

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

**1. APPLICATION DETAILS**

**Reference No:** HGY/2022/1833

**Ward:** Hermitage & Gardens

**Address:** St Anns General Hospital St Anns Road London N15 3TH

**Proposal:**

Hybrid Planning Application for:

- (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan);
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

**Applicant:** Hill Residential, Catalyst Housing Limited and Catalyst by Design Limited

**Ownership:** Private/Public

**Officer contact:** Christopher Smith

**Date received:** 07/07/2022

1.1 The application is being reported to the Planning Sub-Committee for determination as it is a major planning application recommended for approval.

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposed development would meet the requirements of Site Allocation SA28 by providing high-quality new housing and new non-residential uses on this underutilised former hospital site. The previous medical uses have been consolidated on a retained medical campus immediately adjacent to the application site.

- The development would provide up to 995 new homes including up to 595 new affordable homes (60% of the total), which exceeds policy. The housing is provided in a range of sizes and typologies including the provision of 17% family-sized homes.
- The development would provide 38 specialist homes for older adults which contributes significantly towards the Council's policy targets for specialist older persons housing as required by Policy H13 of the London Plan.
- The development would be of a high-quality design which responds appropriately to the local context. It would improve connectivity into and through the site, provide new and usable open space and improve the local public realm. The development is supported by the Council's Quality Review Panel.
- The development's low level of less than substantial harm to the significance of local heritage assets is outweighed by the public benefits that would arise from the provision of a significant number of new homes with a substantial amount of affordable homes, a new route through the site, new construction and end user jobs, the provision of affordable workspace, and other community benefits.
- The development would provide high-quality residential accommodation of an appropriate size, mix and layout within a well-landscaped environment that would provide a significantly enlarged Peace Garden, new amenity and children's play spaces, increased urban greening and increased biodiversity net gain.
- The development has been designed to avoid any material adverse impacts on the amenity of nearby residential occupiers regarding a loss of sunlight and daylight, outlook or privacy, and there would not be excessive levels of noise, light or air pollution.
- The development would provide 167 car parking spaces for the new homes including up to 5% wheelchair-accessible parking. Sustainable transport options would be promoted through the provision of high-quality cycle parking, improved connections and wayfinding to public transport hubs, car club spaces and travel plans. A significant contribution towards improving cycling infrastructure around the site would be secured through planning obligations.

The development would include a range of measures to maximise its sustainability and minimise its carbon emissions. The residential parts of the development would achieve a 76% reduction in carbon emissions against 2013 Building Regulations. The development is expected to connect to the district energy network in this area when it becomes available.

- The 114 trees and 30 tree groups removed would be replaced with 471 new trees an increase of 83 more new trees than were initially proposed, that maximises the amount and quality of tree planting on site.
- The findings of the submitted Environmental Statement have been taken into account during the consideration of this application. Its findings are referenced, where relevant, throughout the report.

## **2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Assistant Director of Planning, Building Standards & Sustainability or the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a legal agreement providing the obligations as set out in the Heads of Terms below.
- 2.2 That the agreement referred to in resolution (2.1) above is to be completed no later than 23<sup>rd</sup> December 2022 or within such extended time as the Assistant Director Planning, Building Standards & Sustainability/Head of Development Management shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions and informatives; and
- 2.4 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions and informatives as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

#### Summary Lists of Conditions, Informatives and Heads of Terms

#### **Summary of Conditions (a full list is included in Appendix 1)**

- 1) Time limit
- 2) Approved plans and documents
- 3) Phasing plan
- 4) Delivery and servicing plan
- 5) West-East connections
- 6) Whole life carbon assessment
- 7) Post construction monitoring
- 8) Demolition logistics plan
- 9) Demolition environmental management plan
- 10) Construction logistics plan
- 11) Construction environmental management plan
- 12) Secured by design
- 13) Air quality and dust management
- 14) NRMM
- 15) Plant and machinery
- 16) Remediation strategy
- 17) Verification report
- 18) Monitoring and maintenance plan (contamination)
- 19) Unexpected contamination
- 20) Borehole management
- 21) Piling management statement
- 22) Drainage systems
- 23) Source protection strategy
- 24) Water pressure
- 25) Considerate contractor
- 26) Arboricultural method statement (Phase 1B)

- 27) Arboricultural method statement
- 28) Revised energy statement
- 29) Overheating
- 30) Building user guide
- 31) Energy monitoring
- 32) Ecological enhancement
- 33) Non-residential uses
- 34) Hours of operation
- 35) Permitted development
- 36) Rainwater harvesting
- 37) Satellite dishes
- 38) Tree replacement
- 39) Water use
- 40) PVs
- 41) Broadband
- 42) Noise assessment
- 43) Public highway
- 44) Drainage management and maintenance plan
- 45) Boundary wall
- 46) Public areas (management and maintenance)
- 47) Courtyard access
- 48) Electric charge points (vehicular)
- 49) Written scheme of investigation
- 50) External lighting
- 51) Car parking management (Phase 1A)
- 52) Delivery and servicing (Phase 1A)
- 53) Arboricultural method statement (Phase 1A)
- 54) Cycle storage (Phase 1A)
- 55) Landscaping (Phase 1A)
- 56) Materials (Phase 1A)
- 57) Green roofs (Phase 1A)
- 58) Fire strategy (Phase 1A)
- 59) Fire strategy statement (Phase 1A)
- 60) Surface water drainage (Phase 1A)
- 61) Reserved matters submissions (Outline)
- 62) Reserved matters timeframe (Outline)
- 63) Reserved matters compliance statement (Outline)
- 64) Outline parameters (Outline)
- 65) Drawing references (Outline)
- 66) Cycle provision (Outline)
- 67) Accessible housing (Outline)
- 68) Landscaping (Outline)
- 69) Fire statement (Outline)
- 70) Ecological impact assessment (Outline)
- 71) Car parking management (Outline)
- 72) Green roofs (Outline)
- 73) Circular economy statement (Outline)
- 74) Surface water drainage (Outline)
- 75) Boundary walls (Outline)
- 76) Energy strategy (Outline)
- 77) Overheating (Outline)
- 78) Climate change adaptation (Outline)

## **Summary of Informatives (a full list is included in Appendix 1)**

- 1) Proactive statement
- 2) CIL
- 3) Signage
- 4) Naming and numbering
- 5) Legal agreements
- 6) Asbestos survey
- 7) Designing out crime
- 8) Highway protection
- 9) Sewer network
- 10) Network rail

## **Summary of Section 106 Heads of Terms**

- 1) Provision of 60% affordable housing across all phases
  - a. 39% (239) affordable housing in Phase 1A
    - i. 40% (38) London Affordable Rent homes to be provided as older adults accommodation by the Council
    - ii. 60% Intermediate homes (22 London Living Rent and 34 Shared Ownership)
  - b. Affordable housing phasing plan for the outline component to be submitted with the reserved matters application for Phase 1B. The plan shall include details of:
    - i. NHS key worker housing provision
    - ii. Community-led housing provision
    - iii. How the Council shall have first option to purchase 161 London Affordable Rent units to be provided as Council rented accommodation
    - iv. London Living Rent housing provision
    - v. Shared Ownership housing provision
- 2) Non-Residential and Meanwhile Uses Plan
  - a. Details of non-residential uses to be confirmed
    - i. Minimum 450sqm of affordable workspace to be provided at maximum 50% of market rate for 25 years aimed at local creative entrepreneurs and businesses
    - ii. Affordable workspace to be provided in accordance with the applicant's affordable workspace vision strategy
    - iii. Minimum of 2,000sqm of workspace to be provided overall
    - iv. Details of community space provision to be confirmed
    - v. Small supermarket (Class E) shall be provided in Phase 3
  - b. Details of meanwhile uses to be confirmed
    - i. Applicant shall investigate the potential for existing buildings within Phases 2 and 3 to be made available for meanwhile uses prior to their demolition
    - ii. Best endeavours shall be made to ensure buildings within Phases 2 and 3 are retained and made available for meanwhile uses by the local community for as long as possible
- 3) Car Club
  - a. Up to five car club parking spaces secured on site

- b. £50 credit per resident per year (for up to two residents per unit) for two years (estimated maximum of £116,000)
- 4) Site-Wide Travel Plan
- a. To include details of welcome packs that will be provided to all new residents (to include information on public transport and cycling/walking connections)
  - b. To include details of initiatives to reduce parking demand for non-residential properties
  - c. To appoint a travel plan co-ordinator to work in collaboration with the Council for a minimum of five years
  - d. Provision of a contribution of £2,000 per annum for five years towards monitoring of the travel plan
- 5) Highway Works (Section 278)
- a. Submit detailed designs and Stage 1 and 2 Safety Audits to the Council, and enter into a Section 278 agreement with the Council, for the following works:
    - i. Creation of 2no. vehicle accesses to the site from St Ann's Road
    - ii. Reinstatement of the pedestrian footway outside the existing vehicle access
    - iii. Creation of a new pedestrian and cycle access to the site at the junction of Warwick Gardens and Stanhope Gardens, including all associated remediation works to the existing car park
    - iv. Creation of 2no. new pedestrian crossings on St Ann's Road (1no. signalised crossing and 1no. zebra crossing)
    - v. All associated lining and signing works
- 6) Car Capped Development
- a. Provision of details as to how occupiers and users of the development shall not be able to apply for new parking permits
  - b. Provision of a contribution of £4,000 towards the amendment of a traffic management order for this purpose
- 7) Traffic Management Measures
- a. Provide a contribution of £80,000 towards the feasibility, design and consultation relating to the implementation of traffic management measures in the area surrounding the site
- 8) Legible London
- a. Provide a contribution, to be paid to Transport for London, of £110,000 towards the provision of Legible London signage
- 9) St Ann's Cycle Lane
- a. Provide a contribution of £150,000 towards a study of the feasibility and design of a protected cycle track on St Ann's Road.
- 10) Construction Logistics and Management
- a. Provide a contribution of £10,000 towards the assessment and monitoring of a detailed construction logistics and management plan (secured by condition)
- 11) Accident Vision Zero

- a. Provision of a contribution of £24,000 towards reducing traffic accidents in the vicinity of the application site and supporting 'healthy streets'

#### 12)Employment and Skills

- a. Submission of an employment and skills plan
- b. No less than 20% of the peak construction workforce to be Haringey residents
- c. Provision of skills-based training to the 20% referenced above
- d. 5% of the peak workforce to be provided with traineeships
- e. Provision of a construction apprenticeships at one per £3m development construction cost up to a maximum of 10% of total construction workforce
- f. Provision of a £1,500 support contribution per apprentice
- g. Provision of no less than five STEM/career inspirational sessions per construction phase
- h. Regular liaison with the Council to allow local businesses and suppliers to tender for works
- i. Other requirements as agreed in discussions with the Council's Employment and Skills Officer

#### 13)Connection to a Future District Energy Network (DEN)

- a. Connect each phase of the development to the DEN, if feasible
- b. Payment of a charge to connect to the DEN
- c. Provision of a heating strategy fall-back option if connection to the DEN is not feasible for each phase

#### 14)Energy Statement

- a. An amended energy statement is to be provided on first occupation of the development
- b. Provision of a contribution to offset the carbon emissions of the development where not met on site against the zero-carbon target
- c. Estimate of the carbon offset figure is £841,605 for the whole development which is to be reviewed once the amended energy statement has been reviewed by the Council
- d. Amended energy statements to be provided on a phase-by-phase basis and appropriate carbon offset contributions to be provided on agreement of each energy statement

#### 15)Public Open Space Access and Management Plan

- a. Details of access to and management/maintenance of the public open space areas within the development including the expanded Peace Garden

#### 16)South-West Link Provision

- a. Details regarding design and management of the new pedestrian and cycle link shall be submitted to the Council prior to the commencement of works to the development
- b. Designs shall fully consider security measures including provision of bollards, CCTV and number plate recognition as appropriate
- c. Management shall ensure that the link is provided in perpetuity
- d. Works to provide the link shall be completed under licence by the applicant

#### 17)Residents Liaison Group

- a. The applicant shall use reasonable endeavours to run, facilitate and organise quarterly meetings with local residents and businesses during the demolition and construction works relating to the whole development

18) Retention of Architects

- a. The architects for this development (Karakusevic Carson Architects) shall be retained for the duration of the development

19) Phasing of CIL Payments

- a. A detailed CIL payment phasing plan shall be submitted and agreed by the Council prior to the commencement of the development

20) Other Financial Contributions

- a. Contribution towards improvement of health services in the local area  
£77,556.95
- b. Contribution towards local policing £70,905.61

21) Monitoring

Provision of a financial contribution of £50,000 towards monitoring of the planning obligations

2.5 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

2.6 In the absence of the agreement referred to in resolution (2.1) above not being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:

1. The proposed development, in the absence of a legal agreement securing the provision of affordable housing, would fail to contribute towards the provision of mixed and balanced communities in the local area. As such, the proposal is contrary to Policy DM13 of the Development Management DPD 2017, Policy SP2 of the Local Plan 2017 and Policies H4 and H13 of the London Plan.
2. The proposed development, in the absence of non-residential uses including workspace and affordable workspace and a commitment towards providing meanwhile uses on-site during the construction period would fail to adequately create a vibrant mixed-use neighbourhood that sufficiently activates the public realm areas within the site, would fail to create sufficient end user jobs and develop the local economy, and would fail to contribute towards the development of the creative community in the local area. As such, the proposal is contrary to Site Allocation SA28 of the Site Allocations DPD 2017, Policies SD7 and E3 of the London Plan 2017, Policy DM1 of the Development Management DPD 2017 and Policy SP8 of the Local Plan 2017.
3. The proposed development, in the absence of a legal agreement securing the new opening in the boundary wall in the south-west corner of the application site, would fail to improve access to public transport connections and would not meet the requirements of Site Allocation SA28. As such, the proposal is contrary to Policy DM55 of the Development Management DPD 2017 and Site Allocation SA28 of the Site Allocations DPD 2017.



4. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.
5. The proposed development, in the absence of a legal agreement securing measures towards an appropriate connection to the Council's District Energy Network, should it become available, and sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policy SI2 of the London Plan, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management DPD 2017.
6. The proposed development, in the absence of a legal agreement securing measures to retain the existing architects, could result in a significant reduction in the completed design quality of the development. As such, the proposal would be contrary to Policy D3 of the London Plan, Local Plan 2017 Policy SP11 and Policy DM1 of the Development Management DPD 2017.
7. The proposed development, in the absence of a legal agreement securing sustainable transport measures and public highway works, would have an unacceptable impact on the safe operation of the highway network, give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan Policies T1, T2, T6, T6.1 and T7, Local Plan Policy SP7 and Policy DM31 of the Development Management DPD.

2.7 In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of the Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- i. There has not been any material change in circumstances in the relevant planning considerations, and;
- ii. The further application for planning permission is submitted to and approved by the Assistant Director or Head of Development Management within a period of not more than 12 months from the date of the said refusal, and;
- iii. The relevant parties shall have previously entered into the agreement contemplated in resolution (2.6) above to secure the obligations specified therein.

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### **3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS**

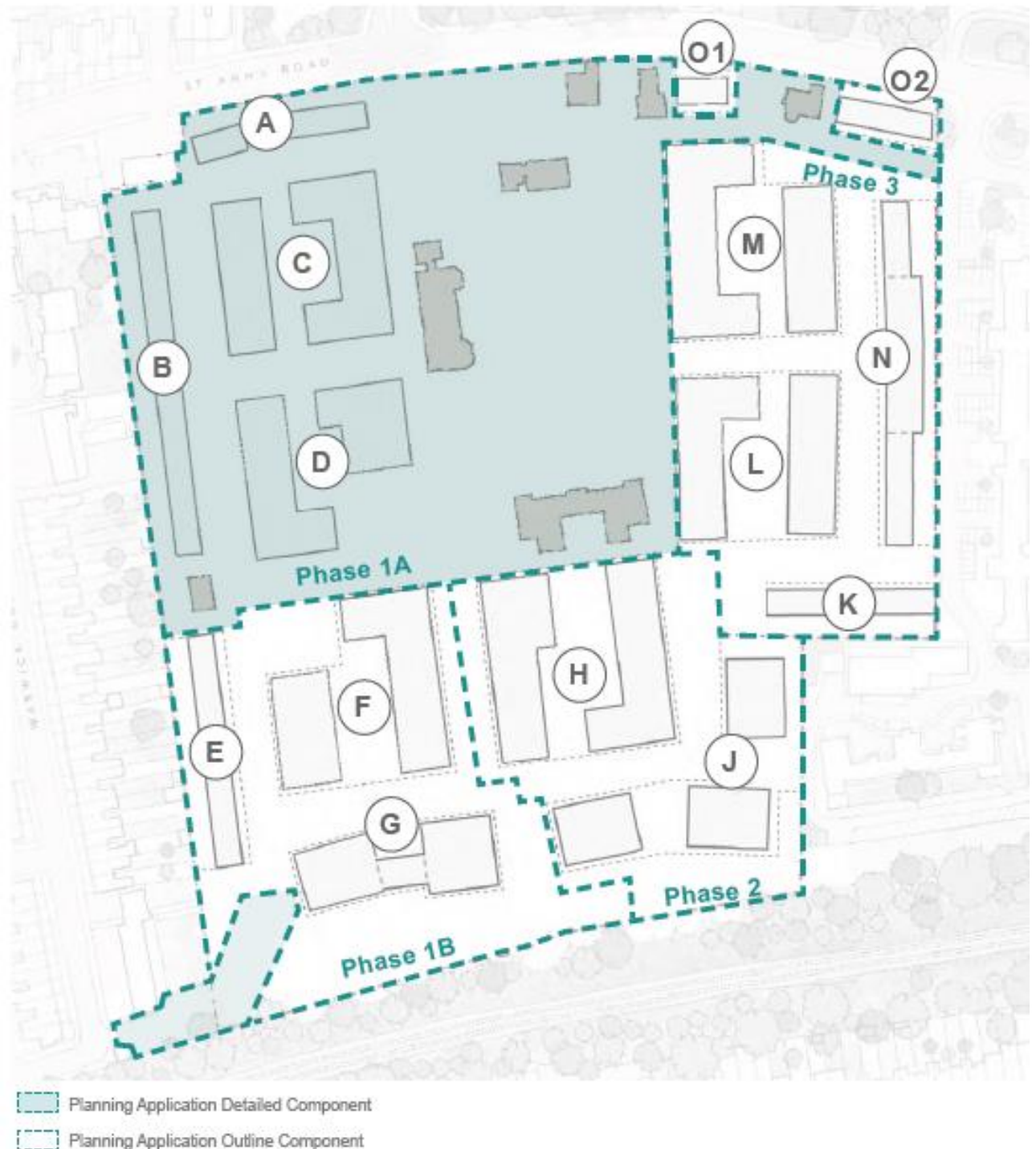
#### **Proposed development**

- 3.1 This is a 'hybrid' planning application seeking part full planning permission and part outline planning permission for up to 995 new homes and up to 5,000sqm (GEA) of non-residential floorspace.
- 3.2 Full planning permission is sought for development within the first phase – known as and referred to as Phase 1A in the rest of the report, which includes the demolition of existing buildings, the erection of 239 new residential properties (Use Class C3) and the provision of 3,204sqm of non-residential space within Use Classes E, F1 and F2 through the change of use, conversion and alteration of seven existing hospital buildings. Full planning permission is also sought for other works within Phase 1A including alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle access points, provision of new landscaping including enlargement of the existing Peace Garden, and provision of associated vehicle and cycle parking spaces.
- 3.3 Outline planning permission is sought for development within Phases 1B, 2 and 3, which includes the demolition of existing buildings, the erection of up to 756 new residential properties (Use Class C3) and the provision of up to 945sqm of new non-residential space within Use Classes E, F1 and F2. Outline planning permission is also sought for other works within Phases 1B, 2 and 3 including the provision of pedestrian and cycle access points, new landscaping and vehicle and cycle parking spaces. Detailed approval is sought for matters of access only. Matters of appearance, landscaping, layout and scale are reserved for consideration at a later date.



- 3.4 The proposed development masterplan includes new buildings of between three and nine storeys in height laid out around an extended Peace Garden in the centre of the site. 60% (595) of the 995 new residential properties would be affordable homes. 54% of the affordable homes would be provided at affordable rent levels. The Council has first option on 161 of these homes 38 homes in Phase 1A would be provided as specialist 'older adults' accommodation.
- 3.5 The development would be 'tenure-blind' with the affordable and market housing spread throughout the development. The majority of homes would be dual-aspect and 17% of all homes would have three or more bedrooms.
- 3.6 New landscaping and play space would be provided, with the existing ecological zones to the south of the site being expanded. A new opening in the south-west corner of the site would improve connections through the development to Warwick Gardens and onwards to Green Lanes. 167 car parking spaces would be provided in addition to 1,916 cycle parking spaces distributed throughout the site.
- 3.7 The development would have high levels of energy efficiency including a 76% reduction in carbon against 2013 Building Regulations for the residential parts of the

scheme. It would be heated through low-carbon sources and would generate renewable energy on site. The development is expected to connect to the Council's district energy network when this becomes available.



