

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2019/1775

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 London N22.

Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings D3 and D4, forming Phase 2 of the Eastern Quarter, including the construction of 101 residential units 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: 25/06/2019 **Last amended date:** 25/09/2019

Plans and Drawing Number: see Appendix 1.

Documents:

- Covering letter. Quod – June 2019;
- Planning Application Form, Quod – June 2019;
- CIL forms, Quod – June 2019;
- Design & Access Statement Buildings D4 and D4 (including Landscaping and Statement of Compliance with Design Code and Parameter Plans, Pantor Hudspith & LDA Design – June 2019;
- Planning Statement (including Energy Centre Statement), Quod - June 2019;
- Environmental Statement Addendum/Further Information Report (incl. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment), Quod – June 2019;
- Daylight & Sunlight Statement, Anstey Horne – June 2019;
- Transport Statement, Vectos – June 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 important 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 46 affordable rent units (227 habitable rooms) out of the 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 a District Energy Centre, public realm and amenity space including the 'Moselle Walk' and substantial communal landscaping.
- The nature and scale of the proposed development is strongly supported by its location within designated growth areas as identified by 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
 - 5) DEN
- 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 D3 and D4, forming Phase 2 of the 'Eastern Quarter', including the construction of 101 residential units, a District Energy Centre 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 land use, number of units, level of affordable housing, commercial floorspace and height/scale of buildings are already approved) but its detailed proposals which 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. National, strategic and local planning policy and guidance underpin all details being considered.

Location

- 4.1.6 The proposed development detailed in this submission is in the north-eastern part of the 'Eastern Quarter' as identified in the Hybrid consent. Buildings D3 and D4 will be bound by:
- Brook Road and Bittern Place to the north;
 - The proposed Moselle Walk which runs north-south along the site boundary to the east behind the gardens of houses on Hornsey Park Road;
 - The approved Buildings D1 and D2 to the south, forming the first phase of the Eastern Quarter;
 - Proposed Buildings E1 to E3 to the west forming the final phase of the Eastern Quarter and subject to a future Reserved Matters application.

Key Features

4.1.7 The proposal for Buildings D3 and D4 comprises:

- 101 residential units (55 private / 46 affordable rent or social rent) in a building of between 5 and 11 storeys;
- 16 x studio units / 12 x 1 bed units / 37 x 2 bed units / 19 x 3 bed units / 17 x 4 bed units;
- 345 habitable rooms (34.2% private / 65.8% affordable rent);
- 80 dual aspect units (79%) and 21 single aspect units (21%);
- District Energy Centre to serve the whole of the Heartlands area;
- 703sqm private amenity area (balconies / terraces); 309sqm private communal amenity area;
- 1083sqm public amenity space including children's play space (250sqm) as part of wider provision for Eastern Quarter - 'Central Courtyard';
- Part of the 879sqm of publicly accessible landscaped pedestrian walkway – 'Moselle Walk';
- 656sqm of public realm linking the heart of the Eastern Quarter with Brook Road - 'Entry Court';
- Car-free accommodation with secure residential cycle parking.

Building D3

- 55 private residential units on all floors within a 5 to 7-storey block;
- 16 x studio units, 12 x 1 bed, 27 x 2 bed units;
- Refuse/recycling and cycle stores and plant on ground floor;
- 155sqm private communal amenity space on 6th floor.

Building D4

- 46 social rent units on upper floors within a 9 to an 11-storey block (to be managed by the Council – subject to Cabinet agreement);
- 10 x 2 bed units, 19 x 3 bed units and 17 x 4 bed units;
- A 900sqm District Energy Centre to be managed by the Council in the basement and associated plant and welfare/management office on the ground floor;
- Refuse/recycling and cycle stores on ground floor;
- 154sqm private communal amenity space on ground floor.

Appearance

4.1.6 The proposed buildings vary in their design approach, having to respond to differing accommodation requirements and context but are contemporary and complementary in appearance, featuring strong architectural detailing 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 including the Noel Park Conservation Area.

