

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**1. APPLICATION DETAILS****Reference No:** HGY/2020/1851**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

Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings E1, E2 and E3, forming Phase 3 of the Eastern Quarter, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

Applicant: St William Homes LLP

Ownership: Private

Case Officer Contact: Valerie Okeiyi

Date received: 31/07/2020 **Last amended date:** 01/10/2020

Plans and documents : See Appendix 1(Plans and application documents)

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. Its included 32.5% affordable housing site-wide by habitable room (48.3% affordable rent and 51.7% shared ownership).

- The detailed element of the hybrid consent (HGY/2017/3117) comprised the 'Southern Quarter' (Phase 1 and Phase 2); totalling 622 units in nine buildings (Buildings A1-A4, B1-B4 and C1), and including 332sqm of Class B1 Business/Class A1-A4 use and 417sqm Day Nursery. The remaining residential units (up to 1,098 units) form the outline element of the hybrid consent and will come forward as reserved matters in due course. The first approval of reserved matters within the outline permission were for buildings D1 to D4 (Phase 3) within the 'Eastern Quarter' approved by committee in in May and October 2019. The current reserved matters application is the third and final phase of the 'Eastern Quarter' and buildings within the 'Northern Quarter' and 'Western Quarter' will come forward in due course (Buildings H1-H3, G1-G2, J1-J2 and F1).
- 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 281 private tenure units (100%). It will also deliver key benefits associated with the redevelopment of this brownfield site including 2,982 sqm of commercial floorspace (Class A1/B1 and A3), 149 sqm of community and leisure facilities (Class D1/D2), basement car and cycle parking, public/private community amenity space and 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 Planning, Building Standards and Sustainability 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 plans
 - 2) Landscaping
 - 3) Boundary treatment
 - 4) Design details
 - 5) Community room management plan
 - 6) Residents facilities management plan
 - 7) Signage/road markings/speed restrictions

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

- 4.1.1 The proposal seeks approval of reserved matters relating to the layout, scale, access, appearance and landscaping associated with Buildings E1, E2 and E3, forming Phase 3b of the 'Eastern Quarter', including the construction of 281 residential units, commercial floorspace (Class A1/B1 and A3), community and leisure facilities, basement car and cycle parking, public/private community amenity space and public/private landscaped areas pursuant to the hybrid planning permission (Ref. HGY/2017/3117) approved in 19th April 2018.
- 4.1.2 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.
- 4.1.3 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 as part of the outline consent HGY/2017/3117) 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.
- 4.1.4 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.
- 4.1.5 This reserved matters application has been amended since initial submission and includes the following changes:
- Improved residential entrance design;
 - Improved basement entrance design;
 - Improved commercial louvre design;
 - Cycle store amendments to increase width between aisles.

Location

- 4.1.6 The proposed development detailed in this submission is the third and final phase of the eastern quarter (Phase 3B) as identified in the hybrid consent. Buildings E1 to E3 will be bound by:
- Brook Road and Bittern Place to the north west;

- Mary Neuner Road to the south west;
- The approved buildings C7 to the south west, forming the first phase of the southern quarter;
- The approved buildings D1 and D2 to the south, forming the first phase of the eastern quarter;
- The approved buildings D3 and D4 to the west, forming the second phase of the eastern quarter;
- Proposed buildings H1 to H3 to the north in the northern quarter and subject to a future reserved matters application.
- Proposed buildings F1 to the west in the northern quarter and subject to a future reserved matters application

Key Features

4.1.7 The proposal for buildings E1 to E3 comprises:

- 281 residential units private tenure units (100%) in a building of between 6 and 14 storeys;
- 44 x studios / 98 x 1 bed units / 133 x 2 bed units / 6 x 3 bed units
- 663 habitable rooms
- 180 dual aspect units (64%) and 101 single aspect units (36%);
- 457sqm of A1 retail floorspace
- 124sqm of A3 café floorspace
- 2,401sqm of B1 office floorspace
- 149sqm community room floorspace
- 1,023sqm residents' facility (gym/pool)
- 4,603sqm of basement to accommodate refuse/recycling stores, car parking and cycle parking spaces for residents
- 7 visitor cycle parking spaces
- 1,771.1sqm private amenity area (balconies / terraces); 1,475sqm private communal amenity area (865sqm roof terrace, 610sqm podium);
- 328sqm public amenity space including children's play space (147sqm), and public pocket square (area included in area of central courtyard)
- Central park and public courtyard which were part of the approved D blocks has led to some minor amendments

Building E1

- 93 private residential units on upper floors within a 7 to 11-storey block;
- 4 x studio units, 36 x 1 bed, 53 x 2 bed units;
- 285sqm private communal terrace area on 8th floor.
- 'Community room' and part of the resident's facility at ground floor level
- Car park ramp to basement off Mary Neuner Road

Building E2

- 78 private residential units on upper floors within a 6 to 8-storey block;
- 20 x studio units, 22 x 1 bed, 34 x 2 bed and 2 x 3 bed units;
- B1 cycle store at ground floor level
- Commercial refuse and bin holding area at ground floor level
- Part of the residents facility
- A3 café and part of B1 office at ground floor level
- B1 office at first floor level
- 295sqm private communal terrace area on 8th floor.

Building E3

- 110 private residential units on all floors within a 8 to 14-storey block;
- 20 x studio units, 40 x 1 bed, 46 x 2 bed and 4 x 3 bed units;
- A1 retail and refuse store at ground floor level
- B1 office at first floor level
- 285sqm private communal terrace area on 8th floor.

Appearance

- 4.1.8 The proposed buildings have a similar massing concept in that each building has a taller and lower element. The 2 elements relate differently to their context.
- 4.1.9 The buildings have three distinct material palettes that alternate across the three buildings but with some commonality in materials and detailing. The buildings are unified with a single brick yet individual identity is provided with the different metal tone to each building. The material range represents the Victorian heritage of the gas holder architecture. The architectural expression is sympathetic yet differentiated from the language of the earlier phases to the south of the masterplan.

Access and Open Space

- 4.1.10 Access to the buildings will be primarily along pedestrian routes including pathways and through communal courtyards. The main pedestrian approach route to building E1 is to the north of building D1 and is orientated towards the central courtyard sitting in the heart of the eastern quarter which formed part of the approved D blocks second reserved matters. The entrance is accessed off Mary Neuner Courtyard that is also the main access into adjacent building D2. The main pedestrian approach route to building E2 will be via a pedestrian route that runs parallel to the service road from Brook Road to Mary Neuner Road. The main pedestrian approach route to building E3 is to the west of building D4 directly off Brook Road Courtyard that is the main access route to the entrances of buildings D3 and D4 as well as the main access point to the central courtyard.

4.1.11 In addition to these spaces, other key elements of the public realm around the proposed buildings include the public pocket square which sits between the base of buildings E1 and E2 fronting the entrance of the community room and resident's facilities. Building E2 and E3 which accommodate the main commercial uses front the future main public square to the north. The service road from Brook Road to Mary Neuner Road has a segregated but shared vehicular and cycle route with planting and social spaces.

Landscaping and biodiversity

4.1.12 A diverse range of hard and soft landscaping is proposed incorporating a range of paving in addition to raised and low level planters. It is proposed to plant a mixture of small, multi-stem and large trees of various ornamental species. Species selected include both evergreen and deciduous trees. The planting palette includes grasses, perennials and evergreen flowering shrubs, intended to provide seasonal colour and sources of nectar and pollen that will increase local biodiversity by providing diverse habitats for a wide range of species

Basement

4.1.13 The hybrid consent – HGY/2017/3117 - provides for 22,750sqm of basement, split between the 'Vehicle Basement', 'Energy Centre Basement (Detailed Component)', and 'Energy Centre Basement (Outline Component)'. Relevant to this reserved matter application is the vehicle basement area, which, as part of the hybrid permission is measured as Gross Internal Area and comprises up to 21,500sqm. This includes the two basements either side of Mary Neuner Road within the detailed application, in addition to the basement under the western, eastern and northern quarter in the outline component. The basement proposed as part of this application is 4,603sqm, and is predominantly located under Phase 3B of the eastern quarter, however it extends slightly past the eastern quarter development and encapsulates an area below the northern quarter. Within the basement, parking for the residents of buildings E1 to E3 (phase 3B) accommodates 50 car parking spaces and 41 accessible wheelchair car parking spaces. Within the basement 420 'long' cycle parking spaces for the residents of buildings E1 to E3 (phase 3B) is also provided. The basement also accommodates the waste stores for each block within phase 3B including a dedicated refuse lift.

Community room

4.1.14 A S96A amendment (ref HGY/2020/1523) was agreed in July 2020 in advance of this reserved matters submission to alter the description of the hybrid consent to incorporate 'D1' use in order to provide the community room proposed without having to resubmit the entire hybrid application again. The applicants have submitted an addendum statement to this reserved matters submission that addresses the proposed management and maintenance of the new community room, at the request of officers.

- 4.1.15 The community room is located at the ground floor of building E1 adjacent to the proposed residents' facilities with its main entrance off the new public square. The community room is in a prominent and accessible location, at the heart of the masterplan.
- 4.1.16 The community room is to be a flexible space that can be booked by individuals or organisations to be used for a wide range of purposes such as birthday parties, resident meetings, children's groups and community events.
- 4.1.17 The applicant has confirmed in the addendum that the community room will be accessible to all and bookings managed on a first come first served basis. The community room will be managed by the Clarendon's Estate Management team who will be responsible for managing bookings, access, cleaning and maintenance.

Residents' facilities

- 4.1.18 The residents' facility is located at the ground floor of buildings E1 and E2 adjacent to the new community room, in a prominent and accessible location, at the heart of the masterplan. It includes a gymnasium, studios, swimming pool, and spa.
- 4.1.19 The residents' facilities will be accessible to residents of the wider development and paid for via the payment of the residents' annual service charge. The applicant has ensured that the lease structure for all properties, regardless of tenure, permits access to the proposed residents' facilities subject to each property paying the annual service charge. Access by tenants of affordable rented units would be dependent on the respective Registered Provider agreeing service charges.
- 4.1.20 For clarity, the community room is open to all, regardless of service charges. In a coming-phase (3B) there is also space for a gym, which (subject to planning) could provide a pay-as-you-go facility for all residents.

Compliance with Hybrid Consent – Reference HGY/2017/3117

- 4.1.21 The three 'E buildings' proposals have been designed to comply with the outline requirements of the Hybrid consent – HGY/2017/3117 including the approved parameter plans and design guidance. The scale, quantum and mix of the development under consideration are 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. Works commenced on site in Summer 2018 with a package of enabling works including the installation of a Bailey bridge spanning the River Moselle Culvert. Construction of phase 1 continues, with on-going remediation works and piling for the first residential block completed in November 2018. The construction of Phase 1 which includes building C1 and a new public park began in July 2018. The public park is expected to open to the public in autumn 2020. The construction of Phase 2 comprising of Buildings A and B commenced in April 2019. A group of commercial buildings along Coburg and Western Roads are present to the north of the site.
- 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 hybrid consent – HGY/2017/3117 - to aid in defining and guiding site-wide redevelopment (see paragraphs 6.3.2 – 6.3.4).
- 4.2.6 The eastern quarter is located centrally within the masterplan and will also accommodate buildings D1 to D4 as defined by the hybrid consent and already approved alongside an energy centre, basement parking, servicing and associated landscaping.
- 4.2.7 The Reserved Matters application site is at the north-western edge of the Eastern Quarter. Building E1 faces the north-south “spine road” (Mary Neuner Way) to its

west, building D1 to its south across their mutual entrance courtyard (Mary Neuner Road Courtyard) and the central courtyard at the heart of the eastern quarter to its east. Building E3 will face a street that extends the existing Brook Road to its north, building D4 across a second mutual entrance courtyard (Brook Road Courtyard) to its east and the central courtyard to its south. Building E2 will face building E1 to its south, building E3 to its east and form the corner between the north-south spine road to its west and the future main public square to the north.