- 3.8 The development would have five different character areas that reflect the varying housing typologies and architectural approaches across it. The new buildings would be finished in five different shades of brick, with flat and slate pitched roofs, pre-cast concrete and metalwork detailing. The design quality of the masterplan as a whole would be secured through a Design Code and parameter plans.
- 3.9 The proposed development falls within the scope of Paragraph 10B 'Urban Development Projects' to Schedule 2 of the Town and Country Planning

(Environmental Impact Assessment) Regulations 2017. As such, it represents 'EIA development' and is accompanied by an Environmental Statement (ES) which has been assessed as part of this application.

### 3.10 **Site and its Surroundings**

#### *Site description*

- 3.11 The application site is a 7.2ha plot of land that forms part of the existing St Ann's Hospital, which is a Victorian-era former fever hospital located on the southern side of St Ann's Road. The majority of the buildings on site are now vacant. Existing building heights across the site range from 2-3 storeys.
- 3.12 Vehicular and pedestrian access to the site is from St Ann's Road, which is located to the north. The site is 1.5 km from Seven Sisters Station, 1.9 km from South Tottenham Station, 1.3 km from Harringay Green Lanes Station and 1.7 km from Harringay Station. There are bus stops close to the site providing services to transport nodes throughout London.
- 3.13 The northern part of the site is located within the St Ann's Conservation Area. The Conservation Area extends along the northern strip of the site parallel to St Ann's Road. There are no statutory listed buildings at the site but it includes Mayfield House, which is a locally listed building.
- 3.14 The site has a relatively flat topography with a gentle fall in land levels from west to east and north to south. It includes a mix of natural landscaped elements, including tree planting and two Site of Importance for Nature Conservation (SINC) areas close to its southern boundary. There is also a woodland Tree Preservation Order (TPO) and an Ecological Corridor by this site boundary.
- 3.15 The site is designated as being within an Area of Change by the Local Plan. The site is within Flood Zone 1 and is therefore at low risk of flooding. It is also within a Critical Drainage Area and a Groundwater Source Protection Zone.
- 3.16 The application site forms a large part of Site Allocation SA28 of the Site Allocation DPD 2017 which has been identified for new residential development, town centre uses and other uses. The detailed requirements of the site allocation are set out in the '*Site Allocation*' section below.

#### *Surrounding area*

- 3.17 The site is bounded to the south by the London Overground railway line and the rear gardens of properties in Warwick Gardens to the west. To the east are the retained St Ann's Hospital medical facilities which are to remain in situ. Further to the east is Hermitage Road. Chestnuts Park is located opposite the site to the north.
- 3.18 The remainder of the local area is predominantly residential in character with buildings of varying styles and age. There are further heritage assets located 300 metres to the east of the application site, along St Ann's Road, including the Grade II\* listed St Ann's Church, Grade II listed St Ann's Church school and Grade II listed 1-5 Avenue Road.

### 3.19 **Relevant Planning History**

### *Application Site*

- 3.20 The most recent and relevant planning history for the application site is described below.
- 3.21 HGY/2021/1415. Request for an Environmental Impact Assessment Scoping Opinion in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) with respect to the proposed development on land at St Ann's Hospital, St Ann's Road, N15. EIA required 23<sup>rd</sup> July 2021.
- 3.22 HGY/2014/1691. Hybrid application comprising: Full application for the construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sq. m of retail (use class A1), car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development: and: Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential units, new healthcare buildings, upgrade of existing access point off Hermitage Road, open space and associated development, and outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development. Permission granted 10th July 2015.

### *Retained Medical Site*

- 3.23 The most recent and relevant planning history for the adjacent part of the Hospital that is to be retained in medical uses is described below.
- 3.24 HGY/2020/2359. Demolition of X-Ray building and erection of replacement two storey office and workshop building. Permission granted 14<sup>th</sup> December 2020.
- 3.25 HGY/2020/1521. Erection of an electric powered water pumping station. Permission granted 14<sup>th</sup> August 2020.
- 3.26 HGY/2020/1154. Demolition of link corridor and replacement with new entrance, plus installation of two new entrances, on the western side of Block 12. Permission granted 12<sup>th</sup> June 2020.
- 3.27 HGY/2020/0982. Two storey infill development to form a new Oasis Restaurant at ground floor level of the main hospital building, with meeting and training space at first floor. Permission granted 18<sup>th</sup> June 2020.
- 3.28 HGY/2019/2625. Erection of a flat roof structure over existing courtyard to create additional office floor space, and installation of access ramp to new side entrance. Permission granted 18<sup>th</sup> November 2019.
- 3.29 HGY/2018/0382. Erection of a two-storey hospital building for mental health patients, which will provide 4 wards, for up to 70 mental health inpatients. Permission granted 22<sup>nd</sup> May 2018.

## **4. CONSULTATION RESPONSE**

#### 4.1 **Quality Review Panel**

4.2 The scheme has been presented to Haringey's Quality Review Panel on three occasions. The Panel's written responses are attached in Appendix 6.

#### 4.3 **Development Management Forum**

4.4 A Development Management Forum was held on 29<sup>th</sup> June 2022. Discussions focussed on the development's design and heritage approach. Details of the comments made are available in Appendix 7.

#### 4.5 **Planning Committee Pre-Application Briefing**

4.6 The proposal was presented to the Planning Sub-Committee at a Pre-Application Briefing on 6<sup>th</sup> June 2022. The minutes are attached in Appendix 8.

#### 4.7 **Planning Application Consultation**

4.8 The following were consulted regarding the application:

##### *Internal*

4.9 LBH Design: Supports the design of the development and the quality of the design code.

4.10 LBH Conservation: Supports the development.

4.11 LBH Housing: The development would provide a policy-compliant percentage of affordable housing including older adult homes. As such, there are no objections to this proposal.

4.12 LBH Transportation: No objections, subject to conditions and obligations.

4.13 LBH Carbon Management: No objections, subject to conditions and obligations.

4.14 LBH Regeneration: No objections.

4.15 LBH Nature Conservation: The proposal includes details of mitigation measures, protection for biodiversity during construction and operational phases, management plans, a commitment to biodiversity enhancements including habitat enhancement within the existing SINC areas. As such, no objections to the development are raised, subject to conditions.

4.16 LBH Arboricultural Officer: No objections, subject to conditions.

4.17 LBH Building Control: No objections received.

4.18 LBH Flood and Water Management: No objections, subject to conditions.

4.19 LBH Waste Management: Support the application.

4.20 LBH Pollution: No objections, subject to conditions.



4.21 LBH Public Health: Support the proposal.

4.22 LBH Communities and Housing Support: Supportive of the proposed sheltered accommodation provision.

*External*

4.23 Greater London Authority (GLA): Stage 1 comments can be viewed in full in Appendix 4. The GLA's summary comments of 30<sup>th</sup> August 2022 are provided below:

*London Plan policies on housing, affordable housing, urban design, heritage, sustainable development, environmental issues and transport are relevant to this application. Whilst the proposal is supported in principle, the application does not currently comply with these policies, as summarised below:*

- **Land use principles:** *The comprehensive residential-led redevelopment of surplus hospital land is strongly supported, in accordance with the principles set out in the Site Allocation. The proposals seek to optimise the development potential of the site and the proposed density is supported in principle. Subject to suitable controls the proposed non-residential uses would facilitate a well-balanced mix of commercial and community activity across the site. A substantial amount of public open space is provided in addition to the private amenity spaces, and this is strongly supported.*
- **Affordable housing:** *The development provides 60% affordable housing and is therefore eligible for the Fast-Track Route, subject to the necessary planning obligations regarding affordability and an Early-Stage Viability Review being secured.*
- **Urban design and heritage:** *The proposals seek to optimise the development potential of the site and no strategic concerns are raised in respect of the layout, height, and massing of the development. Less than substantial harm to the character and appearance of the conservation area is identified but this is outweighed by the public benefits of the proposal.*
- **Transport:** *Further details are required in relation to the impact of the development on bus infrastructure, highways works, car and cycle parking, trip generation, travel planning, servicing, and construction.*
- **Energy:** *Further justification is required as to the proposals for heat and energy generation in accordance with the London Plan energy hierarchy, specifically regarding the connections to the future District Heating Network and the proposals for three separate energy centres to serve the development.*
- *Further information is required on **sustainable development and environment**.*

4.24 Transport for London: Comments reflect the matters raised in the GLA's Stage 1 comments.

4.25 National Planning Casework Unit: No objections.

- 4.26 Network Rail: No objections, subject to informatives.
- 4.27 London Overground: No comments received.
- 4.28 Health & Safety Executive: Content with the proposed development. The outline permission should be subject to appropriate conditions.
- 4.29 London Fire Brigade: No comments received.
- 4.30 NHS North London Central ICB: Support the proposals subject to planning obligations.
- 4.31 Environment Agency: No objections, subject to conditions.
- 4.32 Natural England: No objections.
- 4.33 Thames Water: No objections, subject to conditions and informatives.
- 4.34 Historic England: No relevant comments made. The application should instead be assessed by the Council's own specialist advisers.
- 4.35 Greater London Archaeological Advisory Service: No objections, subject to a condition.
- 4.36 Metropolitan Police Designing Out Crime Officer: No objections, subject to conditions and an informative.
- 4.37 Metropolitan Police: No objections, subject to the provision of a contribution towards local policing.
- 4.38 London Borough of Hackney: No comments received.
- 4.39 National Grid: No comments received.

## **5. LOCAL REPRESENTATIONS**

- 5.1 The application has been publicised by way of a press notice, several site notices which were displayed around the site and in the vicinity of the site and over one thousand individual letters sent to surrounding local properties. 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: 393

Objecting/Commenting: 389

Supporting: 4

- 5.2 The following local groups/societies made representations

- Victorian Society
- Haringey Parks Forum
- Tottenham and Wood Green Friends of the Earth
- Ladder Community Safety Partnership
- Tree Trust for Haringey
- Garden Residents Association

- Friends of St Ann's Green Spaces (STAGS)
- Friends of Chestnuts Park
- Healthy Streets St Ann's (as part of joint objection)
- Woodlands Park Residents Association (as part of joint objection)
- Friends of Finsbury Park (as part of joint objection)
- Friends of Harringay Stadium Slopes (as part of joint objection)
- Friends of Railway Fields (as part of joint objection)
- Haringey Tree Protectors (as part of joint objection)
- SHIFT Haringey (as part of joint objection)
- Friends of Coldfall Wood & Muswell Hill Playing Fields (as part of joint objection)

5.3 The following Councillor(s) made representations:

- None

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

#### **Land Use**

- Inappropriate non-residential uses
- Lack of social and community infrastructure

#### **Scale, Design and Heritage**

- Overdevelopment of the site
- Excessive building height
- Excessive density
- Loss of local character
- Loss of heritage buildings and feature
- Existing architects should be retained
- Lack of boundary maintenance information
- Loss of openness

#### **Residential Amenity and Quality**

- Loss of privacy
- Loss of day/sunlight
- Increased noise pollution
- Negative impacts from construction work
- Low quality homes
- Unaffordable homes

#### **Transport and Parking**

- Lack of crossing over railway to south
- Excessive parking
- Insufficient parking
- Loss of off-site car parking
- Increased traffic

- Negative impact on transport infrastructure
- Lack of public realm improvements

### **Carbon Reduction, Sustainability and Pollution**

- Lack of microgeneration measures
- Lack of carbon reduction measures
- Negative impact on climate change
- Increased air pollution

### **Trees, Landscaping and Ecology**

- Excessive loss of trees and other foliage
- Lack of wildlife conservation
- Loss of existing ecology and biodiversity
- Lack of ecological improvements
- Insufficient green space

### **Other Considerations**

- Loss of safety and security
- Increased anti-social behaviour
- Lack of surface water retention and mitigation

5.5 The following issues raised are not material planning considerations:

- Reduction in property value  
(officer note: loss of property value is not a material planning consideration)
- Information provided with the application is inaccurate or inappropriate  
(officer note: the information provided is sufficient for the Council to make an informed judgement on this application)
- Inappropriate public consultation  
(officer note: the applicant has undertaken several public consultation events and taken views into account where appropriate, as explained in the statement of community involvement submitted with this application)

## **6 MATERIAL PLANNING CONSIDERATIONS**

### *Statutory Framework*

6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan unless material considerations indicate otherwise.

### *Considerations*

6.2 The main planning considerations raised by the proposed development are:

1. Principle of development
2. Housing provision, affordable housing & housing mix

3. Design and appearance
4. Heritage conservation
5. Residential quality
6. Neighbouring amenity
7. Social and community infrastructure
8. Transport and parking
9. Trees, urban greening and ecology
10. Carbon reduction
11. Flood risk and water management
12. Land contamination
13. Equalities

## **Principle of development**

### *National Policy*

- 6.3 The National Planning Policy Framework 2021 (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to 'drive and support development' through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

### *Regional Policy – The London Plan*

- 6.4 The London Plan 2021 Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum.
- 6.5 London Plan Policy H1 states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, including through the redevelopment of surplus public sector sites.
- 6.6 London Plan Policy H4 requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals on public land should deliver at least 50% affordable housing on each site. Policy H13 supports the provision of specialist housing for older persons.
- 6.7 London Plan Policy D3 states that all development must make the best use of land by following a design-led approach that optimises site capacity. Optimising capacity means ensuring developments are of the most appropriate form and land use for the site, having regard to local context, good design, local infrastructure, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.
- 6.8 London Plan Policy SD7 states that developments should take a 'town centres first' approach to new non-residential development. Policy S1 sets out that proposals that result in the loss of social infrastructure should only be permitted where there are no realistic proposals for re-provision, where the loss is part of a wider transformation plan, or where existing services are otherwise improved or sustained.

### *Local Policy*

- 6.9 The Haringey Local Plan Strategic Policies Document 2017 (hereafter referred to as Local Plan) sets out the long-term vision of the development of Haringey by 2026 and also sets out the Council's spatial strategy for achieving that vision.
- 6.10 Local Plan Policy SP1 states that the Council will maximise the supply of additional housing by supporting development within areas identified as suitable for growth, which includes Areas of Change. Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the stated minimum target, including securing the provision of affordable housing.
- 6.11 Local Plan Policy SP8 states that the Council will support local employment and regeneration aims and will support small and medium sized businesses in need of employment space. Policy SP14 of the Local Plan states that existing health facilities should be protected. Policy SP16 states that the Council will promote the provision of multi-purpose community facilities.
- 6.12 The Development Management DPD 2017 (hereafter referred to as the DM DPD) supports proposals that contribute to the delivery of the strategic planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed. Policy DM10 of the DM DPD seeks to increase housing supply and seeks to optimise housing capacity on individual sites. Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on all sites.
- 6.13 Policy DM41 states that proposals for new retail uses outside of town centres should demonstrate that there are no suitable town or edge-of-centre sites available in the first instance and should also demonstrate that they would not harm nearby town centres.
- 6.14 Policy DM49 states that the Council will protect existing social facilities unless a replacement facility is provided and supports the provision of new flexible community facilities in accessible locations.
- 6.15 The application site forms part of site allocation SA28 'St Ann's Hospital Site' in the Site Allocations DPD 2017. SA28 is identified as being suitable for residential and town centre uses, with some of the existing hospital facilities anticipated as being retained on site. SA28 acknowledges that planning permission was granted in 2015 (application ref. HGY/2014/1691) for the redevelopment of a large proportion of the site allocation area for residential uses, with hospital facilities being retained on a smaller land parcel to its eastern side.
- 6.16 SA28 has the following Site Requirements and Development Guidelines:

#### Site Requirements

- The existing boundary wall should be integrated into the development in line with operational and design aspirations in the site wide masterplan.
- The areas of SINC in the south of the site should be enhanced through any redevelopment.

- The site will be developed as residential in order to enable a rationalisation and enhancement of the health facilities.
- A new connection towards Green Lanes is required at the south west corner of the site. This should be integrated into the cycle and pedestrian network to provide connections from the east of the Borough to Green Lanes, Harringay station and the west of the Borough.
- The new connection to Green Lanes should not adversely impact the occupants of the residential block at the southern end of Warwick Gardens.
- Provision for the connection of a north-south route through the site linking the site, and the central portion of the north of the Borough with St. Ann's ward, and areas to the south as part of the overall cycling and pedestrian network in the Borough.
- The site lies within the St Ann's Conservation Area and the development should preserve and enhance the character of the conservation area, its significance, and its setting as per the statutory requirements.
- New open space should be provided on the site which complements the nearby Chestnuts Park.

#### Development Guidelines

- Heights adjoining properties on Warwick Gardens should be reduced to respect the amenity of neighbouring properties.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

6.17 The Council is preparing a new Local Plan and consultation on a Regulation 18 New Local Plan First Steps document took place between 16 November 2020 and 1 February 2021. The First Steps document sets out the key issues to be addressed by the New Local Plan, asks open question about the issues and challenges facing the

future planning of the borough and seeks views on options to address them. Owing to the early stage that the plan is at, very limited weight can be given to the emerging Local Plan.

#### *Five-Year Housing Supply*

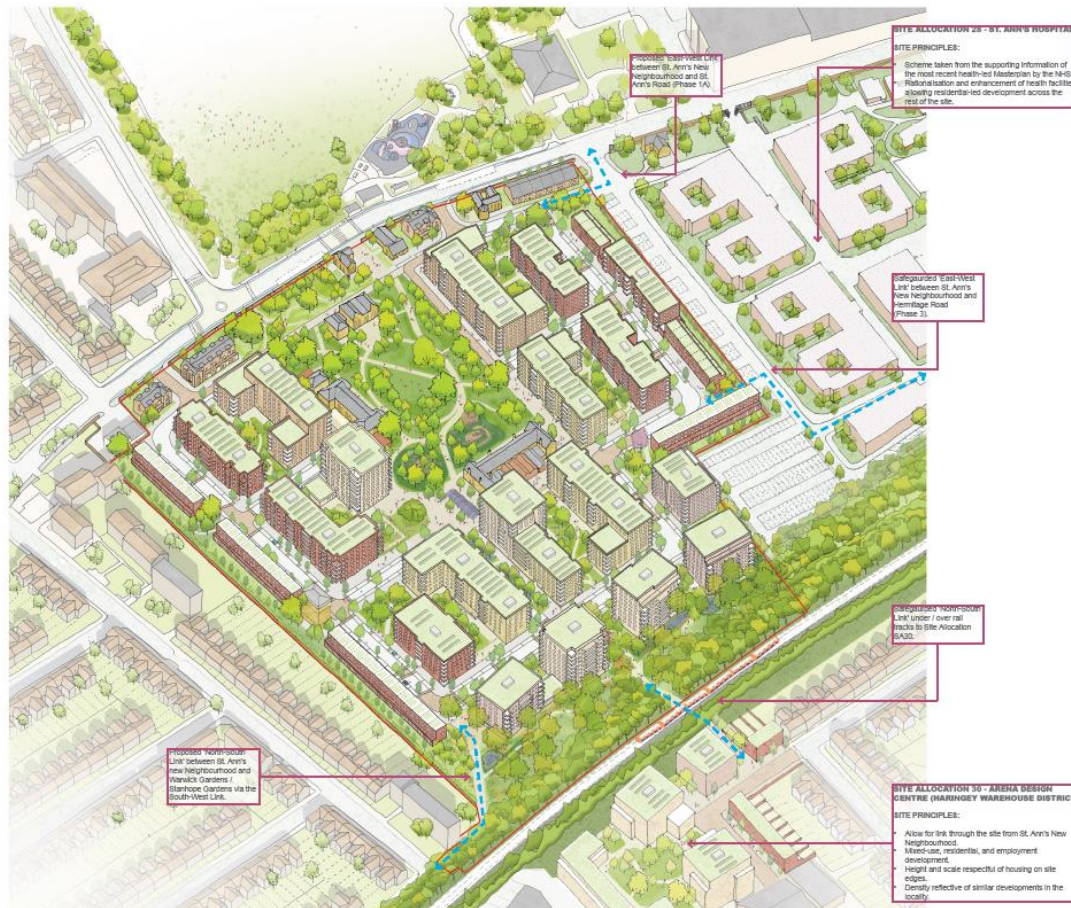
- 6.18 The Council at the present time is unable to fully evidence its five-year supply of housing land. The 'presumption in favour of sustainable development' and paragraph 11(d) of the NPPF should be treated as a material consideration when determining this application, which for decision-taking means granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. Nevertheless, decisions must still be made in accordance with the development plan (relevant policies summarised in this report) unless material considerations indicate otherwise (of which the NPPF is a significant material consideration).

#### *Assessment*

#### Site Allocation and Masterplanning

- 6.19 Policy DM55 of the DM DPD states that where developments form only part of an allocated site a masterplan shall be prepared to demonstrate that the delivery of the site allocation and its wider area objectives would not be frustrated by the proposal.
- 6.20 This application covers the western side of Site Allocation SA28. The remaining land would be retained in use for hospital purposes and has recently benefitted from planning permission for improved facilities including a new two storey building known as Blossom Court (planning application reference: HGY/2018/0832). The refurbishment of other existing buildings within the retained medical campus is ongoing. The applicant has submitted an indicative masterplan which shows how the proposed development would integrate with the adjacent hospital facilities as they could appear in the future. The indicative masterplan also responds to other important strategic planning considerations including the potential future provision of a route through the site to the south (under the railway line), which has been safeguarded as part of this application, and the proposed development's relationship with the SA30 'Arena Design Centre' site allocation located on the opposite side of the railway line.