Access and Open Space

- 4.1.7 Access to the buildings will be primarily along pedestrian routes including pathways and through communal courtyards. The main pedestrian approach route to Building D3 from the west will be along Mary Neuner Road via a pedestrian route that runs between Blocks D1 and D2 and the Development Parcels E1 and E3 through the publicly accessible 'Central Courtyard' in the heart of the Eastern Quarter, or via the 'Entry Court' directly off Brook Road from the north. The main pedestrian approach route to Building D4 will be via the 'Entry Court' directly off Brook Road from the north, with secondary access from Mary Neuner Road through the 'Central Courtyard'.
- 4.1.8 In addition to these spaces, other 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 part of the Moselle Walk including its northern entrance off Brook Road.

Landscaping and biodiversity

- 4.1.9 A diverse range of hard and soft landscaping is proposed incorporating high quality natural 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, incorporating plants for pollinators, berries for food and opportunities for nesting and habitat creation, particularly along Moselle Walk.

District Energy Centre

- 4.1.10 The Hybrid Consent provides for two energy centres sized at 400sqm and 900sqm within the approved outline area. The S106 Agreement for the Hybrid Consent requires the applicant to secure Reserved Matters consent and construct a 900sqm 'box' to accommodate a District Energy Centre to an agreed specification, and to enter into a lease with the Council which will subsequently be responsible for the fitting out and operation of an energy centre. The size of these energy centres reflects the Council's aspirations for the consented development to serve the energy needs of not only the site but the wider Wood Green area and associated planned new developments.
- 4.1.11 An indicative location for the proposed energy centres was shown on the Parameter Plans approved under the Hybrid Consent. However, following further discussions with the Council's Planning and Carbon Management Teams and detailed design for the current Reserved Matters submission, the District Energy Centre will be positioned under Block D4 within a self-contained

basement level beneath the ground floor. The plant and equipment associated with the energy centre including a welfare/management office will be accommodated at ground floor level with servicing off Brook Road. The strategy in respect to extraction of emissions arising from the operation of the energy centre is for a set of flues to rise through the building from the basement to roof level. The flues will terminate 3m above the finished floor level of the roof and will be enclosed behind a raised parapet.

4.1.13 The detailed layout of the energy centre including basement, ground floor and roof level and servicing arrangements are subject to further design work and the imposition of appropriate conditions.

4.1.14 The Council are seeking to acquire the affordable

Compliance with Hybrid Consent

4.1.14 The proposals have been designed to comply with the outline requirements of the Hybrid consent including the approved parameter plans and design guidance. The scale, quantum and mix of the development under consideration are broadly consistent with these requirements.

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 recently 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 6.7).
- 4.2.6 The Eastern Quarter is located centrally within the masterplan and will also accommodate Buildings D1 and D2 as defined by the Hybrid consent and already approved and 3 larger blocks E1 – E3, yet to be submitted for detailed approval.
- 4.2.7 The Reserved Matters application site is in the north-eastern part of the Eastern Quarter bordering the main ‘Park’ space within the masterplan and the proposed Moselle Walk. Building D3 combine with Buildings D1 and D2 to form part of a key elevation when viewed upon entering the ‘Park’ from Hornsey Park Road from the east. Building D4 also has a key townscape role in providing a wayfinding façade when viewed west along Brook Road.
- 4.2.8 Both buildings define part of a public route through the Eastern Quarter, connecting Mary Neuner Road and Brook Road. Along this route and in the heart of the Eastern Quarter sits a public amenity space, the ‘Central Courtyard’.

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 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.

- 5.3 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 and is being built.
- 5.4 In April 2018, approval was granted for a new 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 (habitable 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.
- 5.5 The first Reserved Matters relating to the Outline element of the Hybrid consent was approved by Planning Committee in May this year (HGY/2019/0362). As with the current submission, this sought approval for the appearance, landscaping, layout, scale, access, pertaining to Buildings D1 and D2, forming Phase 1 of the Eastern Quarter, including the construction of 99 residential units, 439m² of commercial floorspace, and new landscaped public space.

6. PLANNING BACKGROUND

Planning designations

- 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.
- 6.1.2 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.
- 6.1.3 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.
- 6.1.4 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.

6.1.5 In delivering these benefits, the redevelopment of this major site will also help to bring forward wider proposals in the Wood Green Metropolitan Centre.

