

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE 25 March 2013

Reference No: HGY/2013/0155	Ward: Tottenham Hale
Date received: 28 January 2013	
Last amended date: 04 March 2013	
Address: 2 Chesnut Road, London N17 9EN	
Proposal: Partial demolition of existing buildings, retaining existing historical facade, construction of student accommodation over 3 and 4 floors to provide 64 student rooms and amenities areas.	
Existing Use: Night Club (Use Class D2)	
Proposed Use: Student Accommodation	
Applicant: Mr Steve Webster	
Ownership: Private	
DOCUMENTS	
Planning Application Form	
CIL Form	
Drawing Schedule	
Design and Access Statement prepared by Prospect Planning	
EPS Group - Energy Report	
Heritage Report by Victor Belcher	
AGA Tree Report	
Student Management Strategy Rev A	

PLANS		
Plan Number	Rev.	Plan Title
1210_98_100		Existing site plan
1210_98_101		Existing block plan
1210_98_102		Existing topographical plan
1210_98_103		Existing ground floor plan
1210_98_104		Existing first floor plan
1210_98_105		Existing second floor plan
1210_98_106		Existing roof plan
1210_98_210		Existing front elevation (North)
1210_98_211		Existing side elevation (East)
1210_98_212		Existing rear elevation (South)
1210_98_213		Existing side elevation (West)
1210_00_100	A	Proposed location plan

1210_00_110	E	Proposed basement plan
1210_00_200	N	Proposed ground floor plan
1210_00_201	K	Proposed first floor plan
1210_00_202	K	Proposed second floor plan
1210_00_203	L	Proposed third floor plan
1210_00_204	H	Proposed roof plan
1210_00_210	M	Proposed front elevation (North)
1210_00_211	K	Proposed side elevation (East)
1210_00_212	K	Proposed rear elevation (South)
1210_00_213	M	Proposed side elevation (West)
1210_00_300	D	Proposed Section AA
1210_10_401	D	3D Render_Artist's Impression

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PLANNING DESIGNATIONS:

Conservation Area
Area of Archaeological Importance
Road Network: Borough Road

RECOMMENDATION

GRANT PERMISSION subject to conditions and completion of a legal agreement in the form of a Unilateral Undertaking (UU)

SUMMARY OF REPORT:

There are a number of benefits to this scheme that outweigh any perceived disbenefits such as; the proposed student accommodation would be a more appropriate use for the location than the existing nightclub facility. The existing historical façade would be retained. The new addition would appear subordinate to the original building and the design including materials would be sensitive to the retained frontage. The proposal is suited to this location and it would not be overly bulky or out of scale in relation to the size of the site and its surroundings and would enhance the appearance of the conservation area. The police operations will not be jeopardised or prejudiced by the development and it will not harm of the living conditions of residents of neighbouring properties either. The quality of accommodation is considered appropriate built to Life Time Homes Standards and takes into consideration Inclusive Design and Access and Community Safety. The scheme would be a car free development promoting sustainable modes of transport and it would introduce measures to reduce the energy emissions of the proposed building.

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1.0 PROPOSED SITE PLAN





Chesnut Road frontage



Eagle Yard



Rycroft Way frontage



Proposed ground floor plan



Proposed roof plan

- Key:**
- 1. Dark grey powder coated aluminium framed windows.
 - 2. Traditional box sash windows
 - 3. Brickwork to match existing
 - 4. Full Height Glazing
 - 5. Portland Stone
 - 6. Power Coated Aluminium Cladding



Proposed front elevation

- Key:
- 1. Dark grey powder coated aluminium framed window
 - 2. Traditional box sash windows
 - 3. Brickwork to match existing
 - 4. Full height glazing
 - 5. Portland Stone
 - 6. Powder Coated Aluminium Cladding



Proposed side elevation (east)



Proposed side elevation (west)



Artist Impression

3.0 SITE AND SURROUNDINGS

- 3.1 The site is located close to Tottenham High Road. The Unitary Development Plan (2006) locates it within the Tottenham Green Conservation Area within the Tottenham High Road Heritage Corridor and within an Area of Archaeological Importance. Chestnut Road is a key corridor within the Tottenham area providing an important link between Tottenham Hale and Lea Valley Regional Park in the east and the High Road in the west.
- 3.2 The building consists of the remains of a mid 19th century villa with a frontage onto Chesnut Road. The building has authorised use as a nightclub known as 'Club Opera'. The façade of the original villa on Chesnut Road is of Italianate classical design in red/brown brick with stucco dressings. The first floor windows have corniced architraves. At roof level there is a prominent dentilled cornice which forms a parapet. The ground floor has a wide projecting portico with columns, The ground floor has no windows. The Rycroft Way frontage comprises of various unattractive single storey additions to the original building over recent years.
- 3.3 The site is located to the rear of Tottenham Police Station with its western boundary fronting Eagle Yard and its eastern boundary fronts onto Rycroft Way. The police station is a four storey building fronting the High Road, with its side elevation stepping down significantly in height on the Chesnut Road frontage. To the north is the car park adjacent to the attractive three storey detached building at no. 1 Chesnut Road, which is a locally listed, Italianate in style with stuccoed elevations. The villa is now converted into flats. To the south of the site is open green space lined by semi mature trees followed by a car park between Rycroft Way and Reynardson Court fronting the High Road and further south is the locally listed building at 2 Somerset Road; the former Tottenham Grammar School.
- 3.4 Chesnut Road is mainly residential in character with the existing three storey 1960s purpose built block at Protheroe House to the east which is due to be redeveloped soon. Further east of the site are three storey terraced houses on Hamilton Close and four storey residential block on Tamar Close. Rycroft Way is residential in character with mainly three storey terraces.
- 3.5 The site is located in an area with a high public transport accessibility level and it is located within walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station. There is also the presence of several local and strategic cycle routes including LCN+ Link 79 which connects the site with Enfield and Waltham Forest.

4.0 PLANNING HISTORY

- 4.1 The most relevant planning history is set out below.

Planning-[HGY/2009/1665](#)-GRANTED-27-07-10-Land Rear of 2 Chesnut Road London -Demolition of existing structures and erection of 3 storey building comprising of 1 x 3 bed flat, 2 x two bed flat with balconies, bin and cycle store.

Planning-HGY/2009/1667-GRANTED-27-07-10-Land Rear of 2 Chesnut Road London -Conservation Area Consent for demolition of existing structures and erection of four storey building comprising of 1 x 3 bed flat and 2 x 2 bed flats with balconies, erection of bin and cycle store (amended scheme).