- 6.21 This proposed development would also accord with all other site allocation objectives as appropriate, including by providing new open space within the site, by integrating the northern boundary wall into the proposals and by providing an opening in the south-west corner that improves connectivity to Green Lanes and respects residents of Warwick Gardens. It would enhance the SINC to the south of the site and would respond appropriately to local heritage significance. Building heights would respect local residential amenity. The proposed development has been designed to connect to the Council's District Energy Network in the future. Further analysis of these elements of the development is made in the relevant sections below.
- 6.22 As such, the proposed development would meet the requirements of Policy DM55 and Site Allocation SA28.

### Rationalisation of Health Facilities

- 6.23 Policy S1 of the London Plan sets out that development proposals which would result in a loss of social infrastructure should only be permitted where there are no realistic proposals for re-provision, where the loss is part of a wider public service transformation plan, or where the loss is required in order to sustain and improve existing services.
- 6.24 Policy SP14 of the Local Plan states that the Council shall support the provision of improved health facilities. Policy DM49 states that the Council will protect existing social facilities unless a replacement facility is provided.
- 6.25 The application site was previously owned by the Barnet, Enfield and Haringey Mental Health NHS Trust which still owns the land to the east of the site. Following a review of

the need for medical facilities on this site by the NHS Trust, the application site was sold to the Greater London Authority (GLA) and the funds used to deliver new, improved and rationalised medical facilities on the land retained in NHS Trust ownership.

- 6.26 In addition to the completion in 2020 of the new Blossom Court building on the retained medical campus, works are also ongoing in respect of the refurbishment of existing patient and support staff accommodation buildings, the construction of a new restaurant for use of patients, staff and visitors, staff education and training facilities, and a range of site infrastructure improvements including revised road layouts, landscaping, and car parking.
- 6.27 The NHS Trust has confirmed that all services which were previously provided on the hospital site have now been consolidated into the retained 'medical campus' site. Therefore, the removal of the hospital buildings which remain on the application site and the redevelopment of the site for residential and other uses would not result in a loss of operational or patient capacity for these medical facilities.
- 6.28 It is considered that the proposals comply with London Plan Policy S1 as there is no longer an identified need for medical facilities on this site that has not or cannot be provided on the retained medical campus site. Furthermore, the improvement of health facilities on the retained medical campus site is supported by Policies SP14 and DM49 as described above, whilst the general rationalisation of health facilities on this site is also in accordance with the aims and objectives of Site Allocation SA28.

#### Provision of New Housing

- 6.29 London Plan Policy H1 states that boroughs should optimise the potential for housing delivery on all suitable brownfield sites. Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and will make the full use of Haringey's capacity for housing by maximising the supply of additional housing.
- 6.30 Policy DM10 of the Development Management DPD states that the Council will support proposals for new housing on sites allocated for residential development. This site is designated as being suitable for new residential development by Site Allocation SA28.
- 6.31 The proposed development would provide up to 995 new homes across all phases of the scheme, including 239 homes in the detailed Phase 1A application and up to 756 homes in the later phases of the outline application. This is a substantial contribution to the Council's housing, equitable to 6.25% of the number of homes required to be delivered within the current ten-year housing target timeframe as set out in the London Plan (and 62.5% of the Council's annual housing target). The development would also secure a minimum of 60% affordable housing and thus would make a substantial towards the Council's Borough-wide target of 40% affordable housing.
- 6.32 The principle of providing new homes on this site is therefore strongly supported by national, regional, and local policies, including Policies H1, SP2 and DM10 and the aims and objectives of Site Allocation SA28.

#### Provision of Non-Residential Uses

- 6.33 London Plan Policy SD7 and Policy DM41 of the DM DPD state that new non-residential development should be located in town centres unless there are no suitable sites available and where town centres would not be adversely affected. Site Allocation SA28 envisages town centre uses within the site allocation area.
- 6.34 Local Plan Policy SP8 states that the Council will support small and medium sized businesses in need of employment space. Policy E3 of the London Plan states that planning obligations may be used to secure affordable workspace at rents below the market rate where there is a specific social, cultural or economic development purpose.
- 6.35 Policy SP16 states that the Council will promote the provision of multi-purpose community facilities. Policy DM49 of the DM DPD supports the provision of new flexible community facilities in accessible locations.
- 6.36 The development proposal includes the provision of 5,000sqm (GEA) of non-residential space for commercial and community uses. The seven retained buildings currently on site (all within Phase 1A) would be extended, adapted and used for flexible purposes within Use Classes E (Commercial, Business and Service), F1 (Learning and Non-Residential Institutions) and F2 (Local Community). It is anticipated that these buildings would include approximately 2,500sqm of workspace including a minimum of 450sqm of affordable workspace with the remaining uses potentially including medical, education and leisure activities. These buildings are expected to be occupied relatively early in the development process, prior to the end of 2024.
- 6.37 There are two new commercial units included within the later outline phases of the development, with these units to be secured as flexible Class E uses within Plot G (Phase 1B), adjacent to and overlooking the south-west link, and a small supermarket in Plot M (Phase 3).
- 6.38 The Class E uses including the proposed new supermarket would support the residents within this new residential neighbourhood by providing convenient facilities on their doorstep. It is anticipated they would not adversely affect the vitality and viability of nearby commercial centres and that local businesses, such as those on Green Lanes, would benefit from increases in the local residential population and improved connectivity from and through the site facilitated by the new south-west link.
- 6.39 The proposed workspaces would act to create a vibrant neighbourhood by drawing residents into the development from outside and enlivening the public realm through business activity. They would be located around the expanded Peace Garden open space, activating this area improving its safety and security through natural surveillance, and creating a vibrant hub at the heart of the development. The workspaces would also contribute towards improving the local economy generally by creating job opportunities and developing small businesses. The workspaces would include a significant proportion of affordable space suitable for creative enterprises which would support the local creative business community and build on the local area's designation as a Creative Enterprise Zone. All non-residential uses combined are envisaged to create up to 170 new jobs.
- 6.40 The proposed education, health or community facilities would also provide facilities to support both the residents on site and the existing local community. The end users of the buildings would be selected to ensure the uses are viable and do not adversely affect the viability of ongoing existing businesses and community facilities. Details of

the final commercial and workspace strategy is recommended to be secured through condition.

- 6.41 The applicant has also committed to providing 'meanwhile' activities within existing buildings during the later phases of the development on the site where this is identified as being achievable and further details of these uses can also be secured by condition.
- 6.42 These non-residential uses would contribute towards the regeneration of this site from an underutilised former hospital site into an optimised mixed-use neighbourhood. They would bring new jobs, businesses and services into this part of Haringey which is otherwise not open to the general public. The non-residential uses would generate business activity and long-term investment that builds on the existing creative community in this part of the Haringey, to the benefit of residents in the local area and Haringey in general.
- 6.43 As such, the provision of non-residential activities as described above is considered acceptable and welcomed in this location.
- 6.44 Summary
- 6.45 The consolidation of the medical facilities on the retained NHS Trust land is supported by Site Allocation SA28 and Policy S1 of the London Plan. The development would be in accordance with the land use planning requirements of the site allocation, which is for predominantly residential and town centre uses, as well as achieving the required wider aims and objectives. The provision of these land uses on the site is also supported by regional and local planning policy, as described above. For these reasons the proposed development is acceptable in principle in land use terms, subject to all other relevant planning policy and other considerations also being acceptable as discussed below.

## **Housing Provision, Affordable Housing and Housing Mix**

### *Housing and Affordable Housing Provision*

- 6.46 The Council's housing target as set by the London Plan is 1,592 dwellings per annum. London Plan Policy H1 states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, including through the redevelopment of surplus public sector sites. Policy DM10 of the DM DPD seeks to increase housing supply and seeks to optimise housing capacity on individual sites.
- 6.47 The NPPF 2021 states that where it is identified that affordable housing is needed, planning policies should expect this to be provided on site in the first instance.
- 6.48 London Plan Policy H4 seeks to maximise affordable housing delivery with the Mayor of London setting a strategic target of 50% of all new homes to be affordable. Policy H5 states that the threshold of affordable housing is a minimum of 50% on public sector land. Development proposals that exceed this 50% threshold are not required to submit financial viability information for assessment where they meet all other relevant policy requirements including seeking grant funding to maximise the level of affordable housing on site.

- 6.49 Policy DM13 of the DM DPD states that developments with the capacity to accommodate more than ten dwellings should provide affordable housing and highlights a preference for affordable rented accommodation.
- 6.50 The proposed development would provide up to 995 new homes across its four phases. This includes 239 homes provided within the detailed component of the application (Phase 1A) and up to a further 756 homes within the outline component (Phases 1B, 2 and 3).

Overall Residential Tenure Mix (Both Detailed and Outline Elements)

- 6.51 The overall development proposal includes a range of tenures as described in the table below:

<b><i>Housing Type</i></b>	<b><i>No. of Units (%)</i></b>	<b><i>Affordable Tenure (% of Affordable)</i></b>
Private Sale	400 (40%)	N/A
Shared Ownership	120 (12%)	Intermediate (46%)
London Living Rent	73 (7%)	
Community Housing (LLR)	58 (6%)	
NHS Staff Housing (LLR)	22 (2%)	
London Affordable Rent	284 (29%)	London Affordable Rent (54%)
Older Adults' Housing (LAR)	38 (4%)	
<i>Total</i>	995	100%

- 6.52 The 995 new homes would be split into 400 homes for the private market and 595 affordable homes, which is an overall provision of 59.8% affordable housing by unit (60.2% by habitable room). This is a substantial amount of affordable housing that significantly exceeds the Council's Borough-wide target of 40% on this individual site, and which also exceeds the Mayor of London's affordable housing target for public sector land of 50%.
- 6.53 The affordable housing would be provided as 46% intermediate and 54% London Affordable Rent. This is close to the Council's target affordable split of 60% general needs low cost rented housing (which includes London Affordable Rent) and 40% intermediate housing as described in the Council's Housing Strategy Appendix C (March 2019). As such, the affordable housing split is considered acceptable in the circumstances given the high overall provision of affordable housing within the development and the substantial provision of low-cost rented housing overall.
- 6.54 In total, 322 new homes would be provided as London Affordable Rent homes, which is 32% of the overall number of homes. The Council has first option to acquire 50% (161) of the proposed London Affordable Rent homes, including the older adults' housing, which means that 123 homes (12.3% of the total number of homes) across the development could be provided as Council-rented homes. Catalyst would deliver all remaining affordable homes across the site.
- 6.55 The intermediate homes would include Shared Ownership and London Living Rent tenures. The Shared Ownership homes would be managed by Catalyst with household income levels initially set at a maximum of £75,000 for an initial three-month period for all one/two-bedroom properties and £90,000 for larger properties. The Council's Housing Strategy Revised Appendix C (2019) states that net housing costs should not exceed 40% of net local income levels. However, it is considered that this income

restriction would not be practicable on this site as those on lower incomes would require substantial deposits which are unlikely to be affordable for local people. Catalyst have agreed to commit to a cascade approach, which ensures marketing of the properties to local people in the first instance.

- 6.56 The London Living Rent homes are an intermediate tenure offered on minimum three-year tenancies and are deemed 'genuinely affordable' by the Mayor of London. Residents are expected to transition from this rental arrangement into shared ownership of the property within ten years. The London Living Rent properties would have household income caps of £90,000 which would accord with the Mayor of London's housing eligibility requirements.
- 6.57 Up to 58 'community-led' homes would be provided, with the exact number determined by a tender process which is still ongoing. The GLA will select a community organisation with the capacity and experience to acquire and manage these homes. If an organisation cannot acquire or manage all or any of the 58 community homes, then those homes not managed by a community organisation would be provided as London Living Rent homes and managed by Catalyst. These homes would be located in Phase 1B.
- 6.58 The NHS Trust would have nomination rights over 22 London Living Rent homes for a period of ten years which will allow key worker NHS staff to occupy these properties. These homes would be located in both Phase 1B and Phase 3.
- 6.59 The Council's Housing Officer has been consulted on the proposed tenure and affordability mix of the affordable housing across this development proposal and has raised no objections to the affordable provision in this case.
- 6.60 The new homes would be 'tenure blind' which means the affordable homes would be indistinguishable from the market homes. The affordable homes would be of a high standard of design, providing a high-quality living environment and would be distributed throughout the development.

Phase 1A Residential Tenure Mix (Detailed Component)

- 6.61 Within Phase 1A, 145 of the 239 new homes (61%) would be provided as private market units and 94 homes (39%) would be affordable. The affordable tenure split would be 40% London Affordable Rent and 60% intermediate. The proportion of LAR homes proposed includes the older adults' housing which would be taken on and managed by the Council. Details of the housing tenures in Phase 1A are described below:

<b><i>Housing Type</i></b>	<b><i>No. of Units (%)</i></b>	<b><i>Affordable Tenure (% of Affordable)</i></b>
Private Sale	145 (61%)	N/A
Shared Ownership	34 (14%)	Intermediate (60%)
London Living Rent	22 (9%)	
Older Adults' Housing	38 (16%)	London Affordable Rent (40%)
<i>Total</i>	239	100%

- 6.62 Phase 1A is formed of Plots A and B (terraced family-sized housing), Plot C (two buildings of private sale homes and older adults' accommodation) and Plot D (two buildings of private sale homes and intermediate rent/sale homes).
- 6.63 It is acknowledged that the 39% provision of affordable housing in Phase 1A of the scheme is proportionally lower than in the remainder of the development proposal, and that the proportion of this affordable housing provided as London Affordable Rent tenure (40%) is also lower than across the development as a whole. This greater provision of intermediate and private sale housing in the first phase of the development is accepted and considered reasonable in this case as a result of the very high levels of affordable housing being provided overall and the rapid delivery of the development as the housing receipts from this first development phase would contribute towards subsidising the much higher proportion of lower cost affordable housing in the later phases (for example the high proportion of London Affordable Rent housing (104 homes – 80% of the affordable housing in that phase) that is expected to be provided within Phase 1B (exact details to be confirmed through a reserved matters application)).
- 6.64 Furthermore, the Council's Communities and Housing Support team is benefiting from the early provision of older adults' accommodation within Phase 1A, which would assist in meeting an identified need for specialist housing in the Borough / local community.
- 6.65 As such, the proposed provision and range of affordable housing and its tenure split is acceptable.

#### *Housing Mix*

- 6.66 Policy DM11 of the DM DPD states that the Council will not support proposals which result in an over concentration of 1 or 2 bedroom units overall unless they are part of larger developments.
- 6.67 168 (17%) of the overall number of units would have three or more bedrooms and would therefore be suitable for families. The family housing would be provided across all blocks and tenures, with a high proportion of the family-sized homes (81 homes, 48% of the family-sized homes) provided as London Affordable Rent homes. The remaining family-sized homes would be provided as intermediate (20%) and market sale (32%) properties. 43 properties would be larger four-bedroom homes, which would be provided in London Affordable Rent tenures and private sale.
- 6.68 This site and the development overall is especially suitable for family housing as there would be large new and existing open spaces, space for residential gardens, space for trees and greenery, space for car parking on site and several nearby schools and other amenities. The development density overall is relatively low. This proportion of family housing would contribute significantly towards meeting the demand for family housing locally and in the Borough generally. The development as a whole would provide a mix of residential units that would contribute towards the creation of mixed and balanced neighbourhoods in this area.
- 6.69 *Provision of Specialist Accommodation*
- 6.70 Policy H13 of the London Plan supports the provision of specialist housing for older people (55 years of age and above). Such accommodation is specifically designed and

managed for older people and does not contain an element of care. Policy DM15 of the DM DPD also supports specialist housing for older people.

- 6.71 Table 4.3 of the London Plan requires Haringey to provide 110 specialist older persons accommodation units per year. This development proposal would make a significant contribution to this target by providing 38 such units that have been designed specifically for older people to live in. The facility includes smaller one and two bedroom units that allows some older residents in the local community to downsize from larger homes, thus likely to free up existing underused housing stock for families. The facility has been designed as independent supported accommodation to be occupied in two parts – one part to be occupied by female residents and the other part to be occupied by LGBTQ+ residents. The older adults' accommodation would be provided in a single building that adjoins an open courtyard and communal facilities for residents would be provided on the ground floor. No care facilities would be provided as part of this use.
- 6.72 The Council's Communities and Housing Support team welcomes the provision of supported housing on site.
- 6.73 As such, the proposed development would be acceptable in terms of its provision of new housing stock generally, the provision of a substantial proportion of affordable housing, the provision of a significant contribution towards meeting the Council's supported accommodation requirements, and in terms of its overall housing mix. The development is therefore acceptable in terms of its housing provision.

## **Design and appearance**

### *National Policy*

- 6.74 Chapter 12 of the NPPF 2021 states that that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.75 It states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, and should be visually attractive due to good architecture, layouts, and appropriate and effective landscaping.

### *Regional Policy – London Plan*

- 6.76 The London Plan 2021 Policy D3 emphasises the importance of high-quality design and seeks to optimise site capacity through a design-led approach. Policy D4 of the London Plan notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers as appropriate. It emphasises the use of the design review process to assess and inform design options early in the planning process (as has taken place here).
- 6.77 Policy D6 concerns housing quality and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due the increased pressures that arise. It also requires development capacity of sites to be optimised through a design-led process.

### *Local Policy*



- 6.78 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 6.79 Policy DM1 of the DM DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 6.80 Policy DM6 of the DM DPD expects all development proposals for taller buildings (i.e. those which are greater in height than their surroundings and are less than ten storeys in height) to respond positively to local context and achieve a high standard of design in accordance with Policy DM1.

*Quality Review Panel (QRP)*

- 6.81 The development proposal has been presented to the QRP four times prior to the submission of this application. The most recent review took place on 6<sup>th</sup> April 2022. The Panel’s summarising comments of this latest review are provided below.
- 6.82 *“The panel warmly welcomes the response to its comments at the previous reviews and supports the improvements made to the scheme, commenting that the treatment of the retained wall is particularly successful. The panel is pleased to see the quality of the proposals, which will act as the baseline for the development of the rest of the site. It stresses the importance of ensuring that the use of high-quality materials as presented is secured through the planning process in order that any subsequent value engineering does not impact negatively on the scheme. The revisions made to block D3 are contributing positively to the building’s architectural quality. The articulation of the corners is working well, and the visual relationship between D3 and D2 has been well-developed. The panel also supports the scale and detailed design of the low-rise housing on the St Ann’s Road frontage. The panel offers some comments on the detailing of the three types of entrance through the retained wall—the pedestrian and vehicular entrances, and the window openings.”*
- 6.83 Since the date of the fourth review the proposal has been amended to address the most recent comments from the QRP. The table below provides a summary of key points from the most recent review, with officer comments following:

<b>Panel Comments</b>	<b>Officer Response</b>
<b>Architecture</b>	
Phase 1A will be the first element of the scheme for the St Ann’s Hospital site to be delivered. It is therefore important that it sets the standard for the whole development, with high quality detailing and materials.	High quality materials are proposed throughout the development, which is also supported by a detailed design code against which reserved matters applications will be designed. Quality of finishing materials will also be secured through a robustly worded condition.

<p>Since the previous review, the design team has tested the design of the tallest building (D3). The panel is reassured by this work and feels that the building will have a successful relationship with the courtyard and the Peace Garden.</p>	<p>Comments supporting the detailed design and layout of Block D3 are noted.</p>
<p>The panel supports the development of the verticality of this block, with the creation of a slenderer appearance, by opening up the corner balconies, and removing the roofs of the balconies at the upper-most floors</p>	<p>Comments supporting the detailed design and layout of Block D3 are noted.</p>
<p>The lighter, more sculptural approach to the top of the building is successful in reducing its heaviness.</p>	<p>Comments supporting the detailed design of Block D3 are noted.</p>
<p>The attention paid to brickwork detailing is also welcomed, for example, where D3's elevation has a clear base, middle and top, referencing the tones of existing brickwork on the site.</p>	<p>Comments supporting the detailed design and materiality of Block D3 are noted.</p>
<p>Equally, the panel enjoys the relationship between the east-facing elevations of C3 and D3 over the Peace Garden, which has been achieved through visual reinforcement of the link through the brick tones, the tops of the buildings and the architectural treatment of the top, middle and base of the elevations of both buildings.</p>	<p>Comments supporting the detailed design and layout of Blocks C3 and D3 are noted.</p>
<p><b><i>Low-rise housing</i></b></p>	
<p>The panel feels that the scale and detailed design of the low-rise housing on the St Ann's Road frontage relates well to the retained wall and the conservation area.</p>	<p>Comments supporting the scale and detailed design of the low-rise housing in Plots A and B are noted.</p> <p>These buildings have been designed sensitively with respect to the conservation area, as well as the historical significance of the gate lodge.</p>

<b><i>The retained wall</i></b>	
<p>The panel admires the further development of the retained wall, which it feels is a very successful part of the proposal, accommodating pedestrian and vehicular entrances, and window openings.</p>	<p>Comments supporting the design development of the boundary wall, which responded to previous comments from the Panel, are noted.</p>
<p>The panel stresses the importance of the construction detailing where new openings are created in the retained wall. Submission of detailed drawings to describe these would be valuable as part of the planning application.</p>	<p>Details of the three types of new openings – window openings, pedestrian openings and vehicular openings are included within the Design and Access Statement. Detailed drawings would be secured by condition.</p>
<p>The panel questions whether the pedestrian entrances may appear weak when compared to the robustness of the existing buttresses, pointing to the success of the concrete capping of the piers at the vehicle entrances, and suggests further exploration of this aspect.</p>	<p>This was supported by the Panel at the time of the meeting. Details of this arrangement are laid out in the Design and Access Statement and are considered acceptable. Further comment on the detailed design of the pedestrian entrances is referenced below.</p>
<p>The panel has concerns about how the red precast concrete porticos that project above the pedestrian entrances will fare over time. These may not age as gracefully as brick, and the panel suggests consideration of alternative materials.</p>	<p>The proposals have taken the panel's comments into consideration. The architects provided clarity during the Panel meeting that the depths of the porticos will be based on the maximum thickness of the wall. The precast coping is incorporated onto the lintel and the engineering brick base of the existing wall is referenced at the base detail to give the proposals robustness and protection from weathering. This has been reflected in the submission and is detailed in the Design and Access Statement.</p>
<b><i>Landscape</i></b>	
<p>The panel comments that the Spotted Thorn sits well in the space between the newly orientated D3 building, the courtyard and the Peace Garden.</p>	<p>The positive comments made by the panel have been acknowledged. Active frontages and residential lobbies have been prioritised around the Spotted Thorn to make the most of this exceptional feature of the site.</p>

<p>It will be essential that the Spotted Thorn is well protected during the construction phase.</p>	<p>The Spotted Thorn will be fully protected during the construction phase in accordance with British Standard requirements. The protection measures included within the Arboricultural Method Statement.</p>
<p>Long-term management and maintenance of the courtyard areas will be essential to their success. Details of how this will be achieved should be included in the planning submission.</p>	<p>The scheme will be managed in perpetuity by Catalyst. A full maintenance and management plan will be secured by condition. The Design and Access Statement includes details of example methodologies for the maintenance of soft landscaping measures.</p>

6.84 As set out above, the applicant engaged rigorously with the QRP during the pre-application stage. The development proposal submitted as part of this application has evolved over time to respond to the detailed advice of the panel. It is considered the points raised by the QRP have been addressed to an appropriate and acceptable extent.