Surrounding development opportunities

6.1.6 It should be noted that the northern part of the Hybrid indicative masterplan and the Eastern Quarter in particular, adjoin several other major redevelopment opportunities identified in local planning policy documents and these have informed and been informed by the masterplan. Across Brook Road, for instance to the north is a low rise industrial estate known as "Bittern Place"; it is in separate ownership and subject to separate Site Allocations, SA21: "Clarendon Square Gateway" in the adopted Site Allocations DPD (July 2017), and WG SA18: Bittern Place" in the latest draft of the emerging Wood Green AAP (February 2018).

6.1.7 In addition, opposite the northern end of the proposed Moselle Walk is the back of the car park of "Iceland" supermarket; this site has a resolution for planning permission (HGY/2017/2886) for a major mixed-use development up to 9 storeys.

6.1.8 Finally, separating the Iceland site from the back gardens of the houses on Hornsey Park Road, and backing onto a short stretch of the proposed Moselle Walk, is a third adjoining potential development site in separate ownership, an industrial unit at 157-159 Hornsey Park Road. All three are part of SA21, but in the most recent draft Wood Green AAP Iceland is WG SA11: "Iceland Site" & the third site is WG SA 19: "Land R/O Hornsey Park Rd".

6.1.9 The context presented by the wider site and these neighbouring opportunities is significant, providing a clear indication of the changing nature of the local area and how the current proposals seek to respond and contribute to social, economic and environmental demands.

6.2 Hybrid Planning Permission

6.2.1 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.

6.2.2 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)

6.2.3 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.

6.2.4 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.

Section 106 provisions

6.2.5 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);
- Energy Centre;
- package of Highways & Transport measures;
- Considerate Contractors Scheme;
- Local Labour and Training;
- Residents and Business Liaison;
- Public Realm and cultural strategy;
- Reasonable endeavours to de-culvert the Moselle in the future.

6.3 Masterplan approach



Illustrative masterplan

- 6.3.1 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.
- 6.3.2 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.
- 6.3.3 This application falls within the Eastern Quarter.
- 6.3.4 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 character zones (Quarters)

6.4 Matters already approved

6.4.1 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. Reserved Matters for buildings D1 and D2 were approved by Committee in June 2018.

6.5 Matters to be approved

6.5.1 The remaining residential units (up to 1,098 units), will come before Committee as reserved matters in due course.

6.6 Pre-application consultation/engagement

6.6.1 Several pre-application meetings with LBH officers have been held over the past 6 months in relation to the current proposals.

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

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

6.6.4 The Haringey's Quality Review Panel considered the detailed design of the eastern quarter of the reserved matters for Buildings D1-D4 on 14th 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 Waste Management
- 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 Waste Management – 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, supportive of proposals.
- 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 – No objection.
- LBH Sustainable Drainage – No objection.
- LBH Nature Conservation/Landscaping – No objections subject to compliance with 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 the consultation exercise is contained in Appendix 2.

8. LOCAL REPRESENTATIONS

8.1 The following were consulted:

- 266 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: 4
- Objecting: 3
- Supporting: 0
- Others: 1

8.3. The main issues raised in representations from adjoining occupiers are summarised below:

Objections:

- No social rented accommodation is proposed even in the 2nd phase of the development;
- One block is designated as entirely private ownership (Block D3) and the other (D4) is designated as affordable rent;
- The proposal is not consistent with policy for mixed communities as tenures should be mixed/integrated in the blocks;
- Giving the amount of development coming forward in the first two phases a proportion of social provision should be included;
- Where on the site are the social dwellings and when are they programmed in the development timetable;
- Will the social dwellings have their own distinct identity with separate access points and approaches to the doors;
- The developer should demonstrate their intention for the whole site in such a way that the immediate phase under consideration as submitted can be assessed in relation to subsequent phases and the overall site development;
- Concerns with the amount of noise from the construction, dust and the hours of work;
- Concerns with pedestrian safety of children, special needs and the elderly who use Coburg Road due to vehicles speeding;
- Road humps along Coburg Roads to slow drivers should be provided to avoid accidents;

- Impact on privacy from balconies, windows of the development and from pedestrians along the Moselle Walk into the rear gardens of Hornsey Park Road;
- Security concerns regarding the rear gardens of Hornsey Park Road during the development phase;
- Concerns with contamination of the existing perimeter land between the garden of No. 147 and the land that was once owned by the gas board with materials which is potentially dangerous to human health;
- The developers should provide a more detailed plan regarding the de-culverting of the Moselle River and how it will impact the existing residents of Hornsey Park Road whose gardens border the path of the river.