- 4.2.8 The E buildings have a more urban, “town centre” character than the D buildings, relating more to the planned main public square to the north and urban streets to the north and west. The D buildings have neighbouring relationship to the Moselle Walk and the rear gardens of the existing houses to the east, and the park to the south.
- 4.2.9 Immediately north and north west of buildings E2 and E3, is the planned main public square and northern and western quarter, to be submitted for detailed approval going-forward.

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 that 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 is now referred to as Block C1 and is currently under construction.
- 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 2019 (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.
- 5.6 The second reserved matters relating to the outline element of the hybrid consent was approved by planning committee in October 2019 (HGY/2019/1775). As with the current submission, this sought approval for the 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, a district energy centre, public realm and amenity space including the 'Moselle Walk' and substantial communal landscaping.
- 5.7 A non-material amendment was approved to increase the permitted quantum of residential floorspace from 163,300m² (GEA) to 178,300m² (GEA) in June 2019 (HGY/2019/1460). As part of this non-material amendment, the description of development was amended
- 5.8 A non-material amendment was approved to include reference to D1 floorspace within the outline permission of the development in July 2020 (HGY/2020/1523). As part of the non-material amendment, the description of development was amended. No physical changes resulted.

6. PLANNING BACKGROUND

6.1 Planning designations

- 6.1.1 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 sites

- 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, 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. Most recently, planning permission was granted (HGY/2020/0795) for a major mixed use scheme similar scheme at the Former Petrol Filling Station 76 Mayes Road.
- 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 in 2018 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:

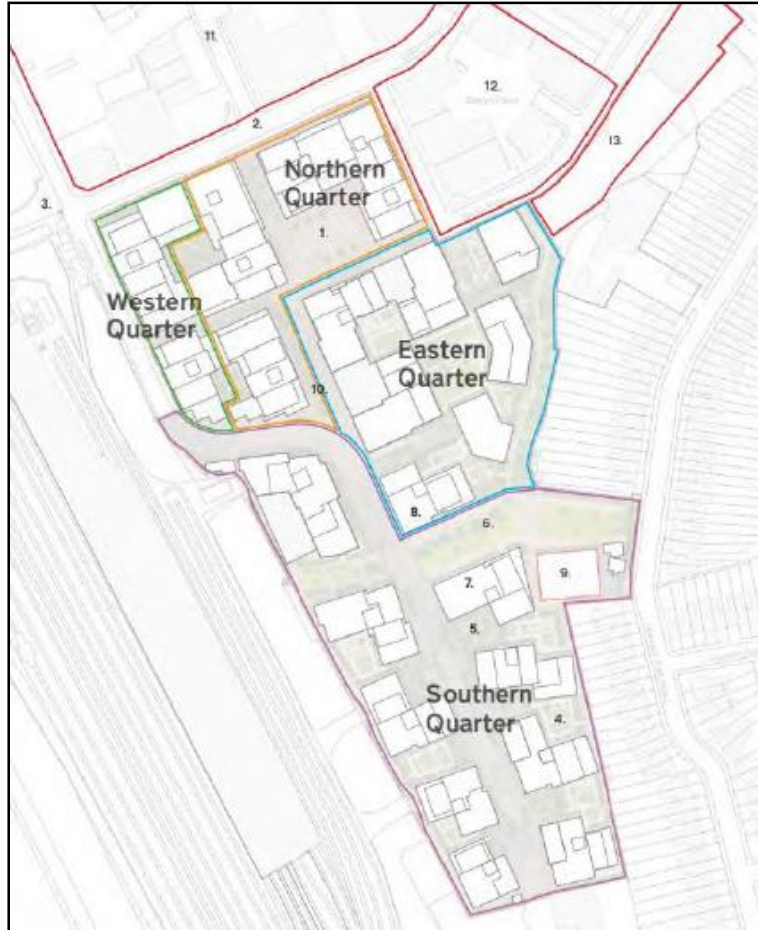
- Affordable housing (no less than 32.5% affordable housing - site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent and 51.7% shared ownership by habitable rooms);
- Energy centre;
- package of highways & transport measures;
- Considerate contractors scheme;
- Local labour and 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.
- 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 for the E buildings will occupy the eastern quarter of the site.



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 C7); totalling 622 units. No further permission is required for this. Reserved matters for buildings D1 to D2 were approved by committee in May 2019. Reserved matters for buildings D3 to D4 were approved by committee in October 2019.

6.5 Matters to be approved

6.5.1 The remaining residential units (northern and western quarters), will come before committee as reserved matters in due course.

6.5.2 It is important to note that this reserved matters application which relates to the north western part of the eastern Quarter is the third and final phase of the eastern quarter to be submitted under the consented hybrid consent.

6.6 Pre-application consultation/engagement

- 6.6.1 Several pre-application meetings with LBH officers have been held over the past 9 months in relation to the current proposals.
- 6.6.2 The applicants consulted key stakeholders at pre-application stage and engaged with groups to inform the use of the new community space.
- 6.6.3 The applicants undertook a series of design review meetings with the masterplan architect Panter Hudspith in order to retain the design quality of the development. Whilst Sheppard Robson has prepared the architectural material for this Reserved Matters application.
- 6.6.4 The applicant put together a public consultation website made accessible for a period of six weeks, from May 2020 to June 2020, as opposed to physical walk-in exhibitions due to the covid-19 government implemented lock-down.
- 6.6.5 The Haringey Quality Review Panel considered the detailed design of the eastern quarter of the reserved matters for buildings E1-E3 on 18th March 2020. 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:

- 1) LBH Waste Management – No objection.
- 2) 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.
- 3) LBH Public Health – No objection
- 4) LBH Design Officer – No objection, supportive of proposals.
- 5) LBH Housing Design and Major Projects – No comments
- 6) LBH EHS - Pollution Air Quality Contaminated Land – No objection subject to compliance with conditions
- 7) LBH Carbon Management team – No objection subject to compliance to conditions.
- 8) LBH Regeneration – No objections received.
- 9) LBH Sustainable Drainage – No objection subject to compliance with conditions
- 10) LBH Nature Conservation/Landscaping – No objection
- 11) LBH Conservation – No objection

External:

- Environment Agency – No objection subject to compliance with conditions.
- TfL – No objection subject to compliance with conditions
- Met Police Designing out Crime Officer – No objection subject to compliance with conditions.
- London Fire Brigade – No objection.
- Thames Water – No objection.
- Network Rail – No comment.

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:

- 367 neighbouring properties
- Residents Association (comments to follow)

- Alexandra Park and Palace Charitable Trust
- Bridge Renewal Trust
- 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: 0
- Supporting: 1
- Others: 1

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

Objections:

- There are very few GP practices in this area. A medical centre should be considered as part of this development.

Support:

- The dedicated community space to the Clarendon Road development site is supported as it would provide space for residents to gather and hold events, residents meetings and other social activities;
- The community space at the centre of the masterplan will help encourage a sense of community and generate opportunities for new and existing residents.

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." (NPPF, 2019).
- 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 intend to Publish 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 in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations').
- 9.2.3 The purpose of this Further Information Report is to assess the reserved matters application 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 the buildings E1-E3 Development would not give rise to new or materially different environmental effects from those identified in the October 2017 ES. There have been no significant changes in baseline conditions or other committed developments which could affect the findings of the assessments.

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 basement and location of key routes and opens spaces;
 - Quantum and tenure mix of private home provision - on a tenure split of 67.5% private homes 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 and statement of compliance with design code and parameter plans);
- Daylight and sunlight statement;
- Transport statement and delivery & servicing strategy;
- Planning statement;
- EIA further information report (inc. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment).

9.3.4 The application seeks approval for the layout, scale, access, appearance and landscaping associated with buildings E1 to E3 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 relevant code indicates functions such as parking, cycles, plant, refuse etc. should be away from façades fronting public realm or key private communal spaces, instead being located deep within a plan or below ground wherever possible.

9.4.4 The relevant code indicates that commercial uses and Type 3 workspace should be provided in a double height space with flexibility to incorporate a mezzanine in the future.

9.4.5 The code indicates that balcony orientations should be responsive to local and distant contexts. The code also indicates different balcony types to articulate the massing.

9.4.6 The code emphasises that where a common corridor serves more than nine units, it is to have natural daylight.

- 9.4.7 The relevant code requires retail A1/A3 uses to bookend B1 façades to ensure active corners, spaces, and vistas in the masterplan
- 9.4.8 The code indicates close proximity of buildings to increase densities without excessive height whilst creating interlinked clusters of public and private communal

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- 9.4.9 The three E buildings occupies a pivotal location within the masterplan, forming the portion of the eastern quarter which defines; the southern aspect of the future main public space and the edge of the urban northern quarter. The western façades of building E1 and E2 form the termination of the prime route north from Mary Neuner Road. The east facade of building E1 and the south facade of building E3 front onto the main publicly accessible central courtyard sitting at the heart of the eastern quarter and opposite development zone D.
- 9.4.10 This phase therefore has an important role in the success of connecting these valuable assets into the wider public realm and developing the character of the future phases.
- 9.4.11 The siting of the proposed buildings generally accords with the masterplan and relevant design codes. All three blocks are united by a common L-shaped plan form. Notches have been introduced into the outer corners of the 3 L-shaped buildings. These signify the residential entrances to each of the buildings and address the urban condition at each of these points, turning the corner to the main square or opening the entrance to the central courtyard. The three blocks will complete the enclosure of the central courtyard and add active residential edges, in particular with ground level flats in building E3 on its north side.
- 9.4.12 Each of the buildings has been arranged and positioned in a manner as to maximise distances between façades of adjacent blocks and provide generous communal spaces between them to accord with the relevant code.
- 9.4.13 A varied mixture of non-residential uses, including substantial office space (B1), a convenience store (A1), a café (A3), the resident's facilities (C3) and a community room (D1) is proposed. These uses and their entrance points, have been strategically located across the base of the 3 buildings to ensure they support the aspirations of the masterplan. The double height space with flexibility to incorporate a mezzanine required by the code is instead a two-storey base of town centre uses with the office unit (B1) covering most of the first floor. This layout is considered appropriate for the context and still respects the principles of the design code.

Building E1

9.4.14 Building E1 faces the north-south “Spine Road” (Mary Neuner Way) to its west, building D1 to its south across their mutual entrance courtyard (Mary Neuner Road Courtyard) and the central courtyard at the heart of the eastern quarter to its east.

9.4.15 The building will accommodate the new community room and part of the new residents’ facility also located within building E2 on ground floor. These new additions have evolved since the consent of the design code. The community room and residents’ facilities provide prominent entrances and lively, active frontages to busy, public-facing functions. They share a public pocket square to act as a threshold and spill-out space suitable for waiting and events. A community Room and residents facilities management plan can be secured by the imposition of a condition on any grant of planning permission. This building also accommodates the car park ramp at basement level off Mary Neuner Road. The basement also accommodates the waste and secure cycling store. The main residential entrance to this building is to the north of building D1 and is orientated towards the central courtyard. The lift to the basement, upper floor residential units, podium garden at 2nd floor level and private communal terrace at 8th floor are accessed via the lift from the entrance lobby at ground floor. Entrances to and circulation within all three buildings (E1-E3) is spacious and benefits from external windows providing a decent amount of natural light to every residential access corridor, benefiting from changes to block designs since the masterplan and outline illustrative scheme from the introduction of the notches at each external corner.

