

Felicity Foley, Acting
Committees Manager

020 8489 2919

felicity.foley@haringey.gov.uk

09 July 2020

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Thursday, 9th July, 2020

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

ADDENDUM (PAGES 1 - 14)

7. HGY/2020/0795 FORMER PETROL FILLING STATION, 76-84 MAYES ROAD, N22 (PAGES 15 - 26)

Appendix 6

Yours sincerely

Felicity Foley, Acting Committees Manager

This page is intentionally left blank

Planning Sub Committee 09 July 2020

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 7

Reference No: HGY/2020/0795	Ward: Noel Park
Address: Former Petrol Filling Station, 76-84 Mayes Road, N22	
Proposal: Redevelopment of the site to provide a single building of between 4 and 9 storeys in height, comprising 75 residential units (C3) and 953 sqm of flexible commercial floorspace (Use Classes A1-A5, B1 and B8), with associated cycle parking, plant, refuse and recycling provision, landscaping and all necessary ancillary and enabling works	

1. RECOMMENDATION**Section 106 Heads of Terms**Affordable Housing:**Add** additional obligation "1B. Service Charges" in line with paragraph 6.4.23 as follows:

Any service charges levied will be fair and reasonable, in accordance with the Landlord and Tenant Act 1985, and other relevant legislation.

Amend obligation 1c as follows:

London Affordable Rent levels and Shared Ownership income marketing bands

2. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILSProposed residential units**Amend** paragraph 3.1.6 to read as follows:

Subsequent to further consideration and assessment, officers requested that the applicant provide more Low Cost Rented units and less Intermediate units. The applicant has agreed to this request and therefore the proposed affordable housing tenure mix has changed from 11 Low Cost Rented homes (3 Social Rented and 8 London Affordable Rent) and 14 Intermediate homes to **15 Low Cost Rented home (all London Affordable Rent) and 10 Intermediate homes**. The overall affordable housing provision remains as originally proposed, being 39.4% by habitable room.

Access, parking and servicing**Amend** paragraph 3.1.11 as follows:

Given the high PTAL (5) of the site, the proposed development will be car free and therefore designated 'permit-free' with ~~one~~ three 'blue badge' disabled parking space provided on-street (Caxton Road) in close proximity to the site.

Add paragraph 3.1.16:

The applicant has, post publication of the Planning Sub-committee report, amended the ground floor access and access across the development.

3. LOCAL REPRESENTATIONS

Subsequent to publication of the Planning Sub-committee report an additional 20 objections to the application have been received (total 62).

The objections received post publication of the Planning Sub-committee report raise the following additional matters:

- Tenure changes
- Inadequate provision of wheelchair dwellings
- Inadequate provision of private outdoor amenity space

The remainder of the matters raised in the objections received post publication of the Planning Sub-committee report have already been considered in the main report.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 Affordable housing

It is acknowledged that Social Rented is the Council's preferred low cost rented option. However, it is noted that London Affordable Rent is now the main low cost affordable rented housing that the GLA currently expects to fund. Furthermore, given the overall increase in Low Cost Rented homes and reduction in Intermediate homes resulting in affordable housing tenure mix of 60% Low Cost Rented/40% Intermediate, the lack of Social Rented homes is considered acceptable in this instance and in accordance with planning policy.

Amend paragraph 6.4.11 to delete reference to Social Rent as follows:

A s106 planning obligation will ensure that the Council has the first right of refusal to purchase all of the Low Cost Rent housing (~~Social Rent~~ and London Affordable Rent).

The ground floor plan has been amended to give greater priority to the one central lobby access and direct all residents to access the site by the central lobby located off Caxton Road. The lobby, which contains post boxes for all units, provides access to the courtyard podium and access to both lift serving cores A and B. There is one central cycle store at ground floor level which would serve residents of the entire development.

The amended plans show that residents from either core can access all sides of the deck, and as noted above, can access all of the proposed roof terraces.

4.2 Affordable housing dwelling mix

Replace the table at paragraph 6.4.18 with the following:

	1-bed	2-bed	3-bed	Total
--	-------	-------	-------	-------

Addendum Report

Low Cost Rent (all London Affordable Rent)	0	4 (26.7)	11 (73.3%)	15
	Target (11%)	Target (45%)	Target (33%)	
Intermediate	8 (80%)	2 (20%)	0	10
	Target 30%	Target 60%	Target 10%	

Add the following additional paragraphs:

The revised proposed affordable dwelling mix is not in strict accordance with the Council's target. However, given the circumstances of the site and the fact that additional Low Cost Rented homes are being provided with less Intermediate units, which has meant changes to the affordable housing dwelling mix, this is considered to be acceptable in this instance. It is also noted a higher percentage of the rented units would be family units.