8.4 Officer comments in response the matters raised by neighbouring occupiers can be found in Appendix 2.

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 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 D3 and D4 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, including a District Energy Centre 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 location, height and scale of buildings;
- Design Codes and guidance covering siting, elevational treatment, architecture and landscaping.

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 D3 and D4 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 identified the location of buildings, routes and spaces across the masterplan including the Eastern Quarter, breaking this down into specific Development Zones.

9.4.2 The Design Codes for the Development Zones provide more detailed guidance in relation to these requirements, specifying for instance, the minimum distances required between the buildings, access points (pedestrian and vehicular), private/public external space, ground floor uses and key facades and corners. These ensure that the development reflects the optimum orientation of the buildings, key uses and connectivity with the wider masterplan and surrounding area.

9.4.3 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.

Proposals

9.4.4 This part of the wider masterplan area provides an important interface with Brook Road, the publicly accessible new Moselle Walk route and the proposed publicly accessible Central Courtyard in the heart of the Eastern Quarter. In accordance with the Hybrid consent, the proposed buildings combine to form part of a key view from Brook Road to the north and once entering the site 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.

9.4.5 The siting of the proposed buildings generally accords with the masterplan and relevant 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 is reduced slightly to 17.4m between Buildings D3 and D4 but this is not considered to be a material change to the guidelines established by the Hybrid consent and the proposal still respects the principles of the Design Code, with the same disposition and frequency of gap being retained between blocks. It should be noted that the gaps in relation to the proposed adjoining Buildings D1 and D2 are marginally

exceeded. The siting of the proposed buildings presents a varied and interesting townscape within the Eastern Quarter and prevents the development appearing overbearing when crossing the area and from key public views and the back gardens of the neighbouring houses on Hornsey Park Road.

Building 3

- 9.4.6 Building D3, the smaller of the two proposed buildings is slightly cranked, responding to the line of the Moselle River below ground. The north-east and south-west corners have been chamfered to soften the form and enable the massing to be closer to adjacent buildings to better frame the proposed open spaces without affecting privacy and residential amenity.
- 9.4.7 The main entrance is located on the pivotal north-west corner, on the public route from Mary Neuner Road to Brook road, providing a clear and active frontage. Communal cycle stores serving this building are integrated into the ground floor and are accessed from the Entry Court to the north of the building.
- 9.4.8 The proposed building will provide a range of generally smaller market units as follows:

Unit type	Proposed no. of units	% of unit type
1 bed 1 person	16	29 %
1 bed 2 person	12	22 %
2 bed	27	49 %
3 bed	0	0
4 bed	0	0

- 9.4.9 On the upper floors the mix of 1 and 2 bed homes are accessed from a central core and natural light and views into the Central Courtyard. The larger 2 bed homes are located in the five corners and benefit from dual aspect and each has a recessed balcony with multiple outlook. None of the units are north facing single aspect and all have a balcony, terrace or garden serving as private amenity space.

Building 4

- 9.4.10 This is a prominent building within the masterplan due to its location at the entrance to the proposed Moselle Walk and its frontage onto Brook Road to the north. It forms a vista to the wider development when viewed from the east along Brook Road.
- 9.4.11 The Building will accommodate the proposed new District Energy Centre in a basement with associated plant and equipment at ground floor level. The residential core is centrally positioned on the western elevation, fronting onto the proposed pedestrianised Entry Court off Brook Road. The recessed entrance

gives residents direct access through a lobby with mailboxes to a central core and all homes on the upper levels. Routes from the lobby at the ground floor also provide access to dedicated amenity space and the residential refuse and cycle stores. An extensive portion of the remaining ground floor is allocated to voids within the plan for services and equipment coming up from the basements District Energy Centre and subject to further detailed design work by the Council and applicant over the course of the next year.

9.4.12 The proposed building will provide a range of larger affordable rent units as follows:

Unit type	Proposed no. of units	% of unit type
1 bed 1 person	0	0
1 bed 2 person	0	0
2 bed	10	22 %
3 bed	19	41 %
4 bed	17	37 %

9.4.13 The upper floors of the building contain a mix of 2-4 bed homes with the majority providing family sized accommodation. All the units are dual aspect, benefiting from their owned recessed balconies orientated to maximise views and daylight.