9.4.16 The proposed building will provide a range of private tenure units as follows:

Unit type	Proposed no. of units	% of unit type
‘Manhattan’ (studios)	4	4%
1 bed 2 person	36	39%
2 bed	53	57%
3 bed	0	0%

9.4.17 The upper floors of the building contain a mix of 1 and 2 bed homes with the majority providing 2 bed units. 67% of these units are dual aspect. In respect of all three buildings there are 16 north facing single aspect units in buildings (E1-E3). In respect to all three buildings (E1-E3) the proportion of single aspect units is low, and better than on the hybrid consent, due to the changed layout and the ‘notches’ introduced to create two dual aspect corner flats where there was originally one per floor. In respect to all three buildings (E1-E3) the flats of some concern are those on internal corners, where there could be the greatest constrained outlook and access to daylight. However, in this layout these are all one-bedroom, and dual aspect, with larger windows of virtually full height and width with balcony access off both living room and bedroom and are always in the quieter parts of the development away from public spaces. North facing single aspect units in this proposal represent 5.7% of the overall total. Although it would always be preferred if there were no single aspect north and south facing flats, this low

percentage is considered acceptable for a development of this scale, and taking into account its legible urban form, network of streets and squares, as well as the percentage being an improvement on the consented outline scheme. As such, this point is not considered to warrant refusal.

9.4.18 All residential accommodation in the three buildings (E1-E3) are 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 either a terrace or balcony which is either semi recessed or recessed whilst balconies onto the central courtyard are the only projecting balconies. The only Juliette balcony proposed throughout the E buildings is located at first floor level of building E1 facing Mary Neuner Road. The balconies proposed still respects the principle of the design code. This building will provide 17 fully wheelchair accessible unit which will contribute towards the 10% requirement across all tenures and unit sizes in the wider development. In respect to all three buildings (E1-E3), all unit types are designed with open plan living/dining/kitchen spaces which is considered an acceptable flat layout in this context.

9.4.19 In respect to all three building (E1-E3), although the floors below the 8th floor roof terrace has 10 or 11 units per floor compared to the maximum 8 recommended in the Mayors Housing SPG, the layout as two separate corridors leading in opposite directions off the central lift, stair and window make it more like five and six flats per floor, as well as the lower floors which contain a higher proportion of smaller one bedroom units, therefore the number of flats per floor can be considered acceptable and still respect the principles of the design code.

9.4.20 In terms of privacy and overlooking, all three buildings (E1-E3) are acceptably spaced, with direct distances between blocks never less than 17m. There are no existing neighbouring dwellings within privacy range, except the recently completed building C7, which will still be well over 20m away diagonally across the street from building E1.

9.4.21 In general, the quality of residential accommodation proposed for all three buildings (E1-E3) is consistently high, and the layout and size of units is generous and of high quality.

Building E2

9.4.22 Building E2 will face building E1 to its south, building E3 to its east and form the corner between the north-south spine road to its west and the future main public square to the north.

9.4.23 The building will accommodate part of the new residents' facility, A3 café and part of B1 office, B1 cycle store, bin holding area and commercial refuse store on the ground floor, B1 open plan office space on first floor and residential units and private communal amenity space above.

9.4.24 The office cycle store and residential refuse holding area is located on the west facade of the building fronting onto the public realm. The code indicates that these functions should be located deep within a plan or below ground. This proposal however still respects the principle of the design code in that this solution keeps the north public realm façades fronting the square free for predominately pedestrian use

9.4.25 The double height space with flexibility to incorporate a mezzanine required by the code is instead a two-storey base of town centre uses with the office unit (B1) on the first floor. This layout is considered appropriate for the context and still respects the principles of the design code.

9.4.26 The main residential entrance fronts the north-south spine road to its west. The lift to the basement, upper floor residential units, podium garden at 2nd floor level and private communal amenity space at 8th floor are accessed via the lift from the entrance lobby at the ground floor.

9.4.27 The proposed building will provide a range of private tenure units as follows:

Unit type	Proposed no. of units	% of unit type
Manhattan	20	26%
1 bed 2 person	22	28%
2 bed	34	43%
3 bed	2	3%

9.4.28 The upper floors of the building contain a mix of 1, 2 and 3 bed homes with the majority providing 2 bed units. 64% of these units are dual aspect. This building will provide 6 wheelchair accessible unit which will contribute towards the 10% requirement across all tenues and unit sizes in the wider development.

9.4.29 The quality of residential accommodation including aspects and private/communal amenity space for all three buildings (E1-E3) have been assessed in the section above (paragraph 9.4.18 - 9.4.22).

Building E3

9.4.30 Building E3 will face a street that extends the existing Brook Road to its north, building D4 across a second mutual entrance courtyard (Brook Road Courtyard) to its east and the central courtyard to its south.

9.4.31 This building will accommodate the A1 retail unit, the sub-station and three residential units facing the central courtyard at ground floor level. Residential units and part of the B1 open plan office space is located at first floor level alongside building E2 to the west. Further residential units and private communal amenity space is located on the upper floors.

9.4.32 The main residential approach is off Brook Road Courtyard which is shared with building D4 to the east. The lift to the basement, upper floor residential units, podium garden at 2nd floor level and private communal amenity space at 8th floor are accessed via the lift from the entrance lobby at the ground floor.

9.4.33 The proposed building will provide a range of private tenure units as follows:

Unit type	Proposed no. of units	% of unit type
Manhattan	20	18%
1 bed 2 person	40	36%
2 bed	46	42%
3 bed	4	4%

9.4.34 The building contains a mix of 1, 2 and 3 bed homes with the majority providing 2 bed units. The majority are dual aspect. This building will provide 18 fully accessible wheelchair units which will contribute towards the 10% requirement across all tenues and unit sizes in the wider development.

9.4.35 The details presented in the reserved matters submission relating to the layout are acceptable and compliant with the design codes established by the hybrid consent.

9.5 Scale

Hybrid planning consents requirements – HGY/2017/3117

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 +50.8m AOD and maximum +64.3m AOD for Building E1, minimum height of +44.6m AOD and maximum +64.3m AOD for Building E2 and minimum height of +50.8m AOD and maximum +70.7m AOD for Building E3. The building heights of these buildings (E1-E3) within the eastern quarter step up towards the northern and western quarters. They are substantially higher than the D blocks which are in the most sensitive zone within the outline portion of the masterplan due to the immediate context of terraced houses along Hornsey Park Road.

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)
E1	+64.3m	+64.3
E2	+64.3m	+58.2
E3	+70.7m	+70.7

9.5.4 Building E1 is a part 7, part 11 storey block, building E2 is a part 6, part 8 storey block and building E3 is a part 8, part 14 storey block. All three buildings (E1-E3) follow the massing principles highlighted in the hybrid consent. Their scale and siting ensures 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. The buildings have a common L-shaped plan form made up of a lower rectangular element of a consistent 8 storey height interlocking with a higher rectangular element stepping up by 2 floors in each block, so that the higher part of E2 is of 10 storeys, E1; 12 storeys and E3 14 storeys.

9.5.5 It is considered that the proposed height and massing will result in no harm to heritage assets located in close proximity of the site, as these heights were previously assessed at outline stage.

9.5.6 The proposed height, scale and massing therefore complies with the scale permitted by the hybrid consent.

9.5.7 The details presented in the reserved matters submission relating to the scale are acceptable and compliant with the parameters and design codes established 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 building C1 currently under construction, and in the southern quarter (buildings A1-A4 and B1-A4) 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

- 9.6.3 The design code for this development zone confirms that both buildings E1 and E2 have facades which present themselves to important long vistas within the townscape of the wider masterplan and as such are given primary hierarchy status.
- 9.6.4 The design code for this development zone confirms buildings E1 and E3 both present facades onto the main central courtyard in the heart of the eastern quarter.

Proposals

- 9.6.5 Details for all three buildings are provided showing that the lower 8 storey part of each block relates to the adjacent open spaces; building E2 to the future main public square to the north and buildings E1 and E3 to the central courtyard. The higher elements relate to the streets and interior of the building. All buildings share a two storey “base” that extends across the podium, uniting the development whilst maintaining the identity of individual buildings and elements, providing a transition zone from the busy street to upper residential floors and providing more pleasing proportions and human scale to elevations, especially appropriate in the “civic” elevation onto the main square.
- 9.6.6 Other non-residential elements of the proposals are elegantly and appropriately treated, with prominent entrances and lively, active frontages to busy, public-facing functions such as the community room and residents facilities, contrasting with functional but as unobtrusive as possible entrances to the carpark basement.
- 9.6.7 The elevational treatment as a whole is more orderly, with a regular grid and a unifying brick across all three blocks, paired with a contrasting metal panel in a different tone for each block. It is notable that the materials colours and details are within the range of those used in the earlier stages, albeit used in a more formal, more civic manner appropriate to this busier, more central location.
- 9.6.8 The details presented in this reserved matter 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 open space 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, secondary pedestrian and cycle movement and basement carpark access. It defines the hierarchy of these routes and a servicing zone.
- 9.7.2 The design code for this development zone confirms that vehicular, pedestrian, commercial and residential access points are to be located within the zone

identified to ensure that the orientation of certain functions within the building plans and the location of entrances both perform important roles in ensuring the richness of the proposed masterplan

- 9.7.3 The access and ground movement parameter 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.
- 9.7.4 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.
- 9.7.5 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.

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- 9.7.6 The reserved matters proposals support the provision of the internal route between Brook Road and Mary Neuner Road shared between pedestrians who are given priority, cyclist and the occasional servicing vehicle. This will allow one way vehicular traffic and two way cycle movements. The vehicular movements will be accommodated using the two service bays that are proposed along the one way (vehicular traffic) internal service road between Silsoe Road/Brooke Road and Mary Neuner Road.
- 9.7.7 The public communal courtyards and pocket square are accessible to all but access to buildings, the podium space and communal roof terrace for residents only is controlled by fob access.
- 9.7.8 A basement area which forms part of the hybrid consent accords with the masterplan and relevant design codes. It will accommodate plant, residential refuse and cycle stores, car parking and provides a secondary means of escape from the adjacent DEN2 located at the basement of building D4. Access is off Mary Neuner Road from the south west corner of building E1. The phase 3B basement will eventually extend and link into the phases 4 and 5 basement areas. This reserved matters application relates to the phase 3B extent only.
- 9.7.9 The primary cyclist route will be along the new internal road that will enable cyclist to travel in both directions and will share the route with vehicles. No marked cycle facilities will be provided. This is to maintain the shared-use nature of the route. The space will be predominantly for pedestrians.
- 9.7.10 The Council's Transport Planning Team are generally satisfied with the proposal but have raised concerns on cycle storage as follows:

- cycle parking space provision should be in the form of ‘sheffield stands’ rather than ‘josta’ two tiered cycle stands. However, the original hybrid consent accepted and allowed for flexibility of cycle storage given that the basements of the block had to also accommodate for car parking, bin stores and associated plant. Further, two tiered stands were considered acceptable and approved in previous reserved matters application - notably buildings D1, D2, D3 and D4. Therefore, the proposed cycle storage strategy for this proposed scheme is considered acceptable for the E buildings.
- cyclists and future resident’s vehicles would enter and exit the same ramp and basement parking facility therefore causing concerns with the safety of the basement access for cyclist. However, this is not an unusual arrangement for such developments – drivers of vehicles regulate their speed when using the ramp (driving slowly and with caution). In order to further ensure the safety of cyclists, a condition has been imposed requiring the applicant to submit an appropriate scheme for suitable signage and clear road markings on the ramp together with strict speed restrictions (by signage) in order to ensure drivers are aware that cyclists will also be sharing the ramp. This will ensure safety of cyclist movement is established.
- concerns with the capacity of two loading bays for the development - however the two loading bays are considered appropriate for the servicing demand of the E buildings - the servicing is designed for this phase only and increased servicing demands are yet to be explored for later phases, which will be accommodated. The provision for delivery and servicing access, as described in the accompanying transport statement is therefore considered acceptable.

