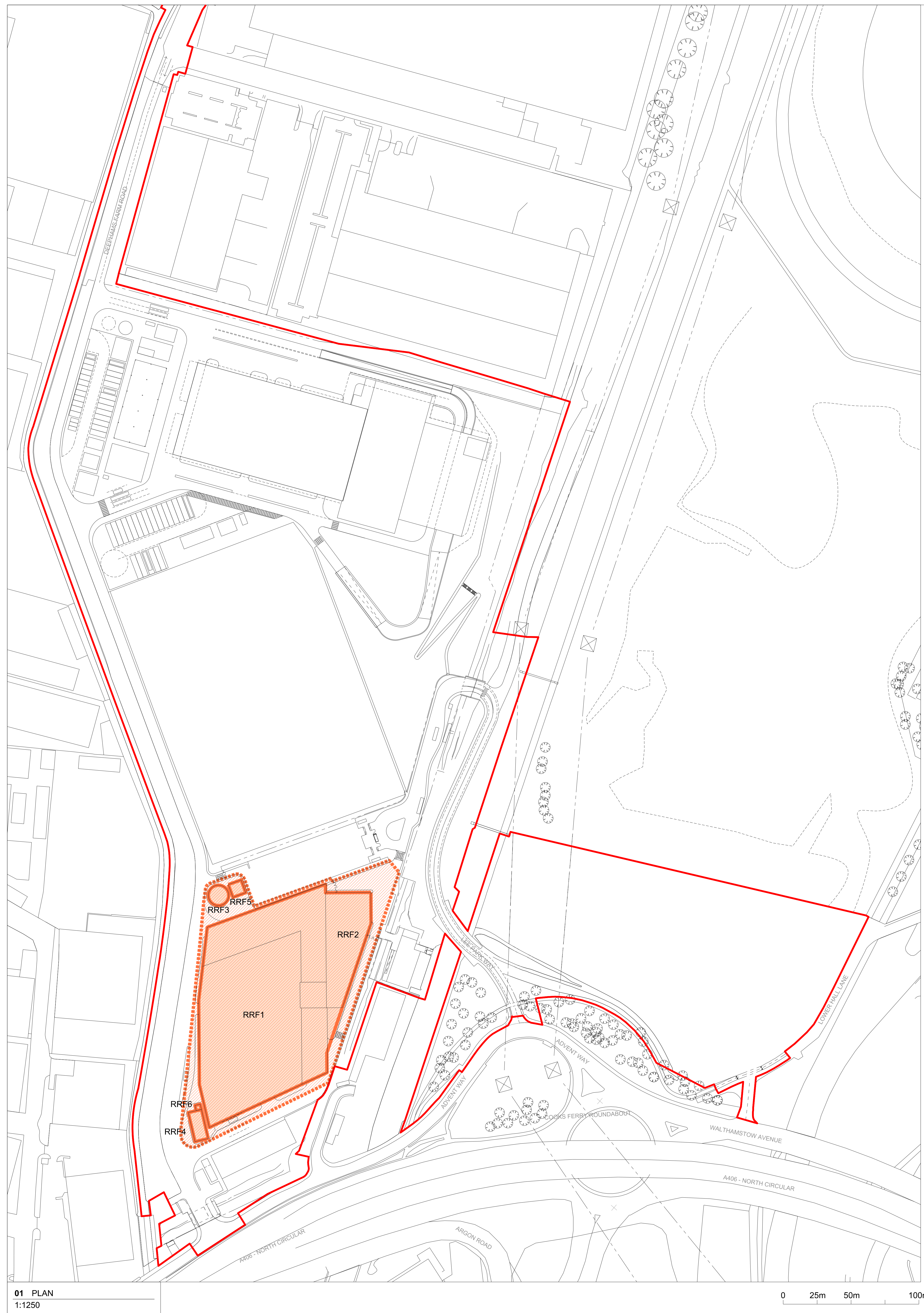
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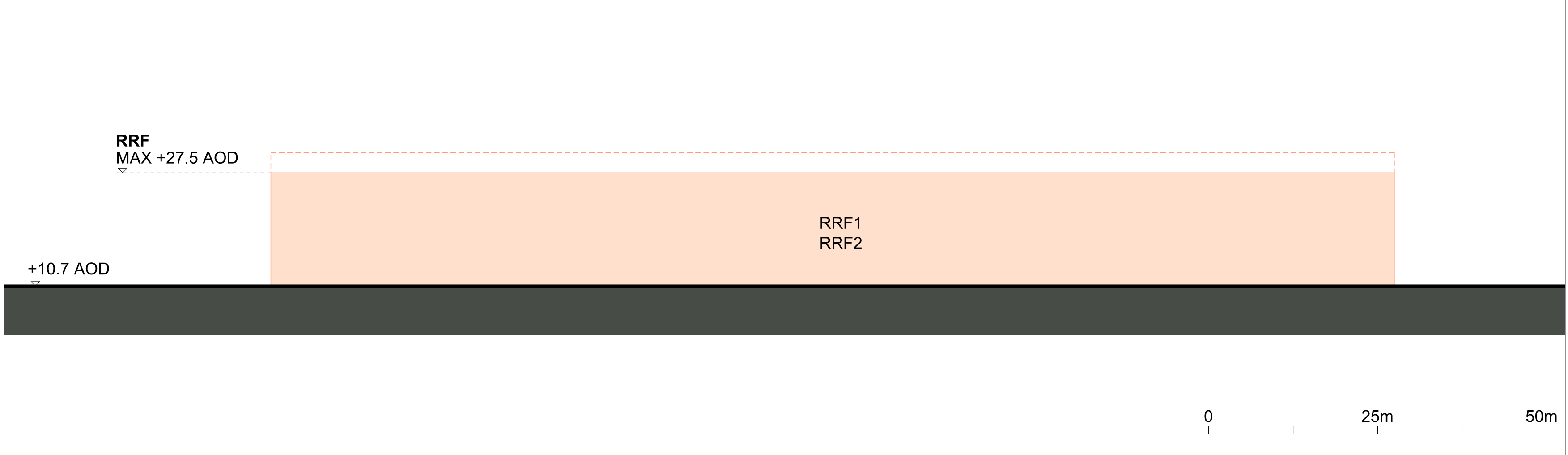
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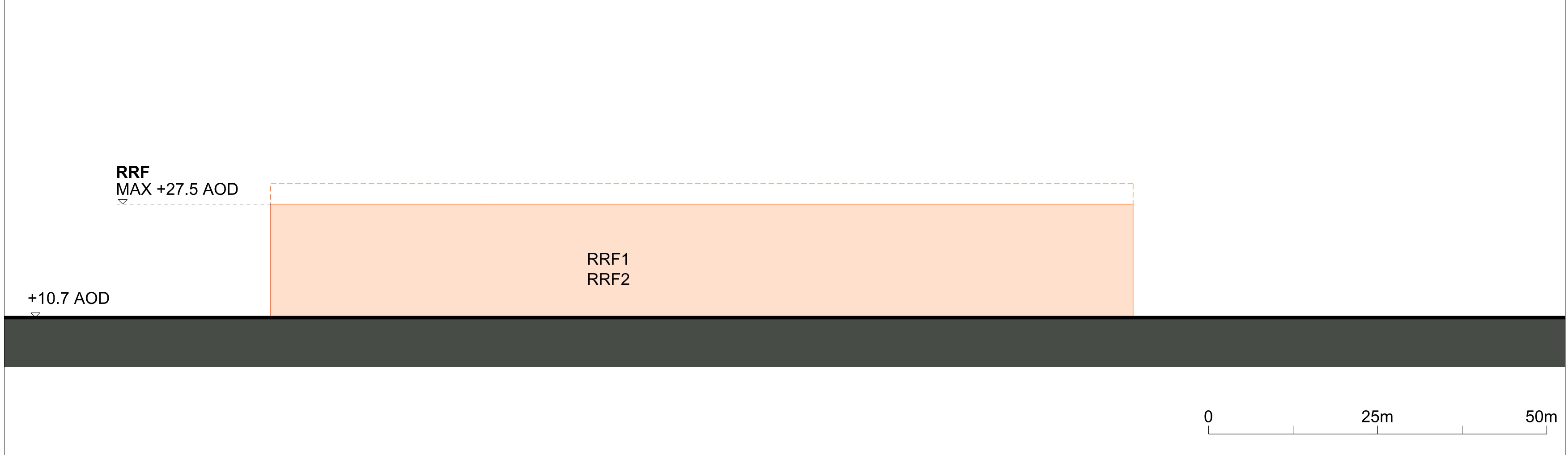


01 PLAN
1:1250

02 ELEVATION A
1:500



03 ELEVATION B
1:500



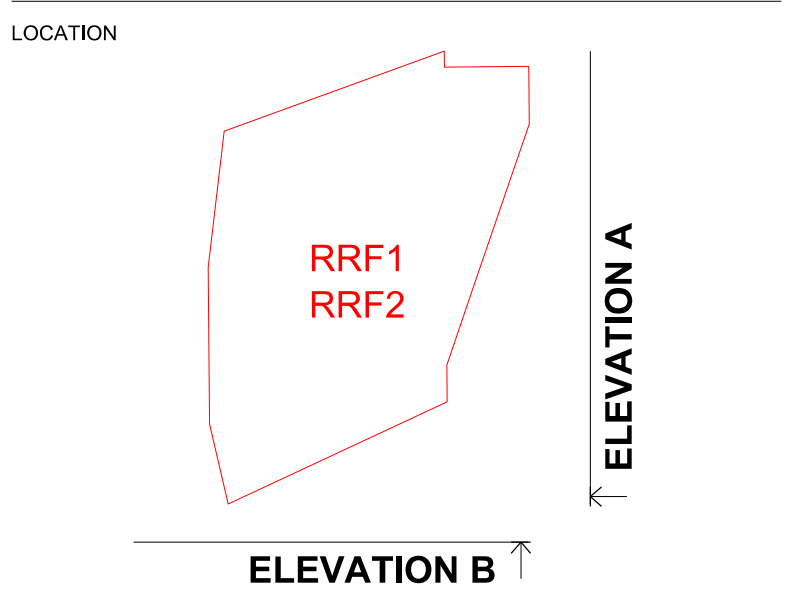
Works 2	Description	Maximum Dimensions			Max. Level (AOD)	Vertical limit of deviation (m)	Footprint (m ²)
		Length (m)	Width (m)	Height (m)			
RRF1	RRF	188.2	119.5	16.8	+27.5 AOD	+3.0	15362.0
RRF2	RRC			16.8	+27.5 AOD	+3.0	
RRF3	Fire Tank		15.0 ∅	10.0			180.0
RRF4	Odour Abatement	22.0	10.0	3.0			220.0
RRF5	Pump House	10.0	10.0	4.0			100.0
RRF6	Dust Suppression System	4.0	4.0	12.0			16.0

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DRAWING KEY

- APPLICATION BOUNDARY
- WORKS ZONE 2
- HORIZONTAL LIMIT OF DEVIATION
- VERTICAL LIMIT OF DEVIATION
- BUILDING / STRUCTURE FOOTPRINT



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DRAWING
**PROPOSED WORKS PLAN
2 - RRF**

PURSUANT TO REGULATION:
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OF THE APFP 2009 REGS**

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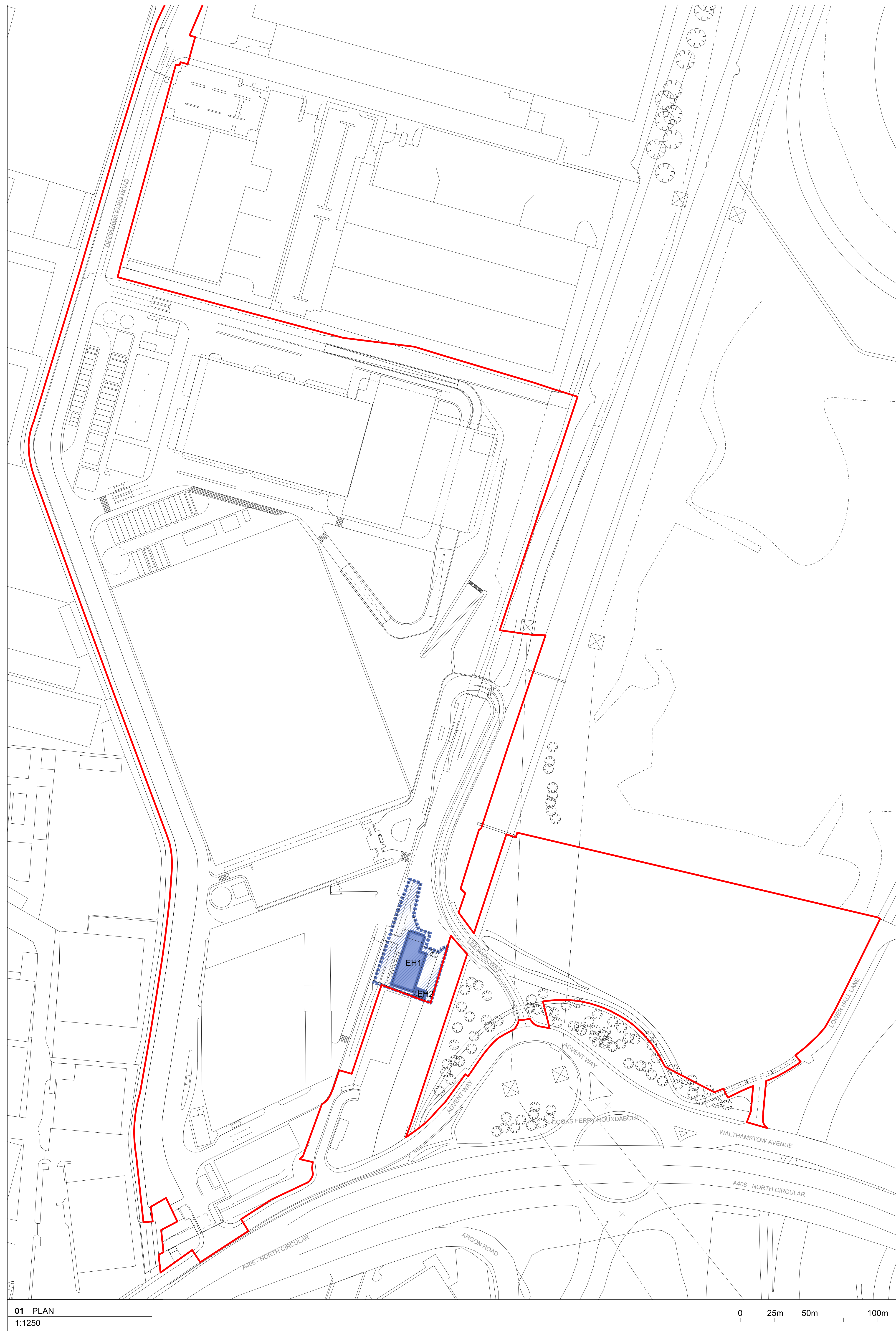
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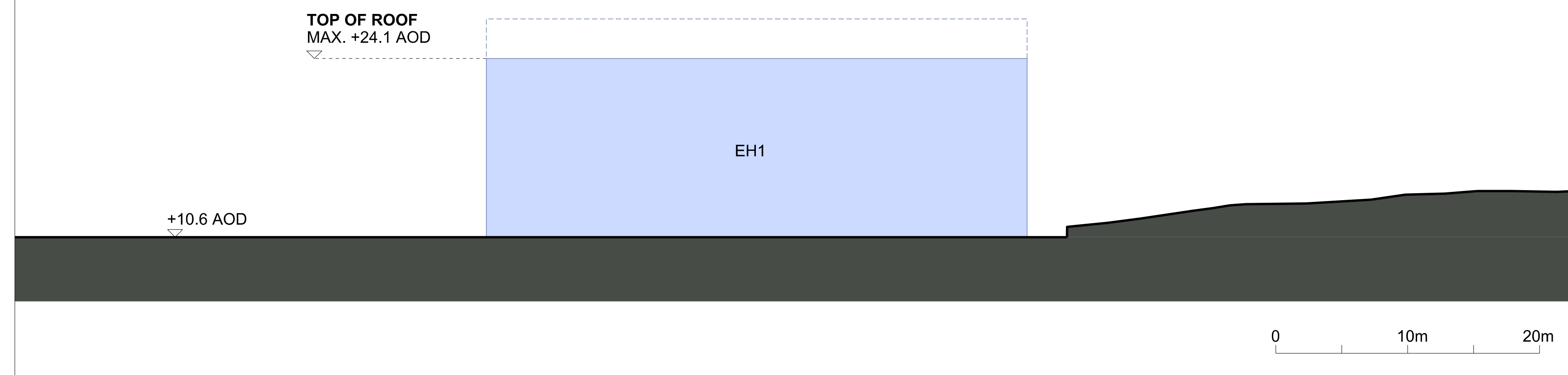
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01 PLAN
1:1250

