

Planning Sub Committee

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Application: HGY/2018/2353

Ward: Tottenham Hale

Address: Cannon Factory and Ashley House

Proposal: Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the Demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

Applicant: Notting Hill Genesis

Ownership: Private

Case Officer Contact: James Farrar

Date received: 01/08/2018 **Last Amended:** n/a

Plans and Drawing Number: see paragraph 10

Documents:

Energy Statement; EIA Compliance Statement; Environmental Wind Assessment (July 2018); Daylight, Sunlight and Overshadowing Assessment (July 2018); Transport Addendum

1.1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Outline planning permission (ref: HGY/2016/4165) was granted following a resolution by the Planning Sub-committee in July 2017 for the 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 wider Ashley Road South masterplan, of which this forms an important first step, has undergone rigorous testing since 2015 evolving in detail to form a well-considered new neighbourhood. The form, scale, massing and appearance of the proposed mansion blocks are appropriate to the site's

changing urban context. The quality of the scheme is considered to be high.

- The development of the site as set out in this reserved matters application is in accordance with the principles and parameters of the outline planning permission (and non-material amendments). The reserved matters of scale, layout, appearance and landscaping as proposed are considered acceptable.

1.2 Whilst this is an application for reserved matters, which with reference to the council's Scheme of delegation would not automatically be brought before committee, given the scale of the scheme officers consider that the proposal should be determined by the Planning sub-committee.

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning is authorised to issue the planning permission and impose conditions and informatives as set out below.

Conditions – Summary (the full text of recommended conditions is contained in Section 9 of this report)

- 1) COMPLIANCE: Time limit for implementation (LBH Development Management)
- 2) PRIOR TO ABOVE GROUND WORKS: Samples of external materials
- 3) PRIOR TO ABOVE GROUND WORKS: Schedule of Materials, Colours and Finishes

Informatives – Summary (the full text of recommended informatives is contained in Section 9 of this report)

- 1) Working with the applicant (LBH Development Management)
- 2) Hours of construction work (LBH Development Management)
- 3) Party Wall Act (LBH Development Management)
Planning Sub-Committee Report
- 4) Designing out crime – certified products (Metropolitan Police)
- 5) Public sewers (Thames Water)
- 6) Surface water (Thames Water)
- 7) Minimum pressure and flow rate (Thames Water)
- 8) Water main crossing the site (Thames Water)
- 9) Large water main adjacent the site (Thames Water)
- 10) Sprinkler installation (London Fire Brigade)
- 11) Asbestos survey (LBH Environmental Health)
- 12) Naming of new development (LBH Transportation)

CONTENTS

CONTENTS

4.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

5.0 CONSULTATION RESPONSE

6.0 LOCAL REPRESENTATIONS

7.0 MATERIAL PLANNING CONSIDERATIONS

8.0 CIL

9.0 RECOMMENDATION

APPENDICES:

Appendix 1: Internal and external consultation responses

Appendix 2: Assessment against Design Guidelines

Appendix 3: Plans and images

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1. **Proposed development**

3.1.1. The Reserved Matters Application seeks approval for the detailed design (appearance, landscaping, layout, scale and access) for the Cannon Factory Ashley House site (known as buildings 2, 2A and 3 of the wider masterplan for the area), approved by outline planning permission (HGY/2016/4165).

3.1.2. The proposed buildings detailed in the Reserved Matters submission 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.

3.1.3. The development's scale, quantum and mix are consistent with the parameters approved in the Outline permission.

3.2. **Site and Surroundings**

Ashley Road South Masterplan

3.2.1. The Ashley Road South Masterplan comprises this outline application on behalf of Notting Hill Housing and the two Berkeley Square Developments applications. The wider masterplan (see images below) proposes seven new buildings: Buildings 1, 1A, 2, 2A, 3, 4; the Ada National College for Digital Skills; and, the redevelopment and extension of Berol House for commercial and residential use.

3.2.2. The Cannon Factory Ashley House site falls within the Ashley Road South Masterplan which encompasses over 2.67ha 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.

- 3.2.3. 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.
- 3.2.4. 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.



Illustrative masterplan for Ashley Road South

3.3. Relevant Planning history

- 3.3.1. In May 2018 (following the July 2017 committee resolutions and the signing of the s.106) the Local Planning Authority issued outline planning permission for the 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, landscape amenity space, car and cycle parking all associated works.
- 3.3.2. A minimum and maximum quantum of development was approved across the Cannon Factory and Ashley Road site as part of the planning permission. The land use quantum applied for is specific to each plot and is as follows:

Maximum residential units	Up to 265
Proposed Residential	Building 2/2A – 97 units Building 3 – 168 units
Affordable Housing	50% affordable housing provision with a tenure split of: - 70% intermediate (shared ownership 28% income band 3; 34% income band 5; 38% income band 6) - 30% affordable rent.
Maximum non-residential floorspace	Up to 3,600sqm (Use Classes A1, A3, B1, D1)
Proposed non-residential floorspace	Scheme Total: Maximum: 3,600sqm (GEA) (3,290 sqm (GIA)) (Class A1/A3/B1/D1)
	Building 2/2A – 725 sqm (minimum 600sqm) Building 3 – 2,565 sqm (minimum 2,000sqm)
Maximum Heights (AOD heights)	Building 2 (the Pavilion) – Up to 25.4m AOD Building 2A (Ashley House) – Up to 34.950m AOD (up to 35.950m AOD with flue)
	Building 3 (Cannon Futon Factory) – up to 63.725m AOD (up to 64.725m AOD with flue)

Table 1: quantum of development proposed

- 3.3.3 It is noted that since the outline permission was granted, the scheme is coming forward as a 100% affordable housing scheme; the additional affordable housing being provided over-and-above S106 requirements, facilitated by land receipts and overage in relation to the strategic development partnership (SDP) with Argent Related (referred to as the SPD sites), for which a planning application is pending consideration. This provides an additional 113 units (60 of which will be at LLR and 53 shared ownership). The receipts from the SPD sites in connection with this development then takes the wider delivery of affordable housing across Tottenham Hale to approximately 39% overall.
- 3.3.4 In June 2018 the Local Planning Authority agreed several non-material amendments to the outline application which sought minor amendments to the approved parameter plans. These changes related to clarifying inconsistencies in the building footprint and other design alterations to the layout and access arrangements. The original planning permission was not reissued and still stands but the non-material amendments *and* the original planning permission should be read together. These changes are outlined below.

	Approved drawing no.	Proposed change
1.	Building Footprint Parameters – Drawing 004	Minor amendments proposed to the projecting balconies zone on the east and west elevation of the building.
2.	Building Heights Maximum Parameters - Drawing 005	Reversion to originally proposed blanket height of 25.400 across the entirety of the building.
3.	Access Parameter – Drawing 006	Addition of entrance arrows into buildings 2A and 3. Existing service locations will be moved slightly.
4.	Land Use Parameter Ground Floor – Drawing 007	Revised extent of non-residential uses to reflect reserved matters scheme.
5.	Land Use Parameter First Floor – Drawing 008 and Land Use Typical Floor – Drawing 009	Residential use is illustrated across the full width of the building.
6.	Proposed Levels Ground Floor Parameter – Drawing 0017	Proposed uniform level of +09.000 across the entirety of the building (partly +09.100)
7.	Landscape	Amendment to the labelling to allow for

	Parameters Ground Floor Level – Drawing 449/102	playspace to be located within the western end of the Ashley Link. Car parking zone has also been moved to the northern side of this area of public realm.
8.	Landscape Parameters – Roof Level Drawing 449/103	Swap in the accessible/non-accessible roof space on Building 2A. The heights listed for Building 2 have been updated to reflect change to Parameter Plan 005.