9.7.11 Residential waste storage is accessed via stairs and lifts at basement level. The commercial waste store is located on the ground floor of building E2 and the retail waste store is located within building E3. Prior to collection day the bins are transported to the bin holding area at ground floor level within building E1 facing the internal servicing route. The councils waste management team have reviewed the waste strategy and is satisfied with the adequacy of refuse storage capacity, access and haul distances.

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 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 of 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 private communal amenity space on rooftop; private communal amenity space at grade and doorstep playable space for children up to 5 years of age
- 9.8.3 The design code for this development zone confirms that a courtyard should be provided at raised level to ensure that the surrounding employment uses are adequately served by natural light and ventilation.
- 9.8.4 The design code indicates that where the massing steps in height, roofs are to be exploited for private amenity terraces, and/or private communal amenity terraces when the size allows for it.

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- 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 E1 to E3 is fully integrated into the existing and future townscape and deliver attractive and useable external spaces. These spaces may be broken down into five separate key areas:
- Private communal amenity space – terrace levels - 285sqm (building E1); 295sqm (building E2); 285sqm (building E3);
 - Child playspace provided on the roof terraces – building E1 (48sqm), building E2 (41sqm) and building E3 (58sqm)
 - Private podium – 610sqm
 - Public pocket square
 - A street from Brook Road to Mary Neuner Road with a segregated but shared vehicular and cycle route with planting and social spaces.
- 9.8.6 The key public places including new public realm being provided will be carefully landscaped and where appropriate incorporate lighting, planting, seating and other features. The pocket square will be a lively and exciting space in front of the community room and residents' facilities and the purpose of the street from Brook Road to Mary Neuner Road is to provide social opportunities creating a space for café tables and chairs to spill out onto the footway.

- 9.8.7 In addition to playspace suitable for younger children at every roof terrace, spaced away from and screened from the roof edge, there is publicly accessible recreation and playspace provided in the central courtyard and the pocket square besides the community room and residents facility, both accessible from residents doors without crossing a road.
- 9.8.8 The podium space at second floor level for residents only is the location for a number of sky lights, allowing daylight into the leisure and office spaces below and provides an opportunity to create a useful space for people and an extensive biodiverse green roof. Conditions are imposed on any grant of planning permission to safeguard the provision of high-quality landscaping.
- 9.8.9 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”.
- 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, 124 of the sample of 163 rooms assessed (76%) 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 do not meet the higher levels for kitchens, although the kitchen is at the darker back of the room. They are also often in rooms relying on windows opening off a balcony with a further balcony above, which itself will be of greater benefit to residents, but reflects the more repetitive, more formal architectural approach. Nevertheless, 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.

- 9.9.4 For sunlight, the applicant's consultants tested all habitable rooms facing within 90° of due south and then teased out the living rooms, which are the only rooms considered relevant to sunlight access in the BRE Guide. Their assessment found that 36 living rooms (40%) meet the recommended annual probable sunlight hours (APSH) and 41 (46%) meet the winter probable sunlight hours (WPSH) recommendation, out of 90 applicable living rooms. The living rooms that do not achieve either the annual or winter sunlight test are mostly in windows under balconies and the applicants consultants note that several of these rooms are corner rooms with other windows that do not face south, with other, south facing living rooms being overshadowed by balconies above. It is reasonable to prefer the balcony to the room to receiving maximum sunlight. Given the high-density nature of the development, this is again considered a good sunlight achievement.
- 9.9.5 Each building has large private communal rooftop amenity spaces as well as the shared podium garden and has easy access to the central shared, publicly accessible garden square, the northern public market square to be delivered in later phases and the new park in the southern part of the development, currently nearing completion. With respect to public spaces, all exceed the BRE Guide recommended access to sunlight, of at least 2 hours at the solstice, with the most challenged, the market square, which was predicted in the outline scheme to only just achieve the BRE recommendations, somewhat improved in this detailed design. All the roof terraces receive very generous sunlight; only the podium garden being more shaded; this latter space is just one of several options and is not relied upon to provide residents with sunlit amenity space. 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 level of sunlight 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 consent and does not need to be changed for this. 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 in Design & Access Statement shows that the areas of the illustrative scheme that would not get access to good daylight are not significantly increased, 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 SPG supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. 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 which is relevant for the whole of the eastern quarter. A further cultural plan will be drafted for later phases that covers the main square.

9.11 Quality Review Panel

- 9.11.1 The Quality Review Panel had considered the hybrid application on several occasions and has more recently reviewed proposals for the eastern quarter of which the current reserved matters application forms part. Following a review on 18th March 2020, the panel concluded:

"The Quality Review Panel welcomes the opportunity to review the proposals for blocks E1, E2 and E3 within the Eastern Quarter. It considers that the proposals have the potential to deliver high quality development and welcomes the adjustments to the three-dimensional form that results in a more responsive relationship to adjacent spaces. It offers broad support for the evolving detailed design of the scheme, subject to some further refinements to the building entrances to enhance legibility, and to the internal configuration and layout of the buildings in order to increase the generosity and quality of the accommodation. The panel would encourage further consideration of the landscape design and some of the

lower elevations fronting onto key spaces – particularly the car park ramp and the spa pool and changing area - to enhance activity and passive surveillance”.

9.11.2 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>Massing and development density</i></p> <p>The panel supports the scale, massing and form of the scheme; these aspects are working well. It welcomes the articulation of the form and massing, and the evolution of the scheme to become three-dimensionally simpler in its relationship with key adjacent spaces.</p> <p><i>Scheme layout and architectural expression</i></p> <p>The panel suggests extra generosity within the layout of the residential floor plans, in order to alleviate layout constraints within the flats located at the inner ‘elbow’ of each block on each floor, and to improve levels of daylight and outlook for residents.</p> <p>The panel would encourage the design team to explore options, including reducing the number of flats serviced by each core (currently 10 and 11 flats per core), and redistributing the space to improve the quality of the accommodation within each flat and within the common circulation spaces.</p> <p>Additional work is needed to visually reinforce the locations of the main entrances to the blocks, as seen on approach at street level. While they are clearly identifiable in plan, they lack legibility within the elevations.</p>	<p>Noted</p> <p>Generous windows and access from both living and balcony areas ensure a good outlook and improve accessibility.</p> <p>Although the floors below the 8th floor roof terrace of each building has 10 or 11 units per floor compared to the maximum 8 recommended in the Mayors Housing SPG, the layout as two separate corridors leading in opposite directions off the central lift, stair and window make it more like five and six flats per floor, as well as the lower floors which contain a higher proportion of smaller one bedroom units, therefore the number of flats per floor can be considered acceptable.</p> <p>The residential entrances are set back creating a double height volume portico that clearly differentiates them from the adjacent single storey façades. Signage is included that is legible from afar and contrasting profiled metal panelling and double height curtain walling further</p>

<p>Further consideration of the interface between the public realm and the building façades would also be supported. The panel encourages further consideration of some of the lower elevations fronting onto key spaces, to enhance activity and passive surveillance.</p> <p>The interface between the building and the adjacent public realm in the location of the car park ramp should also be carefully thought through, including how the car park ramp is contained, and how this façade / elevational treatment will be viewed from Mary Neuner Road. This will be a primary frontage on the approach through the development.</p> <p>The panel welcomes the visual reinforcement of a double storey 'base' at ground level, as this lends a civic presence to the buildings, especially adjacent to the market square.</p> <p>A range of views was expressed about the materiality of the proposals. On balance, the panel feels that, as detail of the elevations continues to evolve, the choice of a 'calm' brick tone is appropriate, alongside inclusion of different metal panels for variety, as proposed within the 'preferred approach' presented.</p>	<p>enhancing its function by highlighting the space behind. The residential entrance design has been further amended</p> <p>Revisions were made to entrances including amendments to the ground floor layout. The spa and changing areas are now inhabiting the central areas of the ground floor. The gym is now placed at the base of building E3 with generous full height glazing into the new pocket square and central courtyard, providing views out but also glimpses through the internal space and out into the landscape areas.</p> <p>As part of the approved reserved matters application of buildings D1 and D2 a raised planter with trees and seating has been provided in-front of the car park wall fronting Mary Neuner courtyard. This planter and trees provide a soft edge to the corner of the building signalling the entrance to the central courtyard, located at the heart of the Eastern Quarter, beyond.</p> <p>Noted</p> <p>The choice of a 'calm' brick tone, alongside metal as the secondary material is contrasting to the brick tone to enhance the identity of each of the blocks and is reminiscent of the metalwork of the history of the site and gas holder structures previously occupying</p>
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Place-making, public realm and landscape design

The panel would encourage the design team to give each key space a strong identity that reflects the hierarchy of the different spaces, and the different uses within each

Lighting will be very important and could help to establish distinctiveness within the different spaces and signal movement between them. The overall lighting design for the proposals requires a strong approach that provides a sense of place as well as a sense of security and comfort.

Consideration of the microclimate (and especially wind levels) will be very important within the design of the public realm and landscape.

The panel notes that a significant proportion of the landscaped open spaces will be located above a basement area, a podium, or at roof level; adequate depth, and engineering, within the floor slabs will be required in order to support the landscape proposed.

Each of the landscaped areas has a strong identity reinforced by the utilisation of different planting to enhance each space and respond to the micro-climate and sunlight levels. Depending on the area planting is either incorporated into raised planters or is level with the ground. Slabs will be adequately engineered to respond to the requirements of the landscape design proposals.

Lighting will be designed so that it is appropriate and provide a sense of place as well as security and comfort.

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

The applicant has confirmed in the Wind Microclimate Statement of Conformity submitted with the application that the differences between the detailed proposals and the illustrative scheme considered for the E buildings are not expected to significantly affect the suitability of wind conditions for existing and proposed activities in and around the site, and the conclusions of the October 2017 ES are considered to remain valid.

The significant proportion of the landscaped open spaces will be located at podium level on the first floor. This space provides an opportunity to create useful space for people and an extensive biodiverse green roof.

10. CONCLUSIONS

- 10.1 The proposed development presented in this reserved matters application complies 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 reserved matters associated with the layout, scale, appearance, access and landscaping of the development are therefore considered acceptable.
- 10.4 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons who share a protected characteristic and persons who do not share it. Members must have regard to these duties in taking a decision on this application.
- 10.5 As discussed above, the proposed development provides a range of homes (and the wider scheme, includes various tenures) along with development-wide resident facilities, and community room (which is also available to communities beyond the development). The hybrid permission is also subject to an employment skills and training plan and apprenticeships under the S106 which will provide job opportunities for local people from all backgrounds.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 Based on the information given on the plans, the Mayoral CIL charge will be £1,462,765.12 (29,767.3sqm x £35 x 1.404) and the Haringey CIL charge will be £6,126,349 (26,636.3sqm x £230) – **total: £7,589,114.12** 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, 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. Prior to occupation – Community room

The community room hereby approved shall not be used nor occupied until details of a management scheme and maintenance plan for the proposed

community room has been submitted to, and approved in writing by the Council. The community room shall thereafter be managed in accordance with the approved scheme unless agreed in writing by the Council.

