

Planning Sub Committee: 08 September 2025

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference Nos: HGY/2025/1348

Ward: Hermitage and Gardens

Address: St Ann's General Hospital, St Ann's Road, Tottenham, London, N15

Proposal: Application for the approval of Reserved Matters in respect of appearance, landscaping, layout and scale relating to Phase 3 associated with the outline component of planning permission HGY/2022/1833 for 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. Details are provided to satisfy Conditions 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 73, 77, 79, 80 and partial approval of Condition 72, for Phase 3 of the site

Applicant: Peabody Trust, Catalyst by Design and Hill Residential Limited

Ownership: Private

Case Officer Contact: Samuel Uff

Date received: 21/07/2025

Last amended: 11/08/2025

- 1.1 The application has been referred to the Planning Sub-Committee for decision as the planning application is a major application.

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- A hybrid planning application (part full part outline applications) was approved in July 2023 reference HGY/2022/1833 for up to 995 homes, of which 60% of units are affordable. This also included a flexible range of non-residential uses within Use Class E, F1/F2, pedestrian and vehicle accesses, landscaping and Site of Importance for Nature Conservation (SINC) enhancements and associated parking and works.
- The Outline part of the hybrid application granted consent for 'access', with appearance, landscaping, layout and scale reserved for future consideration. This reserved matters application now seeks to approve those aforementioned reserved

matters for Phase 3 of the scheme. This also included approval of Parameter Plans (setting out maximum heights and footprints) and a Design Code.

- A Reserved Matters Application (RMA) for Phases 1B & 2 was approved in August 2024 under reference HGY/2023/3250 for 464 houses and 99 sqm (GIA) of non-residential (use Class E, F1 and F2) floorspace.
- A subsequent amendment to Phase 1A was approved in October 2024 for an additional house in place of an approved substation, which was no longer required. An amendment to the Parameter Plans was approved in March 2025 for increased maximum height of parts of Block L and M.
- The details of the proposed reserved matters regarding appearance, landscaping, layout and scale would accord with key documents namely the Parameter Plans and Design Code which were approved as part of the outline planning permission. The key planning and public benefits arising from the scheme align with the outline planning permission approved within the hybrid permission. These benefits include the delivery of 291 new homes with a range of houses, maisonettes and flats across a range of sizes from 1-bed to 5-bed; of which 54% of homes would be affordable and 56% of habitable rooms would be affordable within this phase of development. The housing mix and affordable provision are in line with the outline permission for the site
- The proposal would provide a high quality design for this final phase of the development, which would be wholly consistent with previous phases of development, that would respect the surrounding heritage assets and provide a sustainable development that minimises carbon emissions and promotes sustainable travel.
- The proposed landscaping will enhance biodiversity and provide high quality amenities for residents. This includes the provision of new publicly accessible open space; creation of new public spaces throughout Phase 3; new routes and enhanced permeability; and high-quality connections and entrances into the site, including a link to the operational St Ann's Hospital site to the east.
- Information has been submitted and is acceptable regarding Conditions 61 (Reserved Matters Submission Requirements), 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 73 (Climate

Change Adaptation), 77 (Car Park Management Plan), 79 (Energy Strategy) and 80 (Overheating Strategy) of the outline/hybrid permission for Phase 3; according with the approved planning permission. The application also seeks partial approval of condition 72 (Boundary Walls), which requires further detail of the timeframe for delivery when known.

- The application previously proposed to also seek approval for details required under Condition 74 (Pipework Information) for phase 3, but further information is required on these matters. This condition requires details to be submitted and approved 'prior to commencement', so there is no deviation for the approved hybrid permission in this regard. This submission will be forthcoming for consideration in the future, as appropriate.
- The reserved matters submission for phase 3 of this development does not result in any significant additional impact, compared to the outline approval, nor does the submission raise any other significant issues; and represents sustainable redevelopment. This is in compliance with the Environmental Impact Assessment (EIA) approved as part of the hybrid permission.

2 RECOMMENDATION

- 2.1 That delegated authority be granted to the Head of Development Management or the Director of Planning and Building Standards to make any alterations, additions or deletions to the recommended conditions 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 Planning Sub-Committee.
- 2.2 That the Committee resolve to GRANT CONSENT for both the reserved matters approval application and approval of details for phase 3 of the development in relation to Conditions 61 (Reserved Matters Submission Requirements), 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 73 (Climate Change Adaptation), 77 (Car Park Management Plan), 79 (Energy Strategy) and 80 (Overheating Strategy) and partial approval of condition 72 (Boundary Walls).
- 2.3 That the Committee authorise the Head of Development Management or the Director of Planning and Building Standards to issue the reserved matters consent subject to the conditions and informatives set out below.

- 2.4 That the Committee authorise the Head of Development Management or the Director of Planning and Building Standards to issue the approvals, discharging the conditions submitted.
- 2.5 Conditions/Informative Summary - Planning Application HGY/2025/1348 (the full text of recommended conditions/informatives is contained in Appendix 1 of the report).

Conditions for RMA application

- 1. Approved Drawings
- 2. Approval of Materials (Samples)
- 3. Cycle Storage
- 4. BREEAM – Commercial only
- 5. Commercial unit layout
- 6. Surface Water Drainage System
- 7. Tree removal
- 8. Commercial Shopfront Glazing
- 9. Advertisement consent

Informatives Summary

- 1. Gateway 2 considerations
- 2. Ventilation of refuse stores
- 3. Partial approval of c.72 (boundary wall)
- 4. Conditions c.74 (pipework)
- 5. CIL
- 6. Designing Out Crime

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- 7.0 COMMUNITY INFRASTRUCTURE LEVY
- 8.0 RECOMMENDATIONS

APPENDICES: to be provided

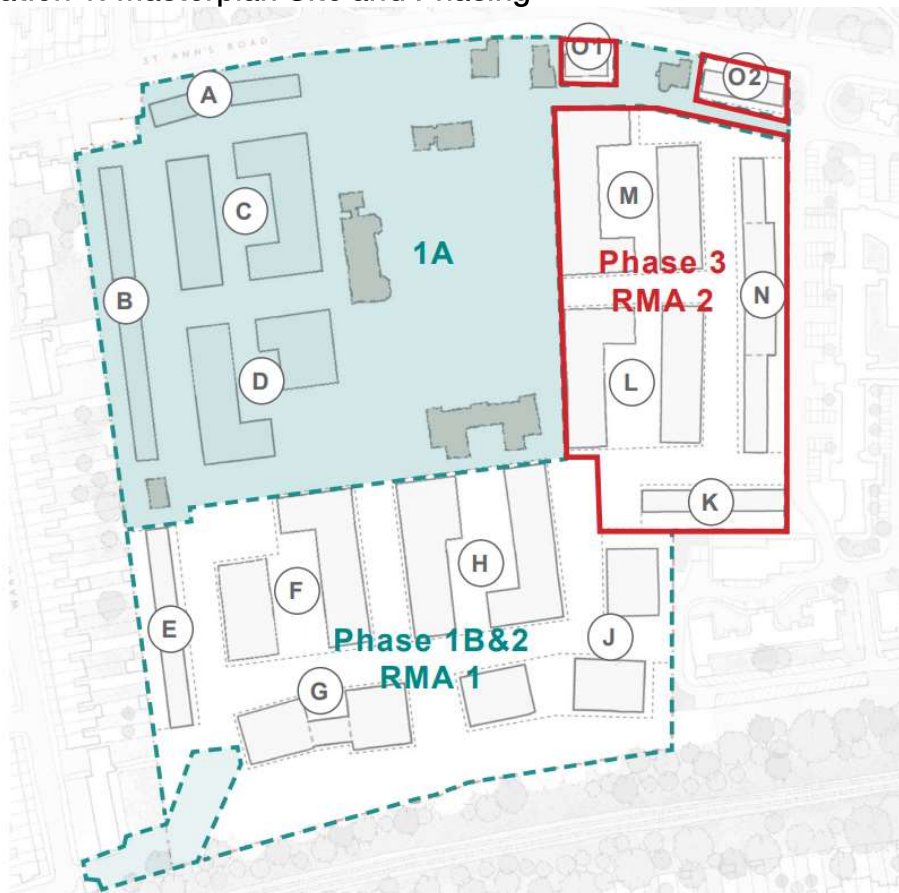
- Appendix 1: Planning Conditions & Informatives
- Appendix 2: Images of the site and proposed scheme
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3. PROPOSED DEVELOPMENT AND SITE LOCATION

Proposed Development

- 3.1. This application seeks the approval of reserved matters relating to layout, scale, appearance and landscaping for Phase 3 of the St Ann's New Neighbourhood development. The final reserved matter, access, was not reserved and formed part of the detailed component of the hybrid submission; so already has approval.

Illustration 1: Masterplan Site and Phasing



- 3.2. Phase 3 of the development will consist of 291 new homes (Use Class C3) with approximately 56% affordable homes (by habitable room) across a mix of tenures (London Affordable Rent, London Living Rent & Shared Ownership) alongside 425 sqm (GIA) of Commercial floorspace, comprising a mix of Class E (Commercial, Business and Service), F1 (Learning and Non-Residential Institutions) and F2 (Local Community) uses.
- 3.3. Associated landscaping public realm and play space will also be provided in this phase, including two pedestrian access links to the adjacent hospital site, as well

as the Eastern Orchard and associated playspace. A total of 90 trees will be provided in Phase 3, as part of the 471 trees to be planted across the whole development.

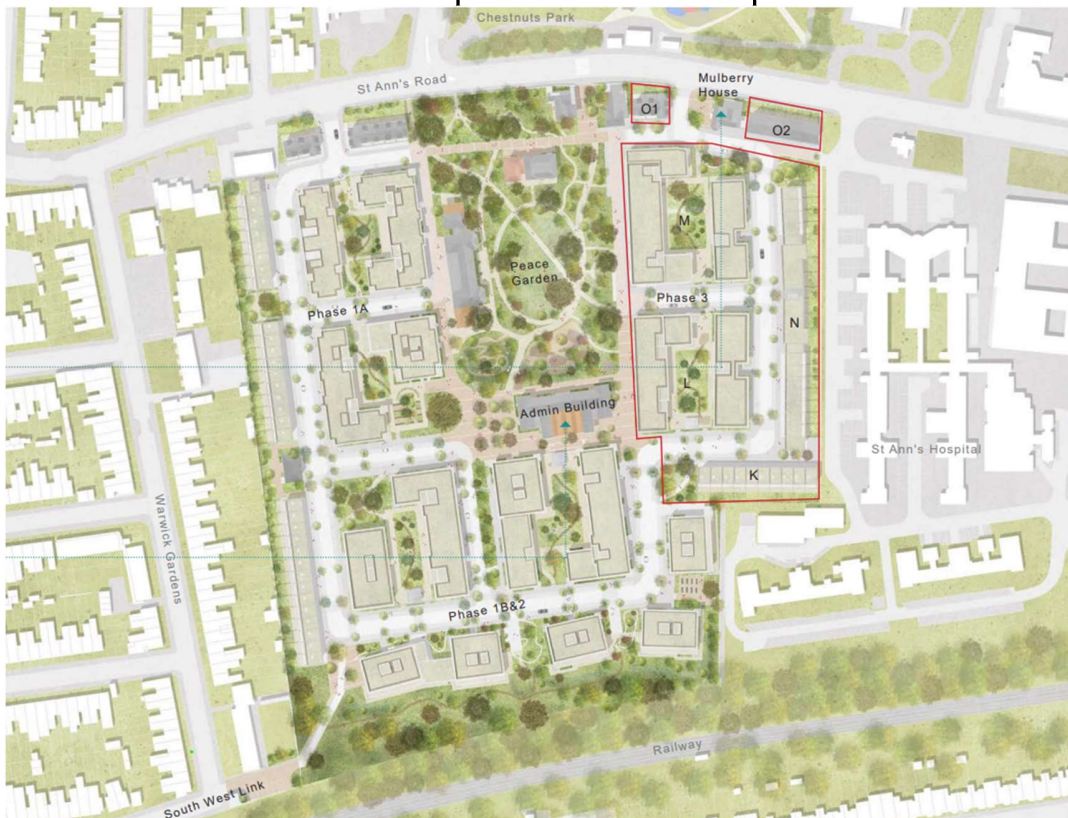
- 3.4. Cycle storage will be provided in accordance with London Plan standards and 49 car parking spaces within the new development will be provided, in accordance with the Outline Permission. This all aligns with the hybrid consent (ref: HGY/2022/1833).
- 3.5. The proposed buildings within Phase 3 will follow the pattern of development consented in Outline across Plots K to O. The plots are set out below:
- Plot K comprises three-storey terraced housing in the south eastern corner of the site.
 - Plots L & M comprises five to eight storey courtyard plots fronting onto the central Peace Garden.
 - Plot N comprises three / four storey houses / maisonettes backing onto the adjacent hospital site.
 - Plot O1 and O2 comprise two / three storey houses adjacent to St Ann's Road.
- 3.6. Consent is also sought for the approval of Conditions 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls), 73 (Climate Change Adaptation), 77 (Car Park Management Plan) 79 (Energy Strategy) and 80 (Overheating Strategy) for Phase 3 of the site of Outline Planning Permission Reference HGY/2022/1833, as the wording of each of these conditions requires submission alongside a reserved matters application.
- 3.7. Details relating to Condition 74 (Pipework Information) were also submitted as part of this application submission but require further work, so have been omitted from the description of development. The conditional requirement for these on the outline consent is 'pre-commencement' so there is no requirement to approve these as part of this application and the conditions will be retained and considered further as required.

Site and Surroundings

- 3.8. 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 site has been significantly developed in accordance with the Hybrid permission (ref: HGY/2022/1833).

- 3.9. Phase 1a is nearing completion and development has commenced on Phases 1b and 2. Phase 1a of the Hybrid consent is sited on the western edge of the site and consists of 239 homes in a range of typologies and the restoration of several of the heritage buildings on the site. This was increased to 240 homes through an NMA (reference: HGY/2024/2446) which added an additional home in place of an approved substation that was no longer required. This phase also includes the centrally located Peace Garden.
- 3.10. Phases 1b and 2 were approved in outline and have had a subsequent reserved matter application (RMA) approved under reference HGY/2023/3250. Phase 1b and 2 are located on the southern edge of the site and will consist of 464 homes in a range of typologies alongside 99 sqm (GIA) of non-residential (use Class E, F1 and F2) floorspace.
- 3.11. Phase 3, is for the eastern part of on the site, adjacent to the retained Hospital building. Phase 3 is the final phase of development for the site

Illustration 2: Phases of Development within Masterplan Site Area

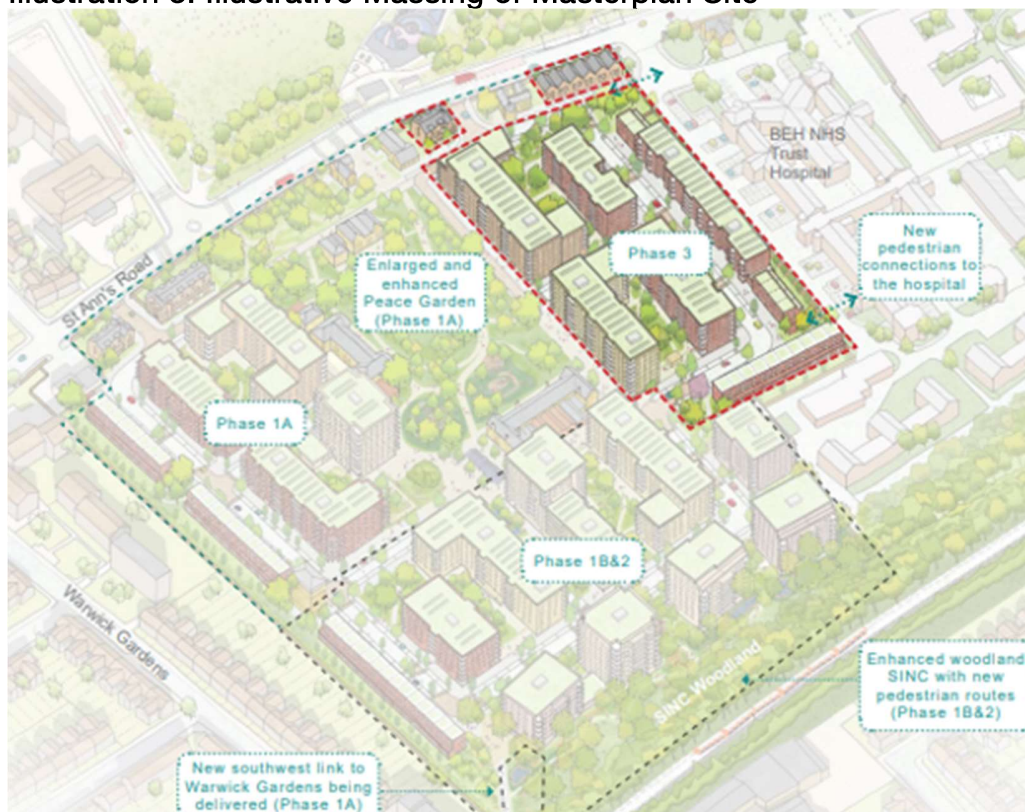


- 3.12. Vehicular and pedestrian access to the site is from St Ann's Road, which is located to the north. The site is 1.5 km from Seven Sisters Station, 1.9 km from South Tottenham Station, 1.3 km from Harringay Green Lanes Station and 1.7

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 Sites 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 in 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 Allocations DPD 2017 which has been identified for new residential development, town centre uses and other uses. This was assessed in detail in the hybrid permission, which included the outline permission for this phase.

Illustration 3: Illustrative Massing of Masterplan Site



Surrounding area

- 3.17. The wider Masterplan 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.

Relevant Planning and Enforcement History

- 3.19. The most relevant planning history in relation to the site is as follows.
- **HGY/2022/1833:** Hybrid Planning Application granted consent on 10 July 2023 for the following:
 - (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); and*
 - (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.*
 - **HGY/2023/3250:** RMA 1 for Phase 1b and 2 approved in August 2024 for the following:

Application for reserved matters seeking approval of appearance, landscaping, layout and scale in respect of Phases 1b and 2 of the site pursuant to Condition 61 of Planning Permission Reference HG/2022/1833 dated 10 July 2023 for

"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". Details are provided to partially satisfy Conditions 63, 65, 66, 67, 68, 69, 70, 71, 72 and 73 for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833.

