

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2018/0012

Ward: Tottenham Hale

Address: Ashley Road South Tottenham Hale

This report pertains to a pre-application presentation to Members by the applicant. The report is for information only.

Proposal: The Reserved Matters application will seek approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory Ashley House site, approved by outline planning permission (HGY/2016/4165).

Applicant: Notting Hill Genesis

Agent Nathaniel Lichfield & Partners

Ownership: Private

Case Officer Contact: James Farrar

2. BACKGROUND

- 2.1 A forthcoming Reserved Matters application will seek approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory/Ashley House site, approved by outline planning permission HGY/2016/4165 for demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.
- 2.2 The proposed reserved matters application is being reported to Planning Sub Committee at pre-application stage to enable members to view the proposal prior to submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any reserved matters application submitted for formal determination. Pre-application discussions have been ongoing.

3.1 SITE AND SURROUNDS

- 3.1 The Cannon Factory Ashley House site falls within the Ashley Road South Masterplan which encompasses over 2.67 ha of land controlled by the respective developers, Notting Hill Genesis and Berkeley Square Developments (BSD), who are collaborating to bring forward the redevelopment of the sites. A plan showing

the relationship to the wider masterplan is provided at Appendix A. A site boundary plan is provided at Appendix B.

- 3.2 The Ashley House section of the application site occupies the south western part of the masterplan. The site comprises two 2-storey buildings which serve as warehouse and office accommodation. The buildings are laid out on an L shaped configuration and partly enclose a car park and holding area, all of which is owned by Notting Hill Genesis. To the south lies the Argent Related SDP development site currently occupied by a petrol station and a terrace of Victorian houses which front onto Hale Road. On the western boundary the site backs onto a playground/recreational area within Down Lane Park.
- 3.2 The Cannon Factory section of the planning application site occupies the north eastern part of the masterplan. Accessed from Ashley Road, the site also has frontages along Burdock Road and Watermead Way both of which are lined with mature trees. The two-storey brick building is largely factory warehouse space with a small block of office accommodation on Ashley Road. The building has a service yard to the south for the loading/unloading. It is currently occupied in a meanwhile use. This part of the site is located diagonally opposite Down Lane Park with the Harris Academy to the north and Berol House immediately to the south.

4. PROPOSED DEVELOPMENT

- 4.1 The outline permission approved up to 265 residential units the S106 secured 50% (by habitable room) would be affordable made up of 70% intermediate shared ownership and 30% affordable rent. 18 Blue Badge car parking spaces would be provided. The approved parameter plans set out the extent of building footprints, building heights, the ground floor level, the extent of non-residential frontages on the ground floor, access, land uses and landscape.
- 4.2 The Reserved Matters application will seek approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory Ashley House site, approved by outline planning permission (HGY/2016/4165). The proposed buildings detailed in the Reserved Matters submission will comprise the following:
- Building 2 will comprise 359sqm of commercial floorspace within use class D1 on the ground floor and 15 residential units on the upper three floors. This building will be located next to Down Lane Park at the western end of the Ashley House site.
 - Building 2A will comprise 239sqm of commercial floorspace on the ground floor and 79 residential units spread over the ground and upper six floors. This building will occupy the majority of the Ashley House site and border the Ashley Link to the south and Ashley Road to the east. The building has been designed to create a courtyard style building that mirrors Building 1A (subject to the Ashley

Gardens planning approval - ref: HGY/2017/2045). The commercial floorspace is located on the ground floor at the eastern end of the building and will have active frontages onto Ashley Road.

- Building 3 will comprise 2,260.8sqm of commercial floorspace spread over the ground and first floors with 162 residential units spread over the second to sixteenth floors. It has a large ground floor podium level with the building stepping in at the first floor level.

4.2 The development's scale, quantum and mix are largely consistent with the parameters approved in the Outline permission. However, the detailed design work has identified the need for minor amendments to the approved parameter plans.

5. PLANNING HISTORY

5.1 In relation to the Notting Hill Genesis part of the Ashley Road South Masterplan, outline planning permission was considered by Planning Committee on 18 July 2018 (HGY/2016/4165) and following referral to the Mayor of London planning permission was issued on 2 May 2018 for the following development: *Demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.* The outline planning application reserves all matters (appearance, access, landscaping, layout and scale) for approval at the reserved matters stage.

