

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:** HGY/2019/0362**Ward:** Noel Park

**Address:** Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22.

**Proposal:** Application for approval of **Reserved Matters relating to layout, scale, appearance, landscaping and access**, associated with Buildings D1 and D2, forming Phase 1 of the Eastern Quarter and including the construction of 99 residential units, 439m<sup>2</sup> (GIA) of commercial floorspace and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

**Applicant:** St William.

**Ownership:** Private

**Case Officer Contact:** Valerie Okeiyi

**Date received:** 06/02/2019 **Last amended date:** n/a

**Plans and Drawing Number:** see Appendix 1.

**Documents:**

- Covering letter – Feb 2019;
- CIL forms – Feb 2019;
- Design & Access Statement incl. Landscaping – Feb 2019;
- Statement of Compliance with Design Code and Parameter Plans – Feb 2019;
- Planning Statement - Feb 2019;
- EIA Further Information Report (incl. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment) – Feb 2019;
- Daylight & Sunlight Statement – Feb 2019;
- Transport Statement – Feb 2019;
- Eastern Quarter Cultural Strategy – Feb 2019.

**2. SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The application site forms part of a wider strategic regeneration area known as Haringey Heartlands. This is identified as an Intensification Area in the London Plan 2016; an Opportunity Area in the draft London Plan; a Growth Area in the Haringey Local Plan: Strategic Policies 2013-2026 (with Alterations 2017); it is

allocated in Haringey's Site Allocations DPD 2017 as Clarendon Square - SA22, and in the emerging Wood Green Area Action Plan where it also incorporates SA24 (NW of Clarendon Square).

- A Hybrid Planning Permission (part outline, part detailed) was granted by Planning Sub-Committee on 19 April 2018 - ref. HGY/2017/3117, for a residential led mixed use development including up to 1714 residential units; 7,500sqm of Class B1 Business; 1,500sqm to 3,950sqm Class A1-A4; 417sqm Class D1 Day Nursery; and up to 2,500sqm Class D2 Leisure; two energy centres; vehicular access, parking; realignment of Mary Neuner Road; open space and landscaping and associated infrastructure works.
- The current Reserved Matters application forms an early phase of the redevelopment of the wider site and will assist in the delivery of a significant number of new homes to meet the Borough and London's wider housing needs in the future. This phase will secure 99 Shared Ownership units (319 habitable rooms) out of the minimum total affordable housing provision across the wider site agreed at the Hybrid consent stage (32.5% or 1481 habitable rooms). It will also deliver key benefits associated with the redevelopment of this brownfield site including Moselle Walk, a water feature and public amenity marking the position of the former gas holder and substantial communal landscaping.
- The nature and scale of the proposed development is strongly supported by its location within designated growth areas identified in local and strategic planning policy which envisages significant change and regeneration.

### 3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** planning permission and that the Head of Development Management or the Assistant Director of Planning is authorised to issue the planning permission and impose conditions and informatives.

3.2. **Conditions – Summary** (the full text of recommended conditions is contained in Section 12 of this report)

- 1) In accordance with approved plans
- 2) Landscaping
- 3) Boundary treatment
- 4) Design Details

3.3 **Informatives - Summary** (the full text of recommended conditions is contained in Section 12 of this report)

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act

- 5) Street Numbering
- 6) Sprinklers

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## **4. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

## 4.1 Proposed development

- 4.1.2 The proposal seeks approval of Reserved Matters relating to the layout, scale, access, appearance and landscaping associated with Buildings D1 and D2, forming Phase 1 of the 'Eastern Quarter' and including the construction of 99 residential units, 439m<sup>2</sup> of commercial floorspace and private and public landscaped areas pursuant to the Hybrid planning permission (Ref. HGY/2017/3117) approved in 19th April 2018.
- 4.1.3 The National Planning Practice Guidance (NPPG) states that Reserved Matters are those aspects of a proposed development which an applicant can choose not to submit with an outline planning application, (i.e. they can be 'reserved' for later determination). These are 'Access', 'Appearance', 'Landscaping', 'Layout' and 'Scale' and are all submitted for consideration.
- 4.1.4 This Reserved Matters application does not seek permission in respect to the principle of development (the principle, number of units, level of affordable housing, commercial floorspace and scale parameters of buildings are already approved) but its detailed proposals must be in accordance with the outline consent to which it relates including any indicative masterplan, Parameter Plans, design guidance, conditions and s.106 obligations.
- 4.1.5 This Reserved Matters application has been informed by the Development Specification, the indicative masterplan, the Parameter Plans and Design Codes established by the Hybrid consent and its outline planning requirements.

The proposed development detailed in this submission is in the southern part of the 'Eastern Quarter' as identified in the Hybrid consent and specifically comprises:

- 99 residential units (Shared Ownership);
- 34 x 1 bed units and 65 x 2 bed units;
- 319 habitable rooms (7% of the total minimum affordable housing requirement);
- 61 dual aspect units (61.6%) and 38 single aspect units (38.4%);
- 439sqm commercial floorspace (Class A1/A3/D1);
- 620sqm private amenity area; 331sqm communal amenity area; 543sqm public communal amenity area; and
- 755sqm of public open space to include Moselle Walk;
- Car-free accommodation with secure residential cycle parking.

### *Building D1*

- 67 residential units on the upper floors within a block ranging from 7 to 10 storeys fronting Mary Nuener Road;
- 22 x 1 bed units and 45 x 2 bed units;
- 439sqm of ground floor commercial floorspace – A1 retail use;
- Refuse/recycling and cycle stores and plant on ground floor;
- 130sqm private amenity space incl. 108sqm play-space.

#### *Building D2*

- 32 residential units on all floors within a 5 and 6 storey block backing onto properties on Hornsey Park Road;
- 12 x 1 bed units and 20 x 2 bed units;
- Refuse/recycling and cycle stores and service riser on ground floor;
- 201sqm private amenity space incl. 158sqm play-space.

- 4.1.6 The buildings vary in their design approach, having to respond to differing accommodation requirements and context but are complementary in appearance and both use brick as their predominant material. This follows the principle material palette outlined in the Hybrid consent, inspired by the rich red and buff bricks of the wider suburban residential area.
- 4.1.7 Access to the buildings will be primarily along pedestrian routes including pathways and through communal courtyards, with the main entrance to Building D1 located off Mary Neuner Road and that for Building D2 located via a pedestrian route/courtyard off Mary Neuner Road that runs alongside Building D1.
- 4.1.8 Key elements of the public realm around the proposed buildings include part of the wider Community Park, approved as part of the detailed component of the Hybrid consent and now incorporating the gasholder water feature and amenity; the Moselle Walk and an enclosed public courtyard.
- 4.1.9 A diverse range of hard and soft landscaping is proposed incorporating high quality surfacing, attractive signage and public artwork in addition to substantive woodland planting, meadow, rain gardens, street trees and mixed native hedging. The planting palette will bring significant benefits for wildlife and ecology, particularly along Moselle Walk.
- 4.1.10 The scale, quantum and mix of the development are consistent with the parameters and design guidance approved in the outline element of the Hybrid planning permission.

## 4.2 Site and Surroundings

### Wider development site

- 4.2.1 The application site forms part of the wider Haringey Heartlands area and is situated on land between Hornsey Park Road, Mayes Road, Clarendon Road and Coburg Road and the London Kings Cross/East Coast Main Line. The site covers an area of approximately 4.83 ha and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. The site is currently cleared on its southern and undergoing remediation and a group of commercial buildings along Coburg and Western Roads are present to the north of the site. The construction of the first phase of the redevelopment of the wider site - Building C1 began in July 2018 and the second phase - Buildings A and B, has just commenced.
- 4.2.2 The surrounding area includes a range of residential, retail, office, industrial and operational land-uses. Hornsey Park Road to the east is characterised by two storey terraced dwellings with gardens backing on to the site. Coburg Road to the north of the site accommodates several industrial units which sit opposite The Mountview Academy of Theatre Arts and The Chocolate Factory. To the south, a number of light industrial and office uses are located on Clarendon Road.
- 4.2.3 To the west and beyond the railway line is New River Village, a contemporary residential development. A pedestrian access run under the railways connecting the two sites adjacent to the water treatment works.
- 4.2.4 The site has a Public Transport Accessibility Rating (PTAL) of 4-6 (6 representing the highest level of accessibility). Turnpike Lane and Wood Green Underground stations, Alexandra Palace and Hornsey train stations are in close proximity and there are numerous bus routes within walking distance.

### Application site

- 4.2.5 The land subject to this Reserved Matters application forms part of the Eastern Quarter development zone, one of four identified (Northern, Southern, Western and Eastern) by the indicative masterplan approved as part of the the Hybrid consent to aid in defining and guiding site-wide redevelopment (see Para 6.8).
- 4.2.6 The Eastern Quarter is located centrally within the masterplan and between the Southern and Northern Quarters. In addition to Buildings D1 and D2, the Eastern Quarter will also accommodate Buildings D3 and D4 as defined by the Hybrid consent.
- 4.2.7 The Reserved Matters application site is prominently located in the southern part of the Eastern Quarter and border the proposed new Community Park and Moselle Walk. More specifically, Building D1 is located to the east of Mary

Neuner Road and north of the approved Community Park, where the former gas holder was located. Building D2 will be located directly to the west of the Moselle Walk and to the east of the rear gardens of the terrace houses on Hornsey Park Road.

## **5. RELEVANT PLANNING HISTORY**

- 5.1 In 2012, an Outline planning application (accompanied with an Environmental Impact Assessment) (ref. HGY/2009/0503), was granted for the demolition of existing structures and redevelopment of the site to provide a residential led, mixed-use development, comprising 950 to 1,080 residential units - 11% to 20% affordable (unit basis) and 14% to 24.4% (hab room basis) and a substantial range of commercial (office, retail) and community floorspace.
- 5.2 Two revised planning applications (s73) were approved in 2014 and 2016 for the variations of conditions associated with the outline consent allowing remediation works to start early and changes to the location of key infrastructure.
- 5.3 A Certificate of Existing Use application (ref. HGY/2017/0124) confirming that the 2016 Permission had been lawfully implemented through the demolition of the gas holders was approved in March 2017.
- 5.4 An application for the approval of Reserved Matters was granted by Planning Committee in July 2016. This consent included full details for the redevelopment of the entire site in accordance with the original masterplan approved as part of the outline application.
- 5.5 Following this Reserved Matters approval, a revised application for Reserved Matters in relation to Block C7 only was granted in May 2017 (HGY/2017/0821). This building now referred to as Block C1 comprising a total of 169 market homes and 337sqm of commercial floorspace was identified as the first phase to be implemented and the revisions reflected the need to ensure it incorporated the latest design approach. This is the only part of the original outline planning permission approved in 2012 that is being implemented. The scheme is currently being constructed with first completion expected in Summer 2020 and final completion in Spring 2021.
- 5.6 In April 2018, approval was granted for a Hybrid planning permission (part Detailed, part Outline) for the comprehensive redevelopment of the Clarendon Gas Works site for a minimum of 1714 homes, 32.5% affordable housing (hab rooms), a range of non-residential and commercial uses and associated open space and infrastructure works. The application was supported by an Environmental Impact Assessment. This effectively replaced the outline / reserved matters permission above, with only Block C1 being built under the old permission.