Reason: To ensure that the proposed community room does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion

6. Prior to occupation – Residents facilities

The residents' facilities hereby approved shall not be used nor occupied until details of a management scheme and maintenance plan for the proposed residents' facilities has been submitted to, and approved in writing by the Council. The resident's facilities shall thereafter be managed in accordance with the approved scheme unless agreed in writing by the Council.

Reason: To ensure that the proposed resident's facilities does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion

7. Prior to first occupation of any of the buildings hereby approved, details of the signage to be provided either end of the basement / vehicle ramp, road markings and speed restrictions shall be submitted to, and approved in writing by the Council. The signage, road markings and speed restrictions shall thereafter be in place prior to first occupation in accordance with the approved scheme unless agreed in writing by the Council.

Reason: In the interests of cyclist safety.

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 £1,462,765.12 (29,767.3sqm x £35 x 1.404) and the Haringey CIL charge will be £6,126,349 (26,636.3sqm x £230) – **total: £7,589,114.12** 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.

APPENDIX 1 – Plans and application documents

Plans:

Accommodation Schedule - Block E1 - 6478-SRA-ZZ-XX-SA-A-02001 - P01
Accommodation Schedule - Block E2 - 6478-SRA-ZZ-XX-SA-A-02002 - P01
Accommodation Schedule - Block E3 - 6478-SRA-ZZ-XX-SA-A-02003 - P01
Site Location Plan - 6478-SRA-ZZ-XX-DR-A-02010 - P01
General Arrangement - Basement Floor Plan – Illustrative - 6478-SRA-ZZ-B1-DR-A-02099 - P02
General Arrangement - Basement Floor Plan - Phase 3B - 6478-SRA-ZZ-B1-DR-A-02100 - P02
General Arrangement - Ground Floor Plan - 6478-SRA-ZZ-00-DR-A-02101 - P02
General Arrangement - First Floor Plan - 6478-SRA-ZZ-01-DR-A-02102 - P02
General Arrangement - Second Floor Plan - 6478-SRA-ZZ-02-DR-A-02103 - P01
General Arrangement - Third Floor Plan - 6478-SRA-ZZ-03-DR-A-02104 - P01
General Arrangement - Fourth Floor Plan - 6478-SRA-ZZ-04-DR-A-02105 - P01
General Arrangement - Fifth Floor Plan - 6478-SRA-ZZ-05-DR-A-02106 - P01
General Arrangement - Sixth Floor Plan - 6478-SRA-ZZ-06-DR-A-02107 - P01
General Arrangement - Seventh Floor Plan - 6478-SRA-ZZ-07-DR-A-02108 - P01
General Arrangement - Eighth Floor Plan - 6478-SRA-ZZ-08-DR-A-02109 - P01
General Arrangement - Ninth Floor Plan - 6478-SRA-ZZ-09-DR-A-02110 - P01
General Arrangement - Tenth Floor Plan - 6478-SRA-ZZ-10-DR-A-02111 - P01
General Arrangement - Eleventh Floor Plan - 6478-SRA-ZZ-11-DR-A-02112 - P01
General Arrangement - Twelfth Floor Plan - 6478-SRA-ZZ-12-DR-A-02113 - P01
General Arrangement - Thirteenth Floor Plan - 6478-SRA-ZZ-13-DR-A-02114 - P01
General Arrangement - Fourteenth Floor Plan - 6478-SRA-ZZ-14-DR-A-02115 - P01
General Arrangement - Roof Plan - 6478-SRA-ZZ-RF-DR-A-02116 - P01
General Arrangement - North Elevation AA - 6478-SRA-ZZ-XX-DR-A-02200 - P02
General Arrangement - West Elevation BB - 6478-SRA-ZZ-XX-DR-A-02201 - P02
General Arrangement - South Elevation CC - 6478-SRA-ZZ-XX-DR-A-02202 - P02
General Arrangement - East Elevation DD - 6478-SRA-ZZ-XX-DR-A-02203 - P02
General Arrangement - Block E1 North Elevation EE & Block E2 South Elevation HH – 6478-SRA-ZZ-XX-DR-A-02204 - P02
General Arrangement - Block E2 East Elevation FF & Block E3 West Elevation GG – 6478-SRA-ZZ-XX-DR-A-02205 - P02
General Arrangement - Section AA - 6478-SRA-ZZ-XX-DR-A-02300 - P02
General Arrangement - Section BB - 6478-SRA-ZZ-XX-DR-A-02301 - P02

Bay Study - Façade Type A - 6478-SRA-ZZ-XX-DR-A-02400 - P02
Bay Study - Façade Type B - 6478-SRA-ZZ-XX-DR-A-02401 - P02
Bay Study - Façade Type C - 6478-SRA-ZZ-XX-DR-A-02402 - P02
Bay Study - Façade Type D - 6478-SRA-ZZ-XX-DR-A-02403 - P02
Bay Study - Façade Type E - 6478-SRA-ZZ-XX-DR-A-02404 - P02

Application Documents:

- Cover letter from Quod dated 21st July 2020;
- Design and Access Statement (including Landscaping and Statement of Compliance with Design Code and Parameter Plans) prepared by Sheppard Robson dated July 2020;
- Daylight and sunlight statement prepared by Anstey Horne, Chartered Surveyors dated July 2020;
- Transport Statement prepared by Vectos dated July 2020;
- Planning Statement prepared by Quod dated July 2020;
- EIA Further Information Report (inc. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment) prepared by Quod dated July 2020.
- Addendum to Phase 3B Design and Access Statement (Community Room) prepared by St William

Appendix 2 – Summary of consultation responses

Stakeholder	Representations	Officer comments
INTERNAL		
Design Officer	<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 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). The first Reserved Matters application for detailed design of an area in the outline approval was for Blocks D1 & 2 (HGY/2019/0362), approved early last year, with a second Reserved Matters application, for Blocks D3 & 4 (HGY/2019/1775) approved later last year. <i>This</i> application (HGY/2020/1851) is the third reserved matters application for a part of the Panter Hudspith masterplan approved hitherto in outline as part of HGY/2017/3117.</p> <p><u>Outline Permission and Neighbouring Sites</u></p> <p>This application is for the final three blocks of the seven that make up what is 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 /</p>	Comments noted

Stakeholder	Representations	Officer comments
	<p>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 comprise seven residential blocks, known for now as “Blocks D1 to D4” and “Blocks E1 to E3”, along with an energy centre, underground parking and servicing, and associated landscaping. The sections that previously received Reserved Matters Approval, D1 & 2, and D3 & D4 included a significant part of the associated landscaping as well as the energy centre under Building D4.</p> <p>The applicants also refer to this application as Phase 3b, with the D Blocks referred to by them as Phase 3a, but this document will continue to refer to them as the E Blocks.</p> <p>The three blocks of this proposal, Blocks E1, E2 and E3, are at the north-western edge of the Eastern Quarter. E1 faces the north-south “Spine Road” (Mary Neuner Way) to its west, D1 to its south across their mutual entrance courtyard and the Garden Square at the centre of the Eastern Quarter to its east. E3 will face a street that extends the existing Brook Road to its north, D4 across a second mutual entrance courtyard to its east and the central Garden Square to its south. E2 will face E1 to its south, E3 to its east and form the corner between the north-south spine road to its west and an urban square to its north. The E Blocks therefore have a more urban, “town centre” character than the D Blocks, relating more to the urban square to the north and urban streets to the north and west, without the D Blocks’ neighbouring relationship to the Moselle Walk and the back gardens of existing houses to the east, and the park to the south.</p>	

Stakeholder	Representations	Officer comments
	<p>Across the spine road (Mary Neuner Way) to the south-west of E1 is Block C, the first of St Williams' Clarendon Square development to finish. North of the road connecting the spine road to Western Road, facing the west sides of E1 & 2, the approved masterplan has Blocks F1 & 2, which are still only approved in outline, with existing commercial buildings remaining facing Western Road. , G1 & 2 on its west side and H1, 2 & 3 on the north and east sides, H3 therefore facing the north side of E3 across an extension westwards of Brook Road, the street that leads from Heartlands directly to Wood Green Town Centre. These blocks will be known as the Northern Quarter. These are also only currently approved in outline, with an existing light industrial estate having its former service yard facing this application site. As the Northern Quarter is expected to be the last phase to be constructed, St William have implemented a range of creative industry meanwhile uses in this area, with workshops, artists studios and food and beverage maker-sellers in the unites spilling out into and animating the former service yard.</p> <p>The neighbouring block to E3 on Brook Road, Block D4, which was granted permission last year will have a retail unit on its ground floor, facing the street, in addition to its' Energy Centre which will supply the whole development including this site. On the other side of D4, the neighbouring "Iceland site", currently containing an Iceland supermarket and large car park, has planning permission (HGY/2017/2886) for a major mixed use development for retail, commercial and a health centre on the ground and 1st floor, with 160 residential units above, in a terrace of connected mansion blocks of seven storeys next to this site, rising to nine storeys at it's far, eastern end, at the corner of Mayes Road. The retail unit in the ground floor of E3 will therefore provide virtually continuous active town centre frontage, and a vibrant and interesting pedestrian experience, along the whole of the south side of Brook Road from the centre of Wood Green into the square at the heart of the development.</p>	

Stakeholder	Representations	Officer comments
	<p>Across Brook Road, directly north-east of E3, is a low rise industrial estate known as "Bittern Place"; it is in separate ownership & subject to separate Site Allocations, SA 21: "Clarendon Square Gateway" in the adopted Site Allocations DPD (July 2017), and WG SA 18: Bittern Place" in the latest draft of the emerging Wood Green AAP (February 2018); in consultation with the site owners these envisage further higher density mixed use development with town centre and employment uses on the lower floors and residential above, although no firm proposals have come forward yet for this site. Most recently, planning permission was granted on 9th July this year (HGY/2020/0795) for a similar scheme at 76 Mayes Road, the site opposite its junction with Brook Road, and also next door to The Mall, some 200m from this application site. These and the future development of the Northern Quarter should ensure the development becomes part of a vibrant active town centre street network.</p> <p><u>Masterplan & Streetscape</u></p> <p>The northern side of the Eastern Quarter generally will have more an urban character, with greater density and height, and with workspace (use class B1) and town centre retail uses on much of their ground floors, and with active non-residential uses (town centre, including retail, or workspace) on all of the main street frontages. In particular, it is envisaged that the urban "market square", between the E blocks and the Northern Quarter will be a major focus of town-centre-like activity, connected via further continuous active frontage including the approved Iceland site on Brook Road, to Wood Green High Road and the designated Metropolitan Town Centre, which it is intended will be extended into the heart of Heartlands including to Blocks E2 & 3. Therefore in both its initial meanwhile use and masterplanned final use, the north side of E2 & 3 will need to have ground floor town centre uses and active frontage to interact with the vibrant space to the north. The proposals have a two storey base of town centre uses, with a café</p>	

Stakeholder	Representations	Officer comments
	<p>proposed for the north-western western corner of the site, in the most prominent location in the masterplan, an office unit covering most of the 1st floor, with its reception in the centre of the north side, also facing the present meanwhile use yard and future square, and a retail unit at the north-eastern corner, extending active retail frontage from the heart of Wood Green metropolitan centre into the square at the heart of this development.</p> <p>The street to the west, which E1 & 2 will face, the spine road running north-south through the whole Clarendon Square development, incorporates the existing Mary Neuner Way and reconnects the two isolated stubs of Clarendon Road north and south of the masterplan site, severed by the construction of the gas works 100 years ago. The masterplan envisages it as a vibrant street, primarily residential in character, but with retail and commercial uses as well as parks and greenery. It will have vehicle traffic from the south up to beside the front of E1, where as Mary Neuner Way it turns west to become Western Road, north, and turning through the square to become Brook Road to the east, it will have servicing traffic, but it is envisaged as busy with cyclists and pedestrians, clearly demarcated for cyclists and service vehicles but otherwise prioritising pedestrians. South of D1, just south of this site, the street crosses the new public park. South of this, in the 8 blocks of the Southern Quarter, each block has a pocket park sheltering it's residential entrance from the street. In this quarter a similar pocket park between E1 and 2 will mark the entrance to community facilities; a Residents Facility of gym, swimming pool and meeting space for members and a Community Room available for hire by all local residents, even those outside of the Clarendon Square development. These will effect a transition of the ground floor street frontages from residential to town centre.</p> <p>The open space on the east side of E3, between it and permitted block D4, and to the north of D3, will act as a pedestrian street, a largely hard paved court providing pedestrian and emergency</p>	