4.3 Affordability

The committee report set out rent levels of 2019/20 and the amendments below update the levels to 2020/21 levels. Amend paragraph 6.4.22 as follows:

As a quantitative example, in this case, the weekly rent for a London Affordable Rent 3 bed unit would be £178.05 compared to £128.03 at Social Rent (average charge for new tenancies for the postcode of the site), £368.22 Local Housing Allowance (LHA) and £196.15 at Haringey affordable rent cap (50%) using 2020/21 benchmarks. We do not know when these properties will be completed and therefore the rent levels will change. The figures quoted are to give an indication of the relative differences between rents for different products.

Add the following additional paragraphs:

In terms of the objections received on grounds of inequality and racism, Local Plan policies, including the Council's housing policies, were subject to an Equality Impact Assessment (EqIA) at all stages of the plan-making process.

In addition, individual planning applications are not required to be subject to EqIA but officers are mindful of judgements such as R (Buckley) v Bath and North East Somerset Council 2018, which both concerned adverse impacts of planning decisions on specific communities. Unlike those cases, the current planning application is not considered to be so sensitive as to warrant an EqIA be undertaken, particularly as the housing policies which it has been assessed against have already been subject to EqIA as noted above.

4.4 Quality of residential accommodation

Size, quality and aspect

Add the following additional paragraphs:

All units have access to individual private amenity spaces, in the form of balconies, winter gardens or terraces. Each unit's private amenity space complies with the GLA

Addendum Report

and National Technical Guidance minimum standards, as confirmed by the proposed floor plans and the area schedule.

In addition to the podium courtyard garden, which is accessible to all residents, there are 3 communal roof gardens. One at level 4 – accessed from 2 sides by both deck areas and each core equally and two further larger roof gardens at level 7. Direct access has now been provided between both of these two level 7 roof gardens by extending the deck access route and can be accessed from each core.

4.5 Inclusive access

Add the following additional paragraphs:

8 units are designed to meet Part M4(3) and meet the required areas thresholds as confirmed by the schedule of accommodation and new plans AA8418-01404, 01405 and 01414, which demonstrate compliance with accessibility tested layouts.

Given the site, design and viability constraints of the development, it has not been possible to designate any affordable housing as M4(3) units. However, as noted above, all units will still be M4(2) compliant. To accommodate M4(3) provision, the respective affordable housing units would have to be reduced in bedroom number, which would reduce the overall amount of affordable housing by habitable room.

3 on street disabled bays will be provided on street prior to occupation. Two of these disabled bays will have electric charging points. This will be confirmed and secured as part of the Parking Management Plan in the s106 and will be paid for by the applicant. This 3% provision is in line with the London Plan requirements. The ability for the proposal to provide a 10% provision (an additional 5 disabled parking bays) will also be secured through the s106, where again, if these spaces are required by future residents of the development, they will be provided and funded by the applicant through the s106 obligation. The proposal therefore provides 3% provision from occupation of the development with a demonstration of how 10% provision can be achieved. This is wholly in line with the London Plan and Transport for London (TfL) requirements and is an acceptable approach

5. APPENDIX 1: CONDITIONS AND INFORMATIVES

Insert “APPENDIX 1:” before “CONDITIONS AND INFORMATIVES” at page 53 of the Planning Sub-committee report.

Amend the “Drawings” section of condition 2 as follows:

AA8418-01404 (Private 1B2P T105 W); AA8418-01405 (Private 2B3P T201 W); AA8418-01414 (Private 2B4P T213 W); AA8418-02001 (Site Location Plan); AA8418-02002 (Site Plan Existing); AA8418-02010 Rev B C (Site Plan Ground Floor); AA8418-02011 Rev A B (Site Plan Level 1); AA8418-02012 Rev A (Site Plan Level 2); AA8418-02013 Rev A B (Site Plan Level 3); AA8418-02014 Rev A B (Site Plan Level 4); AA8418-02015 Rev A B (Site Plan Level 5); AA8418-02016 Rev A B (Site Plan Level 6); AA8418-02017 Rev A B (Site Plan Level 7); AA8418-02018 Rev A B (Site Plan Level 8); AA8418-02019 Rev A B (Site Plan Roof Plan); AA8418-02100 Rev D E (Ground Floor Plan); AA8418-02101 Rev A B (Level 1 Floor Plan); AA8418-02102 Rev A B (Level 2 Floor Plan); AA8418-02103 Rev A B (Level 3 Floor Plan); AA8418-02104 Rev B C (Level 4 Floor Plan); AA8418-02105 Rev A B (Level 5 Floor Plan); AA8418-02106 Rev A C (Level 6 Floor Plan); AA8418-02107 Rev A B (Level 7 Floor Plan); AA8418-02108 Rev A B (Level 8 Floor Plan); AA8418-02109 Rev A B (Level 9 Roof Plan);