## 6. PLANNING BACKGROUND

- 6.1 The site is identified as an Intensification Area in the London Plan 2016, a Growth Area in the Haringey Local Plan Strategic Policies (SP1): Strategic Policies 2013-2026 and within the Haringey Site Allocations DPD 2017 as Clarendon Square – SA22. The site now also includes SA24 (NW of Clarendon Square) fronting onto Western Road and is identified in the draft London Plan as an Opportunity Area.
- 6.2 The emerging Wood Green Area Action Plan (AAP) will be a key planning document to assist in guiding future regeneration opportunities within Wood Green (including Haringey Heartlands) area.
- 6.3 Local and strategic planning policy promotes the regeneration of this disused brownfield site for the creation of employment, residential and educational purposes, a new urban square and improved linkages through the area. It seeks to improve and diversify the character of the area with a wider range of uses, more street level activity and increase passive surveillance of the public realm.
- 6.4 The development will provide a total of 1,714 residential homes, which will make an important and substantial contribution towards the housing target of 4,320 within Wood Green and the overall housing target of 19,802 for the Borough as a whole. It will also generate significant levels of new employment locally on and off-site.
- 6.5 In delivering these benefits, the redevelopment of this major site will also help to bring forward wider proposals in the Wood Green Metropolitan Centre.
- 6.6 Hybrid Planning Permission
- 6.6.1 A 'Hybrid' planning application - part outline, part detailed (ref. HGY/2017/3117) was granted planning permission last year comprising:
- **Maximum 163,300sqm of residential use (and no less than 1,714 homes);**
  - **No less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms.**
  - **7500sqm of Class B1 use - Employment space;**
  - **Up to 417sqm of Class D1 use - Day Nursery space;**
  - **Up to 2500sqm of Class D1/D2 use - Leisure space;**
  - **22,750sqm of basement space;**
  - **425 car parking spaces;**
  - **Two energy centres**
  - **Public and private open space and landscaping;**
  - **Infrastructure works.**

6.6.2 The application was accompanied by an Environmental Impact Assessment. The detailed and outline components of the Hybrid permission is defined on the plan below:



*Hybrid permission (Detailed – purple/lower portion; and Outline – orange/upper Components)*

6.6.3 The detailed element comprised the construction of 622 residential units in nine buildings (Blocks A1-A4, B1-B4 and C1), and included 332sqm of Class B1 Business/Class A1-A4 Use and 417sqm for Day Nursery use.

6.6.4 In support of the hybrid planning application an Environmental Statement (ES) was submitted in accordance with the Environmental Impact Assessment (EIA) Regulations, which described the likely effects of the proposed development (across all phases), the scope for reducing potential adverse effects through appropriate mitigation and opportunities for enhancement and improvement. As part of this EIA, a number of technical surveys and assessments were carried out, including a Transport Assessment, an Air quality, Noise and Vibration Assessment, a Daylight, Sunlight and Overshadowing Assessment, a Ground Conditions and Contamination Assessment, a Wind Microclimate Assessment, a Water Resources and Flood Risk assessment, an Archaeology Assessment, a Socio-Economics Assessment and a Townscape, Heritage and Visual Impact Assessment.

6.6.5 The permission is subject to a Section 106 Agreement and a series of planning conditions including Parameter Plans and Design Codes which control the form and implementation of the redevelopment of the site, including the outline component, a part of which is under consideration.

6.6.6 The key Section 106 obligations agreed include:

- **Affordable Housing:**

- No less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms.
- Occupation restriction per phase (market housing) until affordable units delivered.
- Specified housing mix unless otherwise agreed:

Mix	Studio	1 bed	2 bed	3 bed	4 bed	Total Homes	Hab Rooms
Market	173 (13.6%)	431 (33.9%)	626 (49.3%)	38 (3.1%)	1 (0%)	1,270 (755%)	3,074 (70%)
<b>Shared Ownership</b>	<b>0</b>	<b>87 (32.5%)</b>	<b>181 (67.5%)</b>	<b>0</b>	<b>0</b>	<b>268 (60% affordable homes)</b>	<b>766 (51.7% affordable hab rooms)</b>
<b>Affordable Rent</b>	<b>0</b>	<b>22 (12.5%)</b>	<b>59 (33.5%)</b>	<b>69 (39.2)</b>	<b>26 (14.8%)</b>	<b>176 (40% affordable homes)</b>	<b>715 (48.3% affordable hab rooms)</b>
Total	173 (10.1%)	540 (31.5%)	866 (50.5%)	108 (6.3%)	27 (1.57%)	1714	4,555

- Review mechanisms

- **Energy Centre:**

- The installation an Energy Centre to serve the wider Wood Green Heating Network.

- **Highways & Transport:**

- Car-free Development;
- Contribution of **£4000** for on-street parking controls;
- Travel Plans, resident travel inductions packs, Travel Information Terminals
- Car Club scheme including the provision of 2 car club bays and two cars with, one year's free membership for all residents;
- Contribution of **£10,000** for monitoring of the travel plan initiatives;
- Contribution of **£255,000** towards walking and cycling initiatives locally;
- Contribution of **£42,000** towards Control Parking Zone consultation;

- Parking Management Plan to include details on the allocation and management of the on-site car parking;
- Contribution of **£900,000** towards enhanced bus routes;
- Contribution of **£30,000** towards a Bus Route Feasibility Study;
- **Considerate Contractors Scheme.**
- **Local Labour and Training:**
  - Employment Skills Plan;
  - Contribution of **£150,000** towards End User Skills Training.
- **Other developer Obligations:**
  - Residents and Business Liaison Group - quarterly basis;
  - Implementation of Cultural Strategy (October 2017).
- **Public Realm:**
  - The development proposal will provide public access 24 hours a day (to public square, public park) including maintenance of footways, lighting, public furniture, public art, and CCTV.
- **Moselle River:**
  - Reasonable endeavours to work in partnership with EA, LB Haringey and other partners to de-culvert the Moselle in the future
  - Test the water quality of the River Moselle.
- **Monitoring Fee.**

6.6.7 The conditions attached to the outline permission cover Parameter Plans and design guide documents for the reserved matters under consideration. These documents set the 'rules' / guidance for future applications, including the application under consideration. These are referred to in various areas of the report below.

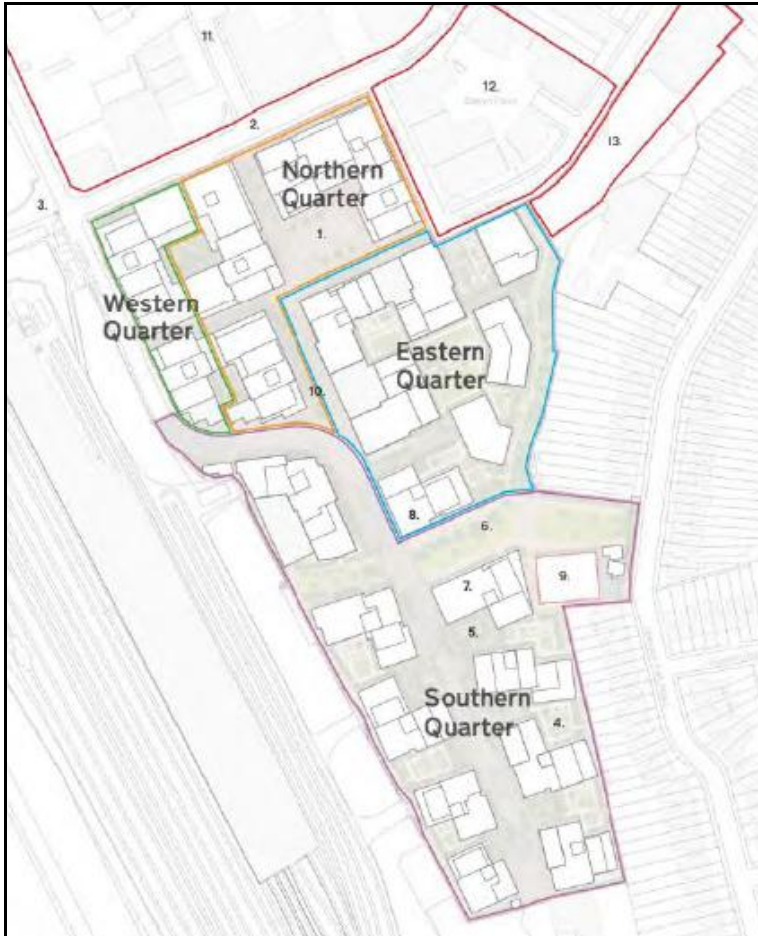
## **6.7 Masterplan approach**

6.7.1 The application was accompanied by an illustrative masterplan which outlined how the site could be redeveloped, including overall layout, density, building typology, orientation and public realm, having regard to its constraints, opportunities and relevant planning policy context. This masterplan has developed significantly from the previous masterplan, consented under planning reference HGY/2009/0503.



***Illustrative masterplan***

- 6.7.2 This masterplan breaks the site up into four distinct zones - Northern, Southern, Western and Eastern Quarters - each with their own massing and specific characteristics. The massing in each of these areas responds to their existing and future context.
- 6.7.3 This application falls within the Eastern Quarter.
- 6.7.4 The Eastern Quarter maintains lower buildings along the site boundary, respecting existing properties and assisting the communal courtyards to receive direct sunlight. The building heights then step up towards the Northern and Western Quarters.



*The planning application quarters*

6.7.5 The Quarters inform the Development zones within the outline component of the Hybrid consent. The Eastern Quarter comprises the Development Zone for buildings labelled D and E.

6.7.6 This indicative plan has formed the basis for the detailed approval of the first and second phase of the development as part of the hybrid consent within the Southern Quarter comprising Development Zones for buildings labelled A and B and C1.

## 6.8 Matters already approved

6.8.1 The detailed element of the Hybrid planning permission comprised the 'Southern Quarter' (Phase 1 and Phase 2, including building C1); totalling 622 units. No further permission is required for this.

## 6.9 Matters to be approved

6.9.1 Outline planning consent under the Hybrid permission was granted for Eastern, Western and Northern Quarters, comprising buildings referred to as D, E, F, G, H and J for the remaining residential units (up to 1,098 units), including a 296

affordable housing unit provision. The buildings range from 6 up to 23 storeys in height. These will come forward as reserved matters in due course.

6.9.2 It is important to note that this Reserved Matters application which relates to the southern part of the Eastern Quarter is the first to be submitted under the consented Hybrid consent.

## **6.10 Pre-application consultation/engagement**

6.10.1 A number of pre-application meetings with LBH officers have been held over the past 6 months in relation to the current proposals.

6.10.2 The applicants consulted key stakeholders at pre-application stage including Parkside Malvern Residents Group and Wood Green Business Forum.

6.10.3 The applicant undertook pre-application public consultation prior to the submission in the form of a drop-in exhibition in November 2018.

6.10.4 The Haringey's Quality Review Panel considered the detailed design of the eastern quarter of the reserved matters for Buildings D1-D4 on 14<sup>th</sup> November 2018. The QRP report is included in Appendix 3.