- HGY/2024/2446: Removal of substation and additional residential unit approved in October 2024 to Phase 1a:

Non-Material Amendment to amend condition 2 (approved plans and documents) to add an additional dwelling to the northern end of the approved terrace in Plot B2 and associated removal of the approved substation of the approved Hybrid Consent for application ref. HGY/2022/1833 for 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

- HGY/2025/0009: NMA to amend Parameter Plan heights and footprints approved in March 2025:

Non-Material Amendment to amend condition 2 (Approved Plans and Documents), condition 64 (Outline Parameters) and condition 65 (Drawings References) to increase the height of Plot L and Plot M and increase the width of Plot N and Plot L, as well as relocation of Plot N substation of the approved Hybrid Consent for application ref. HGY/2022/1833 for 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

4. CONSULTATION RESPONSE

Quality Review Panel

- 4.1. The reserved matters proposals were presented to Haringey's Quality Review Panel at pre-application stage. The Panel's written response is attached in Appendix 5.

Planning Application Consultation

- 4.2. An officer summary of the responses received is below. The full text of internal and external consultation responses is contained in Appendix 3.

Internal

LBH Carbon Management – The overheating strategy will meet required guidelines but should also consider the hierarchy of design and any additional passive measures that could be incorporated in the southerly elevations. The pipework details need to ensure a singular connection (**Officer Comment:** The overheating strategy is considered to provide highly efficient, policy compliant homes and further costly modelling and interventions are not considered to be justified, as discussed in more detail below).

LBH Conservation – No objection.

LBH Design – Complimentary of the design response to QRP comments and aligned with the Design Code and previous phases of development.

LBH Lead Local Flood Authority – Clarification of flow rates for each Phase are required to be collated together (**Officer Comment:** The software for the previous phases is different so collating has taken slightly longer than anticipated but Officers are satisfied that this can be adequately addressed through condition).

LBH Noise – No objection

LBH Pollution – No objection

LBH Transportation – No objection.

LBH Trees – No objection but have requested to review the detailed arboricultural report regarding the removal of apple tree (T59) (**Officer Comment:** A condition is recommended for these details to be submitted for approval prior to any removal of the tree).

LBH Waste Management – No objection

External

Environment Agency - No objection

Health & Safety Executive (HSE) – No objection, but suggest further consideration of detailed means of escape and condition of existing hydrants prior to submission of Gateway 2 (Officer Comment: The applicant is aware and will provide this information post-Planning, as required, i.e. will be provided as part of Gateway 2 submission for Building Control which is a separate regulatory regime).

Historic England – Archaeological Service (GLAAS) – No objection

LB Hackney – No objection

Metropolitan Police (Designing Out Crime Officer) – No objection subject to condition (Officer Comment: The condition for secure by design was attached to the hybrid permission decision notice and will apply)

Natural England – Responded with “no comment”.

TfL – No objection, but concern raised about siting of bike stores in rear gardens and potential use for other means than cycle parking (Officer Comment: Potential for bike stores in front gardens has been considered but this would overwhelm the access to these houses, especially with the bin stores in the front garden. There is a clear route through the house to the gardens and it is considered that users could readily use this for cycle storage).

Thames Water – No objection

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 are as follows:

5.2. The number of representations received from neighbours, local groups etc. were as follows:

No of individual responses: 2
Objecting: 0
Supporting: 1
Others: 1

5.3. The main issues raised in representations from residents are summarised below.

Support:

- Welcome the biodiversity proposals and note the technical reports indicating 12% net biodiversity gain.

Other:

- Biodiversity Net Gain (BNG) should be ensured through maintenance (**Officer Comment:** a landscape management and maintenance plan and ecological enhancement condition is provided and will be enforced through condition and the existing S106 legal agreement).
- Should be bird boxes (**Officer Comment:** two integrated nest-boxes have been included in each block and in retained trees)
- More trees to be retained and native hedges and trees planted (**Officer Comment:** Almost all Category A and above trees will be retained. A total of 90 trees will be provided in Phase 3, as part of the 471 trees to be planted across the whole development. Additional hedgerow to be planted represents a 214.99% increase of baseline hedgerow value.)
- All roofs should have solar (**Officer Comment:** Roofs of all blocks of flats will accommodate PV panels. The houses in all phases have not got PV on the basis that the roofs of these houses as that the maintenance of the roofs of these houses are highly costly for end users and the managing agent, Peabody, and would not provide sufficient levels to warrant inclusion in this scheme. This is an accepted position through the hybrid permission)

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the Development
2. Consideration of Reserved Matters
3. Policy Context
4. Quality Review Panel Comments
5. Scale
6. Layout
7. Living conditions
8. Appearance
9. Landscaping
10. Heritage Impacts
11. Housing Mix
12. Biodiversity net gain and ecology
13. Energy and sustainability
14. Conditions required with RMA submission
15. Conditions required prior to commencement
16. Financial and Other Mitigation Legal Agreement
17. Equalities
18. Conclusion

Principle of the development

6.1.1 The principle of development has been established under the hybrid (part outline/part full) planning permission Ref: HGY/2023/3250.

6.2 Consideration of Reserved Matters

6.2.1 A series of Parameter Plans, a Development Specification and a Design Code are secured under Conditions 61 and 64 of the outline planning permission and future reserved matters applications are required to be in compliance with these. The parameter plans control land use, scale, access and movements, landscape and amenity, whilst the Design Code sets out 'must and should' codes relating to these matters.

6.2.2 Condition 1 of the outline planning permission states the following:

"No Phase within the Development hereby approved in the Outline Component shall be commenced unless and until details of the following:

- a) appearance*
- b) landscaping*
- c) layout; and*
- d) scale*

(hereinafter referred to as the "reserved matters") in relation to that part of the Development, have been submitted to and approved in writing by, the Local Planning Authority. The "Outline Component" can be defined as "the Phases of the development to be shown on the construction phasing plan approved pursuant to Condition 3 in respect of which this decision notice grants outline planning permissions subject to the approval of the reserved matters detailed in Condition 61.

Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters."

- 6.2.3 Access matters were approved under the outline part of the hybrid permission, with site access points from the north and, for pedestrians and cyclists, to the southwest. These are not proposed to be altered as part of the reserved matters submission.
- 6.2.4 Therefore, the following matters reserved under the outline consent will be considered in turn:
- Scale;
 - Appearance;
 - Layout (external and internal); and
 - Landscaping.
- 6.2.5 Other issues are reviewed in detail, as well as the conditions required to be submitted alongside this Reserved Matters Application (RMA).

6.3 Overarching Policy Context

National Policy

- 6.3.1 The 2024 National Planning Policy Framework (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 also advocates policy that seeks to significantly boost the supply of housing.
- 6.3.2 Chapter 12 of the NPPF 2024 states that that high quality design is a key aspect of sustainable development, that it creates better places in which to live and work, and that it helps make development acceptable to communities. It states that "Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents".
- 6.3.3 The NPPF also acknowledges 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.

The London Plan

- 6.3.4 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. 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).
- 6.3.5 Policy D6 of the London Plan 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 increase, due the increased pressures that arise. It also requires development capacity of sites to be optimised through a design-led process.

Local Policy

- 6.3.6 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.
- 6.3.7 Policy DM1 of the Development Management Development Plan Document (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.
- 6.3.8 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.
- 6.3.9 The Mayor's Housing SPG (2016) reinforces the need for privacy but cautions against adhering rigidly to minimum distance requirements and also calls for the BRE guidance on daylighting and sunlighting to be applied flexibly and sensitively to proposed higher density development, especially in town centres – taking account of local circumstances, the need to optimise housing capacity and the scope for the character and form of an area to change over time.

Outline planning consent requirements

- 6.3.10 The approved Design Code provides detailed requirements on the expected architectural character and appearance of the reserved matters submission, as well as further requirements on layouts. Whilst the Parameter Plans do not strictly relate to the appearance of the development, they do provide control over land use, scale, access and movements, landscape and amenity, including setting out maximum building heights within various parts of Phase 3 (and the previously approved Reserved Matters Applications for Phase 1B & 2).
- 6.3.11 The Design Code is an Approved Document that is crucial to ensuring that future phases would be built out to be at least as good quality as the initial phases, for which detailed planning permission was granted. In general, the Design Officer considers the Design Code (DC) to be a very high-quality document that is useful in supporting and protecting high quality design and a coherent design across the development, tying the later phases, only previously applied for in outline, to the earlier phase approved previously in detail.
- 6.3.12 The DC document is structured with Site Wide Codes, Landscape Codes and Architectural Codes. The Design Officer considers that the general principles within the Site Wide codes are excellent, placing some of the more detailed Conservation Area principles within the Site Wide codes, especially crucial views, giving them a welcome prominence. To avoid them being forgotten in the Architectural and Landscape Codes, there is cross referencing throughout. Codes are described as either 'must' or 'should' be carried out. Unlike many other Codes, 'may' is never used, to give greater certainty, but reasonable flexibility in implementing the outline portions of the overall scheme. The Design Officer considers the most crucial elements are definitive and welcomes such clarity.

6.4 Quality Review Panel (QRP) Comments:

- 6.4.1 The Quality Review Panel (QRP) has assessed the scheme in full at pre-application stage (on 5 February 2025). The panel on the whole supported the scheme and saw it as a positive final phase of a high-quality development.
- 6.4.2 It is important to note that at the time of the QRP meeting there was an application for a non-material amendment to the Parameter Plans to allow a modest increase in height of the proposed Block L which was also discussed and considered by QRP, which has since been approved (ref: HGY/2025/0009). The Parameter Plans are set by that approval, and so such comments have been responded to in that context and prominence given to suggestions raised that are relevant to the consideration of the issues in this RMA.
- 6.4.3 The QRP report states that: *"The Haringey Quality Review Panel welcomes the proposals for St Ann's New Neighbourhood Phase Three. The scheme is well-*

considered and likely to create a high-quality place to live. The panel makes suggestions to help the development reach its full potential.

- 6.4.4 *The increase in height and massing [associated with the NMA to Parameter Plans under consideration – and now approved HGY/2025/0009] is likely to result in overshadowing of residential amenity spaces. Massing and amenity spaces should therefore be reshaped in response to daylight and sunlight assessments, to ensure that courtyards are usable. The balance between noise and overheating is a challenge on this site. Further work is needed to fully develop a mitigation strategy, combining inset balconies, learning from post-occupancy evaluation of earlier phases, and carrying out more extensive performance checks.*
- 6.4.5 *The eastern elevation of Plot N will be conspicuous, and the design should therefore reflect the equal prominence of both façades. The Plot O architecture needs further development, focusing on the corners and drawing details from the retained buildings. Residential entrances should be more generous, with views through to the courtyards. Upper floor layouts would be improved by introducing natural light and views the ends of corridors, or near the cores. The panel welcomes the sustainable drainage strategy and retention of existing trees. The project team is encouraged to maximise opportunities for the landscape to enhance health and wellbeing for all ages. The provision of a convenience store is positive, but it is important that its frontage onto Chestnuts Park is not obscured. The rear elevation and servicing for the store should be managed to avoid a negative impact on Courtyard M.*
- 6.4.6 *The panel encourages Haringey officers to ensure that the future hospital site is well integrated. The wider masterplan offers an opportunity for an exemplary development, with health and wellbeing at its heart.”*
- 6.4.7 Detailed QRP comments from the most recent review together with the officer comments are set out below in Table 01 below.

QRP Comment	Officer Response
<i>Height and massing</i>	
<ul style="list-style-type: none"> <i>The panel understands the need for a modest increase in the heights of the wings of Blocks L and M, but thinks that the massing onto courtyards L and M feels uncomfortable. It could impact the usability of the courtyard gardens, particularly Courtyard M where the height increase is in the wing to the south.</i> 	<p>These comments regarding a height increase relate to the NMA application, ref: HGY/2025/0009, to alter the Parameter Plan to increase building height, that was detailed in the QRP discussion and helped inform the consideration of the NMA application. These new heights are set within the amended Parameter Plans and are not relevant to the consideration of this RMA beyond how suitable the design and detailing relates to the heights approved with the Parameter Plans. However, amenity spaces remain high quality in this proposal and should be considered in the context of the high quality overall landscaping of the wider site.</p>
<ul style="list-style-type: none"> <i>Daylight/sunlight assessments should be carried out as soon as possible to inform the height and massing, and the amenity spaces reshaped in response to maximise sunlight. This exercise should also consider whether the recessed homes at lower level will receive sufficient natural light.</i> 	<p>A Daylight/Sunlight study for the proposed homes was provided at the time of the NMA approval and showed that all homes had the ability to achieve suitable living conditions set against the outline parameter massing. It should be noted that the Blocks L3 and M3 remain as per the height approved in the Parameter Plans as part of the hybrid permission.</p> <p>An updated revision to the Daylight / Sunlight (D/S) study has been submitted with this application and assesses the proposals in detail. Whilst some shortcomings are outlined these are generally due to the orientation and typology of proposed homes and are consistent with other plots within the masterplan permission and are to be expected within such urban environments.</p> <p>Plot N has the greatest level of non-compliance with BRE guidance, but the typology of Plot N is very different to the rest of the scheme and includes duplex</p>

	<p>homes (4b6p and 5b7p). In some of these there are some low scores to the smallest of the 4th or 5th bedroom or where occasional bedrooms or kitchen / dining / living room spaces are adjacent to or below balconies, but these are accompanied by other rooms / spaces that have very high levels. The balconies have additional benefits of providing amenity spaces and overheating mitigation, which are considered to be important factors in considering the balance of acceptable living conditions.</p>
<ul style="list-style-type: none"> <i>The project team could explore making one element of Block M taller, while keeping one element at the previous height and removing the wing to the south, creating an 'L'-shaped block that avoids overshadowing Courtyard M. This would follow the height and massing established on the earlier phases of the masterplan, where a precedent has been set for this approach.</i> 	<p>These suggestions were design discussions about how best to address the requirement for additional height. This has been approved through the NMA, which concluded that the heights were consistent with the wider masterplan.</p> <p>The applicant tested a number of options, and also met officers through extensive pre-application discussion of options.</p>
<ul style="list-style-type: none"> <i>The panel also suggests drawing sections through the whole site to check that the maisonettes are not overshadowed.</i> 	<p>The Daylight/Sunlight and Overshadowing report addresses this and concludes that the proposals perform generally very well against BRE guidance. Sections across the site have been provided, and the 3D model has been inputted into Daylight Sunlight software for a more robust assessment. This is explained further in the previous bullet point.</p> <p>As referenced above, the massing of the buildings closest to Plot N (L3 and M3) has not changed since the hybrid application stage, meaning the relationships of the closest building has not changed.</p>

Quality of accommodation	
<i>The panel understands the challenge of balancing overheating and noise, especially for bedrooms facing onto St Ann's Road. The project team is encouraged to carry out post-occupancy evaluation of the earlier masterplan phases (both qualitative and quantitative, and over a 12 month period). Phase Three should be informed by these results to create robust and resilient solutions.</i>	St Ann's development is progressing at pace but none of Phase 1a is occupied yet. It would not be possible, therefore, to incorporate results of any post-occupancy review into the proposals. The application is supported by a Noise Report, which has been agreed by Officers.
<i>The inset balconies are a good way to maximise ventilation for those homes more at risk from overheating, and are likely to perform well. The overheating performance of all single aspect homes should also be checked.</i>	The positives of the inset balconies for ventilation are noted. The proposals are supported by a robust overheating strategy and report which set out a range of mitigations. The has considered the QRP comments through the process (including across previous phases) and accordingly the applicants have sought to incorporate inset balconies where possible. Single aspect homes are considered to respond favourably, as per the report, but further investigation of whether further passive design measures can be considered in the overheating strategy will take place, which will evolve further through the applicant drawing up proposals to comply with the existing 'pre-commencement' condition no.80 on this matter.
<i>Homes on the ground floor should also be given particular attention, as there could be conflicts between night-time ventilation and security.</i>	As set out in the overheating report, ground floor windows will benefit from grills or lockable louvred shutters. The details of all external materials are covered by condition.
<i>The project team could also explore thermal mass, attenuated openings and external shading as options to avoid the need for active cooling. The aesthetic</i>	This has all been considered and is outlined in detail within the overheating report. External shading is to be provided to some windows (Plot N) which do not pass passively, which are

<i>impact of these measures will need to be considered too.</i>	able to pass with external shading. As above, the details of all external materials are covered by condition.
<i>The energy strategy and building fabric approach are both positive responses to the requirements of Part L Building Regulations. Further detail on the photovoltaic panels would be helpful, such as their locations and appearance in key views.</i>	The proposed PV panel layout is detailed within the application. This includes an indicative mounting system. The details of all photovoltaics are conditioned.
<i>The panel suggests carrying out a noise assessment of the energy centre in Block L2, to make sure that it will not disturb residents in this location.</i>	As suggested by the panel, an Air Source Heat Pump Noise Impact Assessment has been submitted and confirms compliance with relevant standards.
Architecture	
<i>The eastern side of Plot N is treated as a rear elevation, and turns its back on the hospital site. However, the panel is concerned that this elevation will be prominent and visible upon entry into the hospital site. This elevation is key for the success of the entire masterplan. It is also different from Phase 1 in its adjacencies. It is not exactly the same context, and should therefore address its unique condition.</i>	<p>This is expanded on within Section 8.3 of the Design and Access Statement (DAS) submitted with this application.</p> <p>To create a more civic presence towards the existing St Ann's Hospital to the east, the larger two-bedroom flats and central cores have been designed to project towards the eastern façade, punctuated by short sections of galley access along with minor alterations across the façade.</p> <p>A subsequent meeting post QRP allowed Officers to review this amended design and it was agreed that this had successfully addressed the QRP comments.</p>
<i>While galley access could work on the eastern façade, a more civic presence would create a positive relationship with the future hospital. In keeping with the established masterplan language of blocks with frontages onto both the street</i>	The galley access has been reduced in prominence and broken up to better relate to the other elevations. As detailed above, this is considered to be a successful amendment following the QRP review.