0 25m 50m 100m

02 ELEVATION A
1:250



Works	Description	Maximum Dimensions			Max. Level (AOD)	Vertical limit of deviation (m)	Footprint (m ²)
		Length (m)	Width (m)	Height (m)			
EH1	EcoPark House	41.0	17.0	13.5	+24.1 AOD	+3.0	626.0
EH2	Boat Canopy	8.0	6.0	3.0		+3.0	48.0

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DRAWING KEY

- APPLICATION BOUNDARY
- WORKS ZONE 3
- HORIZONTAL LIMIT OF DEVIATION
- VERTICAL LIMIT OF DEVIATION
- BUILDINGS / STRUCTURES FOOTPRINT

LOCATION

ELEVATION A

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DRAWING
PROPOSED WORKS PLAN
3 - ECOPARK HOUSE

PURSUANT TO REGULATION:
REGULATION 5(2)(j)
OF THE APFP 2009 REGS

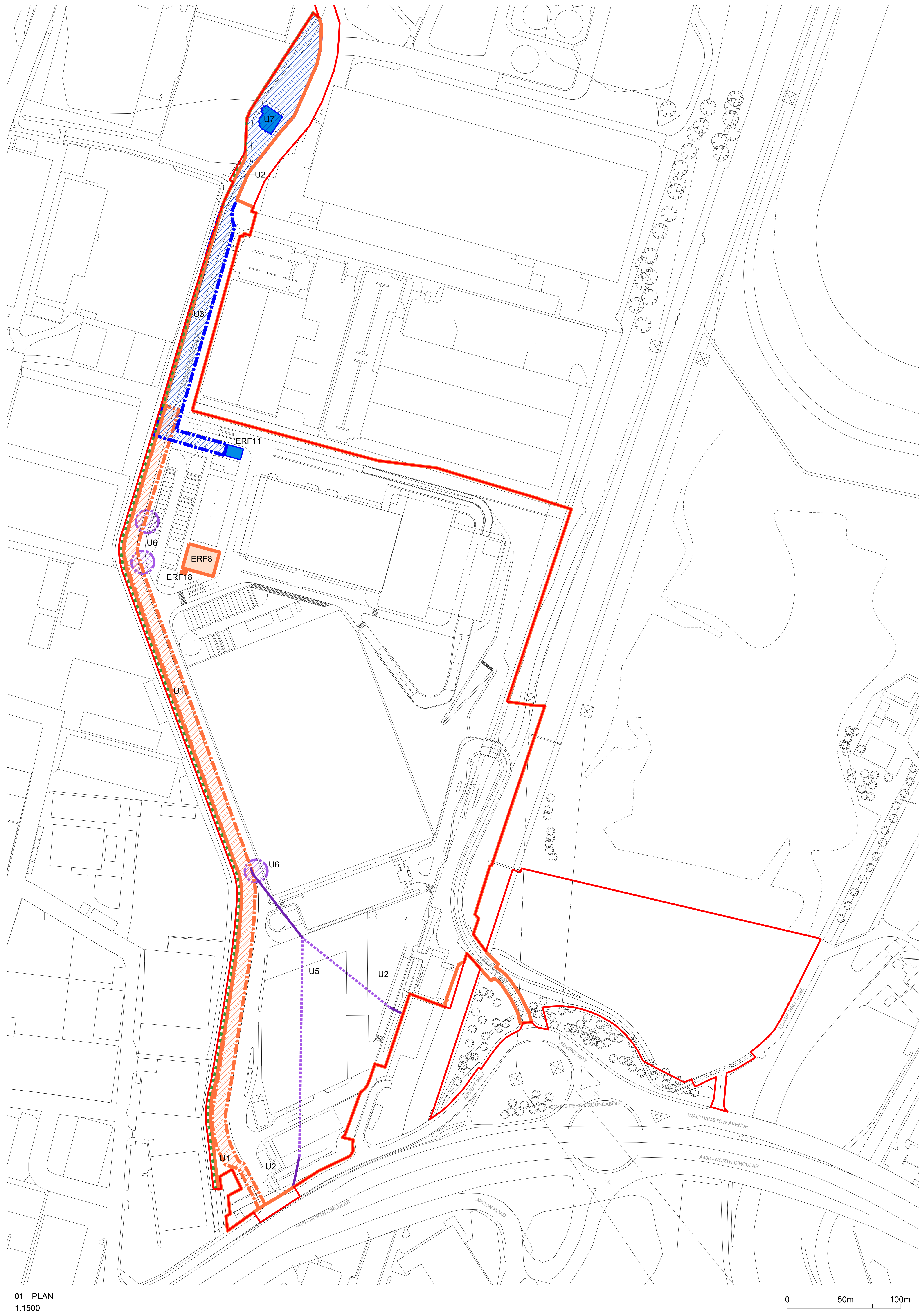
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DATE
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STATUS
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DRAWING NUMBER 00_0014 **REVISION** 00



01 PLAN
1:1500

0 50m 100m

Works 4A I		Description
U1	Internal Distribution Corridor	Distribution of power, gas and potable water
U2	Generic Works	Utility Works to EcoPark, Lee Park Way and Deepham's Farm Road
U3	Raw Water Distribution	Works for distribution of raw water from Deephams Sewage Treatment Works
U5	Sewer Diversion	Diversion of Angel Sewer and Chingford Sewer to allow for RRF/RRC construction works
U6	Sewer Connection	New sewer connection
U7	Pumping Station and Intake	Possible refurbishment of existing pumping station, if necessary demolition and if necessary erection of new pumping station
U8	Salmon's Brook Bank	Bank stabilisation as necessary
ERF8	Electrical Connection Upgrade	Refer to drawing 00_0012
ERF11	Pre-Treatment Plant	Refer to drawing 00_0012
ERF18	Gas Compound	Refer to drawing 00_0012

NORTH
↑

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DRAWING KEY

- APPLICATION BOUNDARY
- GENERIC WORKS:**
- ▭ GENERIC WORKS
- ▨ PRIMARY DISTRIBUTION CORRIDOR
- ▭ BUILDINGS / STRUCTURES FOOTPRINT
- WATER:**
- ▭ RAW WATER DISTRIBUTION
- ▭ BUILDINGS / STRUCTURES FOOTPRINT
- SEWER:**
- EXISTING SEWER ROUTE
- ⋯ PROPOSED SEWER DIVERSION
- SEWER CONNECTIONS
- SALMON'S BROOK:**
- ⋯ SALMON'S BROOK BANK

LOCATION

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DRAWING
PROPOSED WORKS PLAN
4A I - UTILITIES

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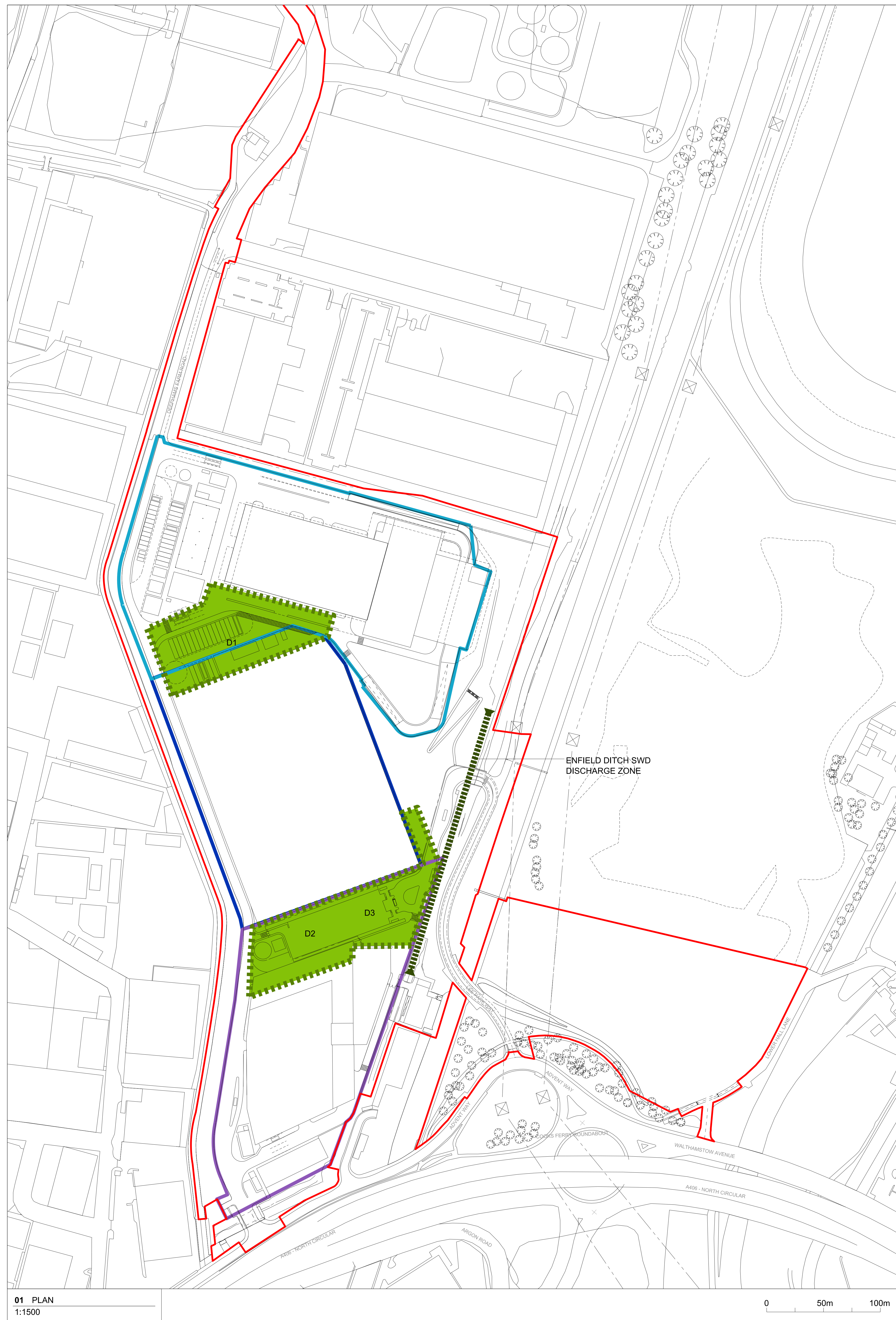
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CS GdPF JRS

DRAWING NUMBER REVISION
00_0015 00



Works 4B	Description	Maximum Depth (m)
D1	Attenuation Water Tank 1	5.0
D2	Attenuation Water Tank 2	5.0
D3	Attenuation Water Tank 3	5.0

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- DRAWING KEY
- APPLICATION BOUNDARY
 - DRAINAGE ZONE 1
 - DRAINAGE ZONE 2
 - DRAINAGE ZONE 3
 - BELOW-GROUND STRUCTURE ENVELOPE
 - ENFIELD DITCH SURFACE WATER DISCHARGE ZONE (SWD)

LOCATION

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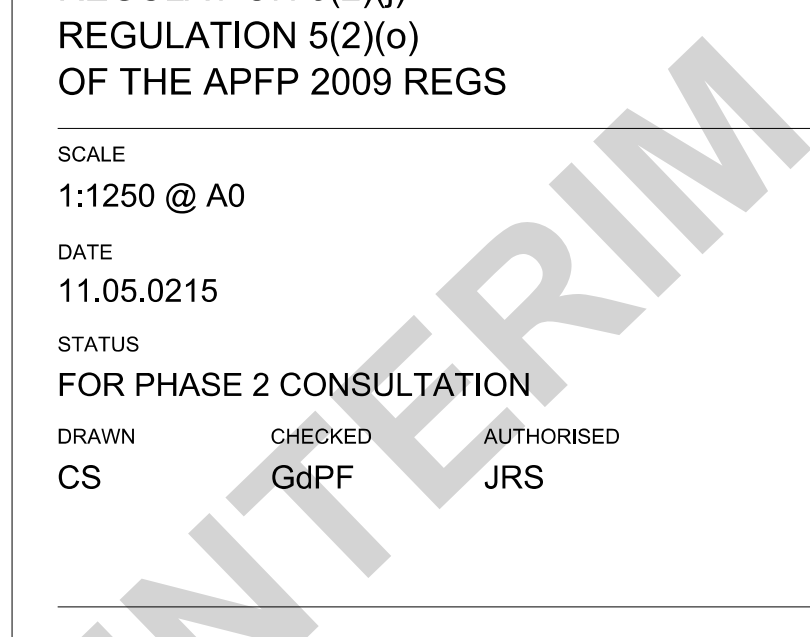
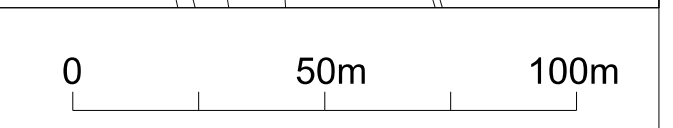
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4B - DRAINAGE

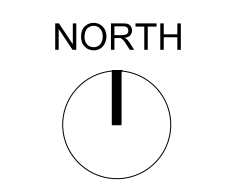
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01 PLAN
1:1500





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DRAWING KEY

APPLICATION BOUNDARY

LANDSCAPE ZONES:

[Blue swatch]	ROOF	ST1
[Light Green swatch]	GREEN ROOF	ST2a
[Brown swatch]	BROWN ROOF	ST2b
[Grey swatch]	ROADS	ST3
[Dark Grey swatch]	HARD LANDSCAPE	ST4
[Light Green swatch]	SOFT LANDSCAPE	ST5

LANDSCAPE TYPES:

[Green hatched swatch]	HABITAT ENHANCEMENT AND CREATION, INCLUDING OPEN WOODLAND, TREE PLANTING AND SCRUB PLANTING
[Light Green swatch]	MEADOW - SPECIES RICH MOWN GRASS
[Green dotted swatch]	ORNAMENTAL PLANTING, INCLUDING AVENUE OF TREES, PLANTING IN CONTAINERS AND SHRUB PLANTING WITHIN THE CENTRAL SITE
[Light Green swatch]	MARGINAL PLANTING ALONG ENFIELD DITCH
[Diagonal hatched swatch]	GRAVEL