## **7. CONSULTATION RESPONSE**

7.1 The following were consulted regarding the application:

### **Internal:**

- LBH Design Officer
- LBH Head of Carbon Management
- LBH Nature Conservation
- LBH Housing Renewal Service
- LBH Housing Design & Major Projects
- LBH Tree Officer
- LBH Economic Regeneration
- LBH Regeneration
- LBH Cleansing
- LBH EHS - Pollution Air Quality Contaminated Land
- LBH Conservation Officer
- LBH Emergency Planning and Business
- LBH Building Control
- LBH Drainage
- LBH Transportation Group
- LBH EHS - Noise EHS - Noise & Pollution
- LBH Public Health



**External:**

- Network Rail Town Planning
- Crossrail 2 Safeguarding Team
- Met Police Designing Out Crime Officer
- Transport for London
- Environment Agency
- Greater London Authority
- National Grid Asset Protection Team
- Thames Water Utilities
- London Fire Brigade

7.2 The following responses were received:

**Internal:**

- LBH Cleansing – No objection.
- LBH Transportation Group – The proposal is generally acceptable in transport terms, providing all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.
- LBH Public Health – No objection - comments on housing quality, design, social cohesion, access to open space, nature, accessibility and active travel.
- LBH Design Officer – No objection.
- LBH Housing Design and Major Projects – No objection.
- LBH EHS - Pollution Air Quality Contaminated Land – No further comments.
- LBH Carbon Management team – No objection.
- LBH Regeneration – Support proposals.
- LBH Sustainable Drainage – No objection.
- LBH Nature Conservation/Landscaping – No objections subject to conditions.

**External:**

- Environment Agency – No objection.
- TfL – No comment required.
- Met Police Designing out Crime Officer – No objection.
- London Fire Brigade – No objection.
- Thames Water – No further comments.

7.3. A summary of comments from internal and external consultees responding to consultation is contained in Appendix 2.

**8. LOCAL REPRESENTATIONS**

8.1 The following were consulted:

- 189 neighbouring properties
- Resident Association
- 3 site notices were erected close to the site



- Press notice
- 8.2. 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: 3
  - Objecting: 1
  - Supporting: 0
  - Others: 2
- 8.3. The full text of representations from adjoining occupiers (and the officer's response) is set out at Appendix 2 for reference.
- 8.4. The main issues raised in representations from adjoining occupiers are summarised below:

**Objections:**

- No social rented accommodation is proposed, the scheme is entirely shared ownership;
- Impact on privacy from the balconies of building D2 into the rear garden of the occupier of Hornsey Park Road;
- Impact on sunlight from block D2;
- The developer should consider planting large trees to ensure privacy to the neighbouring properties;
- Concerns of how the public path will be secured;
- The building works currently taking place is causing structural damage to the property at No. 123 Hornsey Park road;
- The construction site impacts on the privacy of neighbours.

**Support:**

- Welcome the landscaping and creation of the Moselle Walk.

## **9. MATERIAL PLANNING CONSIDERATIONS**

### **9.1. Key planning policy context**

9.1.1. 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 other adopted and local policy documents including the emerging Wood Green Area Action Plan.

9.1.2 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. London Plan 2016 policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Local Plan Policy DM1 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

- 9.1.3 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).
- 9.1.4 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 requires all new development to 'enhance and enrich Haringey's built environment and create places and buildings of high quality'.
- 9.1.5 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 consent can be instrumental to the success of a project and subsequent quality of a place.
- 9.1.6 The site forms part of a wider strategic regeneration area known as Haringey Heartlands. This is identified as an Intensification Area in the London Plan 2016, a Growth Area in the Haringey Local Plan Strategic Policies (SP1): Strategic Policies 2013-2026, within the Haringey Site Allocations DPD 2017 as Clarendon Square – SA22. The site now also includes SA24 (NW of Clarendon Square) fronting onto Western Road and is identified in the draft London Plan as an Opportunity Area.
- 9.1.7 The site is designated as SA22 in the Site Allocations DPD (adopted July 2017).
- 9.1.8 The draft Wood Green AAP Site Allocation WG SA23 Clarendon Road incorporates the Local Plan Site Allocation.

9.1.9 The proposed AAP site allocation includes provision for 1,465 net residential units, 6,105sqm employment floorspace and 6,105sqm town centre uses.

## **9.2 Environmental Impact Assessment**

9.2.1 This Reserved Matters submission follows the Hybrid/Outline application which was accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment - EIA).

9.2.2 In support of this Reserved Matters application, the applicant has prepared an Environmental Impact Assessment (EIA) Further Information Report that the information is adequate and that, pursuant to Regulation 9(2), that the Council can take into account the ES (as updated) in making a decision on the Reserved Matters application.

9.2.3 The purpose of this Further Information Report is to assess the RMA and set out whether the October 2017 ES remains valid for decision making or whether new or materially different significant environmental effects are likely to arise as a result of the Reserved Matters submission.

9.2.4 The report, which officers agree with concludes that the detailed design proposals for Buildings D1 and D2 would not give rise to new or different environmental effects from those identified in the Hybrid ES. There have been no significant changes in baseline conditions or other committed developments which could affect the findings of the assessment.

## **9.3 Reserved Matters**

9.3.1 It is important to note again as highlighted in Section 4 above, that the Hybrid consent approved the following key matters:

- Principle of development including the number of residential units, quantum of non-residential floorspace and location of key routes and opens spaces;
- Quantum and tenure mix of affordable housing provision - no less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms;
- A range of parameters defining the height and scale of buildings.

9.3.2 The current Reserved Matters applications has been informed by the Development Specification, the indicative masterplan, the Parameter Plans and Design Codes established by the Hybrid consent and its outline planning requirements. The Development Specification set the overall floorspace requirements for residential, non-residential and commercial uses and the masterplan, Parameter Plans and Design Codes break these down and define where and how they can be appropriately accommodated across the site having regard to relevant planning policy and standards, levels, boundary conditions,

physical constraints, connectivity, sunlight orientation and wind patterns, townscape and amenity.

9.3.3 The submission is supported by the following additional technical assessments, given the detailed designs being presented:

- Design and Access Statement (including Landscaping);
- Daylight and sunlight statement;
- Transport Statement.

9.3.4 The application seeks approval for the layout, scale, access, appearance and landscaping associated with Buildings D1 and D2 and has been prepared taking full account of the hybrid planning consent.

## 9.4 Layout

### Hybrid planning consent requirements

9.4.1 The Hybrid consent permits a minimum of 1,714 homes, with 1,098 units homes remaining to be delivered within the outline element; along with up to 13,950 sqm of non-residential floorspace (Use Classes A1-A4, D2 and B1) within the Eastern, Northern and Western quarters. It also defines a housing and tenure mix and incorporates a phasing plan ensuring that affordable homes are distributed across the site.

9.4.2 The indicative masterplan provides a spatial interpretation of how the permitted quantum and nature of the development could be accommodated on site and clearly shows the position of the buildings, key routes and spaces associated with the current Reserved Matters submission. The Parameter Plans specifically identify the location of the Development Zone (DZ) in respect to the Eastern Quarter (Development Zone D) and the minimum and maximum extent of building lines, including gaps between buildings in this DZ (Buildings D1, D2 and D3 and D4 which will be subject to a separate Reserved Matters application). The Parameter Plans also highlight key routes and access points within the DZ and the type of open spaces to be provided.

9.4.3 The Design Codes for this DZ provide more detailed guidance in relation to these requirements, specifying for instance, the minimum distances required between the buildings, access points, private/public external space, ground floor uses and key facades and corners.

9.4.4 The Design Codes confirm that the gaps between the buildings in this DZ should have a minimum width of 18m to ensure that the massing of the built form is not continuous along Moselle Walk. This assists in creating a more interesting pattern of development, provides views across the site, allows sunlight

penetration and critically limits the visual impact of the proposed buildings on the existing neighbouring houses along Hornsey Park Road to the east.

- 9.4.5 The Design Codes also incorporate plans indicating the location of external private, communal and public spaces and specifying ground floor uses to be accommodated, namely a community function (Use Class D1) within Block D1 fronting the new Community Park.
- 9.4.6 Pedestrian and vehicular access points (residential and commercial) are similarly highlighted reflecting the optimum orientation of the buildings, key uses and connectivity with the wider masterplan.

### Proposals

- 9.4.7 This part of the DZ provides an important frontage onto both the new Community Park to the south and the publicly accessible new Moselle Walk route to the east behind and to the rear of properties on Hornsey Park Road. The proposed buildings combine to form part of a key view once entering the former Park from Hornsey Park Road. They also form part of a public route through the Eastern Quarter connecting Mary Neuner Road and Brook Road to the north. Along this route and in the heart of the development sits a communal courtyard which all residents and members of the public will share.
- 9.4.8 The siting of the proposed buildings accords with the DZs and Parameter Plan defining the maximum extent of the building lines including the required gaps between. The minimum 18m gap distance required between the buildings facing onto the Moselle Walk has been exceeded, further reducing the visual impact of the development on the neighbours of Hornsey Park Road.
- 9.4.9 Building D1, the larger of the two proposed buildings occupies a prominent position on the masterplan, marking a key corner where Mary Neuner Road meets the new Community Park, with a significant south facing facade. Consequently, it also has an important townscape role in providing a wayfinding façade when viewed north along Mary Neuner Road where it has its main residential entrance. Given its prominence, the building will accommodate a retail unit (Use Class A1) facing onto Mary Neuner Road and café floorspace (Use Class A3) adjacent the new Community Park and water feature to activate these key frontages and provide some complementary local amenity and communal space.
- 9.4.10 The Design Codes identify this location for a 'Community Centre' and communal function. As a result of further work as the scheme has evolved, Building D1 has been designed to ensure its ground floor provides a flexible space, allowing it to be viable for a range of tenants to activate this key park frontage and offer communal space accessible to residents and the wider public. The layout has

been configured to accommodate one or more tenants and maximising its location by exploiting the relationship with the Park and gasometer water feature.

- 9.4.11 In addition the footprint of Building D1 encloses a public communal courtyard to the north which forms part of the public route through the Eastern Quarter and acts as part of the entry sequence to Building D2. Accessed from this route and separating both buildings is a private amenity and play space serving Building D1.
- 9.4.12 Building D2 effectively sits behind Building D2 to the north-east and overlooks the Moselle Walk and part of the new Community Park and Courtyard where its main entrance is located. A secondary entrance exists at ground floor level providing access to a private amenity and play space to the east of the building.
- 9.4.13 All residential accommodation in these buildings is designed to comply with the National Housing Standards and the Mayors London Housing SPG and in addition to their respective amenity spaces, each unit is provided with a balcony. The accommodation will be 100% accessible and adaptable and whilst it does not make provision for units for wheelchair users, the Hybrid consent secures provision for 10% of such units across all tenues and unit sizes in wider development.
- 9.4.14 All 1-bedroom homes are designed with open plan living/dining/kitchen spaces whilst some 2-bedroom units are provided with separate living rooms with shared kitchen/dining rooms to offer a variety of accommodation.
- 9.4.15 A total of 61 dual aspect units (61.6%) and 38 single aspect units (38.4%) are proposed across both buildings. Larger units have typically been located on the corners of the buildings to ensure the benefits from dual aspect light and outlook are enjoyed by the homes with more habitable rooms and residents. There are 7 single-aspect north facing flats throughout the development (7%), however Building D1 is one of the few places, due to its orientation closing off the north side of the park. It should be noted that the indicative masterplan forming part of the Hybrid consent had 7.5% of homes north-facing single aspect and these were predominantly smaller units including studios. These units have a positive aspect over landscaped open space.
- 9.4.16 The development is car-free and secure cycle stores are integrated into the ground floors of both buildings away from prominent facades. Refuse/recycling storage facilities are similarly integrated and face onto less visible elevations. The Design Codes
- 9.4.17 Both buildings seek to respond to their existing context along the eastern boundary of the site and the future context of the indicative masterplan and are generally consistent with the parameters and detailed guidance established by the Hybrid consent.