<p><i>and the courtyards, Plot N should be redesigned as a dual-frontage block.</i></p>	
<p><i>The panel also suggests finding ways to connect the hospital site to St Ann's New Neighbourhood. If a view through the N3 maisonettes to the Peace Garden is not possible, a sense of connection could be achieved through a roofscape that creates a sky view and indicates the neighbourhood behind.</i></p>	<p>The site currently has two, clear, delineated visual and walkable accesses through it. Access details were approved in the hybrid / outline permission.</p> <p>As discussed in the QRP meeting, a view through Block N would mean the loss of homes. The approach with two cores to the upper floor flats, combined with the independent street access for houses and maisonettes, is considered to be successful, balanced against a potential single, central access.</p>
<p><i>The testing of options for the Plot O houses is welcome. The designs are developing in the right direction, but do not yet work in their context. Significant further work is needed, but this is an exciting opportunity for exemplar houses.</i></p> <p><i>These houses will be the first part of Phase Three that people will see from St Ann's Road, framing the site entrance. The panel thinks that they should be special, but not grand, with more emphasis on the corner homes. The existing buildings retained on the site could provide helpful references for the detailing.</i></p>	<p>This is expanded on within Section 9.9 of the DAS submitted with this application, illustrating the evolution of the proposals from the initial hybrid application to the submitted version following QRP and officer feedback.</p> <p>In response to comments that Plot O2 lacked "heft" from officers, and that the third-storey element could relate better to the street, the proposals introduced articulated roof forms that reflect those included in Plots O1 and A, and the retained and surrounding buildings.</p> <p>There have been four separate iterations of Plot O discussed and the proposed is considered to be the best compromise of 'heft' and heritage response.</p> <p>In response to QRP feedback, the Plot O2 houses have been refined to emphasise the 'special' corner home, and to include elements of concrete detailing to windows and entrances, and white-brick detailing to reference a contemporary take on the local</p>

	<p>conservation area and retained building context, as incorporated within Plot O1 and Plot A of Phase 1A.</p> <p>The vertical proportions of the gable facade reference the gable chimneys of Acacia House opposite at the hospital entrance, whilst providing daylight and openness to the stairwell of this end home.</p> <p>The roof pitch is reminiscent of the detailing of the Mulberry House frontage directly adjacent, with additional fenestration to the corner home roof reminiscent of the detailing of the Admin building gables within the depth of the site.</p> <p>Officers consider that the proposals subsequently have a stronger street presence and will successfully mark the entrance into Phase 3 from St Ann's Road.</p>
<i>Communal spaces</i>	
<i>The panel appreciates that ground floor space is pressured, but the residential entrances appear to be squeezed between the bin and bike stores, and should be more welcoming.</i>	<p>Following the QRP review, this matter was reviewed by the design team, but expanding residential entrances and corridors was not feasible within the Parameter Plans, given the existing bin and bike stores across many ground floors.</p>
<i>The entrances of Block M2 would be more successful if they were opened up for views and direct routes through to the courtyard, and followed a pattern. The panel recommends moving them closer to the commercial space to create more coherent through-cores, and reconfiguring the upper floors to create views and natural light from corridors to improve resident experience.</i>	<p>Following the QRP review, this matter was reviewed by the design team. Through lobbies have been created on the Plot L blocks and on Block M3, however introducing this on Blocks M1 and M2 isn't possible as it would lose more cycle parking spaces within the building, forcing the design team to find space in the courtyards.</p> <p>In terms of moving the entrances closer to the commercial space, this is not</p>

	feasible for the same reasons. This would also involve remodelling the core layout to achieve the through views. The views onto the Peace Garden are considered to be an attractive setting for these entrances that provides a welcoming arrival space consistent with the overall arrangements for the site.
<i>The panel understands that the upper floor layouts are compromised by the need to incorporate two stair cores. In Blocks M1/2 and L1/2, which have corridors with corners, the experience would be enhanced if there were windows for natural light and views out at the ends of the corridors.</i>	<p>It is considered that the generous central window openings within the core part of the block are the most appropriate way to approach the blocks and avoid potential overheating from the southern aspect.</p> <p>Introducing windows to the end of the corridors would only cause greater inefficiencies and would provide limited benefit for such a short stretch of corridor.</p>
<i>Alternatively, the light could be redistributed in Block M1/2, locating windows near each of the cores rather than in the centre of the corridors. This would allow residents to enjoy the views and light while waiting for the lift but would not take up any additional space.</i>	<p>Following the QRP review, this option was reviewed however it does take up additional space and it decreases the amount of glazing in the central part of the scheme.</p> <p>It has been possible to include a window to the northern lobby of Plot L1/2 however due to the core location within Plot M, this is not possible to replicate.</p>
<i>Landscape</i>	
<i>The panel commends the approach to the existing trees. Many have been retained, with the landscaping designed around them, even where the trees are close to buildings.</i>	Noted.
<i>The landscape designs should be developed further to maximise the benefits of this investment for the community. The project team is encouraged to take every opportunity in the landscape approach to</i>	The landscape strategy has been extensively reviewed, designed and shaped to provide a range of spaces for all ages and is one of the strongest parts of the scheme.

<i>introduce elements that will enhance health and wellbeing for all ages.</i>	There is also a landscape condition in the hybrid consent which requires submission of proposals for detailed planting plans, materials etc.
<i>The formal play areas are well resolved, and Chestnuts Park directly to the north of the site provides excellent formal amenity and play space, but further thought should be given to the design and provision of informal doorstep play. It is positive that the play areas are not fenced off.</i>	Significant consideration has been given to doorstep play, and will be provided in the courtyards, Service Tree Grove and Eastern Orchard.
<i>The panel welcomes the site-wide, well-connected sustainable drainage strategy, including permeable surfaces and bioretention tree pits.</i>	Noted.
Convenience store	
<i>The panel supports the provision of a convenience store, and considers it important that it has a relationship to Chestnuts Park. The transparency of the shop frontage should therefore be safeguarded through design codes or tenancy agreements, to maintain it as active frontage and prevent it from being obscured with, for example, advertising vinyl.</i>	The frontage will remain active and restrictions of use of vinyl on windows and such are incorporated into the permission. A condition requiring the detailed layout of the commercial unit is recommended to ensure this remains an active frontage. The design of the fascia means this will be incorporated into the overall design and appearance.
<i>The rear of the store also requires careful thought to ensure it does not have a negative impact on the residential Courtyard M. Care should be taken to ensure that the servicing, including bins and deliveries, is well managed. The rear elevation could be planted to contribute positively to the courtyard setting.</i>	The courtyard to Plot M is not designed to allow servicing / bins through it. The arrangement of the commercial unit is such that servicing would largely be from the front of site.
Wider masterplan vision	
<i>The panel understands that the masterplan for the retained hospital uses on the wider</i>	The applicant has advised that they are in regular dialogue with the NHS. The

site has not yet been agreed. It is important that the two masterplans are well integrated, so both areas will feel like part of the same place. At present, they feel like disparate and disconnected spaces with a stark line and boundary between. The success of St Ann's as a neighbourhood lies in breaking this barrier down.

present state is that Phase 3 (Plot N) faces onto a car park and there is no indication that will change in the medium or even long term.

Therefore, the proposals have included two very clear points of access. The two points of access in this phase are pedestrian friendly and open out onto landscaped areas. The two accesses are shown in the DAS; extracts below.



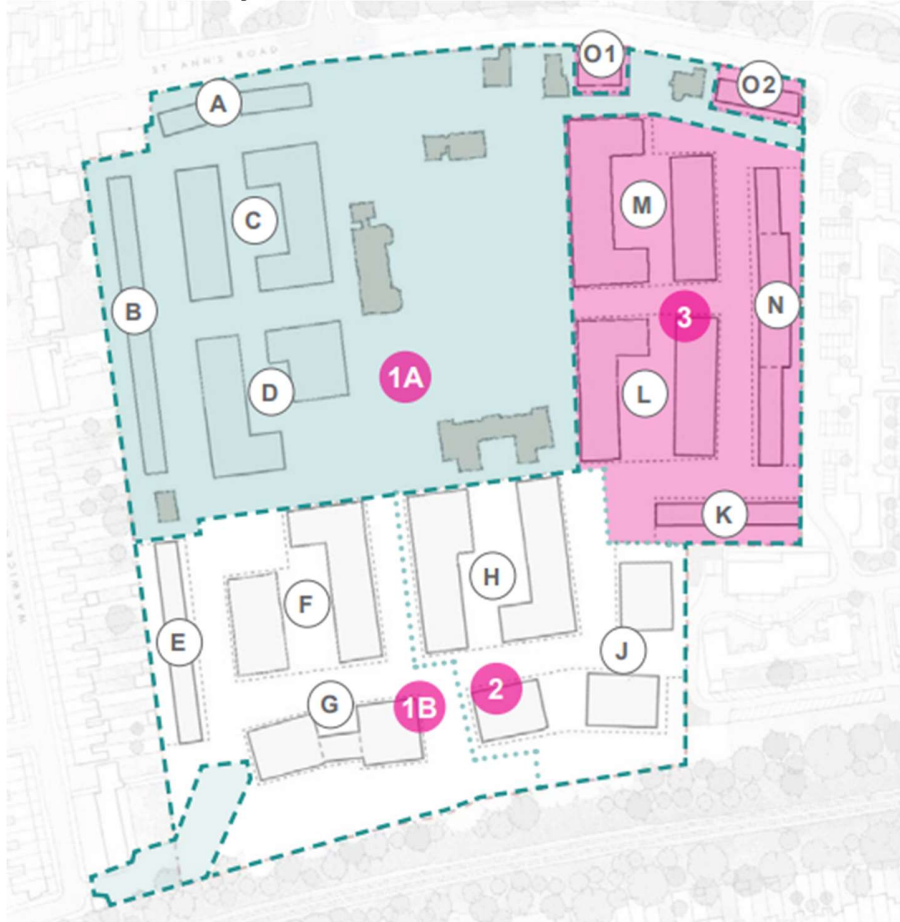
It is considered this is a positive boundary treatment to the NHS land, whilst delineating residential and hospital uses. The accesses will be clearly visible from the hospital site and provide an appealing and clear access between the sites.

<i>The project team for this masterplan should find opportunities to integrate the hospital into St Ann's New Neighbourhood, for example by creating visual links through to the landscaped public realm spaces.</i>	See above. If there are further developments of the hospital site, then they could design those changes to complement what is approved in the access to this site. It is important to note that access details have already been approved in the hybrid / outline permission.
<i>The two masterplans together present a unique opportunity for exemplary regeneration. The landscape-led St Ann's New Neighbourhood would tie in well with the needs of a hospital. When this part of the masterplan comes forward, Haringey officers are encouraged to ask for a design that sets a new bar for sustainability, health and wellbeing, context and craftsmanship</i>	It is noted that the design of Masterplans is considered in the overall design and has been considered specifically with regard to Plot N, immediately adjacent to the hospital site.

6.4.8 The proposed buildings within Phase 3 are contained within 5 plots as set out within the consented permission and associated approvals for Plots K-O. Specifically:

- Plot K comprises three-storey terraced housing in the south eastern corner of the site.
- Plots L & M comprise five to eight storey courtyard plots fronting onto the central Peace Garden.
- Plot N comprises a mix of three / four storey houses / maisonettes backing onto the adjacent Hospital site.
- Plot O1 and O2 comprise two / three storey houses adjacent to St Ann's Road.

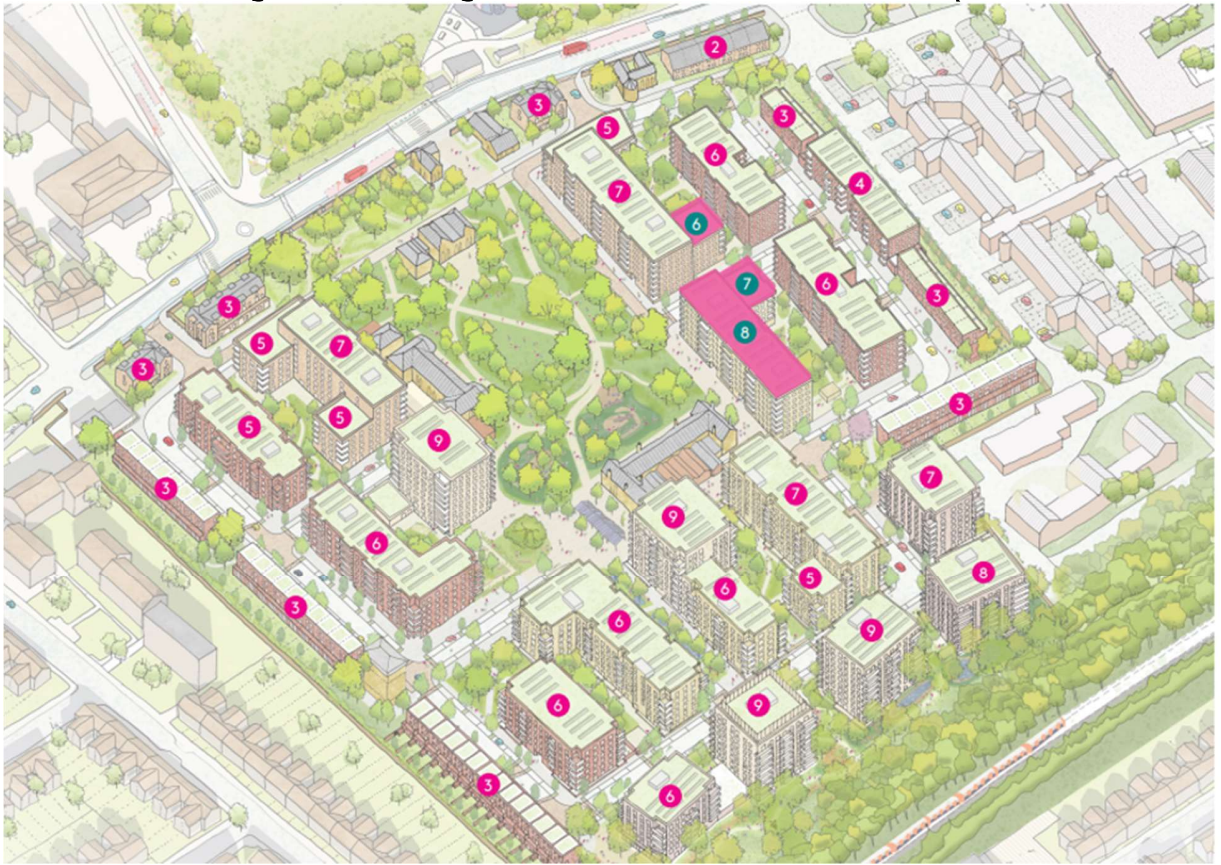
Illustration 4: Layout of Plots in Phase 3 in context of wider Masterplan



6.5 Scale

- 6.5.1 The scale of development was secured in the Parameter Plans 'Maximum Heights' and 'Maximum Footprints' which limits an overall maximum floorspace and allows for a general built form in the form of a massing envelope.
- 6.5.2 The provision of the eighth storey in the Parameter Plans was approved through the NMA application ref: HGY/2025/0009, which approved a modest increase in the maximum size of Plot L. This was to ensure that the layout of Blocks L and M would comply with updated legislation that has come into force since the approved hybrid consent. That report considered the relative heights of Blocks L and M would have had variation as approved, so were never going to be consistent height, due to the higher floor to ceiling height of the commercial ground floor of Block M. The additional height approved through the NMA also ensured that the maximum, 995, number of homes that were approved in the hybrid consent would be able to come forward over the entire masterplanned scheme, and that the scheme could continue to offer a high proportion of affordable housing.

Illustration 5: Heights of Buildings in Phase 3 in context of Masterplan



6.5.3 Overall, the height and footprints of all the plots are in conformity with the Parameter Plans, whereby the strategy of concentrating height was centred around the edge of the central park (Peace Garden), including blocks L1 & L2 and M1 & M2 in this phase to a transition of massing to the east through Blocks L3 and M3 and Block N, along the eastern boundary with the remaining adjacent site of St Ann's Hospital.

6.6 Layout

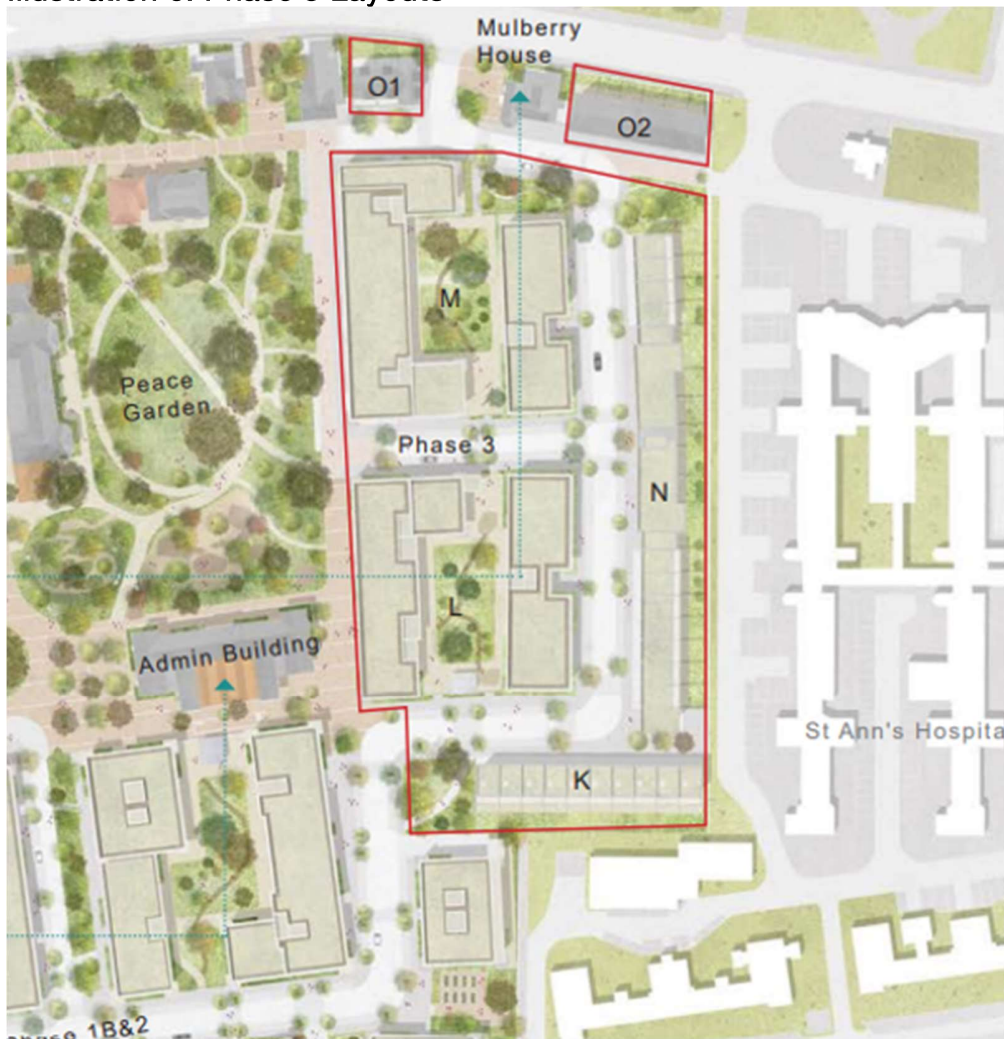
6.6.1 The layouts are in accordance with the approved Parameter Plans, which considered distance between buildings and indicative living conditions such as any potential for overlooking and potential overshadowing.