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4C 1 - LANDSCAPE

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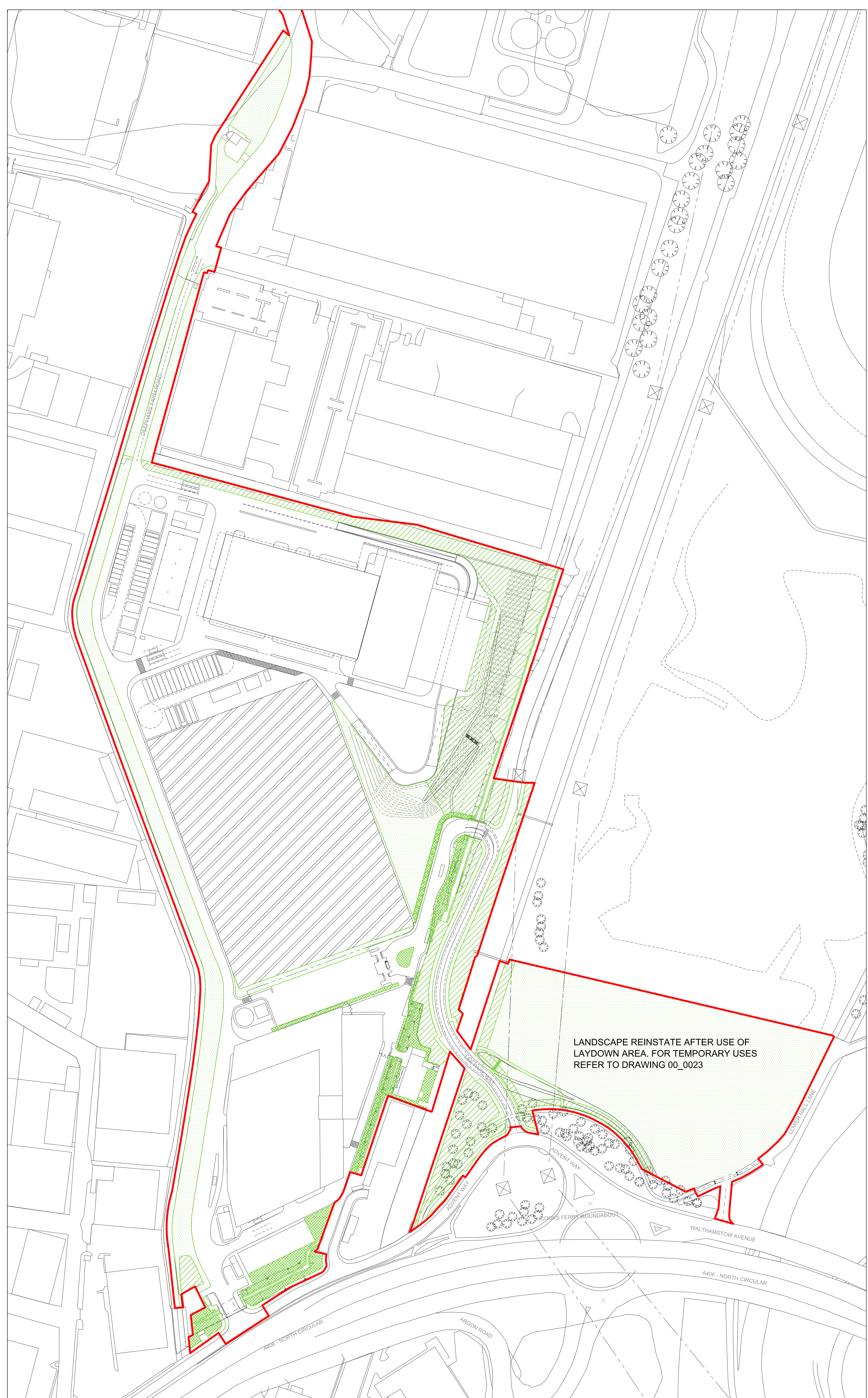
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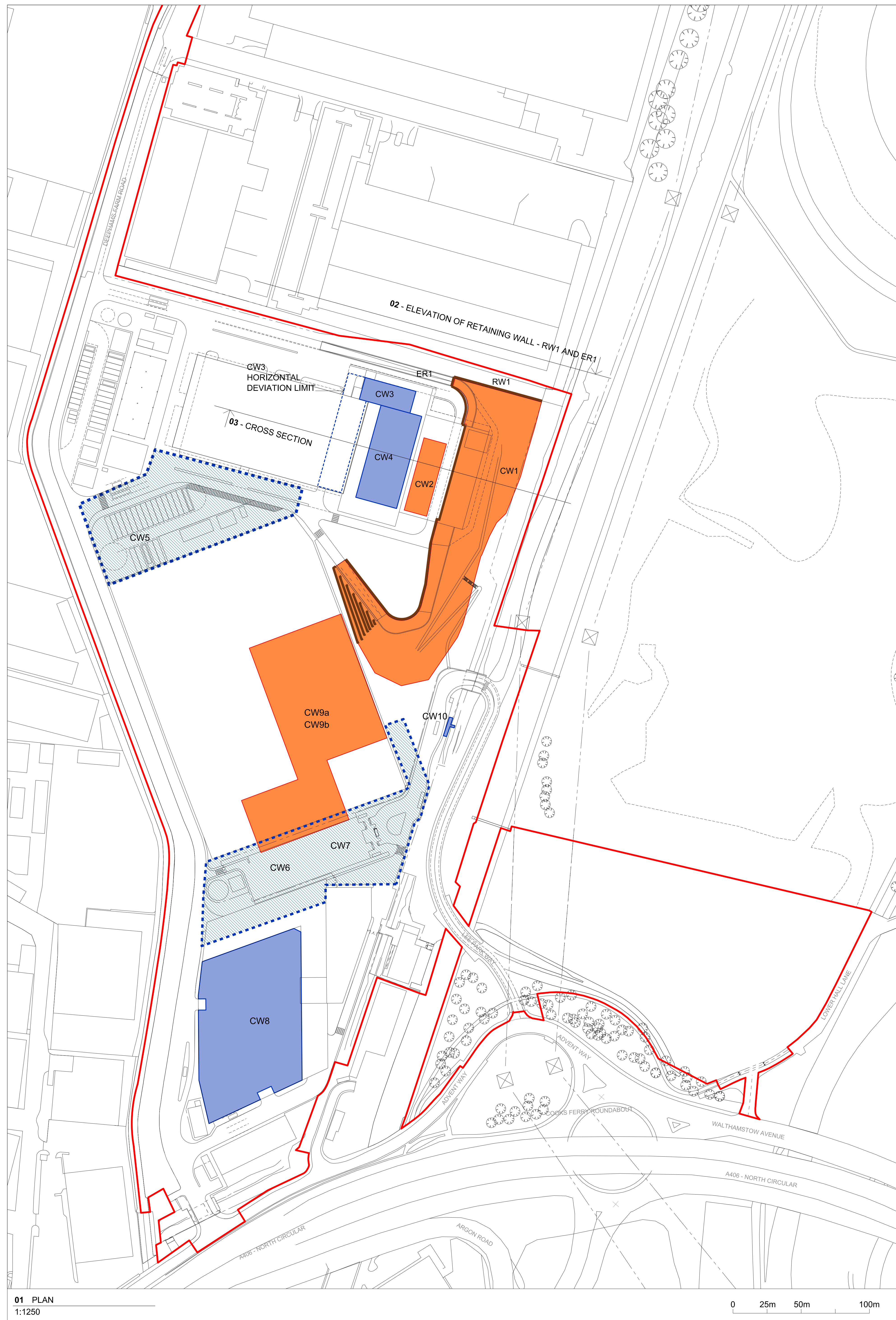
Building/Structure	Footprint (m2)
ST1 Roof	31,594
ST2a Green Roof	3,001
ST2b Brown Roof	4,845
ST3 Roads (including Cycle-paths)	52,446
ST4 Hard Landscape	49,828
ST5 Soft Landscape	79,430



01 PLAN - SOFT AND HARD LANDSCAPE ZONES
1:1500

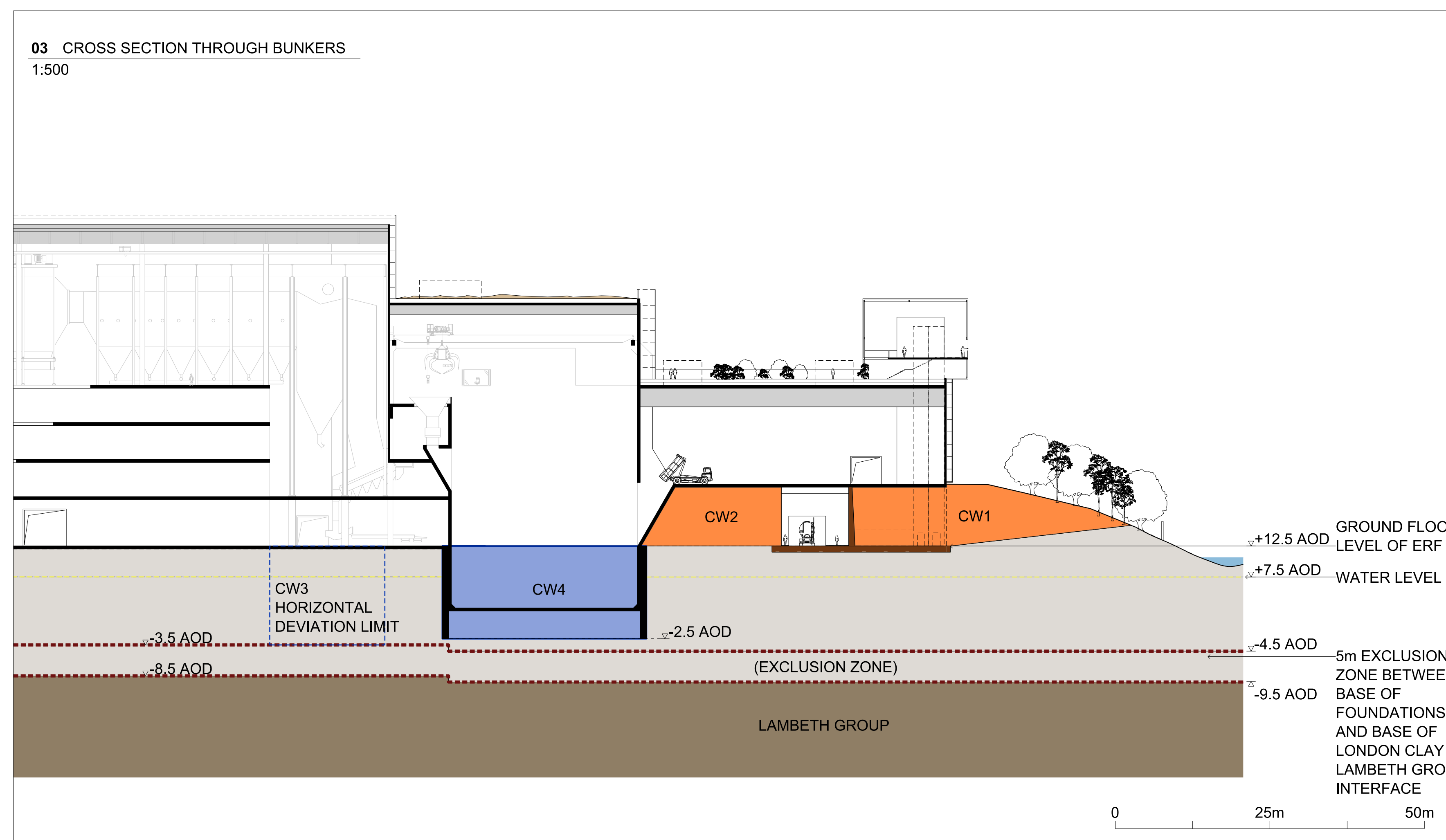
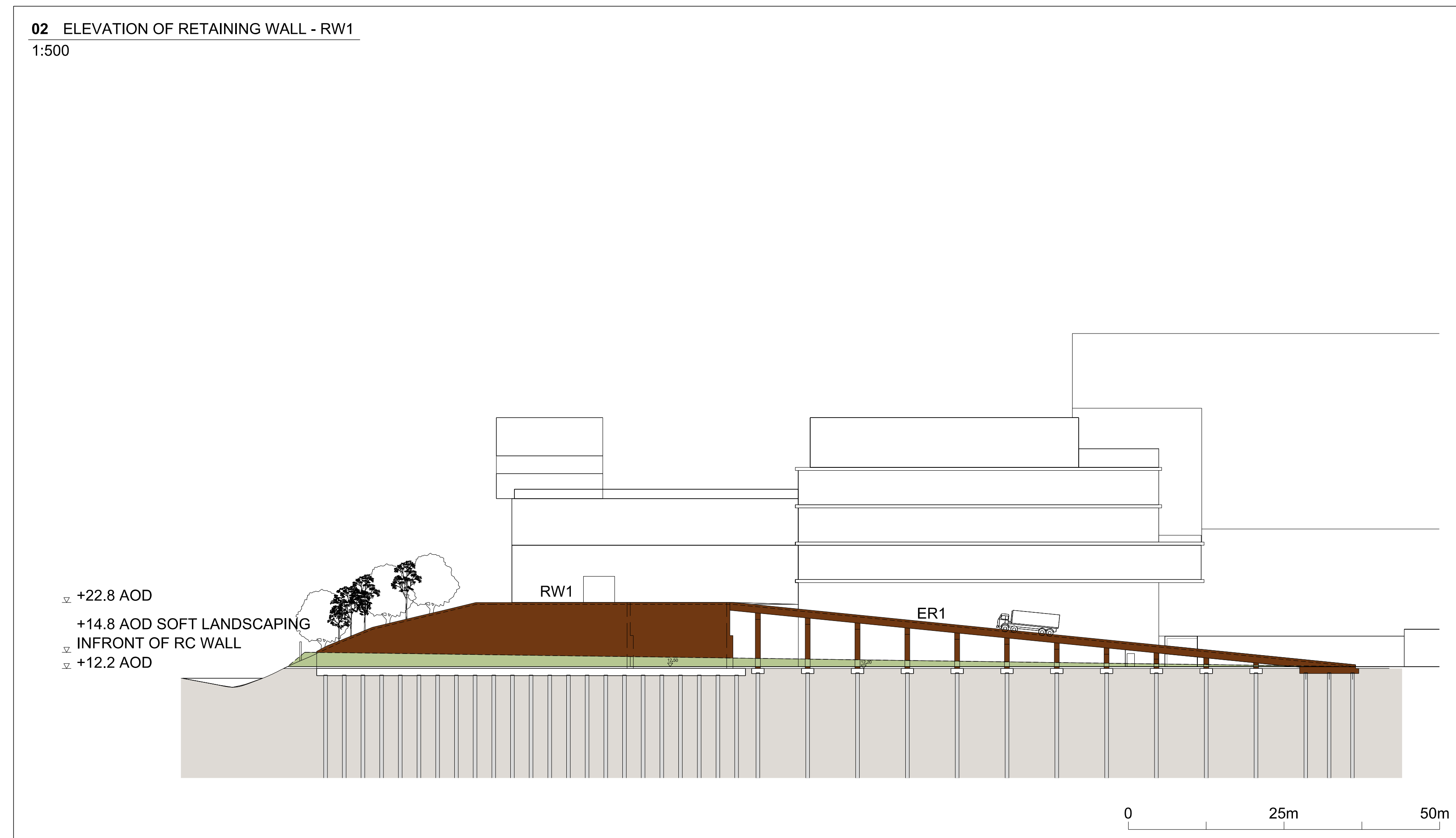


02 PLAN - LANDSCAPE TYPES
1:1500



Works 4C II	Description	Maximum Dimensions	
		Depth / Height (m)	Maximum Depth / Height (m)
CW1	Fill A - Road and Landscaping	10.0	13.0
CW2	Fill B - Waste Reception	10.0	13.0
CW3	Excavation Works C - Ash Bunker	Details to be finalised	
CW4	Excavation Works D - Waste Bunker	13.1	
CW5	Excavation Works for Attenuation Tank 1	3.0	5.0*
CW6	Excavation Works for Attenuation Tank 2	3.0	4.0*
CW7	Excavation Works for Attenuation Tank 3	3.0	4.0*
CW8	Excavation Works for RRF	2.0	3.0
CW9a	Excavation Works for Existing EFW	15.0	
CW9b	Fill C - Existing EFW	15.0	
CW10	Reprofile of Enfield Ditch to Reinstate Flood Plain	Details to be finalised	
RW1	Landscape Retaining Wall	Details to be finalised	
ER1	In-Ramp Structure	Details to be finalised	