Planning-HGY/2011/1602-WITHDRAWN-13-01-12-2 Chesnut Road London - Demolition of existing building and erection of new students accommodation building comprising 5 storeys to provide 94 student units with gym, common room, shop, laundry room, storeroom, cycle store, refuse store and lift

Planning-HGY/2011/1604-WITHDRAWN-13-01-12-2 Chesnut Road London - Conservation area consent for demolition of existing building and erection of new students accommodation building comprising 5 storeys to provide 94 student units with gym, common room, shop, laundry room, storeroom, cycle store, refuse store and lift

Planning-HGY/2012/1044-WITHDRAWN-22-01-13-2 Chesnut Road London -Partial demolition of existing building and retention of existing facade, and construction of student accommodation over 3 and 4 floors to provide 72 student rooms and amenities

Planning-HGY/2012/1045- WITHDRAWN -22-01-13-2 Chesnut Road London - Conservation Area Consent for partial demolition of existing building and retention of existing facade, and construction of student accommodation over 3 and 4 floors to provide 72 student rooms and amenities

Planning HGY/2013/0154 – PENDING - Conservation Area Consent for partial demolition of existing buildings, retaining existing historical facade, construction of student accommodation over 3 and 4 floors to provide 64 student rooms and amenity areas.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 5.1 Permission is sought to demolish the existing buildings fronting Rycroft Way and to retain the existing three storey historical façade on the Chesnut Road frontage. The retained façade would be followed by a glazed area to separate the retained frontage from the three storey new addition that would extend to the corner area at the junction of Chesnut Road and Rycroft Way. A further recessed top floor would be set back from the Chesnut Road frontage by 8m and Rycroft Way frontage by 4.3m.
- 5.2 The exterior of the new building would be faced in brickwork to match the front façade. The top floor would be constructed in Portland stone and powder coated aluminium cladding. A continuous rendered band is proposed between ground and first floor level on the Rycroft Way and Chesnut Road frontage and brick is proposed between the first and second floor window on the Rycroft Way frontage. The windows proposed in the new addition would have a strong vertical emphasis constructed in dark grey powder coated aluminium. Traditional box sash windows would be restored in the front facade with the addition of two new windows installed on ground floor level to match the windows on first and second floor. The last row of windows on the

east elevation have been omitted from the scheme and the tall windows on ground floor level on the west elevation facing onto Eagle Yard have been reduced in scale.

- 5.3 The proposed development would involve a total of 2,200 sqm of floor space to be provided in place of the existing 886.5 sqm on basement, ground, first, second and third floor level.
- 5.4 The basement level would include a laundry area for the students and a bike store. The main entrance off the Chesnut Road frontage would be on ground floor level leading into the main reception area with a 24 hr reception and an office. The ground floor would comprise of 15 student rooms of which a majority of the rooms would have a floor area of 15.5 sqm and the largest rooms would be 21.6 sqm that would be wheelchair accessible. The shared kitchen/living room to the north of the block would have a total floor area of 56.8 sqm.
- 5.5 The first floor level would comprise 18 rooms of which a majority of the rooms would have a floor area ranging from 15.5 sqm to 19.3 sqm and the largest rooms would be 21.6 sqm that would be wheelchair accessible. The shared kitchen/living room to the north of the block would have a total floor area of 79.7 sqm.
- 5.6 The second floor level would comprise 18 rooms of which the student rooms and shared kitchen/living room would be almost identical to the rooms on first floor level. The larger rooms would be adaptable for wheelchair users.
- 5.7 The third floor would comprise 13 student rooms ranging from 14.2 sqm to 15.3 sqm. The shared kitchen/living room would be 65.5 sqm. To the north is a roof garden with an area of 81 sqm. The garden would extend to roof level with an additional area of 67 sqm alongside 160m² of photovoltaic panels and a separate “green” (or living) roof.
- 5.8 A refuse and bike storage area is proposed behind the retained façade. A 1.8m high galvanized anti-climb weld mesh fencing is proposed along the southern boundary to enclose the 32 sqm of garden space. Defensive planting is proposed along the western boundary with fencing further north. Two fire exits are proposed on the south and west elevation.
- 5.9 Access from the basement to third floor level would be via a lift alongside a stairwell. The fire escape stairwell is proposed further south.
- 5.10 The scheme would be a largely car free development save for two disabled bays proposed on the Chesnut Road frontage and one disabled bay on the Rycroft Way frontage.
- 5.11 Landscaping is proposed within the site as a mixture of grass, planters, hedging and hard landscaping.

6.0 RELEVANT PLANNING POLICY

- 6.1 The planning application is assessed against relevant national, regional and local planning policy, including relevant policies within the:

National Planning Policy Framework
The London Plan 2011
Haringey Local Plan: Strategic Policies
Haringey Unitary Development Plan (2006) (Saved remnant policies)
Haringey Supplementary Planning Guidance and Documents

For the purpose of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the London Plan 2011, the Haringey Local Plan 2013 and 39 remnant saved policies in the Haringey Unitary Development Plan 2006.

6.1.1 National Planning Policies

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

6.1.2 Regional Planning Policies

The London Plan 2011 (Published 22 July 2011)

Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 3.10 Definition of affordable housing
Policy 3.11 Affordable housing targets
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13 Affordable housing thresholds
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable Energy
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 6.9 Cycling 195
Policy 6.10 Walking
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration
Policy 8.2 Planning obligations

6.1.3 Local Planning Policies

Local Plan 2013 – 2036 (17 Strategic Policies (SP))

SP1 Managing Growth
SP4 Working towards a Low Carbon Haringey
SP7 Transport
SP11 Design

SP12 Conservation
SP13 Open Space and Biodiversity
SP15 Cultural and Leisure
SP17 Delivering and Monitoring the Local Plan

Haringey Unitary Development Plan (Adopted 2006)

39 remnant saved UDP policies

7.0 **CONSULTATION**

7.1 The Council has undertaken wide consultation. A summary list of consultees is provided below

7.1.1 Statutory Consultees

- London Fire Brigade
- Metropolitan Police- Crime Prevention Officer
- Thames Water Utilities
- Greater London Archaeology Advisory Service
- London Borough of Waltham Forest

7.1.2 Internal Consultees

- Haringey Environmental Health – Noise and Pollution
- Haringey Waste Management/Cleansing
- Haringey Building Control
- Haringey Housing Design and Major Projects
- Haringey Conservation and Design Team
- Haringey Tottenham Team
- Haringey Transportation Team

7.1.3 External Consultees

- Ward Councillors
- Tottenham CAAC
- Design Panel

7.1.4 Local Residents

- 384 residents and businesses.
- A Development Management Forum was held on 17 July 2012 for the previously withdrawn scheme under planning reference; HGY/2012/1044. The applicant has taken account of comments received then and has revised the scheme as a result of this feedback in this fresh application.

8.0 **ANALYSIS / ASSESSMENT OF THE APPLICATION**

Taking account of the development plan, comments received during the processing of this application and other material considerations, the main issues in this case are;

8.1 The presumption in favour of sustainable development

- 8.2 Principle of new use;
- 8.3 Loss of night club facility
- 8.4 Design, height, bulk and scale
- 8.5 Impact on the Conservation Area
- 8.6 Impact of proposal on living conditions of surrounding residents
- 8.7 Relationship relative to the police station
- 8.8 Quality of accommodation
- 8.9 Transport considerations
- 8.10 Landscaping
- 8.11 Archaeology
- 8.12 Waste/servicing
- 8.13 Energy and sustainability
- 8.14 Lifetime Homes, inclusive design and access and community safety
- 8.15 Mayoral Community Infrastructure Levy
- 8.16 Planning Obligations – Unilateral Undertaking

8.1 **The presumption in favour of sustainable development**

8.1.1 Haringey Local Plan Policy SP0 states that:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey. Planning applications that accord will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or*
- *Specific policies in the NPPF indicate that development should be restricted.*

8.1.2 This proposal can be considered as an example of sustainable development in that it seeks to make more intensive use of a site and provide accommodation at a highly sustainable location. There are no development plan policies relevant to student housing apart from the supporting text to London Plan Policy 3.8 para. 3.53 which states that measures must be put in place to prevent this being promoted as a means of preventing affordable housing provision. The Committee is accordingly obliged in development plan terms to give this proposal favourable consideration.