6.6.2 Plots L and M comprise residential courtyard plots, with the larger heights facing onto the Peace Garden, with the space between front and rear blocks creating enclosing courtyard landscaped amenity areas. Plot K is situated perpendicular to the southern elevation of Block L, parallel to the southern site boundary of Phase 3, on the other side of the proposed pedestrian access into the existing St

Ann's Hospital site. Plot N lies parallel to the eastern site boundary, adjacent to the retained St Ann's Hospital buildings.

- 6.6.3 Plots O1 and O2 comprise of buildings two / three storeys in height and run parallel to St Ann's Road and front onto the new northern access from the retained St Ann's Hospital site. The large wall along St Ann's Road is retained along this part of the site, as with the wider site, which would act as a means of creating a set of private gardens and have a frontage onto the proposed secondary road within the site meaning front gardens look into the site.

Illustration 6: Phase 3 Layouts



- 6.6.4 Plots K and N maximise on-street access and contain rear gardens, which create a buffer between the eastern and southern boundaries of this part of the site. Plots L and M have the benefit of the large courtyard area at the rear, and front onto the expansive Peace Garden. These flats all have generous private balcony spaces.

- 6.6.5 The proposed scheme is in accordance with the approved Parameter Plans, which required a ground floor commercial unit in Plot M and residential use throughout. The commercial unit sits comfortably within the frontage and avoids conflict with the residential entrances and accessed rear service area. The QRP had queried whether the residential entrances could be more generous, but the front elevation is required to contain not only the residential and commercial entrances but also reasonably sized bike and bin stores. Significant amendments to create this through view would involve significant reconfiguration of stairwells / lift shafts.
- 6.6.6 In Plot L there is also the requirement to accommodate the approved energy centre at ground floor, as well as other plant, particularly as this avoids the addition of plant machinery at roof level. There is also no basement to either of these buildings. The proposed entrances have generous circulation accessibility and are conveniently sited within the front elevation, with open views onto the Peace Garden. Therefore, these are considered to be desirable and well designed, whilst working within the remit of the Parameter Plans.
- 6.6.7 The design of Blocks L1/2 and M1/2 have longer corridors than other approved plots within the development due to the re-designed internal layout. The number of homes served by the corridors complies with the illustrative masterplan strategy of 5-8 homes per core, but in these instances the cores are connected, in order to comply with fire legislation. The QRP had advised that this arrangement be considered to ensure suitable mitigation and additional windows and reconfiguration of cores. However, this is not considered necessary as future residents will have two cores, so the distance from any one core is acceptable, despite the longer corridors connecting the cores. Furthermore, they have also been specifically designed to ensure that there is adequate light and ventilation so that these achieve a sense of arrival and are therefore suitably mitigated. Thus, the design is supported not only from the improved fire safety perspective, but also for the design mitigations that have been incorporated.
- 6.6.8 The variety of different tenures provided across the proposals are separated by core, within a fully 'tenure neutral' approach. Where different tenures are within the same Blocks - L and M and Block N, these are more similar tenures, to ensure efficient management. Playspaces and amenity spaces are accessible to all to ensure a mixed community. The only exception to this is the courtyards of L and M, which are gated at night. This accords with the Affordable Housing Phasing Plans and Design Code.
- 6.6.9 Overall the external and internal layouts of the buildings would comply with the Parameter Plans and provides desirable and coherent design that aligns with the previous phases and envisaged masterplan for the site.

6.7 Living conditions

- 6.7.1 As with the other plots within the approved hybrid permission masterplanned site, all two bed dwellings and larger sized units have genuine dual aspect. Where possible the homes have private garden areas and / or desirable private balconies. The site has been designed to ensure that maximum numbers are dual aspect, but where any one-bed flats are not dual aspect they are designed to be east / west facing to avoid significant overheating issues. The overheating assessment has been considered by Officers and recognises these benefits, as well as how quality of this accommodation can be kept high for all homes whilst avoiding overheating and providing private amenity space for all homes. QRP comments also commended the use of inset balconies in this regard as well. The recessed balconies would allow for oblique views from side windows in these recesses, which presents a partial additional aspect, although without the full benefit of a true dual aspect layout.

Illustration 7: Dual aspect plan forms



6.7.2 The proportion of one-bed flats that do not achieve a genuine dual aspect is similar to those in the approved full permission of Phase 1 and the recently approved RMA for Phases 1B and 2. The majority of these one-bed homes with single aspect are located within Plots L and M, which have views onto the courtyard or the Peace Garden, or in the case of Block N, onto a quiet, landscaped side road frontage. Those homes within Block N also contain entrances onto the open, recessed galley entrance rather than an enclosed corridor. These galleys each serve only two or three homes, so it is reasonable to think that doors could easily be opened for cross ventilation during the day as required. It is accepted that the oblique views are also beneficial mitigation for these homes and improving ventilation and avoiding overheating.

Illustration 8: Plot N & Part N upper floors with oblique views and galley access



- 6.7.3 Layouts of the blocks were approved in the Parameter Plans and the internal configurations of flats has been designed to minimise overlooking between any sensitive rooms. Where ground floor homes are proposed they are to be set back from the public realm and contain suitable landscaping to ensure privacy is achieved through screening and planters, as approved in other plots within the hybrid permission. The internal nature of the masterplanned site is such that although these areas are open to the public, they will not have a significant footfall and associated noise and disturbance that might be associated with traditional public highways.
- 6.7.4 Suitable landscaping of streets and public realm and retention and further planting of high quality trees is also welcomed as an integrated part of the layout. This landscaping and public realm approach ties the plots together to create a coherent ‘whole’ and breathable layout, as discussed in more detail below.

Daylight

- 6.7.5 The Internal Daylight/Sunlight and Overshadowing report outlines that 83% of all windows would meet the BRE guidance. This broadly aligns with what has been previously approved in Phases 1A, 1B and 2. Of the 17% that don’t meet the BRE guidance, these are generally slightly below guidance and are all bedrooms, kitchens and parts of the open plan (kitchen / dining / living) areas, whereas all primary living areas comfortably meet the guidance. Where there are shortfalls in the open plan living areas, these are due to the deep plan form and have been designed so that the main living or dining area is within a compliant area and the darker recesses are to the more practical uses, such as kitchen. The BRE states that if a kitchen has daylight levels that don’t meet guidance, it should be directly linked to a well daylighted room, which would be the case in all instances with this proposal, either within a combined living area or in adjacent living rooms.
- 6.7.6 The BRE guidance sets out that bedrooms are less sensitive with regard to daylight and this should be considered when applying the BRE guidance. These bedrooms are generally located in the most constrained locations being in corners, beneath overhanging balconies, or with an outlook directly fronting another block within the proposed development.
- 6.7.7 In the instances where rooms don’t meet BRE guidance in daylight illuminance, these are often in rooms where windows are directly below overhangs or adjacent to recesses from balconies and only have modest failings in illuminance. If the balconies were removed, then there would be no issue, but it is considered preferable that all flats have access to a private external amenity space. The recessed balconies also have the benefit of the additional oblique window and overheating benefits. These are considered to be beneficial in the overall design of development and balance of how all homes can have desirable living conditions. The design and layout approach is similar to that of Phases 1A, 1B

and 2, and the minor constraints and non-compliances are to be expected on a site of this nature.

Sunlight

- 6.7.8 In respect of direct sunlight, the target is for all homes to achieve at least 1.5 hours of direct sunlight on March 21st regardless of the orientation. Ideally this is to be achieved in main living rooms.
- 6.7.9 Eighty-seven per cent (87%) of all rooms would meet this guidance for direct sunlight. In the instances of the thirteen percent (13%) that would not meet this guidance, it is not possible to achieve because they do not have a southerly orientation. The BRE guidance accepts this may be the case in larger developments and notes that *“for larger developments of flats, especially those with site constraints, it may not be possible to have every living room facing within 90° of due south”*.
- 6.7.10 Overall the 87% of rooms achieving the guidance level is considered favourably. Where homes do deviate from the BRE guidance the results should be considered in line with the intentions of the BRE criteria, especially given the delivery of homes as part of a large residential development, This also compares favourably to previous approvals for other plots in other phases within the wider site which achieved 78% of rooms meeting BRE guidance, and is reasonable given the overall benefits of the development.

Overshadowing

- 6.7.11 The provision of sunlight to open spaces should be assessed using the ‘two hours sun contour’ test, which quantifies at the proportion of an open space that receives at least two hours of direct sunlight on the 21st March.
- 6.7.12 In terms of overshadowing impacts to proposed amenity areas, the results show that six of the nine amenity spaces within Phase 3 would be above the BRE guidance for sunlight. The three deviating spaces include a small space to the north of Block K; rear gardens of Block O2; and the courtyard / podium of Block M. Supplementary analysis considering 1.5-hours assessment on the 21st March, together with an assessment on the 21st June have shown that all areas would be well lit by sun.
- 6.7.13 Whilst there are deviations on March 21st, the occupiers will also have access to a public amenity area that meets BRE guidance, which was approved as part of the consents for Phases 1a and 1b and 2 in addition to these areas. The landscaping design will be based on areas of greater shade and direct sunlight and can be designed appropriately. In this regard, the phases should be read as a complete Masterplan, and as such the total figure of all the proposed amenity areas across the site combined shows 75.5% of the amenity areas receiving 2-

hours of sun on the 21st March and therefore overall, the sunlight amenity levels are considered to be good. The compliance rate increases to 96.5% when considered for a 21st June assessment.

- 6.7.14 In the wider context it is considered that though there are spaces where the BRE guidance is not met on every occasion within this phase they will have minor, non-significant impacts on the overall usability and appreciation of amenity spaces, within the masterplan site as a whole, and that these would be desirable spaces that will be suitably landscaped and accessible as a whole.

Layout and living conditions summary

- 6.7.15 It is critical to appreciate that there are many factors to take into account in considering the acceptability of living conditions as a whole – and that sometimes there will be competing matters that need to be carefully considered in a balanced way - sunlight and daylight, BRE guidance, outlook, noise and overheating. Officers consider this the scheme achieves an appropriate balance.
- 6.7.16 Overall, the residential and commercial detailed layouts in this reserved matters application follow on from the quality detailed layouts in the consented hybrid permission, with a commercial unit capable of animating the south-western square, and high quality new homes, that seek to be indistinguishable between market and affordable (in several different tenures).
- 6.7.17 All room and flat sizes meet or exceed statutory requirements and provide adequate private external amenity space. Adequate daylight and sunlight levels, privacy, along with interesting outlook for future residents, have all been carefully considered as part of the design approach for Phase 3 and achieve good results. Overall, the layout and living conditions are considered to be of a very high level and align with the overall quality of the previous phases of the wider site.

6.8 Appearance

- 6.8.1 The Design Code sets out several criteria for the eventual appearance of the plots approved in outline permission. Key to this appearance design is that there be consistent architectural expression with a continuation of the resemblance around the perimeter of the Peace Garden and toward the conservation area, in terms of form, scale, elevational design and materiality. The façade brickwork was required to have tones appropriate to height and the relationship within the masterplan.
- 6.8.2 The Design Code sets out general principles of providing a strong façade treatment with distinct base, middle and roof levels. Reference to window returns, siting and form of communal and independent units, balcony treatment, roof detail and relationship with retained buildings are all referenced. The Design Code Compliance document submitted with this application shows how extensively

these design features and approach have been applied to the appearance of the design creating a continuation of the high quality design of previous plots.

- 6.8.3 With regard to integration into the previous approvals, it is important that the facade materials follow specific rhythm and design for a coherent design through the site. The Design Code states that facade details should conform to specifications on façade materials and tones in-keeping with those in Plot 1A. These should be lighter tones applied to buildings in front of the Peace Garden; slightly deeper tones for those bounding the conservation area; and earthy tones along the eastern and western edges of the site
- 6.8.4 As well as materiality, elevations have been refined to respond to sunlight/daylight and overheating studies, bringing greater variation in response to orientation, while retaining the same language of previous approved plot design. Bedrooms are designed to be set behind balconies and the layouts are designed to maximise openable areas to reduce overheating and optimise ventilation to western and southern façades, maintaining comfortable summer temperatures.

Plots L and M

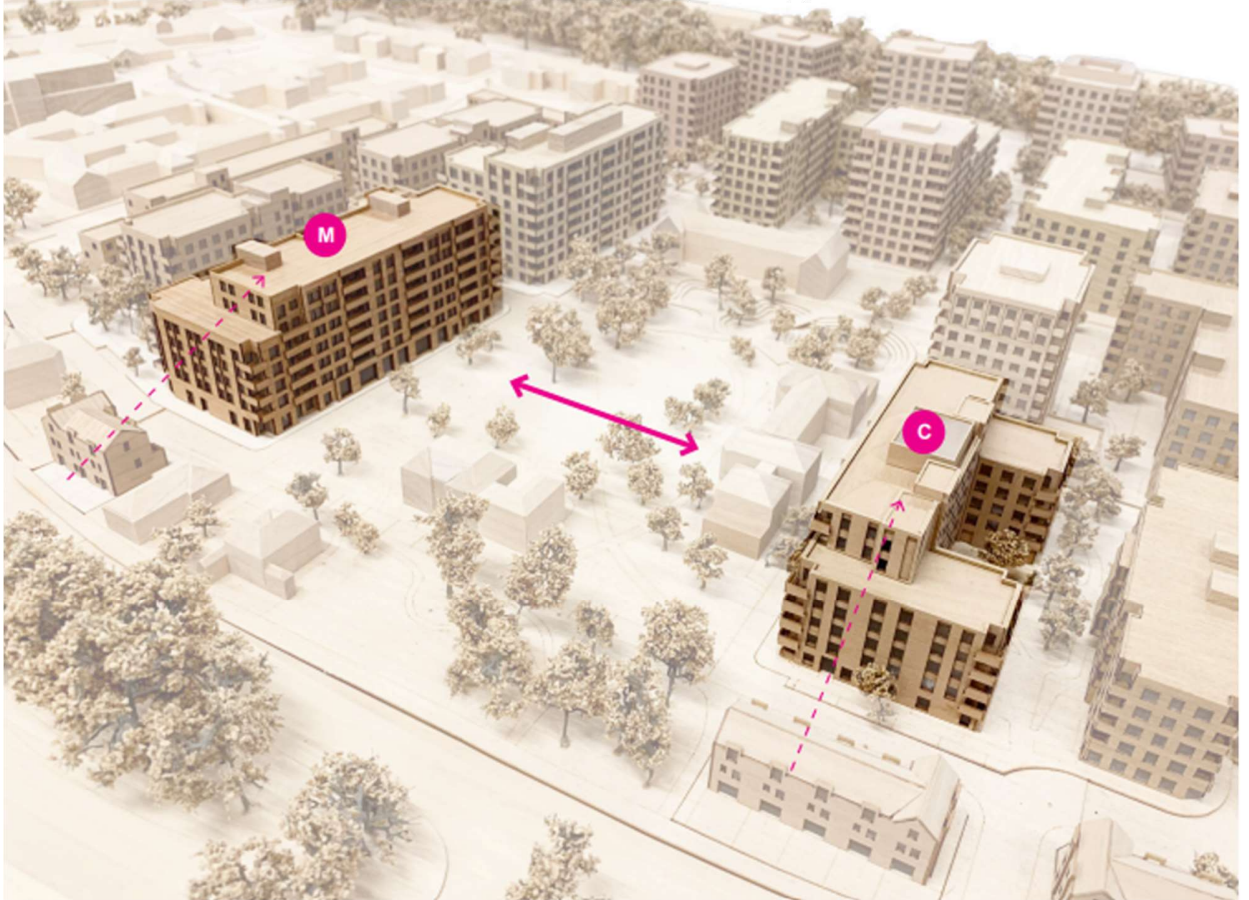
- 6.8.5 The frontage of Plots L and M (Blocks L1&2 and M1&2) face onto the Peace Garden and address the corresponding plots around this central open space. The Design Code is explicit that buildings onto the Peace Garden create a coherent composition and that balconies reflect those of Plot C in the approved Phase 1A. The scale and massing in relation to the edges of the site are favourable and considerate of the St Ann's frontage and retained buildings. Plot M sits behind St Ann's Road, stepping up in height from 2 / 3 storeys on that frontage to 5 storeys in the closest part of this block, similar to the relationship of Block C in Phase 1A.

Illustration 9: Front Elevation of Plots M, L and N



- 6.8.6 The relatively lighter brick colour corresponds with this setting and conforms to that set out in the Design Code. The tripartite composition, articulating the base of the building, middle floors and roof line corresponds with the Design Code and previous approved plots. Prominent entrances and paired semi-projecting balconies also reflect the Phase 1A balconies in Plot C in terms of expression.

Illustration 10: Plot M in context of Masterplan plots opposite



- 6.8.7 The ground floor height of Plots M1&2 is marginally taller than other buildings fronting the Peace Garden, as it accommodates the commercial use. The decorative concrete surround of the commercial entrance and integrated signage with greater brick prominence of either wing is welcomed as a transition to the adjacent residential ground floor of Block L. The submitted DAS states that *“the quality of this frontage is supported by wording in the Design Code (which should form part of the lease terms / employers’ requirements to future retail tenants) restricting the use of adhesive window film and requiring security shutters to be located internally.”* This is in accordance with the Design Code desire to keep this as an active frontage.

Illustration 11: Plots M and L as seen from the Peace Garden



- 6.8.8 The rear Blocks of L3 and M3 are staggered in height and provide the desirable transition of massing from the central Peace Garden toward the edges of the site. The dual frontage of these buildings would have positive relationships with the internal courtyards of Plots L and M, and present an eastern street frontage onto Plot N.