*Assessment*

Residential Density

- 6.85 London Plan Policy D3 requires developments to make the best use of land by following a design-led approach that secures the optimisation of new development, having regard to a site's context, its capacity for growth and existing and future infrastructure. It also states that higher density developments should generally be promoted in locations that are well connected to jobs, services, public transport (including walking and cycling) and other infrastructure.
- 6.86 Policy SP1 of the Local Plan states that Areas of Change have the potential for considerable growth and contain sites which are suitable for new development to help achieve this.
- 6.87 The development would have a residential density of approximately 138 units per hectare. The scheme has been subject to a robust design process through a series of pre-application discussions and three Quality Review Panels. Proposed buildings are well separated from adjacent land uses and the development would provide a substantially expanded Peace Garden open space in addition to several shared communal courtyards. The overall residential quality of the development would be high and, on completion of the new south-west link, access to a range of local amenities would be available both on foot, via bicycle or through the local public transport network.
- 6.88 The proposed development density is therefore acceptable and supported in accordance with London Plan Policy D3.

Height, Bulk and Massing

- 6.89 Policy D9 of the London Plan states that local plans should identify what constitutes a tall building based on local context and that any building less than six storeys in height shall not be considered tall.
- 6.90 Policy DM6 of the DM DPD defines tall buildings as those which are at least ten storeys in height. The proposed buildings would have a maximum height of 9 storeys and therefore, in line with the policy criteria stated above, are not considered to be tall buildings in the context of this site. The development would instead be considered a 'taller' development where high-quality design is expected.
- 6.91 The building heights within the development have been laid out so that the tallest buildings are located towards the centre of the site, bordering the Peace Garden, and to the south of the site, close to the railway line, with buildings on the site's east and west sides having significantly lower heights. Siting the tallest nine storey buildings overlooking the expanded Peace Garden would ensure a high degree of natural surveillance over that open public space increasing its safety. It also ensures that a large number of homes would benefit from high quality outlook and access to natural light, including many affordable homes. The new buildings would frame the new park, whilst also adequately retaining its sense of openness.



- 6.92 The new buildings around the site's northern and western edges would be no greater than three storeys in height. As such, they would not be highly visible from Warwick Gardens. Building heights of the development would also be no greater than four storeys on the site's eastern boundary. All buildings are appropriately separated from one another to ensure that this new neighbourhood does not appear overly dense, and this layout also ensures that adequately spaced public realm areas and routes would be provided throughout the development. The building typologies, which includes terraced housing to the site boundaries, blocks at the centre, and pavilions to the

south, assist in defining varying character areas around the site and maximise site legibility for residents and visitors.

- 6.93 The limited development massing at site boundaries responds well to the existing site context, including the St Ann's Conservation Area to the north, which is further supported by the appropriate design detailing and use of materials to the new buildings.



- 6.94 The impact of the heights, bulk and massing of the buildings on the local wind microclimate have been reviewed as described in the submitted Desktop Wind Microclimate Assessment. The study concluded that there would be no significant building-related wind microclimate impacts resulting from this development.

#### Impact on Local Views

- 6.95 Policy DM5 of the same document states that development proposals should not obstruct or adversely impact the Council's Locally Significant Views. The St Ann's Hospital site is within Locally Significant Views 1 (Alexandra Palace to the City and St Paul's Cathedral – strategic panoramic view), 26 (Junction of Quernemore Road and Stapleton Hall Road to Seven Sisters and Hale Village – linear view) and 36 (St Ann's Church to St Ann's Road – unfolding townscape view).
- 6.96 The view impact analysis shows that the outline component would be marginally visible from viewpoint 36 though predominantly screened by retained tree planting on the northern site boundary, even during winter months. The analysis shows that the development would be visible in views looking east from the Harringay Station footbridge (close to viewpoint 26, from which the development would not be significantly visible) and that in the highly urbanised context of the application site from that view, which includes the much taller existing developments at both Seven Sisters (i.e. Apex House) and Tottenham Hale, both the detailed and outline components of

this application would not appear excessively prominent. The analysis also considers the strategic view from Alexandra Palace where both detailed and outline components would have a very limited impact on views given the highly urbanised character of this part of London and the relatively limited height of the proposed buildings.

- 6.97 The submitted Townscape and Views Impact Assessment (TVIA) confirms that the visual impacts of the development would be beneficial, negligible or neutral in the majority of cases. Where there is a moderate adverse impact found by the TVIA analysis (in the case of the impact to the residents Warwick Gardens) this would be mitigated by proposed new planting on the western site boundary which has not been scoped into the TVIA analysis.

#### Elevational Composition, Design Detailing and Use of Materials

- 6.98 The elevational composition of the buildings within the development includes gradation of the proposed mansion blocks into a clear and distinguished base, middle and top, and an orderly fenestration pattern of elegant windows and balconies, stacked to provide vertical or horizontal emphasis as is appropriate for their location and residential use. Communal entrances are well positioned, clearly marked and generously proportioned. Ground floor flats on street frontages generally have their own front door and sit within landscaped defensible space providing suitable privacy to ground floor residential windows.
- 6.99 Townhouses would have a domestic appearance. The long terraces to the western boundary would form a repeating frontage with a strong contemporary appearance and character that includes detailing which references examples of high-quality terraced streets found elsewhere in London and Haringey. They would have expressed entrance doors and short front gardens which provides important defensible space. Flanks to the townhouses would be simply detailed and animated with windows, including at ground level to provide passive surveillance at this point. High brick walls to the sides of long back gardens, along with a small first floor rear terrace, would provide excellent private amenity and ample separation from existing neighbours.
- 6.100 In the corresponding portion of the outline scheme to the eastern boundary of the development, the terraced homes would have shorter back gardens. It is important these homes are provided with robust and attractive tall brick garden walls to ensure adequate screening and enclosure from the adjacent hospital site. This can be secured by a condition.
- 6.101 The houses to the north side of the site, within the Conservation Area, respond more elaborately to the historic context in that part of the site, with a gabled house-form that successfully turns the corner, where appropriate. The new entrances to the development from St Ann's Road, through new openings in the hospital wall, would be animated with an end-of-terrace 'special' design that would have its front door and several windows facing the entrance street. Gables, projecting bays and semi-dormer windows would be integrated into these homes, which pick up on details found in the retained hospital buildings and the Conservation Area and reinterpret them with a contemporary twist. These buildings would appear as high-quality heritage-led properties that are suitable and acceptable for this Conservation Area context.
- 6.102 Finishing materials throughout the development would be dominated by a varying palette of bricks. The range of brick colours and textures, as defined in the masterplan

and design code, would differ subtly for each individual building. This would provide a good balance of variety and coherence across the development, whilst also reinforcing the differing neighbourhood characters throughout it. High-quality materials would be secured by condition.

6.103 Phase 1A, which is the detailed element of the application, would feature buildings with darker bricks that strongly define their bases. Darker or lighter variations in brick are skilfully used to pick out special details, such as corners in the northern townhouses within the conservation area, or spandrel panels below windows to the top floors of taller mansion blocks. Precast concrete would be used sparingly in particular places such as to balcony facias and soffits, banding between base, middle and top of mansion blocks, door surrounds to townhouses, and to mark new openings in the existing hospital boundary wall, which would further elevate the high-quality appearance of the detailed element of this application.

### Design Code

6.104 The Design Code will have significant weight in the consideration and determination of future reserved matters applications. The document is structured with a range of sub-codes featured including site-wide codes, landscape codes and architectural codes. The general principles within the site-wide codes are considered excellent. Placing some of the more detailed Conservation Area principles within the site-wide codes, especially crucial views from within the development site, gives them a welcome prominence. The Design Code considers the outline element of the development in significant detail, down to providing codes for refuse and cycle stores. A reasonable degree of flexibility is included within the document, with most crucial design elements being secured definitively.

6.105 The Design Code is particularly strong on both hard and soft landscaping, with a long and detailed section on landscape and public realm coding. This reflects the overall intention for the development to be led by the green and natural landscape, and to be designed around the importance placed on preserving key existing trees and areas of landscaping within the site.

6.106 The Council's Design Officer considers that the Design Code is a high-quality document that would support and protect the quality and coherence of the overall design across the development as it progresses.

### Public Realm

6.107 The proposed development follows a landscape-led masterplan approach, with a generously expanded Peace Garden at its heart, supported by a well-considered network of street planting and shared planted courtyards, plus an enhanced nature conservation area to the south. Trees would be retained where possible and a large amount of new tree planting is proposed. In particular, the development has been designed around the high-quality veteran Spotted Thorn tree in the centre of the site. Vehicle parking has been minimised to ensure a good quality pedestrian-focussed environment throughout the site.

6.108 The layout of the proposed blocks and key pedestrian routes have been aligned and pedestrian routes are spacious and direct. New openings would be provided within the northern boundary wall to improve both visual and pedestrian permeability into the site, as well as through it, in order to connect to the new opening that is also proposed



in the south-west corner onto Warwick Gardens. This improves access to Green Lanes for residents of the new development and for those residents to the north and east of the existing hospital which is a key public benefit of the scheme. A future pedestrian and cycle route under the railway line on the site's southern boundary would be safeguarded by this application.

- 6.109 The application would also contribute towards public realm improvements on St Ann's Road as well as the redesign of the car park south of the existing residential developments on Warwick Gardens.



- 6.110 The public realm improvements around this site would be substantial and would add further to the high design quality of this proposed development.

#### 6.111 Access and Security

- 6.112 Entrances to homes would be clearly signified through recesses, access points and canopies, material detailing and differentiation and the installation of external lighting. The development hardstanding would be flush across the site and there would be a gradient gentler than 1:20 from the street to front doors. Homes would have level thresholds.

- 6.113 The proposals have also been designed to achieve Secured by Design accreditation from the Metropolitan Police. Buildings are located and oriented to achieve clear desire lines and active frontages, with passive surveillance maximised across public areas. All buildings would benefit from two levels of access security. Courtyard areas would be open during the day and gated-off at night by the site management team with access then only available to the courtyard areas by fob system.

#### 6.114 Summary

- 6.115 The proposed development would replace an ageing medical facility that is no longer required with a new predominantly residential neighbourhood of a high-quality contemporary design that is reflective of local characteristics and is set within a well-considered and highly landscaped setting. It would re-connect the site to the

surrounding residential neighbourhood and would improve connections to local services and infrastructure for existing residents nearby.

- 6.116 The building heights, and the scale and massing of the proposed development overall, would contribute to optimising the development of this large urban site and would not appear out of keeping when viewed from the surrounding area. The overall development would have a positive visual impact on the local built environment context.
- 6.117 The development is strongly supported by the Quality Review Panel, who expect the high design quality of Phase 1A of the scheme to be secured in later phases of the development through the imposition of the proposed design code.
- 6.118 The Council's Design Officer also supports the development by stating that: *"From a design point of view, these proposals are an exemplary masterplan, that should help to integrate this new residential neighbourhood into the wider context of neighbouring residential neighbourhood, public park and continuing hospital"*.
- 6.119 As such, it is considered that the development is acceptable in design terms.

## **Heritage conservation**

### *Legal Context*

- 6.120 There is a legal requirement for the protection of Conservation Areas. The legal position on the impact on these heritage assets is as follows, Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.121 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
- 6.122 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66 (1) intended that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.123 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the

setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight.

- 6.124 The Authority's assessment of likely harm to the setting of a listed building or to a conservation area remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasised in *Barnwell*, a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.125 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

#### *Policy Context*

- 6.126 London Plan Policy HC1 states that development proposals affecting heritage assets and their settings should conserve their significance. Local Plan Policy SP12 and Policy DM9 of the DM DPD sets out the Council's approach to the management, conservation and enhancement of the Borough's historic environment, including the requirement to conserve the historic significance of Haringey's heritage assets and their settings. Policy DM9 also states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; and sets out a range of issues which should be taken into account.

#### *Local Heritage Context*

- 5.1 The northern part of the site is located within the St Ann's Conservation Area. The Conservation Area extends along the northern strip of the site parallel to St Ann's Road. There are no statutory listed buildings at the site, though the site does include Mayfield House, which is a locally listed building. 300 metres to the east of the site is the Grade II\* listed St Ann's Church, Grade II listed St Ann's Church school and Grade II listed 1-5 Avenue Road.

#### *Assessment of Impact on Heritage Assets and their Setting*

- 6.127 Section 16 of the NPPF states that, in determining applications, the following should be taken account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 6.128 The NPPF continues to state that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.129 Furthermore, the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.130 The site is no longer required for medical purposes and as such the existing low-rise aging medical buildings, (most of which do not have a historic character that would require their retention and many of which are already derelict) would be removed from site. The applicant has committed to retaining some heritage features, as appropriate, within the new development including bricks, ironworks and other historic features of interest. The buildings with the greatest heritage characteristics, all of which are located within Phase 1A, which includes the locally listed Mayfield House, the Peace Building, the Admin Building, two gate lodges, Mulberry House and the water tower, would be retained, restored and re-used on site. These surviving heritage buildings within the site would form focal points for new streets and spaces, thus creating a gradual transition between the historic character of the site and its new, taller buildings forming the remainder of the development.
- 6.131 The development includes the provision of a series of new openings through the northern brick boundary wall. The wall currently presents a strong defensive feature on the site's northern boundary which, although a key feature in the conservation area, prevents the site from fully engaging with the existing public realm and community activities north of the hospital. The proposed amendments to this wall include the installation of a new vehicle access, new pedestrian entrances and 'window' features which all increase visual permeability into the site. The linear geometry of the wall, and its enclosing nature, would be predominantly retained. The redeveloped hospital site would thereafter be viewed in tandem with the historic environment of the conservation area. These new openings would facilitate the joining of these two formerly distinct neighbourhoods whilst also encouraging movements between the two areas north and south of the wall. It is considered that these new sympathetically designed openings would therefore enhance the general experience of the conservation area whilst also facilitating other benefits for the local community including increased public safety from a greater amount of pedestrian activity and natural surveillance and increased access to new non-residential uses, public realm areas and open space for local residents.
- 6.132 The re-use of existing built materials as part of the redesigned landscape would ensure the history of the site can be read at a variety of scales, thereby further enhancing the historic character of the development and maximising its relationship with the conservation area.
- 6.133 New buildings would be erected within the conservation area, which includes the homes within Plot A (Phase 1A - detailed application) and Plots O1 and O2 (outline application). These homes would be between two and three storeys in height and their

traditional design and materiality would be reflective of the characteristics of the conservation area. Exact details of the homes within Plots O1/O2 would be secured through the design code. All other new buildings would be located outside of the conservation area.



6.134 The detailed element of the application includes Plot B homes to the eastern side of the site and north of the water tower, which have been sensitively designed with a limited height and scale to ensure the water tower remains as a prominent site feature. Plot C, the closest to the conservation area of the two blocks fronting the Peace Garden, would be five storeys in height stepping up to seven storeys further to the south. This transition of building heights from three storeys at the sides northern and eastern edges to its centre is supported by the visual permeability between the building within the development as provided by their surrounding streets and their central courtyards. The tallest buildings would be sited far away from the conservation area to reduce their visual impact on that heritage environment. This gradual stepping in height up from the conservation area creates an interesting and varied roofscape that visually connects with the conservation area without dominating it, whilst also characterising the buildings behind it as a clearly defined new neighbourhood. Plot D would be significantly screened from key views within the conservation area by the boundary wall and other proposed buildings.



6.135 The buildings within the outline phases of the development would have a similar impact on the conservation area and local heritage. They would be a maximum of nine storeys in height, with a gradual stepping up from the northern site boundary where the conservation area is located. The high-quality detailed design of these buildings, and respectful impact on the conservation area, would be secured through the robust development parameter plans and design code. The scale and siting of the proposed outline buildings, with particular reference to the Plot O1/O2 buildings, has been designed to maintain the prominent visibility of St Ann's Church spire from within the application site.



6.136 St Ann's Church and its group of adjacent listed buildings, and their settings, would not be significantly affected by the proposal due to their significant distance away from the new buildings. This is shown in viewpoint 9 of the *Townscape and Views* Chapter in the *Environmental Statement* (see below) in which the outline element of the development, the closest part to those heritage assets, is predominantly screened from them.



*View 9: Outside of St Ann's Church looking west along St Ann's Road (proposed outline development shown with dotted frame)*

#### *Heritage Impact Summary*

- 6.137 The proposed built form of the development overall would complement and accentuate the site's heritage, creating a range of new routes and spaces, whilst the proposed massing and scale responds to the proportions and character of the surrounding townscape. The visual relationships between heritage assets, green spaces and Conservation Area are preserved with sensitive massing and landscaping, the historic fabric and appearance of the retained buildings are retained and complemented by green spaces and key views across and out of the Conservation Area have been carefully assessed, with the impact from new development mitigated through an appropriately sensitive design and materiality.
- 6.138 The proposed development would deliver several enhancements to St Ann's Conservation Area by removing low quality 20th century development, by retaining good quality existing historic buildings, materials and green spaces, and by making heritage buildings focal points within the new development. It would enhance the existing landscape quality and would preserve the special interest of and key views both to and from nearby listed buildings.
- 6.139 The Council's Conservation Officer has reviewed this development proposal and states: *"the submitted application and related assessments show that the proposed development has been thoroughly and sensitively designed to address its heritage setting, to mitigate the impact caused by the increased scale, density, and height on the doorstep of the conservation area and its distinctive scale and townscape. The*



*new development will deliver a new residential quarter of high-quality buildings and public spaces with massing, scale, design complementary to and respectful of their heritage setting and the proposed scheme is fully supported from the conservation standpoint.”* Historic England has stated that it is content for a decision on this application to be taken by the Council. The Quality Review Panel has stated that the development relates well to the retained wall and conservation area.

- 6.140 The Council's Conservation Officer has also confirmed that, in their view, the development as a whole would have a minor adverse impact on the conservation area and the setting of the conservation area, which in turn would lead to a low level of less than substantial harm on the significance of the St Ann's Conservation Area and its setting.
- 6.141 Noting that the Conservation Officer finds a low level of less than substantial harm the NPPF sets out that where there is less than substantial harm to the significance of heritage assets *“this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 6.142 In terms of whether this proposal provides the optimum viable use, the development would have a high-quality overall design, would provide new housing, including a level of affordable housing that is significantly above policy targets, and new non-residential space to serve the local community including the provision of new jobs and discounted workspace. It would be in general accordance with the requirements of Site Allocation SA28 including the provision of improved pedestrian and cycle connectivity through new opening in the south-west corner that would connect Green Lanes and St Ann's Road. It would redevelop large parts of the existing hospital site that have been underutilised for a long time, and which are falling into disrepair.
- 6.143 Therefore, given a balanced assessment of the proposal's stated low level of harm to local heritage against its substantial wider benefits to the local community, it is considered that the proposal would be acceptable in heritage conservation terms.

#### *Archaeology*

- 6.144 Policy HC1 of the London Plan states that development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Policy DM9 of the DM DPD states that all proposals will be required to assess the potential impact on archaeological assets and follow appropriate measures thereafter in accordance with that policy.
- 6.145 The site is not located within an area of archaeological interest. Nevertheless, the size of site merits a consideration of its archaeological impact. The Greater London Archaeological Advisory Service (GLAAS) has been consulted on this application and raised no objections to the proposal, subject to a written scheme of investigation being secured by condition.
- 6.146 As such, the proposed development would be acceptable in terms of its impact on heritage assets.