8.1.3 There are a number of benefits to this scheme that outweigh any perceived disbenefits. The following analysis clearly explains these.

8.2 **Principle of new use**

- 8.2.1 As indicated above, there are no specific development plan policies relevant to student housing. London Plan Policy 3.8 states that planning decisions should take account of housing requirements identified at regional, sub-regional and local levels; and that boroughs should ensure that strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with stakeholders in higher and further education and without compromising capacity for conventional homes.
- 8.2.2 The London Plan goes on to state that addressing the demand for student housing requirements should not compromise capacity to meet the need for conventional dwellings, especially affordable family homes, or undermine policy to secure mixed and balanced communities. This may raise particular challenges locally, and especially in parts of inner London where almost three quarters of the capacity for new student accommodation is concentrated. Student accommodation should be secured as such by planning agreement or condition relating to the use of the land or to its occupation by members of specified educational institutions. If the accommodation is not robustly secured for students, it will normally be subject to the requirements of affordable housing policy (policies 3.10-3.13).
- 8.2.3 Consistent with London Plan advice, student housing delivered should be conditioned to ensure that the development would be used solely for student housing. Other local authorities have addressed this potential uncertainty in the same way (e.g. LB Barnet; 46 Watford Way under planning reference H/01796/11).
- 8.2.4 Notwithstanding this condition, to address the London Plan the applicant will be providing a contribution in the form of a Section 106 Unilateral Undertaking (UU) towards the provision of affordable housing in the borough.
- 8.2.5 A key factor in making a decision on this application is that the site falls within the 'Tottenham High Road Regeneration Corridor' designated in both the UDP and the new Local Plan Strategic Policies. The regeneration and improvement of this site will bring back into use a key site along Chestnut Road. Chestnut Road is a key corridor within the Tottenham area providing an important link between Tottenham Hale and Lea Valley Regional Park in the east and the High Road in the west. One of the key objectives for the regeneration of Tottenham is to see high quality development along this route that helps to define it is a safe and secure route between the High Road, Tottenham Green and Tottenham Hale. Furthermore, the site falls within an area with high public transport accessibility level PTAL (6a).
- 8.2.6 A further factor in favour of the application is that the site is used as a night club in an area with a mix of uses. The proposed use is considered a more appropriate use, alongside the soon to be redeveloped Protheroe House adjacent to the site and other longer established housing on Chesnut Road.
- 8.3 **Loss of night club facility**
- 8.3.1 The proposal must be assessed against Local Plan Policy SP15 which seeks to protect all facilities that support the creative, cultural and tourism requirements of the borough, as well as the provisions of the Cultural Strategy.
- 8.3.2 The club facility does not make a significant contribution to the Council's Cultural Strategy because it does not enhance the sense of place and identity of the centre

neither does it ensure perceptions of personal safety. Moreover, it operates till 5am and is incompatible with the surrounding residential use and to the future occupants of the soon to be redeveloped Protheroe House.

8.4 Design, height, bulk and scale

8.4.1 The NPPF sets out the overarching policy for design and emphasises its importance and indivisibility from good planning and sustainable development. The Council will also insist on high quality design throughout the borough. Consistent with government guidance in paragraph 64 of the NPPF, the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. This approach is reflected in London Plan Policy 7.4, 7.5 and 7.6 and Local Plan Policy SP11.

8.4.3 The current scheme is the result of a comprehensive assessment of all the comments from the Council, Design Panel, English Heritage and Tottenham CAAC which has led to the current design with substantial improvements achieved from the previously withdrawn planning application. An assessment of the design merits of the scheme has been conducted having regard to three key elements in the development. These are: a) the front façade of which comprises of the retained frontage, b) the new three storey addition and c) the recessed top floor.

(a) Retained frontage

8.4.4 The first element of the scheme includes the valuable façade of the existing 19th Century building that would be retained and restored. The front façade has been carefully designed to ensure that the retained frontage remains distinct from the new build, in that the glass panel that adjoins the front façade separates the retained frontage from the new build and the top floor has been set back significantly from the front.

(b) New three storey addition

8.4.5 The proposed massing and scale of the three storey addition is considered appropriate. It has been designed carefully so that it would turn the corner successfully and adds visual interest to the building. This element would be sensitive to the retained frontage in that it would acknowledge its brickwork and strong vertical fenestration. A rendered stone band running between the ground and 1st floor windows and the brick infills between the first and second floor windows have been incorporated along the Chesnut Road frontage and Rycroft Way to be more in keeping with the retained frontage.

(c) Recessed top floor

8.4.6 This element of the proposal would be sensitive because of its substantial set back from the Chesnut Road frontage and marginal set back on the Rycroft Way frontage while providing an opportunity for a roof garden. The use of Portland stone to finish it would add visual interest to the building. The top floor on the west elevation has been revised to have the same elevational treatment as the east elevation.

8.4.8 Overall, the proposed scheme would create an effective balance between traditional and contemporary design. The new addition would appear subordinate to the existing building and the design including materials would be sensitive to the retained

frontage. The proposed land use and design is suited to this location and would not appear overly bulky or out of scale in relation to the site and its surroundings.

8.5 Impact on the Conservation Area

8.5.1 The Committee will be aware of its legal obligation to assess whether the proposed development preserves or enhances the character or appearance of the Conservation Area. Having regard to development plan policy which the Committee must also consider, London Plan Policy 7.8 seeks to ensure that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Local Plan Policy SP12 directs the Council to ensure the conservation of Haringey's historic assets including in the Tottenham High Road Historic Corridor.

8.5.2 The scheme shows significant appreciation of the important front facade of the building and its surrounding context. Indeed, it would enhance the character and appearance of the conservation area in that the façade of the original villa on Chesnut Road would be retained and restored. The new addition and materials would be sensitive to the retained frontage. The conservation officer has emphasised that the condition of any approval should ensure that for the new build, it will be important to ensure that a brick is chosen that matches the period building, in terms of size, colour and texture. The bond should match that of the period building. The pointing should be flush and slightly recessed, and brushed over while wet, to create a soft impression and the mortar must be a soft, lime composition. An appropriately and more detailed condition is proposed which takes on board her concerns. Overall, it is submitted that the proposal enhances the Conservation Area.

8.6 Impact of proposal on living conditions of surrounding residents

8.6.1 The proposed development for this site would need to take careful consideration in terms of height and design to ensure that the privacy and amenity of neighbouring occupiers are not adversely affected as set out in Saved UDP Policy UD3. London Policy 7.6 says that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. The development will not have an adverse impact on daylight and sunlight to nearby residential properties, or overshadowing impacts as a result of the proposed development. The removal of a night club that runs till 5am would arguably improve the living conditions of the neighbouring residents by removing a use not well suited at an interface with nearby housing.

8.7 Relationship relative to the police station

8.7.1 The proposal sensitively addresses its interface with the police station to the west. Following discussion with the police's representative, a range of minor revisions have been proposed to prevent overlooking into the police station yard. Other conditions are proposed to ensure the operational needs of the police are not adversely affected during construction works and thereafter. Conditions sought by the police for a construction management plan and a student premises management plan would incidentally benefit local residents too. Other conditions will ensure that the police's "airwave" systems are not adversely affected. The drafting of these conditions is consistent with those imposed on a residential scheme in the London Borough of Hammersmith and Fulham adjacent to a police station in that borough under planning

reference 2010/03497/FUL. The police operations will therefore not be jeopardised or prejudiced by the development.