Illustration 12: Rear (west) of Block M3 and front (east) of Block N



6.8.9 The QRP made various comments regarding these blocks, but these were generally confined to the proposed modest increase in scale and massing proposed under the NMA application that was under consideration at the time. Various follow up discussions with the applicant team and Officers were held prior and subsequent to the QRP meeting and it was agreed that the proposed approach to massing was the most appropriate. The modest increase in height of Blocks L1&2 and M1 have been approved in the Parameter Plans and therefore are not revisited in this consideration beyond the visual appearance of this massing.

6.8.10 The overall appearance of these prominent blocks facing onto the Peace Garden is considered to be a positive design, coherent with the previously approved plots and the surround design and complies with the ambitions of the Design Code.

Plot N

6.8.11 Plot N comprises an eastern edge to the site, with front entrances to terraced houses and maisonettes and larger communal entrances for the upper floor flats, facing onto the new internal road frontage. Desirable, integrated external first floor louvred shutters have been included in the eastern elevation to help mitigate overheating for bedrooms. A rear wall along the boundary with the hospital site is detailed, as required by condition, and this will enclose private rear gardens. Proposed brickwork has a darker, varied tone, as sought by the Design Code façade detailing.

6.8.12 There is a transition of height from the three storey terraced housing on the northern and southern end of the plot and the four storey massing of the maisonettes and flats spanning the main, central part of the plot. The communal entrances to the upper floor flats have the distinct higher massing of the core overrun above, but these have been successfully integrated into the overall design and massing. A single storey refuse store breaks the massing between the terraced houses and maisonettes, which provides the robust communal storage envisaged in the Design Code, as well as a break between massing and an additional aspect for flats.

Illustration 13: Rear (eastern) elevation Block N



- 6.8.13 The western elevation frontage has a rhythm of semi-projecting balconies along the street, each stacking above one another and canopied entrances to the communal maisonette entrances below. More modest canopies are provided for the terraced dwellings on either wing of the terrace.
- 6.8.14 There is a slight deviation from the Design Code (part 4.5.14) in regard to Block N, which stated that *“the communal entrance to the maisonette apartment building should be located facing the Secondary Street and be visible from the Peace Garden”*.
- 6.8.15 The proposed design includes dual core communal entrances, so the suggested centrally located entrance would not work in this layout. The Design Code envisaged the communal entrance also serving the maisonettes, which are now served by independent entrances. This is seen as an overall positive amendment and helps enforce the active frontage of this secondary street, as required by part 4.5.12 of this section of the Design Code. It should also be noted that this part of the Design Code was guidance rather than a requirement and is considered in the round as part of this detailed design. Overall the design composition is considered to be well-balanced and an attractive frontage that sits comfortably with the adjacent buildings.
- 6.8.16 The eastern elevation, as seen from the retained hospital site, currently fronts onto a service road and parking areas within that site. However, it is noted that this elevation will be visible within the hospital site and therefore has been designed to create an activation and positive relationship with that site, rather than just as a rear elevation ‘turning away’ / closing off the design. The galley access and visual presence of the eastern elevation was highlighted in QRP comments, noting that this should have a greater civic presence and consider future development of the hospital site.
- 6.8.17 The QRP acknowledged that a galley access could be incorporated into a re-worked elevation and this has been retained in the proposed design. However, the projecting massing of the communal entrance cores has broken up this massing and the overall appearance is that of the more desired civic, public space fronting design, without appearing as the main frontage. The use of Juliet balconies and inset balconies is considered to greatly improve the appearance from that viewed by QRP and this is seen as a positive design evolution that better addresses the neighbouring site. It should also be noted that there are no imminent plans to redevelop this part of the hospital site, but regardless, the design would ensure that the opportunity for future development would not be constrained.

Plot O1 and O2

- 6.8.18 The massing of these two plots were always envisaged to respond to that of the retained buildings along St Ann’s Road and to continue the language of Phase 1A

houses. The St Ann's frontage of these plots sits behind the site wall, so is not a typical street facing elevation. The brick tone is consistent throughout this street 'frontage' and a desirable approach to the conservation area.

6.8.19 The Plot O1 gable house type addresses the north east site entrance and relationship with the refurbished Mulberry House. This addresses the north eastern site entrance with a gable frontage and front door, continuing the language of Phase 1A.

6.8.20 This house typology incorporates the gable typology established within Phase 1A. The pitched roof reflects the conservation area and demarcates the end terrace as distinct from the rest of the terraces. Front and rear dormers are to be formed in brickwork, referencing those within the conservation area, whilst being square in profile to mediate between the local surroundings and the apartment buildings in the site to which they face. The overall composition is considered to be attractive and suitable for this conservation area frontage and gateway to the new the site.

6.8.21 Plot O2 has front and rear gables and a prominent projecting bay in the eastern elevation, which responds to those approved in Plot 1A and Plot O1. The appearance of the southern elevation as the front façade, as with Plot O1, allows activation of the 'Service Tree Grove' access from the hospital site toward the Peace Garden.

Illustration 14: Plot O2, Mulberry House and Plot O1



6.8.22 Comments from QRP and Officers suggested that the initial approaches were too apologetic and lacking 'heft', or too blocky and not providing the pitched roofs required in the Design Code. The design proposed has been refined to emphasise the corner home as an entry point to the site and better address this area. The inclusion of elements of concrete detailing to windows and entrances and white brick detailing references a contemporary take on the local conservation area. This is considered to be a successful means of addressing this corner and giving

it prominence, whilst complying with the Parameter Plan heights and the Design Code.

Plot K

- 6.8.23 Plot K townhouses continue the language of the western terrace of the masterplan within Phases 1A/B. Façades reference a domestic character, with canopied private entrances from the internal road, set behind a modest landscaped buffer frontage. The warm red brick tone follows the established design of previous phases and façade design outlined in the Design Code. The window composition and brickwork shadow gap detail express each house individually. These are considered to be suitable design for this part of the site.

Appearance summary

- 6.8.24 Overall, the elevational composition of the proposed buildings would not result in a significant change from those approved in the consented hybrid permission. The Design Officer considers the consistency of the architectural approach to be a strong virtue of the scheme, emphasising the primacy of the retained existing buildings and range of landscaped spaces, to which the new predominantly residential buildings will provide a frame, setting and background, whilst providing elegant, attractive, and distinctive homes.

6.9 Landscaping

- 6.9.1 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.
- 6.9.2 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.
- 6.9.3 Policy DM1 of the DM 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 Site of Importance for Nature Conservation (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.

- 6.9.4 This scheme is exempt from Statutory Biodiversity Net Gain requirements as the hybrid planning application was received prior to 12 February 2024. However, the hybrid permission did provide BNG and UGF assessments as per the London Plan 2021 policy position and Condition 32 (Ecological Enhancements) enshrines these targets. This is assessed in more detail below.

Outline planning consent requirements

- 6.9.5 The approved Parameter Plans and Design Code secured the extent of landscaping which are detailed within Phase 3, whilst considering that the greatest distinctiveness of the whole St Ann's development is to be found in the generous and high quality landscaping. The specialist landscape architects have been involved throughout the phases of development and continue to ensure a high level of delivery.

Illustration 15: Phase 3 landscaping layout overview



- 6.9.6 The main central park space for the development, the Peace Garden, is detailed in the consented hybrid permission, and the designs of most of the streets of this reserved matters application follow those of the streets in the hybrid permission. This is to the west of Blocks L and M as seen in the illustration above. The expanded woodland along the southern boundary is also a major landscape feature approved in Phase 2, as are the spaces between the buildings and the green street, which together draw the woodland into the heart of the site.
- 6.9.7 The public open space areas relevant to this application are the semi-private courtyard areas associated with Blocks L and M; the two access links from the hospital site (Service Tree Grove and Hospital Link); the Eastern Orchard; and the private gardens to dwellings in Plots K and O.
- 6.9.8 The Design Code is particularly prescriptive 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 designed around the importance placed on preserving key existing trees and areas of landscaping within the site. Examples of prescriptive design criteria within the Design Code include general landscaping principles, such as *“provision of pedestrian footways on both sides of the internal roads”* and that *“all landscape components should follow the palette established in Phase 1A. This includes seating, cycle shelters and hoops, bins, bollards, planters and play equipment.”*
- 6.9.9 The application is supported by the submission of a Design Code Compliance document, which highlights each area of the approved Design Code and that the application has achieved those standards, with only what Officers consider to be very minor deviations set out. A further Landscape and Ecology Management Plan has been submitted to detail the long term management of the site.

Assessment of proposals

- 6.9.10 The Design Compliance Code clarifies that the proposal broadly conforms with the Design Code and outlines why / where minor discrepancies are proposed. The Design Code includes a breakdown for each of the public realm areas within the site and clarifies what is proposed therein.

Service Tree Grove

- 6.9.11 The Service Tree Grove (adjacent to the north-eastern access to the site) is a collection of valued Category A and TPO trees, which has dictated the layout of this access. Small indents and mounds in the landscape allow informal play and seating, and a sheltered playground makes the most of the setting under and around the existing trees towards the east of the Grove. This part of the site is proposed to have an improved design and increased green space as part of this proposal. The design is broadly compliant with the Design Code and includes a

formal doorstep under-5's play area of a minimum of 100sqm (delivers 200sqm) and is located in close proximity to the large dwellings sited in Plot N.

Illustration 16: Service Tree Grove



6.9.12 There are two design deviations from the approved Design Code, which relate to provision of a resin tree pit to maximise pedestrian access adjacent to T45 (Design Code ref. 3.4.10) and protection of the tree T46 through a planter (Design Code ref. 3.4.11). Design development since the outline permission has allowed green space to extend and the planters to be removed, thus providing a much better setting for existing trees, so these two minor deviations from the Design Code are seen as positive amendments.

Eastern Orchard

6.9.13 This public green space creates an open and accessible setting for a group of existing mature and protected trees. New trees and biodiverse flower rich long grasses are proposed to combine with clearings for users to enjoy the heritage of these productive fruiting trees and suitable additional planting. The north west corner of the space, on the far side of the road, is a completion of the public realm in the centre of the site in Phase 1A and in this regard the materials are proposed to match. The Eastern Orchard forms one part of the east-west civic route through the site.

6.9.14 There are two points of non-compliance with the Design Codes here, both referring to the same issue. T59, a Category A apple tree proposed to be located within the footway will need to be removed. The scale of damage to the root protection area caused by new road construction and new utilities have made retention unviable. In mitigation two new street trees are planted. LBH Tree Officers have been reviewing trees on site throughout the development and the proposed removal of the apple tree and the introduction of two replacement trees as mitigation and consider this to be an acceptable arrangement in the circumstances. However, they have asked that the arboricultural report for the tree be submitted for review. This is recommended to be secured as a condition.

6.9.15 In the same clause of the Design Code, the adjacent T57 is also mentioned. This is a misprint since this tree was agreed to be removed at the outset of the hybrid application. These deviations are not considered significant in the overall high quality of retained heritage and proposed integrated landscaping and tree planting.

Plot L and M Courtyards

6.9.16 As set out in the Design Codes the courtyards to Plots L and M are proposed to be similar to the courtyards in Phases 1a, 1b and 2 with a clear set of landscape elements. These would all have their own distinct detailing and character responses. The courtyards will include features such as rain gardens, sensory planting around play areas and edible planting including dedicated growing areas, all would form an important part of the courtyard spaces, along with carefully positioned trees and shrubs. These taller planting types will give structure and a green frame to the courtyards, while avoiding over shading of lawns and seating areas. The level of shading was questioned by QRP but is considered to be acceptable and can accommodate areas of greater sunlit and shaded landscaping.

Illustration 17: Plot M Courtyard link to Service Tree Grove



6.9.17 These are semi-private spaces, as prescribed by the Design Code and wider hybrid consent. In this regard, courtyards are gated and are intended to be secured at dusk. There are however other models of management if required, as covered through the existing S106 and landscaping conditions.

The Hospital Link

6.9.18 The Hospital Link is located to the south of Block N and parallel to Block K. This is to be characterised by two large raised planters, accommodating trees and soft landscaping, which define the important connection to the hospital and integrated seating. These also provide privacy buffers, with defensible planting for terraced house frontages to the south, in Plot K. This is in full compliance with the Design Code.

Private Gardens

6.9.19 The scale and section of Plots K, N and O terraced house gardens match those approved in previous phases. A new brick wall to Plots N and K would form a boundary to the hospital. This treatment matches the existing wall to St Ann's Road at the rear of Plot O. This is in full compliance with the Design Code. Details of the wall along the eastern boundary are covered by Condition 72, as detailed below.

Trees

6.9.20 There is a diverse range of new trees being proposed for planting in Phase 3 consisting of small, medium and large trees. There will be 22 x large sized species, 47 x medium sized species and 21 x small sized species planted across a range of spaces within the site, providing 90 new trees overall comprising 30 different species. The proposals are in accordance with the hybrid consent.

6.9.21 A total of 471 trees will be planted across the whole development, comprising 205 trees in Phase 1a, 176 trees in Phases 1b and 2, and 90 in Phase 3.

6.9.22 The Council's Tree Officer has been consulted on this scheme and has not raised any objections to the submitted Arboricultural Statement.

Streetscapes

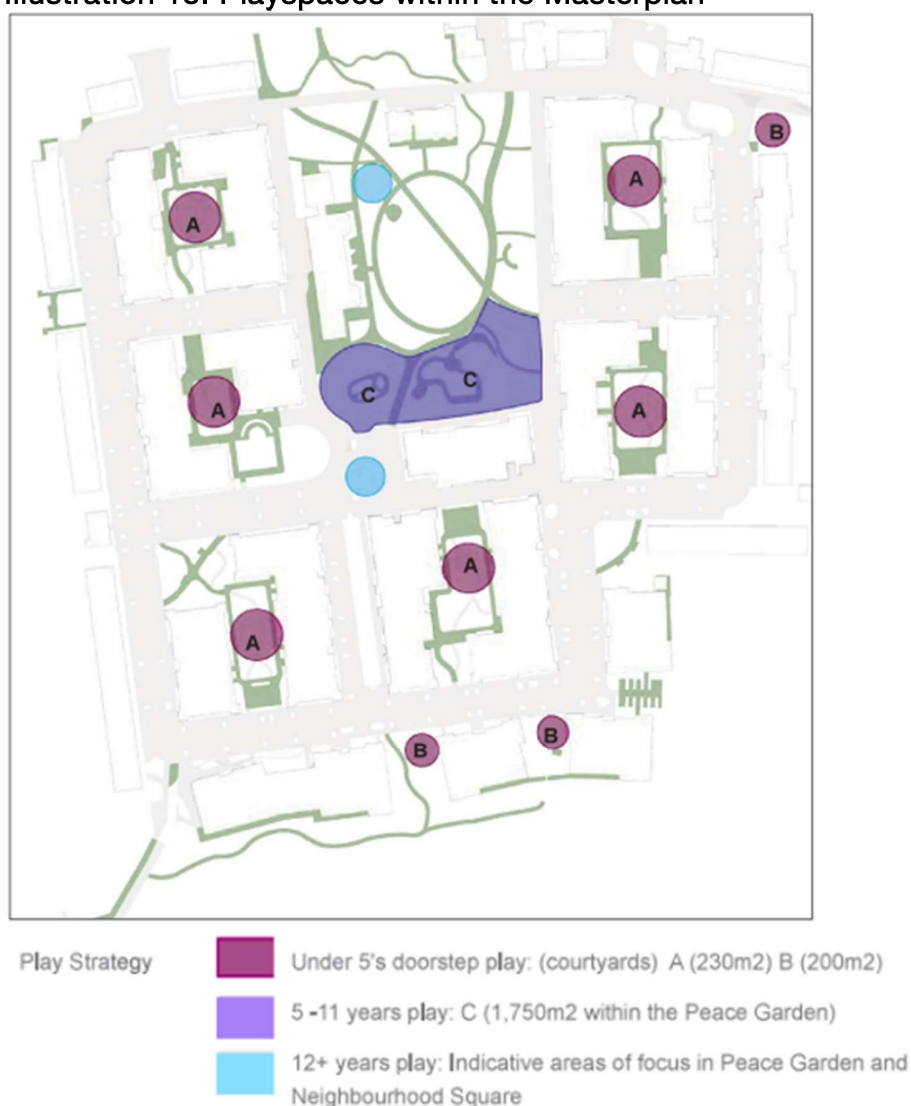
6.9.23 The streets and 'access' are agreed in the hybrid permission but do have specific Design Code guidance. The detailed treatment of the streetscape and street types complies with the Design Codes and generally provides high quality pedestrian and cyclist environment, with generous footway widths and tree lined streets on either side of the new internal roads. There is one minor accepted diversion where the maximum of 3 no. continuous parking bays is increased to 4 no. in one instance only. This is a result of adjustments to vehicle tracking and is considered

to be a modest deviation that will not be perceptible in the wider streetscape context.

Playspace

6.9.24 The quantum of playspace is prescribed in the Design Code for the various areas of landscaping and public realm associated with this phase of development. All of the areas comply or exceed these minimum targets and provide door step play areas where prescribed, generally adjacent to the main areas of family homes. This is depicted in the illustration below.

Illustration 18: Playspaces within the Masterplan



6.9.25 Both Chestnuts Park, immediately to the north of the site, and the Peace Garden within the wider masterplan, are open to the public and can therefore be used by

future and current residents of the site and wider area. The playspace strategy as approved in the hybrid permission is therefore conscious of creating a coherent approach to playspace provision for the area. Playspace within the site is focussed on younger children in part because of the existing Multi Use Games Area (MUGA), sports field and playground in Chestnuts Park. However, there are still some older children playspaces within the wider Masterplan site.

- 6.9.26 The playspace provision is consistent with local and regional policy and is commended for the provision. Specific details for landscaping and playspace will be required through condition attached to the hybrid consent, but the playspace so far proposed has a high amount of natural play areas, which are commended.

Landscaping and Public Realm Summary

- 6.9.27 The detail and exemplary quality of the landscaping proposed as part of this reserved matters application, along with the convincing management plans for it and its integration with the buildings and uses, continue to demonstrate the centrality of high quality amenity space, attractive landscaping, and careful and determined nature conservation.