#### **Residential quality**

- 6.147 The Nationally Described Space Standards set out the minimum space requirements for new housing. The London Plan 2021 standards are consistent with these. London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible outdoor amenity space. It provides qualitative design aspects that should be addressed in housing developments.
- 6.148 The Mayor of London's Housing SPG seeks to ensure that the layout and design of residential and mixed-use development should ensure a coherent, legible, inclusive and secure environment is achieved. Standard 29 of the SPG requires the number of single aspect homes to be minimised, with north-facing single aspect properties avoided. Policy DM1 requires developments to provide a high standard of amenity for its occupiers.
- 6.149 In general terms, the development is of a very high-quality layout and residential standard, having been through a rigorous design process including multiple assessments by the Quality Review Panel.

#### *General Residential Quality*

- 6.150 All homes would meet the internal living space and amenity space standard requirements of the London Plan. All homes would also have access to communal courtyards and the expanded Peace Garden. The older adults housing in the western block of Plot C would include a shared communal lounge for the use of residents. It would also benefit from direct access to the internal courtyard as well as an internal shared winter garden on each of the upper floors.
- 6.151 Within the detailed Phase 1A, the number of dual-aspect homes has been maximised. All homes with two or more bedrooms would be at least dual aspect. One-bedroom single-aspect units within the eastern building within Plot C would face east and as such would benefit from views across the expanded Peace Garden. The western building within Plot C is formed predominantly of one-bedroom units (older adults housing). Four homes are provided at corners to enable dual aspect. The remaining one-bedroom homes in that building face east and west rather than north.
- 6.152 Within Block D, all ground floor units and two-bedroom units are dual-aspect, with single aspect units facing west. As such, no north-facing single-aspect units would be provided within Phase 1A. With regards to the later outline phases all two-bedroom homes would be dual-aspect and no north-facing single-aspect homes would be provided.
- 6.153 Standard 12 of the Mayor's Housing SPG states that all access cores should generally serve no more than eight units. All blocks would have fewer than eight units per core, except for the older adults building which would have a maximum of nine units on some floors. This is a consequence of the small size of the units, which are mostly one-bedroom homes. Instead, the core has been enlarged and split into two separate staircases (to one main entrance). The older adults homes would have other internal amenity benefits including more generously spaced corridors, and the provision of lightwells, shared wintergardens and glazed internal doorways that would maximise natural light ingress to communal areas.

6.154 The development would make provision for fibre broadband connectivity to all homes in accordance with Policy SI6 of the London Plan.

#### *Daylight, Sunlight and Overshadowing*

6.155 The BRE guidelines for day/sunlight in proposed developments was updated in June 2022. The applicant has submitted an *Internal Daylight & Sunlight Report* which considers the development against the new guidelines.

6.156 The Mayor's Housing SPG states that BRE guidelines for daylight and sunlight need to be applied flexibly and that the guidelines should be applied sensitively to higher density development. 90% of rooms are shown to achieve the updated daylight level guideline targets, and 94% of units contain at least one room that achieves the updated sunlight level targets. These levels of sunlight and daylight provision are very good for an urban area.

6.157 In respect of overshadowing of the amenity areas, the expanded Peace Garden provides a large open space in the centre of the site that receives ample sunlight. Of the smaller residential amenity and shared courtyard areas, 71% of these meet the BRE guidelines (50% of the amenity area should receive at least 2 hours of sunlight on 21<sup>st</sup> March). Many of these areas are gardens located immediately to the north of homes which should expect lower levels of sunlight given their orientation. The other areas are shared residential courtyards to Plots C (detailed), H and M (both outline) which are significantly surrounded by built form including blocks immediately to their south. These amenity areas are all a short walk to the much larger and predominantly unshaded expanded Peace Garden. It is also noted that these spaces receive good levels of sunlight in summer months. The provision of unshaded open space throughout the development is therefore considered to be good.

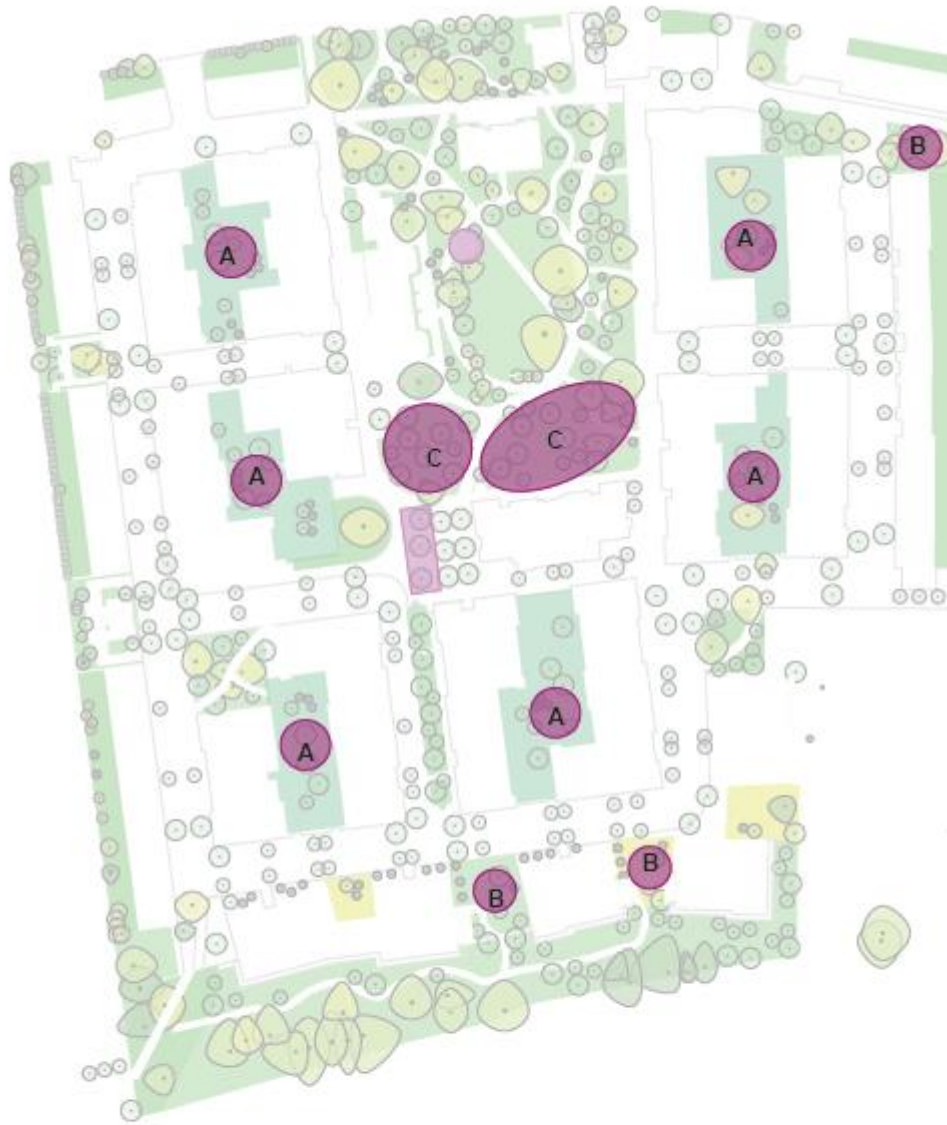
#### *Outlook and Privacy*

6.158 Each block has been designed to maximise outlook across the Peace Garden. Separation distances between blocks is generally no less than 18 metres throughout the development proposal, and most separation distances between properties would be significantly greater.

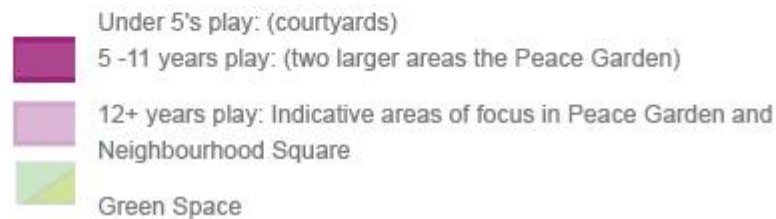
#### *Children's Play Space*

6.159 Policy S4 of the London Plan seeks to ensure that all children and young people have safe access to good quality play and informal recreation space, which is not segregated by tenure. At least 10 sqm play space per child should be provided to all qualifying developments.

6.160 The Mayor's Child Play Space calculator estimates a total of 494 children would reside within the development which creates a requirement of 4,938.2sqm of play space. The play spaces requirements are split into 2,240sqm for under 5s, 1,660sqm for 5-11 year olds and 1,040sqm for 12s and over.



Play Strategy



6.161 Doorstep play space (for under 5s) must be provided within close proximity of homes. Each of the 70 new terraced homes would provide 10sqm of doorstep play space within their rear gardens. This leaves a requirement of 1,540sqm of doorstep play which would be provided within the communal courtyards and public amenity areas adjacent to several of the residential blocks. Playable landscape features would be provided to exceed the 1,600sqm play space requirement for 5-11 year-olds. The Peace Garden also provides spaces for older children of 12 years old to gather and interact, including a cast iron 'folly shelter' and various benches. These areas, combined with the Peace Garden itself, cover more than 2,000sqm which is much greater than the play space requirement for those children of 12 years and older as stated above. Additional play space for children, such as a multi-use games area, playing field and playground, is also available in Chestnuts Park to the north of the

site. Exact details of the layout and equipment within play areas would be secured by condition.



### *Access and Security*

- 6.162 NPPF paragraph 97 states that planning decisions should promote public safety and should take into account wider security requirements.
- 6.163 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design and seeks to ensure new development can be used easily and with dignity by all. London Plan Policy D7 requires that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. Policy DM2 of the DM DPD requires new developments to be designed so that they can be used safely, easily and with dignity by all.
- 6.164 97 (9.7%) of the proposed homes have been designed to meet wheelchair user home standards in accordance with Building Regulations requirement M4(3). All other dwellings would meet the accessible and adaptable homes requirements of M4(2). The wheelchair units would be spread throughout all phases, tenures and property sizes of the proposed development. Wheelchair units would be provided at ground floor where possible for ease of access for residents. All blocks would be provided with two wheelchair-accessible lifts, which maximises the accessibility of the upper floors for all residents.
- 6.165 Building entrances would be safe and easy to identify with access interfaces such as entry phones that can be easily reached by both residents in wheelchairs and young children. A standalone *Access Statement* has been submitted with the application that identifies a range of high-quality access measures including covered building entrances, level thresholds and wide communal corridors. The older adults block would benefit from additional circulation areas, with a benefit including diffused natural lighting. General pedestrian and cycle access to all buildings from surrounding streets would be improved through the provision of the new wall openings in the northern boundary and south-west corner of the site.

- 6.166 The development has been designed with input from the Designing Out Crime Officer (DOCO) of the Metropolitan Police. The development masterplan is laid out to form a highly legible neighbourhood with clear lines of sight and logical pedestrian desire lines. Active frontages and passive surveillance from windows would be maximised. Fob-controlled front doors and circulation areas would ensure building security. The DOCO recommends that the communal courtyards are closed at night-time and a method for achieving this would be secured by condition.
- 6.167 The development would include defensible space, located between footways and front elevations, to all buildings throughout that would provide a clear identification of private and public space, improve the visual quality of the public realm and would improve security across the development by discouraging climbing and anti-social behaviour. The Designing Out Crime Officer has reviewed this application and raised no objections subject to conditions.
- 6.168 The development would provide a significant number of new homes and as such the Metropolitan Police has stated that the proposed population growth would require resources towards additional policing in order to ensure that safety and security in the local area is maintained. A financial contribution towards local policing is therefore secured by planning obligation.

#### *Air, Noise and Light Pollution*

- 6.169 The proposed development would be located in an existing residential area which would be suitable for new residential development in respect of the impact to new residents from existing local air quality and noise conditions. The *Air Quality* section (Chapter 11) of the *Environmental Statement* submitted with the application states that the development would be better than neutral in terms of its air quality impact.
- 6.170 In terms of noise, conditions will be included to limit potential disturbance from proposed mechanical plant noise. Some habitable rooms within the development could experience minor adverse effects in terms of airborne noise from roads or the railway line, for example. These impacts could be mitigated through upgraded acoustic glazing and ventilation systems. A detailed assessment of the noise impact of the development and mitigation options can be secured by condition.

#### *Fire Safety*

- 6.171 In 2021 the Government introduced Planning Gateway One (PG1) for all 'relevant' developments i.e. new buildings that contain two or more dwellings and which are 18 metres (or seven storeys) or greater in height. PG1 requires a fire statement to be submitted with planning applications for these relevant developments and also establishes the Health and Safety Executive as a statutory consultee for relevant development.
- 6.172 Policy D12 of the London Plan requires a fire safety statement to be submitted which has been prepared by a suitably qualified third-party assessor, demonstrating how the development proposals would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel. Policy D5 of the London Plan also seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. In all developments, where lifts are installed, as a minimum, at least one lift per core (or more, subject to capacity assessments) should

be a fire evacuation lift, suitably sized to be used to evacuate people who require level access from the buildings.

- 6.173 The fire safety of the development would be checked at building regulations stage. For the purposes of this application, the submitted *Fire Statement* confirms that one lift per core would be suitable for emergency evacuation, that fire service vehicles would be able to reach the new dwellings from the access points in the north of the site and that water sources for dealing with fires would be available either outside of or within the application site.
- 6.174 All communal stairwells would be constructed as fire-protected stairs. Within the detailed component (Phase 1A) all flats would be protected by sprinklers and all blocks would be finished in fire-rated external wall systems. The Health and Safety Executive has assessed this application and is content with the proposals as submitted. Further fire safety information would be secured by condition and as part of all reserved matters applications.
- 6.175 Therefore, to summarise, the residential quality of the proposed development is of a very high quality and in accordance with the policies referenced above and is therefore considered to be acceptable, subject to conditions and further details being submitted as part of reserved matters applications for the outline phases.

### **Neighbouring amenity**

- 6.176 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, and states that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.
- 6.177 Policy DM1 of the DM DPD states that development proposals must ensure a high standard of privacy and safeguarding of amenity for a development's users and neighbours. Proposals are required to provide appropriate levels sunlight, daylight and aspect to adjacent buildings and land, and to avoid material levels of overlooking and loss of privacy and detriment to amenity of neighbouring residents.

### *Daylight, Sunlight and Overshadowing*

- 6.178 There are no existing dwellings immediately to the north, east or south of the site. The closest neighbouring properties to the proposed development are those on Warwick Gardens, which are separated from the proposed three storey homes on Plot B by a minimum of 20 metres.
- 6.179 A *Daylight & Sunlight Report* has been submitted with the application. This report states that the majority of existing properties located on the eastern side of Warwick Gardens would continue to experience levels of daylight or sunlight in excess of the BRE guidelines for virtual sky component/no sky line (daylight) and annual probable sunlight hours (sunlight), including those residencies at 1, 3, 7, 9 and 13-65 Warwick Gardens.
- 6.180 The habitable rooms of the remaining properties on the eastern side of Warwick Gardens would experience minor daylight and sunlight transgressions from the BRE guidelines to some windows on their eastern elevations. For each of the affected

windows to the building numbered 67-109 Warwick Gardens, which just number 5 of the 59 windows assessed (8.5%), the daylight reductions would be very minor (circa 1.2%) and therefore not noticeable, whilst there would no transgressions against the BRE guidance for sunlight.

- 6.181 For 5 Warwick Gardens, all windows would meet the BRE requirements for day and sunlight, except for one ground floor window which would have a 36% reduction in daylight according to the no sky line requirements. There is also a building on St Ann's Road, no. 291, which includes two windows that would experience some transgressions against the no sky line daylight requirements whilst meeting the BRE guidance in sunlight terms. For a development of this size and scale these minor reductions in daylight (no greater than 39% against a BRE 20% reduction target) are not considered to be significant in the context of the application as a whole, and the rooms impacted would still be considered to have good levels of daylight for an urban area.
- 6.182 Impacts on the neighbouring hospital buildings would also be within reasonable limits for non-residential accommodation. All existing amenity areas assessed within the report would exceed the BRE sunlight target of 50% of their areas receiving at least 2 hours of sunlight on 21<sup>st</sup> March, once the development is completed. As such, there would be no material adverse impacts on neighbouring properties in terms of a loss of daylight or sunlight, or in terms of overshadowing of their amenity spaces.

#### *Outlook and Privacy*

- 6.183 The separation distance between the proposed buildings and existing residential properties is at least 20 metres in all cases. This is a good separation distance for an urban area and would ensure existing homes in the area retain good levels of outlook and privacy. The existing hospital buildings would also remain sufficiently private for the same reason.

#### *Air Quality, Noise and Light Impact*

- 6.184 Policy SI1 of the London Plan states that development proposals should be air quality neutral. Policy DM23 states that developments should not have a detrimental impact on air quality, noise or light pollution.
- 6.185 The development would be at least air quality neutral. It would be heated through low-carbon measures, thereby avoiding the use of gas boilers on site. There would be only low levels of noise emanating from this development due to its primarily residential use. Non-residential uses would mostly be located towards the centre, north and south of the site, away from neighbouring residential properties. Any plant equipment required by non-residential facilities would have noise levels controlled by condition. Light emissions would not be significant or beyond the levels experienced on typical residential streets. As such, both neighbouring properties and the retained hospital buildings would not be adversely affected.

#### *Construction Impact*

- 6.186 Any dust, noise or other disturbances relating to demolition and construction works would be temporary nuisances that are typically controlled by non-planning legislation. Appropriate mitigation measures would be put in place during these works to protect local amenity including that of nearby residential properties, the adjacent retained



hospital site and other noise sensitive uses in the surrounding area including nearby schools. The construction methodology for the development would be controlled by condition and monitoring of construction works and traffic movements would be secured through planning obligation.

6.187 Therefore, it is considered that the future mitigation measures would ensure that any potential adverse impacts of the proposed development on the amenity of existing neighbouring occupiers and residents and the retained hospital, is acceptable.

### **Social and community infrastructure**

6.188 London Plan Policy S1 states adequate provision for social infrastructure is important in areas of major new development and regeneration. Policy SP16 of the Local Plan sets out Haringey's approach to ensuring a wide range of services and facilities to meet community needs are provided in the borough.

6.189 The applicant has committed to providing 5,000sqm (GEA) of non-residential floorspace within the proposed development, some of which could include community facilities. The quantum of community space is not yet agreed with the Council and provisional S106 obligations are included with the final detail to be agreed. The non-residential uses are envisaged to complement and not compete with existing community uses in the area.

6.190 The development would have significant benefits to the local community including the provision of substantial amounts of new housing and affordable housing that contributes towards meeting Haringey's housing need, new permanent and temporary construction jobs, affordable workspace and other non-residential facilities, new open and play space, improved local connectivity and access to public transport and increased ecology on site.

6.191 There is sufficient social infrastructure in the local area to support the emerging community. In terms of GP services Chapter 6 of the *Environmental Statement* identifies that 2 of the 6 identified local GP practices were operating below capacity when benchmarked against the Health Urban Development Unit (HUDU) model standard of 1 GP for 1,800 patients. This evidence has identified that the Grove Road and Old Surgery facilities have 1,776 patient places between them. This is a slight shortfall of 470 GP places against the number of new residents for the development (2,246), on the assumption that all new residents wish to register with a local GP. This relatively minor shortfall in GP service provision can be adequately offset by a financial contribution secured through planning obligation towards the improvement of local GP surgeries. Furthermore, the substantial Community Infrastructure Levy (CIL) receipts that are expected to be received from this development would also contribute to general local healthcare improvements.

6.192 In terms of local school places, the Chapter 6 of the *Environmental Statement* also identifies that the development would generate a need for 162 primary school places and 75 secondary school places which could be adequately accommodated within existing school place surplus capacity in the local area.

6.193 As such, it is considered that the development would provide adequate social and community infrastructure and would not have a detrimental impact on existing social and community services, which can absorb the needs of future residents of the development.

## Transport and parking

- 6.194 London Plan 2021 Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 of the same document set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 6.195 Local Plan Policy SP7 states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. Policy DM32 of the DM DPD states that the Council will support proposals for new development with limited on-site parking.

### *Assessment*

#### Access, Connectivity and Wayfinding

- 6.196 The proposals would retain the existing vehicle access point from St Ann's Road as a pedestrian and cyclist route only and would introduce two new vehicular access points to the east and west of the current site entrance, which is supported. The proposed pedestrian and cycle link to Warwick Gardens would create a convenient walking and cycling route between St Ann's Road and Haringay Green Lanes station, significantly increasing the maximum transport accessibility of the site up to a PTAL of 4. This link would be secured through planning obligation. A wayfinding strategy for the wider masterplan site and surrounding areas to enable pedestrians to locate public transport facilities would be secured by condition and planning obligation.
- 6.197 The applicant is proposing works to the public highway on St Ann's Road and to a more limited extent on Warwick Gardens, enabling connection to the public realm improvements south-west of the application site. Details of these works would be secured through a Section 278 agreement. The applicant has agreed to contribute towards an investigation into the provision of a cycle route on St Ann's Road and this shall be secured through a planning obligation.