9.4.14 In respect to both buildings, 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. The larger 3 and 4 bed units accommodate separate kitchen/diner and living spaces.

9.4.15 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.

9.4.16 A total of 80 dual aspect units (79%) and 21 single aspect units (21%) are proposed across both buildings. Larger, family 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 no north or south facing single-aspect units and of those that are single aspect, 16 are east-facing and 5 west facing. 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 also have a positive aspect over landscaped open space.

9.4.17 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.

9.4.18 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.

District Energy Centre

9.4.19 The location of the District Energy Centre within the illustrative masterplan was partially under public realm and Building H3. This location was not fixed and based on the proposed construction phasing of the whole scheme Block H3 would not be constructed until 2026 at the earliest. Based on the agreed timescales within the S106 agreement, this could mean that the energy centre would not be fitted out and operational until after the whole development is complete and occupied in 2028 or later.

9.4.20 The applicant is not allowed under the S106 to install a Combined Heat and Power facility (CHP) within their temporary energy centre until a decision is made on whether to connect or not to the District Energy Centre. The consequence of this is that in building the energy centre at the end of the development (as per the illustrative scheme approved under the Hybrid consent) the majority of the wider development (and other key sites) would be powered by temporary boilers which are less sustainable and less efficient than a CHP.

9.4.21 The applicant, through discussions with the Council, agreed to locate the District Energy Centre below Building D4 to enable the space to be built and handed over earlier to the Council. This brings the benefit of:

- A site-wide heat network being served from a CHP at an early stage of the wider development;
- Early delivery of a strategic piece of Haringey's strategic infrastructure;
- Should the Council acquire Building D4, the opportunity to manage both residential and energy centre within one block;
- Appropriate servicing arrangements from Brook Road and avoiding encroachment onto public realm within the site;
- Height of building ensures no impact from emissions in relation to air quality;
- Proximity to the rest of Wood Green (to west of site) including Iceland site and the Mall and other major future development opportunities.

9.4.22 Through the appointment and consultation with a full technical team, the applicant and Council are confident that the ventilation, acoustic and air quality

assessments undertaken have all found that an operational District Energy Centre will not have a detrimental impact on either residents living within Block D4 or surrounding blocks, or the immediate public realm and amenity areas. The flues that will manage the emission generated from the plant within the energy centre will rise through the building from basement level to D4 roof level, terminating 3m above roof finished floor level, enclosed behind a raised parapet. Careful design strategy ensures the energy centre to be compatible with its accompanying block and close surroundings.

9.4.23 The ventilation louvres shown on ground floor will only serve to supply and extract clean air to the energy centre, other than smoke in an emergency. Any emissions from the heat generating plant will be via the flue through the roof so there will be no impact on public realm. The Council's Environmental Services team is satisfied with the approach set-out.

9.4.24 Following detailed feasibility work in relation to the proposed energy centre, the plant and equipment required to service the facility is likely to take-up much of the ground floor of Building D4. Consequently, the proposed retail unit shown in indicative ground floor of Building D4 fronting Brook Road within the Hybrid consent has been omitted and louvres are incorporated across the ground floor elevation for the purposes of ventilation. The purpose of accommodating a retail use in this location was to contribute to the overall provision of commercial/non-residential floorspace across the entire development in addition to presenting an active frontage onto the main road bordering the north of the site.

9.4.25 The Hybrid consent allows for 1,500sqm to 3,950sqm Class A1-A4 retail uses within a site-wide cap of 2,500sqm of Class A1 retail floorspace. The loss of a commercial in Building D4 in order to provide the additional floor area for the District Energy Centre will not therefore impact on the ability of the whole development to achieve this quantum of retail floorspace.

9.4.26 The detailed layout of the ground floor of Building D4 is, as previously indicated subject to further design and technical work but given the provisions of the Hybrid Consent and the need to ensure an active element on the façade of the building facing Brook Road, an indicative space is shown on the revised ground floor plan to accommodate a management office for the energy centre featuring fenestration and an access off Brook Road.