- 3.3.3. Pre-application discussions are also underway in respect of the site called Ashley Park, directly opposite Buildings 2 & 2A (proposed). This proposal, also by Notting Hill Genesis, includes up to 85 homes and commercial space. The site sits directly on Ashley Link and would complete development either side of the proposed landscaped route.
- 3.3.4. A planning application was submitted in January 2017 in relation to 18 Ashley Road (reference HGY/2017/0116), to the north of this application site but within the Ashley Road Masterplan area. The application was for a temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use. The application was granted, subject to a range of planning conditions.
- 3.3.5. The Tottenham Hale Strategic Development Partnership (SDP) with Argent Related, if granted planning permission, will secure the comprehensive delivery of a new District Centre at the heart of Tottenham Hale and a significant part of the first phase of the Tottenham Housing Zone. The planning application by Argent Related was submitted in August 2018 (reference HGY/2018/0268).

Applicant's Consultation

- 3.3.6. The applicant has undertaken pre-application public consultation prior to the submission of the application and presented the emerging detailed scheme to the Planning Sub-Committee.
- 3.3.7. Two public consultation events were held prior to the submission of the outline planning application (20 July 2016 and 10 November 2016). These consultations covered the wider Ashley Road South Masterplan site ('ARMS') and were in collaboration with Berkeley Square Developments ('BSD') and its proposals for the Ashley Gardens and Berol Yard sites. Comments received during the two previous public exhibitions were considered and a number of changes to the outline scheme were made to reflect the comments received. The outline scheme was also subject to a Development Management Forum, extensive pre-application discussions and a Members Briefing, all of which informed the outline scheme's development.

3.3.8. The applicant has submitted a Statement of Community Involvement prepared by Lichfields dated August 2018, in accordance with the Council's Statement of Community Involvement. The scheme has also previously been considered by Haringey's Quality Review Panel (QRP). A chronology of pre-application engagement is below:

- Four pre-application meetings with LBH officers
- Pre-application briefing to the Planning Sub-Committee on 9th July
- A public exhibition was held on Tuesday 6 March 2018 from 3:30pm to 7pm at The Larder in Protheroe House, Chesnut Road, Tottenham
- A total of 5,415 invitations were distributed.

3.3.9. The following issues were raised at the pre-application briefing:

- The accessibility and extent of greenspace provision within the site, in particular how the communal roofspace will work;
- The detailed design of the commercial space frontages;
- Fire safety considerations and how building regulations will be achieved.
- Queries on the overall level of affordable housing provision; and
- The usability of the playspace provision.

4. CONSULTATION RESPONSE

4.1. The following were consulted regarding the application:

Internal:

- LBH Transportation Group – no objections subject to planning conditions
- LBH Pollution – a number of planning conditions are recommended
- LBH Waste Management – RAG rating of green

External:

- London Fire Brigade – no objection
- Transport for London – Borough Planning – no objections subject to further details of parking secured via existing condition
- Environment Agency – standing advice
- Transport for London (Crossrail 2) – no comments
- Natural England – no objection
- Thames Water Utilities – comments on ongoing work around wastewater capacity
- Historic England - Greater London Archaeology Advisory Service – no comments

4.2. The full text of comments from internal and external consultees that responded to consultation is contained in Appendix 1. A summary of the consultation responses received is below.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- Neighbouring properties consulted by letter
- Resident's Association consulted by letter
- 3 planning site notices were erected in the vicinity of the site
- Press notice

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

- No of individual responses: 8
- Objecting: 0
- Supporting: 7
- Others: 1

5.3 The full text of representations from adjoining occupiers (and the officer response) is set out at Appendix 1 for reference.

5.4 The issues raised in representations from adjoining occupiers are summarised below:

- Exciting investment and improvement plans bringing new homes, jobs and businesses to Tottenham Hale
- Welcome the investment in Tottenham Hale
- No objection to plans but requesting clarification with regards to capacity on London Underground

6 MATERIAL PLANNING CONSIDERATIONS

6.1 **Key Planning Policy Context**

6.2 London Plan 2016 Policy 3.4 (Optimising Housing Potential) and emerging policies in the new draft London Plan (2018) indicate that a rigorous appreciation of housing density is crucial to realising the optimum potential of site but it is only the start of planning housing development, not the end. The Mayor's SPG - Housing encourages higher density mixed use development in Opportunity Areas. This approach to density is reflected in the Tottenham AAP and other adopted and local policy documents.

6.3 The new NPPF should be considered alongside London Plan 2016 policies 3.5 (Quality and Design of Housing), 7.4 (Local Character), 7.5 (Public Realm), and 7.6 (Architecture), Local Plan 2017 policies SP11 (Design) and DM1 (Delivering High Quality Design). Policy DM1 of the Development Management DPD states that all development must achieve a high standard of design and contribute to

the distinctive character and amenity of the local area. Furthermore, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. Local Plan 2017 policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

6.4 Environmental Impact Assessment

- 6.5 A reserved matters application is a 'subsequent application' where the outline was accompanied by an Environmental statement (ES) in accordance with the Town and Country Planning (EIA) Regulations 2017. In the preparation of the application, consideration must be given to whether the environmental information already provided to the Council in the form of the ES (as updated) remains adequate to identify the significant effects of the development.
- 6.6 Officers agree with the conclusions of the Compliance Report that the information is adequate and that, pursuant to Regulation 9(2), that the Council can take into account the Environment Statement (as updated) in making a decision on the reserved matters application. The Compliance Statement is supported by the following additional technical assessments:
- Transport Assessment Addendum (prepared by WSP)
 - Microclimate Assessment (prepared by WSP)
 - Air Quality Assessment (prepared by WSP)
 - Daylight/Sunlight Assessment (prepared by Lichfields)
- 6.7 The National Planning Practice Guidance makes clear that reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). These are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale'.
- 6.8 Outline planning permission (ref: HGY/2016/4165) was granted with all matters reserved however, it did establish the principles of the proposed development, including the provision of residential development, the quantum of non-residential floorspace and scale parameters.
- 6.9 It is also important to note that the outline permission and associated s106 agreement secured the quantum and tenure mix of affordable housing provision (50% affordable housing) as well as the dwelling mix and target rents being a percentage of local market rents.

6.10 Given the above, the reserved matters for consideration under the current application are scale, layout, appearance and landscaping.

6.11 **Scale**

6.11.1 London Plan 2016 Policy 3.4 and emerging policies in the new draft London Plan (2018) indicate that a rigorous appreciation of housing density is crucial to realising the optimum potential of site but it is only the start of planning housing development, not the end. The Mayor's SPG Housing encourages higher density mixed use development in Opportunity Areas. This approach to density is reflected in the Tottenham AAP and other adopted and emerging local policy documents.

6.11.2 The density of the proposed development was considered at outline application stage and remains within the London Plan's indicative range for 'urban' and 'central' sites with a PTAL of 5-6a. The proposed density, taking into account the wider masterplan-led approach, and compliance with the parameters established at Outline stage, is supported.