#### 6.198 Car Parking

- 6.199 Concerns have been raised that the level of parking on site is too high. The applicant is proposing a 'car-capped' scheme with a proposed parking ratio of 0.17 car parking spaces per dwelling, based on 995 homes which equates to a total of 167 spaces (including Blue Badge parking spaces). This is compliant with London Plan Policy T6.1. Family-sized homes would be given priority access to parking spaces and confirmation of this shall form part of a parking management plan secured by condition. This level of parking is therefore considered appropriate for this site.
- 6.200 3% Blue Badge parking is proposed from the start of the development and an additional 2% could be provided, through the conversion of other parking spaces, if future demand was to arise. Blue Badge bays would be located close to each block.

Parking on site would be privately managed by the affordable housing provider and future occupants of the development would require a permit from them to park on site. Future occupants of the site would be prevented from applying for parking permits from the Council, which would prevent them parking in local streets with parking controls. Six wheelchair parking spaces would be provided for users of the non-residential units. All car parking spaces would be provided with either 'passive' or 'active' electric vehicle charging points with details secured by condition.



6.201 The development would be supported by a range of sustainable transport initiatives to minimise car use including travel plans for both residential and commercial elements of the proposal, provision of five car club spaces, high-quality cycle parking (as described below), improved connectivity and wayfinding to local transport hubs, and others as described further above and below in this report.

#### 6.202 Cycle Parking

6.203 The applicant would provide 1,916 cycle parking space in accordance with the London Plan. London Cycle Design Standards (LCDS) would generally be met across the whole site, which is welcomed. In respect of the detailed component, there would be some slight deviation from the LCDS in respect of distances between cycle racks in some cycle stores this is acceptable in the context of the general high-quality of the

cycle parking provision. As such, this arrangement is supported by Transport for London and Haringey's Transportation Officer. Details regarding short stay cycle parking locations can be secured by condition. Further information is required in respect of cycle parking layout for the outline phases, which shall be provided in accordance with Policy T5 of the London Plan and secured as part of the reserved matters applications.

#### 6.204 Transport Impact – Road Network

6.205 The proposed increase in the site's PTAL to 4 would enable a low level of parking to be provided which would limit the impacts on proposed development on the highway network. There would be a minor increase in trips to and from the site. The recently installed trial low traffic neighbourhood north of St Ann's Road would contribute to reducing traffic levels in the local area and thus partially mitigate this minor increase. As such, the minor increase in traffic would not significantly impact on the highway network. The development would also contribute towards lowering traffic dangers in the local area by providing a financial contribution towards the Mayor of London's accident vision zero initiative.

#### 6.206 Transport Impact – Public Transport Network

6.207 The existing bus stops outside of the application site would not be affected by the installation of the new vehicle access junctions. The proposed development would result in an increase in the number of trips on the local public transport networks. There are currently a range of public transport options available locally including London Underground, Overground and bus services, and a wide range of services and destinations can also be accessed on foot or by bicycle from the site. As such, given this range of transport options, trips would be distributed across the wide range of services and destinations. The overall impact of the development on the public transport network would therefore not be significant.

6.208 Network Rail has raised no objections to the proposed development's impact on their infrastructure, subject to informatives.

#### 6.209 Deliveries and Servicing

6.210 A Delivery and Servicing Plan (DSP) has been submitted with the application. The management of waste collections, overall level of servicing and waste store locations are acceptable. The Council's Waste Management Officer has not raised any objections to these waste collection arrangements. The final DSP shall be secured by condition. Details of deliveries and servicing for the outline phase would be secured as part of reserved matters applications.

#### 6.211 Highway and Public Realm Improvements

6.212 A range of public realm and highway improvements would be secured as part of this application including: improvements to crossing facilities, street lighting and guard rails at St Ann's Road / La Rose Lane, improvements to the pedestrian footways on St Ann's Road toward Grove Road and Chestnuts Park, and improvements to the car

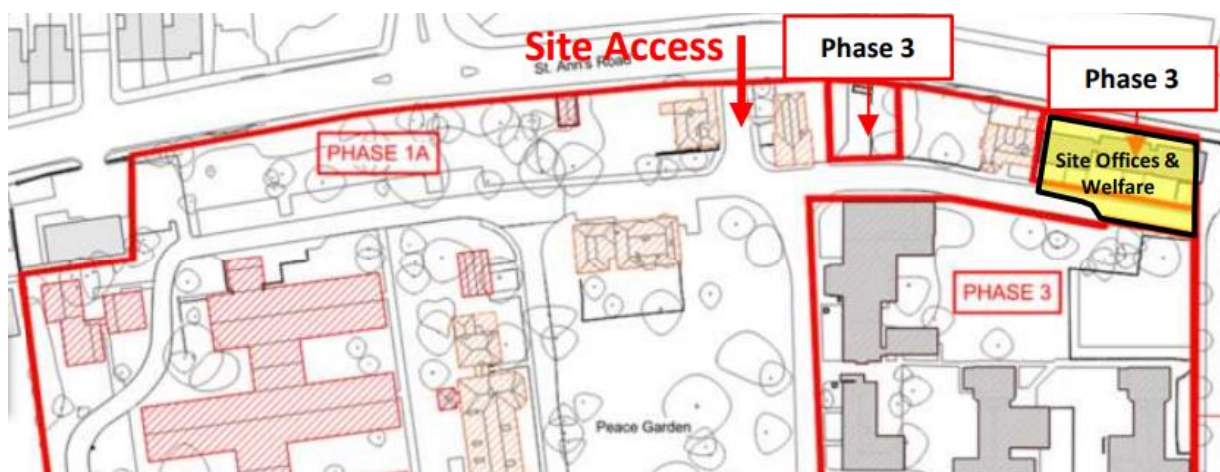
park, including the crossover, at the junction of Warwick Gardens and Stanhope Road, which will become part of the south-west link, and the creation of two pedestrian crossings on St Ann's Road. The development would contribute towards the potential future installation of a cycle lane in the future on St Ann's Road. The development would also open up the application site to the general public through the installation of new wall openings in the northern boundary which is a significant public realm benefit.

6.213 All highway and public realm improvement works will be secured by planning obligation.

#### 6.214 Construction and Demolition Works

6.215 Construction works are generally controlled by non-planning legislation. An *Outline Construction Logistics Plan* has been submitted within the *Environmental Statement*. It is estimated that there would be a maximum of 34 construction vehicle movements per day during the construction programme. Construction traffic would be required to stay on main roads. The access and egress points for construction vehicles would be on St Ann's Road as this is the only road from which direct access to the site can be achieved. The construction staff would be encouraged to travel to site using public transport and bicycles. A Detailed Construction Logistics Plan would be secured by condition for Phase 1A and for all reserved matters applications.

6.216 A *Demolition Construction Logistics Plan* (DCLP) has been submitted with this application, which would enable the site to be prepared for construction works as soon as possible. Demolition vehicles would access and egress the site from St Ann's Road, using the existing vehicle entrance between the West and East Gate Houses. The DCLP identifies that construction/demolition vehicles would travel to and from local main roads such as the A10 Seven Sisters Road to the east, rather than heading west on St Ann's Road or north along La Rose Lane. This would minimise disturbance to local residents and local schools. See below for a plan showing the site demolition access point. During demolition works an average of five trucks per day would access the site, which is not a significant number in the context of the current usage of the existing highway network.



#### 6.217 *Summary*

6.218 The Council's Transportation Officer has assessed this application and raises no objections subject to conditions and obligations. Parking provision at a ratio of 0.17 is supported in this area, which would have a high level of public transport accessibility

once the development is completed. The proposed lower levels of parking would be facilitated by the provision of sustainable travel measures including parking permit restrictions, high quality cycle parking, car club spaces and a travel plan. The number of vehicle movements from the development would not be significant. The impact on public transport is expected to be low.

6.219 As such, it is considered that the application is acceptable in transport and parking terms, and in terms of its impact on the public highway.

### **Trees, urban greening and ecology**

#### *Policy Context*

6.220 London Plan Policy G4 states that development proposals should not result in the loss of open space. Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design. Predominantly residential developments should meet a target urban greening score of 0.4. Policy G6 states that Sites of Importance for Nature Conservation (SINCs) should be protected and seeks to secure biodiversity net gain. Policy G7 states that existing trees of value should be retained and replacement trees should be shown to be adequate through an appropriate tree valuation system.

6.221 Policy SP13 of the Local Plan seeks to protect and improve open space and provide opportunities for biodiversity and nature conservation. Policy SP11 promotes high quality landscaping on and off-site.

6.222 Policy DM1 of the Development Management DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site. Policy DM19 states that developments adjacent to SINCs should protect or enhance the nature conservation value of the designated site. Policy DM20 states that development that protects and enhances Haringey's open spaces will be supported. Reconfiguration of open space is supported where there is no net loss of open space across the site. Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.

#### *Open Space*

6.223 The application site is located opposite the existing Chestnuts Park, which is a large publicly accessible open space. Nevertheless, the development proposal would take the opportunity to increase the availability of publicly accessible open space in the local area by expanding the existing Peace Garden to provide a large green area at the heart of this new development.

6.224 The former hospital site included areas of open space that were technically accessible to the public, but were mainly used by patients, visitors, and staff at the hospital. These open areas are mostly green verges, spread around the application site, with limited functionality. The proposed development would provide a substantial amount of open space within the rationalised Peace Garden park that is easily accessible from St Ann's Road. Further open and amenity spaces would be available throughout the development including a neighbourhood square and two smaller 'pocket parks' within Phases 1b and 2 ('Birch Grove' and 'Eastern Orchard'). The proposed courtyard areas would also be accessible to the public during daylight hours. The replacement open

space areas would result in a significant increase in the quantum of publicly accessible open space on site from 8,933sqm to 15,182sqm.

- 6.225 As such, the amount of open space provided within the development proposal is acceptable as there would be an increase in the quantum, quality and functionality of open space on site.

### *Trees*

- 6.226 The mature existing trees create a distinct and characterful landscape setting on the site and are recognised in the *Design and Access Statement Volume 2 – Landscape* submitted with the application as being an important part of the site's landscape heritage. This development aims to build on this existing landscaped character. Many different types of trees have been intentionally planted throughout the hospital over its history, including a range of fruiting trees, to increase the therapeutic character of the hospital grounds. This gives the site's landscape the appearance of an arboretum. There are rare and exotic species in amongst a range of more common and UK native trees.
- 6.227 A significant number of objections have been received in relation to the loss of trees. There are 227 trees on the existing site plus 32 tree groups. The layout of the development necessitates 114 of these trees and 30 tree groups being removed. The trees being removed are primarily lower quality trees with just two Category A trees being lost. No veteran or ancient trees would be removed or adversely affected by the development.
- 6.228 The number of new trees of varying sizes to be planted on site has been increased to 471 (83 more new trees than were initially proposed), which is a net increase of 357 trees across the site (not including tree groups). Of the 471 new trees, 137 large trees and 216 medium trees would be planted. The trees would be of a good quality and subject to appropriate levels of aftercare to ensure they survive and thrive on site. The layout and spread of trees across the application site means that a loss of trees is unavoidable if any development is to come forward at the site that optimises the development potential of the site. Trees have been an important consideration during the pre-application process and the development layout was altered significantly prior to submission to ensure that the singular veteran tree on the site, the Spotted Thorn, is adequately accommodated within the proposals.
- 6.229 It is recognised that trees are an important feature of the existing site's character. The applicant has increased the number of trees to be planted on site and it is now considered that the amount and quality of tree planting on the site has been maximised. Further additional tree planting, or the planting of a greater number of larger trees, is not possible without jeopardising the ongoing general health of the proposed replacement tree planting and their ability to grow successfully and survive.,
- 6.230 Although the net increase in tree planting on site would be significant, it is expected that there would be a limited loss of tree canopy cover in the initial years following on from the completion of the development. The Council's Tree Officer notes that this equates to a net loss of 0.382 hectares of canopy. The applicant has stated that this canopy loss figure is based on a number of technical and other assumptions that make it a 'worst-case' scenario. For example, the existing 'tree groups' must be considered as trees for the benefit of the canopy comparison analysis, when on site photographic evidence shows they are mostly scrub and hedge. The analysis 'double counts' tree

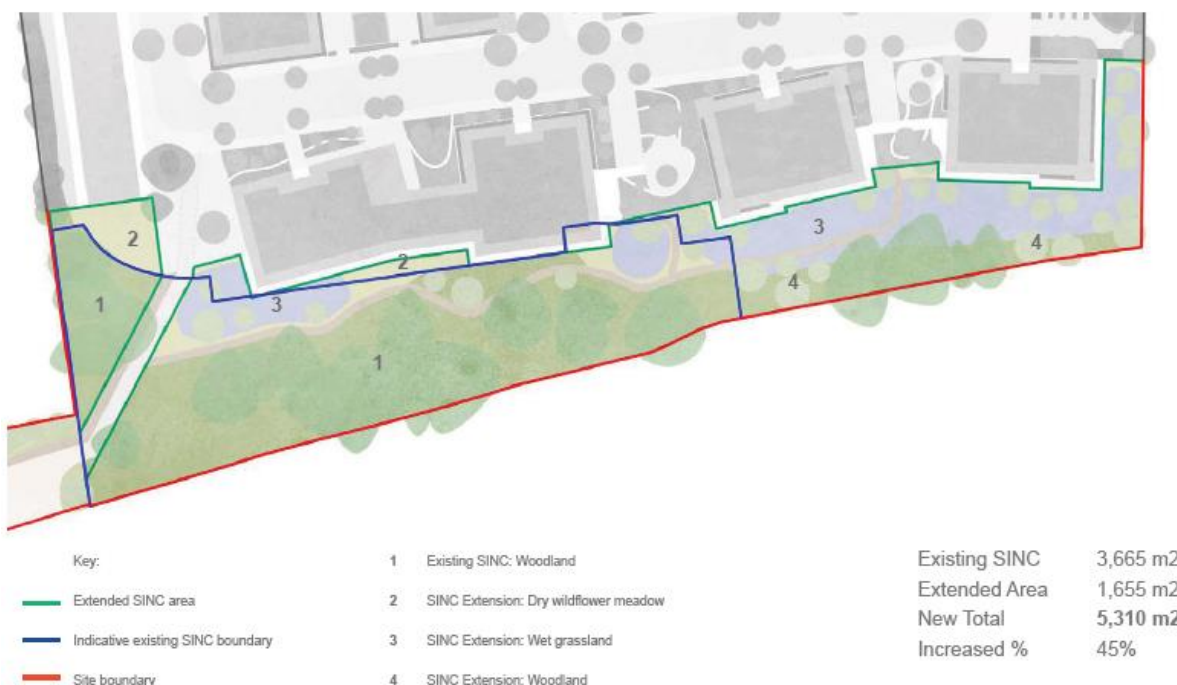
canopies where they combine, whereas new trees would be appropriately spaced to maximise the visual benefits of their canopies and to allow them space to grow. New trees must be assessed as saplings, when in fact many large trees with substantial canopies would be planted.

- 6.231 The applicant has submitted a revised estimate of the tree canopy figure for the proposed development which shows there would be a 0.07 hectare increase in tree canopy cover following on from the construction of the development. Furthermore, this canopy cover is expected to significantly increase following completion of the development, with the worst-case scenario net loss figure referenced above being entirely replaced over a twenty-year period and further increases expected in the canopy cover thereafter.
- 6.232 The Council's Tree Officer has been consulted on this application and raised no objections regarding the number and quality of trees being removed as they are generally small and medium trees only. Especially large, veteran or ancient trees would not be removed. A wide selection of replacement tree species would be planted, contributing towards the creation of a series of landscaped character areas across the site and providing a year-round interest.
- 6.233 The landscaping proposals are detailed, well-considered and supported by an appropriate maintenance regime that would ensure a high-quality landscaped environment once the development is completed. The Council's Tree Officer has stated that the trees that would be removed are generally short-lived small to medium sized trees that are replaceable. It has also been confirmed by the Tree Officer that replacing trees lost with a range of tree species, including small trees that are likely to successfully establish and grown over time, is supported, whilst the proposed tree planting would ensure that the arboretum characteristics of the existing site would be adequately replicated in the proposed development.
- 6.234 The Council's Tree Officer has also confirmed that the approach to tree protection during demolition and construction is acceptable as described in an *Arboricultural Method Statement* submitted with the application. All replacement trees that die within the first five years of the development shall be replaced and this shall be secured by condition.

#### *Ecology and Biodiversity*

- 6.235 The *Environmental Statement* submitted with the application includes Chapter 13 on biodiversity and ecology. This document confirms that the development proposal would avoid a detrimental impact on biodiversity and ecology and provide adequate mitigation and compensatory measures for the vegetation and trees that need to be removed. Roosting opportunities for bats would be protected as appropriate and new roosts provided within the new development. The development would be supported by a sensitive lighting strategy to adequately protect ecology including bats. Further ecological enhancement measures would be provided in the form of sustainable drainage measures, green roofs and wildlife rich landscape.
- 6.236 The existing ecological area to the south of the site would be increased in size by 45% and adequately protected during construction and demolition works. The proposed south-west link would cut through a small part of the existing ecological area, which would be mitigated by the substantial extension of this ecological zone to the east. The development would achieve an overall biodiversity net gain of 12%.



























6.237 As such, the Council's Nature Conservation Officer has raised no objections to this proposed development, subject to conditions. Natural England has been consulted on this application and has also raised no objections.

#### *Urban Greening Factor*

6.238 The development has been designed to maximise its urban greening factor through the inclusion of a range of features including high-quality tree and landscape planting, sustainable drainage measures including rain gardens and bioswales, extended woodland and ecological areas, intensive green roofs and provision of vertical planting. This results in an UGF figure of 0.416, which exceeds the requirements of the London Plan Policy G5. This figure does not include many of the private garden areas for the new housing which would be expected to be laid to lawn and feature tree and other planting, which would further increase the greening and biodiversity of the proposed development.



**Key:**

 Flower-rich planting Area: 734m <sup>2</sup>	 SINC Woodland (new) Area: 293m <sup>2</sup>	 Existing trees Area: 4440m <sup>2</sup>
 Groundcover planting Area: 2490m <sup>2</sup>	 SINC Woodland (retained) Area: 2730m <sup>2</sup>	 New trees (large; 25m <sup>2</sup> per tree) Total number: 126 Total canopy area: 3150m <sup>2</sup>
 Hedges & shrub mixes Area: 1160m <sup>2</sup>	 Green roofs Area: 370m <sup>2</sup>	 New trees (medium; 10m <sup>2</sup> per tree) Total number: 188 Total canopy area: 1880m <sup>2</sup>
 Lawns Area: 4136m <sup>2</sup>	 Green roofs on tall blocks Intensive green roof: 6058m <sup>2</sup> (40% total block roof area) Extensive green roof: 756m <sup>2</sup> (5% total block roof area)	 New trees (small; 4m <sup>2</sup> per tree) Total number: 69 Total canopy area: 276m <sup>2</sup>
 Grasslands Area: 4621m <sup>2</sup>	 Green roofs [private] (not included)	 Vertical planting (2m height) Area: 300m <sup>2</sup>
 Defensible planting (shrubs) Area: 841m <sup>2</sup>	 Private gardens (not included)	 Permeable paving Area: 12485m <sup>2</sup>
 Raingardens Area: 1433m <sup>2</sup>	 Native hedgerow (retained) Area: 185m <sup>2</sup>	 Site boundary Area: 71904m <sup>2</sup>
 Bioswales Area: 1565m <sup>2</sup>		

6.239 It is considered that the proposed development provides a substantial increase in open space at the site, adequately replaces the landscaped and arboretum character of the site with a substantial increase in tree planting, and provides significant demonstrable urban greening, ecological and biodiversity benefits. Therefore, the development is acceptable in terms of its provision of open space, its impact on trees, its ecology and biodiversity impact, and its provision of urban greening, subject to conditions.

### **Carbon reduction and sustainability**

6.240 The NPPF requires development to contribute to the transition to a low carbon future and to reduce energy consumption.

6.241 London Plan Policy SI2 states that major developments should be zero carbon, and in meeting the zero-carbon target a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to be zero carbon and to introduce measures that reduce energy use and carbon emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.

6.242 Policy DM1 of the DM DPD states that the Council will support design-led proposals that incorporate sustainable design and construction principles. Policy DM21 of the same document expects new development to consider and implement sustainable design, layout and construction techniques.

#### *Carbon Reduction*

6.243 The applicant has submitted an *Energy Statement* in support of this application. Photovoltaic panels and air source heat pumps would be provided on building roofs. The development would not use fossil fuel combustion on site and the fabric efficiency of the buildings would be exceptional. Further details of PV/ASHP layouts can be secured by condition and at reserved matters stage to ensure the renewable energy and carbon reduction measures have been maximised on site.

6.244 The domestic parts of the development would achieve a 76% reduction in carbon emissions compared to 2013 Building Regulations. The non-domestic new-build elements would achieve a minimum of 56% reduction. This meets the carbon reduction targets set by the London Plan as described above and represents an annual saving of approximately 812.4 tonnes of carbon per year. The remaining 295.3 tonnes a year of carbon must be offset through a financial contribution of £841,605 (calculated at £95 per tonne per year for 30 years) which can be secured through a planning obligation. Due to the phased nature of the development carbon reduction measures would be reviewed at each reserved matters stage to ensure these are maximised at each stage of the development.