Stakeholder	Representations	Officer comments
	<p>(including fire tender) access to E3, D3 and D4. It will align with the north-south line of the existing Silsoe Road, which currently ends by meeting the end of Brook Road at a right-angled corner, and which in this application will continue into Clarendon Square between E3 and the Northern Quarter, forming a crossroads. Therefore the entrances to the homes at E1 and E3 will both be off similar pedestrian courts shares with 2 other blocks in each case, just off the busier streets, similar to the pocket parks of the Southern Quarter, yet harder and more urban as is appropriate for the different character of this area of the masterplan. These were originally given full planning approval in the reserved matters applications for D1 & 2 and D3 & 4, but will come to their full fruition as spaces with a sense of enclosure and activeness from their residential entrances on three sides following the E Blocks being built.</p> <p>The two entrance courts will also 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 those blocks, but this is now to be a public open space, with gates so it can be closed at night, but otherwise (and potentially all the time) accessible to all. The E Blocks will complete the enclosure of this garden square, add active residential edges, in particular with ground level flats in E3 on its north side. In earlier iterations of this design, the ground floor of E1 onto the square would have been inactive blank facades of the residents facilities, but following officer and QRP concerns these have been re-planned with clear fenestration onto the busy activity of the gym facing the square. It will also create a new pedestrian public route, connecting via the space between D1 and E1, the similar street-like space, to the main north-south spine road through Heartlands and through the heart of the Clarendon Square development.</p> <p>The footprints and maximum heights of E1, 2 & 3 are as defined in the outline permission at between 10 and 14 storeys, with maximum</p>	

Stakeholder	Representations	Officer comments
	<p>and minimum heights above datum and the detailed proposals fall within these limits. All three blocks are united by a common L-shaped plan form made up of a lower rectangular element of a consistent 8 storey height interlocking with a higher rectangular element stepping up by 2 floors in each block, so that the higher part of E2 is of 10 storeys, E1 12 storeys and E3 14 storeys. The height, scale, massing and design is therefore considered appropriate for the context and in accordance with the approved masterplan and design code, and receives officer and Quality Review Panel support.</p> <p><u>Elevational Treatment, Materials & Fenestration</u></p> <p>The main modelling move across the whole Clarendon Square development is to break blocks down into a series of vertical elements, in different palettes of materials and with different fenestration patterns; this has been followed in, in the southern quarter (Blocks A1-4, B1-4 and C, currently under construction) where they face onto the street or their entrance courts, and in Blocks D1 to 4 recently granted Reserved Matters Approval. It was always envisaged, in the approved Masterplan and Design Code, that fenestration patterns and materials palettes would become more orderly and less brick dominated, which they do in this reserved matters application.</p> <p>In each case the lower, 8 storey, parts of each block relate to the adjacent open spaces; E2 to the market square, E1 and 3 to the garden square, with the higher elements relating to the streets and interior of the block. All buildings share a two storey “base” that extends across the podium, uniting the development whilst maintaining the identity of individual buildings and elements, providing a transition zone from the busy street to upper residential floors and providing more pleasing proportions and human scale to elevations, especially appropriate in the “civic” elevation onto the</p>	

Stakeholder	Representations	Officer comments
	<p>main square. The blocks therefore have an appropriate bulk, mass and proportion to their neighbouring space.</p> <p>Other non-residential elements of the proposals are elegantly and appropriately treated, with prominent entrances and lively, active frontages to busy, public-facing functions such as the Community Room and Residents Facilities, contrasting with quite, functional but as unobtrusive as possible entrances to the underground car and cycle parking, refuse and plant. The Community Room and Residents Facilities share a public pocket park to act as a threshold and with spill-out space suitable for waiting and events.</p> <p>The elevational treatment as a whole is more orderly, with a regular grid and a unifying brick across all three blocks, paired with a contrasting metal panel in a different tone for each block; a lighter brown to E1, a coppery mid-tone to E2 and a chocolaty dark brown to E3. The metal cladding is contrastingly located in the taller or shorter elements of each block, as the infill to a two-storey brick frame in the taller elements, that therefore take on a more “gridded”, formal appearance, and as a less formal, looser, more horizontal pattern in the lower parts. This brick frame, using a common, buff brick across all 3 blocks and their connecting podium, is further enriched by a “diaper” pattern of projecting bricks of a contrasting darker colour, referencing local precedents such as the corner gables in the Noel Park Estate and creating a more distinguished, civic appearance, to the most significant elevation onto the market square. To the second most important elevations, those onto the garden square, the brickwork is “striated”, with every 4th course projecting, to further embellish these important elevations without departing from an overall residential idiom. It is notable that the materials colours and details are within the range of those used in the earlier stages, albeit used in a more formal, more civic manner appropriate to this busier, more central location.</p> <p>Private, Communal and Public Amenity Spaces</p>	

Stakeholder	Representations	Officer comments
	<p>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, especially on street facing elevations, located on corners benefiting from daylight from and views in two directions, and usually benefit from direct sunlight. Some balconies, in the taller parts of the blocks are semi-inset, semi-projecting, as part of the elevational composition and to create greater interest to their form, whilst balconies onto the central garden square are the only projecting balconies, adding to engagement with this more intimate space.</p> <p>All flats would also be able to use a variety of private communal external amenity spaces; Each block has a private communal roof terrace at the 8th floor; all are of the same size, contain an equipped childrens' play area, lawn space, seating and planters and would benefit from plentiful sunlight. Each block will also have access to the podium garden at 2nd floor level; this will receive fewer hours of sunlight and is designed more as a woodland grove landscape, with path, seating, mounds containing trees and otherwise inaccessible, intensive green roof planting; this will also screen areas of private roof terrace in place of balconies for flats on this level beside the podium, and rooflights for the office space below. Edges of the podium visible from the surrounding streets will see the trees.</p> <p>In addition to playspace suitable for younger children at every roof terrace, spaced away from and screened from the roof edge, there is publicly accessible recreation and playspace provided in the central garden court and the pocket park beside the Community Room and Residents Facility, both accessible from residents doors without crossing a road.</p> <p>Entrances to and circulation within blocks is spacious and benefits from external windows providing a decent amount of natural light to</p>	

Stakeholder	Representations	Officer comments
	<p>every residential access corridor, benefiting from changes to block designs since the masterplan & illustrative scheme creating a cut-out at each external corner. Each block has a prominently located street entrance, in highly legible and active locations, an aspect that was improved during development of the proposals. Each is a double height entrance hall opening off a double height porch, leading through a relatively short corridor to stairs and double lift. At each floor the centrally located lifts and stairs is close to a floor-to-ceiling window onto the street or central garden square. Although the floors below the 8th floor roof terraces have 10 (E1) and 11 (E2 & 3) flats per floor, compared to the maximum 8 recommended in the Mayors Housing SPG, the layout as two separate corridors leading in opposite directions off the central lift, stair and window make it more like five and six flats per floor, as well as the lower floors containing a higher proportion of smaller one bedroom flats, so, in this case the number of flats per floor can ne considered acceptable. Above the 7th floor there are never more than six flats per floor.</p> <p><u>Residential Quality, including Aspect and Privacy</u></p> <p>All flat and room sizes comply with or exceed minima defined in the Nationally Described Space Standards, as is to be routinely expected.</p> <p>The proportion of single aspect housing is low, and better than in the approved-in-outline illustrative scheme; due to the changed layout, the cut-out creates two dual aspect corner flats where there was one per floor, and this application achieves 64% dual aspect, compared to a predicted 45-55% dual aspect in the consented illustrative scheme for these blocks. There are no two or more bedroom single aspect flats and most face east or west, with one per floor in E1 and one per floor in E2 facing north onto the pocket park and market square and one per floor in E3 facing south onto the garden square and one in E1 looking towards the park, and none above the 7th</p>	

Stakeholder	Representations	Officer comments
	<p>floor. So although it would be preferred if there were no single aspect north and south facing flats, it is unsurprising that in this part of the development, with a larger proportion of smaller flats, and considering the importance of built form providing enclosure and legible urban form to the network of streets and squares, as well as being an improvement on the consented outline scheme, the number is considered a good achievement.</p> <p>Otherwise the flat plans of greatest concern are those on internal corners, where there could be the greatest constrained outlook and access to daylight, but in this layout these are always one bedroom, always dual aspect (whereas most single bedroom flats are single aspect), have larger windows of virtually full height and width with balcony access off both living room and bedroom and are always in the quieter parts of the development away from public spaces.</p> <p>In terms of privacy and overlooking, the proposals are acceptably spaced, with direct distances between blocks never less than 17m (where 18m would be the ideal minimum), and mostly only that low for the secondary elevation to dual aspect corner flats. Neighbouring approved and masterplanned blocks in the rest of the development are generally at further distance and often are over public streets and squares where the expectation of privacy is anyway lessened. There are no existing neighbouring dwellings within privacy range, except the recently completed Block C, which will still be well over 20m away diagonally across the street from E1. Distances at corners are often lower, including to the previously approved D2 and 3 at the corners of the garden square, but these will be sharply angled oblique views not allowing a view deep into rooms.</p> <p>In general, the quality of residential accommodation proposed is consistently high, and the clear layout, generous, high quality and well naturally lit communal circulation and landscaped outdoor</p>	

Stakeholder	Representations	Officer comments
	<p>amenity space, further enhance the quality of accommodation proposed.</p> <p><u>Daylight and Sunlight</u></p> <p>Of relevance to this section, Haringey policy in the DM DPD DM1 requires that:</p> <p><i>“...D Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The council will support proposals that: Provide appropriate sunlight, daylight and open aspects (including private amenity spaces where required) to all parts of the development and adjacent buildings and land; 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...”</i></p> <p>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”.</p> <p>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, 124 of the sample of 163 rooms assessed (76%) 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. They are also often in rooms relying on windows opening off a balcony with a further balcony above, which itself will be of greater benefit to residents, but reflects the more repetitive, more formal</p>	

Stakeholder	Representations	Officer comments
	<p>architectural approach. Nevertheless, 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.</p> <p>For sunlight, the applicants' consultants' tested <i>all</i> habitable rooms facing within 90° of due south and then teased out the living rooms, which are the only rooms considered relevant to sunlight access in the BRE Guide. Their assessment found that 36 living rooms (40%) meet the recommended annual probable sunlight hours (APSH) and 41 (46%) meet the winter probable sunlight hours (WPSH) recommendation, out of 90 applicable living rooms. The living rooms to not achieve either the annual or winter sunlight test are mostly in windows under balconies and the applicants consultants note that several of these rooms are corner rooms with other windows that do not face south, with other, south facing living rooms being overshadowed by balconies above. It is reasonable to prefer the balcony to the room to receiving maximum sunlight. Given the high density nature of the development, this is again considered a good sunlight achievement.</p> <p>Each block has a large private communal rooftop amenity spaces as well as the shared podium garden and has easy access to the central shared, publicly accessible garden square, the northern public market square to be delivered in later phases and the new park in the southern part of the development, currently nearing completion. With respect to public spaces, all exceed the BRE Guide recommended access to sunlight, of at least 2 hours at the solstice, with the most challenged, the market square, which was predicted in the outline scheme to only just achieve the BRE recommendations, somewhat improved in this detailed design. All the roof terraces receive very generous sunlight; only the podium garden being more shaded; this latter space is just one of several options and is not relied upon to provide residents with sunlit amenity space. All flats also benefit from a private balcony or roof</p>	