6.10 Heritage Impact

- 6.10.1 Paragraph 196 of the NPPF sets out that 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.
- 6.10.2 London Plan Policy HC1 is clear that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail and places emphasis on integrating heritage considerations early on in the design process
- 6.10.3 Policy SP12 of the Local Plan seeks to maintain the status and character of the borough's conservation areas. Policy DM6 of the DM DPD continues this approach and requires proposals affecting conservation areas and statutory listed buildings, to preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest.
- 6.10.4 The northern part of the development site is located within St Ann's Conservation Area characterised as a mid-19th century pre-railway development of Tottenham along one of the historic east-west routes connecting with Tottenham High Road. The large landscaped open space of Chestnuts Park fronts the wider development site and derives from the grounds of Chestnut House, a mansion dating from the 1850s that was demolished in the 1980s. Chestnut Park forms an attractive and well used public green space characterised by its sense of

openness and by its mature trees, shrubs, railings and historic gates and gate piers that define its boundary.

- 6.10.5 The St Ann's hospital site dates from the 1890s and has its origins as a Metropolitan Asylums Board fever hospital. Most of the buildings located within the site and in the conservation area are the remnants of the original Victorian hospital, which was redeveloped in the mid-20th Century. These historic buildings are set behind the historic, brick boundary wall with brick plinth and copings and a series of buttresses and piers which enclose the southern side of St Ann's Road thus contributing to define its character.
- 6.10.6 The enclosed hospital site is perceived as part of the historic environment of the Conservation Area due to glimpses of those original hospital buildings that sit behind the boundary wall where the mature vegetation complements the green character of Chestnuts Park.
- 6.10.7 The original hospital buildings that characterise the Conservation Area are the locally listed Orchard House and Mayfield House together with the positive contributors Acacia House, Mulberry House, East Gate Lodge and West Gate Lodge.
- 6.10.8 The boundary wall of the hospital site provides a distinctive sense of enclosure along St Ann's Road, and the perceived separation between the hospital site and the residential development in the conservation area are established, positive features of the area.
- 6.10.9 The wider masterplan site is bounded to the east by the refurbished St Ann's Hospital Site with buildings of various style ranging from 2-3 storeys to the south it is bounded by the Overground railway line and to the west by the rear gardens of properties fronting Warwick Gardens.
- 6.10.10 The detailed application for the northern development phase 1A within the conservation area was approved in 2023 as part of a hybrid planning application that included the outline element for development phases 1B, 2 and 3 whose appearance, landscaping, layout, and scale were reserved for subsequent determination at Reserved Matters stage.
- 6.10.11 The hybrid application ensured maximum retention of both those locally listed and those historic buildings that positively contribute to the character of the conservation area, retained the defining boundary wall to the site and the enclosed and leafy character of the St Ann's frontage of the hospital and outlined a progressively taller new development towards the south of the wider site.
- 6.10.12 Retained buildings outside the conservation area within the wider masterplan were set to become focal points for new streets and spaces tied together by a consistently re-designed landscape that balances with its soft

openness the spatial and visual relationship between retained and new buildings. The pivotal design of the generous Peace Gardens centrally located within the wider development site will positively mediate between the development in the conservation area, and the emerging taller development proposed to the immediate south of the conservation area boundary.

- 6.10.13 The approved hybrid scheme involved various development plots and various building typologies meant to respond to the character of retained buildings and places, but also to create new character within in the wider development site and to bring definition to the spaces between the buildings. The first RMA, for Plots 1B and 2, to the immediate south of the scheme-defining Peace Gardens, included the erection of new buildings for residential, commercial business, service, local community and learning uses, altogether with associated pedestrian and cycle accesses; landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railside's Site of Importance for Nature Conservation (SINC), car and cycle parking spaces and servicing spaces.
- 6.10.14 This reserved matters application further develops the design of the eastern, final part of the site. The new buildings promise to complement and complete the approved development in previous phases. The scale and massing of the approved buildings within the site will provide a coherent whole with those previously approved. The illustration of the transition from the scale of development in the conservation area to the taller built environment framing the Peace Gardens and the illustration of the urban and architectural relationship between approved phase 1A and phases 1B and 2, including the assessment of the heritage impact of proposed development, rest both on the information provided at hybrid application stage and subsequent approvals.
- 6.10.15 The development along the northern boundary of Plots O1 and O2 will respond positively to the architectural language and form of the retained buildings of Mayfield House and East and West Gate Lodges, as well as the corresponding developments approved in Plot A of the hybrid consent. The gabled design of the terrace of O2 is considered to be a favourable response that would create a sense of arrival at this site, as well as responding positively to the design features of the retained buildings, particularly the adjacent Mulberry House. Both of the buildings in Plot O1 and O2 are considered to create a sympathetic continuation of the existing heritage context and that of the new development.
- 6.10.16 Overall the proposed design of the larger massing within the site and sympathetic lower massing and design, particularly on the most sensitive St Ann's Road frontage, is considered to preserve and enhance the character of the conservation area.
- 6.10.17 Based on the information provided with this RMA application, it is concluded that the proposed development in Phase 3 will lead to a low level i.e. less than substantial harm to designated heritage assets, as anticipated at the

hybrid consent stage, and the test indicated at paragraph 215 of the NPPF applies together with all the other relevant national and local policies. Overall, the scheme is considered to provide significant public benefits of additional housing, with a high quantum of affordable homes of different tenures, beneficial commercial and employment spaces, enhanced landscaping, SINC and permeable access through the site; which, together, outweigh the less than substantial harm.

6.11 Housing Mix

6.11.1 The NPPF 2024 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.

6.11.2 Policy SP2 of the Local Plan states that subject to viability, sites capable of delivering 10 homes or more will be required to meet a Borough wide affordable housing target of 40%, based on habitable rooms, with tenures split at 60:40 for affordable rent and intermediate housing respectively. Policy DM13 of the DM DPD reflects this approach and sets out that the Council will seek the maximum reasonable amount of affordable housing provision when negotiating on schemes with site capacity to accommodate more than 10 dwellings, having regard to Policy SP2 and the achievement of the Borough-wide target of 40% affordable housing provision, the individual circumstances of the site development viability; and other planning benefits that may be achieved.

6.11.3 Policy H10 of the London Plan 2021 states that schemes should generally consist of a range of home sizes. To determine the appropriate mix of home sizes in relation to the number of bedrooms for a scheme, it advises that regard is made to several factors. These include robust evidence of local need, the requirement to deliver mixed and inclusive neighbourhoods, the nature and location of the site (with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity), and the aim to optimise housing potential on sites.

6.11.4 The London Plan 2021 states that Boroughs may wish to prioritise meeting the most urgent needs earlier in the Plan period, which may mean prioritising low cost rented units of particular sizes.

6.11.5 Policy SP2 of the Local Plan and Policy DM11 of the DM DPD adopts a similar approach.

6.11.6 Policy DM11 of the DM DPD states that the Council will not support proposals which result in an over concentration of 1 or 2 bed homes overall unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of home sizes.

6.11.7 Annex 1 of the consented hybrid permission requires a Planning Compliance Statement to be submitted with each Reserved Matters Application. This includes the quantum, tenure mix, home mix and location of proposed housing.

6.11.8 The Development Specification document approved under the consented hybrid scheme estimated the delivery of approximately 239 homes for Phase 1A and approximately 464 homes in Phases 1B and 2. The proposed 291 new homes for Phase 3 is the approximate quantum as set out in the Illustrative Masterplan and below the maximum number of 995 homes set out in the hybrid consent.

6.11.9 Table 1 sets out the delivery of the 291 homes proposed within this RMA, including the housing mix and the tenure mix. This demonstrates that the delivery of affordable homes and the housing mix is in accordance with the approved hybrid application and the maximum limit set out for the total site.

Table 1- Phase 3 tenure and typology

Plot	Tenure	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	5B7P	Count
Plot K									
K	Private Sale	0	0	0	0	0	10	0	10
Plot L									
L1	Shared Ownership	14	16	0	0	0	0	0	30
L2	Private Sale	22	4	16	0	0	0	0	42
L3	London Living Rent	5	6	12	0	0	0	0	23
L3	Shared Ownership	7	5	11	0	0	0	0	23
Plot M									
M1	Private Sale	13	6	22	0	0	0	0	41
M2	Private Sale	15	6	19	0	0	0	0	40
M3	London Affordable Rent	12	6	17	0	5	0	0	40
Plot N									
N1	London Affordable Rent	0	0	0	0	0	4	0	4
N2	London Affordable Rent	0	0	0	3	0	0	2	5
N2	London Living Rent	6	4	0	0	0	0	0	10
N3	London Affordable Rent	4	4	0	2	0	0	2	12
N4	London Affordable Rent	0	0	0	0	0	2	0	2
Plot O									
O1	London Affordable Rent	0	0	0	0	3	0	0	3
O2	London Affordable Rent	0	0	0	6	0	0	0	6
Total Units		98	57	97	11	8	16	4	291

6.11.10 Table 2 below details the breakdown of affordable housing in this phase.

Table 2 – Phase 3 affordable housing

Tenure / Unit Size	1 bed	2 bed	3 bed	4 bed	5-bed	Count	Per home	% HR
London Affordable Rent	16	27	19	6	4	72	24.8%	29.3%
London Living Rent	11	22	0	0	0	33	11.3%	10.5%
Shared Ownership	21	32	0	0	0	53	18.2%	16.4%
Private Sale	50	73	0	10	0	133	45.7%	43.8%
Totals	98	154	19	16	4	291	100%	100%

6.11.11 Overall, 54% (158 homes) of homes within Phase 3 would be affordable. The habitable room split between affordable and private tenures for Phase 3 is 56% to 44%..

6.11.12 The locations of housing tenures are illustrated in the floor plan below and can be identified by block/plot across London Affordable Rent (yellow), London Living Rent (orange), Shared Ownership (blue) and Private Sale (green). The siting of the affordable homes and tenures is detailed below:

Illustration 19: Phase 3 Affordable Housing Plan



6.11.13 Table 3 below sets out the compliance with the wider permission. With regards to the Heads of Terms set out in the existing Section 106 legal agreement, the proposals are within the maximum number of homes allowed for, which is 995. The entire site achieves 60% Affordable Housing by habitable room, provides a minimum of 53% LAR (delivered percentage is 56%) and 43% Intermediate (delivered percentage is 44%).

6.11.14 The existing Section 106 legal agreement also sets maximum thresholds of 322 homes to be LAR (322 delivered) and 154 LLR (153 delivered). The maximum for Shared Ownership homes is capped at 119 *“unless otherwise agreed by the LPA”*, as stipulated within the existing Section 106 legal agreement. The provision of one additional unit (120 in total) is agreed, given the other high levels of affordable housing tenure achieved. As such the proposal is considered to be policy compliant and aligned with the requirements of the hybrid permission.

Table 3: All phases tenure, typology

All Phase totals										
Tenure / Unit Size	1B2P	2B3P	2B4P	3B4P	3B5P	4B6P	5B7P	Count	Habitable Room	Per home
London Affordable Rent	121	25	90	14	46	20	4	320	34%	32%
London Living Rent	28	12	38	4	11	0	0	93	9%	9%
Shared Ownership	43	39	32	0	6	0	0	120	11%	12%
CLT	11	8	26	0	13	0	0	58	6%	6%
Private Sale	141	47	166	0	21	29	0	404	40%	41%
Totals	344	131	352	18	97	49	4	995	100%	100%

6.11.15 The hybrid permission is not prescriptive in the approach to housing mix, but the mix proposed in this phase accords with the desirable mix achieved through the wider masterplan site and achieves the 17% target on 3 bed or more sized homes. Therefore, the mix and tenure of the proposal is acceptable and in line with the hybrid permission.

6.11.16 There are a number of other Section 106 requirements that apply per phase, much of which have been satisfactorily approved for Phase 1A and have been secured for the previously approved RMA 1 for phases 1B and 2. This includes a requirement for a Shared Ownership Marketing Plan and Intermediate Housing Bands. These ensure thresholds and requirements for the allocation of intermediate housing, with the express intention to encourage local Haringey workers / residents; then members of the armed services; and then cascaded to wider London residents / workers.

6.11.17 The Hybrid permission included a breakdown of projected affordable housing provision and types across the entire site, which shows the various types of London Living Rent (LLR) and London Affordable Rent (LAR) provided on the site, with Community Housing and NHS Staff Housing specifically referenced as LLR and Older Adults' Housing as a specific LAR typology. Stipulations of average intermediate housing value, low cost rent housing, rent guidance, LAR housing and LLR housing definitions. Such obligations would be applicable to the Plots within this Phase, covered by this RMA and are consistent with the wider permission.

6.11.18 Overall the level and typology of affordable homes and designation within the various plots throughout the site is considered to be desirable and in accordance with the approved permission to this point.

6.12 Biodiversity Net Gain and Ecology

- 6.12.1 These matters are in-part covered by the requirement of Condition 69 for Ecological Impact Assessment in the Conditions Approval consideration below. Statutory Biodiversity Net Gain does not apply as the outline permission was received prior to the introduction of this legislation but the approved hybrid permission did contain reference to an Environmental Statement, which provided a breakdown of ecological and biodiversity improvements within the hybrid permission.
- 6.12.2 This set out a site wide Biodiversity Net Gain strategy and site specific calculation. The Biodiversity Net Gain and Urban Greening Factor Assessments have been updated and compared against the established baseline metrics as the project advances through each phase to ensure that the evolving details of the project are aligned with the extant consent and facilitate adaptive mitigation.
- 6.12.3 The landscape and ecology proposals for the scheme include extending the woodland habitat, creation of a bioswale along the woodland edge, provision of biodiverse green roofs, and landscaped public realm which will include rain-gardens, new tree planting and areas of wildflowers. Roosting opportunities for bats would be protected as appropriate and new roosts provided within the new development.
- 6.12.4 Overall the Biodiversity Net Gain for the scheme is targeted for 12%. This has been exceeded, with the overall site-wide BNG figure delivering 13.37%. Accordingly, the proposals are in exceedance of the BNG figure agreed within the hybrid consent.
- 6.12.5 There will be significant habitat net gain of 2.63 habitat units, which is a 13.37% increase of baseline habitat value. Significant additional hedgerow net gain of 0.80 hedgerow units has also been highlighted, which represents a 214.99% increase of baseline hedgerow value. The phase 3 UGF figure of 0.413 broadly accords with the original, estimated target figure of 0.416 within the hybrid permission and continues to exceed the policy requirement of an urban greening score of 0.4. Accordingly, the proposals are in exceedance of the UGF figure agreed within the hybrid consent. These were considered in the hybrid permission and therefore have suitable conditions applied accordingly.

6.13 Energy and Sustainability

- 6.13.1 The hybrid permission included a number of conditions and Section 106 requirements, which address energy strategies, overheating, circular economy and future extreme events mitigation. The permission necessitated that certain conditions be submitted with any RMA application. The only condition relating to Energy was Condition 70 (Circular Economy Statement), details of which have

been submitted along with the reserved matters application. This has been reviewed by the Carbon Management team and is acceptable.

6.13.2 Additional details have also been submitted for Conditions 73 (Climate Change Adaptation), 74 (Pipework Information), 79 (Energy Strategy) and 80 (Overheating Strategy). The requirement for these submissions is *“prior to commencement of the relevant phase”* rather than as part of the RMA submission, but the submission is welcomed for more considered assessment of this application.

6.13.3 The details on climate change adaption are considered to be acceptable and this will form part of the approval. The Energy Strategy has been reviewed and is broadly acceptable. The only outstanding item on this matter relates to the future connection to the District Energy Network (DEN), which is also covered in Condition 74 (Pipework Information). As such, the Energy Strategy can be approved as part of this application, but Condition 74 will require further submission prior to commencement of development

6.13.4 The Overheating Strategy is compliant with what has been approved elsewhere across the masterplan and would provide a high performance strategy exceeding the requirements above Part L of the Building Regulations. A minor amendment has been requested by the LBH Carbon Management Team to further maximise passive design solutions for some of the southward facing windows, particularly within Block O. However, the strategy is compliant and in-keeping with what has been approved elsewhere in the earlier phases of development and although not strictly maximised, is considered to be a highly efficient design. On this basis the overheating strategy is considered to be acceptable.

6.13.5 These matters are assessed in more detail in the consideration of details for discharge of conditions below.

6.14 Conditions required with RMA submission

6.14.1 Consent is also sought for the approval of Conditions 61 (Reserved Matters Submission Requirements), 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 72 (Boundary Walls), 73 (Climate Change Adaptation), 77 (Car Park Management Plan), and 79 (Energy Strategy) for Phase 3 of the site of Outline Planning Permission Reference HGY/2022/1833 as the wording of each of these conditions requires submission alongside a reserved matters application.

Condition 61

6.14.2 Condition 61 of the outline planning permission states that:

'No Phase within the Development hereby approved in the Outline Component shall be commenced unless and until details of the following: a) appearance b) landscaping c) layout; and d) scale (hereinafter referred to as the "reserved matters") in relation to that part of the Development have been submitted to and approved in writing by the Local Planning Authority. The "Outline Component" can be defined as "the Phases of the development to be shown on the construction phasing plan approved pursuant to Condition 3 in respect of which this decision notice grants outline planning permissions subject to the approval of the reserved matters detailed in Condition 61.'

6.14.3 This application seeks to attain permission for these reserved matters in compliance with this condition.

Condition 62

6.14.4 Condition 62 of the outline planning permission states that:

'The final Reserved Matters Application must be made to the Local Planning Authority for approval no later than the expiration of 10 years from the date of this permission.'

6.14.5 The application was approved in 2023 and therefore this is well within the timeframe required.

Condition 63 – (Reserved Matters Compliance Statement)

6.14.6 Condition 63 of the outline planning permission states that *"Each application for Reserved Matters submitted pursuant to Condition 61 shall contain the information set out in the Planning Compliance Report included at Annex 1 of this Decision Notice."*

6.14.7 The submission is accompanied by all the documentation contained within Annex 1 of the hybrid planning consent, requiring the following:

Condition 63 (Annex 1)

- Travel Plan;
- Delivery, Servicing and Refuse Management Plan;
- Sustainability Statement;
- Wind Assessment; and
- Noise Assessment.

6.14.8 The principle of these elements and the overall approach were discussed and agreed as part of the hybrid consent, ref: HGY/2022/1833.