## 9.5 Scale

### Hybrid planning consents requirements

- 9.5.1 As indicated previously, the Hybrid consent permitted a quantum of development to be delivered across the detailed and outline elements of the scheme and set out a preferred hosing and tenure mix which have informed the Reserved Matters under consideration and specifically the scale of the proposed scheme.
- 9.5.2 The Maximum Building Extents and Minimum Building Heights Parameter Plan confirms the maximum extent of the buildings, with a minimum height of +50m AOD and maximum +60.12m AOD for Building D1 and minimum height of +40.6m AOD and maximum +44.2m AOD for Building D2. The massing of these buildings is substantially lower than Blocks E, F, G, H to ensure they sit comfortably against the existing residential properties off Hornsey Park Road that back onto this part of the Eastern Quarter.

### Proposals

- 9.5.3 The proposed buildings are sited within the limits established by the Hybrid consent and their heights are below the maximum height parameters. The table below confirms the maximum height of each of the buildings.

Building	Maximum Height (AOD)	Proposed Height (AOD)
D1	+60.12m	+57.52m
D2	+44.2m	+43.61m

Consented and proposed heights

- 9.5.4 Building D1 is a part 7, part 10 storey block occupying a prominent location in the centre of the masterplan. Its highest element marks this visible siting and its scale steps down to the east in response to the existing context. Building D2 is a part 5, part 6 storey building to complement the scale of Building D1 and similarly respect the existing townscape along the eastern boundary.
- 9.5.5 Both buildings follow the massing principles highlighted in the Hybrid consent which provided illustrative heights for Building D1 at 7-12 storeys and Building D2 between 2-6 storeys.
- 9.5.6 The proposed development secures an appropriate number and mix of homes and commercial accommodation within buildings that comply with the scale permitted by the Hybrid consent.

## 9.6 Appearance

### Hybrid planning consents requirements

- 9.6.1 The main approach adopted across the masterplan is to break blocks down into a series of vertical elements, separated by set-backs and deep recesses, often containing balconies and in a contrasting darker material; this has been followed in Block C1 currently under construction, and in the southern quarter (Blocks A1-4 and B1-4) where they face onto the street or their entrance courts.
- 9.6.2 The Design Codes established by the Hybrid consent set out a significant range of design related requirements to inform the detailed architecture, style, materiality and appearance of the proposed buildings and surrounding landscape.

### Proposals

- 9.6.3 This is followed closely in the designs here for Block D1, and it is proposed to be followed for D4 and the Es. D1 is designed as a cluster or collage of 4 blocks of complimentary but differentiated brick and stone detailing, with the corner of the street and square the most richly detailed, “primary”, vertical element, with the two adjacent corners, onto the park and private garden, and street and courtyard as secondary vertical elements and the opposite corner, onto the private garden and courtyard, and set back from the courtyard by the single storey projection housing the bicycle store, as the most plainly detailed tertiary vertical element. This modelling and composition extend into each vertical element having different heights and will serve to reduce the apparent bulk of D1.
- 9.6.4 These detailed proposals maintain and further refine the brick-based architecture and materials palette of the hybrid permission and design code, with a sophisticated composition of primary, secondary and tertiary facades and corners, distinguished by greater degrees of brick modelling. This makes the facades of D1 onto the park and north-south street more modelled than the other sides, mirroring those of A4, B4 and C opposite; these four will form the main “crossing” of the southern half of the wider Haringey Heartlands, and thus form a community heart. This is achieved with projecting reconstituted stone courses at every other floor, giving the building a grand, civic scale, with higher single storey ground floor bases, the street/park corner further enhanced with a two-storey base, and every top floor extended to roof parapet level giving a loftier top. The introduction of stone for these alternating floor strong courses represents a deliberate gradual introduction of greater use of stone to the wider development towards the more “civic”, more “town centre”, north if the wider development.
- 9.6.5 Block D2 is differently treated, as a more “mid-block” building, of lower height, and more horizontal emphasis; it has no face onto a street except a distant one down the length of the courtyard, albeit that that has the character of a more private pedestrian street, And it is set well back from and at an angle to the public Community Park. In this respect it is planned that Block D3 will have a similar relationship, language and emphasis, with D4 being more similar to D1.



- 9.6.6 Therefore both D2 and 3 have always been planned, in the Design Code, and in the designs for D2 in this application, with their primary façade being their face onto the central garden square; in the case of D2 its northern facade. However, following discussions, it is now recognised that the south-east façade onto the Moselle Walk, which is highly visible from the public park and somewhat separated visually from the rest of D2 by having recessed balconies on every floor at both corners, can have a contrasting treatment to add richness and variety. It is therefore proposed to have a façade of vertical emphasis, formed by projecting brick ribs, with the horizontal emphasis of the rest of D2 formed by horizontal projecting brick courses. The vertical composition of D2 has been further enhanced by making some of those projecting courses reconstituted stone instead of brick, distinguishing a base, middle and top. The entrance to D2 is further enhanced with greater brick detailing and a wide recess, edged in stone, opening the corner into the central garden square and highly visible from the main north-south street.
- 9.6.7 Details for both blocks are provided showing that windows will have deep reveals, giving the proposals more interesting modelling, stronger shadows externally and softer light to rooms, with less harsh contrast around windows internally. Balconies, which are mostly recessed, are detailed with a mixture of solid brick and partially open metal balustrades, the balustrading detail on the latter designed as deep metal fins to provide privacy and hide residents' clutter. Cills, parapets, corners and soffits are indicated to be soundly detailed in quality, durable materials, but will have to be secured by condition.
- 9.6.8 The details presented in this Reserved Matters application in relation to the proposed appearance of the development are acceptable and comply with the design principles and Design Codes established by the Hybrid Consent. The proposed buildings and associated landscaping will deliver a high-quality and attractive piece of townscape in this prominent part of the masterplan.

## 9.7 Access

### Hybrid planning consent requirements

- 9.7.1 The Access and Ground Movement Parameter Plan identifies the proposed access points into and out of the site including strategic highway, pedestrian and cycle routes. It defines the hierarchy of these routes and a servicing zone.
- 9.7.2 The Plan identifies a key north-south connection for pedestrians and cyclists which will serve as the principal route across the site for these modes of travel.
- 9.7.3 The Plan also identifies that the Moselle Walk will provide a secondary north to south pedestrian and cycle pathway, from the approved Southern Quarter to the Northern and Eastern Quarters through the Community Park and along the eastern site boundary.

- 9.7.4 It further informs that a private residential route between DZ D and DZ E will provide a north-east to south-west route to and from Brook Road and Mary Neuner Road.
- 9.7.4 The relevant Design Codes indicate required access points into the buildings reflecting their orientation and uses and the need to ensure private residential amenity space is accessible to all residents. They specify that spaces between buildings are not enclosed allowing routes through the site and require a secondary access to the private amenity spaces off Moselle Walk.

### Proposals

- 9.7.6 The Reserved Matters proposals support the provision of the key pedestrian/cycle route and accommodate part of the secondary link along Moselle Walk pedestrian approach route as identified in the relevant Parameter Plan. They also incorporate the communal residential route between Buildings D1 and D2 and the future DZ to the north. The proposed development also creates a series of linked and accessible private and communal amenity spaces and secures a secondary pedestrian access from Moselle Walk.
- 9.7.7 The public communal courtyards are accessible to all but access to buildings and private courtyards is controlled by fob access. These public courtyards deal with significant level changes within the landscape and are compliant with the access requirements of Part M4(2) and M4(3) of the Building regulations.
- 9.7.8 The private communal amenity spaces for Building D1 and Building D2 are accessible to residents via secondary entrances entrance at ground floor level. In accordance with the Design Codes, Building D2 also has a secondary pedestrian access from Moselle Walk to enhance permeability.
- 9.7.9 Buildings D1 and D2 will be car-free. The PTAL assessment of the site has identified that the PTAL for Building D1 and Building D2 are 4-6, indicating an excellent level of accessibility. The Councils Transportation Team are satisfied that the proposal to extend an existing bus route through Mary Neuner Road, including new bus stops, will further enhance accessibility.
- 9.7.10 Secure bicycle stores are readily accessible at ground floor level of Buildings D1 and D2 close to the main residential entrance. The Councils Transportation section has reviewed the cycle parking proposed and is satisfied that the quantum of cycle parking is compliant with London Plan requirements.
- 9.7.11 The Councils Transportation section consider the provision for delivery and servicing access, as described in the accompanying Transport Statement is satisfactory. The proposal for Mary Neuner Road includes a loading bay in the vicinity of the site where deliveries to Block D1 and D2 are anticipated to be

undertaken. Refuse vehicles will reverse into the courtyard on collections days. The typical frequency for residential waste collection is 1 to 2 vehicles per week. Such a low frequency does not raise any serious questions about potential conflicts with pedestrians and cyclists.

9.7.12 The details presented in the Reserved Matters submission relating to the access arrangement are acceptable and compliant with the parameters and Design Codes established by the Hybrid consent.

## 9.8 Landscaping

### Hybrid planning consent requirements

9.8.1 The indicative masterplan and more specifically the Landscape and Open Space Parameter Plan identify the nature and type of landscaping and open spaces to be delivered by Reserved Matters applications. These are supported by detailed Design Codes. The masterplan presents an extensive range landscaped and connected spaces to ensure the setting of the new urban environment is green, attractive and biodiverse and that high-quality areas of amenity are available for use by residents and visitors.

9.8.2 In respect to the Eastern Quarter, the masterplan presents a series of interlocking buildings and facades linked and enclosing public and private amenity spaces. The Parameter Plan states that each DZ includes provisions for public open space; private communal amenity space at grade and doorstep playable space for children up to 5 years of age.