6.245 The development is expected to connect to the Council's district energy network (DEN), which will provide heating and hot water to the proposed dwellings in the future, when it becomes available. The detailed element of this application (Phase 1A) is expected to commence in 2023 and be occupied/operational in late 2024, which is too soon to connect immediately to the DEN. In the meantime, an on-site communal network fed by air source heat pumps would heat Phase 1A of the development as an interim solution. Both Phase 1A and later phases of the development could connect to

the DEN if this becomes available in the future, with similar interim heat pump solutions being followed for all later phases of the development.

- 6.246 The applicant has agreed to provide the required pipework on site to ensure a connection to the DEN is feasible in the future. Future options for connecting to the DEN can be secured by planning obligation and the status of the availability of the DEN will be reviewed at each reserved matters stage to ensure each phase of the development is given the maximum opportunity to connect to the DEN on first occupation.

#### *Overheating*

- 6.247 London Plan Policy SI4 requires developments to minimise adverse impacts on the urban heat island, reduce the potential for overheating and reduce reliance on air conditioning systems. Through careful design, layout, orientation, materials and incorporation of green infrastructure, designs must reduce overheating in line with the cooling hierarchy.
- 6.248 The applicant has undertaken a dynamic thermal modelling assessment in line with CIBSE TM59 with TM49 weather files, and the cooling hierarchy has been followed in the design. The modelling includes 137 habitable rooms, 48 dwellings, two corridors and 40 non-residential spaces within the detailed element (Phase 1A) modelled under the London Weather Centre files. All rooms pass the overheating requirements for 2020s climate model predictions. The features included within the development that help to achieve this include natural ventilation, high g-value glazing, external shading of windows by balconies, and limited mechanical ventilation. No active cooling is proposed. These measures are supported by the Council's Climate Change Officer.
- 6.249 Future overheating scenarios have also been considered and can be addressed through the integration of solar-control glazing, internal blinds or comfort cooling if needed. The Council's Climate Change Officer supports the mitigation measures proposed.

#### *Whole Life Carbon and Circular Economy*

- 6.250 Policy SI2 of the London Plan requires development proposals referable to the Mayor of London to calculate carbon emissions over the lifetime of the development and demonstrate that appropriate actions have been taken to reduce life-cycle carbon emissions.
- 6.251 SI7 of the London Plan states that referable applications should promote circular economy outcomes and should aim to be net zero-waste. The *Sustainability Statement* submitted with the application confirms that the operational energy strategy for the development would significantly reduce carbon emissions and would ensure that the development meets the GLA's carbon targets for each stage of the development including construction, use and end-life/deconstruction. Further carbon reductions would be secured prior to the start of construction works by condition.
- 6.252 The applicant has submitted a *Circular Economy Statement* which confirms a range of circular economy principles have been integrated into this development including maximising opportunities for minimising the quantities of materials used, sourcing materials responsibly and sustainably, eliminating waste, designing for longevity, adaptability and flexibility, and designing out waste from a range of actions including

construction, demolition, excavation and end user waste. Reporting of the achievement of circular economy targets would be secured by condition.

### *Summary*

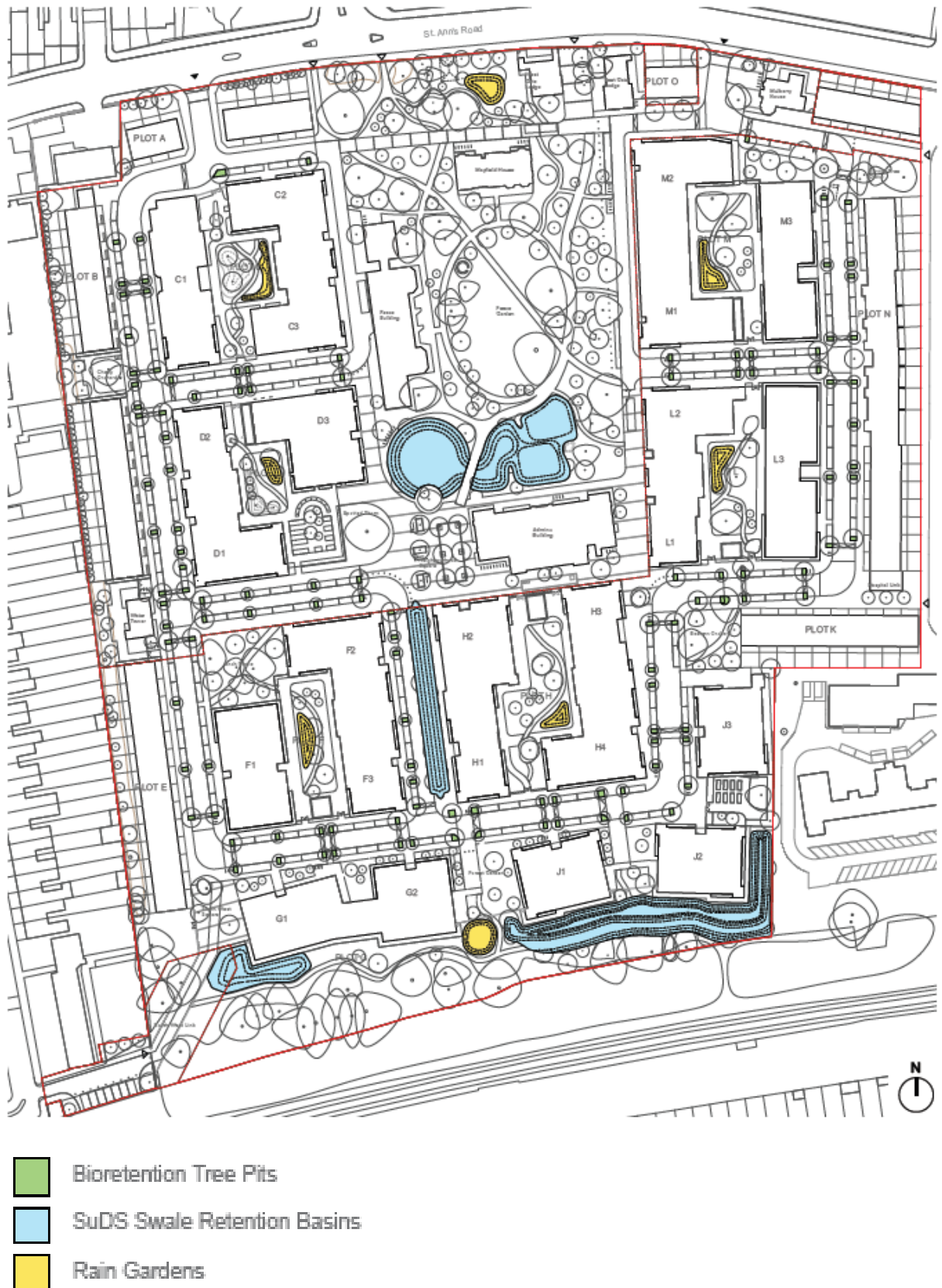
6.253 The proposal satisfies the required development plan policies and the Council's Climate Change Officer supports this application subject to conditions and planning obligations. As such, the application is considered acceptable in terms of its carbon reduction and sustainability.

### **Flood risk and water management**

6.254 London Plan Policy SI12 states that flood risk should be minimised and Policy SI13 states that development proposals should aim to achieve greenfield run-off rates with water managed as close to source as possible. Local Plan Policy SP5 and Policy DM24 of the DM DPD seek to ensure that new development reduces the risk of flooding and provides suitable measures for drainage.

6.255 The site is located within Flood Zone 1 which has a low risk of flooding. The application has therefore been submitted with a *Flood Risk Assessment and Drainage Strategy Report (FRADS)*. The FRADS points out that the site has no history of flooding and is at low risk from river/sea, surface water, groundwater and reservoir flooding. The site is located within a critical drainage area, however as described above the FRADS identifies a low risk of all types of flooding for this specific site. Groundwater is anticipated to be approximately 15 metres below AOD as such, given that there is no basement development proposed as part of this application, the risk of groundwater flooding is considered to be low.

6.256 The surface water drainage is proposed to connect to the public surface water sewer in St Ann's Road via an existing connection and discharge from the entire site will be restricted to 29.2 l/s with attenuation provided by swales, a detention basin, attenuation tanks and bioretention tree pits. The system has been designed to accommodate a 100 year + 40 % climate change storm event. The proposal also includes a further range of sustainable drainage measures including green roofs, rain gardens and provision of permeable paving throughout the development. The sustainable drainage features have been integrated into the development to achieve compound benefits including ecological and amenity improvements as well as maximising site drainage.



6.257 A new foul water connection to the public sewer is St Ann's Road is proposed to serve the development. Thames Water has confirmed that there is sufficient capacity to receive the peak foul water flow rate and have no objections to this proposal, subject to conditions.

6.258 The Council's Flood & Water Management Lead Officer has indicated that the drainage proposals are acceptable in principle subject to conditions for a detailed

surface water drainage scheme and drainage calculations to be submitted and for confirmation of long-term management and maintenance details. The Environment Agency has reviewed this application and have no comments to make in respect of its water impact.

### *Water Efficiency*

- 6.259 A *Sustainability Statement* has been submitted with the application that indicates the proposed dwellings would provide a maximum indoor water consumption of 105 litres per person per day, which is in line with the optional standard in Part G of the Building Regulations and is compliant with London Plan Policy SI5. The Statement also notes that three Wat 01 credits are targeted for the non-residential uses on site, with water consumption reduced by 40%, which is also in accordance with Policy SI5. Water efficient fittings, water meters, and a leak detection system are proposed, which is supported. Rainwater and greywater harvesting should also be included in the development and the appropriate integration of these features can be secured by condition for the detailed phase and each reserved matters application.
- 6.260 As such, the proposed development is considered acceptable in terms of its risk of flooding and water management arrangements.

### **Land contamination**

- 6.261 Policy DM23 of the DM DPD requires proposals to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe.
- 6.262 A *Contaminated Land Assessment* (CLA) has been submitted with the application. The report acknowledges the former and current use of the site for medical purposes. The made ground on site is subject to widespread contamination including traces of lead, arsenic, asbestos and other potentially harmful materials. Below ground heating ducts would need to be decommissioned by a licensed contractor. Existing tanks and boiler rooms would potentially need to be remediated. Gross contamination and derelict infrastructure must be removed from site and new clean cover material provided in areas of soft landscaping to ensure that sensitive end users are adequately protected.
- 6.263 The Council's Pollution Officer has reviewed the submitted documentation and raises no objections to this application. The Officer states that all remediation shall be completed in accordance with the advice and recommendations of the CLA and that works shall cease if unexpected contamination is found until appropriate remediation is agreed with the Council. These steps can be secured by condition. Details of construction and demolition works must be submitted to the Council prior to the commencement of works for each phase to ensure that nearby residents and other receptors are adequately protected during these works, which can also be secured by condition.
- 6.264 The Environment Agency has reviewed this application and raise no objections subject to conditions.
- 6.265 Therefore, the proposed development is considered acceptable in terms of its land contamination risks, subject to conditions.

### **Equalities**

- 6.266 In determining this application, the Council is required to have regard to its obligations under Section 149 of the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:
- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it
- 6.267 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Members must have regard to these duties in taking a decision on this application. In addition, the Council treats socioeconomic status as a local protected characteristic, although this is not enforced in legislation. Due regard must be had to these duties in the taking a decision on this application.
- 6.268 The application site is adjacent to a specialist hospital serving people to whom one or more of the protected characteristics may apply. Buildings on this consolidated medical campus site would be close to the demolition and construction activity that would take place on the application site. The development's potential impact on patients with protected characteristics utilising the adjacent medical campus is of relevance to this application.
- 6.269 Disturbance to these residents could occur in respect of ongoing noise and vibration, dust and other construction work-related matters. The applicant has submitted an outline construction management plan which would be secured by condition. This plan, and a demolition/construction environmental management plan which is also to be secured by condition, would protect the amenity of nearby residents as well as users of the adjacent medical campus. These conditions are considered sufficient to adequately mitigate any potential for disturbance.
- 6.270 Other than the above, the development would provide a range a benefits for the local community as described in the sections above, including a large number and range of new housing and affordable housing units (including low cost housing, wheelchair-accessible housing and housing specifically for the use of older female and LGBTQI+ residents), provision of new construction and end user jobs, the provision of affordable workspace, improved pedestrian and cycle connectivity to public transport connections and local services, re-use of designated and non-designated heritage assets, public realm improvements and other benefits.
- 6.271 To summarise, the overall equalities impact of the proposal would be positive as any limited potential negative impact on people with protected characteristics would be both adequately mitigated by conditions and would be significantly offset by the wider benefits of the development proposal overall. It is therefore considered that the development can be supported from an equalities standpoint.

## **Conclusion**



- 6.272 The proposed development would meet the requirements of Site Allocation SA28 by providing high-quality new housing and new non-residential uses on this underutilised former hospital site. The previous medical uses have been consolidated on a retained medical campus immediately adjacent to the application site.
- 6.273 The development would provide up to 995 new homes including up to 595 new affordable homes (60% of the total), which exceeds policy. The housing is provided in a range of sizes and typologies including the provision of 17% family-sized homes.
- 6.274 The development would provide 38 specialist housing units for older adults which contributes significantly towards the Council's policy targets for specialist older persons housing as required by Policy H13 of the London Plan.
- 6.275 The development would be of a high-quality design which responds appropriately to the local context. It would improve connectivity into and through the site, provide new and usable open space and improve the local public realm. The development is supported by the Council's Quality Review Panel.
- 6.276 The development's low level of less than substantial harm to the significance of local heritage assets is outweighed by the public benefits that would arise from the provision of a significant number of new housing with a substantial amount of affordable housing units, a new route through the site, new construction and end user jobs, the provision of affordable workspace, and other community benefits.
- 6.277 The development would provide high-quality residential accommodation of an appropriate size, mix and layout within a well-landscaped environment that would provide a significantly enlarged Peace Garden, new amenity and children's play spaces, increased urban greening and increased biodiversity net gain.
- 6.278 The development has been designed to avoid any material adverse impacts on the amenity of nearby residential occupiers regarding a loss of sunlight and daylight, outlook or privacy, and there would not be excessive levels of noise, light or air pollution.
- 6.279 The development would provide 167 car parking spaces for the new homes including up to 5% wheelchair-accessible parking. Sustainable transport options would be promoted through the provision of high-quality cycle parking, improved connections and wayfinding to public transport hubs, car club spaces and travel plans. A significant contribution towards improving cycling infrastructure around the site would be secured through planning obligations.
- 6.280 The development would include of a range of measures to maximise its sustainability and minimise its carbon emissions. The residential parts of the development would achieve a 76% reduction in carbon emissions. The development is expected to connect to the district energy network in this area when it becomes available.
- 6.281 The 114 trees and 30 tree groups removed would be replaced with 471 new trees an increase of 83 more new trees than were initially proposed, that maximises the amount and quality of tree planting on site.
- 6.282 The findings of the submitted Environmental Statement have been taken into account during the consideration of this application. Its findings are referenced, where relevant, throughout the report.

6.283 All other relevant policies and considerations, including equalities, have also been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7. COMMUNITY INFRASTRUCTURE LEVY**

7.1.1 The final CIL value for new development is based on a range of factors including the occupancy rates of the existing buildings on site over the last three years, the final end use of any commercial premises and the application of 'social housing relief' for any affordable housing. Indexing is also applied over time. For this hybrid application, which is a multi-phased development with a large proportion of affordable housing, where the exact end uses are not yet entirely confirmed and where it is unclear which buildings on site have been in use (for at least six months) over the last three years, the final CIL figure for each phase will therefore not be confirmed until the development (assuming permission is granted) is commenced.

7.1.2 For information purposes, based on the information given on the applicant's submitted CIL form, with the application of social housing relief and without any discount being applied for the demolition of buildings which are currently in use, the Mayoral and Haringey CIL charges for the overall development (including both detailed and outline phases) would be as follows:

- Mayoral CIL estimate – £2,501,392.04 (41,441.22sqm x £60.36)
- Haringey CIL estimate – £1,864,561 (37,291.22sqm x £50)

7.1.3 Indicative CIL figures for Phase 1A only are £850,352 for Mayoral CIL and £704,400 for Haringey CIL (with social housing discount applied).

7.1.4 The CIL charge will be collected by Haringey from commencement of the development 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 RICS CIL Index. An informative will be attached to the decision notice advising the applicant of this charge.

## **8. RECOMMENDATION**

GRANT PERMISSION subject to conditions in Appendix 1

Registered No. HGY/2022/1833

Applicant's drawing No.(s):

Drawings – Detailed Phase

N15301-KCA-ZZ-ZZ-DR-A-00000, 00001, 00004 (Rev. C02), 00005 (Rev. C02);  
N15301-KCA-ZZ-ZZ-DR-A-20001 Sitewide, Existing Site Sections AA, BB  
N15301-KCA-ZZ-ZZ-DR-A-20002 Sitewide, Existing Site Sections CC, DD  
N15301-KCA-ZZ-ZZ-DR-A-20003 Sitewide, Existing Site Sections EE, FF  
N15301-KCA-ZZ-ZZ-DR-A-20011 Sitewide, Proposed Site Sections AA, BB  
N15301-KCA-ZZ-ZZ-DR-A-20012 Sitewide, Proposed Site Sections CC, DD  
N15301-KCA-ZZ-ZZ-DR-A-20013 Sitewide, Proposed Site Sections EE, FF  
N15301-KCA-ZZ-00-DR-A-11100 Phase 1A, Ground Floor Plan, Proposed

N15301-KCA-ZZ-01-DR-A-11101 Phase 1A, First Floor Plan, Proposed  
N15301-KCA-ZZ-02-DR-A-11102 Phase 1A, Second Floor Plan, Proposed  
N15301-KCA-ZZ-03-DR-A-11103 Phase 1A, Third Floor Plan, Proposed  
N15301-KCA-ZZ-04-DR-A-11104 Phase 1A, Fourth Floor Plan, Proposed  
N15301-KCA-ZZ-05-DR-A-11105 Phase 1A, Fifth Floor Plan, Proposed  
N15301-KCA-ZZ-06-DR-A-11106 Phase 1A, Sixth Floor Plan, Proposed  
N15301-KCA-ZZ-07-DR-A-11107 Phase 1A, Seventh Floor Plan, Proposed  
N15301-KCA-ZZ-08-DR-A-11108 Phase 1A, Eighth Floor Plan, Proposed  
N15301-KCA-ZZ-09-DR-A-11109 Phase 1A, Roof Floor Plan, Proposed  
N15301-KCA-AX-00-DR-A-11100 Plot A, Ground Floor Plan, Proposed  
N15301-KCA-AX-01-DR-A-11101 Plot A, First Floor Plan, Proposed  
N15301-KCA-AX-02-DR-A-11102 Plot A, Second Floor Plan, Proposed  
N15301-KCA-AX-03-DR-A-11103 Plot A, Roof Plan, Proposed  
N15301-KCA-B1-00-DR-A-11100 Plot B1, Ground Floor Plan, Proposed  
N15301-KCA-B1-01-DR-A-11101 Plot B1, First Floor Plan, Proposed  
N15301-KCA-B1-02-DR-A-11102 Plot B1, Second Floor Plan, Proposed  
N15301-KCA-B1-03-DR-A-11103 Plot B1, Roof Plan, Proposed  
N15301-KCA-B2-00-DR-A-11100 Plot B2, Ground Floor Plan, Proposed  
N15301-KCA-B2-01-DR-A-11101 Plot B2, First Floor Plan, Proposed  
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N15301-KCA-B2-03-DR-A-11103 Plot B2, Roof Plan, Proposed  
N15301-KCA-C1-00-DR-A-11100 Building C1, Ground Floor Plan, Proposed  
N15301-KCA-C1-01-DR-A-11101 Building C1, First Floor Plan, Proposed  
N15301-KCA-C1-02-DR-A-11102 Building C1, Second Floor Plan, Proposed  
N15301-KCA-C1-03-DR-A-11103 Building C1, Third Floor Plan, Proposed  
N15301-KCA-C1-04-DR-A-11104 Building C1, Fourth Floor Plan, Proposed  
N15301-KCA-C1-05-DR-A-11105 Building C1, Roof Plan, Proposed  
N15301-KCA-CX-00-DR-A-11100 Building C2 / C3, Ground Floor Plan, Proposed  
N15301-KCA-CX-01-DR-A-11101 Building C2 / C3, First Floor Plan, Proposed  
N15301-KCA-CX-02-DR-A-11102 Building C2 / C3, Second Floor Plan, Proposed  
N15301-KCA-CX-03-DR-A-11103 Building C2 / C3, Third Floor Plan, Proposed  
N15301-KCA-CX-04-DR-A-11104 Building C2 / C3, Fourth Floor Plan, Proposed  
N15301-KCA-CX-05-DR-A-11105 Building C2 / C3, Fifth Floor Plan, Proposed  
N15301-KCA-CX-06-DR-A-11106 Building C2 / C3, Sixth Floor Plan, Proposed  
N15301-KCA-CX-07-DR-A-11107 Building C2 / C3, Roof Plan, Proposed  
N15301-KCA-DX-00-DR-A-11100 Building D1 / D2, Ground Floor Plan, Proposed  
N15301-KCA-DX-01-DR-A-11101 Building D1 / D2, First Floor Plan, Proposed  
N15301-KCA-DX-02-DR-A-11102 Building D1 / D2, Second Floor Plan, Proposed  
N15301-KCA-DX-03-DR-A-11103 Building D1 / D2, Third Floor Plan, Proposed  
N15301-KCA-DX-04-DR-A-11104 Building D1 / D2, Fourth Floor Plan, Proposed  
N15301-KCA-DX-05-DR-A-11105 Building D1 / D2, Fifth Floor Plan, Proposed  
N15301-KCA-DX-06-DR-A-11106 Building D1 / D2, Roof Plan, Proposed  
N15301-KCA-D3-00-DR-A-11100 (Rev. C02) Building D3, Ground Floor Plan, Proposed  
N15301-KCA-D3-01-DR-A-11101 Building D3, First Floor Plan, Proposed  
N15301-KCA-D3-02-DR-A-11102 Building D3, Second Floor Plan, Proposed  
N15301-KCA-D3-03-DR-A-11103 Building D3, Third Floor Plan, Proposed  
N15301-KCA-D3-04-DR-A-11104 Building D3, Fourth Floor Plan, Proposed  
N15301-KCA-D3-05-DR-A-11105 Building D3, Fifth Floor Plan, Proposed  
N15301-KCA-D3-06-DR-A-11106 Building D3, Sixth Floor Plan, Proposed  
N15301-KCA-D3-07-DR-A-11107 Building D3, Seventh Floor Plan, Proposed  
N15301-KCA-D3-08-DR-A-11108 Building D3, Eighth Floor Plan, Proposed  
N15301-KCA-D3-09-DR-A-11109 Building D3, Roof Plan, Proposed  
N15301-KCA-ZZ-ZZ-DR-A-20100 Phase 1A, Proposed Site Sections AA, BB  
N15301-KCA-ZZ-ZZ-DR-A-20101 Phase 1A, Proposed Site Sections CC, DD  
N15301-KCA-AX-ZZ-DR-A-21100 Plot A, Sections AA and BB, Proposed  
N15301-KCA-B1-ZZ-DR-A-21100 Plot B1, Sections AA and BB, Proposed  
N15301-KCA-B2-ZZ-DR-A-21101 Plot B2, Sections AA and BB, Proposed