Addendum Report

AA8418-02200 Rev B (North West Elevation);_AA8418-02201 Rev A (North East Elevation);
 AA8418-02202 Rev A (South East Elevation);_AA8418-02203 Rev A (South West Elevation);
 AA8418-02204 Rev A (Courtyard North West Elevation);_AA8418-02205 Rev A (Courtyard
 South West Elevation);_AA8418-02206 Rev A (Courtyard North East Elevation);_AA8418-
 02207 Rev A (Courtyard South Elevation);_AA8418-02300 Rev A (Section A-A);_AA8418-
 02301 Rev A (Section B-B);_AA8418-02302 Rev A (Section C-C);_AA8418-02500 Rev A (Bay
 Study North West Podium);_AA8418-02501 (Bay Study North East Facade);_AA8418-02502
 Rev A (Bay Study South East Facade);_AA8418-02503 (Bay Study South West Facade);
 AA8418-02504 Rev A (Bay Study Deck Access Facade);

Amend the “Documents” section of condition 2 as follows:

Accommodation Schedule Rev F dated ~~16/06/2020~~ 08/07/2020;

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Item No. 8

Reference No: HGY/2020/0847	Ward: Tottenham Hale
Address: Lock Keepers Cottages, Ferry Lane, N17 9NE	
Proposal: Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class B1a) at upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.	

6. CONSULTATION RESPONSE – EXTERNAL

6.1 Lee Valley Regional Park Authority (LVRPA)

Formal comments were received late (7th July) (Full comments in Appendix 1).

Summary

LVRPA confirm that it objects to the proposed development on the grounds that it represents an overdevelopment of the site, is too tall and dominant in respect of adjoining waterway corridors and waterside paths, and lacks detail to show how the environmental and ecological interests of the Regional Park have been addressed.

However, the LVRPA have also stated that they can support the application if additional information is provided relating to:

- a) landscaping treatments of the development in relation to the Regional Park
- b) the ecological value of the site and adjoining waterways
- c) measures for habitat retention, enhancement, mitigation and compensation based on the findings of ecological surveys, and
- d) a lighting plan strategy for both the operational development and the construction period.

6.2 OFFICER RESPONSE

The density proposed is within established ranges. The proposed building is not considered to constitute overdevelopment of the site, nor would it be excessively tall or dominant in respect of adjoining waterways or waterside paths, for the reasons have already been outlined in the Committee Report.

LVRPA's comments relating to the lack of detail provided in respect of environmental and ecological interests of the Regional Park are addressed as follows:

Point (a) – landscape treatment of Tottenham Marshes and land to north of site

Tottenham Marshes is outside of the applicant's land ownership and is separated from this site by Pymme's Brook. The applicant's ecologist has stated that there would be no material impact and the relatively low net increase in units (11) proposed would not result in a significant additional recreational pressure to the Marshes. Officers are satisfied that this is the case.

The applicant is providing a £50,000 contribution towards the delivery of improvements to the Paddock Community Nature Park which is in the Lee Valley Regional Park. Therefore, it is considered that the impact on the Marshes would not be significant, and that landscaping improvements to the Regional Park are already provided through that financial contribution.

The applicant will also deliver extensive landscaping and biodiversity enhancements along the towpath, to the north of the site, through an agreement with the Canals and River Trust. This is secured through Condition 30.

Overall the ecological and recreational features of the Regional Park would be enhanced in accordance with the requirements of Policy SP13 of the Local Plan 2017.

Points (b) and (c) – ecological value of site/waterways, and associated ecological measures

The ecological value of the site has been assessed in detail as part of the submitted *Preliminary Ecological Appraisal (PEA)*, which states that there are limited potential habitats for local ecology, other than to support breeding birds and bats. Bat surveys were recently completed, and no bat activity was observed within the application site. The applicant has confirmed that bird and bat boxes, as well as other ecological measures such as insect hotels, will be incorporated into the development. A dedicated ecological 'buffer zone' will be provided within the site boundary. These measures will be secured by Condition 17.

Neither the Council's Nature and Conservation Officer, the Environment Agency, Natural England nor the Canal and River Trust have raised any concerns in terms of the potential impact of this development proposal on local ecology and the adjacent waterways.

The applicant has submitted a 'Review of Offsite Ecological Impacts' note which states that no construction or other works associated with this development would impact directly on the watercourse. Surface water run-off would be prevented from entering the watercourses through the integration of appropriate sustainable drainage measures and effective construction site management.

Native plant species shall be incorporated within planters on site, and on the proposed green roofs. The financial contribution towards the Paddock would provide additional ecological benefits within the Regional Park.

As such, the local ecology, and adjoining waterways and waterway paths, would be protected and enhanced by this development proposal in accordance with Policy 7.19 of the London

Addendum Report

Plan 2016, emerging Policy G6 of the Intend to Publish London Plan, Policy SP13 of the Local Plan 2017 and Policy DM19 of the Development Management DPD 2017.