Stakeholder	Representations	Officer comments
	<p>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 <i>into</i> 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.</p> <p>The impact of their proposals on neighbouring dwellings was generally addressed satisfactorily in the Hybrid Application and does not need to be changed for this. 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 in Design & Access Statement shows that the areas of the illustrative scheme that would not get access to good daylight are not significantly increased, 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.</p> <p>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</p>	

Stakeholder	Representations	Officer comments
	<p>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. This proposal therefore achieved a high quality of day and sunlight access.</p>	
<p>Transportation</p>	<p>Transport comments dated 02/10/2020 are as follows:</p> <ul style="list-style-type: none"> a. The Car Park Plan (management) has yet to be agreed for the site. I am also concerned regarding the selective use of parking standards for Blue Badge holders from the 'Intend to Publish London Plan' requirement for 3% provision from the onset and the 7% when demand increases. This compares with 10% requirement for the existing London Plan. The inconsistency is apparent with cycle parking provision – proposals relates to the existing London Plan. b. The provision of 300mm safety margins along both sides of the car park access ramps is welcome. However, my concerns regarding the use the of this ramp for access for large number cycle parking remains unresolved. c. Regarding the use of two tiered 'Josta' cycle stands, I suggest a compromise whereby 10% of the cycle parking space be provided in the form of 'Sheffield' stands with the remaining as two tiered stands. I would accept a small reduction in overall number of cycle parking spaces to improve quality of provision. With regards to layout of cycle 	<p>Observations have been taken into account. The recommended legal agreement clauses, conditions will be included with any grant of planning permission as appropriate.</p>

Stakeholder	Representations	Officer comments
	<p>parking and aisle widths, London Cycle Design standards should be followed.</p> <p>The applicant should demonstrate how they meeting LCDS rather than how they failed to meet these standards in other blocks.</p> <p>d. Adequate and safe lift access to cycle parking is required. The use of car park access ramp is not considered safe, convenient or accessible for all users.</p> <p>e. Provision for larger bicycles at 4.3% rather than 5% would be accepted if other issues related to cycle parking are resolved.</p> <p>f. Regarding the capacity of the two loading bays, my previous comments stand. The provision for two loading bays need to be justified based on assessment of demand. For example, based on the 28 service deliveries/day indicated for Blocks E1-E3, only one loading bay would be required. The submission however indicated that the bays will be used by other Blocks – and as previously explained, that assessment is considered unrealistic and likely to cause congestion.</p>	
Lead Pollution Officer	Having considered the applicant submitted supporting information especially the planning statement dated July 2020, Design and Access Statement etc. and the nature of the proposed reserved matters, please be advise that we have no objection to the application with regards to land contamination and air quality	Comments noted.

Stakeholder	Representations	Officer comments
	but the applicant is expected to comply with the previous conditions on both grounds i.e. land contamination and air quality as advice in the approved hybrid planning permission (outline and detail) HGY/2017/3117 where applicable.	
Public Health	<p>We are satisfied that our concerns have been considered/addressed and more detailed explanations have been given where we had scant information and where further changes made. We have no further concerns.</p> <p>Overall, this is one of the developments that has built in a high level health and wellbeing from its inception. However, due to the size of the development we needed to interrogate the detail more.</p>	Comment noted.
Carbon Management Team	No objection	Comment noted.
SuDS Officer	The LLFA, has no objection to this application, drainage conditions will be reviewed under separate applications	Comments noted.
Tree and Nature Conservation Manager	<p>It is proposed to plant a mixture of small, multi-stem and large trees of various ornamental species, which would appear suitable to the locations and conditions found within the development. Species selected include both evergreen and deciduous trees, which will tolerate sunny conditions and sheltered shade., while also providing year round interest. The planting palette includes grasses, perennials and evergreen flowering shrubs, providing seasonal colour and sources of nectar and pollen.</p> <p>I am happy to approve the proposals as it will provide a quality landscape which will increase local biodiversity by providing diverse habitats for a wide range of species</p>	Comments noted
Waste Management	<p>It is noted that the application is to continue with a waste strategy incorporating the compacting of waste to minimise the number of bins needed on site.</p> <p>The Council still confirms the reservations highlighted in HGY/2017/3117.</p>	Comments noted

Stakeholder	Representations	Officer comments
	<p>Any issues that arise due to compaction of waste and the failure for the council to provide a once weekly collection of waste as outlined in the guidance given will be the responsibility of the managing agent to resolve</p> <p>The above planning application has been given a RAG traffic light status of GREEN for waste storage and collection</p>	
Housing Team	No comments to make	Noted
Conservation Team	<p>There are no designated or non-designated built heritage assets within the application site. However, there are a number of built heritage assets located in close proximity to the site, including eight conservation areas (Wood Green Common; Hornsey Waterworks and Filter Beds; Alexandra Palace and Park; Trinity Gardens; Campsbourne Cottage Estate; Hornsey High Street; Noel; and Hillfield) and associated heritage assets. As it has been assessed in the initial application (HGY/2017/3117), the proposed development will result in some, less than substantial harm to the significance of a number of built heritage assets. As it has already been assessed, the benefits of the scheme will outweigh that harm. A Cultural Strategy has been developed that takes into consideration the history of the site and its existing context in order to inform the new development.</p> <p>The buildings, that are subject to this application, form part of the Eastern Quarter and are located approximately in the middle of the site. Their height and mass comply with the consented parameters. The information submitted as part of this reserved matters application will result in no further harm to any heritage assets. From a conservation perspective, there is no objection.</p>	Comments noted
EXTERNAL		
Environment Agency	Thank you for consulting us on the above application. We have no objections.	Comments noted.

Stakeholder	Representations	Officer comments
	<p>The land contamination aspects relating to this phase of the development are being dealt with through separate planning conditions and as such we have no comments</p>	
<p>Thames Water</p>	<p>Waste Comments Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p>	<p>Observations have been taken into account and informatives included as appropriate.</p>
<p>Transport for London</p>	<p>The car parking quantum proposed is acceptable in line with the level agreed in the outline permission (HGY/2017/3117) and complies with policy 6.13 of the London Plan.</p> <p>The level of cycle parking proposed is acceptable in accordance with policy 6.9 (Cycling) of the London Plan.</p> <p>TfL welcomes that the internal street has been designed in accordance with manual for streets guidance. The location of loading/servicing bays is supported in line with policy T7 (Deliveries, servicing and construction) of the Intend to Publish London Plan.</p> <p>All outstanding conditions from the outline permission relevant to this part of the application should be carried forward on any permission for this reserved matters application</p>	<p>Comments noted</p>
<p>Designing Out Crime Officer</p>	<p>Section 1 - Introduction:</p> <p>With reference the above application we have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see</p>	<p>Comments noted and conditions/informative in place to cover these points.</p>

Stakeholder	Representations	Officer comments
	<p>Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>It is in our professional opinion that crime prevention and community safety are material considerations because of the mixed use, complex design, layout and the sensitive location of the development. To ensure the delivery of a safer development in line with L.B. Haringey DMM4 and DMM5 (See Appendix), we have highlighted some of the main comments we have in relation to Crime Prevention (Appendices 1).</p> <p>We have met with the project Architects to discuss Crime Prevention or Secured by Design (SBD) for the overall site. The Architects have made mention in the Design and Access Statement with reference to design out crime principles and crime prevention, but have not made mention to the features utilised to reduce crime. They have also stated that BREEAM accreditation is required and whilst DOCOs are not qualified as BREAAAM assessors, SBD accreditation is accepted to achieve the relevant BREEAM points. At this point it can be difficult to design out any issues identified. At best crime can only be mitigated against, as it does not fully reduce the opportunity of offences.</p> <p>Whilst in principle we have no objections to the site, we have recommended the attaching of suitably worded conditions and an informative. The comments made can be easily mitigated early if the Architects or Managing Agency was to discuss this project prior to commencement, throughout its build and by following the advice given. This can be achieved by the below Secured by Design conditions being applied (Section 2). If the Conditions are applied, we request the completion of the relevant SBD application forms at the earliest opportunity. The project has the potential to achieve a Secured by Design Accreditation if advice given is adhered to.</p>	

Stakeholder	Representations	Officer comments
	<p>Section 2 - Secured by Design Conditions and Informative: In light of the information provided, we request the following Conditions and Informative:</p> <p>Conditions: (1) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. (2) Accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development.</p> <p>Informative: The applicant must seek the ongoing advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available FREE OF CHARGE and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p> <p>Section 3 - Conclusion: We would ask that our department's interest in this planning application is noted and that we are advised of the final Decision Notice, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.</p> <p>Should the Planning Authority require clarification of any of the recommendations/comments given in the appendices please do not hesitate to contact us at the above office.</p>	
London Fire Brigade	Thanks for the additional information which shows satisfactory fire fighting access	Comments noted

Stakeholder	Representations	Officer comments
Network Rail	In relation to the above application I can confirm that Network Rail has no observations to make	Comments noted
NEIGHBOURING PROPERTIES		
Neighbouring occupier	There are very few GP practices in this area. Please consider including a Medical Centre as part of this development.	The design codes for the development zones which formed part of the hybrid consent indicated the ground floor uses for the E buildings.
Alexandra Park and Palace Charitable Trust	<p>Set in 196 acres of parkland, Alexandra Palace is an iconic North London destination of important historical significance. Opened in 1873, it provides a significant recreational resource for the public, particularly benefitting the local population of Haringey and north London. Through our events and activities onsite and the provision of award-winning parkland, we receive over four million visits a year.</p> <p>The Clarendon Road development site is located close to the bottom corner of Alexandra Park. As per our consultation response on the planning application back in 2017, the development of the Clarendon Road site is of particular interest to the Charitable Trust; Alexandra Park is a strategic open space and will be used by new residents of both this site and the wider Heartlands sub-area, putting additional pressure on the flora and fauna, the recreational facility and the Trust in terms of managing the impact of visitors, litter and security –all of which are compounded by historical poor drainage and outdated infrastructure.</p> <p>Alexandra Palace has a number of spaces that are used for a variety of events, ranging in capacity from 10 –10,000. We have a dedicated space for our creative learning activities and we lease another of our buildings to a tenant, which is very well used for small local community events.</p>	Comments noted

Stakeholder	Representations	Officer comments
	<p>Based on our expertise of hiring and leasing spaces and the demand we have experienced for community use, we believe:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a community space like the one proposed will be a useful resource for the new resident community; <input type="checkbox"/> the Palace would be unable to meet the demand from this development for such a community space; <input type="checkbox"/> The location within the development itself is important <p>Consequently, the inclusion of a new community space for the Clarendon Road development site is welcomed; with the creation of a brand new community, it is vital that the site provides space for residents to gather and hold events such as birthday parties, residents' meetings and other social activities.</p> <p>We welcome the opportunity from St William to provide this letter of support in relation to the addition of a dedicated community space to the Clarendon Road development site and look forward to working with them more closely to ensure the quality of the built and natural environment in and around the new development meets the needs of the new and existing local community.</p>	
<p>Bridge Renewal Trust</p>	<p>I am writing on behalf of The Bridge Renewal Trust (Bridge). The Bridge is a charity based in Haringey and our main purpose is to deliver practical ways that people can live healthier and fulfilling lives – thus playing our part in working towards reducing health inequalities and building stronger communities. As Haringey Council Strategic Partner for the Voluntary and Community Sector, we work alongside the council to ensure the sector is stronger and able to meet the needs of our diverse communities.</p>	<p>Comments noted</p>