8.8 Quality of accommodation

- 8.8.1 As there are no development plan policies relevant to specific floorspace standards for student housing set out in the London Plan, officers have used other non family dwelling standards to assess the acceptability of the development.
- 8.8.2 The proposal would be consistent with the Council's standards for houses in multiple occupation even though this is not a direct development plan standard and the proposed use is not an HMO. The Council's Environmental Health Officer has confirmed that the rooms proposed would be above minimum space required by HMO standard for single occupation of 10 square metres. Furthermore, the internal floor space of the rooms would be slightly larger than the Unite development at Hale Village under planning reference: HGY/2010/2090; where the typical floor area of the rooms is around 13.2sqm. Meanwhile, the typical floor area of the rooms of the proposed development is 15.5sqm. In addition, the area of common rooms per bedroom for the Hale Village scheme is 3.1 sqm per room and the area of common rooms per bedroom for the proposed development is 4.4 sqm per room. The proposed development is also sited in a location with better access to public transport and facilities. A student accommodation management strategy has been submitted with the scheme which sets out how the student housing would be run.
- 8.8.3 To address concerns raised by the Council's design officer regarding the outlook from the ground floor bedrooms on the west (Eagle Yard) side; the 1.8m galvanised steel fence that was previously used as a means of enclosure has been omitted from the scheme, in order for the yard in front of the bedroom windows to be planted with raised defensive planting. The galvanised steel fence however would remain between the yard and the amenity space.
- 8.8.4 180sqm of amenity space in the form of a garden on ground floor level and roof garden on third floor and roof level is proposed. The scheme also backs onto public open space on the Rycroft Way frontage. Adequate sitting out space for residents will be provided.

8.9 Transport Considerations

- 8.9.1 The transport impact of the proposed development has been assessed by the Council's Transportation team. Policies consistent with Local Plan Policy SP7 which emphasises the importance of promoting sustainable forms of transport.
- 8.9.2 The scheme would be a largely car free development with parking only for disabled residents. It is acknowledged that the site is not in a CPZ (Controlled Parking Zone). However, student housing at this location is not likely to generate substantial demand given the site's very high public transport accessibility level and proximity to the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station.
- 8.9.3 The Council's transportation team has reviewed the likely trip and parking demand that would be generated by the development accommodation using similar sites and the TRAVL trip forecast methodology in Haringey (Wood Green Halls of Residents Station N22) and Camden (Ramsey Hall, 20 Maple Road W1; and UCL Hostel, 109 Camden Road NW1). They advise that the development would generate 2 in/out

vehicular trips at the critical AM peak period. Based on this analysis this development proposal would not generate any significant increase in vehicular trip which would have any adverse impact on the transportation and highways network. The vast majority of the trips will be by sustainable modes of transport given the site's high public transport accessibility level.

8.9.4 The provision of three off street disabled car parking spaces in this highly sustainable location would accord with Local Plan Policy SP7 which seeks to address climate change through car restraint and promote car free housing wherever feasible. Other forms of transport will also be promoted as the applicant has proposed providing some 70 secure sheltered cycle parking spaces.

8.9.5 In addition, the applicant will be providing a contribution in the form of a Section 106 Unilateral Undertaking (UU) towards environmental improvements. The planning permission would be conditioned to ensure that a residential travel plan is submitted to maximise the use of public transport as well as a construction management plan to reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.

8.10 **Landscaping**

8.10.1 London Plan Policy 7.5 states that public spaces should incorporate the highest quality landscaping and planting. Saved UDP policy UD3 seeks to ensure that development proposals demonstrate that opportunities for soft landscaping have been taken into account. Local Plan Policy SP11 seeks to ensure design of scheme, should address soft and hard landscaping including biodiversity in a positive way.

8.10.2 The site is situated within a very urban context with no landscaping. The proposed scheme will deliver some soft and hard landscaping on the site because a grassed area is proposed to the north and eastern side of the site. The closed amenity area to the south would be surrounded by planting and the western side at the yard in front of the bedroom windows would be planted with raised defensive planting. Planting is also proposed on third floor and roof level including the provision of a green or "living" roof.

8.10.3 The planning permission would be conditioned so that details of soft and hard landscaping are submitted to and agreed before the development is commenced to ensure a suitable setting for the proposed development and to satisfy biodiversity measures.

8.11 **Archaeology**

8.11.1 London Plan Policy 7.8 and saved UDP Policy CSV8 restricts developments where they would adversely affect areas of archaeological importance.

8.11.2 The site is within an identified area of Archaeological Importance. The Greater London Archaeology Advisory Service does not have any archaeological comments on the proposals noting that the site has seen a number of rebuilds and extensions. Therefore there is not any likelihood of archaeological remains surviving underneath the present building.

8.12 **Waste/Servicing**

8.12.1 The Council's Waste Management team have asked for additional recycling and waste storage site. This can be addressed in a planning condition consistent with Local Plan Policy SP6 and saved UDP policy UD7.

8.13 **Energy and Sustainability**

8.13.1 Chapter 5 of the London Plan (2011) sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The principal relevant Local Plan policies are Local Plan Policies SP4 and SP11 along with the recently adopted Sustainable Construction and Development SPD.

8.13.2 The application is supported by an Energy Statement, prepared by the EPS Group, which follows the Mayor of London's Supplementary Planning Guidance (SPG), as required by London Plan Policy 5.3 and 5.2.

8.13.3 The proposed development satisfies the standards of sustainability as prescribed by the relevant tiers of planning policy. The development has the potential to achieve a very good BREEAM rating.

8.13.4 The submitted energy statement shows that a feasibility study was undertaken into a different range of renewable technologies, with a large photovoltaic system being deemed the most appropriate measure to reduce the annual carbon emission of the development. This technology should be relatively easy to incorporate within the design of the building owing to the large proposed flat roof area. It also offers the benefit of being able to export any generated electricity that is not used locally back to the grid via the Feed In Tariff.

8.13.5 Calculations of the proposed building demonstrated that the installation of approximately 160m² of south facing Monocrystalline Silicon Photovoltaic panels pitched at an optimum 30°, would deliver a 12.87% reduction in CO2 emissions. In comparison to minimum Building Regulation standards and a 10.28% improvement on the 'Lean' specification required as the first step under the London Plan.

8.13.6 Furthermore, the scheme would introduce new areas of soft landscaping in accordance with the London Plan policy 5.10 which seeks to have development proposals integrate green infrastructure including tree planting, green roofs and soft landscaping.

8.14 **Lifetime Homes, Inclusive Design and Access and Community Safety**

8.14.1 London Plan Policy 3.8 and Haringey Local Plan Policy SP2 require that all units to be built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. Saved UDP Policy UD3 "General Principles", SPD Housing and SPG 4 "Access for All – Mobility Standards" seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties. In addition, the London Plan Policy 7.2 and Mayor's Housing SPG requires all new development to aim for the highest standards of accessibility and inclusion.

8.14.2 The proposed student accommodation would be designed to the Lifetime Homes standards with 10% designed as wheelchair accessible units. Disabled users would

not be segregated as the floor plans show that wheelchair accessible accommodation on ground, first floor and second floors with lift access.