Points (d) – lighting plan

It is acknowledged in the Committee Report that lighting is an important aspect of this development and requires further consideration for design, security and ecological reasons. Condition 23 has been included which requires a detailed lighting scheme to be submitted to the Council for its approval prior to first occupation of the development and which specifically requires consultation with the LVRPA.

7. RECOMMENDATIONS

Conditions

List of Conditions must be updated (former Condition 36 was integrated with Condition 35 prior to publishing of the Committee Report, so there is no longer a Condition 39):

- 1) Three-year permission
- 2) Approved plans
- 3) Business use classes
- 4) Business hours
- 5) Finishing materials
- 6) Accessible / adaptable dwellings
- 7) Satellite dish / antenna
- 8) Archaeology 1 – WSI
- 9) Archaeology 2 – Public heritage display
- 10) Contamination 1 – Investigation
- 11) Contamination 2 – Unidentified finds
- 12) Machinery registration
- 13) Machinery emissions limits
- 14) Centralised boilers
- 15) Environmental management plans
- 16) Piling method statement
- 17) Ecological buffer zone
- 18) Secured by design
- 19) Drainage systems
- 20) BREEAM accreditation
- 21) Living roofs / walls
- 22) Energy and sustainability statement
- 23) External lighting
- 24) Landscaping
- 25) Replacement trees
- 26) Invasive species control
- 27) Cycle parking
- 28) Wayfinding installations
- 29) Lift management
- 30) Towpath landscaping
- 31) Waterway risk assessment / method statement
- 32) Broadband connections
- 33) Internal noise levels

Addendum Report

- 34) Sound insulation
- 35) Plant / equipment noise
- 36) Fume / odour control equipment
- 37) Delivery, servicing and waste management plan
- 38) Nesting bird protections

Amendments have been made to the wording of the conditions referenced below.

Condition 6

(NB: new wording in bold and italics)

All residential units on site shall be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2013 (as amended) ***and at least one unit on site shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations***, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and the Intend to Publish London Plan Policy D7.

Condition 21

(NB: no new wording is proposed but references to green walls have been removed as these no longer form part of the development)

No development shall commence above ground floor slab level until details of the living roofs have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i. Plans identifying where the living roofs and solar panels will be located and what surface area they will cover;
- ii. Sections demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iii. Plans showing details of the diversity of roof substrate depths and types to provide contours of substrate, such as mounds in areas with the greatest structural support to provide a variation in habitat;
- iv. Details of the location of log piles / flat stones for invertebrates;
- v. Details of the range of native species of wildflowers and herbs planted on the living roofs and as living walls to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- vi. Living roof relationship with photovoltaic array; and
- vii. Irrigation, management and maintenance arrangements.

The approved living roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In

Addendum Report

accordance with Policies 5.3, 5.9 and 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

Condition 23

(NB: new wording in bold and italics)

- a) ***Prior to commencement of the development hereby approved (including demolition but excluding any investigative works) details of lighting to be used during the demolition and construction periods of the development shall be submitted to the Local Planning Authority for its written approval, in consultation with the Lee Valley Regional Park Authority. Thereafter the demolition and construction works shall be undertaken in accordance with the approved details.***

- b) Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police, Lee Valley Regional Park Authority and Canal and River Trust. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

APPENDIX 1 – LEE VALLEY REGIONAL PARK AUTHORITY COMMENTS



Christopher Smith
London Borough of Haringey
River Park House
225 High Road
Wood Green
London
N22 8HQ

6 July 2020

Your Ref: HGY/2020/0847
Our Ref: 20.041

Dear Christopher

RE: PLANNING CONSULTATION BY LONDON BOROUGH OF HARINGEY - LOCK KEEPERS COTTAGES, FERRY LANE, N17 9NE - LEE VALLEY REGIONAL PARK AUTHORITY REPRESENTATIONS

Thank you for consulting Lee Valley Regional Park Authority on the Planning Application:

Redevelopment of the Site Comprising Demolition of Existing Buildings and Erection of a New Building Ranging in Height from 3 to 6 Storeys to accommodate 13 Residential Units (Use Class C3), Employment Floorspace (Use Class B1A) at Upper Ground and First Floor Level and Retail / Café Floorspace (Use Class A1 / A3) at Lower Ground Floor Level, along with Associated Landscaping and Public Realm Improvements, Cycle Parking Provision, Plant and Storage and Other Associated Works.

This was considered by the Regeneration and Planning Committee on 25 June 2020 and the following recommendations approved:

- (1) that the London Borough of Haringey be informed that the Authority recognises the principle of development on the site. However, it objects to the current proposal on the grounds that it represents an overdevelopment of the site; is too tall and dominant in respect of the adjoining waterway corridors and waterside pathways; and lacks detail to show how the proposed development addresses the environmental and ecological interests of the Regional Park.

