

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0246

Ward: Tottenham Hale

Date received: 05/02/2009

Last amended date: N / A

Drawing number of plans: 07374/100 - 107 incl., 110 - 113 incl., 200 - 203 incl., 300, 301, 400, 401, 402, 404, 405, 406, 408, 409, 410, 413; 400 - 426 incl., 3000 - 3004 incl. (all PL05); 3009 PL05, 3010 PL04, 3011 PL04, 3012 PL05, 3013 PL05, 3014 PL05, 3015 PL05, 3016 PL04.

Address: GLS Supplies Depot, Ferry Lane N17

Proposal: Reserved matters application in relation to outline consent HGY/2006/1177 and amended outline consent HGY/2007/2250 for Block C of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

Existing Use: The consented basement for Block C (for car and cycle parking, refuse storage and services) is currently under construction.

Proposed Use: A1/2/3/4/5, C3, D1

Applicant: Newlon Housing Trust

Ownership: Lee Valley Estates

PLANNING DESIGNATIONS

Tube Lines UDP 2006 Archeological Importance Road Network: Borough Road

Officer Contact: Artemis Christophi-Turner & Justin Boojj

RECOMMENDATION

GRANT PERMISSION to discharge condition 1, 4, 5, 6, 8, 11, 12, 42, 59 and 60 (excluding basement, which were previously approved), subject to revised sec. 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site is located on the north-western border, forming part of a larger 4.8-hectare site, formerly known as the GLS Depot Site. Until recently, this site was occupied by a predominantly single-storey 1950's warehouse. Specifically, the application site is located north-east of Tottenham Hale Station, which is an important interchange, connecting the London

Underground Victoria Line with the north-south railway that links London Liverpool Street with Stansted Airport.

Block C is situated in the centre of the Hale Village Masterplan, which relates to the proposed redevelopment of the former GLS Depot site. Block C1 fronts onto Hale Crescent to the south (the retail street within the development) and Block C2 fronts onto the Linear Park to the north. The east and west facades of Blocks C1 and C2 front onto Acorn Street and Brook Street respectively (both are internal roads within the Masterplan). The site slopes down in a north-eastern direction.

This application also does not include details of below-ground development, as details of a basement and foundations at Block C have already been approved as part of the 'Podium' scheme.

PLANNING HISTORY

HGY/2007/1177 - Outline Permission was issued on 9 October 2007 for the following development on the former GLS Depot site:

“Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application).”

This permission included 68 Conditions and it was also accompanied by the relevant 'Section 106' agreement. The current proposal falls within Condition 25's overall quantum of permitted floorspace *“the quantum of built floorspace across the development shall not exceed a total of 135,000 square metres gross floorspace comprising:”*

- Residential (Class C2/C3) 97,500 square metres/1210 units
- Employment (Class B1) 3,200 Square metres
- Retail (Class A1/A2/A3/A4/A5/B1) 5,500 Square metres
- Health care (Class D1) 600 square metres
- Creche (Class D1) 600 square metres
- Hotel (Class C1) 3,200 square metres/100 rooms
- Primary School (Class D1) 5,300 square metres
- Student Accommodation (Class D2) 700 rooms

The following planning history occurred since the Outline permission in 2007:

HGY/2007/2099 - 'The Podium' basement and Energy Centre were granted consent on the 21st December 2007. This relates to the basement level of Block C, as well as the basement of surrounding Blocks SW, SE and Pavilions 1 and 2 as well as the Energy Centre north-west of Block C.

HGY/2007/2203 - A reserved matters application regarding a building at Block W, west of Block C, was approved on 21st December 2007. The scheme will provide 687 student rooms and associated facilities, retail units on the ground floor split-level courtyard and linking the entrance to the building with internal circulation and communal spaces.

HGY/2008/1970 - A reserved matters application regarding a building at Block NW1, north-west of Block C, was approved on 31st December 2008. This scheme will provide 102 affordable dwellings (71 social rent and 31 intermediate units), set around a central courtyard.

HGY/2008/1971 - A reserved matters application regarding a building above the podium at Block SE, south of Block C, was approved on 31st December 2008. This scheme will provide 3,406m² office space on the ground floor over the entire footprint of the site, with 154 'shared-ownership' flats above.