8.14.3 The only parking provision within the scheme are the three disabled parking spaces; two on the Chesnut Road frontage adjacent to the main entrance to the building and one to the southern end fronting Rycroft Way, with appropriate access into the building via the door at the rear elevation. Although the principle use of this door is the fire escape it will allow disabled access directly along the ground floor corridor to the two disabled units on the west side of the corridor.

8.14.4 The proposal has been developed in accordance with Secure by Design principles. There is good defensible space around the building using either a tall weldmesh fence onto Eagle Yard or a dwarf wall and railings for the Chesnut Road/Rycroft Way elevations. These treatments should create good demarcation without compromising natural surveillance. There is an active frontage onto Chesnut Road with the main entrance located here, with the ground floor amenity space protected by fencing against abuse by non residents. There is a staffed 24-hour reception and office well located next to the main entrance. This should provide guardianship both for the occupants of the building and also the street scene. The disabled parking spaces are located within the curtilage of the proposed scheme, which is good design. After further revisions the rooftop amenity space has been designed to afford no overlooking towards Tottenham Police Station in the form of 1.8m high screening blocking views to the West and South - i.e the direction of Police buildings and Custody facilities. However there is a benefit to providing overlooking and natural surveillance from this space to the north and east - i.e towards Chesnut Road and Rycroft Way.

8.14.5 A condition will be applied requiring compliance with the aims and objectives of 'Secured By Design' principles. The applicants have demonstrated a willingness to working with the Metropolitan Police to meet the requirements of the Secured by Design New Homes 2010 document.

8.14.6 The Fire Brigade is satisfied with the proposals for fire fighting access subject to the dry riser inlet being in a suitable location.

8.15 **Mayoral Community Infrastructure Levy**

8.15.1 Based on the Mayor of London's CIL charging schedule the London Borough of Haringey is set at a rate of £35 per square metre). The total gross internal area of the development would be 2, 200 sqm. The floor space would be liable for CIL at a rate of £35.00 per sq metre. Thus the total CIL liability would be £77,000.

8.15.2 This would be collected by Haringey after implementation (if permission were to be granted) and could be subject to surcharges if the developer fails to assume liability, or to submit a commencement notice, or for late payment or an indexation in line with the construction costs index.

8.16 **Planning Obligations – Section 106 Legal Agreement and Head of Terms**

8.16.1 Section 106 agreements, or planning obligations, are legally binding commitments by the applicant/developer and any others that have an interest in the land to mitigate the impacts of new development upon existing communities and/or to provide new infrastructure for residents in new developments. Guidance is also set out in

Council's Development Plan policies and supplementary planning guidance, specifically SPG10a "Negotiation, Management and Monitoring of Planning Obligations" (Adopted 2006).

8.16.2 The statutory policy tests which planning obligations must meet are set out in the Community Infrastructure Levy Regulations 2010. Planning obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

8.16.3 The applicant has provided a £150,000 contribution in the form of a Section 106 Unilateral Undertaking (UU) towards the provision of affordable housing (£120,000) in the borough in line with para. 3.53 of London Plan Policy 3.8 as pointed out in para. 8.14 and a contribution towards environmental and/or pedestrian safety improvements (£30,000) as set out in London Plan 8.2 (paragraph 8.87).

9.0 CONCLUSION

9.1 There are no development plan policies relevant to student housing apart from the supporting text to London Plan Policy 3.8 which states that measures must be put in place to prevent this being promoted as a means of preventing affordable housing provision. The Committee is accordingly obliged in development plan terms to give this proposal favourable consideration consistent with Haringey Local Plan Policy SP0. There are a number of benefits to this scheme to which outweigh any perceived disbenefits to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

9.2 The benefits to the scheme are as follows;

- It will help create a mixed and balanced community as at present there is currently no dominance of student housing in and around Tottenham High Road. New student accommodation can contribute to improved use and take up of local restaurants and other evening economy facilities;
- Controls are in place to prevent the use from being converted into an HMO and to ensure that student use does not adversely affect the living conditions of local existing and future residents;
- The scheme optimises the potential of the site for this form of housing in an area with good access to public transport, providing high quality accommodation;
- Adequate cycle and car parking has been provided;
- It is a more neighbourly use compared to the existing night club use and is not a site where family housing would be appropriate;
- The development has sensitively addressed its interface with the police station to the west and the soon to be redeveloped Protheroe House to the east;
- It will restore an Italianate villa frontage which will enhance the Conservation Area and bring back a key site on the edge of the Tottenham High Road Corridor;
- The contemporary element of the extension is of very high quality and avoids pastiche;
- The development has subtly introduced measures to reduce the energy emissions of the proposed building.

10.0 RECOMMENDATIONS

GRANT PERMISSION subject to

- conditions as set out below
- a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended) in the form of a Unilateral Undertaking (UU) and in accordance with the approved plans and documents as follows:

PLANS		
Plan Number	Rev.	Plan Title
1210_98_100		Existing site plan
1210_98_101		Existing block plan
1210_98_102		Existing topographical plan
1210_98_103		Existing ground floor plan
1210_98_104		Existing first floor plan
1210_98_105		Existing second floor plan
1210_98_106		Existing roof plan
1210_98_210		Existing front elevation (North)
1210_98_211		Existing side elevation (East)
1210_98_212		Existing rear elevation (South)
1210_98_213		Existing side elevation (West)
1210_00_100	A	Proposed location plan
1210_00_110	E	Proposed basement plan
1210_00_200	N	Proposed ground floor plan
1210_00_201	K	Proposed first floor plan
1210_00_202	K	Proposed second floor plan
1210_00_203	L	Proposed third floor plan
1210_00_204	H	Proposed roof plan
1210_00_210	M	Proposed front elevation (North)
1210_00_211	K	Proposed side elevation (East)
1210_00_212	K	Proposed rear elevation (South)
1210_00_213	M	Proposed side elevation (West)
1210_00_300	D	Proposed Section AA
1210_10_401	D	3D Render_Artist's Impression

11.0 CONDITIONS

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

Reason: To avoid doubt and in the interests of good planning.

PRE-COMMENCEMENT CONDITIONS

Materials

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

Landscaping

4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft the landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the local planning authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

Waste Storage

5. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of The London Plan.

Student Accommodation

6. No development shall take place until details of a scheme to ensure the development hereby permitted is used solely by students at an accredited institution that is either: (a) accredited by Accreditation UK or the Accreditation Body for Language Services (ABLS), which offer accreditation service for providers of English Language courses; or (b) accredited by the British Accreditation Council (BAC) or the Accreditation Service for International Colleges (ASIC), which offer accreditation for a range of institutions and courses; or (c) inspected or audited by the Quality Assurance Agency for Higher Education, the Office for Standards in Education (Ofsted), HM Inspectorate of Education (in Scotland), Estyn (in Wales), the Education and Training Inspectorate (in Northern Ireland) or the Independent Schools Inspectorate (ISI); or (d) is an overseas higher education institution which offers only part of its programmes in the UK, holds its own national accreditation, and offers programmes of an equivalent level to a UK degree; or (e) is a licensed sponsor under Tier 4 of the UK Border Agency points-based system has been submitted to and approved in writing by the local planning authority. The development shall thereafter only be occupied in accordance with the approved scheme and shall thereafter only be used by full time students at an accredited institution.