Before the Authority can support a development proposal for this site it would need to see further detail in relation to:

- a) the landscape treatment of the development in relation to the Regional Park, namely Tottenham Marshes which lies on the opposite side of the Pymmes Brook to the application site, and land to the north of the application site contiguous with the towpath, that should provide an additional area of public open space of benefit to Park visitors;

Addendum Report

- b) the ecological value of the site and adjoining waterways; further detailed survey work is required in order to assess the application for biodiversity impacts, particularly in relation to protected species; this should be a material consideration in this case;
 - c) measures for habitat retention, enhancement, mitigation, and compensation, based on the findings of the ecological surveys to be incorporated within the proposed development;
 - d) a lighting plan or strategy for the development both in operation and during the construction period, this should be informed by the ecological surveys and take particular account of the adjoining areas of the Regional Park and the habitats these contain.
- (2) that the London Borough of Haringey be informed that the Authority would wish to see this detail provided prior to any grant of consent.
- (3) that should the London Borough of Haringey be minded to approve the planning application then efforts should be made to secure, via conditions or planning obligations:
- a) the area immediately north of the application site as an area of public open space forming part of the towpath and to implement a comprehensive landscape and access plan in association with the new footbridge landing;
 - b) wayfinding and interpretation measures to identify access into Tottenham Marshes as part of the above wider landscaping scheme;
 - c) open space and habitat enhancements within Tottenham Marshes to cater for the recreational needs of the new residents and mitigate for habitat loss and disturbance along the waterway as set out in Appendix C to Paper RP/41/20;
 - d) a management and maintenance agreement for the green roof, green terraces and walls and other areas of landscaping and planting.

Yours sincerely

Claire Martin
Head of Planning Department

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.9

Reference No: HGY/2020/0158	Ward: West Green
Address: 300-306 West Green Road N15 3QR	
Proposal: Demolition of existing buildings and erection of a five-storey building (plus basement) comprising of a retail unit at ground and basement levels and nineteen residential units above; and associated landscaping and the provision of an outdoor children's play area	

7. MATERIAL PLANNING CONSIDERATION

7.1 Fire Safety

Building Control Officers have confirmed that the submitted fire safety details submitted are sufficient for the purposes of planning approval. A detailed assessment will be undertaken for fire safety at the Building Control stage.

8. RECOMMENDATIONS

8.1 CONDITION ALTERATION

[Condition 2 is altered to include the Fire Statement confirmed as acceptable by the Council's Building Control Team].

Amend Condition 2 to read as follows:

- The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Site Location and Site Plans (drawing no. 0513-000.01B); Urban Context Plan (drawing no. 0513-000.02A); Context Plan (drawing no. 0513-000.03A); Existing Ground Floor Plan (drawing no. 0513-100.01A); Existing First Floor Plan (drawing no. 0513-100.02A); Existing Second Floor Plan (drawing no. 0513-100.03A); Existing Roof Plan (drawing no. 0513-100.04A); Existing North and South Elevations (drawing no. 0513-300.01A); Existing East and West Elevations (drawing no. 0513-300.02A); Proposed Ground Floor Plan (drawing no. 0513-100.13V); Proposed First Floor Plan (drawing no. 0513-100.14Q); Proposed Second Floor Plan (drawing no. 0513-100.08P); Proposed Third Floor Plan (drawing no. 0513-100.09P); Proposed Fourth Floor Plan (drawing no. 0513-100.10O); Proposed Basement Plan (drawing no. 0513-100.16M); Proposed Roof Plan (drawing no. 0513-100.17G); Proposed North Elevation (drawing no. 0513-300.06H); Proposed East Elevation and Section AA (drawing no. 0513-300.07G); Proposed South Elevation (drawing no. 0513-300.08G); Proposed West Elevation (drawing no. 0513-300.09H); Proposed East Elevation and Section BB (drawing no. 0513-300.10G); South Elevation and Section- Detail (drawing no. 0513-300.11B); Precedent Images (drawing no. 0513-500.02); Proposed View Looking North East (drawing no. 0513-500.03B); Proposed View Looking South West (drawing no. 0513-500.04B); Proposed View Looking East (drawing no. 0513-

Addendum Report

500.05B); Proposed View Looking West (drawing no. 0513.500.06B); Proposed View looking South (drawing no. 0513-500.07); Existing Aerial View (drawing no. 0513.500.08); Site Waste Management Plan (drawing no. 0513-500.09B);

Supporting documents also assessed:

Cover letter prepared by Firstplan dated 23 December 2019; Construction Methodology Statement and Basement Impact Assessment for Subterranean Development dated 22 June 2019 (prepared by John Farquharson Partnership LLP); Air Quality Assessment dated 19 December 2019 (prepared by Miller Goodall); Daylight, Sunlight and Overshadowing Report (prepared by Syntegra); Sustainability and Energy Statement dated August (prepared by Syntegra Rev B, dated May 2020); Dynamic Overheating Assessment Report prepared by Syntegra dated April 2020; Economic Viability Assessment Report dated December 2019 (prepared by Upside London Limited); Phase 1 Geo-Environmental Desk Study Report dated December 2019 (prepared by Brown 2 Green); SuDS Drainage Report dated December 2019 (prepared by EAS); Transport Statement dated December 2019 (prepared EAS); and Delivery and Servicing Plan dated December 2019 (prepared by EAS); Planning, Design and access Statement dated December 2019 (prepared by Firstplan), Fire Safety Strategy prepared by Bellis Architects Ref 19-5684