HGY/2008/0869 - A reserved matters application regarding Block C was submitted on 28th April 2008, for a scheme comprising 68 private residential units and 64 social rented residential units all with access to private and communal gardens and terrace, 945 m² of high quality retail divided into two units and 514m² medical health centre over ground and mezzanine levels. This scheme proposed both private and affordable housing in full compliance with the section 106, but the scheme also proposed a significant increase in building height, while providing a number of dwellings that would not meet the Council's space standards. After Haringey Planners raised a number of design concerns, the application was withdrawn on 4th February 2009.

HGY/2009/0295 - In addition to this current application, a concurrent application for Block N, north of Block C, has been submitted, comprising 176 affordable dwellings set around a central courtyard.

The site's planning history dating back to before the outline permission was granted, was documented in detail in the officer report of outline application HGY/2006/1177.

DETAILS OF PROPOSAL

The reserved matters application seeks to discharge conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 of original outline consent (ref: number HGY/2006/1177) and amended outline consent (ref: number HGY/2007/2250). The conditions that are the subject of this are as follows:

- Condition 1: Particulars of a) design, b) external appearance, d) means of enclosure, f) landscaping
- Condition 4: Wheelchair access and Lifetime Homes standards
- Condition 5: Details of Buildings and Areas
- Condition 6: Materials
- Condition 7: Security
- Condition 8: Planting & Layout
- Condition 11: Design Code Compliance
- Condition 12: Storage and collection of refuse
- Condition 42: Environmental Sustainability Plan
- Condition 59: Specification of planting scheme, including locally native plant species, of UK genetic origin
- Condition 60: Landscape Management

Block C will architecturally appear as a single block, but for management purposes will be split into Block C1 and Block C2. The building will comprise a total of 110 affordable housing units consisting of one, two, three and four bedroom units. 52 intermediate rent units are proposed within Block C1 and 58 social rent units within Block C2. The proposal for the housing mix below has been discussed at strategic level with the Housing and Communities Agency and at a local level with Haringey's Housing Department.

| | Intermediate Rent (C1) | Social Rent (C2) |
|--------------|-------------------------------|-------------------------|
| 1 bed | 35 | 10 |
| 2 bed (3p) | 5 | 5 |
| 2 bed (4p) | 12 | 20 |
| 3 bed | 0 | 11 |
| 4 bed | 0 | 12 |
| Total | 52 | 58 |

The ground floor of Block C1 will comprise a Healthcare Centre of 600m² GEA (in accordance with the s106 agreement) and two retail units totaling 1,100m² GEA. A further planning submission may in future be required for the approval of further design details once there is confirmation of the intended use of the retail and Health Centre units. Such submissions may relate to shop frontage and signage (e.g. if projecting or illuminated), blinds and shutters, or to any required ventilation/extraction. The reserved matters application for Block C proposes a total of 2,034.7m² of accessible amenity space, provided in the form of balconies, private gardens, a communal courtyard and communal roof terraces, which equates to an increase of 1,242m² from the masterplan. In addition, 1,141m² of non accessible green roofs are proposed. A total of 181 cycle spaces are allocated for future residents, all of which would provided within the basement beneath the Block, which does not form part of this application scheme, although it provides access to cycling storage. 78 spaces are proposed beneath Block C1 and 103 spaces beneath Block C2. This provision exceeds LB Haringey's minimum standards by 71 spaces.

The internal layout has been designed to accord with the principles of the Design Code, therefore no single aspect north facing flats occur.

In accordance with condition 4 of the outline consent, 100% of the units have been designed to Lifetime Homes Standards and at least 10% of units (total of 12 units) are capable of being converted to accommodate wheelchair access.

Compliance with Outline Consent and Design Code

Building Uses

The residential, retail and health uses proposed by the reserved matters application are in accordance with approved Parameter Plans 01IMP003 Rev B to 01IMP008 Rev B.

Building Layout

The footprint of the Block generally accords with the footprint defined within the Parameter Plans, with the only discrepancy being the position above ground floor of the south wing of Block C1. The south wing from first to third floors is positioned further north than envisaged by the masterplan.

