

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/1080	<b>Ward:</b> Northumberland Park
<p><b>Address:</b> Vacant land between 17 and 34 Pretoria Road N17 8DX</p> <p><b>Proposal:</b> Redevelopment of the site to provide a new four storey building housing 52 extra care residential units (Use Class C3) comprising a mix of 44 x 1 bed and 8 x 2 bed units with ancillary features for use by residents including restaurant, communal lounge, activity area, IT suite, staff areas, storage, energy centre, refuse/recycling area, vehicle parking (including disabled spaces), cycle/buggy parking and associated landscaping including communal gardens and balconies</p> <p><b>Applicant:</b> Ms Fiona Lovering One Housing Group</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Valerie Okeiyi</p> <p><b>Site Visit Date:</b> 11/07/2014</p>	
<p><b>Date received:</b> 10/04/2014 <b>Last amended date:</b> 02/07/2014</p> <p><b>Drawing number of plans:</b> 2.1/01, 02, 03, 04 Rev A, 05, 06 Rev A, 07, 08, 09, 10, 11</p>	
1.1	This planning application is being reported to Committee as the proposal is for major development and is required to be reported to committee as set out under the current scheme of delegation.
1.2	This application is recommended for approval subject to the conditions and a S106 agreement being first entered into.

## 1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scheme optimises the potential of the site for high quality extra care housing where there is an identified need within the eastern part of the borough;
- Extra care housing aims to provide quality homes for older people enabling them to live independently, with care and support to meet their specific needs;
- The scale, form and choice of materials for the proposed building has been designed sensitively in order to harmonise with the character and visual amenity of the surrounding area;
- The development would not have a material adverse impact on the amenity of surrounding residents;
- The accommodation meets Life Time Homes Standards;
- The overall layout is appropriate;
- The ancillary facilities are adequate to support the extra care housing;
- The scheme would introduce measures to reduce the energy emissions of the proposed building.
- The development would promote local employment, skills development and training opportunities for the local population – secured through a section 106 legal agreement.

## 2. RECOMMENDATION

- (1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and subject to sec. 106 Legal Agreement/and or completion of a legal agreement in the form of a Unilateral Undertaking (UU).
- (2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 29 August 2014 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- (3) That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed on application ref: HGY/2012/0214 including;
  - i. Development to begin no later than three years from the date of decision
  - ii. Development to be carried out in accordance with the approved plans
  - iii. Precise details of the materials to be submitted to LPA
  - iv. Details/scheme depicting those areas to be treated by means of hard and soft landscaping to be submitted to LPA
  - v. Details of boundary treatment to be submitted to LPA
  - vi. Details of site levels to be submitted to LPA
  - vii. Detailed scheme for the provision of refuse and waste storage to be submitted to LPA
  - viii. Details of contaminated land to be submitted to the LPA
  - ix. Details of control of construction dust to be submitted to the LPA
  - x. Details of combustion and energy plant to be submitted to the LPA
  - xi. Details of a travel plan to be submitted to the LPA
  - xii. Details of construction management plan and construction logistics plan to be submitted to the LPA
  - xiii. Arboricultural method statement to be submitted to LPA
  - xiv. Pre-commencement site meeting to be specified and attended by all interested parties
  - xv. Details of robust protective fencing/ground protection to be submitted to LPA
  - xvi. Final Code Certificate to be issued to the LPA for certifying that Code Level 4 (CSH) has been achieved
  - xvii. Details of extract duct/flue to be submitted to LPA
  - xviii. Details of the proposed layout of facilities to be submitted to LPA
  - xix. Details of aerial to be submitted to LPA
  - xx. Restricted Use Class
  - xxi. Lifetime Homes

## Informatives

- i. 1.Thames Water
- ii. 2.Secure by Design
- iii. 3.Asbestos Survey
- iv. 4.Surface Water management
- v. 5.Tree protective measures
- vi. 6.Root Protection Areas
- vii. 7.Hours of Construction
- viii. 8.Environmental Health

(4) That, in the absence of the agreement(s) referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reasons;

- i. That in the absence of the provision of a transportation contribution the proposal would have an unacceptable impact on the local transport infrastructure and would be contrary to Local Plan Policy SP7

(5) In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified therein.

## S106 Heads of Terms

- 1) £15,000 towards local transport infrastructure
- 2) £3000 towards monitoring the travel plan
- 3) £2,322 for the implementation of the vehicular access point as per drawing SK100-Revised Path Sketch secured by a S.278
- 4) Local Employment (post construction) through the Haringey Employment Delivery Partnership
- 5) 20% workforce comprised of 'local residents' with 10% of the local workforce comprising trainees (bricklaying, carpentry, joinery, plumbing, painting, and decorating)
- 6) £609 towards implementation and monitoring cost (3% of the overall S106 value)



<b>TABLE OF CONTENTS</b>	
3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1: Consultation Responses Appendix 2 : Plans and images

### 3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

#### 3.1 Proposed development

3.1.1 This is an application for the erection of a four storey modern building with the top two floors recessed along the east and west elevation on vacant land between 17 and 34 Pretoria Road to facilitate 52 extra care affordable residential units for the elderly (Use Class C3) are proposed comprising a mixture of 44 one bed and 8 two bedroom units.