6 CONSULTATION

6.1 Internal/external consultation

6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. There has been no external consultation as yet as the planning application has not yet been submitted.

6.3 Development Management Forum

6.4 The proposal was presented to a Development Management Forum at Outline stage and feedback incorporated into the proposals.

6.5 Quality Review Panel

6.6 The Quality Review Panel (Chair's Review) considered the reserved matters proposals on 14 February 2018.

6.7 The Quality Review Panel noted that the scheme is very important within the broader Tottenham context, and will deliver 50% affordable housing. It felt that design development on the Ashley House and Cannon Factory sites is progressing well; however, the panel suggest that some further consideration is required on a number of issues: the architectural expression and form of the 'pavilion' (building 2), the visual configuration and silhouette of the tower (block 3), and developing a coherence between building 2A and its neighbour, building 1A.

6.8 Scope also remains to refine the visual articulation across the different parts of the scheme, through emphasising depth, texture, scale and detail in the elevations. The panel feel that it would be reassuring to see more information about the details of the scheme at a larger scale, as the quality of a large-scale development is very reliant upon the quality of the materials and technical details.

7 MATERIAL PLANNING CONSIDERATIONS

7.1 A reserved matters application deals with some or all of the outstanding details of the outline permission, including:

- *appearance* - aspects of a building or place which affect the way it looks, including the exterior of the development
- *means of access* - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
- *landscaping* - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- *layout* - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- *scale* - includes information on the size of the development, including the height, width and length of each proposed building

7.2 The reserved matters submission must be in line with the outline approval, including the indicative masterplan, parameter plans and conditions and S106 obligations attached to the permission.

7.3 The detailed parameter plans establish the extent of building footprints, building heights, the ground floor level, the extent of non-residential frontages on the ground floor, access, land uses and landscape

7.4 Therefore the main planning issues raised by the proposed development are:

1. *Design and appearance*

The current proposals have evolved through officer feedback resulting in a number of changes:

- Openable windows added to commercial elevation

- Louvres increased around commercial plant
- Champagne spandrel panels removed from upper levels
- Avoiding dark, inset panelling adjacent to windows
- Improvements to entrance locations and visual interest
- Stronger emphasis on vertical and horizontal articulation
- Emphasise top bays 'attic' on Building 3
- Consideration of building 1A and how 2A it joins
- Improvements to the articulation and expression of Building 2

In relation to the design of Building 2 the architecture shows greater promise following positive revisions in response to officer and QRP feedback. Further minor amendments to improve the articulation of the balconies are envisaged following recent meetings.

2. *Landscaping*

The applicant has worked with officers to reconsider the approach to the design of Ashley Link. Pre-application advice requested the design of the link be simpler, clearer and greener. This resulted in a full re-appraisal of the landscaping options to better balance the needs of pedestrians, cyclists, children, residents and visitors. The applicant intends to come forward with a residential planning application for land to the south and has stated its intention to start pre-application discussions. This means that in evolving the design of the link the emerging context can be taken into account. The attached plans show the current proposals but work is continuing to review and further amendments to the landscaping of Ashley Link are envisaged.

3. *Layout, scale and access*

The development's layout, scale and access are largely consistent with the parameters approved in the Outline permission. However, the detailed design work has identified the need for minor amendments to the approved parameter plans. Accordingly, the applicant intends to submit an application to amend the parameter plans. The proposed minor amendments comprise:

- Maximum height of Building 2 increased to a uniform +24.500m AOD. The original submission (December 2016) included a blanket height requirement of +25.400 across this building, however it was amended during the April 2017 design changes and the parameter plan updated. As the original TVIA considered the parameters which were set at the higher height across the building this height has already been tested.
- In order to reflect the currently proposed locations of access points into Buildings 2A and 3 the addition of some further entrance arrows are proposed. In addition, it is proposed that a couple of the existing service access locations will be moved slightly.
- Ground Floor land use parameters amended for Buildings 2 and 3 to extend the flexible use area.
- The approved typical upper floor land use plan for Building 2 proposed the upper floors to set back from Building 2A above ground floor level. The current