6.11.3 The proposed buildings have been carefully designed to fit within the approved parameter plans controlling maximum building heights (reference: 1824-JMP-02-XX-DR-A-0005 Rev H). Building 3 is the tallest building across the ARSM site. It is a part-9, part-17 storey building. The 9-storey element forms the Ashley Road frontage and the eastern Burdock Road frontage with the 17-storey element located at the corner of Burdock Road and Watermead Way.

6.11.4 The building forms an urban block and rises to a maximum of 63.275m AOD at the north eastern corner. Building 2 forms a linear mansion block which, in conjunction with Building 1A, will enclose a central communal space for residents. It is a medium scale urban block that rises to a maximum height of 38.850m (AOD) at the western end of the site.

6.11.5 Building 2 is the smallest building within the application site. It forms a 'pavilion' style building that mediates between the scale of the park and Building 2A. It rises to a maximum of 23.175m AOD.

6.11.6 The proposed scale of the buildings is consistent with the design approach established in the outline parameters which steps down the building heights towards the south western end of the masterplan area toward Down Lane Park with the tallest elements located nearest to Watermead Way. Overall, the proposed development will yield a density that is comfortably within London Plan matrix guidelines, optimises the site potential given identified constraints, remains within the Outline (including non-material amended) scale parameters and is therefore acceptable and in accordance with relevant policy.

6.11.7 *Daylight, sunlight and overshadowing*

- 6.11.8 London Plan 2016 policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Development Management DPD 2017 policy DM1 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 6.11.9 The Mayor's Housing SPG indicates that BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly within built up urban areas without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.
- 6.11.10 The applicant has provided an updated Daylight, Sunlight and Overshadowing assessment in support of the Reserved Matters Application which includes the effect of the proposals on neighbouring dwellings. The assessment follows a detailed Environmental Statement chapter covering the daylight, sunlight and overshadowing assessment undertaken for the outline planning application and a subsequent Addendum Environmental Statement analysis. These have been prepared in accordance with Council policy following the methods explained in the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2nd Edition, Littlefair, 2011), known as "The BRE Guide".
- 6.11.11 The assessment has considered the effects of the reserved matters application for the Cannon Factory/Ashley House development on the levels of daylight and sunlight received by the existing neighbouring properties and emerging residential accommodation of the Ashley Road South masterplan. It has also considered the levels of natural light that will be experienced within the proposed residential units across the detailed development proposals itself and sun/shadow levels to its proposed amenity spaces, as well as overshadowing to the proposed amenity spaces of the Berol Yard & Ashley Gardens development and the areas of public realm across the wider masterplan.
- 6.11.12 A focus has been on optimal room layouts, balcony configurations and window sizes in order to maximise the levels of interior daylight within the main habitable rooms of the proposed units. For example, avoiding north facing single-aspect units and increasing the number of dual-aspect living/kitchen/diners across the proposed development.
- 6.11.13 For sunlight, the majority of the existing neighbouring residential properties are situated to the south and south-east of the application sites;

consequently, most of the windows and properties assessed in terms of daylight will be unaffected by the scheme in terms of sunlight availability. For the properties which have been tested by the applicant, all of the windows which serve the existing neighbouring properties and face within 90° of due south (100%) will comply with the BRE guide levels for both annual and winter sunlight availability. With regards to the emerging Berkeley Square Development, the majority of the residential units (c. 53% and c. 64%) will be fully compliant with the annual and winter sunlight criteria when considered in the context of the entire masterplan. These are good levels of compliance for sun-lighting for a large scale higher density development, bearing in mind the BRE standard was developed for more sub-urban settings, and the results represent an improvement when compared with the assessment carried out for the earlier planning application in relation to the BSD development.

6.11.14 The vast majority of the rooms assessed within the existing neighbouring properties will be fully compliant with the BRE guide levels for VSC in relation to both the effects of the NHH development in isolation (c. 99%) and with the Ashley Road South masterplan/neighbouring consented schemes in place (c. 92%).

6.11.15 With regards to the impacts of the approved, but yet unbuilt BSD development, the vast majority of the residential units (c. 90% and c. 72%) will be fully compliant with the BS/BRE guide levels for ADF and DD respectively when considered in the context of the entire masterplan. These are again very good levels of compliance for interior daylighting for a large-scale higher density development, and the results represent an improvement when compared with the assessment carried out for the planning application in relation to the BSD development.

6.11.16 With regards to the daylight levels within the proposed residential units of the detailed NHH development proposals, the vast majority of the rooms will comply with the BS/BRE guide levels for interior daylighting. Out of the 709 rooms tested, 671 (c. 95%) and 658 (c. 93%) will comply with the BS/BRE guide levels for ADF and DD respectively when tested with the scheme in isolation while 608 (c. 86%) and 541 (c. 76%) will comply with the BS/BRE guide levels for ADF and DD respectively in the context of the Ashley Road South masterplan/neighbouring consented schemes. Furthermore, 584 (c. 82%) and 493 (c. 70%) proposed habitable rooms will fully comply with the BS/BRE guide levels for ADF and DD respectively in the wider context of the Tottenham Hale DCF. The majority of those rooms which fall below the BS/BRE guide levels do so marginally and are predominantly bedrooms, which the BRE guide considers as less important than main habitable rooms in daylight terms.

6.11.17 The results of the sunlight analyses for the proposed units demonstrate that more than half of the windows which face within 90° of due south will fully comply with the BRE guide levels for Cannon Factory and Ashley House:

Daylight, Sunlight and Overshadowing Assessment annual sunlight criteria and the majority of the windows will comply with the winter sunlight criteria. The windows which will experience sunlight levels below the BRE guide levels are mainly positioned within the generous balconies.

6.11.18 Finally, all the amenity spaces and areas of public realm will be well sunlit during the summer months when considered in the context of the wider Tottenham Hale DCF. This is a very good level of compliance for a development in a fast growing dense urban area.

6.11.19 Overall, the results of the assessment demonstrate that the vast majority of the proposed units and open spaces within the detailed scheme for the Cannon Factory/Ashley House site will experience good levels of interior daylight and sunlight availability for an urban development project of the scale and character proposed. It is therefore concluded that the proposed development will not give rise to any materially unacceptable daylight and sunlight effects in the context of the BRE guidelines and relevant planning policy.

6.11.20 *Environmental Wind*

6.11.21 A further Wind Microclimate Assessment has been provided to assess the impacts based upon the reserved matters application. In terms of the baseline scenario, the results indicate that the wind environment is within the recommended criteria for safety in accordance with best practice. Similar results are indicated for the second (surrounding Ashley Road South masterplan) and third (cumulative assessment) scenarios, highlighting that with the proposed scheme in place most areas remain suitable for standing and sitting.

6.11.22 Furthermore, the additional massing introduced by the proposed development, identifies some wind deceleration which is a beneficial effect of the surrounding masterplan. The Wind Microclimate Assessment also considers wind comfort levels within communal amenity spaces within proposed development. The amenity spaces are well sheltered by the surrounding masterplan and remain within comfort thresholds, with the exception of the Building 3 roof terrace. In this location further mitigation is required in order to make it a usable, safe and comfortable space. This required mitigation has been incorporated into the proposed landscape proposals submitted as part of the reserved matters application (see appearance section).