Building Storeys and Heights

The table below provides a comparison between the building storeys and heights established by the Parameter Plans, Design Code and those proposed by the reserved matters application.

| Block | Approved Masterplan Storeys and Height AOD | Approved Design Code Storeys and Height AOD | Proposed Storeys and Height AOD | Change Storeys and Height AOD |
|----------------------------|---|--|--|--------------------------------------|
| South (C1) – east and west | 6 / <30m | 6 / <30m | 7 / 32.9m to parapet / 34.5m to plant | +1 / +3m |
| South (C1) – south link | 4 / <25m | 4 / <25m | 5 / 27.0m to parapet | +1 / +2m |
| North (C2) – east and west | 6 / <30m | 7 / <30m | 7 / 32.9m to parapet / 34.5m to plant | +1 / +3m |
| North (C2) – north link | 4 / <25m | 5 / <25m | 5 / 27.0m to parapet | +1 / +2m |

Block C1 accords with the storey numbers established by the Parameter Plans and Design Code, while Block C2 exceeds the Parameter Plans by a single storey on the north, east and west wings. However, the additional storey on these wings has already been approved by the London Borough of Haringey in the Design Code, which allowed a variation to five storeys in C2 south block and seven storeys in the east and west blocks. This approval was given to ensure that C1 and C2 have the same parapet height, taking account of the fall in topography between C1 and C2 and the need for C1 ground floor retail/medical to have higher floor to ceiling heights. In accordance with the Design Code, the proposed scheme retains the unified parapet between C1 and C2. The additional height of the north, south, east and west blocks above the Building Heights Parameter Plan is required to accommodate the ground floor retail storey in Block C1, the topography of the site and the Design Code's objective to achieve a consistent roofline between Block C1 and C2.

The proposed increase in height to Block C was not considered by the Environmental Impact Assessment (EIA). Therefore a detailed Daylight Sunlight Assessment has been undertaken by the applicant, in respect of Block C to test the detailed proposals against relevant criteria including those specified in the Design Code.

Section 106

Due to the change, from the private residential uses that were approved in the section 106 agreement (that forms part of the outline permission), to the reserved matters application's proposed affordable residential uses, a revision of the section 106 agreement will be required. This will be processed separately to this reserved matters application.

Haringey Strategic Housing have clarified the following in relation to the change to affordable housing, compared to the outline permission:

“Intermediate Rent tenure requires the units to be let at a maximum of 80% of the prevailing market rent. These units will provide an additional form of tenure not provided under the previous affordable housing mix that included only affordable rent and shared ownership. The Intermediate Rent units will add diversity to the overall development and by agreement with the provider, Newlon Housing Trust, will be targeted at providing housing at below market rents in priority order to: Key Workers, existing Haringey social tenants (both LA and RSL), people living in temporary accommodation provided by LBH, people with an accepted homelessness duty, and people on the LBH housing register with a priority need. The rents will be capped at a maximum of 80% of the local market rents for comparable dwellings and subject to periodic review to ensure that the cap is not exceeded. Intermediate Rent is a tenure introduced by the Housing Corporation (now absorbed into the government's Homes & Communities Agency, HCA) to provide an additional choice between social rent and shared ownership for people who do not wish or were unable to purchase, it was initially intended for key workers but has subsequently been broadened to other people in housing need.”

“Due to the originally agreed level of affordable housing across the entire development being agreed for economic viability reasons at below standard policy level of 50% this increase of 228 units (the total number of additional affordable units within current proposal schemes for Block N and Block C) results in a revised total of affordable still fall within the 50% of units”

“This increased supply will assist greatly in meeting Haringey's housing supply targets and local needs particularly at a time when housing supply is seen to be in sharp decline due to prevailing economic circumstances. The additional 135 family units and 102 units of affordable rent will assist in meeting the borough's targets for the reduction of the use of temporary accommodation for homeless persons and also assist the reducing overcrowding.”