Travel Plan

6.14.9 Some of the relevant key points from this reserved matters application are:

- ‘Car-lite’ development – residents will not be able to apply for permit within CPZ (current or future).
- 49 x car parking spaces (within Phase 3).
- 3% disabled parking provided up front. Additional 2% provision, based on future demand (not 7% additional, as per London Plan).
- Electric Vehicle Charging Points (EVCPs) included – 20% active of total provision, 80% with infrastructure installed for remaining provision in future.

6.14.10 A Travel Plan document has been submitted for Phase 3, which incorporates the earlier plans for the earlier phases, thus producing a site wide residential travel plan. The scope and content of this document are appropriate and align with the earlier phase documents and is considered to be appropriate for Phase 3 as part of this wider strategy.

6.14.11 The plan includes details of connections to public transport services and local facilities, how pedestrian and cyclist access and connectivity to and from the development will be improved, along with details of the car club and cycle parking arrangements to be provided. Two car club parking spaces are to be provided within phase 3 as part of the overall car club provision for the site as required with the S106 for the main original consent.

6.14.12 There is commentary on management and administration of the travel plan and on how mode shares will be set following post-occupancy surveys, which references compliance with the wider London Plan targets for 80% of all journeys to be by sustainable and active modes, which is expected from the outset. Overall this is considered to be acceptable.

Delivery, Servicing and Refuse Management Plan

6.14.13 A Delivery Service Management Plan has been submitted for phase 3, which details the use of a specific commercial loading bay slightly to the south of Block M. This estimates that 10 no. vehicles per day are predicted visiting to use this facility. This document provides commentary on how commercial occupiers will be expected to follow the principles of the DSP as far as possible, including timings outside of the peaks, notifying arrival times, and liaising as necessary with occupiers and the estate management team.

6.14.14 The residential element of the development anticipates 49 vehicles per day for deliveries and servicing. It is intended for these to utilise the 49 parking spaces available and potentially the commercial loading bay to park and dwell. The vast majority of visiting delivery and service vehicles are expected to be vans and light goods vehicles.

- 6.14.15 Arrangements can be put in place to temporarily suspend parking bays for removals lorries and larger goods vehicles as required. The management of delivery and servicing will be overseen by the travel plan co-ordinator.
- 6.14.16 Swept path plots have been provided for delivery and refuse / recycling collection vehicles to collect from the street. These have been assessed by Transportation Officers and Refuse Management Officers who have confirmed this is a suitable arrangement and that the size of stores is sufficient.
- 6.14.17 Additional comments from Refuse Management relate to design and ventilation of storage areas. This has been relayed to the applicant who is in agreement with these suggestions and the final design of the materials for the doors will be covered by the submission of materials condition. Such requests for ventilation of these spaces will be required by building regulations in any case but an informative is included for clarity.

Sustainability Statement

- 6.14.18 Policy DM21 of the Development Management DPD requires developments to demonstrate sustainable design, layout and construction techniques. The submitted Sustainability Statement sets out the proposed measures in line with the One Planet Framework. The key principles are: people focused; place-led; new benchmark for housing; highly sustainable design; improved health and wellbeing; community growing and gardening; and child-friendly public realm. It covers all sustainability aspects including transport, equity and local economy, health and wellbeing, materials and waste, water consumption, flood risk and drainage, sustainable food, biodiversity, climate resilience, energy and CO2 emissions and landscape design.
- 6.14.19 The applicant has prepared a BREEAM Pre-Assessment Report for the commercial unit; outlining a living roof design; details of climate change adaption (also covered by Condition 73); a Whole Life Carbon Assessment; and a Circular Economy Assessment (also covered by Condition 70).
- 6.14.20 The BREEAM target of 'Excellent' rating should be achievable according to the Pre-Assessment. The tracker assessed that a score of 74.21% is achievable, which is an improvement to the 73.04% score at outline stage.
- 6.14.21 The development is proposing provision of biosolar roofs, with species selected to suit varied sunlight and moisture conditions under and around PV modules to maximise the sustainability credentials of the large roof spaces. The use of living roofs in the development is supported in principle, subject to detailed design, with sedum roofs used in roofs where a deeper build up is not possible. Details for living roofs will need to be submitted as part of existing planning Condition 78 attached to the hybrid application.

- 6.14.22 A Climate Change Adaptation Strategy has been prepared, setting out the climate risks for this development, with a visual guide to where these measures will be implemented. This is considered in the Condition 73 assessment below.
- 6.14.23 A Whole Life Cycle Carbon Assessment (WLCCE) has been submitted and details that the highest embodied carbon in Modules A1–A3 is attributed to construction materials (43%), with further emissions from site operations (7%) and transport (1%). Operational energy (regulated and unregulated) accounts for 25% of total emissions, while 21% of emissions are from in-use stages (B1–B5), primarily due to material replacement over the 60-year study period.
- 6.14.24 The design has incorporated lean principles to reduce upfront embodied emissions, including:
- Use of steel with 97% recycled content (saving 60 kgCO₂e/m²)
 - Pre-fabricated balconies (saving 10 kgCO₂e/m²)
 - 10% cement replacement in concrete (saving 12 kgCO₂e/m²)
 - Energy-efficient fabric and connection to a heat network using ASHPs (saving 473 kgCO₂e/m² over 60 years)
- 6.14.25 Further opportunities to reduce emissions include reducing non-load bearing walls, using durable façade materials, specifying pre-cast concrete slabs, and exploring innovative cement mixes with higher limestone content.
- 6.14.26 The WLCCE is compliant with GLA Policy SI2 and has been prepared using One Click LCA software in line with BS EN 15978 and RICS guidance. The assessment will be updated post-construction with product-specific data.
- 6.14.27 Overall the sustainability measures are considered to be acceptable and aligned with the approved hybrid permission. A BREEAM condition will be included for the commercial unit, as this was not included in the original permission. The applicant has agreed to the inclusion of such a condition.

Microclimate

- 6.14.28 The heights and massing of development is secured by the previously approved Parameter Plans, which would result in the main impact on microclimate. However, Annex 1 of the hybrid permission required the submission of a further Wind Assessment, which has been submitted accordingly.
- 6.14.29 The Wind Assessment notes that the proposed development is unlikely to cause any major building related wind microclimate impacts. Furthermore, the future designs will aim to maintain similar design features and follow the design guidance outlined in BRE Digest (DG) 520, ensuring wind microclimate impacts are not heightened. Due to this desktop review providing qualitative rather than quantitative assessment, any subsequent conclusions reflect the use of

professional judgement to assess the suitability of the site in terms of pedestrian comfort.

6.14.30 The Wind Assessment concludes that the proposed use of balconies and articulation of the most affected west facing facades during prevailing winds will mitigate any potential downwash on these facades and will break up the flow of air and provide shelter at ground level.

6.14.31 Building entrances will be sheltered by street tree planting and balconies above. Building entrances are also proposed to be recessed which will provide a further level of protection from wind. This report has provided an overview of the current wind conditions at the site, analysis of prevailing wind directions and commentary on seasonal fluctuations in the wind climate. This assessment has concluded that the scheme is considered acceptable in terms of wind microclimate conditions.

Noise Assessment

6.14.32 A Noise Assessment has been submitted as required and aligns with the hybrid permission. This specifically considers noise from proposed Air Source Heat Pumps as per the requirement, and as advised by QRP.

6.14.33 The modelling indicates that noise levels are anticipated to be below background noise level during the day and exceed the background noise level by 2-3 dB during the night-time. This would be classified as below the onset of 'adverse impact, depending on context' in accordance with BS4142. Hence the proposed ASHPs are therefore considered acceptable with regards to noise, and compliant with relevant local and national planning guidance. This has been reviewed and assessed by Officers and considered to be acceptable.

Condition 65 – (Drawing References)

6.14.34 Condition 65 of the outline planning permission requires that:

'Each Reserved Matters application for landscaping, layout, scale and appearance (a) must conform with the approved Design Code and Development Specification and Parameters Plans including drawing numbers:

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6.14.35 *And (b) must be accompanied by a written statement setting out how the development within the relevant reserved matters submission conforms with the approved Design Code, Development Specification and Parameters Plans.'*

6.14.36 The submission is accompanied by a Proposals and Outline Masterplan Compliance Statement that demonstrates compliance and compatibility with the

various details, strategies, drawings and other documents approved pursuant to the outline planning permission. Further, no variations to the approved parameter plans are proposed as part of the reserved matters submission and where there are changes to the Design Code these are not significant in the overall ambitions of the scheme.

Condition 66 – (Cycle Provision)

6.14.37 Condition 66 of the outline planning permission states:

'Each reserved matters application shall include details of long and shortstay cycle parking provision, for both residential and non-residential elements of the development, in line with the London Plan (2021) standards and the London Cycle Design Standards (except aisle width requirements which may be deviated from with reasonable justification).'

6.14.38 Within the submission documents it states that cycle parking will be provided in accordance with the London Cycle Design Standards through the provision of:

- 5% of spaces to accommodate larger cycles - large enough to accommodate cargo bikes.
- 20% of Sheffield Stands (with no tier above).
- 1m between Sheffield Stands.
- 2.5m aisle widths (in agreement with LBH & TfL at the Hybrid Application Stage (HGY/2022/1833)).
- Josta (gas assisted) two tier for remaining stands with:
 - 400mm spacing between racks.
 - 2.6m floor to ceiling height.

6.14.39 The long stay cycle provision for the houses and maisonettes (34 spaces) will be within the rear gardens in secure weatherproof stores, there will be internal long stay stores for the flats (465 in total). Twenty-two (22) short stay spaces associated with the residential units within the public realm across phase 3, and 3 long stay and 14 short stay spaces are to be allocated for the non-residential land uses within this phase, and they would be located conveniently.

6.14.40 The principle of these elements and the overall approach were agreed as part of the consented hybrid permission. The quantum meets the requirements of the London Plan and the proposed arrangements meet the requirements of the London Cycle Design Standards with respect to the provision of larger spaces (5%), 20% of spaces utilise Sheffield stands, and 75% utilise a two tier system, with appropriate manoeuvring space within the cycle stores.

6.14.41 As submitted the proposed cycle parking arrangements have been assessed by officers and are considered acceptable.

Condition 67 – (Accessible Housing)

6.14.42 Condition 67 of the outline planning permission states:

'Each reserved matter(s) application for layout shall be accompanied by comprehensive accessible housing strategy that demonstrates how the submission meets and provides 10% of residential dwellings in accordance with Approved Document M M4(3) ('wheelchair user dwellings') of the Building Regulations (2015) and all other homes shall meet approved document M M4(2) ('Accessible and adaptable dwellings') across the whole of the Masterplan.'

6.14.43 Twenty-nine (29) of the total 291 homes, which equates to 10% of the proposed homes, have been designed to meet wheelchair user home standards in accordance with Building Regulations requirement M4(3). The remaining 262 dwellings would meet the accessible and adaptable homes requirements of M4(2). The wheelchair homes would be spread throughout all phases, tenures and property sizes of the proposed development. The requirements of this condition are thereby satisfied.

Condition 68 – (Fire Statement)

6.14.44 Condition 68 of the outline planning permission states:

'Each reserved matter(s) application for layout, scale and appearance shall be accompanied by a detailed fire statement (in order to meet Gateway One or equivalent). The development shall thereafter proceed in accordance with recommendations and mitigation measures recommended in the statement.'

6.14.45 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.

6.14.46 Gateway 1 is the first critical checkpoint in the Building Safety Act's framework. This gateway is encountered during the planning permission stage for higher-risk buildings. The details for this condition were referred to the Health and Safety Executive (HSE), who commented as follows: *"HSE welcomes the provision of two firefighting shafts in buildings L1, L2, M1 and M2. Following a review of the information provided in the planning application, HSE is content with*

the fire safety design as set out in the project description, to the extent it affects land use planning considerations.”

6.14.47 Additional observations have been provided regarding appropriateness of the proposed means of escape and that it is best practice to check the state of the existing fire hydrants. These matters would be dealt with by informatives on any planning consent granted.

6.14.48 The fire safety of the development would be checked at Gateway 2 (Building Regulations) stage. It is considered that the information submitted satisfies the requirements of the condition subject to the informatives set out by the HSE.

Condition 69 – (Ecological Impact Assessment)

6.14.49 Condition 69 of the outline planning permission states:

‘Each reserved matters application for landscaping shall be accompanied by detailed ecological impact assessment, undertaken by a suitably qualified individual, that includes the results of appropriate up to date surveys, full details of on site mitigation and enhancement measures to deliver a net gain in biodiversity (including bat boxes, bird boxes, bee bricks and a sensitive lighting scheme) and associated long term maintenance and monitoring plan. The development shall proceed in accordance with the mitigation and enhancement measures’.

6.14.50 The application was referred to Natural England who had no comments to make. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but we can reasonably assume, given the circumstances, that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. Natural England have advised it is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment

6.14.51 The details were also referred to the Council’s Biodiversity officer, who raised no objections to the submitted details. The BNG and ecology are considered in more detail above and as part of the hybrid permission, to which this aligns. Officers have assessed the submitted details and are considered acceptable.

Condition 70 – (Circular Economy Statement)

6.14.52 Condition 70 of the outline planning permission states:

'Each reserved matter (s) application for scale, layout and appearance shall be accompanied shall be accompanied by a Circular Economy Statement with an appropriate level of detail and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Draft Guidance dated September 2020, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.'

6.14.53 Policy SI7 requires applications referable to the Mayor of London to submit a Circular Economy Statement demonstrating how it promotes a circular economy within the design and aim to be net zero waste. Haringey Policy SP6 requires developments to seek to minimise waste creation and increase recycling rates, address waste as a resource and requires major applications to submit Site Waste Management Plans.

6.14.54 A Circular Economy Statement has been provided as per the requirement of the hybrid consent, which was referred to the Mayor. The Circular Economy Statement for Phase 3 builds on the principles established in the outline consent and provides a detailed strategy for implementation. The following principles have been embedded into the design:

- Building in layers to allow for maintenance, replacement, and future adaptability.
- Designing out waste through standardisation, modular construction, and lean design.
- Designing for longevity, with durable materials and robust detailing.
- Designing for adaptability and disassembly, including mechanical fixings and accessible services.
- Using systems and materials that can be reused or recycled at end-of-life.

6.14.55 Key commitments in the Circular Economy Statement for Phase 3 include:

- A minimum of 95% of non-hazardous construction and demolition waste to be reused or recycled.
- Targeting 20% recycled content by value in construction materials (currently 18.46%).
- All timber to be FSC/PEFC certified.
- Operational waste targets of 65% (residential) and 75% (non-residential) recycling by 2030.
- Provision of adequate refuse and recycling storage, including food waste, across all units.
- Implementation of a Site Waste Management Plan and Operational Waste Strategy.

6.14.56 The report also outlines a detailed End-of-Life Strategy, including the use of the One Click LCA Circularity Tool, which estimates that 53.9% of materials can be returned to construction at end-of-life. Material passports and a

disassembly manual will be developed post-construction to support future reuse and recycling.

6.14.57 The Circular Economy Statement includes a Bill of Materials, Recycled Content Calculations, and a Pre-Demolition Audit (Appendices B and C), which estimate that 1,155 tonnes of materials (5%) are suitable for reuse, with 98% of demolition waste expected to be diverted from landfill.

6.14.58 This is a comprehensive and policy-compliant approach that demonstrates a strong commitment to circular economy principles, with further detail to be provided at the post-construction stage.

6.14.59 Officers have assessed the submitted details and they are considered acceptable.

Condition 71 – (Surface Water Drainage Scheme)

6.14.60 Condition 71 of the outline planning permission states:

'Each reserved matters application shall be submitted with a Surface Water Drainage scheme with an appropriate level of detail for site that shall be approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site.'

6.14.61 The Council's Flood & Water Management Lead Officer has stated that the drainage proposals are acceptable in principle but has requested further information relating to the detailed surface water drainage scheme and additional drainage calculations. A condition is recommended to secure this.

Condition 72 – (Boundary Walls)

6.14.62 Condition 72 of the outline planning permission states:

6.14.63 *'Each reserved matters application for Phases 2 and 3 shall include section and detailing drawings at 1:20 scale, of a boundary wall to the eastern side of the development site and indicative timescale and programme of works. The wall shall be constructed in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.'*

6.14.64 This condition was imposed as it relates to the wall along the northern part of the eastern boundary in Phase 3 as it runs to the rear of the houses. The reference to 'Phase 2' was included in the condition because of the corner between Plot J and the Houses, but this applies predominantly to Phase 3.

6.14.65 Submitted landscape drawings show (in section) the boundary treatment along the eastern boundary with of the hospital site, which provides an acceptable relationship with the adjacent hospital and the wall along the boundary. The associated landscape plans show the planting on the western side of this boundary and further details of this boundary treatment would be required for submission as per Condition 76 of the hybrid consent, three months prior to relevant works.

6.14.66 The height of the wall and associated stores along this boundary are considered to be acceptable, subject to detailed materials being submitted in the future. The timetable for delivery will be linked to the commencement of this part of the site. Officers have assessed the submitted details and are considered acceptable. This condition will need to be partially discharged and that the schedule of delivery be approved at a later date. An informative will make this clear.

Condition 73 – (Climate Change Adaption)

6.14.67 Condition 73 of the outline planning permission states:

6.14.68 *'Each application for the first reserved matters relating to Appearance, Layout or Scale submitted by phase/block shall be accompanied by annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts.'*

6.14.69 A Climate Change Adaptation Strategy for phase 3 has been prepared, setting out the climate risks for this development, with a visual guide to where these measures will be implemented. This sets out potential climate hazards and how they can be attenuated. These outline issues of solar radiation / heat waves; precipitation / surface water flooding; and drought.

6.14.70 The recommendations for how these will be addressed including passive shading, insulation, provision of green infrastructure, SuDS, appropriate faced materials, elevation of mechanical ventilation equipment, installing water meters water conservation methods and plating strategy have all been outlined as potential mitigations.

6.14.71 Officers have assessed the submitted details and they are considered acceptable.

6.15 Conditions required prior to commencement

6.15.1 The following details for discharge of conditions are applicable 'prior to commencement of relevant works' but have been submitted as part of this application as well.

Condition 74 (Pipework Information)

6.15.2 Condition 74 of the outline planning permission states:

6.15.3 *'Prior to the commencement of the relevant block, details relating to the future pipework connection to the DEN must be submitted to and approved by the local planning authority. This shall include:*

1. Details of the phased site wide community heating network in accordance with indicative drawing reference N15301-AWA-ZZ-00-DR-U-96018 District Heating Site Services Layout S1 P02, to demonstrate how this links with all phases and buildings of the development, and how the site-wide network can be accessed through a single connection point.