Reason: In order to avoid doubt and in the interests of good planning

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Building Control	I can confirm that the submitted fire safety details are sufficient for the purposes of Planning Approval. A forma detailed assessment will be undertaken for fire safety at the Building Control stage.	Comments noted
Carbon Management	Additional Carbon Management Response (30/06/2020) My thoughts are that the external louvres are likely to reduce the overheating risk in the flats, so this is great to see. However, we'd need to see further modelling to demonstrate the scheme complies (for all the necessary weather files). We'd also need to see further technical detail on	Comments noted. Condition was amended to reflect this.

Addendum Report

	the type of louvres proposed to understand how they will work and be maintained. The proposed condition on overheating will be amended to reflect this.	
--	---	--



Appendix 6: Quality Review Panel Report

Most recent (Chair's review – 12/02/2020)

CONFIDENTIAL

**Haringey Quality Review Panel****Report of Chair's Review Meeting: Caxton Road**

Wednesday 12 February 2020

Unit D, 199 Eade Road, Harringay Warehouse District, London N4 1DN

Panel

Peter Studdert (chair)
Hari Phillips

Attendees

Richard Truscott	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Rodney Keg	London Borough of Haringey
John McRory	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Report of Chair's Review Meeting
12 February 2020
HQR91_Caxton Road

CONFIDENTIAL

2

1. Project name and site address

Caxton Road, Wood Green, London N22 6TN

2. Presenting team

Luke Cadman	Aitch Group
Craig Sheach	PRP LLP
Yiling Wang	PRP LLP

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and, in addition, may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

The site is located at the north eastern corner of Mayes Road (to the south) and Caxton Road (to the west). To the north and east, the site is bounded and constrained by the vehicle ramp serving the Wood Green Mall car parking. The site is currently vacant; a petrol filling station (last use on site) was removed several years ago.

The site is neither listed nor within a conservation area. However, it is within the southernmost part of the Wood Green Library site allocation (SA11), the Wood Green Metropolitan Centre and the Wood Green Growth Area. Although a relatively small part of the overall site allocation, the proposed scheme takes into account both the Council's future ambitions as well as how a wider masterplan for the site allocation would still be achievable. In terms of parking, the site is PTAL 5 and therefore, aside from the requirement to provide 10 per cent Blue Badge spaces on site, development with limited or no on-site car parking will be supported.

The current proposal is for redevelopment of the vacant site to provide a residential led mixed use development comprising approximately 75 C3 units and 1,000sqm of commercial floor space within a varied block form of a maximum nine storeys.

Subject to meeting other material planning considerations, officers generally support the approach to redevelopment of the site to create a mixed use development, while not prejudicing the wider aims and objectives of the site allocation. However, officers highlight the need for development heights on parts of the site directly opposite the residential buildings on Caxton and Mayes Roads to respect their residential amenity.

Report of Chair's Review Meeting
12 February 2020
HQR91_Caxton Road



CONFIDENTIAL

3

5. Quality Review Panel's views*Summary*

The Quality Review Panel feels that the design team has addressed many of its comments from the previous review in December 2019 and that, subject to some further small refinements, the scheme now promises high quality development.

The panel supports the approach taken to the massing and distribution of accommodation and uses, and welcomes inclusion of deck access to improve the quality and liveability of residential units. While the general approach is supported, the panel feels that scope for further refinement remains within the architectural expression of the proposals, and within the design of the main residential entrance onto Caxton Road. Further details of the panel's views are provided below.

Massing and development density

- The panel welcomes the adjustments to the distribution of the massing, and considers that locating the tallest element to mark the termination of the view down Brook Road is appropriate.
- It also supports the approach to visually break up the mass into simpler elements, and feels that this is particularly successful at the frontages onto Caxton Road and Mayes Road.
- Creating a more uniform scale for the development fronting onto Caxton Road, as currently proposed, helps to establish a positive relationship to the existing houses opposite.

Place-making

- The panel welcomes the wider masterplan, outlined to provide the immediate context of this development, in order to anticipate some of the future possibilities. It feels that the proposed scheme is a sensible and pragmatic response. Future links into the market hall and north east towards the library and the centre of Wood Green would be very desirable.
- It supports the clarity of the nature and roles of Caxton Road and Caxton Mews / New Road. The makers' space in the yard area seems well considered.