6.11.23 It is therefore concluded that the detailed reserved matters proposals will not give rise to any materially unacceptable environmental impacts in terms of the daylight, sunlight, overshadowing or environmental wind experienced by the existing and emerging neighbouring properties and open spaces in the context of the BRE guidelines and relevant planning policy. The reduced scale of the proposals compared to the approved outline development parameters result in a

modest improvement in the detailed scheme's impacts on neighbouring properties.

6.11.24 **Layout**

6.11.25 The proposed buildings (Buildings 2, 2A and 3) are sited within the area approved for development on the Building Footprints Maximum Parameters Plan (reference: 1824-JMP-02- XX-DR-A-0004 Rev F).

6.11.26 Buildings 2 and 2A are located on the Ashley House site and Building 3 is on the Cannon Factory site. The proposed buildings will comprise the following:

- Building 2 will comprise 387.09sqm 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 279.13sqm 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 Berkeley Square Development's Ashley Gardens planning permission - ref: HGY/2017/2045). The commercial floorspace is located on the ground floor as the eastern end of the building and will have active frontages onto Ashley Road.
- Building 3 will comprise 2,504.85sqm 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.

6.11.27 The mansion block layout remains consistent with the masterplan-led approach adopted for Ashley Road South assessed at Outline stage. The layout accords with the approach and parameters established at Outline stage and remains a positive response to the creation of a new neighbourhood in this part of Tottenham Hale. It will create a visual landmark within Tottenham Hale and optimise the site's potential. The scale, massing and layout of the development is considered to achieve a high standard of design.

6.11.28 **Appearance**

6.11.29 The revised NPPF should be considered alongside London Plan 2016 policies 3.5, 7.4 and 7.6, Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017. Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Furthermore, developments should

respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. Local Plan 2017 policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

- 6.11.30 The revised NPPF should be considered alongside London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. The revised NPPF adds further emphasis on the need to manage 'value engineering' and the erosion of design qualities at the delivery stage, stating in Chapter 12:

"Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme." (Para 130, NPPF, 2018).

- 6.11.31 Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Strategic Policy SP11 (Design) requires all new development to 'enhance and enrich Haringey's built environment and create places and buildings of high quality'.

- 6.11.32 The Draft New London Plan (Policy D2) reinforces the importance of maintaining design quality throughout the development process from the granting of planning permission to completion of a development. It states that what happens to a design after planning consent can be instrumental to the success of a project and subsequent quality of a place.

Quality Review Panel

- 6.11.33 The Quality Review Panel has reviewed this scheme and the wider Ashley Road South Masterplan on a number of occasions. In its most recent Chair's Review, it concluded:

"The Quality Review Panel notes that the scheme is very important within the broader Tottenham context, and welcomes the aspiration to deliver 100% affordable housing through additional grant funding. It feels that the scheme has generally responded well to previous feedback, and promises high quality development. It highlights some remaining areas with scope for further improvement, and feels that if these are addressed then it is able to offer its support for the reserved matters application. The success of this large-scale development will be very reliant on the quality of materials and construction details; in this regard, the panel would support officers in securing this through appropriate planning conditions. Further details on the panel's views are provided below."

Quality Review Panel Chair's Comment	Officer Response
<ul style="list-style-type: none"> • The parameter plans approved as part of the 2017 outline planning permission establish the silhouette of the buildings, demonstrating: layout; height scale and quantum; non-residential floorspace; residential accommodation; landscape parameters; Ashley Road; access and movement. The design guidelines comprise codes that identify the proposed design qualities of the scheme. • Accommodation layout, architectural expression, detailed landscape and public realm design will fall within the scope of the current Reserved Matters application. • Consideration in detail of the other buildings within the overall site (Buildings 1, 1A, 4, Berol House and NCDS) was not undertaken at this review. 	Noted.
<p><i>Building 2 (Ashley House site)</i></p> <ul style="list-style-type: none"> • The panel supports the way that detail of Building 2 has continued to develop since the previous review. It feels that the proposals for the pavilion block are now much more successful in reflecting the spirit of the proposed National College of Digital Skills, which will be located to the east of the site. • It notes that whilst the dynamic geometry of the original McAslan proposal was fluid in form, the current proposals strike a more successful balance between dynamism and buildability. • The quality of materials and construction, for example the texture and hue of bricks, and detailing of the decorative metal screening, will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions. 	<p>Support noted.</p> <p>Officers agree with the need for appropriate conditions to secure details of materials and decorative screening. These are incorporated into proposed planning conditions.</p>
<ul style="list-style-type: none"> • The panel generally feels that Building 2A has responded well to the previous 	Noted.

feedback, in terms of the materiality and enhanced weight and tone of the facades.

- It notes that as identified at the previous review, the bin stores of building 2A are located immediately alongside the main entrances, and remain very visually prominent in comparison.
- The panel would encourage the design team to provide an additional internal access door to the bin stores from the residential lobby, to limit access externally, and minimise nuisance from the external doors being opened or being left open.
- The external bin store doors will need to be very robustly designed, with high specification elements and finishes to ensure that wear or damage to the doors is minimised.
- The ground floor accommodation would benefit from enhanced privacy, through careful consideration of the interface between the building edge and the private (and semi-private) realms. The panel would encourage the design team to explore how this might be achieved within the constraints of the existing ground floor threshold levels.

In relation to the comments regarding the bin store, the applicant has incorporated an additional internal access door to the bin stores from the residential lobby of Building 2A (see updated drawing ref: ACF-BPTW-02-GF-DR-A-1047 rev C03).

The ground floor units are all served by landscape buffer between the building line/private amenity space and the public realm, in accordance with the approved Design Guidelines. These wide buffers are considered more than sufficient to provide an appropriate level of privacy between the public realm and the ground floor units. However, to further enhance privacy levels, higher plant species could be introduced as part of the planted buffers which would further screen the terraces. This is particularly an option for the 4m wide buffers in front of the central part of the building. This can be satisfactorily addressed as part of the planting specification to be prepared to discharge condition 42 (landscaping details).

<p><i>Building 3 (Cannon Futon Factory site)</i></p> <ul style="list-style-type: none"> • It feels that Building 3 has also responded well to the previous feedback. The vertical bays are now much more successful in visual terms, and the scheme provides good accommodation. The panel welcomes the aspiration to achieve 100% affordable housing. • The articulation of the top of the tower and block elements work well. The panel would encourage further exploration of how the double storey base could be made more distinctive and visually substantial. Options for exploration include: increasing the depth of the brick band above the double storey, to give it greater visual weight, or increasing the dimension of the brick piers. • As mentioned above, the quality of materials and construction details will be essential to the success of the scheme; this will be extremely important as the tower element will be prominent in local views. 	<p>Support noted. To clarify, a minimum of 50% affordable housing is proposed.</p> <p>Planning conditions to secure details of materials are proposed.</p>
<ul style="list-style-type: none"> • Subject to successful resolution of the remaining issues outlined above, the panel offers its support for the reserved matters application. 	<p>Noted.</p>

6.11.34 The Design Guidelines (Amended) document (April 2017) established a range of design principles for the detailed design based on the site's constraints and opportunities and detailed design analysis of the surrounding area. The Design Guidelines included the following topics:

- Massing
- Roofscape
- Balcony, roof and amenity strategy
- Frontages
- Façade Treatment
- Materials
- Residential Design Quality
- Transport and parking
- Refuse and servicing

6.11.35 In terms of compliance with the Design Guidelines some of the elements are mandatory whilst others are more flexible and allow a degree of flexibility. This is to provide a degree of certainty whilst allowing for a variety of design solutions. A full assessment of the appearance of the proposals against the mandatory requirements is appended to this report.