9.8.3 The Parameter Plan identifies the Moselle Brook as an ecological corridor, the route of the proposed Moselle Walk.

9.8.4 The Design Codes emphasise the importance of integrating the site with the existing street pattern, providing clarity in respect to public and private space and high quality materials and

### Proposals

9.8.5 The landscaping and public realm proposed within this Reserved Matter application adopt the principles of the indicative masterplan and are critical to ensuring the development of Buildings D1 and D2 is fully integrated into the existing and future townscape and deliver attractive and useable external spaces. which the may be broken down into four separate key areas

9.8.6 A publicly accessible courtyard measuring 543sqm will be provided to create welcoming entrance for Block's D1 and D2. This will be accessible from Mary Neuner Road and contribute to the series of public spaces proposed along Mary Neuner Road as part of the wider Clarendon Gasworks masterplan. Materiality

will match that of other public spaces, as set out in the Design Code, and will provide both visual and biodiversity value through provision of flowering trees, raised seat planters and SuDS rain gardens. Private amenity areas for Blocks D1 and D2 are provided (130sqm and 201sqm respectively) and within these playspaces are incorporated which meet the Mayor of London's minimum 100m<sup>2</sup> area requirement (108sqm and 158sqm respectively) and do not rely on public areas for this provision.

9.8.7 The Reserved Matters proposals include part of a decked area to the southern façade of Block D1, which forms part of the proposed D1 café/retail outdoor seating space. This will look out onto a water feature which re-uses an existing gas holder as well as the new Community Park. The water feature and new Community Park fall under a separate planning application, however these will be built as part of D1 and D2, with the water feature and park being open/usable upon completion of blocks D1 and D2, should these be finished ahead of Block's D3 and D4.

9.8.8 The application boundary also includes the southern section of Moselle Walk covering approximately 770sqm of substantially landscaped amenity. This will create a publicly accessible pedestrian route linking the new Community Park with Brook Road. Moselle Walk will have good ecological value created through a series of proposed planting typologies and will allow users to get a sense of nature on their doorstep. The route will be well-overlooked from adjacent dwellings. The northern section of Moselle Walk will fall under a separate future application associated with Block's D3 and D4. It is anticipated that the full north-south route will be open to the public upon completion of Block's D3 and D4.

9.8.9 The design of the boundary/entrance gates for Moselle Walk forms part of Project 4 of the submitted Cultural Strategy. The gateway design and artwork will be developed as part of consultation and development of the Cultural Strategy and provides opportunity to create a sense of place and history; for example, through reference to the gas holders, the Moselle River or to the ecology and nature of the site. The boundary will be minimum 2.0m height and have lockable gates at both north and south entrances to aid with management and maintenance should this be required. A chain link fence of at least 2.0m height will be integrated into the planting along Moselle Walk route to provide additional security to existing Hornsey Park Road property boundary line.

9.8.10 The details presented in the Reserved Matters submission relating to the proposed landscaping arrangements are acceptable and compliant with the parameters and Design Codes established by the Hybrid consent.

## **9.9 Daylight, sunlight and overshadowing**

9.9.1 Haringey policy in the DM DPD DM1 requires that:

“Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The council will support proposals that:

- a. Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land;
- b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and residents of the development...”

9.9.2 The applicants have prepared a Day and Sunlight Statement broadly 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”. Following earlier concerns with the sunlight element of their assessment, the applicants’ consultants’ Supplementary Note is now in full accordance with the methodology in the BRE Guide allows us to assess the proposals against our policy.

9.9.3 The impact of their proposals on neighbouring dwellings was addressed satisfactorily in the Hybrid Application and does not need to be changed for this.

9.9.4 Daylight and sunlight levels to the proposed residential accommodation within this proposal generally meet the BRE standard, a good result for a higher density scheme. For daylight, 36 of the sample of 44 rooms assessed in D1 (82%) and 14 of 18 in D2 (78%) would receive daylight of or over the BRE Guide recommended levels. Many of the rooms that do not meet the BRE guidance levels are Living/Dining/Kitchens that would meet the levels recommended for Living/Dining Rooms, and/or are one of two living rooms in the flat, the other of which will exceed the recommended levels. It also should be borne in mind that the sample of rooms tested were selected to test likely worst case scenarios not as a representative sample, so the result is considered a good daylighting performance.

9.9.5 Sunlight levels in the applicants’ consultants’ originally submitted report were disappointing, showing few rooms would meet recommended sunlight levels. However, the sample of rooms assessed was the same as those tested for daylight, including bedrooms as well as living rooms and rooms facing north, which is not relevant; the BRE Guide only considers sunlight relevant for living rooms and where they face within 90° of due south. It was also agreed that a number of minor design changes could be made to move some balconies so that they did not shade all of a living room’s windows, and to enlarge some windows. Following these changes, a more relevant assessment of all living rooms facing within 90° of due south finds, in D1, 11 living rooms meeting the BRE Guide recommended annual probable sunlight hours (APSH) and 17 meeting the winter

probable sunlight hours (WPSH) recommendation, out of 26 (42% & 62% respectively), whilst for D2, 9 meet the APSH recommendation and 12 the WPSH out of 17 (53% & 71% respectively).

- 9.9.6 The two private communal amenity spaces for each block exceed the BRE Guide recommended access to sunlight, of at least 2 hours at the solstice. All flats also benefit from a private balcony or roof terrace, most of which also receive more than the recommended sunlight. It is generally recognised, in the applicants own marketing research and in published reports such as “Superdensity” (Recommendations for Living at Superdensity - Design for Homes 2007), that residents value sunlight to their amenity spaces more highly than to their living rooms, valuing the ability to sit outdoors in the sun, and to have a view from their living room, and if possible, from their flat entrance hall, onto a sunny outdoor space, whilst excessive sunlight into living rooms can create overheating and television viewing difficulties. Given that all residents will have access to sunny private communal amenity space, most with sunny private amenity space, and a reasonable number sun to their living rooms, the sunlight levels are considered acceptable.
- 9.9.7 Normally in the case of higher density developments it is necessary to note that the BRE Guide itself states that it is written with low density, suburban patterns of development in mind and should not be slavishly applied to more urban locations; as in London, the Mayor of London’s Housing SPG acknowledges. In particular, the 27% VSC recommended guideline is based on a low-density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable. Paragraph 2.3.29 of the GLA Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. Therefore, it is normally explained that full or near full compliance with the BRE Guide is not to be expected. This proposal therefore achieved a high quality of day and sunlight access.

## **9.10 Cultural Strategy**

- 9.10.1 The Clarendon Gasworks Cultural Strategy was submitted as part of the approved Hybrid planning consent and sought to provide a blueprint for the growth of arts and culture throughout the phased development and longer-term.
- 9.10.2 A Cultural Plan accompanies this Reserved Matters application and is to be read alongside the consented Cultural Strategy. The Clarendon Gasworks Cultural Strategy attributed 3 themes to be developed within the Eastern Quarter development; the Gasworks, the River Moselle & Biodiversity.
- 9.10.3 Following public engagement, the Cultural Plan sets out six cultural projects which will be delivered as part of the Eastern Quarter phase and reflect the:

- Project 1: Sign posting the Moselle;
- Project 2: Mapping the route of the Moselle;
- Project 3: Revealing the retained gas holder structures;
- Project 4: Gateway artwork;
- Project 5: Wildlife Interpretation; and
- Project 6: Artwork Hoarding.

9.10.4 The Reserved Matters application for Blocks D1 and D2 will contribute to the implementation of the Cultural Strategy through:

- Securing consent for part of the Moselle Walk, which will enable Project 2 of the submitted Cultural Strategy to be progressed;
- Delivering the Gas Holder water feature and its coordination with the ground floor commercial unit in Block D1 – Project 3 of the Cultural Strategy;
- The delivery of the gateway artwork at the entrance to the Moselle Walk – Project 4 of the Cultural Strategy; and
- The exploration of wildlife signposting along the Moselle Walk – Project 5 of the Cultural Strategy.

9.10.5 It is important to note that although the River Moselle falls outside the area subject to this Reserved Matters application, the possibility of this waterway being daylighted is still being considered as envisaged by the Hybrid consent. This Reserved Matters proposal would not physically prevent daylighting of the Moselle.

## **9.11 Quality Review Panel**

9.11 The Quality Review Panel had considered the Hybrid application on several occasions and have more recently reviewed proposals for the Eastern Quarter of which the current Reserved Matters application forms part. Following a review on 14<sup>th</sup> November 2018, the Panel concluded:

*“The Quality Review Panel warmly supports the way that detailed designs for Clarendon Gasworks Eastern Quarter are evolving, promising high-quality development. As design work continues towards submission of a reserved matters application, the panel highlights some areas where there is scope for refinement to make the most of the opportunity to create a new quarter for the Haringey Heartlands. The panel would encourage further exploration of the design of the ground floor / basement level frontage, and entrances / approach sequence to all blocks. It would welcome refinements to the materiality of the blocks, to enhance the architectural expression of the development. In terms of the open spaces within the site (including the Moselle Walk), the panel would*

*support further work to explore the issues of surveillance, overlooking and access, to ensure that open spaces are safe and well-used, and avoid creating tensions between different groups of residents. Further details on the panel's views are provided below."*

- 9.12 The initial proposals have been revised and address the Quality Review Panel's observations as set out in the table below:

Quality Review Panel Comment	Officer Response
<p><b><i>Public realm and landscape</i></b></p> <p>The panel welcomes the emphasis on landscape and ecology as well as the social interaction aspect of the design of the public realm.</p> <p>The panel would encourage further consideration of how external spaces will be sub-divided, and how this will translate into physical boundary treatments.</p> <p>The landscape strategy should ensure that planting schemes will look good throughout the whole year. The design team should avoid an approach to the landscape that is very verdant in summer but austere in winter.</p>	<p>Noted.</p> <p>The importance landscaping and ecology has been fundamental to the design of this specific phase as it has been to the planning of the wider development. Providing high-quality landscaping, establishing and enhancing existing biodiversity, in addition to creating attractive, permeable and overlooked routes and spaces across the development and through to the surrounding area are key features of this scheme.</p> <p>In order to better define spaces and their use, areas of amenity have been allocated to respective buildings and the central courtyard has been changed from private to public.</p> <p>The proposed planting scheme forms part of a comprehensive landscaping strategy for the wider site providing for substantive levels of greenery all year round. A variety of planting typologies will be implemented that respond to microclimate and provide visual interest throughout the year. The mix of flowering perennials have been selected to create a long flowering period, including winter</p>