Layout of residential accommodation

- The panel commends the design team's work to minimise single aspect residential units.
- It also supports inclusion of generous deck access circulation, and considers that pulling the deck away from critical windows as proposed could

Report of Chair's Review Meeting
12 February 2020
HQR91_Caxton Road



CONFIDENTIAL

4

significantly mitigate privacy issues. The deck is also likely to have amenity value as a space to watch over children playing in the courtyard below. This could be accommodated in the detailed design of the deck.

- The panel would encourage further work to unify the existing residential entrances by bringing the external stair inside, within the lobby area. This would create a single entrance, which could be very generous and glazed to allow light inside and views through - and up the stairs - to the landscaped courtyard beyond.

Architectural expression

- The panel supports the simpler approach to the architectural expression and the articulation of the different block-forms within the proposals.
- It welcomes the use of a lighter brick within the courtyard area. However, it would encourage the design team to wrap the edge of the outer façade of darker brick round into the courtyard, rather than the lighter brick wrapping onto the outer façade, as currently proposed.
- A more generous glazed residential entrance onto Caxton Road would be encouraged, as suggested above.
- The panel asks whether a more muted colour scheme should be used for balconies and window frames rather than black, which would result in quite a stark contrast.
- In addition, the detailed design of the parapets and balconies could strike a better balance between achieving openness on the one hand and privacy and screening on the other.
- Further consideration of how the relationship between the residential entrance on Caxton Road and deck access circulation above might be perceived would also be welcomed, in order to resolve any visually awkward juxtaposition in the elevation.
- The quality of materials and construction, for example the bricks used, and the detailed design of the deck access, will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.

Next steps

The Quality Review Panel supports the proposals for development at Caxton Road, subject to some minor adjustments and refinements as outlined above.



CONFIDENTIAL

5

Appendix: Haringey Development Management DPD**Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.



Most recent (Full review – 04/12/2019)

CONFIDENTIAL



Haringey Quality Review Panel

Report of Formal Review Meeting: Caxton Road (rev A)

Wednesday 4 December 2019
River Park House, 225 High Road, Wood Green, London N22 8HQ

Panel

Hari Phillips (Chair)
Edward Jarvis
Hugo Nowell
Andy Puncher
Lindsay Whitelaw

Attendees

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Rodney Keg	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Revisions

A revised section of text has been introduced in order to clarify or expand upon the text in the 'Planning authority's views' section of the report (page 2). The amended paragraph of text is prefaced by **.

Report of Formal Review Meeting
4 December 2019
HQRP91_Caxton Road_revA

CONFIDENTIAL

2

Project name and site address

Caxton Road, Wood Green, Haringey, N22 6TN

1. Presenting team

Luke Cadman	Aitch Group
Craig Sheach	PRP LLP
Jessica Rust	PRP LLP
Sunny Desai	DP9 Ltd

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

The site is located at the north eastern corner of Mayes Road (to the south) and Caxton Road (to the west). To the north and east, the site is bounded and constrained by a vehicle ramp serving the Wood Green mall car parking. The site is currently vacant with the petrol filling station (last use on site) having been removed several years ago. It is not in a conservation area, but, is within the southernmost part of the Wood Green Library Site Allocation (SA11), the Wood Green Metropolitan Centre and the Wood Green Growth Area. As such any proposals for the site will need to give consideration to the Council's future ambitions and the masterplan for the site allocation over the medium to long term. The site is PTAL 5 and aside from the requirement to provide 10 per cent 'blue badge' spaces on site, a development with limited or no on-site car parking will be supported.

The proposal is for the redevelopment of the site to provide a residential led mixed use development comprising 77 new homes and approximately 1000 sqm of commercial floor space within a varied block form of a maximum nine storeys.

**Subject to the meeting of other material planning considerations, officers are broadly supportive of the approach to redevelopment of the site to create a mixed use development, particularly as it gives appropriate consideration to and does not prejudice the wider aims and objectives of the site allocation. Officers would welcome the panel's views on the scheme's design quality.

Report of Formal Review Meeting
4 December 2019
HQR91_Caxton Road_revA



CONFIDENTIAL

3

5. Quality Review Panel's views*Summary*

The Quality Review Panel feels that the Caxton Road site holds significant potential to create a high-quality scheme that will reinforce key links between Wood Green and Haringey Heartlands. The panel welcomes the depth of thinking that underpins the proposals presented. As design work continues, it will be essential to clarify how the ground floor uses relate to the public realm and pedestrian routes - and how these might evolve over time within the context of the wider masterplan. While the overall scale of the scheme is acceptable, the panel recommends some adjustment in the location of the tallest elements. A simpler approach to the three-dimensional form of the development and the roofscape would also be supported. At a more detailed level, the panel would encourage further thought about the residential layouts, to minimise single aspect units, and simplify internal circulation. Scope for refinement of the architectural expression also remains. While the panel recognises the care that has been taken in developing an architecture that is respectful of the Victorian terraces nearby, it would however advocate a simpler approach that was less constrained by the visual cues of adjacent houses. The panel would welcome an opportunity to consider the scheme in greater detail as the proposals evolve. Further details of the panel's views are provided below.