2. Details of the proposed heat sources for the development in the absence of the DEN including

a. Details of the proposed heat mix to include the chosen heating systems and ASHPs

b. Details of the phasing of plant including when the chosen heating system will be installed

c. Details of the Seasonal Coefficient of Performance (SCOP) of any heat pumps based on a dynamic hourly calculation of the system boundaries over the course of a year

d. a detailed hourly analysis of how the heat pump will operate alongside any other heat sources such as electrode gas boilers being specified for the development including thermal stores demonstrating how electrode gas boilers will provide no more than 5% of the annual heat load and how the scheme as a whole will reduce reliance on the grid at peak periods through careful plant sizing and use of thermal storage

e. the CO2 savings that are expected to be realised through the use of these technologies taking account of the grid's performance at different times

4. Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.

5. Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion

6. A commitment to submit calculations via the Product Characteristics Database to secure better distribution loss factors in Building Regulation compliance calculations and to provide evidence that this has been done prior to occupation;

7. A before and after floor plan showing how the plant room can accommodate a

heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;

8. Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;

9. Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;

10. Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;

11. Details of temporary pipework routes from the temporary boiler location to the plant room.'

- 6.15.4 This information has been provided and is generally acceptable, especially given the infrastructure that will already be in place. However, the final detail of a single point of connection has not been finalised so this will need to be detailed at a later stage. This is a pre-commencement condition and can be dealt with accordingly; so will not be discharged as part of this RMA application.

Condition 77 (Car Park Management Plan)

- 6.15.5 Condition 77 of the outline planning permission states:

'Prior to first occupation of the relevant phase a Car Park Management Plan shall be submitted to the local planning authority for its written approval, including details of the allocation and management of the on-site car parking spaces including all accessible car parking spaces (which shall be leased and not sold, in line with the requirements of the London Plan).

Once approved the CPMP shall be implemented and followed thereafter, unless otherwise agreed in writing in advance by the local planning authority.'

- 6.15.6 In accordance with Condition 77 (Car Park Management (Outline)), a Car Park Management Plan (CPMP) has been submitted as part of this application, to set out the proposed approach management of car parking within Phase 3. There will be a total of 49 car parking spaces provided within Phase 3. These comprise the following:

- 32 standard spaces for residents;
- 8 (3%) residential accessible parking spaces;
- 5 (2%) residential future accessible parking spaces;
- 2 car club spaces; and
- 2 non-residential accessible parking spaces.

6.15.7 This includes provision of Electric Charging Points, 20% will be provided as active and the remaining 80% will be passive able to be brought into use as required in the longer term. This accords with the standards set out within Policy T6.1 of the London Plan, and justification of accessible parking provision.

6.15.8 The provision for car parking is proposed to be on-street within the development site, rather than located within any buildings. A minimum width of 2m is allowed for, with lengths of 6m (6.6m for accessible bays). Parking bays are proposed to be delineated through the use of a different material to that of the internal road network and are all proposed to be constructed from permeable material. Accessible bays are planned to be located within 50m of their respective residential block. The proposed car parking spaces are all acceptable in terms of their measurements and location throughout the site.

The total car parking provision in the hybrid permission ref: HGY/2022/1833 was capped at a ratio for all phases of 0.17 parking spaces per home, as there was a concern that the quantum of parking was too high. The quantum of car parking spaces, within the phases included within the approved reserved matters application for Phases 1B, 2 and this application, equates to a ratio of 0.13, therefore in compliance with the original hybrid permission.

The London Plan recommends a 10% minimum for accessible bays but a lower percentage of 3% of total parking spaces from the outset, with an additional 2% proposed based on future demand has been accepted in the original hybrid permission. In this regard it is considered that the 3% of total parking spaces from the outset, with an additional 2% proposed based on future demand is acceptable in this instance. For context it should be noted that at present blue badge holders make up only 2.9% of Haringey's population from census figures.

6.15.9 The CPMP also outlines how car parking will be allocated and managed. No spaces will be sold, they will be leased, and arrangements reviewed, the priority will be towards providing for the larger and family sized homes. The CPMP will evolve with monitoring outcomes of the Travel Plan, to ensure accordance with the relevant regulations, and the safe and efficient management of parking on-site, satisfying the requirements of Policy T6 (Car parking) of the London Plan.

Condition 79 (Energy Strategy)

6.15.10 Condition 79 of the outline planning permission states:

6.15.11 *'(a) Prior to the commencement of above ground works to the relevant phase a Revised Energy Strategy for the relevant phase shall be submitted and approved in writing by the Local Planning Authority. This phase shall achieve the minimum requirements in line with the most up to date planning policy framework at the time of submission and shall achieve no less than a reduction in carbon*

emissions of 76% (residential) compared to a Building Regulations Part L 2013 compliant building with SAP10 carbon factors, or higher where revised policy requirements are in place at the time of submission.

The strategy will set out:

- Confirmation of how this phase will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
- How the development aims to achieve minimum carbon reductions at the Be Lean Stage of 26% for the domestic new build;*
- Strategy to reduce thermal bridging;*
- Confirmation and details of how the proposed phase will form part of a site-wide network in future phases;*
- The proposed heating, renewable energy and ventilation strategies (including their efficiency, output, location and pipework layout);*
- A metering strategy. The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter. The solar PV array shall be also installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.*

(b) Within six months of completion of each block, a final Energy Assessment must be submitted to the local planning authority to demonstrate achieved carbon emission savings on site. Evidence shall also be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

Within six months of first occupation by block, evidence that the solar PV arrays have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, a six-month energy generation statement.'

- 6.15.12 London Plan Policy SI2 requires major development proposals to calculate and minimise unregulated carbon emissions, not covered by Building Regulations. The calculated unregulated emissions are: 54.87 tCO₂.

The development achieves a reduction of 79% carbon dioxide emissions for the residential element and 36% for the non-residential spaces on site, against Part L 2021. This represents an annual saving of approximately 225.3 tonnes of CO₂ from a baseline of 284.6 tCO₂/year.

Energy – Be Lean

- 6.15.13 The development achieves a reduction of 79% carbon dioxide emissions for the residential element and 36% for the non-residential spaces on site, against Part L 2021. This represents an annual saving of approximately 225.3 tonnes of CO₂ from a baseline of 284.6 tCO₂/year.

6.15.14 The applicant has proposed a saving of 47.1 tCO₂ in carbon emissions (16% and 33% for residential and non-residential) through improved energy efficiency standards in key elements of the build. This goes beyond the minimum 10% and 15% respectively reduction set in London Plan Policy SI2, so this is supported. Overheating is dealt with through the Overheating Condition 80 below. The u-values, g-values and air tightness are proposed have been assessed and are considered acceptable.

Energy – Be Clean

6.15.15 The Be Clean strategy for Phase 3 is to connect to a site-wide heat network, with provision for future connection to the off-site District Energy Network (DEN) originating from the Edmonton EcoPark Energy from Waste (EfW) facility.

6.15.16 Key elements of the strategy include:

- Three energy centres planned across the site (Phases 1A, 1B/2, and 3) . Phase 3 will have its own energy centre located in Block L2, with ASHPs on the roof of Blocks L1 and L2.
- Primary heat source: Proposed are Air Source Heat Pumps (ASHPs) supplying 95% of demand, with electric boilers covering the remaining 5% demand.
- SCOP: A Seasonal Coefficient of Performance of 3.23 is assumed for the ASHPs.
- Distribution: All apartments will be connected via Heat Interface Units (HIUs), with no additional hydraulic separation planned.
- Losses: A distribution loss factor of 1.05 has been used in SAP calculations, consistent with earlier phases.
- Future-proofing: Space has been reserved in the Phase 3 energy centre to allow for future connection to the off-site DEN.

6.15.17 The proposed measures are considered to be acceptable, though there are unresolved issues regarding the interconnection of the three phases. The developer is expected to deliver a single, unified on-site network across all phases, with a single point of connection to the off-site DEN (ideally at the northern edge of the site). Further details are required to demonstrate how the three phases will be interconnected and how the site-wide network will be designed to allow full supply from the future DEN.

- 6.15.18 The strategy is broadly acceptable in principle, but further clarification and updated drawings are required to ensure compliance with the Section 106 agreement and Condition 28 of the hybrid consent. The applicant is required to demonstrate how the energy centres across Phases 1A, 1B/2, and 3 will be interconnected to form a single, developer-delivered site-wide heat network. This will be covered by Condition 74 (Pipework) of the hybrid consent.

Energy – Be Green

- 6.15.19 The report concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement for Phase 3. The strategy builds on the Be Clean approach, where ASHPs are already the primary heat source for the site-wide heat network, and further emissions reductions are achieved through the deployment of PV panels.

- 6.15.20 A total of 291.9 kWp of solar PV capacity is proposed across the Phase 3 roof spaces, with an estimated annual output of 191,195 kWh. The panels will be mounted at a 5–10° angle and oriented towards the south to maximise solar gain. An indicative roof layout has been provided in Appendix H of the Energy Strategy. The submitted roof plans show Solar PV has been maximised on the roofs of Plots L, M and N, while no PV is proposed for houses on Plot K and O, consistent with the approach of other plots. The justification for not including PV on the roofs of these houses is that maintenance of individual dwellings are highly costly for end users and the managing agent, Peabody, would not provide sufficient levels to warrant inclusion. Overall, the performance and strategy for the site has been successful and provides sufficient ‘green’ solutions.

- 6.15.21 Individual ASHPs will supply space heating and hot water to the houses (COP of 3.6), while the commercial unit will be served by an ASHP with a COP of 5.0. Five thermal storages are proposed in Block L2 (Phase 3 energy centre) with 8,000 L each (totally 40,000L). These will have capacity for thermal storage capacity proposed for the operation of the ASHPs and the site-wide network.

Energy – Be Seen

The metering strategy will be further developed at detailed design stage. The total unregulated energy demands have been estimated at 561,825kWh/year from residential, non-residential and landlord supplies. This is considered to be acceptable.

Carbon Offset Contribution

- 6.15.22 A carbon shortfall remains. The remaining carbon emissions will need to be offset at £95/tCO₂ over 30 years with Part L 2013, and this will be dealt with via the relevant planning obligations in the S106.

Energy Strategy Conclusion

The outstanding detail of pipework for the connected energy network will be detailed through Condition 74 (Pipework), which will require submission 'prior to commencement' as per the requirement of that condition attached to the hybrid permission. The remainder of the proposed energy strategy is considered to be acceptable subject to ongoing monitoring through s.106 clauses and conditions set out in the hybrid consent and can be discharged accordingly.

Condition 80 (Overheating Strategy)

- 6.15.23 Condition 80 of the outline planning permission states:

'(a) Prior to commencement of above ground works to the relevant phase a detailed Overheating Assessment shall be submitted for the written approval of the Local Planning Authority and shall be informed by Dynamic Thermal Modelling based on CIBSE TM59 for the residential spaces and TM52 for the non-residential spaces and TM49 weather files for London's future weather/temperature projections. The assessment shall be undertaken in line with the following:

- The London Weather Centre dataset for all three DSYs;*
- Future weather patterns to projected impacts over the time periods DSY1 for 2050s and 2080s, all time periods should be modelled;*
- Mitigation for the 2020s period must be integrated into the design through passive design measures. The risks and the mitigation strategy for the periods of the 2050s and 2080s should be set out in a retrofit plan, confirming that measures can be fitted in the future and who will own the overheating risk;*
- Specification and location of mitigation measures (especially where they are mitigating risk of crime, air or noise pollution);*
- Confirmation of the modelled pipework heat losses;*
- Include any replacement / repair cycles and the annual running costs for the occupiers;*
- Floor plans highlighting the modelled dwellings across the development and showing all rooms (with unique reference number). The applicant is expected to model the following most likely to overheat dwellings:*
 - o At least 15% of all rooms across the development site;*
 - o All single-aspect dwellings facing west, east, and south;*
 - o At least 50% of rooms on the top floor;*

o 75% of all modelled rooms will face South or South/west;

o Strategy that mitigates any risk of crime / noise and / or air pollution in line with the AVO Residential Design Guide, with windows closed at all times (unless they do not need to be opened and confirmed in the Noise and the Air Quality Assessments).

(b) Any overheating mitigation measures set out in an approved Overheating Assessment shall be implemented before any of the dwellings in the Block to which they relate are first occupied and retained thereafter for the lifetime of the development.'

6.15.24 The proposed overheating strategy is satisfactory in principle. Key measures include:

- Fully inward-opening windows to enable natural ventilation.
- Strategic placement of most bedrooms away from direct solar gains.
- Passive shading through overhangs and deep window reveals.

6.15.25 Elevational drawings have been provided to show shading measures have been proposed to certain homes in Block N as a direct result of overheating lessons learnt from previous phases. Detailed specifications of the shading elements will be required through condition These are a requirement of DSY1 2020s London Weather Centre Weather files and is covered in the existing hybrid condition 80, which will be submitted and considered accordingly.

6.15.26 LBH Carbon Management officers have reviewed the scheme and note that the strategy includes mechanical ventilation with heat recovery (MVHR) as part of the overheating mitigation measures and is required through Part F of Building Regulations. A concern has been raised that whilst MVHR is acceptable as part of the final mitigation strategy, the current assessment does not satisfy that passive measures have been maximised prior to the introduction of mechanical solutions. Additional modelling has been requested that would provide a baseline level without MVHR.

6.15.27 This has been put to the applicant team who have confirmed that the overheating strategy is consistent with that approved on other phases within the site and plots in 1A that share a similar relationship to those most likely affected in Plot O of this site. The baseline with no MVHR would be an academic exercise as there is a requirement for MVHR to be installed as a ventilation requirement under Part F of Building Regulations. This MVHR will operate at a consistent level and although could be increased in intensity, this would not necessarily just be to attenuate overheating and could be to ventilate after a hot shower or other such ventilation needs. The main impact would be to bedrooms within houses in Plot O, which are dual aspect and all two or three-bed homes.

6.15.28 Whilst it is accepted that there may be potential for further mitigation and that a strict reading of the cooling hierarchy should have this non-mechanical

ventilation modelled, it is accepted that the scheme is highly efficient with 79% past part L of the Building Regulations requirement; and that even with the potential additional use in certain circumstances, the overall overheating and energy strategies are highly efficient. It is also important to note that this has not formed part of the strategy or been required elsewhere in similar settings and that the design of this phase has been directly influenced by attenuating window sizes, insets and siting of windows adjacent to or below balconies to help mitigate the worst affected overheating homes. Shutters will also be provided in first floor east facing windows in Block N as a means to maximise design gains in this phase, which is something that has been developed through the design evolution in this phase, despite the additional cost incurred to include this.

6.15.29 On balance it is considered that the scheme has been designed in accordance with the overheating and energy strategies approved in previous phases and has incorporated the overheating mitigations learnt from those previous plots and would provide significant quantum of highly efficient homes. Whilst some further mitigation might be achievable, the scheme is highly efficient with 79% improvement above part L.

6.16 Financial and Other Mitigation Legal Agreement

6.16.1 A full suite of S106 obligations were secured as part of the hybrid planning permission. The present reserved matters application is also controlled by the S106 agreement, and none of the obligations would be amended or varied by the current submission. In summary, the obligations are:

- Provision of 60% affordable housing across all phases
- Non-Residential and Meanwhile Uses Plan
- Car Club
- Site-Wide Travel Plan
- Highway Works (Section 278)
- Car Capped Development
- Traffic Management Measures
- Legible London
- St Ann's Cycle Lane
- Construction Logistics and Management
- Accident Vision Zero
- Employment and Skills
- Connection to a Future District Energy Network (DEN)
- Energy Statement
- Public Open Space Access and Management Plan
- South-West Link Provision
- Residents Liaison Group
- Retention of Architects
- Phasing of CIL Payments
- Other Financial Contributions
- Monitoring Community Infrastructure Levy (CIL)

6.16.2 As assessed at outline planning application stage, the proposal would attract Community Infrastructure Levy contributions as set out below, to mitigate the impact of the development.

6.16.3 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.

6.16.4 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 development as part of the reserved matters for Phase 3 would be as follows:

Haringey CIL: £58.89 x 27,930sqm = £1,644,797.70

Mayoral CIL: £71.09 x 28,507 = £2,026,562.63

Total CIL: £3,671,360.33

6.16.5 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.

6.16.6 It should be noted that the figure includes the floorspace for all new homes, including affordable housing. If delivered, the affordable housing will be exempt from CIL charges, but will need to be subject to an exemption procedure.

6.17 Equalities

6.17.1 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.

6.17.2 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.

6.17.3 The reserved matters application does not generate any new equalities issues compared to the hybrid permission. The hybrid development would provide a range a benefits for the local community including a large number and range of new housing and affordable housing homes, including wheelchair accessible housing, 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.

6.17.4 To summarise, the overall equalities impact of the proposal would be positive, and any limited potential negative impact on people with protected characteristics arising from the build out of the scheme 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.

6.18 Conclusions

6.18.1 The proposed reserved matters of appearance, landscaping, layout and scale of the site would accord with the series of key documents, Parameter Plans and Design Code approved through the outline planning permission.

6.18.2 The proposal provides a high quality design that would respect the surrounding heritage and provide a sustainable development that minimises carbon emissions and promotes sustainable travel. The proposed landscaping will enhance biodiversity and provide high quality amenities for residents. The housing mix and affordable provision are in line with the requirements of the outline permission for the site.

6.18.3 All other relevant policies and considerations have been taken into account. Reserved matters consent should be granted for the reasons set out above as well as approval of details in relation to Conditions 62 (Reserved Matters Timeframe), 63 (Reserved Matters Compliance Statement), 65 (Drawing References), 66 (Cycle Provision), 67 (Accessible Housing), 68 (Fire Statement), 69 (Ecological Impact Assessment), 70 (Circular Economy Statement), 71 (Surface Water Drainage Scheme), 73 (Climate Change Adaptation), 77 (Car Park Management Plan), 79 (Energy Strategy) and partial approval of 72 (Boundary Walls), for Phase 3 of the site of Outline Planning Permission Reference HGY/2022/1833.

6.18.4 The details of the decisions are set out in the RECOMMENDATION.

7 RECOMMENDATION

- 7.1 GRANT reserved matters approval, subject to conditions and informatives, and approve discharge of conditions for the reasons set out in Section 2 above.