6.11.36 Building 2 will form a high-quality new building of distinct character located at the west of the site. The building form has evolved considerably through the design process, and the applicant has worked positively with officers to 'sculpt' the building so that it forms a high-quality building adjacent to Down Lane Park, reflecting the form of the approved National College of Digital Skills (NCDS) building at the opposing western end of the masterplan area.

6.11.37 It is intended that the ground floor will be occupied by a nursery/community facility. The building's southern elevation provides a community facility entrance and addresses the Ashley Link with the western elevation allowing the community facility fronting the park to 'spill-out' into the park. The eastern elevation contains a more formal aesthetic which addresses the neighbouring Building 2A. The ground floor level includes the residential entrance with a communal amenity space above at first floor level. The massing of the upper three floors is twisted with horizontal articulation to exploit views of Down Lane Park. The Reserved Matters proposal is defined by horizontal planes on each floor, providing projections towards the park. The horizontal banding of the balconies and sun louvres creates a juxtaposition with the vertical expression on Building 2a.

6.11.38 Building 2A forms part of a larger courtyard building formed with the neighbouring Building 1A development by Berkeley Square Developments (approved in May 2018) and takes hints and cues from its partner building, particularly in relation to the roofscape and lower commercial element. Building 2A fronts the Ashley Link to the south with two main residential entrances. The eastern elevation fronts Ashley Road and contains a small commercial unit on the ground floor, occupying the corner of Ashley Road and Ashley Link.

6.11.39 Building 3 is the tallest residential building within the masterplan area and wraps the north-eastern boundary to form a courtyard space. The building can be broken down into three separate elements: the tower, the lower residential element and the commercial space. The tower will be a prominent way finder and act as a visible marker for the wider surroundings. Commercial floorspace will be provided on the ground and first floors. The elevations will be brick and the balconies will be recessed along the Watermead Way and Burdock Road elevations.

6.11.40 **Access**

Existing/ Proposed Access

- 6.11.41 Two approved accesses were created within the red line boundary of the outline/main application. The first access is the vehicular access on Burdock Road (facilitating access to the undercroft car parking situated within Building B3) and the other access creates an access to Buildings 2 and 2A along a new green link.
- 6.11.42 Footways adjacent to Building B3 on Burdock Road have been included on the red line of the main application, intended as an area to be improved, as per terms of the s106 agreement of the Outline planning permission.
- 6.11.43 Further changes to drawing ref: 484-CLA-XX-GF-DR-L-1200 (rev P04); 484-CLA-XX-GF-DR-L-1100 (rev P04) have been provided to address a number of issues raised by the Highway Authority and outlined below. The revised plans adequately address the issues raised and works on the public highway will form part of the s.278 highways agreement, implemented before the occupation of the buildings.
- 6.11.44 The changes include:
- Reduction in the crossover width to comply with Council policy;
 - Further details of the door opening to confirm no obstruction on the highway;
 - Details of the proposed parking/loading bay located along and near to this access;
 - Confirmation of visibility splays (positioning of the trees may interfere with visibility splays) requiring changes to preliminary design as part of the s.278 agreement.
 - Swept paths to show in/out movements of the largest vehicles intended to use this area to park.
- 6.11.45 The extent of the public highway on Burdock Road, with both of its adjacent footways, is approximately 19m wide. The carriageway is 7.2m and footway width on the opposite side of this development is 3.2m. The rest of the footway is within the red line boundary and forms part of the planning application.
- 6.11.46 The existing Ashley Road public highway is 12m wide, divided as 8m carriageway with a 2m footway on each side. Full details will be agreed through the s.278 agreement.
- 6.11.47 The conceptual design shows that a 2m footway on the opposite side is shown will be left as existing, the carriageway is narrowed to 5.2 m and the 6.8 m of the footway is part of the improved landscaping fronting the building 2A.
- 6.11.48 The red line boundary includes most of the Ashley Road, which is a public highway (starting from building B2A up to the end of building B3). The

public footway narrows to 4.6m at the end of building 2A, with trees and loading bays earmarked, as per drawing ref: 1100 revP04. As this will form part of the s278 works, the proposed design may require further refinement to meet the requirements of the local Highway Authority (works to be implemented before the occupation).

6.11.49 **Landscaping**

6.11.50 A comprehensive landscaping masterplan has been prepared by Churchman's for the entire masterplan area. Ashley Link will be predominantly focussed around pedestrian movement but will need to accommodate a small number of vehicles at the eastern end. The western end of Ashley Link will incorporate doorstep play elements, next to Down Lane Park and the proposed nurseway in Building 2. The Ashley Link will contain areas of soft landscaping with seating and tree planting and planted strips will line the link at the northern and southern edges.

6.11.51 The details for Ashley Link pick up on the outline application by establishing a green link that forms part of the wider Green Grid network. The character of the link is green in nature with a central band of planting forming an important pedestrian route from the park to the college. The vehicle width has been kept to the minimum required of 3.7m for service vehicles.

6.11.52 The proposals for the Burdock Road frontage of Building 3 includes a widened pavement to create a more generous pedestrian environment with improved street trees. The widened pavement will provide spill out space for the ground floor commercial unit on the corner of Burdock Road and Ashley Road. The street trees will have a light canopy so to not shade the north facing units.

6.11.53 Ashley Road is proposed to be improved to promote a more pedestrian friendly environment. Vehicle flow is intended to be northerly direction only to reduce the number of vehicles occupying the street with a cycle contraflow in the southerly direction. The carriageway will be reduced in width and the pavements widened for an increased pedestrian safe zone. A new line of street trees and street furniture is proposed on the western pavement.

6.11.54 The courtyard space to the north of Building 2A will ultimately be integrated with the courtyard of Building 1A when delivered. The Cannon Factory/Ashley House element of the courtyard is mostly in shade and consequently designed as a woodland shade garden with appropriate species. The podium garden to the south of Building 3 will contain the doorstep play for the building as well as raised planters with large multi-screening shrubs and communal seating areas. The roofspace on Building 2A will be primarily for residents to use as a shared amenity space on the western block, with the central and eastern roofspace constituting a green roof. The roofspace at Building 3 is intended to be predominantly communal space on the lower

elements with seating and low-level planting. The roofspace on the tallest element will constitute a green roof.

Sustainable Urban Drainage and Flooding

- 6.11.55 London Plan (2011) Policy 5.13 (Sustainable drainage) and Local Plan (2013) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy. The new draft London Plan (2018) reinforces this approach and also promotes the use of blue roofs for rainwater harvesting.
- 6.11.56 The 2016 Flood Risk Assessment set out that all attenuation would be provided within a combination of permeable paving and rain gardens. During development of the drainage strategy there have been changes in how surface water runoff is attenuated, these are detailed below.
- 6.11.57 In order to achieve the required volume of attenuation and ensure gravity discharge, the detailed design now includes blue roofs to Buildings 2, 2A and 3. This is in line with the emerging Draft New London Plan which promotes the use of blue roofs in its drainage hierarchy and is supported.
- 6.11.58 A planning condition is attached to the outline planning permission requiring details of the SUDS system and further details of drainage will be submitted to the Local Planning Authority for approval in due course. The applicant has provided details of the drainage plans in advance of this submission and this confirms no below ground crates are proposed as part of the drainage strategy. Surface water runoff would be directed to the permeable subbase via rain gardens. This will also allow surface water to be drained to the porous sub-base. This will ensure the paving and its build-up will attenuate surface water, in accordance with the outline planning permission Design Guidelines.
- 6.11.59 The clarifications regarding the approach to the drainage strategy support the approach agreed at Outline stage and further details of the strategy have been provided to confirm this in advance of the forthcoming discharge of condition application. Overall, the landscaping proposals are considered to be of a high quality and consistent with adopted and emerging planning policies. Further details of planting, screening, play space and drainage are secured as part of conditions attached to the outline planning permission.