Reason: To ensure that an appropriate mix of accommodation is provided in the neighbourhood consistent with the Spatial Strategy for Tottenham and Seven Sisters Neighbourhood set out in Chapter 1 of the Haringey Local Plan and to ensure that the development is not used for other forms of housing for which additional affordable housing contributions might be required consistent with London Plan Policy 3.8 Housing Choice.

Construction Management Plan

7. Details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (including demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Chestnut Road and High Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic and in the interests of highway safety.

Control of Construction Dust

8. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the local planning authority, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme must be sent to the local planning authority prior to any works being carried out on the site.

Reason: In order to ensure that the effects of the construction upon air quality is minimised

Sustainable construction

9. The development shall not be occupied until the development has been demonstrated to meet BREEAM Very Good rating.

Reason: To promote sustainable construction in accordance with Chapter 5 of the London Plan.

Green Roof

10. Full details of the green (or “living”) roof shown on the plans shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission shall provide the following information:

- a) biodiversity information based with extensive/semi-intensive soils;
- b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum;
- c) appropriate planting species;
- d) identification of additional features such as areas of bare shingle, areas of sand for burrowing invertebrates;
- e) a report from a qualified ecologist specifying how the green roof has been developed for biodiversity with details of landscape features and a roof cross section; and
- f) confirming how human access onto the roof will be restricted to prevent it being damaged.

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter.

Reason: To ensure the green roofs are suitably designed to enhance ecology/biodiversity and to reduce the potential for urban heat islands consistent with the London Plan.

Baseline Airwaves Study

11. No construction above first floor level shall take place until the developer has secured:

- the completion of a Baseline Airwaves Interference Study (the Baseline Study) to assess airwaves reception to/from the adjacent police station; and
- the implementation of a scheme of mitigation works for the purpose of ensuring nil detriment during the construction of the development identified by the Baseline Study, such scheme of mitigation works shall be first submitted to and approved in writing by the Council.

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development.

Post-Construction Airwaves Study

12. No occupation of the development shall take place until the developer has secured;

- The completion of a Post-Construction Airwaves Study (The Post-Construction Study) to ensure nil detriment to airwaves reception attributable to the development.
- The Implementation of a scheme of mitigation works for the purpose of ensuring nil detriment to the airwave reception attributable to the development. Identified by the Post Construction Study. Such scheme of mitigation works shall be first submitted to and approved in writing by the Council

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development.

Roof Terrace

13. Notwithstanding the information provided with the application, a detailed plan of the roof terrace shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The roof terrace layout shall be thereafter retained in accordance with the approved detailed plan.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development and to protect the living conditions of nearby residents.

Secured by Design

14. No development shall commence until details of a scheme demonstrating compliance with the aims and objectives of the 'Secured By Design' and 'Designing Out Crime' principles, have been submitted to and approved in writing by the Local Planning Authority and the scheme thereafter implemented in accordance with those details.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements.

Travel Plan

15. Full details of a travel plan shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. Within the travel plan;

a) The developer must appointment a travel plan co-ordinator, working in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to all new residents.

Reason: In order to maximise the use of public transport.

Restriction on Windows

16. Prior to the occupation of the student accommodation, the windows on the western flank should be restricted so that no windows can be operable above 1.7m and that the windows below 1.7m are obscurely glazed.

Reason: To ensure that the operation and security of the adjoining police station is not adversely affected by the development.

Doors and Windows

17. Notwithstanding the information provided with the application, a detailed plan of the jamb head and cill details of windows and doors at a scale of 1:5 along with elevations of every door and window at 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to any development works.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area consistent with Policy SP12 of the Haringey Local Plan.

POST-COMMENCEMENT CONDITIONS

Lifetime Homes

18. All the residential units in the development hereby approved shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Council's standards in relation to the provision of Lifetime Homes.

Roof Terrace

19. The communal external roof terrace located at third floor and roof level of the development, hereby permitted shall not be used between 2200 and 0900 hours the following day.

Reason: To restrict the use of the area which would otherwise give rise to condition which would be detrimental to the amenity of occupiers of the development and surrounding occupiers by reason of noise and disturbance, occasioned by the use of this area in accordance with UDP Policy UD3 General Principles.

Student Management Plan

20. The student accommodation use hereby approved shall not be used nor occupied until details of a management scheme and maintenance plan for the proposed student accommodation has been submitted to, and approved in writing by the Council, The management plan shall include 24 hours on site professional security and the installation and operation of CCTV and detector alarms at roof levels. The student accommodation shall thereafter be managed in accordance with the approved scheme unless agreed in writing by the Council.

Reason: To ensure that the proposed student accommodation does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion consistent with UDP Policy UD3.

INFORMATIVE – Commercial Environmental health

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE – Naming

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

12.0 APPENDICES

12.1 Consultation Responses

No.	Stakeholder	Question/Comment.	Response
	INTERNAL		
1	LBH - Transportation	The applicant has proposed providing 3 off street disable car parking spaces for the proposed development; we have considering that, as this site is located in an area with high public transport accessibility PTAL RATE 6a, and UDP policy M10 encourages the Council to apply its parking standards to restrain car use in order to reduce congestions. The parking provision proposed by the applicant is sufficient to service the need of this development. In addition the applicant has proposed providing some 70 secure sheltered cycle parking spaces.	As noted in para. 8.9 – 8.95
2	LBH - Waste Management	<p>The refuse store location as indicated on the plans 12 10 200 shows x6 refuse bins. This number of bins will not be sufficient for the number of proposed rooms in the development. We recommend a minimum of 7x 1100 litre refuse bins & 2x 1100 litre recycling bins</p> <p>The bins must be no more than 10 metres from collection point indicated on plans 12 10 200. Further information on the number of bins required can be provided on request.</p> <p>You should consider developing a waste management plan for litter and refuse on the site to ensure that litter and refuse from the site does not have an adverse affect</p>	Condition 5 'Waste Storage' would require full details of proposed waste storage and collection arrangements.

		<p>on the local amenity.</p> <p>This part of the application has been given RAG traffic light status of Amber RED waste storage and collection arrangements.</p>	
3	London Fire and Emergency Planning Authority	The Brigade is satisfied with the proposals for fire fighting access subject to the dry riser inlet being in a suitable location.	Noted in para. 8.14.6
4	LBH - Commercial Environmental Health	<p><u>Control of Construction Dust:</u></p> <p>No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme must be sent to the LPA prior to any works being carried out on the site.</p> <p><u>Green Roof:</u></p> <p>Full details of an extensive green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development works. The green roof submission must provide/comprise of the following information:</p> <p>a) biodiversity based with extensive/semi-intensive soils</p> <p>b) substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum.</p> <p>c) There should be a minimum of 10 species of medium ecological value and as listed in the Environment Agency's Green Roof Toolkit.</p>	Noted in conditions 8 'Control of Dust', condition 10 'Green Roof' and the informative

d) include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates

e) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section

The green roof must be installed and rendered fully operational prior to the first occupation of the development and retained and maintained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Combustion and Energy Plant:

Prior to commencement of the development, evidence must be submitted to show that any the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions.

Following installation emissions certificates will need to be provided.