9.4.27 As part of the more detailed design work to be undertaken in respect to the energy centre, the applicant and the Council will seek to ensure an appropriate ground floor layout is secured which provides for a fully functioning District Energy Centre whilst making provision for active and attractive frontage where appropriate.

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 housing 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 +43.2m AOD and maximum +46.9m AOD for Building D3 and minimum height of +52.9m AOD and maximum +59.7m AOD for Building D4. The massing of these buildings is substantially lower than Blocks E, F, G, H to complement the new proposed new townscape and 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 generally compliant with the maximum height parameters approved. The table below confirms the maximum height of each of the buildings.

Building	Maximum Height (AOD)	Proposed Height (AOD)
D3	+46.9m	+46.25m
D4	+59.7m	+59.95m

Consented and proposed heights

- 9.5.4 Building D3 is a part 5, part 7 storey block to complement the scale of Building D1 and respect the existing lower rise residential townscape along the eastern boundary. Its highest element marks this visible siting and its scale steps down to the east in response to the existing context. Building D4 is a part 9, part 11 storey building stepping up towards Brook Road to reflect the denser and more urban part of the wider development site. It is approximately 250mm higher than the approved height guideline and this reflects the intention to conceal the rooftop plant serving the proposed energy centre at basement level, when viewed from the ground.
- 9.5.5 Both buildings follow the massing principles highlighted in the Hybrid consent which highlighted illustrative heights at 7-12 storeys. As indicated previously, their scale and siting ensure that the built form of the Eastern Quarter appears varied and interesting and not as a continuous solid built mass when viewed from key public views and from the back gardens of the neighbouring houses on Hornsey Park Road.

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 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' storage. 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 residential route between Buildings 'D' and '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.

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- 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.
- 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 D3 and Building D4 are accessible to residents via secondary entrances entrance at ground floor level.
- 9.7.9 Buildings D3 and D4 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 D3 and D4 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 proposed District Energy Centre will be serviced off Brook Road and this will necessitate appropriate highway works to be secured as part of the Section 278 Agreement associated with the Hybrid consent.

9.7.12 The Councils Transportation section consider the provision for delivery and servicing access, as described in the accompanying Transport Statement is satisfactory.

9.7.13 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 Open Space and 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 development area 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 D3 and D4 is fully integrated into the existing and future townscape and deliver attractive and useable external spaces. These spaces may be broken down into four separate key areas:

- Private communal amenity space – ground floor and terrace levels - 309sqm;
- ‘Central Courtyard’ - 1083sqm public amenity space including children’s play space (250sqm);
- ‘Moselle Walk’ - 879sqm of publicly accessible landscaped pedestrian walkway;
- ‘Entry Court’ - 656sqm of public realm linking the heart of the Eastern Quarter with Brook Road.

9.8.9 The key public places including new public realm being provided will be carefully landscaped and where appropriate incorporate substantial planting such as along the new Moselle walk to enhance the visual amenity of the environment and biodiversity. It should also be noted that the wider development for will see the provision of approximately 200 new trees across the site. Conditions are imposed to safeguard the provision of high-quality landscaping.

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 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 43 rooms assessed in D4 (84%) and 24 of 33 in D3 (73%) 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 or Studios that would meet the levels recommended for Living/Dining Rooms but don't meet the higher levels for Kitchens, although the kitchen is at the darker back of the room. Others are in rooms opening off a recessed balcony. However, the proportion in compliance is comparable to or better than the illustrative scheme at outline application, and given the higher density nature of this development area, the result is considered a good daylighting performance. Officers are mindful of the context in which the BRE guidance is written (i.e. standard relates to more suburban settings).
- 9.9.4 For sunlight, the applicant's consultants tested all habitable rooms facing within 90° of due south. Their assessment found that in D4, 14 living rooms meeting the BRE Guide recommended annual probable sunlight hours (APSH) and 16 meeting the winter probable sunlight hours (WPSH) recommendation, out of 29 (48% & 55% respectively), whilst for D3, 9 meet the APSH and WPSH recommendation out of 21 (43%). In a flaw in their methodology, 5 of the rooms tested and falling short in D4 are bedrooms, which are not relevant for sunlight tests. The remaining living rooms to not achieve either the annual or winter sunlight test are mostly off inset balconies again. Given the high-density nature of the development, this is again considered a good sunlight achievement; certainly, in a London context.
- 9.9.5 The two private communal amenity spaces for each block and the central shared, publicly accessible garden square, all 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.
- 9.9.6 The impact of their proposals on neighbouring dwellings was generally addressed satisfactorily in the Hybrid Application and does not need to be re-visited. However, there was a condition on the Outline Approval that reserved