<p>The relationship between affordable housing and play space / open space would benefit from further thought, to avoid overlooking issues which might create unnecessary tension between residents e.g. between block D2 and the adjacent courtyard.</p> <p>The panel notes that the proposed Moselle Walk (to the rear of blocks D2, D3 and D4) seems very narrow and includes a lot of vegetation. As it also lacks direct surveillance and is located away from the main pedestrian and vehicular thoroughfares, this may result in the route being perceived as an isolated and unsafe area.</p>	<p>flowering species and early spring bulbs. Herbaceous plants and ornamental grasses have been selected for their long interest periods over the autumn and winters months to provide a mix of seed heads amongst ornamental grass structure, which can last through to late-February/March prior to an early spring cut. The mixes also include structural evergreen perennial and shrub species, with trees that have strong autumn colour and interesting bark for added interest in autumn/winter months. A condition is attached to this recommendation covering landscaping details.</p> <p>Each residential block is served by an appropriate level of private amenity space including play facilities and adjoins a larger publicly accessible external courtyard.</p> <p>Moselle Walk will provide a well landscaped and attractive walking route running alongside Blocks D2, D3 and D4 and associated amenity spaces. Surveillance of this route has been improved by increasing the size of windows at the lower levels of the adjoining blocks, realigning boundary walls, adjusting levels and providing enhanced lighting and security measures. It should be also noted that gates will be installed and locked after dark to improve security.</p> <p>The Met Police Designing Out Crime officer is satisfied with the proposals subject to further details being submitted via conditions attached to</p>
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<p>Bedrooms (rather than living rooms) overlooking the proposed Moselle walk will not provide enough passive surveillance; the panel would encourage further thought on this aspect. The potential exists to extend balconies out into the area of the walk so that they provide more active surveillance of this part of the public realm.</p> <p>Access points from the affordable housing blocks into the Moselle Walk could also help to improve surveillance and activity. The panel wonders whether it may be of benefit to re-think the nature of this area of land that runs to the rear of blocks D2, D3 and D4. It would encourage the design team to explore using this area as garden spaces.</p>	<p>the Hybrid consent.</p> <p>In addition to the above measures, balconies and living rooms have been orientated to maximise the next outlook from homes on an individual basis. ‘Living’ spaces will therefore overlook Moselle Walk and associated landscaping.</p> <p>The proposals incorporate a resident controlled access gate from the private amenity area of Block D2 to Moselle Walk.</p> <p>Due to the significant level changes around the site, (2m across the Eastern Quarter from Brook Road to Mary Neuner Road) and the desire to ensure wheelchair access both along the Moselle Walk and through the Central Courtyard, the relationship between the buildings and all the public realm surrounding them means it is not feasible to provide step-free access from all the buildings to the Moselle Walk. Where routes are possible, such as between the D2 amenity space and the Moselle Walk, the connection has been incorporated.</p> <p>The resident amenity areas will be secured with gates, with boundary treatments comprised of metal railings atop a brick wall integrated with architectural façade detail to minimum 1.8m height total.</p> <p>The proposed layout has sought to strike a balance between providing high quality, private amenity space including play facilities and well-</p>
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<p>A strategic approach to mitigating anti-social behaviour through design should also be adopted in this part of the masterplan. Fixtures such as security lights and CCTV cameras should be designed in at the earliest stages if they are considered likely to be necessary, to avoid the need for retrospective measures. At a detailed level, design to deter motorbikes would also be encouraged.</p>	<p>landscaped and attractive communal and public areas which will enhance the setting of the development and biodiversity and encourage use and natural surveillance.</p> <p>Officers consider that that the principle desire of the Illustrative Masterplan to retain the Moselle Walk as a publicly-accessible ecological route has sufficiently strong enough benefits to retain this approach as the intended proposal for the Eastern Quarter. As such, the proposal also continues the intent of the Illustrative Masterplan, where the site's history of the Moselle River is recognised as a publicly accessible space, linking the Community Park with Brook Road.</p> <p>A proactive approach to mitigating such behaviour was adopted from the outset, both at the masterplan stage and in the detailed design of this phase. The development proposals have sought to incorporate active frontages wherever possible and ensure that pathways, public realm and amenity spaces are attractive, usable and overlooked. This avoids the need to incorporate possible measures post-completion.</p> <p>Public realm and highways areas will be well lit and gates will be included to assist the management of Moselle Walk when dark and the buildings constructed to enable conduit routes in appropriate locations to be installed through to outlets on their facades and therefore avoiding the need to surface mount retrofitted elements such as CCTV, if required in the future.</p> <p>The Met Police Designing Out Crime officer is satisfied with the proposals</p>
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	<p>subject to further details being submitted via conditions attached to the Hybrid consent.</p>
<p><b><i>Architectural expression and scheme layout</i></b></p> <p>The panel thinks the architectural expression reflects a good contextual understanding of the local area. It welcomes the ongoing involvement of the design team as the detailed design of the architecture continues. Due to the overall size and scope of the masterplan, it would encourage the design team to seek out ways of enhancing the variety, interest and richness of the different blocks.</p> <p>Broadening the materials palette to include some elements of ‘surprise’ could help to punctuate and diversify the predominantly brick architecture within the scheme.</p>	<p>Noted.</p> <p>The design of D1 and D2 have both evolved since the QRP in Nov 18. D1's south façade now has a stronger relationship between the facades of the two massing elements, so that the taller element incorporates a portion of the darker brick, giving the overall massing a more coherent, memorable identity. D2's design has evolved, reinforcing its character of being a modest-height building with extensive subtle two-toned brickwork detailing and complimentary masonry features. A richer variety of primary and secondary string courses has been used to group floors, in line with the emerging design proposals for D3 alongside, and the balconies on primary corners have been given a vertical emphasis, all in line with the Design Code.</p> <p>The consented Design Code specifically has clauses 2.11.1 and 2.11.2 which stipulate the use of brick as the predominant material, due to the desire to respond to the surrounding character of the site. In addition, bricks offer extensive potential for tonal variety and excellent low-maintenance properties. Nonetheless, the proposals for D1</p>

<p>The quality of materials and construction will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.</p> <p>Further consideration of the different entrances and approaches through the scheme would be welcomed, as there are some very complex wayfinding requirements.</p>	<p>and D2 both feature notable amount of complimentary secondary materiality, in line with Design Code 2.11.4.</p> <p>Noted.</p> <p>Materials is covered by a planning condition attached to the Hybrid consent.</p> <p>This comment may relate to buildings D1 to D4, rather than specifically D1 and D2, as the four buildings were reviewed at QRP. As such, extensive developments have occurred since the QRP, specifically regards to the entry courtyard to the west of D4 which has been notably changed to afford a public route through the site. As a result, the 'plinth' which previously existed to the north of building D3 has been removed and this building now is proposed to have a clearly evident front door and communal entry point visible from Brook Road. Similarly, D3's entry sequence has been strengthened by a reworked landscape to the entry court such that its communal entrance is clearly registered from Mary Neuner Road. These elements of the Eastern Quarter will become apparent in future Reserved Matters applications.</p> <p>Both buildings D2 and D3, within the heart of the site, have their entrances on their corner, such that they are clearly visible both from Mary Neuner Road / Brook Road within the public realm and also from the central courtyard for ease of wayfinding. D1's entrance is directly onto Mary Neuner</p>
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<p>Exploration of what it would be like to approach and walk through this part of the masterplan, and the sequence of views will be helpful to test wayfinding. This will be especially important in terms of the pedestrian route up to raised podium level entrances and spaces.</p> <p>The panel notes that the overall development is extremely large and highlights that clarity on arrangements for visitors (including visitor parking) will be required.</p>	<p>Road, clearly expressed on the facade below the only vertical arrangement of projecting balconies onto the public realm.</p> <p>An extensive series of townscape viewpoints have been produced and are incorporated within the Design and Access Statement which usefully demonstrate the how residents/visitors will positively experience the development and its surroundings.</p> <p>The Hybrid consent secured 425 car parking spaces including 163 wheelchair accessible spaces (0.25 per unit overall). Given the location and accessibility of the site and parking availability in the surrounding area, this level of provision was considered a reasonable and sustainable approach.</p> <p>The development will be dedicated as care-free and the Council will prohibit the issuing of parking permits to future occupiers of the residential element in any current or future Controlled Parking Zone. Residents will however be eligible for visitors parking permits.</p> <p>No car parking will be provided for the residential units in Block D1 and Block D2. On-street parking, including Blue Badge Holder parking, will be available for visitors along Mary Neuner Road, in line with the consented planning application for the wider development. The following spaces will be provided: 3x short stay 'Pay and Display' parking bays located adjacent to the proposed nursery to allow for pick up</p>
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<p>Thinking about the design of entrances to each block, and how these could be made distinctive, could also help residents and visitors find their way around.</p> <p>There are some areas where the external walls of the ground floor basement levels actually front onto – and address – parts of the public realm. Where this happens, careful thought will be needed to ensure activation and visual interest.</p> <p>The Panel would also encourage the design team to explore further how the adjacent buildings frame the external spaces, and how different elevational treatments will ‘talk’ to each other.</p>	<p>and drop off and for visitors to the area; 3x car club parking bays for residents, employees and visitors to the site and surrounding area; and 3x disabled parking bays.</p> <p>The s106 accompanying the Hybrid consent requires the developer to submit a package of transport related measures, including a parking management plan to ensure the development delivers an accessible, safe and sustainable place longer term.</p> <p>See comments above.</p> <p>Both Buildings D1 and D2 have their primary entrances in prominent and clearly visible positions.</p> <p>Since the QRP any proposed basements to buildings D1-D4 have been omitted. As such, any exposed masonry walling around the building perimeter is there to mediate between the site's extensive levels variation and to provide privacy to homes through the creation of a backdrop to planted buffer strips between public realm and interiors, similarly to that in the Southern Quarter.</p> <p>The design approach to the Southern Quarter at Clarendon has a very specific approach where building facades relate across both public and private amenity spaces, driven by the need to respond to Mary Neuner Road which runs through the middle of the site. The Eastern Quarter is different in that individual buildings are clad in the shared brick-led materiality but they have their own</p>
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	<p>character and identify. This aids wayfinding around the site and reinforces a bond between residents of particular buildings whilst ensuring a tenure-blind approach. As such, external spaces are framed by facades of common materiality and varying complimentary aesthetic.</p>
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## 10. CONCLUSIONS

- 10.1 The proposed development presented in this Reserved Matters application has been designed to comply with the approved Development Specification, Parameter Plans and necessary elements of the Design Codes established by the Hybrid consent.
- 10.2 The height and extent of the proposed buildings fall within the maximums defined by the Hybrid scheme and their design, accommodation and external spaces will deliver a high-quality development in a key part of the wider masterplan. .
- 10.3 The Reserved Matters associated with the layout, scale, appearance, access and landscaping of the development are therefore considered acceptable.
- 10.4 All other relevant policies and considerations, including equalities issues, 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.

## **11. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 11.1 Based on the information given on the plans, the Mayoral CIL charge will be £527,340 (8789sqm x £60 x 1) and the Haringey CIL charge will be £1,577,801.20 (8789sqm x £165 x 1.088) – **total: £2,105,141.20** This 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. An informative will be attached advising the applicant of this charge.
- 11.2 These are estimated figures based on the plans and will be collected by Haringey after/should the scheme be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for the 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.

## **12. RECOMMENDATIONS**

- 12.1 **GRANT PERMISSION** subject to conditions subject to conditions and informatives.
- 12.2 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 as attached in Appendix 1.

**2. Prior to occupation: Landscaping**

Prior to occupation of the residential areas, details of the hard and soft landscaping provision contained within the private amenity areas, in accordance with the Design and Access Statement (Addendum October 2017), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

**3. Prior to superstructure works: Design Details**

Detailed drawings showing the cills, parapets, reveals, corners and soffits of the proposed buildings shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced on that phase. Thereafter only such approved details shall be implemented.

Reason: To ensure the satisfactory development of the site.

**4. Compliance: Landscaping - Replacement of Trees and Plants (LBH Development Management)**

Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

Reason: To protect the amenity of the locality.

**Informatives**

**Original Planning Permission**

The original planning permission HGY/2017/3117 still stands and all its conditions and informatives still apply, in particular materials, landscaping, bio-diversity play space, lighting, wheelchair units 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.

**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.

**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.

**Party Wall Act (LBH Development Management)**

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.