CONSULTATION

Consultation took place with the following individuals and organisations, notwithstanding the consultation exercise at the outline application stage:

| | | |
|--------------------------------------|---|-----------------------------------|
| Haringey Transportation | Stonebridge Boaters | Occupier of 31a Broad Lane |
| Haringey Design | Mr RM Sweeting | Mr AC Sideras |
| Haringey Planning Policy | Richard & Gaynor Hudson | Environment Agency |
| Haringey Waste Management Services | North London Chamber of Commerce | Friends of the Earth |
| Councillor Diakides | Dario Mazzola | New Rivers Action Group |
| Councillor Lister | Tamsyn Wills | London Wildlife Trust |
| Councillor Vanier | Lee Valley Park Authority | Tottenham Civic Society |
| Councillor Thompson | Jarek Gorge | THRASH |
| Councillor Stanton | Ms Erica Hindle | English Heritage |
| Councillor Reith | Charisma Spatial Planning | Thames Water Utilities |
| Councillor Amin | Cloc Ltd | Transport for London |
| Councillor Peacock | Building Design Partnership | CABE |
| Councillor Bevan | Vatan | Crime Prevention Officer |
| Tottenham Hale Residents Association | Kala Sankaran | Greater London Authority |
| Haringey Conservation | Julian Bostock | Government Office for London |
| Natural England | Mr F Greenswood | London Borough of Waltham Forrest |
| Landscape Access Recreation | Occupier of 25 Dawlish Road | Network Rail |
| Lonsdale Metal Company Ltd | Occupier of 3 Earlsmead Road | British Waterways |
| Big K Products Ltd | Melody Luxford | FLAG |
| Friends of Down Lane | Holcombe Mitchley Residents Association | |

The application was validated on the 5th February 2009. It is a significantly revised version of a scheme that was originally submitted on 28th April 2008 and which was withdrawn on 4th February 2009. Haringey Council undertook statutory consultation on both schemes.

RESPONSES

The following responses were received:

Thames Water: Confirmation was received that Thames Water have no observations in addition to those submitted in response to the outline application.

Network Rail: Confirmation was received that Network Rail have no objections to the proposal.

Metropolitan Police Authority: Confirmation was received that the MPA have no objections to the proposal. However, *“the scheme will need to satisfy the layout and specification of a Secured by Design Scheme in order to eventually qualify for an award.”* and a number of issues (i.e. in relation to condition 7) appear to remain unresolved.

Lee Valley Regional Park Authority: Confirmation received that LVRPA have no objections in relation to the application.

Haringey Council Urban Design and Conservation Team: (a full design report was submitted, including the following summary) *“The proposed Block C conforms adequately to the parameter plans and meets many of the objectives set forward in the Design Code and Haringey policy documents. Whilst the scheme exceeds the parameter plans in terms of building height, this deviation can be considered de minimus. The block relates positively to its surroundings and contributes positively to the overall urban form of Hale Village. Whilst there are issues concerning the quality of some units, the size and layout of most units is sound. The elevations are generally well composed, follow the design code requirements and contribute positively to the streetscene, although some maisonette entrance doors could easily be improved and some larger windows could easily improve internal daylighting standards. There is a good level of amenity space provided both within and surrounding the development. A number of features such as generous balconies, and front doors onto the street for ground-floor units add to the quality of the development. For these reasons, it is recommended that the discharge of this condition be approved.”*

Haringey Council Strategic Housing: Positive feedback has been received in relation to the increase of affordable housing, in comparison with the outline approval. Particularly, it was commented that: *“this increased supply will assist greatly in meeting Haringey’s housing supply targets and local needs particularly at a time when housing supply is seen to be in sharp decline due to prevailing economic circumstances. The additional 135 family units and 102 units of affordable rent (the total number of additional affordable units within current proposal schemes for Block C and Block N) will assist in meeting the borough’s targets for the reduction of the use of temporary accommodation for homeless persons and also assist the reducing overcrowding.”*

Cllr Reith, Ferry Lane Residents Association and the Stonebridge Boaters: Three separate objections have been expressed due to the physical division between the social rented and intermediate affordable housing units, which, it is claimed, would lead to social problems.

British Waterways: Confirmation was received that BW have no comment to make.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (2006): G1; G2; G4; G9; A2g-j; UD1; UD2; UD3; UD4; ENV3; ENV6; ENV9; HSG1b; HSG9; HSG10; TCR2; TCR5; M3c; M4; OS11 and CW1.

Haringey SPDs and SPGs: Open Space and Recreation Standards SPD; Housing SPD; Tottenham Hale Urban Centre Masterplan SPD; SPG1a Design Guidance; (draft) SPG4 Access for All – Mobility Standards; and SPG8a Waste and Recycling.