matters for this (and other adjacent) parcels must confirm their impact on a reasonable illustrative scheme on the Bittern Place site. The applicants' consultants' study on pages 172-3 of the Design & Access Statement shows that the areas of the illustrative scheme that would not get access to good daylight are not significantly increased with the modest additional height of D4, only affecting a part of the ground floor and a very small part of the first floor, with the expectation being these floors would be in non-residential use, to meet the Site Allocation Requirements for town centre and employment uses on that site. It was accepted, when the Outline Application was granted, that a development of matching height and setback to the illustrative scheme and parameter plans of that Outline Application on the Bittern Place side of the Silsoe Road frontage, north of site of this application, would not benefit from great daylight.

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 was subsequently prepared and submitted with the Reserved Matters application approved for Buildings D1 and D2 and is relevant to the current Reserved Matters application for Buildings D3 and D4. The Clarendon Gasworks Cultural Strategy attributed 3 themes to be developed within the Eastern Quarter development; the Gasworks, the River Moselle and 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 applications for Blocks D1 – D4 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 14th 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><i>Public realm and landscape</i></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 flowering species and early spring bulbs. Herbaceous plants and ornamental grasses have been</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>Bedrooms (rather than living rooms) overlooking the proposed Moselle walk</p>	<p>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 the Hybrid consent.</p> <p>In addition to the above measures, balconies and living rooms have</p>
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<p>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>been orientated to maximise the 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. The proposed layout has sought to strike a balance between providing high quality, private amenity space including play facilities and well-landscaped and attractive communal and public areas which will enhance the setting of the development and biodiversity and encourage use and natural surveillance.</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>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 subject to further details being submitted via conditions attached to the Hybrid consent.</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 parameters defined by the Hybrid scheme and their design, accommodation and external spaces will deliver a high-quality development in a key part of the masterplan.
- 10.3 The proposed development will critically secure the delivery of a key piece of strategic infrastructure, the District Energy Centre to be managed by the Council, and bring forward, in the same building the provision of a significant quantum of larger family sized affordable rent accommodation which the Council is seeking to acquire for Social Rent.
- 10.4 The Reserved Matters associated with the layout, scale, appearance, access and landscaping of the development are therefore considered acceptable.
- 10.5 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 recommendation are set out below.

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 PLANNING PERMISSION 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.

5. Pre-Commencement – Energy Centre Layout

Prior to the commencement of the development, excluding demolition and site preparation works, a ground floor plan showing the layout of energy centre areas in Building D4 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure opportunities for incorporating decentralised energy into the development are given full consideration in accordance with London Plan Policy 5.6 and provide appropriate active ground floor uses in the interests of public amenity.

6. Pre-Superstructure – Elevations

Prior to the commencement of superstructure works, elevations taking into account the revised ground floor and roof-top layouts of Building D4 are submitted to and approved in writing by the Local Planning Authority and thereafter implemented and maintained.

Reason: To ensure opportunities for incorporating decentralised energy into the development are properly considered in accordance with London Plan Policy 5.6. and secure an appropriately active and attractively designed ground floor facade in the interest of local visual amenity.

7. Pre-Superstructure – Energy Centre Fire Strategy

Prior to the commencement of superstructure works on the approved buildings, a plan showing the exact location of means of escape from the energy centre areas shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented and maintained.

Reason: To ensure the development can be implemented and occupied with adequate regard for health and safety.

8. Prior to the commencement of the development, excluding demolition and site preparation works, detailed design of the servicing / delivery bay and associated highway / traffic management works, including safety audits (Stage 1 and 2) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be incorporated within the wider s278 Agreement and be implemented prior to first occupation of the development.

Reason: To promote sustainable transport, highway safety and operational performance following changes arising from the proposed development.

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 £528,162 (4,302.7 sqm x £60 x 1) and the Haringey CIL charge will be £772,420.704 (4,302.7 sqm x £165 x 1.088) – total: £1,300,582.7 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.