Massing and development density

- The panel feels that the overall scale and massing of the development terms is broadly acceptable for the location.
- However, it would encourage the design team to reconsider where the tallest element of the scheme should sit within the site, from a townscape perspective.
- An approach that shifts the mass to use the taller elements to mark important corners would be supported. Exploring options to redistribute, model and test the massing could also result in a greater generosity for the central space.
- At a detailed level, there is scope to refine the three-dimensional modelling of the roofscape. A simpler approach to the upper levels of accommodation could improve both the internal layout and visual qualities of the scheme.

Place-making

- As the design of the proposals evolve further, the panel would encourage the design team to explore in greater detail what the future vision for the wider masterplan might look like. This could help to inform key decisions about the distribution of uses at ground level, and key routes within and beyond the site boundary. In this regard, it highlights that much greater clarity is needed over the nature and roles of Caxton Road and Caxton Mews.

Report of Formal Review Meeting
4 December 2019
HQR91_Caxton Road_revA



CONFIDENTIAL

4

- It considers that the aspiration to provide two pedestrian routes lined with retail frontages is unrealistic. It would encourage the design team to focus on creating an active residential frontage on Caxton Road (to the west of the site), and commercial frontage along Caxton Mews (to the east of the site, adjacent to the indoor market). Mayes Road is a busy thoroughfare, so may also be able to support some retail activity.
- The active residential frontage onto Caxton Road could include maisonettes with individual front doors, and the primary residential entrance.
- On Caxton Mews, the panel understands direct linkages may become possible to the indoor market, the shopping mall, and to the north towards the library. Any proposals for Caxton Mews need to be robust enough so that they can accommodate a range of scenarios both within the current context and as the area transforms.
- One approach would be to design accommodation on Caxton Mews that could be occupied by creative businesses and maker spaces in the short-term and be converted to retail use over the longer-term - if it becomes part of the primary pedestrian route from Wood Green to the Heartlands. The panel agrees that office space is less likely to be viable in this location.
- Caxton Mews could also benefit from meanwhile uses, to enable the creation of a more vibrant street in the short-term. An example of successful meanwhile use is Blue House Yard in Wood Green.
- The panel supports the aspiration for a car-free development, and expresses concern about the area of undercroft disabled person parking within Caxton Mews, as it may foster anti-social behaviour. It asks if these disabled person parking spaces could be accommodated on street instead and suggests that this approach could be more flexible in response to need.

Layout of residential accommodation

- The panel highlights that further work is needed to minimise the number of single-aspect residential units. North-facing single aspect units are not best practice - and south-facing units can be equally problematic due to overheating. It considers that a slight offset in building line that enables windows coupled either side of a corner does not result in dual-aspect accommodation.
- Possible solutions to explore include reconfiguring the circulation and core locations, and the provision of dual aspect duplex units. In addition, deck access can also work well in this regard if it is generously proportioned and carefully designed to mitigate privacy issues.



CONFIDENTIAL

5

- Further work to simplify and reduce the length of corridors, make the primary residential entrance more prominent and improve the entrance sequence, would also be encouraged.
- In terms of the roof terraces, the panel welcomes the move to provide perimeter planting beds. The potential exists to increase the width of these beds to provide a greater sense of enclosure and protection, alongside increased biodiversity.
- Where roof terraces are in private ownership, these deep perimeter beds could be maintained as part of the property management service, to ensure they are well-maintained.

Architectural expression

- A simpler approach to the architectural expression and the detailed massing of the proposals would be supported. The panel feels that the site should be seen as part of the 'town centre', as Caxton Road (bounding the west of the site) represents the natural boundary between the residential streets to the west, and the town centre blocks to the east and north. The proposal should express greater confidence in its own architectural language and not be too deferential to the adjacent residential context.
- The panel does not feel it is necessary for the development to match the adjacent terraced housing in terms of scale or the proportions of windows.
- However, full-height glazing may not be ideal, due to overheating, lack of privacy, and making it more difficult to arrange furniture.
- The panel would welcome an opportunity to consider the architectural expression in greater detail as the scheme evolves further.

Design for inclusion, sustainability and healthy neighbourhoods

- The panel would like to know more about the strategic approach to energy efficiency and environmental sustainability for the scheme as a whole. It would also welcome information on how the scheme will meet the aspirations of the 'heathy neighbourhoods' agenda, alongside enabling inclusion and diversity.

Next steps

The panel would welcome a further opportunity to review the proposals. It highlights a number of action points for consideration by the design team, in consultation with Haringey officers.



CONFIDENTIAL

6

Appendix: Haringey Development Management DPD**Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.



This page is intentionally left blank