**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.

**Community Infrastructure Levy**

INFORMATIVE: Based on the information given on the plans, the Mayoral CIL charge will be £527,340 (8789sqm x £60 x 1) and the Haringey CIL charge will be £1,577,801.20 (8789sqm x £165 x 1.088). This 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.

## **APPENDIX 1 – Plans and application documents**

### **Plans:**

Location Plan 1:1250 A3 439/P/EQ/050

### **100 SERIES - PLANS**

Existing Building Plan 1:500 A2 439/P/EQ/051

Building D1 and D2 - Level 00 1:250 A2 439/P/EQ/100

Building D1 and D2 - Level 01 1:250 A2 439/P/EQ/101

Building D1 and D2 - Level 02 1:250 A2 439/P/EQ/102

Building D1 and D2 - Level 03 1:250 A2 439/P/EQ/103  
Building D1 and D2 - Level 04 1:250 A2 439/P/EQ/104  
Building D1 and D2 - Level 05 1:250 A2 439/P/EQ/105  
Building D1 and D2 - Level 06 1:250 A2 439/P/EQ/106  
Building D1 and D2 - Level 07 1:250 A2 439/P/EQ/107  
Building D1 and D2 - Level 08 1:250 A2 439/P/EQ/108  
Building D1 and D2 - Level 09 1:250 A2 439/P/EQ/109  
Building D1 and D2 - Level 10 1:250 A2 439/P/EQ/110  
Building D1 and D2 - Level 11 1:251 A2 439/P/EQ/111

#### 200 SERIES - ELEVATIONS

Building D1 - Elevations 1:250 A1 439/P/EQ/201  
Building D2 - Elevations 1:250 A1 439/P/EQ/202

#### 250 SERIES - BAY STUDIES

Building D1 - Elevation Bay Study 1:50 A1 439/P/EQ/251  
Building D2 - Elevation Bay Study 1:50 A1 439/P/EQ/252

#### 300 SERIES - SECTIONS

Building D1 and D2 - Sections 1:250 A1 439/P/EQ/300

#### **Documents:**

- Covering letter – Feb 2019;
- CIL forms – Feb 2019;
- Design & Access Statement incl. Landscaping – Feb 2019;
- Statement of Compliance with Design Code and Parameter Plans – Feb 2019;
- Planning Statement - Feb 2019;
- EIA Further Information Report (incl. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment) – Feb 2019;
- Daylight & Sunlight Statement – Feb 2019;
- Transport Statement – Feb 2019;
- Eastern Quarter Cultural Strategy – Feb 2019.

## **APPENDIX 2 – Summary of Consultation Responses**

<b>Stakeholder</b>	<b>Representations</b>	<b>Officer comments</b>
Internal:		
<b>Transportation</b>	<p>The proposal is consistent with the consented outline application and as such does not raise any new question regarding transport. The approach to car parking is consistent with London Plan Policy 6.13 and Haringey Policies SP7 and DM32 i.e. a presumption in favour of a car-free developments in locations of excellent access to public transport. Cycle parking accords with the London Plan in terms of quantum but further details on the form of cycle parking should be provided. The delivery and servicing arrangements are acceptable.</p> <p>The transport and highway impacts will essentially be the same as the assessment for the consented outline scheme and does not raise any concern in this regard.</p> <p>The proposal is generally acceptable in transport terms, assuming that all relevant planning obligations and conditions relating to transport remain binding as part of any planning consent.</p>	<p>Noted.</p> <p>All relevant planning obligations and conditions attached to the Hybrid consent remain valid.</p>
<b>Design</b>	<p><u>Principle of Development</u></p> <p>The proposed “Clarendon Square” development on the former gasworks at Haringey Heartlands is a large and complex masterplanned development that has been under preparation since 2008. An earlier scheme by different architects (Make) was approved in outline in 2012 (HGY/2009/0503). The applicants, National Grid, then entered into a joint venture with Berkeley Homes, as St William, and commissioned new architects (Panter Hudspith) to improve the masterplan and progress to development. The replacement</p>	<p>Noted.</p>

hybrid planning application (HGY/2017/3117) was approved in April 2018, with full planning permission for what is being referred to now as “The Southern Quarter”, and outline permission, with an indicative scheme, parameter plans and a Design Code for the rest. One part of the development, known for now as “Block C”, has the same footprint as in the original Make approval, so its revised design has been approved as a separate reserved matters approval and minor amendment (HGY/2017/0821). This application (HGY/2019/0362) is the first reserved matters application for a part of the Panter Hudspith masterplan approved hitherto in outline as part of HGY/2017/3117.

Outline Permission, Masterplan & Design Code

This application is for two blocks of seven that make up what is being known as “The Eastern Quarter” of the Clarendon Square development. This “quarter” will sit to the east of the main north south street through the development (Mary Neuner Way / Clarendon Road / “the spine road”) and to the north of the central “Community Park” that will stretch from Hornsey Road to the east to the railway embankment to the west; the Southern Quarter sits to the south of the park and Block C to the north of the park on the west side of the spine road, whilst there will be further, later phases for the remaining outline parts of the masterplan north and north-west of the Eastern Quarter. The eastern quarter will eventually comprise seven residential blocks, known for now as “Blocks D1 to D4” and Blocks E1 to E3, along with vehicular, energy and landscaping infrastructure; in the masterplan & hybrid approval this includes underground parking and an energy centre under parts of the Eastern Quarter, but not this part, which sits on the

	<p>ground with no basement below either its buildings or associated open space.</p> <p>The two blocks of this proposal, Blocks D1 and D2, are at the southern edge of the Eastern Quarter, they therefore face Block B4 directly across the park, Block A4 diagonally across the park and street and C1 across the street. The Eastern Quarter will be separated from the back gardens of existing houses on Hornsey Park Road to the east by the “Moselle Walk”, a gated public footpath and linear ecological park; the culverted River Moselle runs underneath the park and Moselle Walk. To the northern side of the Eastern Quarter the character of the development will become more urban, the density and height greater, and with workspace (use class B1) and town centre retail uses on much of their ground floors, but in this part of the Eastern Quarter, as in Blocks A4, B4 and C1, the character will remain largely residential, albeit with some complimentary non-residential ground floor uses. Building C1 will have some retail on part of its ground floor, facing the street, A4 will have a residents’ gym and B4 will have a nursery facing the park. As agreed in the outline permission, Block D1, in this application, will have a ground floor retail unit facing the street and café/restaurant turning the corner and facing the park. Blocks D2 and D3 will be wholly residential.</p> <p>The open space on the north side of D1, between it and projected block E1, and to the west of D2, will act as a pedestrian street, a largely hard paved court providing pedestrian and emergency (including fire tender) access to D2. It will eventually connect to the central space of the Eastern Quarter, which will be a landscaped garden square bounded by Blocks D2, D3, E1 and E3. In the hybrid permission this was to be a private communal amenity space for</p>	
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	<p>those blocks, but this is now to be a public open space, accessible to all. It will also create a new pedestrian public route, connecting north-south street, via the space between D1 and E1, to Brook Road, the east-west street to the north east of the site, via a similar street-like space between D4 and E3. Brook Road will provide a direct route back to Wood Green High Road, the heart of the Metropolitan Centre, to the shops and facilities there, including the central library, and to Wood Green Underground Station, so both this public route and Moselle Walk will provide alternative useful routes for residents, as well as increased permeability across the development</p> <p>The footprints and maximum heights of D1 and D2 are as defined in the outline permission at between 5 and 10 storeys, with maximum and minimum heights above datum and the detailed proposals fall within these limits. The Design Code further defines the development parcels, including the requirements for gaps between the four D blocks, and in this proposal the gaps between D1 and D2 and between D2 and 3 are secured as private communal amenity spaces for Blocks D1 and D2 respectively. These gaps ensure the built form of the Eastern Quarter as a whole will not appear as a continuous solid built mass when viewed from the back gardens of the neighbouring houses on Hornsey Park Road, even when the whole of the hybrid application has been built, and this detailed proposal confirms that. It should also ensure that the view from the public Community Park is also not of a single built mass.</p> <p><u>Residential Quality, including flat, room and balcony sizes</u></p> <p>All flat and room sizes comply with or</p>	
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	<p>exceed minima defined in the Nationally Described Space Standards, as is to be routinely expected. Similarly, all residential units are provided with private amenity space in compliance with or better than London Plan and Mayoral Housing SPG requirements, in the form of balconies or roof terraces. Balconies are generally inset and located on corners benefiting from daylight from and views in two directions, and usually benefit from direct sunlight.</p> <p>All flats would also be able to use a variety of private communal external amenity spaces; one for each block, private to all residents of that block. These private gardens are proposed to be predominantly naturally landscaped and equipped with informal doorstep playable equipment suitable for under 5s, meeting at least half of the under 5s doorstep playspace requirement defined in the Mayors Playspace SPG for the block concerned as well as garden amenity space for other residents of all ages. Residents will also benefit from close access to public amenity space in the central garden square (to be delivered in the next phase of the Eastern Quarter), which will provide the remainder of the doorstep playspace requirement from the SPG for these and other blocks in the Eastern Quarter as well as garden amenity space for other residents of all ages.</p> <p>The alignment of the site and of Block D1 in particular, which is a long, thin block primarily aligned east-west, means that it is inevitable that some flats will be north facing single aspect, but the number is minimised as much as possible to just one per floor on the intermediate floors. However, none in D2 are north facing single aspect and in both blocks the majority are located on corners, with all that are not being single bedroom flats, and all those having projecting balconies allowing</p>	
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	<p>a second (and often third) aspect. All flats will have an aspect onto interesting views including green space.</p> <p>In general, the quality of residential accommodation proposed is consistently high, and notably with no external visual distinction or difference in quality between housing of different tenure or affordability.</p>	
<b>Housing Development</b>	<p>As part of an overall balanced mix, the two buildings providing 100% Shared Ownership units is acceptable.</p> <p>Disappointing number of single-aspect north facing flats but difficult to avoid if mono-tenure and smaller units.</p> <p>Design acceptable.</p>	Noted.
<b>Regeneration</b>	<p>Commercial Units - This is a great opportunity to relocate some of the Clarendon Gasworks meanwhile (uses such as Goodness Brewery) into permanent accommodation in the commercial units on this site - exemplifying and testing the St William/Millco meanwhile to long while principle. The future use/user should be involved in the design of the building.</p>	<p>Noted.</p> <p>The Hybrid consent requires a range of commercial and non-residential accommodation to be provided across the masterplan area. Most of this space is proposed to be located in the more urban northern quarter of the site. A mix of smaller commercial accommodation are interspersed with serviced workspace for local businesses. There are also larger units suitable as HQs for more established businesses.</p> <p>A condition (52) is attached to the Hybrid consent requires a</p>