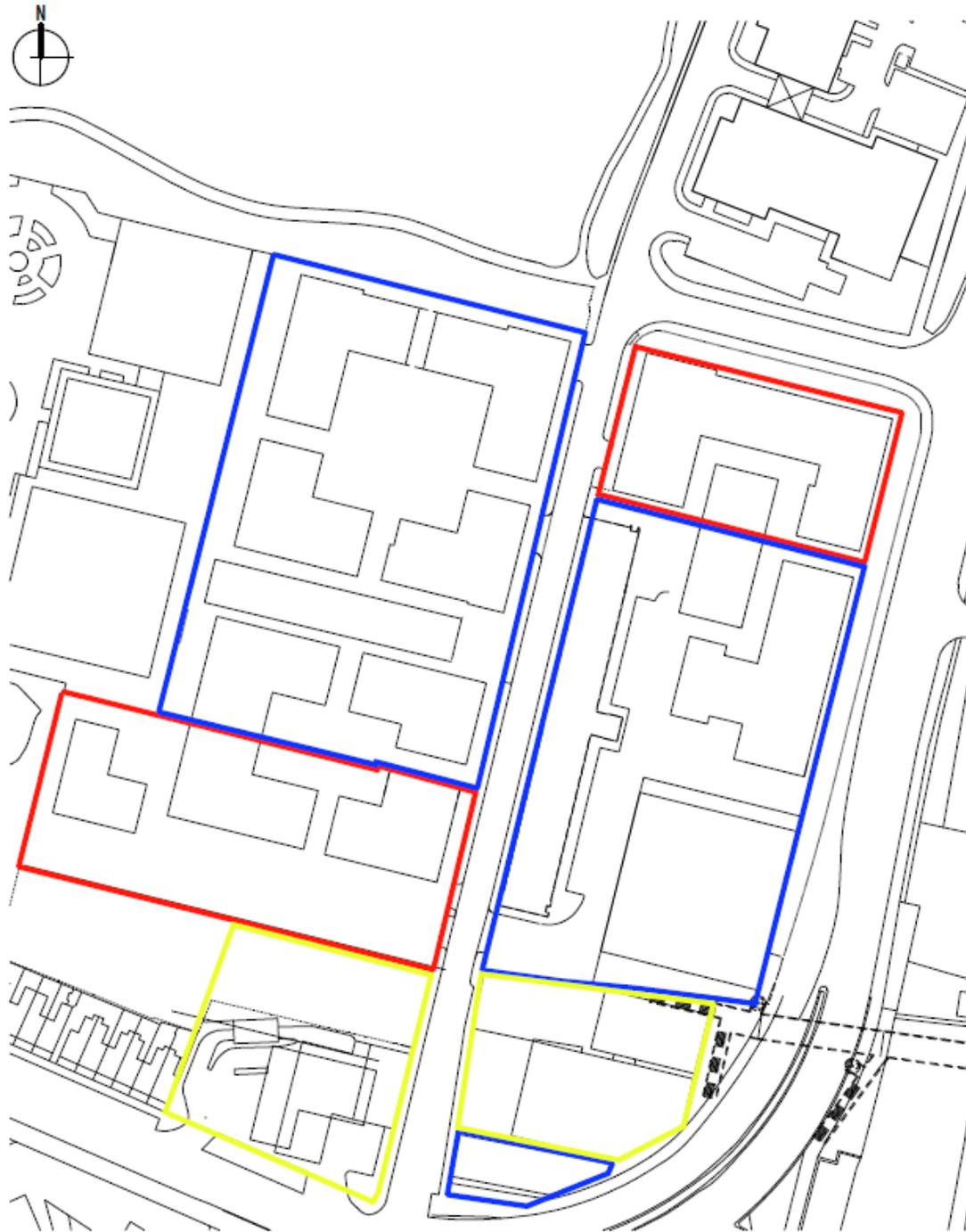
design for the building does not propose a set back and therefore slight amendments to this parameter plan are proposed.

- The approved ground floor parameter plan illustrates a step change in the internal levels of building 2A from +09.100 on the western side of the building to +09.000 on the eastern side of the building. This was intended to ensure the residential units were above the level of the commercial unit and minimise the risk of flooding. The detailed design scheme proposes a uniform floor level across the entirety of the building. The application will include a note from flood risk consultants to confirm this arrangement is acceptable in flood risk terms.