7. Conclusions

- 7.1 The principle of development, including quantum and level of affordable housing have been approved under the outline permission. The development of the site

as set in this reserved matters application is in accordance with the principles and parameters of the outline planning permission as well and the Council's strategic direction for this area. Overall, the reserved matters of scale, layout, appearance and landscaping as proposed are considered acceptable.

- 7.2 The wider Ashley Road South masterplan, of which this forms an important first step, has undergone rigorous testing since 2015 evolving in detail to form a well-considered new neighbourhood. The form, scale, massing and appearance of the proposed mansion blocks are appropriate to the site's changing urban context. The quality of the scheme is considered to be high.
- 7.3 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.11.1 Based on the information given on the plans, the Mayoral CIL charge will be **£513,240** and the Haringey CIL charge will be **£175,995**. This is an estimated figure based on the plans and will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. The applicant may apply for relief as a Registered Provider of social housing following on from the grant of planning permission.

9 RECOMMENDATIONS

- 9.11 **GRANT PERMISSION** subject to the following conditions:

10 CONDITIONS AND INFORMATIVES

CONDITIONS

1. **COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management).**

The approved plans comprise drawing numbers and documents:

Building 2

Building 2 Ground and First Floor ACF-BPTW-01-ZZ-DR-A-1044 C02

Building 2 - Second and Third Floor DR ACF-BPTW-01-ZZ-DR-A-1045 C02

Building 2 - Roof Plan ACF-BPTW-01-04-DR-A-1046 C02

Building 2 - Elevations ACF-BPTW-01-ZZ-DR-A-2026 C02

Building 2 West/East section ACF-BPTW-01-ZZ-DR-A-3006 C01

Building 2A - Ground Floor ACF-BPTW-02-GF-DR-A-1047 C03

Building 2A - Floor 01, 02, 03, 04 ACF-BPTW-02-ZZ-DR-A-1048 C02
Building 2A - Fifth Floor ACF-BPTW-02-05-DR-A-1052 C02 Building 2A –
Sixth Floor ACF-BPTW-02-06-DR-A-1053 C02 Building 2A-
Seventh Floor ACF-BPTW-02-07-DR-A-1054 C02
Building 2A - Roof Level ACF-BPTW-02-08-DR-A-1055 C02
Building 2A - North & South Elevations ACF-BPTW-02-ZZ-DR-A-2028 C02
Building 2A - East & West Elevations ACF-BPTW-02-ZZ-DR-A-2029 C02
Building 2A – East/West section ACF-BPTW-02-ZZ-DR-A-3006 C01

Building 3

Building 3 - Ground Floor ACF-BPTW-03-GF-DR-A-1060 C02
Building 3 - First Floor ACF-BPTW-03-01-DR-A-1061 C02
Building 3 - Levels 02, 03, 04, 05, 06, 07 ACF-BPTW-03-ZZ-DR-A-1062 C02
Building 3 - Eighth Floor ACF-BPTW-03-08-DR-A-1063 C02
Building 3 - Ninth Floor ACF-BPTW-03-09-DR-A-1064 C02
Building 3 - Levels 10, 11, 12, 13, 14, 15 ACF-BPTW-03-ZZ-DR-A-1065 C02
Building 3 - Sixteenth Floor ACF-BPTW-03-16-DR-A-1066 C02
Building 3 - Roof Plan ACF-BPTW-03-17-DR-A-1067 C02
Building 3 - North Elevation ACF-BPTW-03-ZZ-DR-A-2009 rev. C03
Building 3 - East Elevation ACF-BPTW-03-ZZ-DR-A-2010 C03
Building 3 - South Elevation ACF-BPTW-03-ZZ-DR-A-2011 C03
Building 3 - West Elevation ACF-BPTW-03-ZZ-DR-A-2012 C03
Building 3 - Internal South Elevation ACF-BPTW-03-ZZ-DR-A-2017 C02
Building 3 - Courtyard Elevations ACF-BPTW-03-ZZ-DR-A-2018 C03
Building 3 - West/East Section ACF-BPTW-03-ZZ-DR-A-3009 C01
Building 3 - North/South Section ACF-BPTW-03-ZZ-DR-A-3008 C01

Landscaping

Landscape Key Plan and Section Location Plan (Ground Floor) 484-CLA-XX-
GF-DR-L-0001 P04
Landscape Key Plan and Section Location Plan (Roof Level) 484-CLA-XX-01-
DR-L-0002 P04
Landscape Site Plan Ground Floor Level 484-CLA-XX-GF-DR-L-1000 P04
Landscape General Arrangement Ground Floor Detailed Plan 1 of 2 (South)
484-CLA-XX-GF-DR-L-1100 P04
Landscape General Arrangement Ground Floor Detailed Plan 2 of 2 (North)
484-CLA-XX-GF-DR-L-1200 P04
Landscape Drainage and Levels Detailed Plan 1 of 2 (South) 484-CLA-XX-GF-
DR-L-1101 P04
Landscape Drainage and Levels Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-
DR-L-1201 P04
Landscape Softworks Plan 1 of 2 (South) 484-CLA-XX-XX-DR-L-5100 P04
Landscape Softworks Plan 2 of 2 (North) 484-CLA-XX-XX-DR-L-5200 P04
Landscape Site Plan Roof Level 484-CLA-XX-01-DR-L-1000 P04

Landscape Roof Level Detailed Plan 1 of 2 (South) 484-CLA-XX-07-DR-L-1100
P04 Landscape Roof Level Detailed Plan 2 of 2 (North) 484-CLA-XX-09-DR-L-1200
P04 Site Sections - Ashley Link 484-CLA-XX-XX-DR-L-2001 P03
Site Sections - Building 2A Courtyard Sections 484-CLA-XX-XX-DR-L-2002 P03
Site Sections - Ashley Road 484-CLA-XX-XX-DR-L-2003 P03
Site Sections - Burdock Road 484-CLA-XX-XX-DR-L-2004 P03
Site Sections - Building 3 Podium / Berol Yard 484-CLA-XX-XX-DR-L-2005 P03
Site Sections - Building 2a Roof Terrace 484-CLA-XX-07-DR-L-2001 P03
Site Sections - Building 3 Roof Terrace 1 of 2 484-CLA-XX-09-DR-L-2001 P04
Site Sections - Building 3 Roof Terrace 2 of 2 484-CLA-XX-09-DR-L-2002 P03

2. PRIOR TO ABOVE GROUND WORKS: Samples of external materials

Samples of any 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, the proposed decorative metal screening and a roofing material sample combined with a schedule of the exact product references.

REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017, coupled with the requirements of the National Planning Policy Framework 2018.