Reason: To Comply with Policy 4 A.19 of the London Plan

As an informative:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos

		containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.	
5	LBH - Building Control	The proposed work will be subject to the Building Regulations and a Full plans application should be submitted to this office prior to work commencing on site	
6	Crime Prevention Officer	<p>1) There is good defensible space around the building using either a tall weldmesh fence (2.1metres recommended height) onto Eagle Yard or a dwarf wall and railings for the Chesnut Road/Rycroft Way elevations. These treatments should create good demarcation without compromising natural surveillance.</p> <p>2) There is an active frontage onto Chesnut Road with the main entrance located here, with the ground floor amenity space protected by fencing against abuse by non residents.</p> <p>3) I understand that there is a staffed 24-hour reception and office well located next to the main entrance. This should provide guardianship both for the occupants of the building and also the street scene.</p> <p>4) The disabled parking spaces are located within the curtilage of the proposed scheme, which is good design.</p> <p>5) The rooftop amenity space should be designed to afford no overlooking towards Tottenham Police Station - perhaps a wall /</p>	Noted in para. 8.14.4 and Condition 14 'Secured by Design'

		<p>screen blocking views to the West and South - i.e the direction of Police buildings and Custody facilities. However there is a benefit to providing overlooking and natural surveillance from this space to the north and east - i.e towards Chesnut Road and Rycroft Way.</p> <p>6) The building would benefit from the Secured by Design standards, especially in door and window standards and I urge the Architect / Developer to include these. I can give further advice as necessary.</p>	
7	LBH - Housing Service	<p>The Housing Service is concerned with a number of issues relating to this scheme: -</p> <ol style="list-style-type: none"> 1. A general question over the appropriateness of student accommodation being located so close to accommodation designed specifically for people with high care needs 2. Concern that the proposal represents over-studentification of this part of the borough 3. Concern that the units developed are HMO accommodation and as they are not linked to a university or student accommodation provider they may become hostels for single people, which is not welcomed 4. Concern that the proposal limits the developability of neighbouring sites (the police station and council owned land) 5. Need to ensure appropriate levels of offsite contribution is received for affordable housing 	<ol style="list-style-type: none"> 1. Noted in para 8.3.2 the existing club facility does not make a significant contribution to the Council's Cultural Strategy because it does not enhance the sense of place and identity of the centre neither does it ensure perceptions of personal safety Moreover, it operates till 5am and is incompatible with the surrounding residential use and to the site to be redeveloped at Protheroe House. 2. The principle of student housing in this location is acceptable as it will help create a more mixed and balanced community. 3.This issue is addressed in Condition 6 'Student Accommodation' to ensure the development is only used by full time students at an accredited institution. 4.The proposal would not limit the develop ability of neighbouring sites. 5.Notd in para. 8.2.4 the applicant will provide a contribution in the form of a S106 Unilateral Undertaking (UU) towards the provision of affordable housing in the borough.
8	LBH - Tottenham Team	<p>Having reviewed the plans submitted the Tottenham Team would like to make the following comments on the application.</p>	<p>The Issue raised by the Tottenham Team is addressed under condition 6 'Student Accommodation' to ensure the development is only used by full time students at an accredited institution.</p>

		<p>We welcome the redevelopment of this site as it will bring back into use a key site along Chestnut Road. Chestnut Road is a key corridor within the Tottenham area providing an important link between Tottenham Hale and Lea Valley Regional Park in the east and the High Road in the west. One of the key objectives for the regeneration of Tottenham is to see high quality development along this route that helps to define it is a safe and secure route between the High Road, Tottenham Green and Tottenham Hale.</p> <p>The Tottenham Team would support the principle of student housing in this location as it will help to create a mixed and balanced community as at present there is currently no dominance of student housing in and around Tottenham High Road. However in accordance with the London Plan we would want to ensure that any student housing delivered is not speculative and therefore would request that a condition is placed on any approval that requires the development to be used solely for student housing . Additionally we would also want to ensure that there is an agreement in place between the developer and a higher education institution for its students to use the development before any consent is given. If no such agreement is in place then we would not support student housing in this location as it would be considered a suitable site for residential development.</p> <p>Design We have previously raised concerns in regard to design on the last application. We would defer to the Design Officer's comments again in regard to the determination of the acceptability of the design on this application.</p> <p>Materials</p>	<p>Issues raised previously with regards to design have been addressed in para. 8.4.3 – 8.4.8. Details of materials noted in condition 3 . The proposal will not include timber cladding, it will use facing brick to match the existing retained frontage and Portland Stone will be used on the recessed top floor.</p>
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		We would want to ensure that the materials proposed are of the highest quality especially in regard to the timber cladding proposed Please do not hesitate to contact me if you have any questions regarding the above comments.	
9	Greater London Archaeology Advisory Service	I do not have any archaeological comments on the proposals - the site has seen a number of rebuilds and extensions, and I don't think there is any likelihood of survival underneath the present building.	Noted in para. 8.11.2
10	LBH – Conservation Team	<p>Conclusion/recommendation: It is too late to request my detailed comments at this late stage of negotiations. My view is that the scheme would not make a positive contribution to the character of the conservation area. Richard Truscott, Design Officer, has been heavily involved and will comment on altering the fenestration to the street. Please ensure that the condition detailed below is included in any approval.</p> <p>Condition of any approval: For the new build, it will be important to ensure that a brick is chosen that matches the period building, in terms of size, colour and texture. The bond should match that of the period building. The pointing should be flush and slightly recessed, and brushed over while wet, to create a soft impression. The mortar must be a soft, lime composition.</p>	The scheme has been revised to address the comments raised by the Design officer, as noted in para. 8.4.6 and 8.4.7. Additionally para 8.4.5 states that the valuable façade of the existing 19 th Century building would be retained and restored. It is considered therefore the proposal would enhance the character and appearance of the conservation area.
11	LBH – Design officer	<p>Design concerns that were raised;</p> <ol style="list-style-type: none"> 1. I consider there are still too many repetitive windows along the east side 	The design has been revised to address the issue raised in drawing nos. 1210_00_200 N, 1210_00_211 K, 1210_00_213 M, 1210_00_210 M

		<p>(Rycroft Way) elevation, and given that the last row are not necessary (the bedrooms concerned also have south facing windows), I am sure it would look better without them on the east side.</p> <p>2. The outlook from ground floor bedrooms on the west (Eagle Yard) side is unacceptable, as they will look straight at a 1.8m galvanised steel fence – I also don't like this fence as a means of enclosure here. I think the fence should go, except for between the yard and the amenity space, and the margin between the building and the yard in front of bedroom windows should be planted with raised defensive planting / window boxes.</p> <p>3 The scheme should be revised to show; rendered stone band running between the ground and 1st floor windows along the east elevation, brick infill's between the 1st and 2nd floor windows and stone cladding to the west elevation at 3rd floor level</p>	
12	Consultant on behalf of the Mayor's Office for Policing and Crime	<p>We are concerned about the overlooking from the building into the yard of an operational police station. Whilst existing buildings in the yard of the Police Station do in part reduce the view that could be possible from the proposed development, there is a requirement to ensure that when the Custody Suite is used any view that</p>	<p>The screen on the roof garden has been revised to height of 1.8m high to prevent overlooking to the adjacent police station.</p> <p>The following conditions sought by the police will ensure the police operations will not be jeopardised or prejudiced by the development.</p>