These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site Ownership Plan

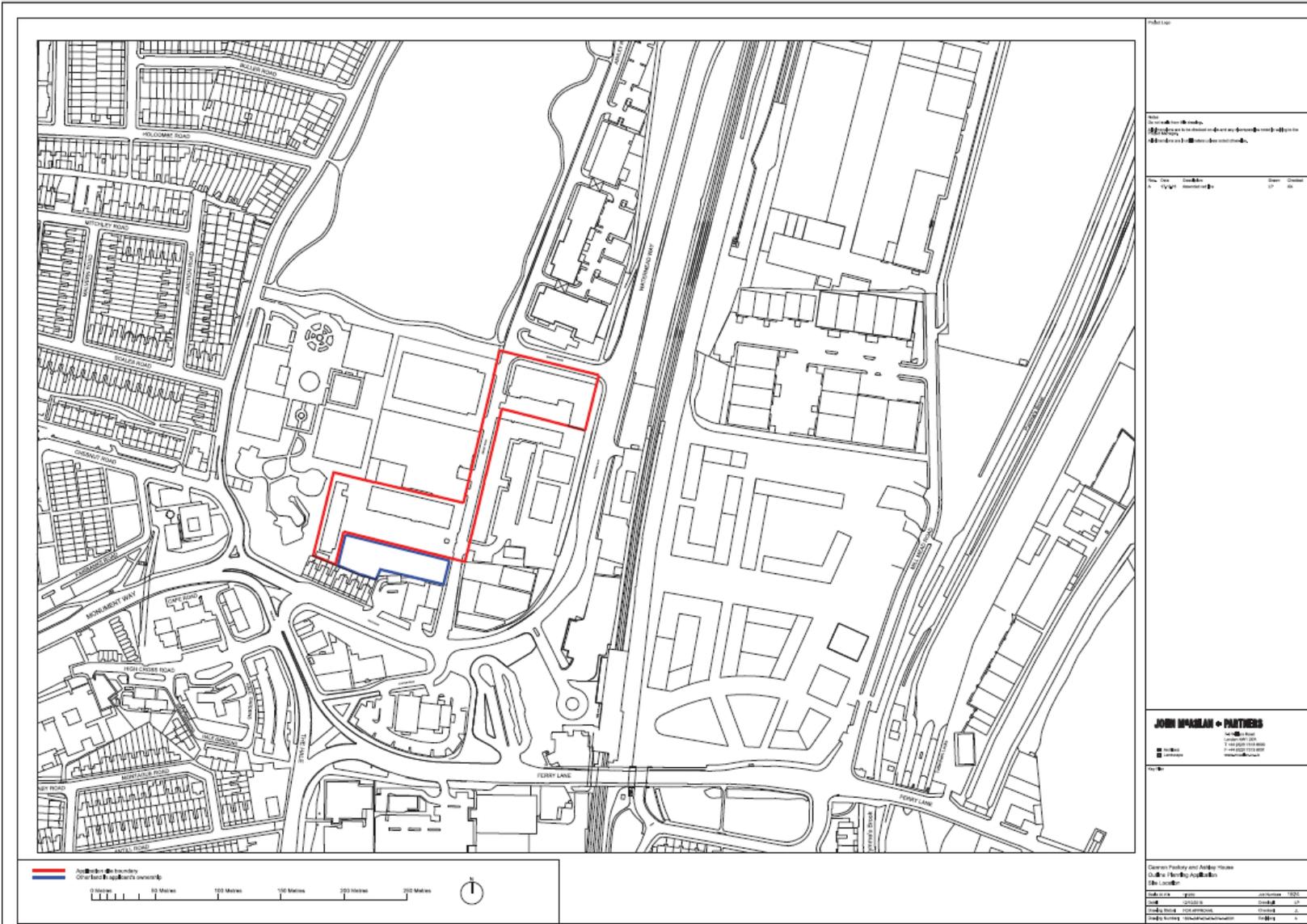


- NHHT
- Berkeley Square Developments
- Haringey Council

1824-JMP-00-SK-A-007

Drawing Scale: 1:1250

Application Site Area



PRE-APP 02



QRP PRESENTATION







JUNE 2018 UPDATE





Pinus nigra laevis



Gleditsia triacanthus 'skyline'