Stakeholder	Representations	Officer comments
	<p>St William have engaged the Bridge to review and consider their proposals for the new Community Room (D1 Use Class) that is to be delivered as part of the Clarendon masterplan. We believe that a masterplan of such scale presents an exciting opportunity for Wood Green through the creation of a new residential community, however also with some challenges on ensuring this new community integrates itself into the surrounding area and existing communities, and ensuring that opportunities are provided for all.</p> <p>St William's commitment to create a new community space, available to all for hire and at a low benchmarked rate is supported by the Bridge. We believe such a space at the centre of the masterplan will help encourage a sense of community and generate opportunities for new and existing residents. Their commitment to make any surpluses available to local community groups and charities is also supported.</p> <p>St William and the Bridge have discussed opportunities to work together in ensuring any surpluses are targeted to supporting local charities and ensuring the community room becomes an active space offering opportunities for all, particularly those within the Wood Green area who are most in need and hard to reach.</p> <p>We look forward to continuing this dialogue with St William as they develop their proposals for the Community Room.</p>	

Appendix 3 - Quality Review Panel report

CONFIDENTIAL



Haringey Quality Review Panel

Report of Formal Review Meeting: Clarendon Gasworks

Wednesday 18 March 2020
video conference

Panel

Peter Studdert (chair)
Marie Burns
Tim Pitman
Wen Quek
David Ubaka

Attendees

John McRory	London Borough of Haringey
Valerie Okeiyi	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey

Confidentiality

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

Report of Formal Review Meeting
18 March 2020
HQR24_Clarendon Gasworks

1. Project name

Eastern Quarter, former Clarendon Gas Works, land adjoining Mary Neuner Road, Brook Drive and Coburg Road

2. Presenting team

Nick Hacking	Sheppard Robson
Christina Pappa	Sheppard Robson
James Turner	LDA Design
Kathryn Chung	St William
Charlie Howard	St William
Matthew Rees	St William

3. Aims of the Quality Review Panel meeting

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

4. Planning authority briefing

The Haringey Heartlands area lies in the centre of the Borough and is one of the Growth Areas identified in the Council's Local Plan 2013. The area is also identified in the London Plan as an Area of Intensification. The application site falls within the Haringey Heartlands area and is situated between Hornsey Park Road, Mayes Road and the London King's Cross / East Coast Main Line, Clarendon Road and Coburg Road. It covers an area of 4.83 hectares and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. The site is currently under construction. It forms part of the Council's Site Allocations Development Plan Document (SA22: Clarendon Square). The Wood Green Area Action Plan includes this application site as 'SA18: Clarendon Road'.

There has been a long history of planning applications for this site, with several Quality Review Panel reviews. A hybrid application was approved in early 2020 (HGY/2017/3117). Condition four relating to the outline element attached to the planning permission seeks details of the reserved matters specification. The overall parameters were agreed within the hybrid application. The reserved matters application is about defining details, including flat layouts, materials, elevational composition, access, internal courtyard, façade, external appearance and landscaping. Changes have been made to the block form to improve daylight / sunlight to some units and the spaces between the blocks.

Report of Formal Review Meeting
18 March 2020
HQRP24_Clarendon Gasworks



Proposed blocks E1 to E3 form the final phase of the Eastern Quarter and are subject to a future reserved matters application (Clarendon Road Phase 3b development). Officers welcome the panel's views on the massing, façade concept, design code response and townscape of blocks E1, E2 and E3, in addition to the choice of materials, textures and colour palette.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to review the proposals for blocks E1, E2 and E3 within the Eastern Quarter. It considers that the proposals have the potential to deliver high quality development and welcomes the adjustments to the three-dimensional form that results in a more responsive relationship to adjacent spaces. It offers broad support for the evolving detailed design of the scheme, subject to some further refinements to the building entrances to enhance legibility, and to the internal configuration and layout of the buildings in order to increase the generosity and quality of the accommodation. The panel would encourage further consideration of the landscape design and some of the lower elevations fronting onto key spaces – particularly the car park ramp and the spa pool and changing area - to enhance activity and passive surveillance. Further details of the panel's views are provided below.

Massing and development density

- The panel supports the scale, massing and form of the scheme; these aspects are working well. It welcomes the articulation of the form and massing, and the evolution of the scheme to become three-dimensionally simpler in its relationship with key adjacent spaces.
- However, while the panel supports the overall volume of the proposals for blocks E1, E2 and E3, it recommends a reduction in the number of residential units per floor (for example, by removing one unit) to improve the quality of the accommodation in some key areas (outlined in greater detail below).

Scheme layout and architectural expression

- The panel suggests extra generosity within the layout of the residential floor plans, in order to alleviate layout constraints within the flats located at the inner 'elbow' of each block on each floor, and to improve levels of daylight and outlook for residents.
- The panel would encourage the design team to explore options, including reducing the number of flats serviced by each core (currently 10 and 11 flats per core), and redistributing the space to improve the quality of the accommodation within each flat and within the common circulation spaces.



- Additional work is also needed to visually reinforce the locations of the main entrances to the blocks, as seen on approach at street level. While they are clearly identifiable in plan, they lack legibility within the elevations.
- Further consideration of the interface between the public realm and the building façades would also be supported. The panel encourages further consideration of some of the lower elevations fronting onto key spaces, to enhance activity and passive surveillance. The spa pool and changing area will present relatively 'dead' frontages onto the two landscaped spaces to the east and west of the building; the panel encourages the design team to explore options to increase activation of these façades. Inclusion of glazing to provide views through to internal areas would be supported.
- In addition, the interface between the building and the adjacent public realm in the location of the car park ramp should also be carefully thought through, including how the car park ramp is contained, and how this façade / elevational treatment will be viewed from Mary Neuner Road. This will be a primary frontage on the approach through the development.
- The panel welcomes the visual reinforcement of a double storey 'base' at ground level, as this lends a civic presence to the buildings, especially adjacent to the market square.
- A range of views was expressed about the materiality of the proposals. On balance, the panel feels that, as detail of the elevations continues to evolve, the choice of a 'calm' brick tone is appropriate, alongside inclusion of different metal panels for variety, as proposed within the 'preferred approach' presented.

Place-making, public realm and landscape design

- The panel would encourage the design team to give each key space a strong identity that reflects the hierarchy of the different spaces, and the different uses within each.
- Lighting will be very important and could help to establish distinctiveness within the different spaces and signal movement between them. The overall lighting design for the proposals requires a strong approach that provides a sense of place as well as a sense of security and comfort.
- Consideration of the microclimate (and especially wind levels) will be very important within the design of the public realm and landscape.
- The panel notes that a significant proportion of the landscaped open spaces will be located above a basement area, a podium, or at roof level; adequate depth, and engineering, within the floor slabs will be required in order to support the landscape proposed.



Next steps

The Quality Review Panel offers broad support for the proposals for the Eastern Quarter of the Clarendon Gasworks, subject to some refinements, as outlined above. The panel is confident that the project team will be able to address these points effectively, in consultation with Haringey officers.

Appendix 4 -Plans and images



The site location plan



Illustrative masterplan



Heights of Illustrative Masterplan
(heights exclude undercroft and basement levels)

- 13+ storeys
- 7-12 storeys
- 2-6 storeys

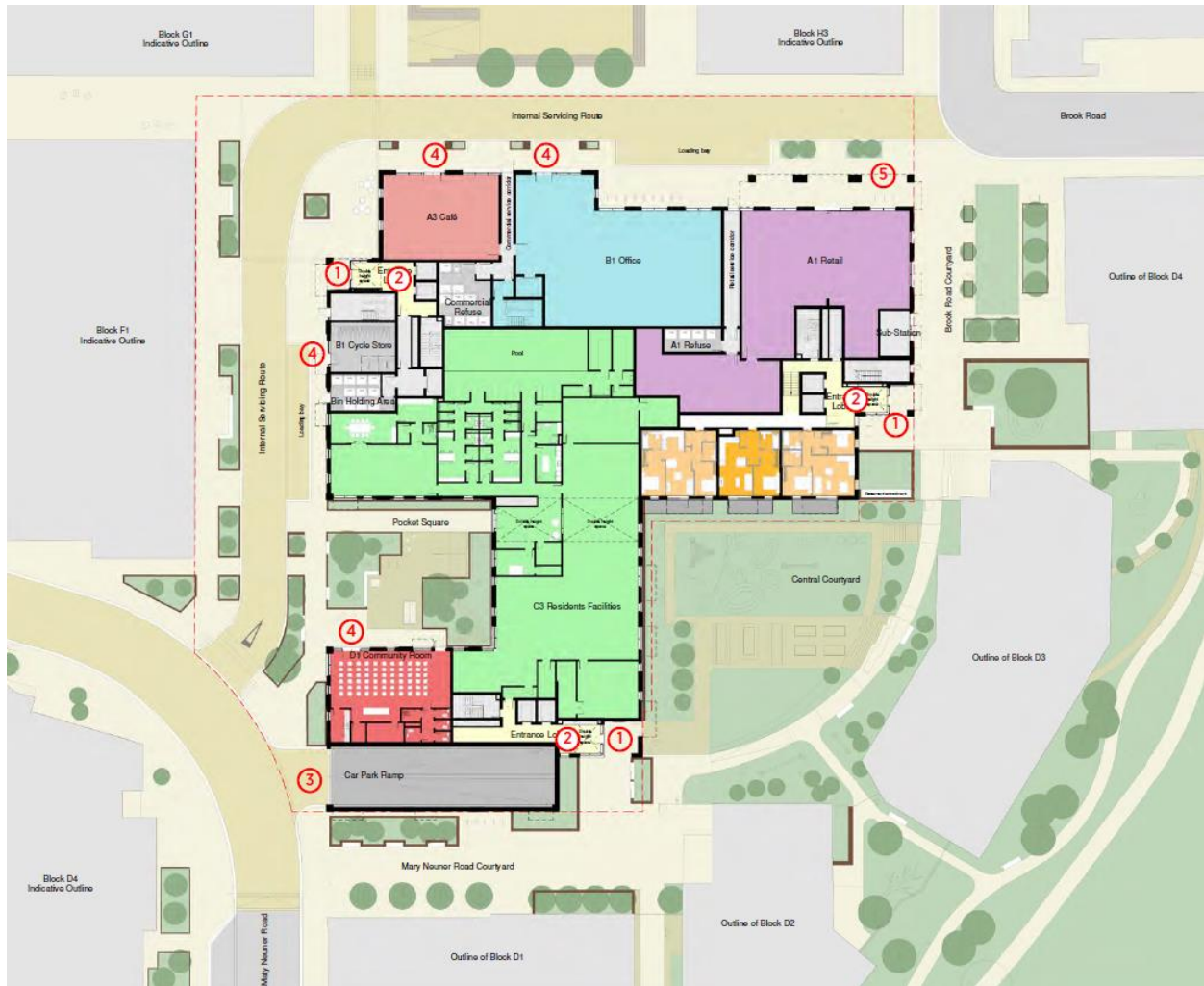
Heights of illustrative masterplan



Illustrative masterplan development zone boundary



Proposed basement plan – phase 3B



Proposed ground floor level plan- Buildings E1-E3



Brook Road Approach view



Mary Neuner Road Approach View



View towards building E2 and building E3 from future public square



View towards new pocket square



View from the central courtyard towards buildings E1 and E3