Note
* Based on depth to the surface level of the London Clay

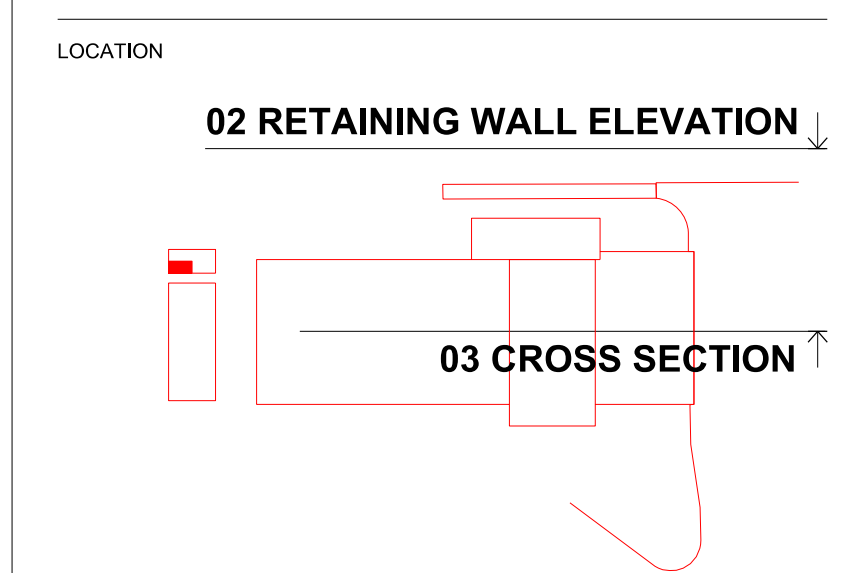


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DRAWING KEY

- APPLICATION BOUNDARY
- EXCAVATION WORKS
- HORIZONTAL DEVIATION LIMIT
- EXCAVATION FOR ATTENUATION TANKS
- FILL
- RETAINING STRUCTURES



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DRAWING
**PROPOSED WORKS PLAN
4C II - LANDSCAPE**

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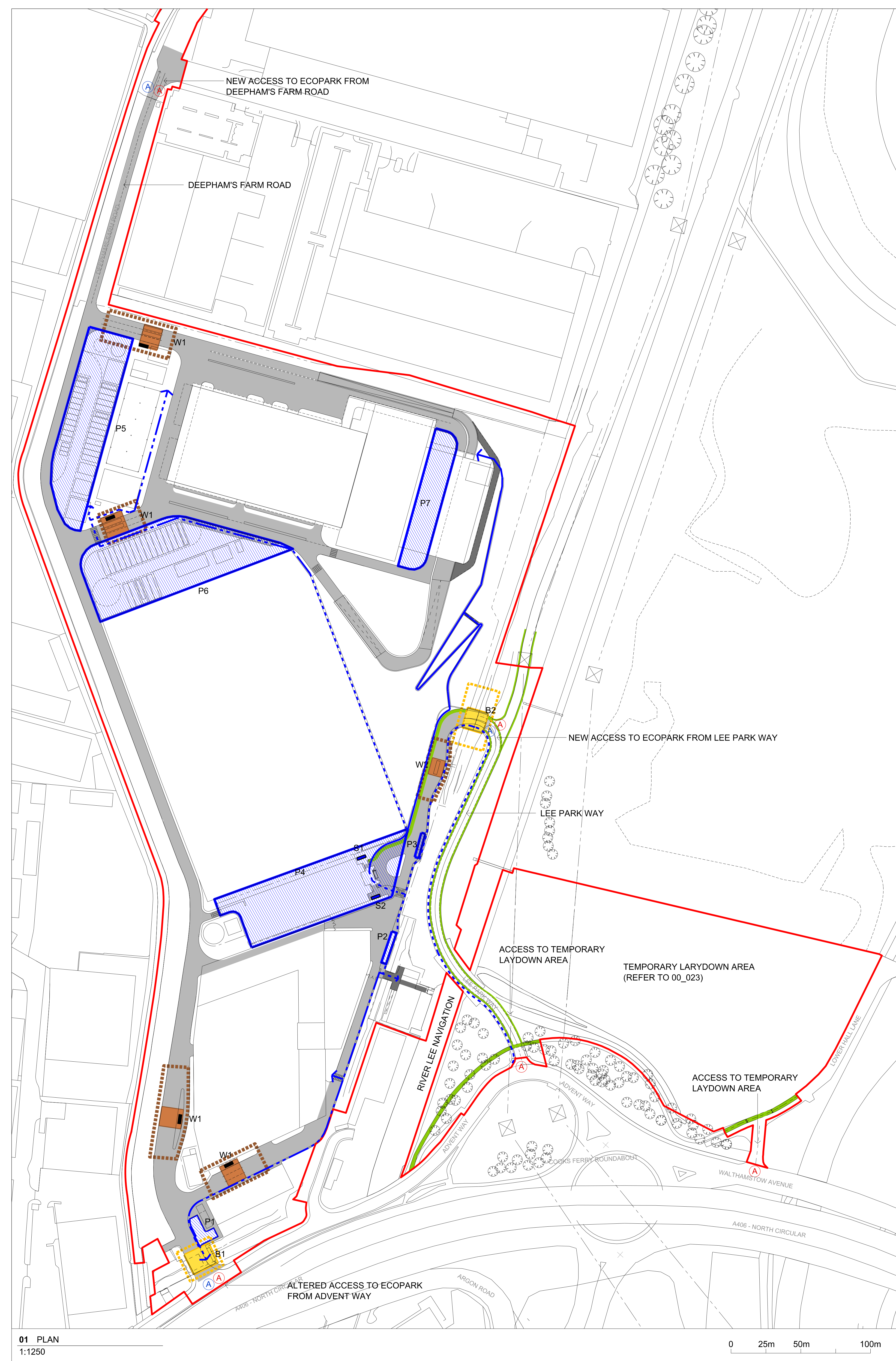
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01 PLAN
1:1250

Parking (Proposed)

Zone	Description	Total no. car parking spaces	Cars				Provision for electrical vehicles	Passive provision or electrical vehicles	Other		Cycle	
			Standard car spaces	Accessible parking spaces	Enlarged accessible spaces	Coach/mini-bus			Motorcycles	Staff	Visitors	
P1	Security Gatehouse parking	4	4									
P2	Ecopark House - Accessible parking	3		2	1							
P3	Coach drop-off							1				
P4	Central Parking	126	80	5	2	26	13	1	6	19	7	
P5/P6	Operational Vehicles parking	n/a										
P7	ERF - Accessible parking	10		7	3			1				
Total		132	73	14	6	26	13	3	6	19	7	

Cycle Shelters

Cycle Shelters	Description	Length (m)	Width (m)	Height (m)
S1	Cycle shelter for Staff in Central Parking zone			Details to be finalised
S2	Cycle shelter for visitors in Central Parking zone			Details to be finalised

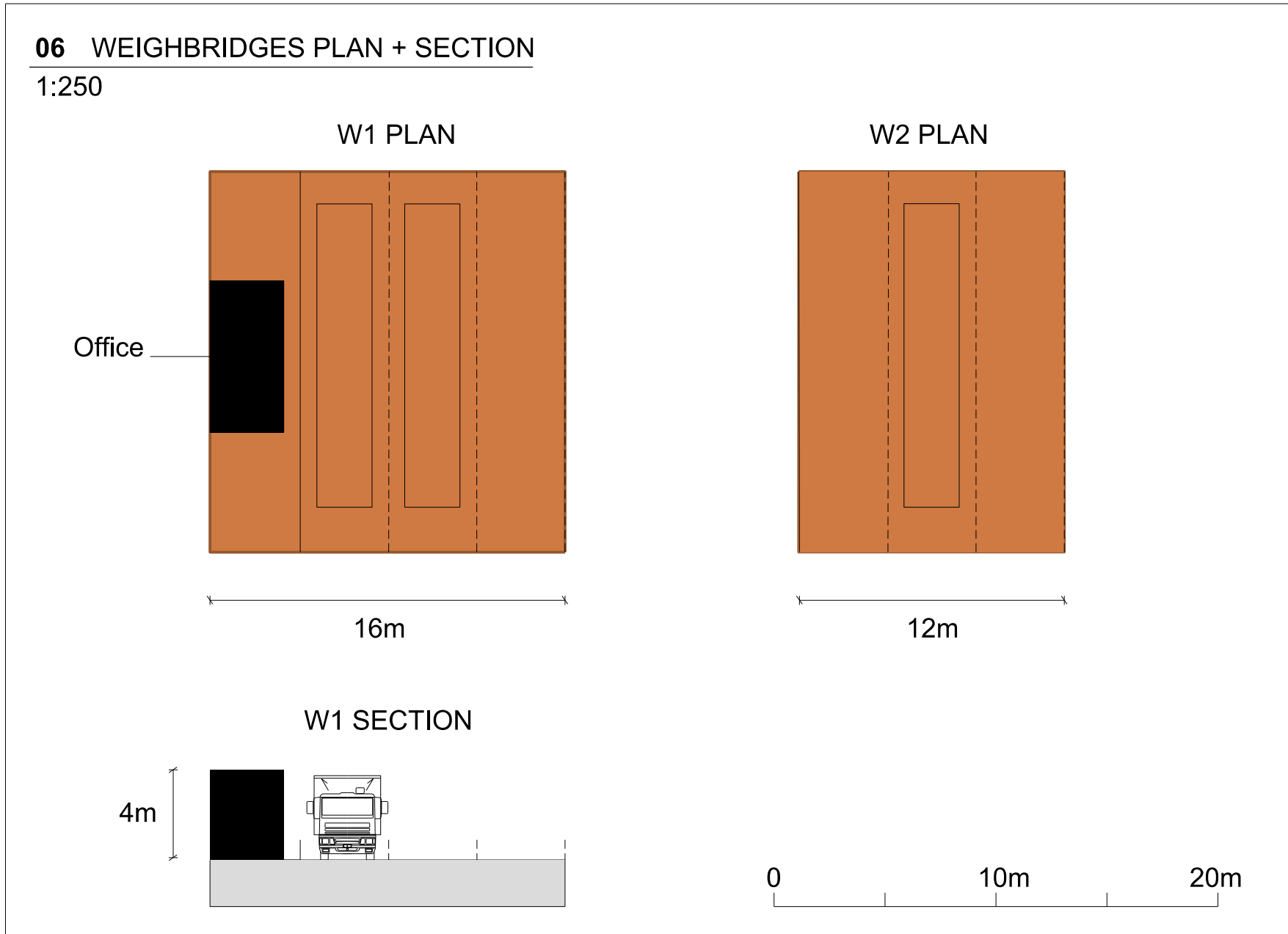
Bridges

Number	Description	Length (m)	Width (m)	Height (m)
B1	New Bridge widening of southern entrance to site	8.1 (Clear Span)	9.0	n/a
B2	Entrance from Lee Park Way over Enfield Ditch	15.0 (Clear Span)	14.5	n/a

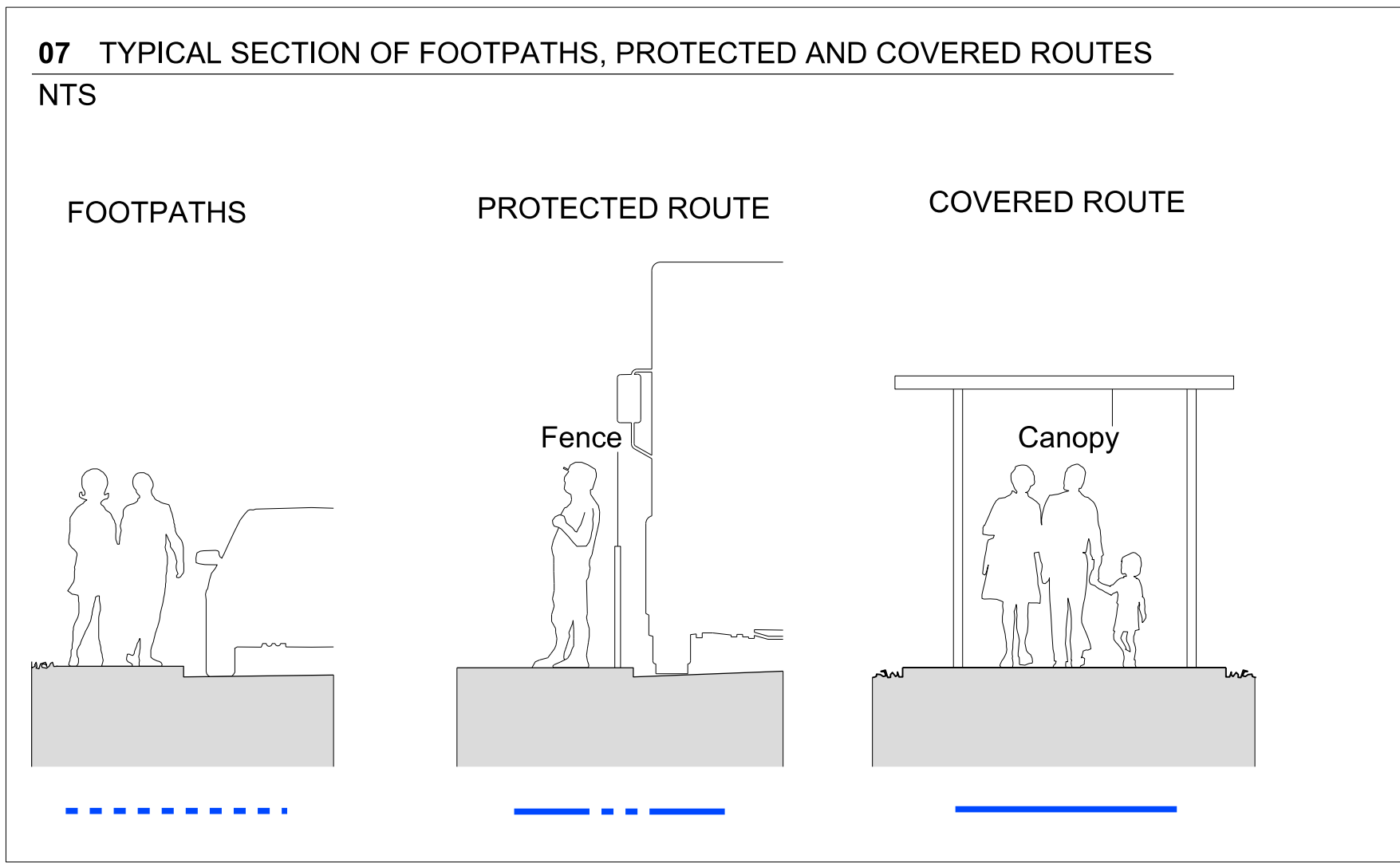
Weighbridges

Type	No. Weighbridge Lanes/Type	No. By-pass Lanes/Type	No. Weighbridge Offices/Type	Dimension Total width required (m)
Type W1	2	1	1	16
Type W2	1	2	0	12