Amelanchier lamarckii



Wet / dry threshold garden strips



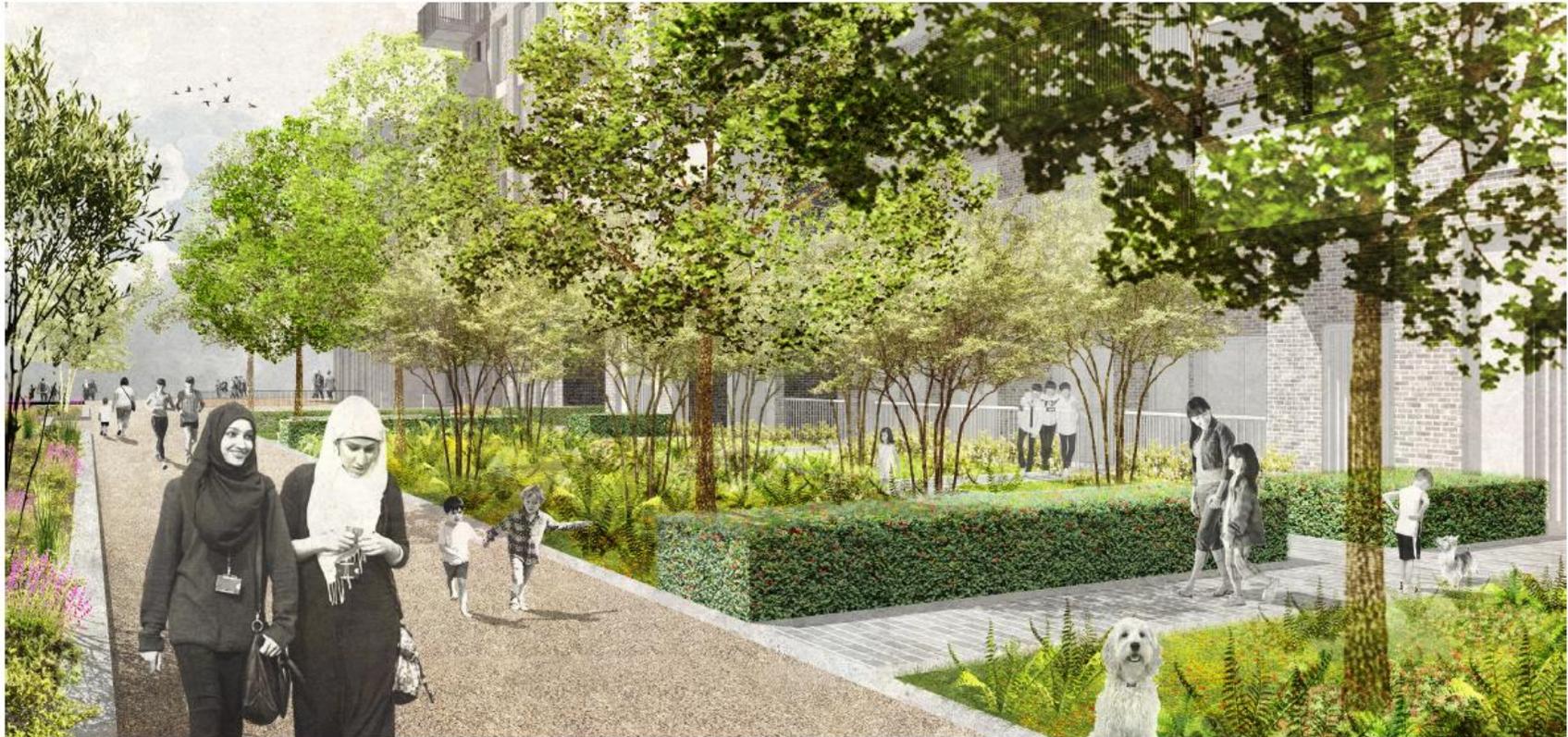
Cornus sanguinea (wet / dry hedges)



Polystichum setiferum

Public Realm

Ashley Link - 3D view looking west towards Down Lane Park



Public Realm

Ashley Link Detailed Layout