N15301-KCA-C1-ZZ-DR-A-21100 Building C1, Section AA, Proposed  
N15301-KCA-C1-ZZ-DR-A-21101 Building C1, Section BB, Proposed  
N15301-KCA-CX-ZZ-DR-A-21100 Building C2 / C3, Section AA, Proposed  
N15301-KCA-CX-ZZ-DR-A-21101 Building C2 / C3, Section BB, Proposed  
N15301-KCA-CX-ZZ-DR-A-21102 Building C2 / C3, Section CC, Proposed  
N15301-KCA-DX-ZZ-DR-A-21100 Building D1 / D2, Section AA, Proposed  
N15301-KCA-DX-ZZ-DR-A-21101 Building D1 / D2, Section BB, Proposed  
N15301-KCA-D3-ZZ-DR-A-21100 Building D3, Section AA, Proposed  
N15301-KCA-D3-ZZ-DR-A-21101 Building D3, Section BB, Proposed  
N15301-KCA-ZZ-ZZ-DR-A-30100 Phase 1A, Proposed Site Elevations A, B  
N15301-KCA-ZZ-ZZ-DR-A-30101 Phase 1A, Proposed Site Elevations C, D  
N15301-KCA-ZZ-ZZ-DR-A-30102 Phase 1A, Proposed Site Elevations E, F  
N15301-KCA-AX-ZZ-DR-A-31100 Plot A, North and South Elevations, Proposed  
N15301-KCA-AX-ZZ-DR-A-31101 Plot A, East and West Elevations, Proposed  
N15301-KCA-B1-ZZ-DR-A-31100 Plot B1, East and West Elevations, Proposed  
N15301-KCA-B1-ZZ-DR-A-31101 Plot B1, North and South Elevations, Proposed  
N15301-KCA-B2-ZZ-DR-A-31100 Plot B2, East and West Elevations, Proposed  
N15301-KCA-B2-ZZ-DR-A-31101 Plot B2, North and South Elevations, Proposed  
N15301-KCA-C1-ZZ-DR-A-31100 Building C1, North and South Elevations, Proposed  
N15301-KCA-C1-ZZ-DR-A-31101 Building C1, West Elevation, Proposed  
N15301-KCA-C1-ZZ-DR-A-31102 Building C1, East Elevation, Proposed  
N15301-KCA-CX-ZZ-DR-A-31100 Building C2 / C3, North Elevation, Proposed  
N15301-KCA-CX-ZZ-DR-A-31101 Building C2 / C3, South Elevation, Proposed  
N15301-KCA-CX-ZZ-DR-A-31102 Building C2 / C3, West Elevation, Proposed  
N15301-KCA-CX-ZZ-DR-A-31103 Building C2 / C3, East Elevation, Proposed  
N15301-KCA-DX-ZZ-DR-A-31100 Building D1 / D2, North Elevation, Proposed  
N15301-KCA-DX-ZZ-DR-A-31101 Building D1 / D2, South Elevation, Proposed  
N15301-KCA-DX-ZZ-DR-A-31102 Building D1 / D2, West Elevation, Proposed  
N15301-KCA-DX-ZZ-DR-A-31103 Building D1 / D2, East Elevation, Proposed  
N15301-KCA-D3-ZZ-DR-A-31100 Building D3, North Elevation, Proposed  
N15301-KCA-D3-ZZ-DR-A-31101 Building D3, South Elevation, Proposed  
N15301-KCA-D3-ZZ-DR-A-31102 Building D3, West Elevation, Proposed  
N15301-KCA-D3-ZZ-DR-A-31103 Building D3, East Elevation, Proposed  
N15301-KCA-AX-ZZ-DR-A-45100 Plot A, Bay Study  
N15301-KCA-AX-ZZ-DR-A-45101 Plot A, Bay Study  
N15301-KCA-BX-ZZ-DR-A-45100 Plot B, Bay Study  
N15301-KCA-BX-ZZ-DR-A-45101 Plot B, Bay Study  
N15301-KCA-C1-ZZ-DR-A-45100 Building C1, Bay Study  
N15301-KCA-C1-ZZ-DR-A-45101 Building C1, Bay Study  
N15301-KCA-CX-ZZ-DR-A-45100 Building C2 / C3, Bay Study  
N15301-KCA-CX-ZZ-DR-A-45101 Building C2 / C3, Bay Study  
N15301-KCA-CX-ZZ-DR-A-45102 Building C2 / C3, Bay Study  
N15301-KCA-DX-ZZ-DR-A-45100 Building D1 / D2, Bay Study  
N15301-KCA-DX-ZZ-DR-A-45101 Building D1 / D2, Bay Study  
N15301-KCA-DX-ZZ-DR-A-45101 Building D1 / D2, Bay Study  
N15301-KCA-D3-ZZ-DR-A-45100 Building D3, Bay Study 1:50  
N15301-KCA-D3-ZZ-DR-A-45101 Building D3, Bay Study 1:50  
N15301-KCA-AX-ZZ-DR-A-15100 Plot A, Unit Type 3B5P-A-01  
N15301-KCA-AX-ZZ-DR-A-15101 Plot A, Unit Type 3B5P-A-02  
N15301-KCA-BX-ZZ-DR-A-15100 Plot B, Unit Type 4B6P-B-01  
N15301-KCA-C1-ZZ-DR-A-15100 Building C1, Unit Type 2B3P-C1-01 & 2B3P-C1-02  
N15301-KCA-C1-ZZ-DR-A-15101 Building C1, Unit Type 1B2P-C1-01 & 1B2P-C1-02  
N15301-KCA-C1-ZZ-DR-A-15102 Building C1, Unit Type 1B2P-C1-03 & 1B2P-C1-04  
N15301-KCA-C1-ZZ-DR-A-15103 Building C1, Unit Type 1B2P-C1-05 & 1B2P-C1-06  
N15301-KCA-CX-ZZ-DR-A-15100 Building C2, Unit Type 1B2P-CX-02 & 2B4P-CX-03  
N15301-KCA-CX-ZZ-DR-A-15101 Building C2 / C3, Unit Type 2B3P-CX-02 & 1B2P-CX-03  
N15301-KCA-CX-ZZ-DR-A-15102 Building C2 / C3, Unit Type 2B4P-CX-04 & 2B4P-CX-01

N15301-KCA-CX-ZZ-DR-A-15103 Building C2 / C3, Unit Type 2B4P-CX-02 & 2B3P-CX-01  
N15301-KCA-CX-ZZ-DR-A-15104 Building C2 / C3, Unit Type 1B2P-CX-01  
N15301-KCA-DX-ZZ-DR-A-15100 Building D1, Unit Type 2B4P-D1-03 & 2B4P-D1-04  
N15301-KCA-DX-ZZ-DR-A-15101 Building D1, Unit Type 2B4P-D1-01 & 2B4P-D1-02  
N15301-KCA-DX-ZZ-DR-A-15102 Building D1, Unit Type 3B5P-D1-01 & 1B2P-D1-03  
N15301-KCA-DX-ZZ-DR-A-15103 Building D1, Unit Type 1B2P-D1-01 & 1B2P-D1-02  
N15301-KCA-DX-ZZ-DR-A-15104 Building D2, Unit Type 2B4P-D2-03 & 2B4P-D2-02  
N15301-KCA-DX-ZZ-DR-A-15105 Building D2, Unit Type 1B2P-D2-02 & 1B2P-D2-01  
N15301-KCA-DX-ZZ-DR-A-15106 Building D2, Unit Type 2B4P-D2-01  
N15301-KCA-D3-ZZ-DR-A-15100 Building D3, Unit Type 2B4P-D3-02 & 2B4P-D3-03  
N15301-KCA-D3-ZZ-DR-A-15101 Building D3, Unit Type 3B5P-D3-01 & 2B4P-D3-01  
N15301-KCA-D3-ZZ-DR-A-15102 Building D3, Unit Type 1B2P-D3-01  
N15301-KCA-R1-ZZ-DR-A-61100 Admin Building, Basement & Ground Floor Plans, Demolition  
N15301-KCA-R1-ZZ-DR-A-61101 Admin Building, First Floor & Roof Plans, Demolition  
N15301-KCA-R1-ZZ-DR-A-61102 Admin Building, Sections, Demolition  
N15301-KCA-R1-ZZ-DR-A-61103 Admin Building, Elevations, Demolition  
N15301-KCA-R2-ZZ-DR-A-61100 Mayfield House, Basement & Ground Floor Plans, Demolition  
N15301-KCA-R2-ZZ-DR-A-61101 Mayfield House, First Floor, Second Floor & Roof Plans, Demolition  
N15301-KCA-R2-ZZ-DR-A-61102 Mayfield House, Sections & Elevations, Demolition  
N15301-KCA-R3-ZZ-DR-A-61100 Peace Building, Ground Floor Plan, Demolition  
N15301-KCA-R3-ZZ-DR-A-61101 Peace Building, First Floor & Roof Plan, Demolition  
N15301-KCA-R3-ZZ-DR-A-61102 Peace Building, Sections, Demolition  
N15301-KCA-R3-ZZ-DR-A-61103 Peace Building, Elevations, Demolition  
N15301-KCA-R4-ZZ-DR-A-61100 West Gate Lodge, Floor Plans, Demolition  
N15301-KCA-R4-ZZ-DR-A-61101 West Gate Lodge, Sections & Elevations, Demolition  
N15301-KCA-R5-ZZ-DR-A-61100 Mulberry House, Floor Plans, Demolition  
N15301-KCA-R5-ZZ-DR-A-61101 Mulberry House, Sections & Elevations, Demolition  
N15301-KCA-R6-ZZ-DR-A-61100 East Gate Lodge, Floor Plans, Demolition  
N15301-KCA-R6-ZZ-DR-A-61101 East Gate Lodge, Sections & Elevations, Demolition  
N15301-KCA-R7-ZZ-DR-A-61100 Water Tower, Floor Plans, Demolition  
N15301-KCA-R7-ZZ-DR-A-61101 Water Tower, Sections & Elevations, Demolition  
N15301-KCA-RX-ZZ-DR-A-61100 St Ann's Road Wall, Elevations 1&2, Demolition  
N15301-KCA-RX-ZZ-DR-A-61101 St Ann's Road Wall, Elevations 3&4, Demolition  
N15301-KCA-R1-ZZ-DR-A-62100 Admin Building, Basement & Ground Floor Plans, Proposed  
N15301-KCA-R1-ZZ-DR-A-62101 Admin Building, First Floor & Roof Plans, Proposed  
N15301-KCA-R1-ZZ-DR-A-62102 Admin Building, Sections, Proposed  
N15301-KCA-R1-ZZ-DR-A-62103 Admin Building, Elevations, Proposed  
N15301-KCA-R2-ZZ-DR-A-62100 Mayfield House, Basement & Ground Floor Plans, Proposed  
N15301-KCA-R2-ZZ-DR-A-62101 Mayfield House, First Floor, Second Floor & Roof Plans, Proposed  
N15301-KCA-R2-ZZ-DR-A-62102 Mayfield House, Sections & Elevations, Proposed  
N15301-KCA-R3-ZZ-DR-A-62100 Peace Building, Ground Floor Plan, Proposed  
N15301-KCA-R3-ZZ-DR-A-62101 Peace Building, First Floor & Roof Plan, Proposed  
N15301-KCA-R3-ZZ-DR-A-62102 Peace Building, Sections, Proposed  
N15301-KCA-R3-ZZ-DR-A-62103 Peace Building, Elevations, Proposed  
N15301-KCA-R4-ZZ-DR-A-62100 West Gate Lodge, Floor Plans, Proposed  
N15301-KCA-R4-ZZ-DR-A-62101 West Gate Lodge, Sections & Elevations, Proposed  
N15301-KCA-R5-ZZ-DR-A-62100 Mulberry House, Floor Plans, Proposed  
N15301-KCA-R5-ZZ-DR-A-62101 Mulberry House, Sections & Elevations, Proposed  
N15301-KCA-R6-ZZ-DR-A-62100 East Gate Lodge, Floor Plans, Proposed  
N15301-KCA-R6-ZZ-DR-A-62101 East Gate Lodge, Sections & Elevations, Proposed  
N15301-KCA-R7-ZZ-DR-A-62100 Water Tower, Floor Plans, Proposed  
N15301-KCA-R7-ZZ-DR-A-62101 Water Tower, Sections & Elevations, Proposed  
N15301-KCA-RX-ZZ-DR-A-62100 St Ann's Road Wall, Elevations 1&2, Proposed  
N15301-KCA-RX-ZZ-DR-A-62101 St Ann's Road Wall, Elevations 3&4, Proposed  
N15301-KCA-RX-ZZ-DR-A-62110 Retained Buildings, Bay Elevations  
N15301-KCA-RX-ZZ-DR-A-62120 St. Ann's Road Wall, Window Openings, Proposed  
N15301-KCA-RX-ZZ-DR-A-62121 St. Ann's Road Wall, Pedestrian Openings, Proposed

N15301-KCA-RX-ZZ-DR-A-62122 St. Ann's Road Wall, Vehicular Openings, Proposed  
N15301-A&S-ZZ-ZZ-DR-L-40011 Detail Existing Tree Plan 01  
N15301-A&S-ZZ-ZZ-DR-L-40012 Detail Existing Tree Plan 02  
N15301-A&S-ZZ-ZZ-DR-L-40013 Detail Existing Tree Plan 03  
N15301-A&S-ZZ-ZZ-DR-L-40014 Detail Existing Tree Plan 04  
N15301-A&S-ZZ-ZZ-DR-L-40015 Detail Existing Tree Plan 05  
N15301-A&S-ZZ-ZZ-DR-L-40016 Detail Existing Tree Plan 06  
N15301-A&S-ZZ-ZZ-DR-L-40021 Detail Proposed Tree Plan 01  
N15301-A&S-ZZ-ZZ-DR-L-40022 Detail Proposed Tree Plan 02  
N15301-A&S-ZZ-ZZ-DR-L-40023 Detail Proposed Tree Plan 03  
N15301-A&S-ZZ-ZZ-DR-L-40024 Detail Proposed Tree Plan 04  
N15301-A&S-ZZ-ZZ-DR-L-40025 Detail Proposed Tree Plan 05  
N15301-A&S-ZZ-ZZ-DR-L-40026 Detail Proposed Tree Plan 06  
N15301-A&S-ZZ-ZZ-DR-L-40031 Detail Planting Plan 01  
N15301-A&S-ZZ-ZZ-DR-L-40032 Detail Planting Plan 02  
N15301-A&S-ZZ-ZZ-DR-L-40033 Detail Planting Plan 03  
N15301-A&S-ZZ-ZZ-DR-L-40034 Detail Planting Plan 04  
N15301-A&S-ZZ-ZZ-DR-L-40035 Detail Planting Plan 05  
N15301-A&S-ZZ-ZZ-DR-L-40036 Detail Planting Plan 06  
N15301-A&S-ZZ-ZZ-DR-L-40037 Phase 1a Planting Mix List  
N15301-A&S-ZZ-ZZ-DR-L-30000 Proposed GA Site Plan  
N15301-A&S-ZZ-ZZ-DR-L-30011 Detail Plan 01  
N15301-A&S-ZZ-ZZ-DR-L-30012 Detail Plan 02  
N15301-A&S-ZZ-ZZ-DR-L-30013 Detail Plan 03  
N15301-A&S-ZZ-ZZ-DR-L-30014 Detail Plan 04  
N15301-A&S-ZZ-ZZ-DR-L-30015 Detail Plan 05  
N15301-A&S-ZZ-ZZ-DR-L-30016 Detail Plan 06  
N15301-A&S-ZZ-ZZ-DR-L-30030 Proposed GA Site Levels Plan  
N15301-A&S-ZZ-ZZ-DR-L-30040 Proposed GA Parking Layout Plan  
N15301-A&S-ZZ-ZZ-DR-L-30050 Proposed GA Refuse Collection Plan  
N15301-A&S-ZZ-ZZ-DR-L-31000 Proposed GA Site Sections 01  
N15301-A&S-ZZ-ZZ-DR-L-31010 Proposed GA Site Sections 02  
N15301-A&S-ZZ-ZZ-DR-L-31020 Proposed GA Site Sections 03  
N15301-A&S-ZZ-ZZ-DR-L-31030 Proposed GA Site Sections 04  
N15301-A&S-ZZ-ZZ-DR-L-31040 Proposed GA Site Sections 05  
N15301-A&S-ZZ-ZZ-DR-L-31050 Proposed GA Site Sections 06  
N15301-A&S-ZZ-ZZ-DR-L-31060 Proposed GA Site Sections 07

#### Drawings – Outline Phase Parameter Plans

N15301-KCA-ZZ-ZZ-DR-A-01200 to 01205.

#### Drawings - Illustrative

N15301-KCA-ZZ-00-DR-A-09999 Sitewide, Proposed Basement Floor Plan  
N15301-KCA-ZZ-00-DR-A-10000 Sitewide, Proposed Ground Floor Plan  
N15301-KCA-ZZ-01-DR-A-10001 Sitewide, Proposed First Floor Plan  
N15301-KCA-ZZ-02-DR-A-10002 Sitewide, Proposed Second Floor Plan  
N15301-KCA-ZZ-03-DR-A-10003 Sitewide, Proposed Third Floor Plan  
N15301-KCA-ZZ-04-DR-A-10004 Sitewide, Proposed Fourth Floor Plan  
N15301-KCA-ZZ-05-DR-A-10005 Sitewide, Proposed Fifth Floor Plan  
N15301-KCA-ZZ-06-DR-A-10006 Sitewide Proposed Sixth Floor Plan  
N15301-KCA-ZZ-07-DR-A-10007 Sitewide, Proposed Seventh Floor Plan  
N15301-KCA-ZZ-08-DR-A-10008 Sitewide, Proposed Eighth Floor Plan  
N15301-KCA-ZZ-09-DR-A-10009 Sitewide, Proposed Roof Plan  
N15301-A&S-ZZ-ZZ-DR-L-40001 Illustrative Masterplan-Existing Tree Plan  
N15301-A&S-ZZ-ZZ-DR-L-40002 Illustrative Masterplan-Urban Greening Factor Plan

## Documents

Arboricultural Impact Assessment, Design & Access Statement – Volume 1, Design & Access Statement – Volume 2 - Landscape, Access Statement, Planning Statement, Health Impact Assessment, Design Code Rev. C02, Internal Daylight & Sunlight Report dated October 2022, Daylight & Sunlight Report, Environmental Statement Volume 1, Environmental Statement Volume 2, Environmental Impact Assessment Non-Technical Summary, Fire Strategy Report, Fire Statement, Energy Statement dated October 2022, Circular Economy Statement, Contaminated Land Assessment, Flood Risk Assessment and Drainage Strategy Report, Whole Lifecycle Carbon Assessment, Sustainability Statement, Pre-Demolition and Pre-Refurbishment Audit, Operational Waste Management Strategy, Site Waste Management Plan, Car Parking Management Plan, Transport Assessment, Construction Logistics Plan, Framework Residential Travel Plan, Delivery and Servicing Plan, Phase 1A Refuse Stores, Demolition Environmental Management Plan, Demolition and Construction Logistics Plan (Phase 1A/1B).