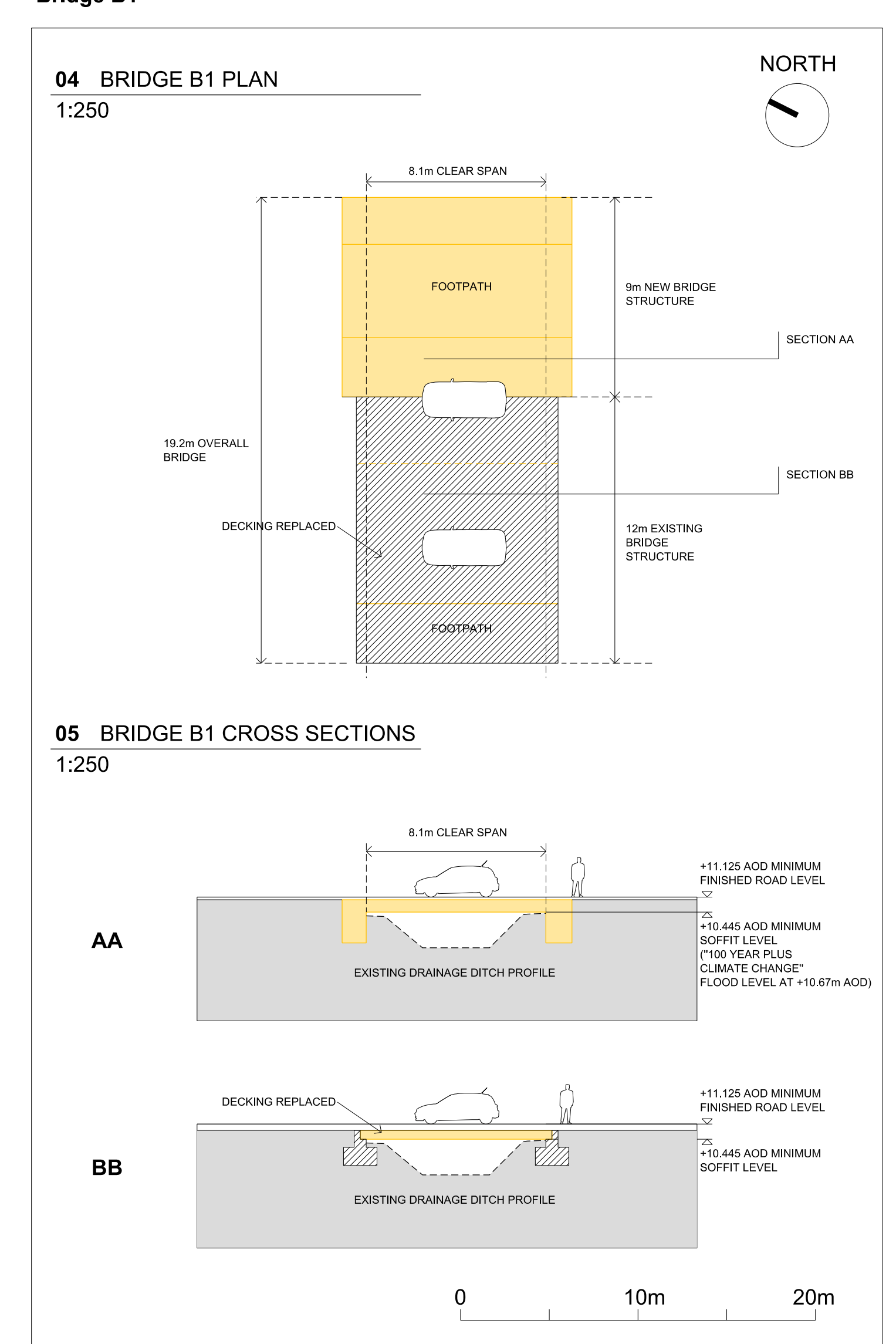
Weighbridges



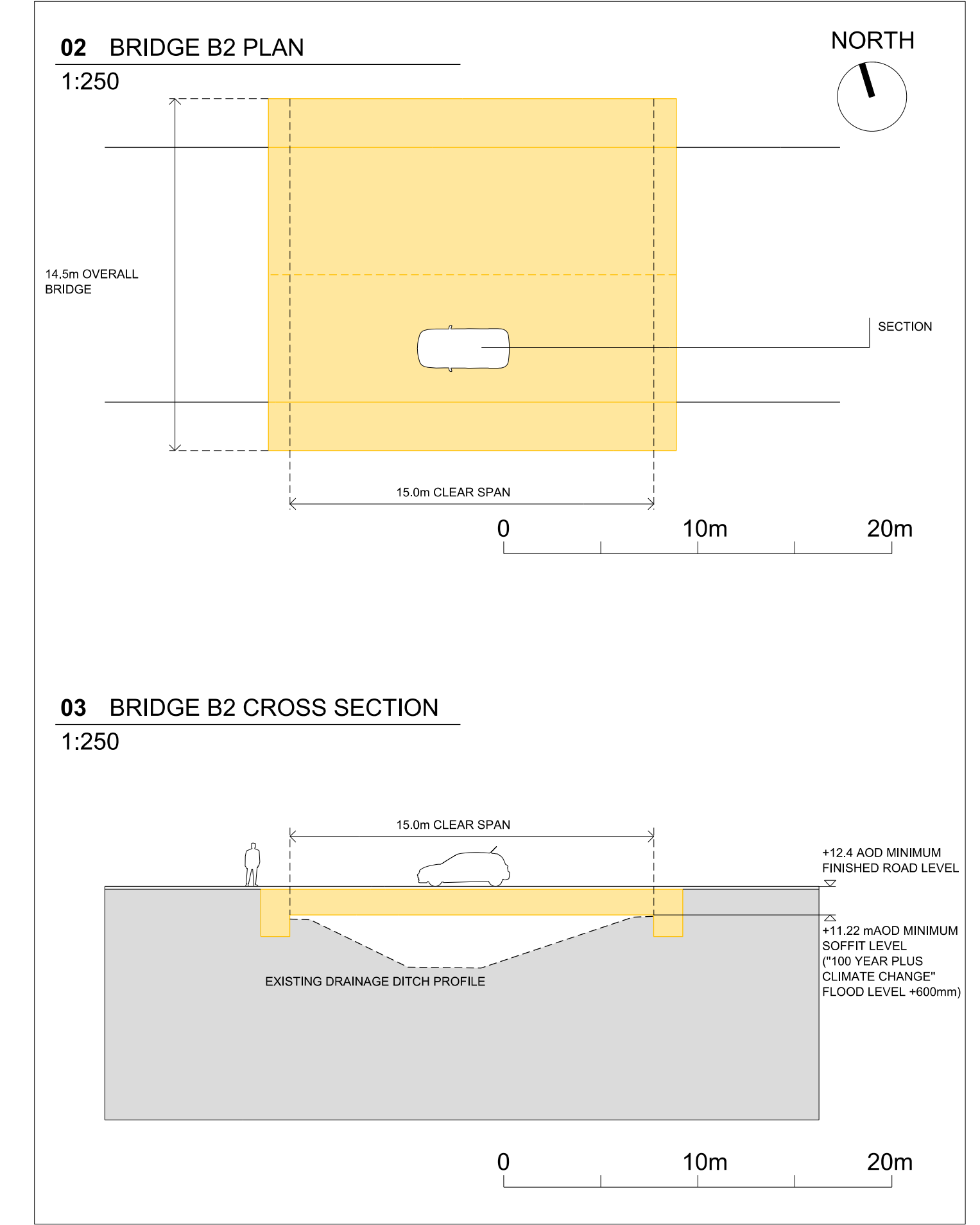
Footpaths



Bridge B1



Bridge B2



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DRAWING KEY

- APPLICATION BOUNDARY
- HIGHWAY & FOOTPATH WORKS
- MAINTENANCE + EMERGENCY VEHICLE ACCESS
- PEDESTRIAN ACCESS INTO THE SITE
- VEHICLE ACCESS INTO THE SITE
- FOOTPATHS
 - FOOTPATHS
 - PROTECTED ROUTE
 - COVERED ROUTE
 - CYCLE PATHS
- BRIDGES
 - BRIDGES
 - HORIZONTAL LIMIT OF DEVIATION
- WEIGHBRIDGES
 - WEIGHBRIDGE, BY-PASS LANES AND OFFICE WHEN INDICATED
 - HORIZONTAL LIMIT OF DEVIATION
- PARKING
 - CORRIDOR PARAMETER
 - BUILDING / STRUCTURE

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4D - ACCESS AND CIRCULATION

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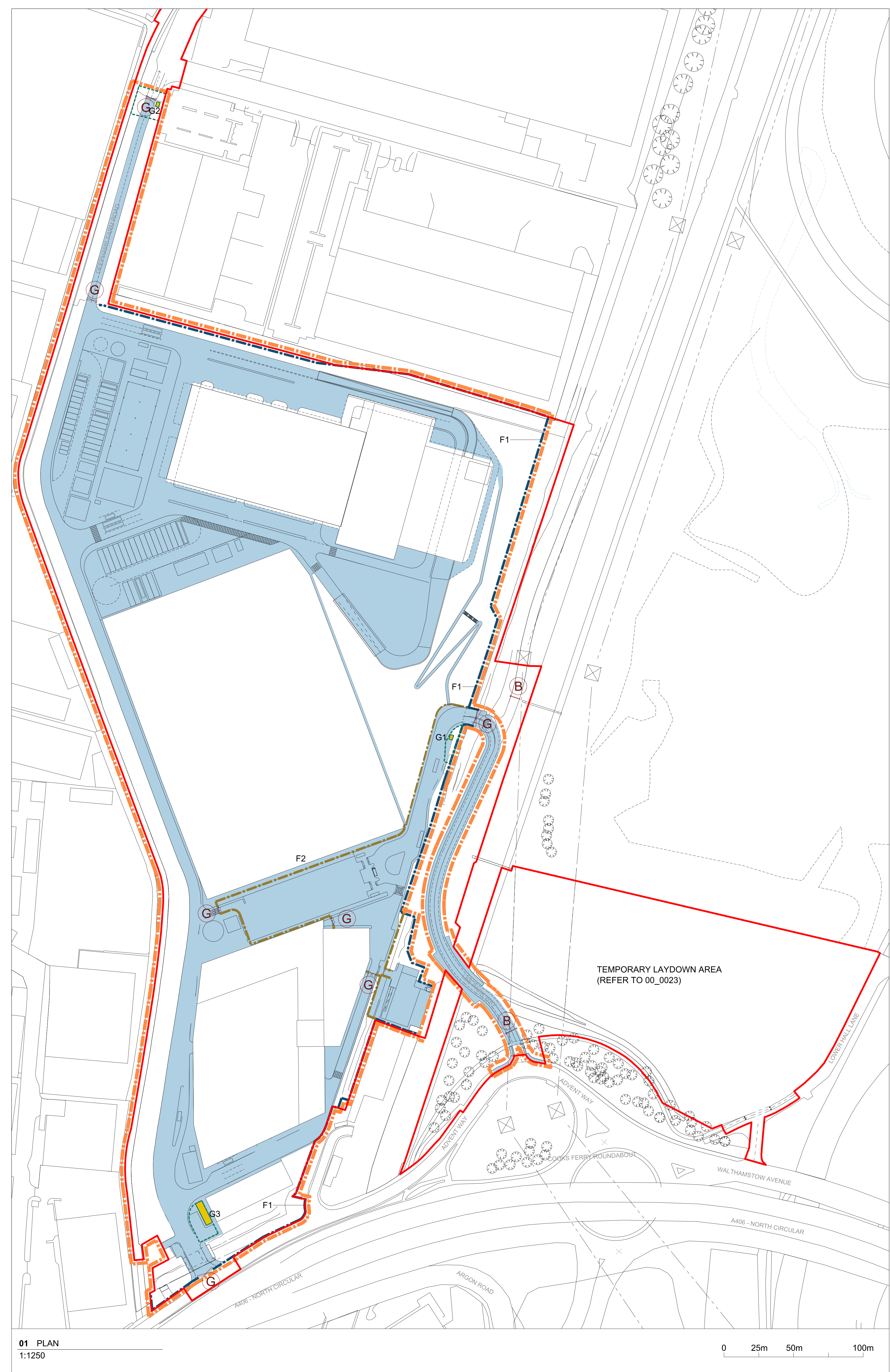
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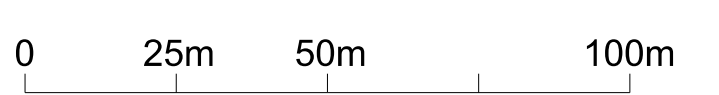
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01 PLAN
1:1250



Gatehouses

	Description	Maximum Dimension			
		Length (m)	Width (m)	Height (m)	Vertical Deviation (m)
G1	Lee Park Way (East)	4.0	3.0	4.0	+3.0
G2	Deephams Farm Road (North)	4.0	3.0	4.0	+3.0
G3	Advent Way (South)	18.0	5.0	8.0	+3.0

Fence

	Description	Maximum Dimension
		Height (m)
F1	SITE PERIMETER FENCE	3.0
F2	INTERNAL FENCE	3.0

CCTV

Description
Details to be finalised. Provision to be site-wide, including Lee Park Way

Lighting

Description
Details to be finalised. Provision to be site-wide, including Lee Park Way

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↑

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DRAWING KEY

- APPLICATION BOUNDARY
- - - ZONE REQUIRING CCTV COVERAGE
- ZONE REQUIRING LIGHTING

GATEHOUSES

- BUILDING / STRUCTURE
- HORIZONTAL LIMIT OF DEVIATION

FENCE

- - - EXTERNAL FENCE LINE
- - - INTERNAL FENCE LINE

BARRIER (B)

GATE (G)

REVISION

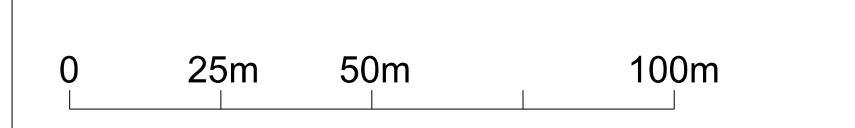
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PROPOSED WORKS PLAN
4E - SECURITY AND LIGHTING