3. PRIOR TO ABOVE GROUND WORKS: Schedule of Materials, Colours and Finishes

A schedule of external materials, indicating types, colours and finishes of bricks and tiles and decorative metal screening to be used in respect of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained.

REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017 and the requirements of the National Planning Policy Framework 2018.

INFORMATIVES

Original Planning Permission

The original planning permission HGY/2016/4165 still stands and all its conditions and informatives still apply, in particular the play space, wheelchair units, planting, passive ventilation and SuDS conditions include ongoing requirements. This approval and that permission should be read together.

Working with the applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to foster the delivery of sustainable development in a positive and proactive manner.

Hours of construction work (LBH Development Management)

INFORMATIVE: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

Party Wall Act (LBH Development Management) Planning Sub-Committee Report

INFORMATIVE: The applicant's attention is drawn to the Party Wall Act 1996, which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

Designing out crime – certified products (Metropolitan Police)

INFORMATIVE: In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Surface water (Thames Water)

INFORMATIVE: In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Minimum pressure and flow rate (Thames Water)

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Sprinkler installation (London Fire Brigade)

INFORMATIVE: The authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the

proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

Asbestos survey (LBH Environmental Health)

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Naming of new development (LBH Transportation)

INFORMATIVE: The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (020 8489 5573) to arrange for the allocation of a suitable address.

Appendix 1 – neighbour response summary

Comments		Officer comments
Pleased with the plans; welcome investment into the area to bring new homes, new businesses and new jobs.		Support noted.
After decades of no investment in Tottenham Hale this development is more than welcome.		Support noted.
New homes, jobs and businesses are welcome.		Support noted.
Good to see high quality homes being built in Tottenham Hale.		Support noted.
No objections but hope Tottenham Hale will handle the extra capacity as the station is already congested in the mornings.		Support noted. The principle of growth of this scale at Tottenham Hale has been established through the policy framework and outline permission.
I agree with the proposals, including no social housing on what is a premium site next to a major London station. Tottenham already has enough social housing.		The proposal does in fact include provision for affordable rent, secured via the s.106 agreement.
Welcome improvement to Tottenham Hale.		Support noted.
Positive comments relating to adjacent Argent Related scheme and local campaign opposing development.		Support for new homes noted.
Support all aspects of the planning application. Tottenham already has enough social housing.		The proposal does in fact include provision for affordable rent, secured via the s.106 agreement.
The application is supported.		Noted.
External Consultee Responses		
London Fire Authority	<p>The Commissioner is not satisfied with the proposals, for the following reasons:</p> <ul style="list-style-type: none"> Insufficient information provided in relation to access and facilities for fire 	To provide further detail on the access arrangement for firefighters the Design Statement has been updated to include details of the Fire Vehicle

	<p>fighters, as set out in Section B5 Approved Document B</p>	<p>Access Routes (see Section 5.11). In addition, for reference we also enclose a Fire Safety Strategy for the development prepared by NGH's fire consultants, IFC.</p>
<p>LBH - Pollution</p>	<p>The London Plan, Policy 7.14 states that new development should:</p> <ul style="list-style-type: none"> • minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans • promote sustainable design and construction to reduce emissions from the demolition and construction of buildings; • be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)). <p>Ensure that where provision needs to be made to reduce emissions from a development, this is usually made on-site.</p> <p>An updated air quality assessment by WSP referenced number 70037708; dated July 2018 was submitted with this application. The original outline application was</p>	<p>The planning conditions recommended have been applied to the Outline Planning Permission and remain in force.</p>

	<p>accompanied by an Air Quality Assessment as part of the Environmental Statement (December 2016), which was subsequently reviewed and updated in the April 2017. The only significant alteration to the outline planning permission with respect to air quality is that the energy strategy has been revised and different plant is now proposed. Therefore, an updated assessment of operational phase impacts using emissions data for the new plant has been undertaken and is presented herein. In addition, the Air Quality Neutral Assessment has also been updated.</p> <p>The Proposed Development will include two gas fired energy centres, one in Block 2A and the other in Block 3.</p> <p>The energy centre in Block 2A will contain four 235kW boilers and the energy centre in Block 3 will have four 377kW boilers. For both energy centres, it has been assumed that three boilers will be in use all of the time, with the fourth providing a back-up.</p> <p>For the outline planning permission, the proposed energy strategy included three 864kW gas fired boilers in each of Blocks 2A and 3, with two assumed to be operational all of the time and the third used for standby.</p> <p>Performance against the Building Emission Benchmarks for NOx emissions was found to be compliant, as was performance against the Transport Emission</p>	
--	--	--

	<p>Benchmarks for Nox and PM10. Therefore, the Proposed Development is 'air quality neutral'.</p> <p>The following comments are made with consideration of the air quality assessment information that has been submitted:</p> <ul style="list-style-type: none">• Information used to model the air pollution impacts has still not been provided such as: (1) number of parking spaces to inform no. of vehicle trips per day to be included in the model; (2) no vehicle movements attributed to the commercial aspect of the development and (3) Consideration of the flue height located in Ashley House, Block 2A which is shown to terminate at 34m high and the impact of the efflux gases on the neighbouring site which is to be redeveloped as part of the area masterplan. <p>The assessment revealed exceedances of the annual mean objective level in places. The borough is an Air Quality Management Area therefore the Band B emission standards must apply to the CHP units proposed. I therefore recommend the following conditions before any development commences:</p> <ul style="list-style-type: none">• Combustion and Energy Plant• Contaminated Land• Method of Piling• Management and Control of Dust	
--	--	--

London Underground	No comment to make.	
Natural England	<p>No objection.</p> <p>European sites – Lee Valley Special Protection Area</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Lee Valley Special Protection Area and has no objection to the proposed development.</p> <p>Further advice – Green Infrastructure</p> <p>Natural England are pleased to see the Green Infrastructure proposals incorporated in this application. We welcome proposals to improve green links from the development site to the nearby Down Lane Park which should benefit biodiversity and public access to nature. We recommend that developer contributions to enhance and maintain Down Lane Park are considered in order to secure a high quality green space, thus generating further social, economic and environmental benefits for the local area. We would also like to draw your attention to other development proposals in the</p> <p>Tottenham Hale area. We believe that a joint/interlinked approach to the Green Infrastructure of these developments would create more opportunities for net gains for the environment and public access and help mitigate against the cumulative impacts of these schemes. Connecting green streets and public realms from these development proposals towards Down Lane Park will</p>	

	<p>contribute to the Tottenham Green Grid strategy and allow cleaner, more biodiverse and accessible routes to natural open spaces.</p>	
Thames Water	<p>Water: The reserved matters don't affect us therefore we have no comments to make.</p> <p>Waste: We are currently carrying out a growth study which aims to enhance the existing foul sewer network to accommodate flows from proposed developments across the Tottenham Hall area. Initial assessment indicates limited capacity of foul water network and need of reinforcement for predicted growth. It is important the Local Planning Authority and the developer work closely with us to ensure suitable sewerage infrastructure is in place to serve the new development.</p>	
Greater London Archaeological Advisory Service (GLAAS)	<p>No objection</p> <p>On the basis of the information provided, we do not consider that it is necessary for this application to be notified under the GLAAS Charter.</p>	
Transport for London (TfL)	<p>TfL still have concerns over car parking layout and access, this needs to be addressed before the developer undergoes construction. However, TfL are satisfied the issue will be addressed at a later date through the provision of a Parking Management Plan, which has been secured under condition 48.</p> <p>TfL are satisfied the bus stop on Westmead Way is not going to be affected by construction before the replacement bus stand on Ashley Road has been installed. However, if this situation changes the bus</p>	

	stand on Ashley Road will need to be installed before works can commence.	
TfL (Crossrail 2 Safeguarding)	No comment on this application.	
LB Waste Management	No additional comments to those supplied on the original application HGY/2016/4165. RAG rating green.	