London Plan (2008): 2A.1; 2A.2; 2A.5; 2A.7; 3A.3; 3A.5; 3A.6; 3A.17; 3A.18; 3D.13; 4A.3; 4A.11; 4A.14; 4A.20; 4B.1; 4B.5; 4B.6; 4B.8; and 5B.3.

London Plan SPGs: Providing for Children and Young People's Play and Informal Recreation; Planning for Equality and Diversity in London; Sustainable Design and Construction; Housing; Accessible London: Achieving an Inclusive Environment.

National Policy: PPS1: Delivering Sustainable Development and 'Planning and Climate Change' Supplement; PPS3: Housing; PPS6: Planning for Town Centres; PPS10: Planning for Sustainable Waste Management; PPS23: Planning and Pollution Control; PPS25: Development and Flood Risk; PPG4: Industrial, Commercial Development and Small Firms; PPG17: Planning for Open Space, Sport and Recreation; and PPG24: Planning and Noise.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Condition 1: Particulars of a) design, b) external appearance, d) means of enclosure, f) landscaping.

All particulars relating to the above reserved matters have been submitted as defined in the requirements of Condition 1, including plans, sections, and elevations, all to an appropriate scale, and samples of materials, list of plant species (including confirmation of sedum roof species), planting and maintenance arrangements. It should be noted that the particulars do not relate to any below-ground development, such as a basement or foundations.

The assessment of the above particulars is provided with the sections below, regarding conditions 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

The information submitted in relation to condition 1 is considered to be in general accordance with the outline planning permission and with Council planning policy.

Condition 4: Wheelchair access and Lifetime Homes standards

The applicant's Design and Access Statement confirms that the requirements of Condition 4 as relevant to Block C have been met, because 100% of the units have been designed to Lifetime Homes standards (which are aimed at achieving "*accessible and adaptable accommodation for everyone*") and at least 10% of units (i.e. a total of 12 units) are capable of being converted to accommodate wheelchair access. No further explanation has been provided, although such explanation is not required by condition 4.

The applicant's submitted information has confirmed that, in response to UDP Policy UD3, Housing SPD and (draft) SPG4, at least 10% of the dwellings would be capable of being converted for wheelchair access. Furthermore, 100% of the dwellings would be Lifetime Homes compliant. It is therefore considered that the scheme would comply with the Council's 'Accessibility for All' planning policy and with the outline planning permission.

Condition 5: Details of Buildings and Areas

Details of buildings have been submitted, including general arrangement plans per floor, courtyard and rooftop landscaping plans, landscaping specification, sections, elevations, occupancy schedule, flat plans, and a daylight and sunlight report.

Retail and Health Centre Units

The retail units proposed meet the requirements of UDP policy TCR2 (Out of town centre development) because the amenity and environment of occupiers of adjacent and nearby properties are not considered to be adversely affected by the proposals. The proposed Health Centre unit meets the requirements of UDP policy CW1 (New community/health facilities) because its relationship with adjoining and nearby development is not adversely affected by the proposed scheme. It is also considered that the Health Centre's design has been left flexible, so that it can be used for more than one community purpose. The Health Centre is also considered to be as easily accessible on foot or by public transport, as it is in the outline scheme that was approved.

Residential Dwellings

Of the proposed 110 dwellings within Block C, 95 dwellings comply with or exceed the minimum dwelling sizes as defined by the London Borough of Haringey's Housing Supplementary Planning Document (adopted October 2008). The 15 dwellings that fall below the minimum standards have a shortfall of between 1.3m² and 4m². Each individual dwelling proposed has been carefully reviewed, and unit and room sizes have been increased to their maximum potential where possible. It is also considered that all dwellings have access to an acceptable amount of storage space.

The scheme would not fully meet the Council's planning policy requirements in terms of space provision standards for affordable housing. However, it would meet Housing Corporation standards and the Council's requirements for private housing. Therefore, the fact that the Council's affordable housing space standards are not fully met is considered, on balance, a marginal incompliance.