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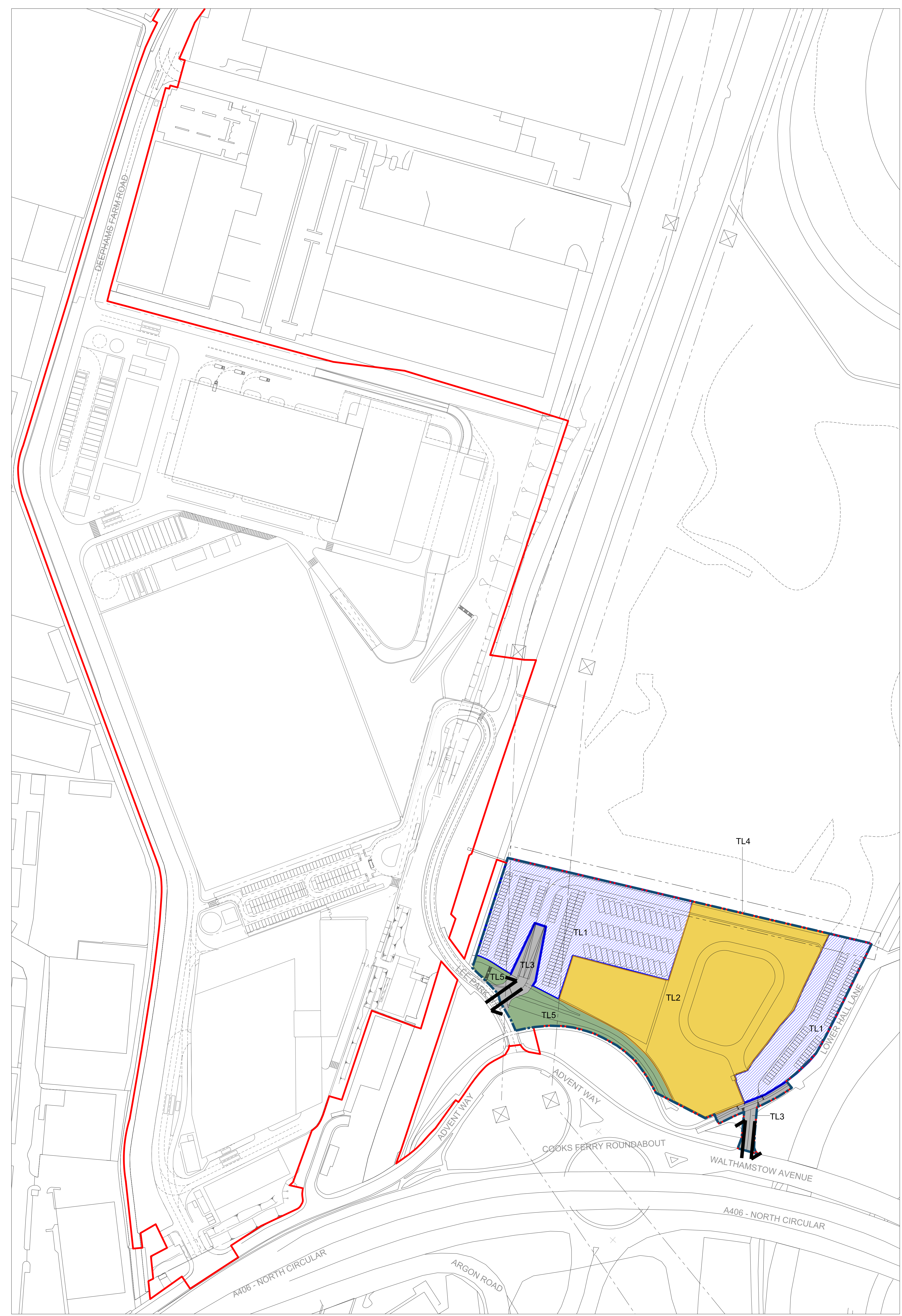
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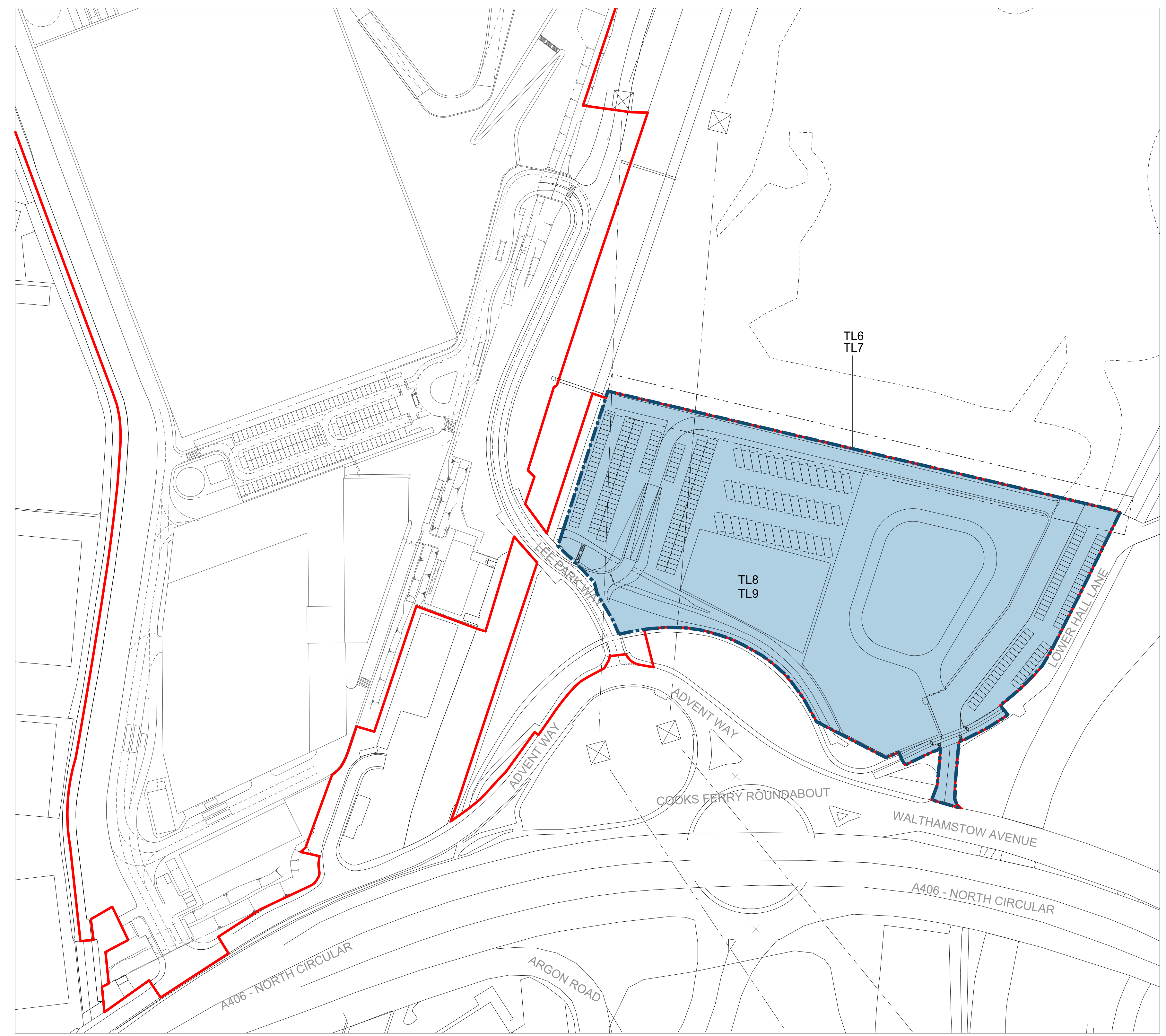
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01 PLAN
1:1250

Works 5	Description	Maximum Dimensions		
		Footprint (m2)	Height (m)	Floor Space (m2)
TL1	Parking	13 301.6	N/A	
TL2	Site Accommodation, Storage and Fabrication	15 064.4	14.0	3 000
TL3	Access Route	Details to be finalised		
TL4	Fence	N/A	3.0	
TL5	Slope	N/A		
TL6	Surface Water Drainage / Water Attenuation	Details to be finalised		
TL7	Utilities: Utility Network Connections or On-site Supply	Details to be finalised		
TL8	Zone Requiring Lighting	Details to be finalised		
TL9	Zone Requiring CCTV Coverage	Details to be finalised		



02 PLAN
1:1250

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- DRAWING KEY
- APPLICATION BOUNDARY
 - FENCE LINE
 - ↔ ACCESS POINT
 - SITE ACCOMMODATION, STORAGE AND FABRICATION AREA
 - ▨ PARKING AREA
 - ACCESS
 - ▨ LIGHTING / CCTV AREA

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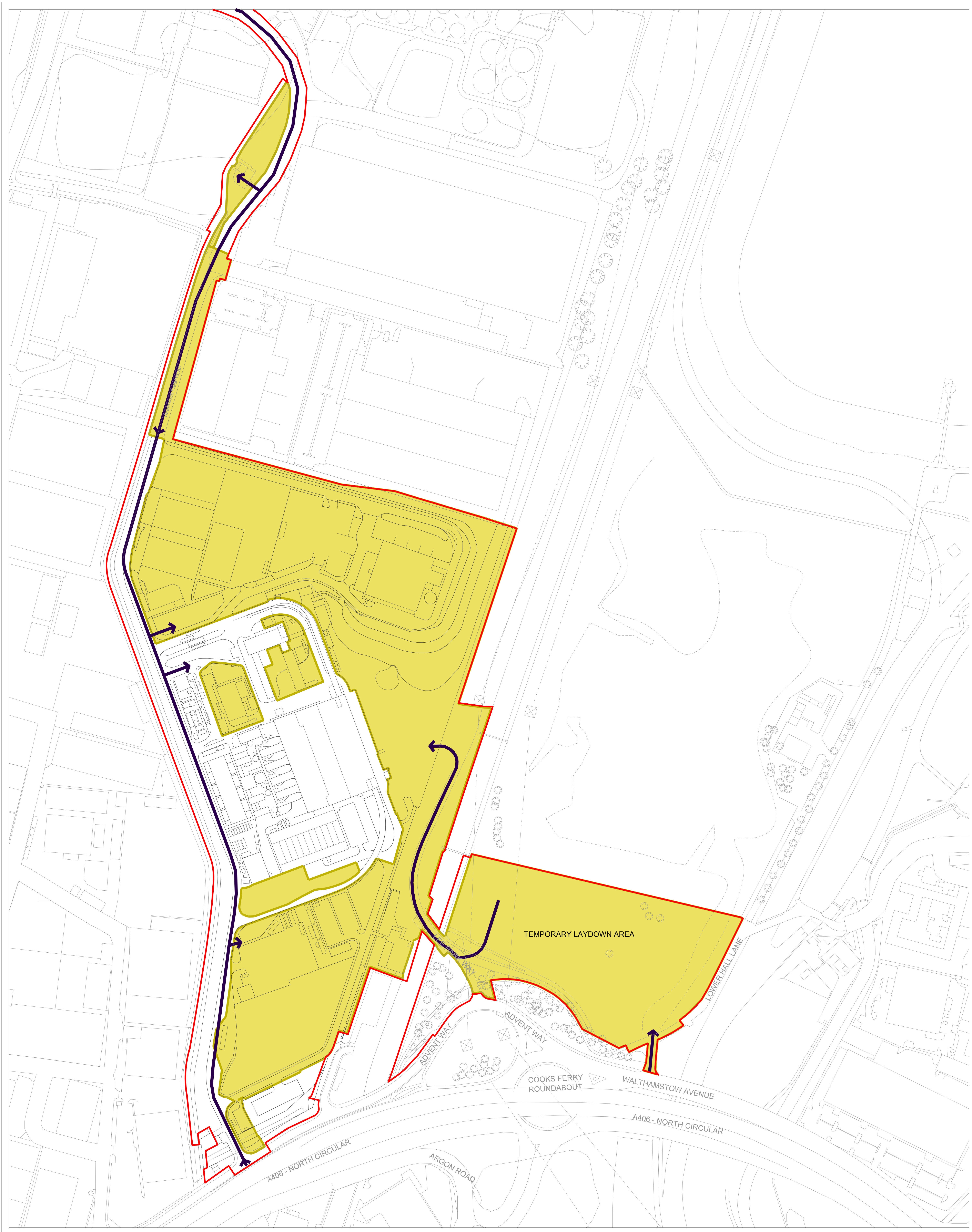


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**PROPOSED WORKS PLAN
5 - TEMPORARY LAYDOWN AREA**

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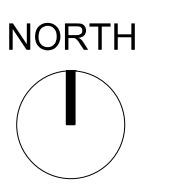
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01 PLAN
1:1500

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- DRAWING KEY
- APPLICATION BOUNDARY
 - SITE PREPARATION AND DEMOLITION
 - CIRCULATION AND ACCESS TO WORKS SITE

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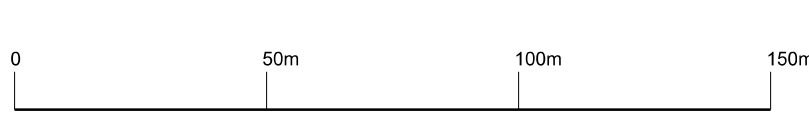
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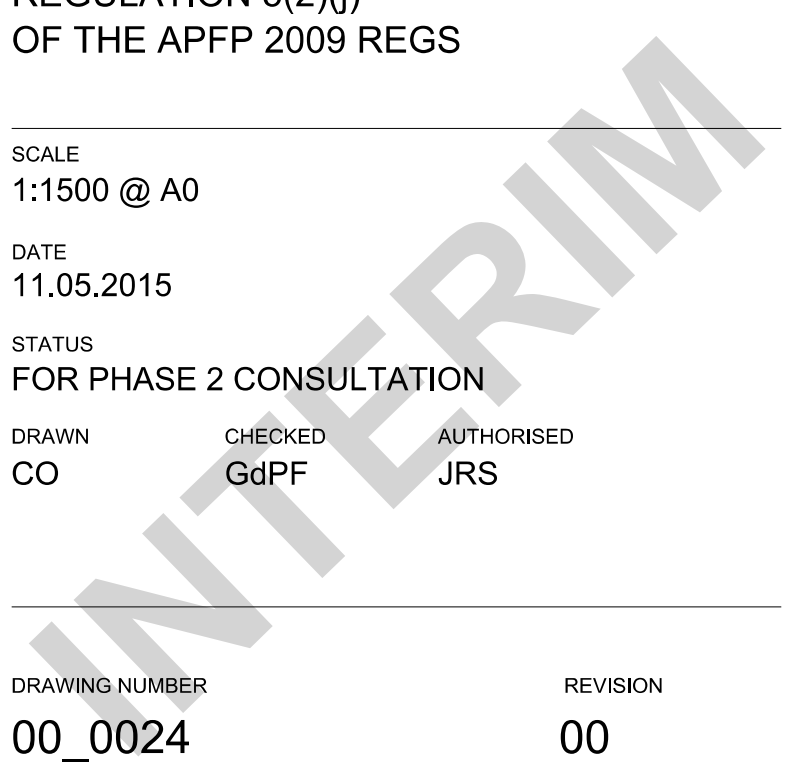