	<p>Water feature - The scale of the ornamental water feature is such that it will take up a large proportion of the external functional amenity space, unless it can be used for recreation. It's additional purpose regarding ecology, water filtration or recreation should be clarified. It should be designed as a generous water feature to make the scheme more child friendly, interactive and create a massive popular draw to the area (a bit like a mini Granary Square).</p>	<p>Commercial and Workspace Strategy to be submitted and agreed by the Local Planning Authority prior to the occupation of any commercial floorspace. This Strategy must complement the existing and emerging cultural and economic offer in and around the site and demonstrate how new workspace meets the needs of commercial undertakings.</p> <p>The central area of the approved park was subsequently redesigned through the introduction of a gas holder water feature which utilises the footprint of the former gas holder on site. This design sought to provide an iconic and symbolic feature in this part of the park. The existing gas holder brick perimeter wall will be retained and raised in height. The brick wall will be used to separate a treated inner pool planted with natural reeds from a shallower treated play feature adjoining the park. Decking will sit above the water feature and connect the community cafe to the</p>
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	<p>Moselle walk - The landscaping should refer to the Moselle and allow for future daylighting of it once the river is accessible.</p>	<p>wider park. The water rill, which begins in the west of the park, will re-emerge on the eastern edge of Mary Neuner Road and symbolically track the route of the Moselle before cascading into the gas holder</p> <p>The rain gardens required to provide a SUDS function will be relocated to the southern edge of the water feature to provide a naturally planted border to the feature.</p> <p>Officers consider the proposed changes to the landscaping are a significant improvement in quality to the approved landscaping of the public park and improves the historical referencing of the site.</p> <p>The proposed landscaping of Moselle Walk will refer to the Moselle via signage and appropriate artwork to be agreed via condition and the Cultural Strategy.</p>
<p><b>Public Health</b></p>	<p>Satisfied that the scheme addresses previous concerns raised below.</p> <p>Assurances that quality of approved development is not materially diminished</p>	<p>Noted.</p> <p>There is no intention to diminish the quality of</p>

	<p>between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used) (NPPF p130).</p> <p>We would like to know from developers on further measures that will be taken to prevent complaints from existing residents.</p>	<p>design post consent as per the approved detailed Southern Quarter. Materials are subject to a planning condition attached to the Hybrid consent and any change to the scheme will require the agreement of the Local Planning Authority.</p> <p>The developer will continue to engage with local existing residents through attendance at the Resident and Business Liaison Group, attended by representatives of the Parkside Malvern Residents Association.</p> <p>Design principles including Secure By Design measures are to be incorporated into the scheme to ensure the safety and well-being of people living, working and visiting the development so it is hoped that any residents complaints relating to anti-social behaviour will not occur.</p> <p>The Met Police Designing Out Crime officer is satisfied with the proposals subject to further details being submitted via conditions attached to the Hybrid consent.</p>
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	<p>We recommend a community food-growing infrastructure in the residential areas (PHE Spatial Planning for Health 2017).</p> <p>Consider part shelter in one of the open spaces with seating areas to maximise community cohesion.</p>	<p>Condition 9 (Noise and Vibration) requires noise and vibration resulting from the scheme to be restricted to agreed levels in order to prevent impact on existing neighbours so it is hoped that this will not be a cause of future complaints.</p> <p>Community planting beds are proposed for the central courtyard within the Eastern Quarter. This will be accessible to all residents within the Clarendon scheme and all members of the public. Detailed proposals for these will be included within future reserved matters applications as this area of public courtyard is outside of the planning application boundary for D1 &amp; D2.</p> <p>Through meetings with the Secure by Design officer, the developer has been discouraged from introducing covered seating areas as it is viewed as encouraging congregation &amp; anti-social behaviour during periods of bad weather. Community cohesion is being encouraged through large areas of</p>
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	<p>We recommend a minimum ball court to be created within the major development plans to encourage active lifestyle for all ages (Mayor of London and Sports England Guidance)</p> <p>More details on the cycle parking infrastructure (i.e. materials, security) in addition cycle in line with the 2016 London Cycle Design Standard.</p>	<p>shared amenity space, new pocket and community parks and the urban square in the northern quarter that will be designed to encourage use for community events.</p> <p>Within the approved masterplan and illustrative landscape masterplan there is not sufficient space to accommodate a ball court. The approved masterplan demonstrated that play space provision either met or exceeded policy requirements.</p> <p>LBH Transportation has reviewed the cycle parking proposals and confirmed that these are in line with the GLA's design standards. Cycle provision/storage details are subject to a condition attached to the Hybrid consent.</p>
<b>Waste Management</b>	No comments further to the Hybrid consent.	<p>Noted.</p> <p>The waste management aspects relating to this phase are covered by provisions in the Hybrid consent.</p>
<b>Environmental Services</b>	No comments further to the Hybrid consent.	<p>Noted.</p> <p>Pollution and land contamination aspects relating to this phase are covered by</p>



		provisions in the Hybrid consent.
<b>Carbon Management</b>	Further details to be submitted and considered when relevant conditions are to be discharged.	Noted.
<b>Nature Conservation</b>	No objections subject to further details to be submitted and considered via condition.	Noted.  A Landscaping condition is attached to the Reserved Matters application.
External:		
<b>Transport for London (TfL)</b>	Considering the scale, nature and location of the proposal TfL has no comments.	Noted.
<b>Environment Agency</b>	No objections. The land contamination aspects relating to this phase of the development are being dealt with through condition 31 of the Hybrid consent.	Noted.
<b>Metropolitan Police (Crime Prevention)</b>	There are two main concerns relating to the destination control for the lifts which has been confirmed and the switching of the plant room and the commercial refuse room to reduce the commercial footfall through the red zone. All other concerns can be addressed at the technical stage under the Secured by Design condition attached to the Hybrid consent.	Noted.
<b>Thames Water</b>	Having reviewed the documentation attached to the reserved matters application, I cannot see that any of those matters impact on water and waste water supply and we therefore have no comments to make.	Noted.
<b>London Fire Brigade</b>	Providing the blocks are being provided with dry rising mains we would have no objection to the fire-fighting access to the blocks subject to the system conforming to the British standards and access to the mains inlets meeting Part B5 of the Building Regulations.	Noted.  The blocks are being provided with dry rising mains and the system will conform to the British Standards with access to the mains inlets meeting Part B5 of the Building Regulations.
Public:		

<b>Neighbouring occupier</b>	Object - there is no social rented accommodation included in the scheme. It is entirely Shared Ownership.	The affordable accommodation within this phase forms part of a wider provision to deliver no less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% Affordable Rent and 51.7% Shared Ownership by habitable rooms.
<b>Neighbouring occupier</b>	<p>Major change with this development.</p> <p>Supportive of the landscaping and creation of Moselle Walk but concerned that Building D2 will affect privacy to rear gardens and block sunlight.</p> <p>How will the public path be secured? Will the entrance be locked and will neighbouring residents have access?</p>	<p>Noted.</p> <p>Building D2 is designed in accordance with the requirements established by the Hybrid planning consent in respect to siting, height and appearance. These requirements followed a careful assessment of the potential impact of the development on neighbouring properties to ensure that their amenity would not be adversely affected.</p> <p>Moselle Walk will be secured via gates at each end which will be locked at night.</p> <p>The Met Police Designing Out Crime officer is satisfied with the proposals subject to further details being submitted via conditions attached to the Hybrid consent.</p>
<b>Neighbouring</b>	Construction works cause house to shake	The developer, St.



	<p>Can a fence be erected between the site and garden to screen and protect against construction works?</p>	<p>information centre works.</p> <p>The developer is unable to undertake any further pruning as advised by LBH tree officers and it does not hold the appropriate license.</p> <p>The developer has confirmed that once they have taken ownership of the land, they will ensure that the whole site boundary is secured, and the necessary solid fencing is erected adjacent the neighbouring property.</p>
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**APPENDIX 3 – Quality Review Panel report**

**14 November 2018**

## *Summary*

The Quality Review Panel warmly supports the way that detailed designs for Clarendon Gasworks Eastern Quarter are evolving, promising high-quality development. As design work continues towards submission of a reserved matters application, the panel highlights some areas where there is scope for refinement to make the most of the opportunity to create a new quarter for the Haringey Heartlands. The panel would encourage further exploration of the design of the ground floor / basement level frontage, and entrances / approach sequence to all blocks. It would welcome refinements to the materiality of the blocks, to enhance the architectural expression of the development. In terms of the open spaces within the site (including the Moselle Walk), the panel would support further work to explore the issues of surveillance, overlooking and access, to ensure that open spaces are safe and well-used, and avoid creating tensions between different groups of residents. Further details on the panel's views are provided below.

## *Public realm and landscape*

- The panel welcomes the emphasis on landscape and ecology as well as the social interaction aspect of the design of the public realm.
- The panel would encourage further consideration of how external spaces will be sub-divided, and how this will translate into physical boundary treatments.
- The landscape strategy should ensure that planting schemes will look good throughout the whole year. The design team should avoid an approach to the landscape that is very verdant in summer but austere in winter.
- The relationship between affordable housing and play space / open space would benefit from further thought, to avoid overlooking issues which might create unnecessary tension between residents e.g. between block D2 and the adjacent courtyard.
- The panel notes that the proposed Moselle Walk (to the rear of blocks D2, D3 and D4) seems very narrow and includes a lot of vegetation. As it also lacks direct surveillance and is located away from the main pedestrian and vehicular thoroughfares, this may result in the route being perceived as an isolated and unsafe area.
- Bedrooms (rather than living rooms) overlooking the proposed Moselle walk will not provide enough passive surveillance; the panel would encourage further thought on this aspect. The potential exists to extend balconies out into the area of the walk so that they provide more active surveillance of this part of the public realm.
- Access points from the affordable housing blocks into the Moselle Walk could also help to improve surveillance and activity. The panel wonders whether it may be of benefit to re-think the nature of this area of land that runs to the rear of blocks D2, D3 and D4. It would encourage the design team to explore using this area as garden spaces.
- A strategic approach to mitigating antisocial behaviour through design should also be adopted in this part of the masterplan. Fixtures such as security lights

and CCTV cameras should be designed in at the earliest stages if they are considered likely to be necessary, to avoid the need for retrospective measures. At a detailed level, design to deter motorbikes would also be encouraged.

### *Architectural expression and scheme layout*

- The panel thinks the architectural expression reflects a good contextual understanding of the local area. It welcomes the ongoing involvement of the design team as the detailed design of the architecture continues.
- Due to the overall size and scope of the masterplan, it would encourage the design team to seek out ways of enhancing the variety, interest and richness of the different blocks.
- Broadening the materials palette to include some elements of 'surprise' could help to punctuate and diversify the predominantly brick architecture within the scheme.
- The quality of materials and construction will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.
- Further consideration of the different entrances and approaches through the scheme would be welcomed, as there are some very complex wayfinding requirements.
- Exploration of what it would be like to approach and walk through this part of the masterplan, and the sequence of views will be helpful to test wayfinding. This will be especially important in terms of the pedestrian route up to raised podium level entrances and spaces.
- The panel notes that the overall development is extremely large, and highlights that clarity on arrangements for visitors (including visitor parking) will be required.
- Thinking about the design of entrances to each block, and how these could be made distinctive, could also help residents and visitors find their way around. There are some areas where the external walls of the ground floor basement levels actually front onto – and address – parts of the public realm. Where this happens, careful thought will be needed to ensure activation and visual interest.
- The panel would also encourage the design team to explore further how the adjacent buildings frame external spaces, and how different elevational treatments will 'talk' to each other.

### *Next Steps*

The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.