Amenity Space

The proposed communal courtyard has a total area of 231m² and the communal roof garden equates to 779m². Both spaces provide a further increase in communal amenity space from the consented masterplan. The amount of accessible amenity space provided exceeds the communal amenity space standard (as defined by the London Borough of Haringey's Housing Supplementary Planning Document) by 1,242m². In addition, 1,141m² of non-accessible green roofs is provided. All dwellings have access to a private balcony or patio garden. All residents have access to the communal courtyard space, and roof garden space. 461m² of private balcony space is provided in Block C, equating to an average of 5.43m² per dwelling. The communal and private amenity areas combined produce an average of 18.49m² of amenity space per dwelling.

The London Borough of Haringey Design Team have commented positively on the additional roof terraces and private amenity space south of the first floor dwellings on the south block. The currently proposed reserved matters application site is situated in an area where its residents would have access to Hale Village's Linear Park and Eco Park, as well as the nearby Lee Valley Regional Park. This access to local amenity space would be improved further when plans for a bridge link from the GLS Depot site across to Hale Wharf are implemented. Other local public open space is provided at Down Lane Park to the west of the application site, which may in future become accessible via a 'green link' viaduct across the railway track extending from the adjacent Linear Park through the centre of Hale Village. On balance, the scheme's residents would have access to amenity provision that is well in excess of the Council's relevant planning policy requirements.

Waste and Recycling Storage

Storage arrangements for waste and recyclable materials at Block C have been incorporated, particularly in the basement of Block C, details of which have already been approved and therefore these refuse storage spaces do not form part of this application. The proposed scheme would facilitate adequate access to these storage facilities in accordance with UDP Policy UD7 and SPG8a.

Outline Permission Parameter Plans and Design Code

The minor exceedence beyond the approved parameters is considered acceptable in light of the scheme's overall accordance with a coherent Design Code for the neighbourhood.

The Borough's Design and Conservation Team recommends approval of the scheme, on their part, as the scheme overall complies with the design requirements, and relevant UDP planning policies. This positive recommendation has been mainly driven by the scheme's response to the criteria laid out in outline parameters and the Hale Village Design Code, the quality of most of the flats proposed and the amenity space created by the proposed scheme (in addition to the existing provision and the future provision of public amenity in the immediate vicinity).

Proposed Tenure Mix Design

As explained in the section about consultee responses, objections have been raised in relation to how the proposed scheme separates two types of affordable housing within the building block. The applicant has responded that Block C2 lends itself more to social rented units that are generally larger family units with private gardens with virtually direct access onto the Linear Park. The applicant has also clarified separate cores are needed to serve each tenure type and due to the mass and scale it would not be possible to add more cores, as this would compromise the building's efficiency.

Conclusion

Thereby, in summary, it is considered that the scheme would adequately conform to the relevant design requirements specified in the outline permission and in relevant UDP planning policy.

The above analysis described how the proposed scheme would meet or exceed a number of the Council's planning policy requirements but, at the same time it is recognised that it would not fully meet a number of other planning policy criteria, by a very small margin. Where the standards are not met, this is considered to have resulted from Hale Village's originally approved high density strategy. This strategy had been devised in order to meet strategic housing delivery targets and to maximise available brownfield land. However, it needs to be considered that the strategy has a number of implicit limitations (for instance, dwellings on lower floors would be likely to receive less sunlight and daylight than those on higher floors). The scheme's design approach has recognised such limitations by using ground floor units for non-residential uses, and the design process has incorporated detailed reviews of each individual dwelling, which has involved both the applicant's architects and Haringey Council officers. Where necessary, the review has resulted in the amendment of plans. In addition, the review considered the quality and quantity of space provided within individual dwellings and the quality and quantity of available amenity. All of this relates to how residents would experience a quality of life. The following mix of indicators have been relevant in consideration of this application:

- Floorspace standards (for dwellings and rooms)

- Number of flat inhabitants
- Unit layout
- Storage space
- Daylight and Sunlight
- Private amenity (balconies and patio/gardens)
- Block C's courtyard and roof garden
- Public realm amenity

The detailed review by Council officers of each dwelling within the proposed Block C has ensured that, between the relevant indicators, there is a positive balance of qualitative and quantitative standards for each individual flat. Overall, Block C's dwellings would therefore either provide an adequate residential environment or, in the vast majority of cases, a residential environment that would be considerably better than adequate.