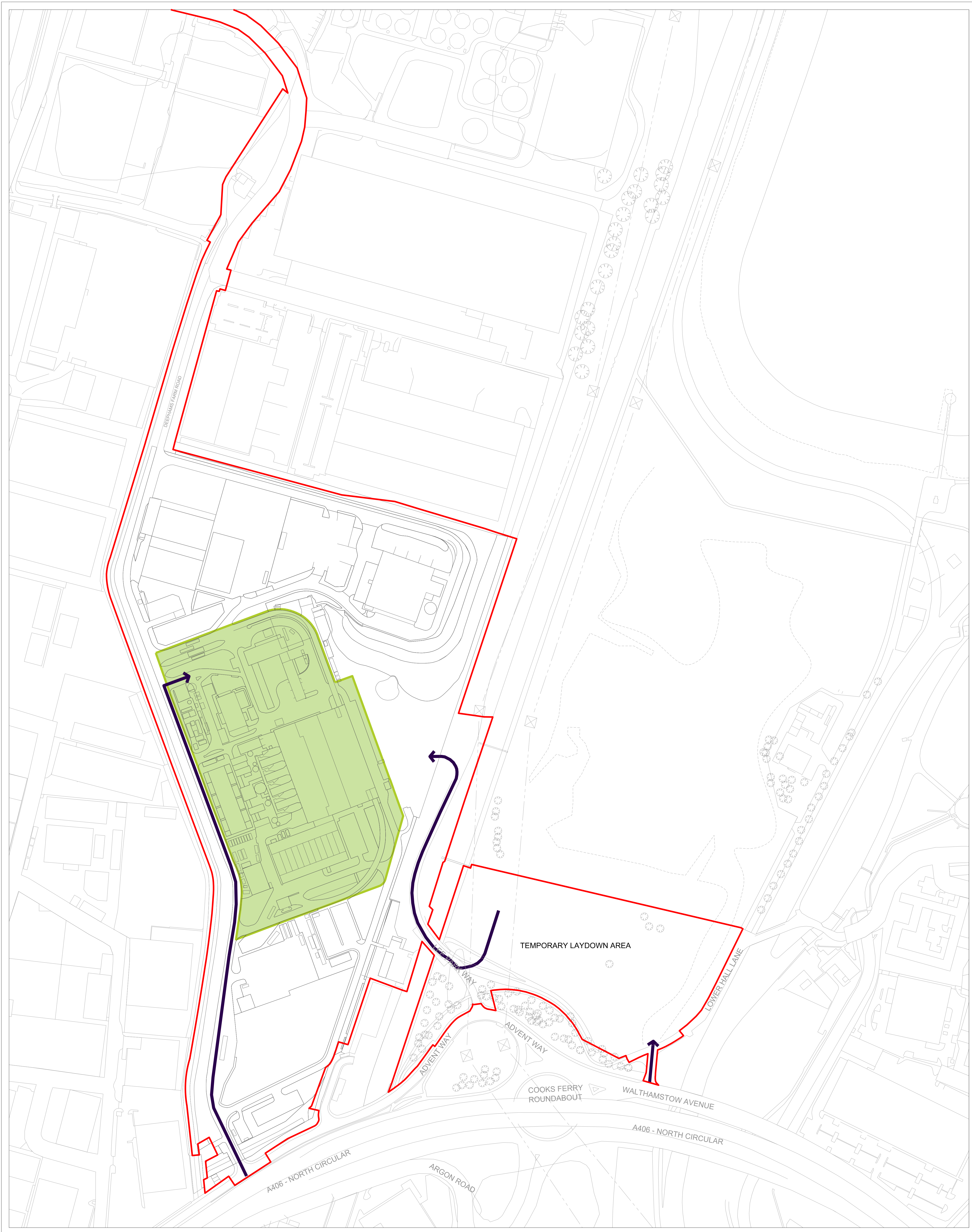
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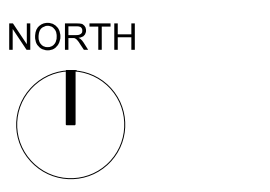
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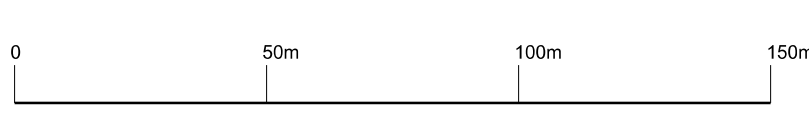
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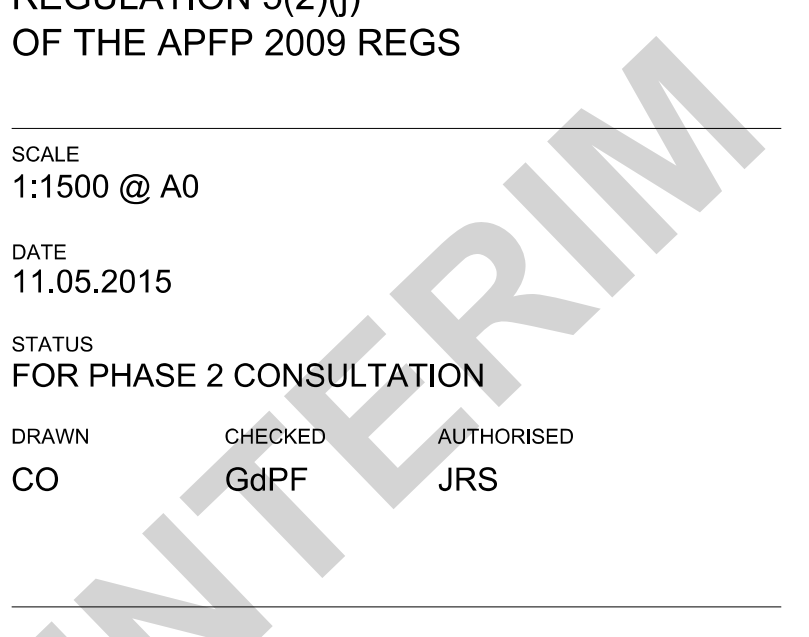
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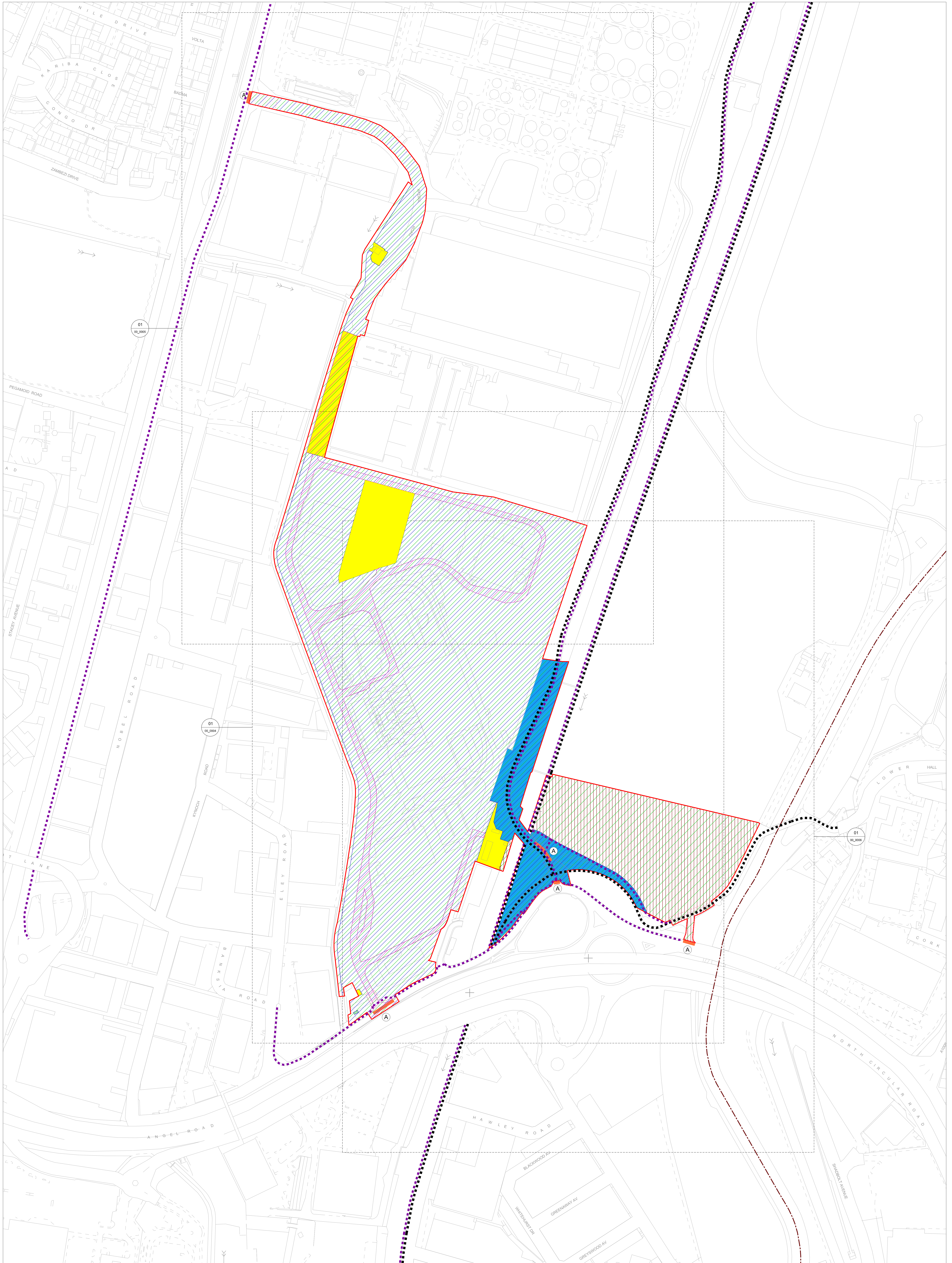
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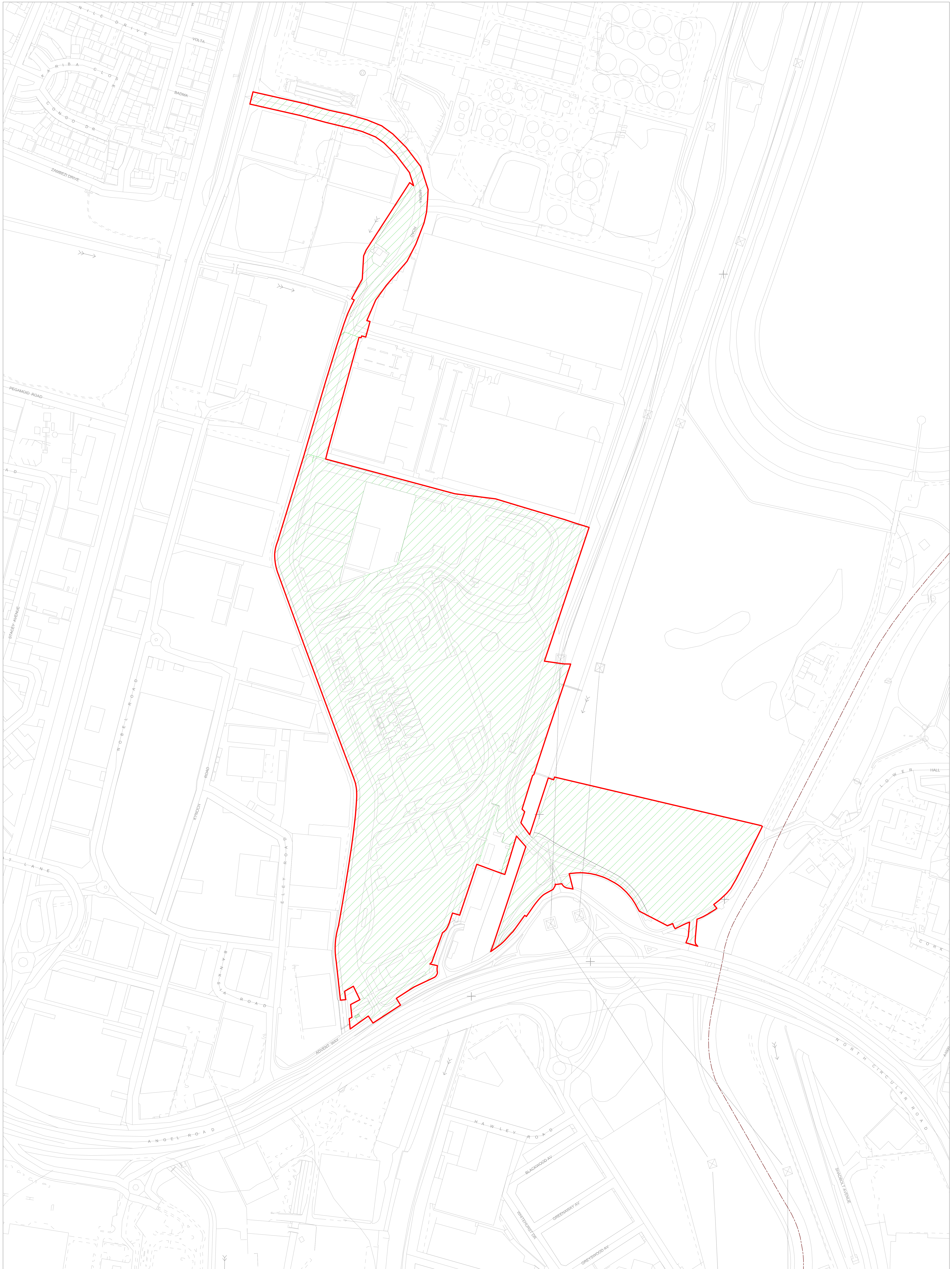
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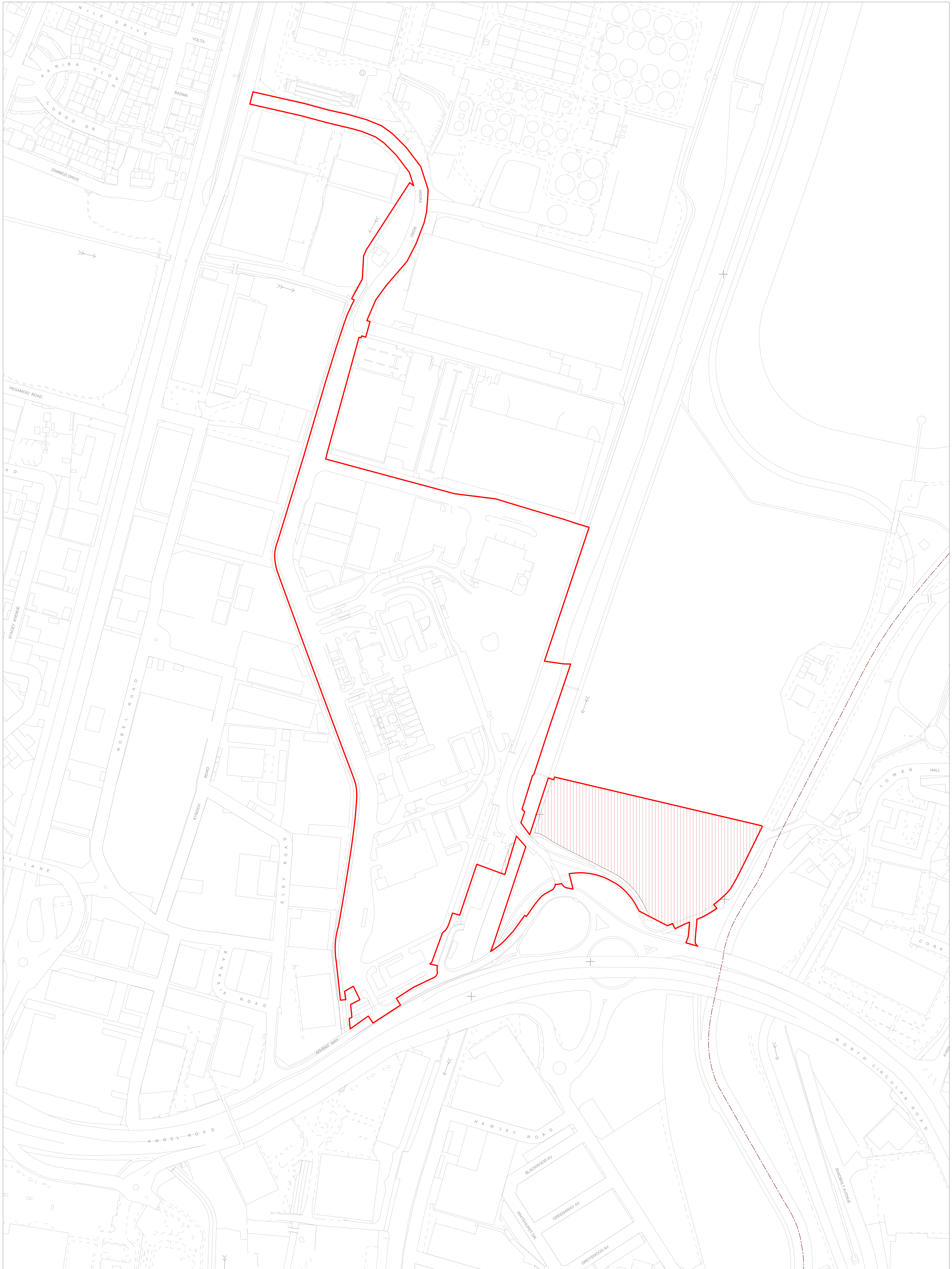
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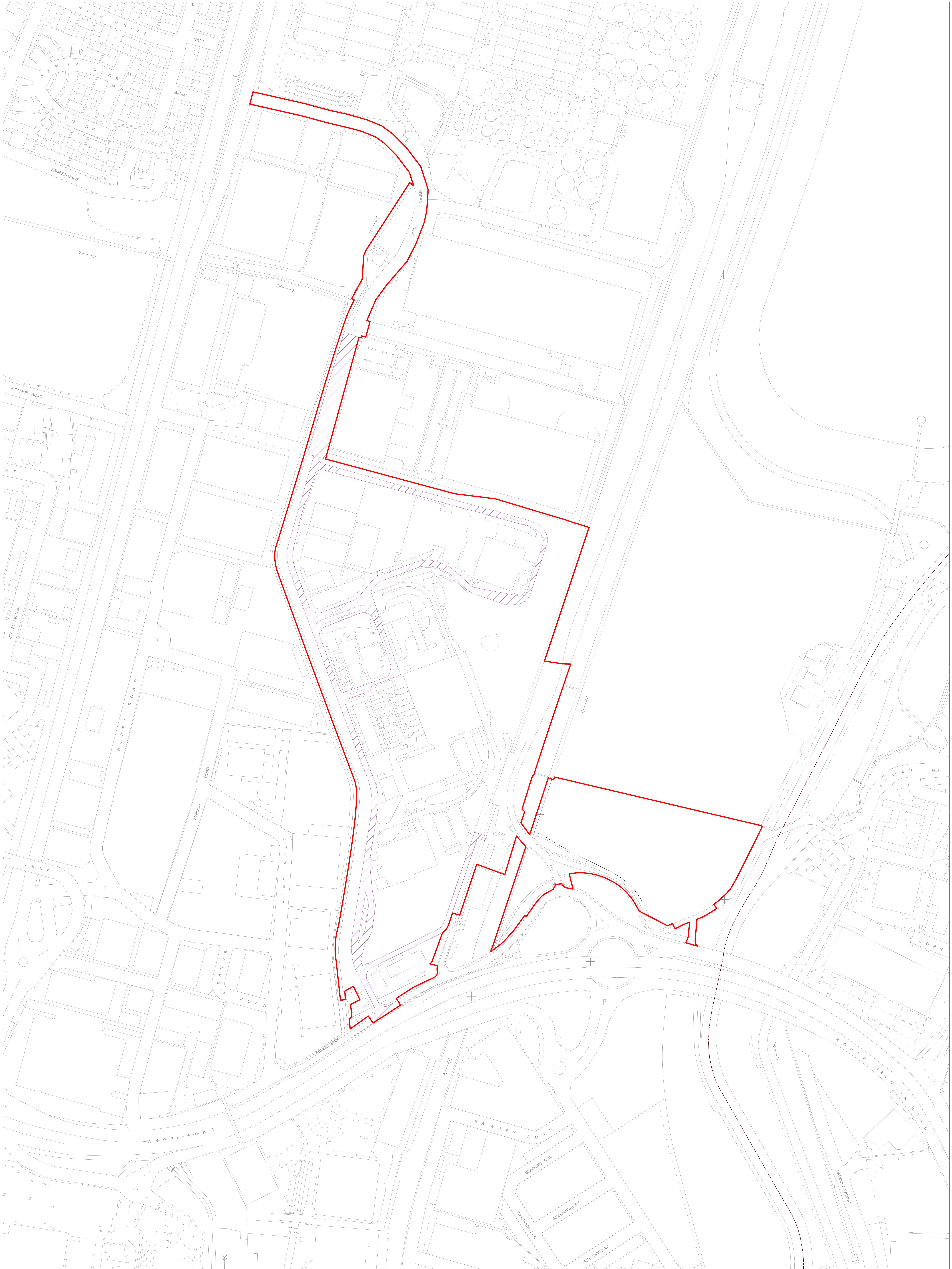
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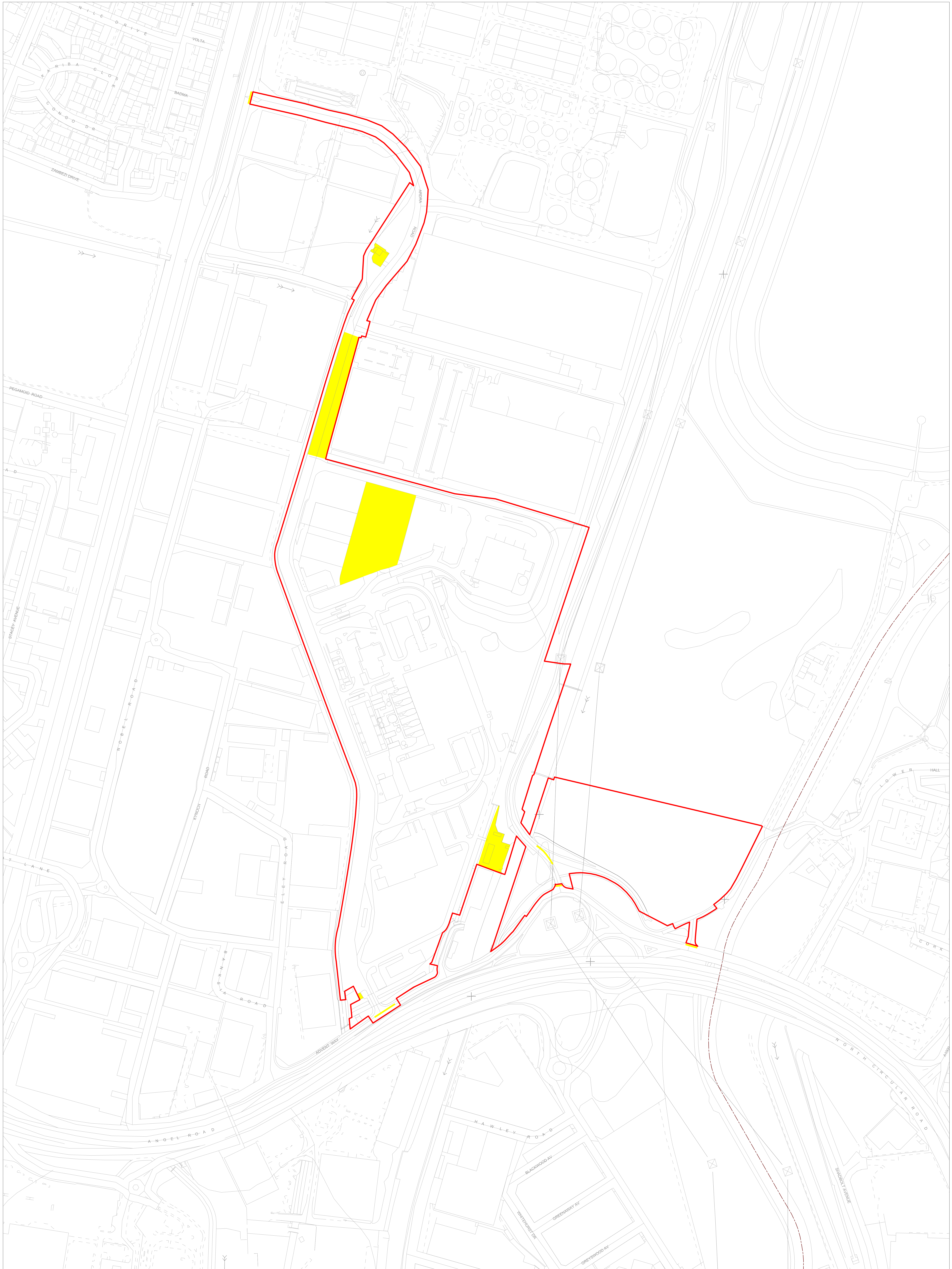