	<p>could be possible from the proposed development will not affect the rights of persons detained.</p> <p>We therefore request the following measures:</p> <ol style="list-style-type: none"> 1. We request a planning condition that states that roof top access is not allowed and that doors to the roof are alarmed. We have experience at another location where monitoring is via the lock itself, which relays information back to a central 24/7 monitoring point. We further request that a door sounder to be affixed to the door as a second line of defence. This condition is requested to ensure that objects cannot be thrown at the police station yard or occupants, nor can the Police Station and yard be overlooked. 2. We request a planning condition that states that no furniture or barbecues are to be located on the roof. This condition is requested to ensure that no objects are located on the roof that could be used as missiles against the Police Station and yard. 3. We request a planning condition restricting opening of the windows on the east flank of the building, at first floor level and above (i.e. no restriction requested for ground floor level only). We also request that windows on the east flank be opaque glazed. This condition is requested to prevent overlooking sensitive areas of the Police Station and yard. 4. We request a post completion planning condition that occupation of the new accommodation should not take place without there first being in place a student 2 management plan. This should include 24/7 	<p>Condition 7 'Construction Management Plan', condition 11 'Baseline Airwaves Study', condition 12 'Post-Construction Airwaves Study', condition 13 'Roof Terrace', condition 17 'Roof Terrace', condition 18 'Student Management Plan', and condition 19 'Restriction on Windows'</p>
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		<p>professional management on site rather than students managing the property. This condition is requested to ensure that Police Station does not spend a disproportionate amount of time resolving issues at the student accommodation.</p> <p>5. We request a planning condition and a schedule in any section 106 agreement requiring the developer to meet the cost of a before and after survey of the Airwave reception in the building, and requiring the developer to meet the cost of any necessary consequential upgrade for the Airwave equipment in the building. This condition and section 106 schedule is requested to protect against adverse impact on operations due to private development. Airwave is the emergency services communication network.</p> <p>6. We request a planning condition requiring a Construction Environmental Management Plan. This should include mitigation against noise and dust impacts, including the restriction of noisy works (including but not restricted to: demolition and sheet piling for foundations) to agreed hours. This is to ensure that construction operations do not have an adverse effect on the operation of the police station.</p> <p>7. Notwithstanding the student occupation management strategy, which proposes that at term beginning and end there will be staggered arrival and departure times for occupants to ensure that not all the students turn up at once and cause parking issues, we request a planning condition that requires Eagle Yard to be kept clear at all times. This should apply during both construction and operation. This is requested to ensure that the access to the police station yard and boundary wall is kept clear at all times.</p>	
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		<p>8. We request a planning condition that scaffolding will be alarmed. This is to ensure that the scaffolding is not used to access the Police Station or yard during construction.</p> <p>We would like to request an informative stating that there will be no crane or any other oversail licence over the operational Police Station for security reasons.</p> <p>We would also like an informative stating that, in the fullness of time, if the development proceeds, The Mayor's Office for Policing and Crime will need to consider a Deed in respect of Rights of Light, and Party Wall issues, depending on proximity of foundations.</p>	
13	LBH Environmental Health	From the plans provided appears that all proposed rooms will have on suite shower rooms, wash basins and WCc. After deducting the space taken out by shower rooms the available area of each room, except rooms for while chair users, will be above minimum space required by HMO standard for single occupation of 10 square meters.	Noted in para. 8.8.2
		Question/Comment	Response

14	Ward Councillors – Cllr Reg Rice	The development is out of scale which is not in keeping with the locality. The scheme represents overdevelopment of the site.	As noted in para. 8.4.8 the proposed new addition would appear subordinate to the existing building and the design including materials would be sensitive to the retained frontage. Overall the proposal is suited to this location and it would not be overly bulky or out of scale in relation to the size of the site and its surroundings.
15	Ward Councillors – Cllr Reith	<p>My objections are that the community facilities and level of management are insufficient for the number of proposed occupants and that, because of this the premises might not be used by students.</p> <p>As this is not on a university campus and there is no specific agreement with a university I assume that HMO regulations will apply.</p> <p>Please confirm that the Councils environmental health service is satisfied that the application meets the HMO standards for means of escape and ratio of living/kitchen space to room size. Government guidance on student accommodation stresses the importance of the student experience. I am concerned that the lack of common rooms and limited staff presence make it unlikely they will enjoy a good experience.</p> <p>There is no mention of WiFi or internet connections in the rooms. Students will view this as absolutely essential and may well not be attracted to the premises without it. If this is not currently provided I would like it to be a condition</p>	<p>The concerns Cllr Reith has raised have been addressed by conditions ensuring the development is only used by full time students at an accredited institution.</p> <p>The Environmental Health Service is satisfied the scheme meets HMO standards as noted in para. 8.8.2 which highlights the HMO standards and ratio of living/kitchen space to room size. The Fire Brigade is satisfied with the proposals for fire fighting access.</p> <p>Section 10 of the revised student management strategy addresses WiFi connections in the rooms, which will be accessible by all students free of charge, throughout the building. It is not appropriate to impose a condition requiring WiFi coverage as this falls short of advice in Government circular 11/95.</p>

		<p>attached to the planning consent.</p> <p>I am concerned that it may not prove possible to attract sufficient students and the premises will be let as an HMO hostel.</p> <p>To prevent this, if permission is granted, I would like a condition to be attached restricting the use to student accommodation</p>	
16.	Tottenham Friends Group	<p>The energy statement includes proposals to reduce energy consumption and install a large PV array to generate renewable power. As a minimum, this should be made mandatory via a planning condition. But the council should also be looking for developers to go further and build to Passivhaus standards ie using almost no heating.</p> <p>2. We welcome the provision of car parking only for disabled drivers and the provision of bike storage, and hope this will be accompanied by green travel plan to encourage cycling and walking. It would be good to link this to improved cycle routes in the area.</p>	<p>Condition 9 'Sustainable Construction' promotes sustainable construction in accordance with chapter 5 of the London Plan.</p> <p>Condition 15 'Travel Plan' seeks a detailed travel plan.</p>
	NEIGHBOUR CONSULTED	1 objection letter received	Response
17		<p>The proposals for 64 rooms in a property on the site listed is inappropriate as the number of people and inevitable vehicles for the young target audience will lead to noise and other problems in the neighbourhood leading to disturbance for</p>	<p>This is a highly appropriate site for student housing and, indeed, preferable to other sorts of accommodation.</p> <p>A 'Roof Terrace' condition restricts the hours of use of the roof terrace, which would otherwise give rise to condition which would be detrimental to the</p>

		<p>neighbours.</p> <p>The proposal is also really for high density multiple occupancy rather than dwellings which will have an overbearing impact on the small local streets and community. The local college does not need this type of accommodation and there are a large number of student rooms available in the Tottenham Hale area.</p> <p>The proposed building is also out of character and another way of bringing in a large hostel in an area already suffering from lack of amenities and provision for these proposed extra residents.</p>	<p>amenity of the neighbouring properties. Section 11 of the revised Student Accommodation Management Strategy sets out what the residence expect of the occupants. A serious breach of the terms could result in eviction from the residence. The scheme would be car free as noted in para. 8.9.2</p> <p>It will help create a mixed and balanced community as at present there is currently no dominance of student housing in and around Tottenham High Road.</p> <p>Controls are in place to prevent the use from being converted into an HMO and to ensure that student use does not adversely affect the living conditions of local existing and future residents;</p>
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