On the basis of the above assessment the particulars submitted have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 6: Materials

Details of Materials have been submitted in the form of descriptions and samples. The proposed materials are chosen from a consistent colour palet and are considered adequately robust. In summary, the proposed materials are in accordance with the Design Code and with the 'Transforming Tottenham Hale' SPD.

Condition 7: Security

It appears that there is no requirement identified as part of condition 7, for the submission of relevant information in relation to safety and security. The condition merely states that the development "*shall comply with BS 8220 (1986) Part 1, 'Security of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured by Design' and 'Designing out Crime' principles*". However, detailed plans and elevations have been submitted, along with specifications of materials and planting, which do provide information regarding security.

The comments received from the Metropolitan Police Authority indicate a number of outstanding issues and that without clarification the scheme can not be 'Secured by Design' accredited. So long as this is the case, Condition 7 can not be discharged.

The particulars required in relation to condition 7 have been provided and on the basis of the above assessment have been found not to be in general accordance with the outline planning permission and with Council planning policy.

Condition 8: Planting & Layout

Details for planting and layout have been provided, as described under condition 5.

The Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments were received in response.

The particulars required in relation to condition 8 have been provided and on the basis of the above assessment have been found to be in general accordance with the outline planning permission and with Council planning policy.

Condition 11: Design Code Compliance

It was considered that the scheme is in compliance with the Design Code (how the building complies with the Hale Village Design Code is explained further in the above 'Details of Proposal' section).

The reserved matters application scheme proposes residential, retail and healthcare centre development that remains within the approved quantum of development and within approved locations of the outline permission. The proposed variation in height compared to the parameter plans means that, as stipulated within the Design Code, the southern and northern block would have a consistent parapet level, as well as overcoming the slight level change.

The alternative layout improves upon the masterplan by creating private amenity spaces, with southerly aspects, for units on the first floor. Furthermore, the privacy of future residents will be significantly improved as the proposed position of the south wing enables a separation distance of 16m between the habitable room windows of Block SE, the masterplan only proposed a separation distance of 12m. The effect of pushing the south wing further north, particularly to the communal amenity space has been considered in the Daylight Sunlight Assessment. The Daylight Sunlight Assessment concluded that overshadowing within the courtyard would increase, but not detrimentally. In conclusion, the location of the south wing will result in a slight increase of overshadowing within the communal courtyard of Block C. The significance of the increased overshadowing is further reduced, because residents who benefit from access to this communal courtyard are located within a similar proximity to the Linear Park. The benefits arising from the proposed location of the south wing as defined above, are considered to outweigh the slight increase in overshadowing.

It is considered that, though the proposed scheme is somewhat taller, it would be, on balance, acceptable in planning terms because the scheme accords overall with a coherent Design Code for the neighbourhood.

The particulars required in relation to condition 11 have been provided and, though the proposed scheme's massing differs from the outline parameters and Design Code, it would, on balance, be in general accordance with the outline planning permission and with Council planning policy.

Condition 12: Storage and collection of refuse

Proposed storage and collection arrangements for waste and recyclable materials for Block C have been incorporated within the approved basement. The current application scheme provides access to these facilities via four lift and stair cores, at strategic locations within the building. The retail and Health Centre units do not have direct access to the basement refuse storage via the cores and therefore it is assumed that these units will retain recycling and refuse storage within their own curtilage. This assumption has been added as an “informative” at the end of this report. No objections have been received from Haringey Waste Management Services. It is considered therefore, that the proposed scheme would facilitate adequate access to refuse storage and collection facilities in accordance with UDP Policy UD7 and SPG8a.

Thereby, in summary, it is considered that the scheme would adequately conform to the design requirements specified in the outline permission and in relevant UDP planning policy.

Condition 42: Environmental Sustainability Plan

Daylight and Sunlight

As part of the application a ‘Sunlight Daylight and Shadowing’ Report and two further ‘Addendum Sunlight, Daylight and Shadowing’ reports by BLDA, supplementing the EIA information of the outline permission, were submitted. The Daylight Sunlight Assessment considered how the height of Block C would affect the surrounding buildings, open spaces and to windows/units within the Block C. The Daylight Sunlight Assessment concluded there would be no adverse effect arising from the reserved matters proposal for Block C. The requirements of UDP Policy UD3 and Housing SPD seeks compliance with 1991 BRE guidance (that was originally intended for the use in low density developments). BLDA reported that, overall nearly all of the dwellings within Block C would meet all of the BRE guidance for sunlight and daylight. Haringey’s Design and Conservation Team’s comments confirm that they generally agree with this conclusion.