Appendix 2 Assessment against mandatory Design Guidelines

Massing

Mandatory principle	Compliance
1. Building 2A 1 Vertical subdivision of building mass on a consistent basis across its full length;	✓
2. Vertical extrusion/modulation of building mass;	✓
3. Introducing setbacks to enhance the townscape and visual amenity;	✓
4. Clearly articulated and consistent ground floor architectural treatment.	✓
Building 3 should follow the same principles as above but with the addition of: Clear differentiation of the taller building from the adjoining medium rise elements so the taller element is anchored at ground level	✓
<i>Building 2 must acknowledge the following massing principles:</i>	✓
1. Introducing setbacks to enhance the townscape and visual amenity;	✓
2. Clearly articulated and consistent ground floor architectural treatment;	✓
3. Rotate the ground floor to exploit ground views towards the park;	✓
4. Horizontal articulation above ground level;	✓
5. Cantilevered elements can be used to enhance the articulation of the massing, provided they stay within the minimum parameters. The parameters allow for a larger cantilever on the second level along the southern edge of the building.	✓

Roofscapes

In terms of roofscapes, the mandatory Design Guidelines are as follows.	✓
1. Roof plant equipment and lift overruns must be grouped or well screened and designed to ensure their visual impact is minimised from adjacent buildings and streets.	✓
2. If not concealed by parapets, plant equipment must be within roof enclosures.	✓
3. Green and brown roofs must be integrated within the overall design of the building and landscape.	✓
4. Solar panels (or similar systems) must be integrated within the overall design of the building and roofscape	✓
5. Parapets must be an extension of and fully integrated with the design of the building façade. This includes the continuity of material treatment.	✓
6. Buildings with frontage onto existing and proposed streets must have lift/stair cores	✓

Balcony Strategy

The following mandatory design guidelines are relevant to the balcony strategy.	✓
1. Projecting balconies must have a minimum depth of 1.5m.	✓
2. Recessed balconies should be considered along the Watermead Way frontage and must have the ability to be enclosed to protect them from wind, noise and pollution.	✓
3. Balcony size should reflect the size of the dwelling and must be consistent with the London Plan guidance.	✓
4. Balconies and roof terraces will have level access from the associated dwelling.	✓

Terrace and roof level amenity strategy

The following mandatory design guidelines are relevant to the terrace and roof level amenity strategy.	✓
1. Screens must be provided between terraces to provide occupants with privacy.	✓
2. Terraces must be at least 2m deep measured from the apartment facade to the facade of the floor below.	✓
3. Floor paving or decking materials must be durable and slip resistant.	✓
4. Communal areas and non-communal areas must be clearly and safely demarcated by means of screens/planting etc	✓
5. Appropriate lighting and signage must be used to ensure safety and this should be integrated into the design solution	✓

Façade treatment

The following mandatory design guidelines are relevant to façade treatment.	✓
1. There must be a regular rhythm of openings relating to the full width and height of the commercial frontages.	✓
2. Residential lobbies should be as transparent as possible when viewed from the street.	✓
3. The upper volume of buildings must have a strong vertical emphasis created with the use of full height punched window openings	✓
4. Colour and graphics must be used sparingly on the building façades.	✓

Frontages

The following mandatory design guidelines are relevant to frontages strategy.	
1. Access doors for bikes stores, bins, fire escapes, louvre vents, dry risers, and vehicular openings must be well integrated into the ground floor design.	✓
2. Building 2 & 2A must have a single storey base articulation with single storey commercial space at ground floor.	✓
3. Residential units on the ground floor (Building 2A) must have their own defensible space to facilitate visual privacy and private amenity. This shall be provided by means of planting and/or screens/railings to define the space	✓
4. Building 3 must have a two-storey base articulation with double storey commercial space at ground floor.	✓
5. The maximum length of inactive frontage is 46.3m and this will not be exceeded.	✓
6. Entrances to residential cores and commercial spaces must be well lit, transparent, and welcoming, and must take into account Secured by Design guidelines.	✓
7. All entrances must be located along and facing existing street frontages or new streets and pedestrian areas.	✓
8. All entrances must follow Secure by Design principles.	✓
9. Separate entrances must be provided for residential and commercial uses	✓
10. Residential entrances must be highly visible with consideration to natural surveillance and overlooking from dwellings and other uses.	✓
11. The minimum width of the entrance corridor must be 1.5m	✓
12. Privacy must be designed into residential entrance points, whilst balancing the requirement for security. A level of transparency shall be provided for daylight penetration into lobbies.	✓
13. Other services, such as waste or cycle storage, must be integrated into the building design	✓
14. Recessed entrances at ground level within the pedestrianised area also provide a degree of separation between residents and other building users.	✓
15. Residential entrances must be easily identified within the mixed-use environment.	✓

Materials

1. Selected materials must be fit for purpose	✓
2. The primary facade material will be brick	✓
3. A small palette of paviers will be pre-selected for use on roofs and terraces which are accessible to residents and building users.	✓
4. Building finishes and materials for the courtyard elevations (Building 2A) should be selected to enhance daylight into the dwellings and the perception of space. i.e Large expanses of dark brickwork or dark non-reflective materials (e.g. zinc cladding) must not be used.	✓

Residential Quality

<p>1. All new units must provide the space that can reasonably meet day to day needs as a home, while allowing for a good level of accessibility and adaptability. All units must comply with London Plan Space Standards</p>	<p>✓</p>
<p>2. The new neighbourhood and buildings must be designed to minimise opportunities for crime and anti-social behaviour, providing residents and users with an increased sense of security</p>	<p>✓</p>
<p>3. All dwellings must have adequate access to private and communal amenity space. All private amenity space shall be provided in accordance with the London Plan standards</p>	<p>✓</p>
<p>4. The design of all dwellings must take into consideration any potential noise, privacy and air quality issues, particularly those associated with Watermead Way and in the vicinity of non-residential uses.</p>	<p>✓</p>
<p>5. The proposal must embrace tenure diversity and incorporate the “tenure blind” principle that there should not be any differentiation in the appearance of market and affordable homes.</p>	<p>✓</p>
<p>6. The proposal must minimise the number of single-aspect dwellings, which must be a maximum of 51%. The design of single-aspect units will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy, daylight, and the orientation enhances amenity, including views. All single-aspect apartments with views over Down Lane Park should be limited to one-bedroom homes, and, wherever possible, provide a more generous spatial provision. Larger apartments (those provided accommodation for more than 4 people) shall, where possible, be double aspect. The minimum proportion of double aspect units must be 49%.</p>	<p>✓</p>
<p>7. Any areas where overlooking may be possible (e.g. boundary between Buildings 2 and 2A) must be designed to minimise any potential issues that could be derived from their situation. Possible solutions may include opaque windows, staggered positions of windows or lack of windows in certain elevations.</p>	<p>✓</p>

Appendix 3 Plans and Images

[separate file]