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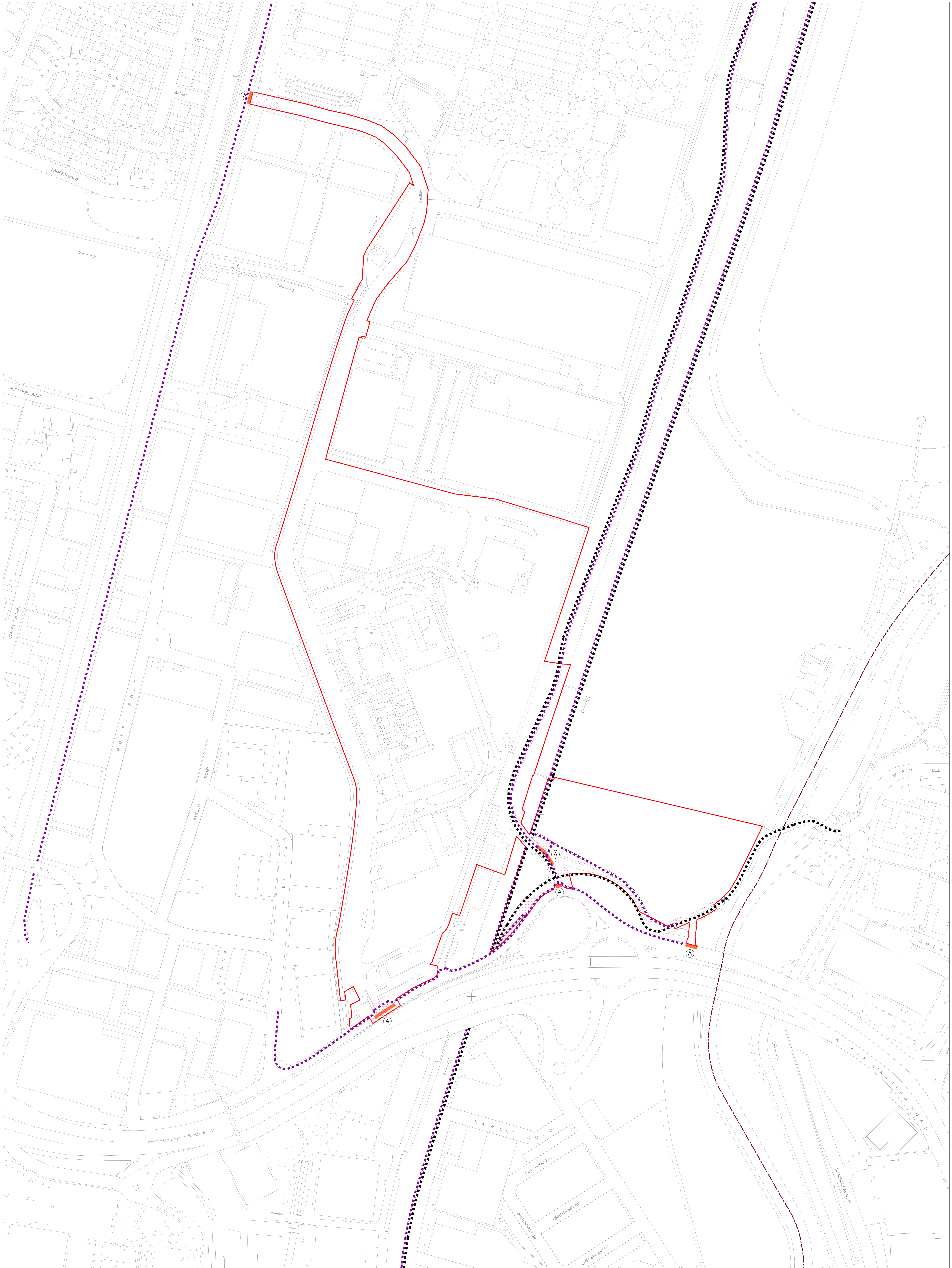
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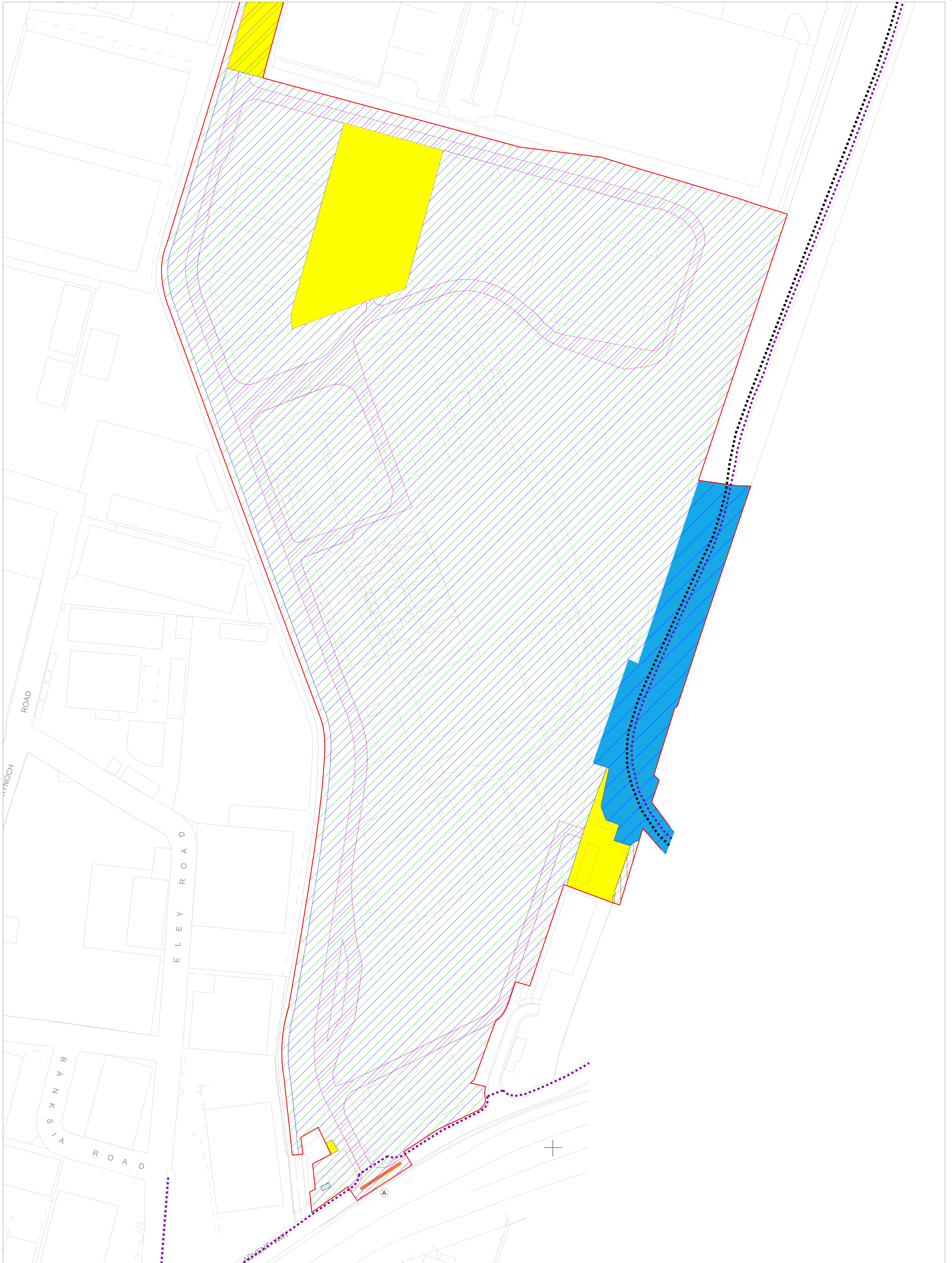


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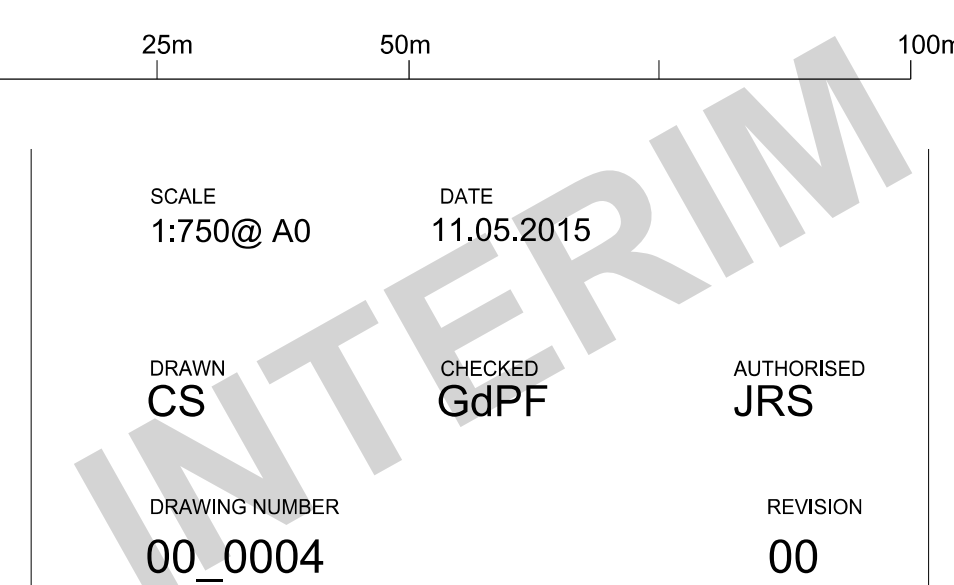
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 - EXISTING FOOTPATHS
 - ZONE OF DIVERSION OF FOOTPATH
 - (A) ACCESS TO THE HIGHWAY

- ▨ TEMPORARY EXTINGUISHMENT OF PRIVATE AND STATUTORY RIGHTS AND RESTRICTIONS
- ▨ TEMPORARY USE OF LAND
- ▨ PERMANENT EXTINGUISHMENT OF PRIVATE AND STATUTORY RIGHTS AND RESTRICTIONS
- ▨ COMPULSORY CREATION OF PERMANENT RIGHTS
- ▨ COMPULSORY ACQUISITION OF LEASEHOLD AND FREEHOLD LAND
- ▨ SPECIAL CATEGORY LAND

REV.	DATE	FOR
00	11.05.2015	ISSUE FOR PHASE 2 CONSULTATION

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NORTH LONDON WASTE AUTHORITY

nlwa
 NORTH LONDON HEAT AND POWER PROJECT
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DRAWING
 LAND PLAN LAYDOWN AREA

PURSUANT TO REGULATION 5(2)(i) OF THE APFPP 2009 REGS

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