Therefore, in summary, the scheme would not fully meet the Council’s planning policy criteria for Sunlight and Daylight as set out within its UDP, however, this is by a small margin.

Green Roofs

Block C has been detailed with ‘sedum’ green roofs on the western and eastern blocks that is considered to be beneficial in terms of overall contributions to Hale Village’s Sustainable Urban Drainage System and in terms of supporting biodiversity (as required by UDP Policies UD2 and ENV2).

Code for Sustainable Homes Assessment

The Code for Sustainable Homes (CfSH) is a standard for key elements of design and construction, which affect the sustainability of a new home. It has become the single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home-buyers to

assist in their choice of home. Under the Code, new homes can be assessed at Levels between 1 and 6 (where Level 6 would involve the highest standard of sustainability: a 'zero-carbon' home). Block N has been designed to achieve CfSH Level 4, as required for publicly funded housing. This signifies a relatively high score, particularly as the current mandatory benchmark is Level 3, and Level 4 would only become mandatory in 2010. Block N would mainly achieve CfSH Level 4 due to:

- Linking Block C to the site-wide CHP infrastructure (the principles of the CHP were already approved as part of the outline permission);
- Insulation;
- Low energy appliances and lighting;
- Green roofs, and water saving measures;
- Household waste recycling;
- Construction waste management;
- Lifetime Homes; and
- Amenity space.

Therefore, the scheme would exceed the current mandatory requirement of Code Level 3 by one level, delivering a range of sustainability-related measures that would meet the Council's planning policy criteria.

Condition 59: Specification of planting scheme, including locally native plant species, of UK genetic origin

The applicant has submitted a 'Soft Landscape Specification' by landscape architects Hyland Edgar Driver. This document includes a list of plant species that includes locally native species of UK origin, planting and maintenance arrangements. The applicant has also submitted various Landscaping Plans and Sections regarding the courtyard, roof garden and private patios / gardens, which show general layouts of these spaces, details of landscaping features and other elements, as well as the location of planting.

It is noted that, the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments were received in response.

Therefore, the submitted data to satisfy this condition is deemed acceptable and the application scheme is in general accordance with the criteria set out within the outline planning permission and with Council planning policy.

Condition 60: Landscape Management

The applicant has submitted a 'Soft Landscape Specification' by landscape architects Hyland Edgar Driver. This document includes descriptions of the proposed maintenance arrangements (such as grass cutting, shrub pruning, weed control, etc).

Similarly, the Environment Agency, English Nature and Haringey's Biodiversity officer have been consulted and no comments have been received in response.

As above, the application scheme is in general accordance with the outline planning permission and with Council planning policy.

SUMMARY AND CONCLUSION

The application scheme meets the requirements of all relevant conditions, apart from condition 7. The particulars required have been provided and, on the basis of the above assessment have been found to be in general accordance with the outline planning permission and thus, satisfying Council and national planning policy, with the exception of condition 7. The assessment above has considered all the relevant conditions in turn and concludes that each condition can be discharged apart from condition 7.

RECOMMENDATION

GRANT PERMISSION to discharge condition 1, 4, 5, 6, 8, 11, 12, 42, 59 and 60 (excluding basement, which were previously approved), subject to revised sec. 106 Legal Agreement.

Registered No. HGY/2009/0246

Applicant's drawing No.(s) 07374/100 - 107 incl., 110 - 113 incl., 200 - 203 incl., 300, 301, 400, 401, 402, 404, 405, 406, 408, 409, 410, 413; 400 - 426 incl., 3000 - 3004 incl. (all PL05); 3009 PL05, 3010 PL04, 3011 PL04, 3012 PL05, 3013 PL05, 3014 PL05, 3015 PL05, 3016 PL04.

INFORMATIVE: The retail and Health Centre units do not have direct access to the basement refuse storage and collection facilities, via the stair and lift cores. Therefore, it is assumed that these units will retain refuse storage and collection facilities within their curtilage, as required.