3.1.2 The extra care facility would also provide an element of on site support and care for the residents. The concept aims to assist older people (aged 55 years and above) to live independently and to remain active for as long as possible with the benefit of staff on-site to provide assistance for the residents. The extra care facility would also consist of ancillary communal shared facilities for residents, a dining room, kitchen and servery, laundry room, seating area, lounge, multi-purpose activity room, staff areas including a rest room, managers and care team office. The ancillary uses will have access onto a communal terrace/outside area. Two communal WC's and a staff WC are also proposed. The plant room and refuse and recycling area would be accessed from outside the building.

3.1.3 This type of housing is designed for those who either have disabilities or who have complex care and support needs often with significant long term health conditions, including those with mobility challenges or people using wheelchairs. The southern part of the ground floor is closed off from the main communal area and would comprise of 7 x 1 bed and 1 x 2 bed flats. Each flat would have a private patio. The first floor would comprise of 11 x 1 bed and 3 x 2 bed flats and a guest room. The second floor would comprise of 13 x 1 bed and 2 x 2 bed flats and a cleaning store and the third floor would comprise of 13 x 1 bed and 2 x 2 bed flats and a cleaning store. All flats on the upper floors would have their own private balcony/terrace and each floor would have a communal seating area. The typical one bed flats would be 54 sq. m and the two bed flats would be 68 sq. m. At roof level x 2 rooflights are proposed with an atrium below, including solar photovoltaic panels, access hatch and lift overrun.

3.1.4 Access to the upper floors of the proposed building would be from a lift area, which in turn is located close to the main entrance for ease of access. All units, are self contained and would have their own private amenity space, including those at ground floor level, in addition to a reasonable sized communal terrace.

3.1.5 The proposed building would have a flat roof and be four storeys in height with the top two storeys recessed. The southern end of the Pretoria Road elevation would be set back from the short row of terraces at 15 – 17 Pretoria Road and the northern end faces onto the row of terraces on College Road. The Pretoria Road (east elevation) would be 62m in width. The west elevation would be 60m in width. The north elevation would be 26.6m in width and the south elevation

would be 18m in width. The proposed building that would sit on a higher level than Pretoria Road would be 15.4m in height from street level.

3.1.6 The proposed building would be constructed using light London Stock brick on ground and first floor level and the recessed element on the upper two floors will be a grey multi brick. Other elements of the building would be constructed using bronze coloured PPC panels, bronze coloured PPC panels, bronze coloured metalwork railings to balconies and terrace, bronze coloured cantilevered balcony, composite aluminium and timber doors and windows with a bronze coloured PPC finish and recessed rainwater down pipes in a bronze colour.

3.1.7 In terms of fenestration and doors the building would have a linear form with a strong vertical and horizontal emphasis and private balconies/terraces incorporated in the east and west elevation of the proposed building. The street elevation (east elevation) fronting Pretoria Road is set behind a row of mature trees. The north elevation on the College Road frontage would step forward to demarcate the building corner and announce the entrance location which is marked by a glazed canopy. The southern end is set back from the short row of terraces of 15 – 17 Pretoria Road. The scale of the elevation is broken down further by a 'framework' that identifies the apartment modules. The brick frame of each apartment module forms a sheltered recessed balcony at ground and first floor.

3.1.8 The proposed building would be 'set back' on the site (on the College Road frontage) and this area would provide parking for 5 cars, including two disabled parking bays, a mini bus parking space/drop space and 'shared' surface where delivery vehicles would service the premises. The off street parking will be served via a crossover off Pretoria road. Access for wheelchair users, buggies and pedestrians will be from Pretoria Road. The amendment show that a pedestrian path is proposed leading onto the pedestrian access. Pedestrian access is also from College Road.

3.1.9 The proposed boundary treatment and soft landscaping would consist of retaining and repairing the existing wall with new screen planting, the new 1.8m high solid boundary would have a planted trellis, and the new 1.8m high railings will include a hedge. The site along the College Road and Pretoria Road frontage would be surrounded by new and retained trees. A new pedestrian ramp and steps are proposed to provide wheelchair access to Pretoria road through terraced garden. Strips of woodland bulbs and groundcovers, grassed area native shrub and under-storey planting and are proposed and a water feature wall, bench, seating steps and 2 no. Sheffield cycle stands will also be incorporated into the scheme.

## 3.2 Site and Surroundings

3.2.1 The site is situated on a prominent corner of Pretoria Road and College Road, which is currently vacant. The typology of the immediate area is such that the site sits at a higher level than Pretoria Road and has an existing retaining boundary wall (with railings) running along the frontages of Pretoria Road and



part of College Road, with mature trees located behind the retaining wall. To the west of the site are the new Haringey 6<sup>th</sup> Form College together with ancillary parking provision and a games court abutting up to the boundary of this site.

- 3.2.2 To the north of the site the land use is predominantly residential, with a combination of 1930's housing and modern residential premises in the form of higher density flats and apartments which are located along College Road/Academia Way. The older housing stock generally comprise of two storey terraced style houses, whilst the more modern apartment block 'steps' up to a height of four storeys. To the east of the site runs the railway lines and to the south of the site are located residential premises in the form of houses and the Haringey Irish Centre.
- 3.2.3 The site is within walking distance of White Hart Lane rail station and High Road Tottenham, which is served by a number of local bus routes. As such, the site's location has a PTAL (Public Transport Accessibility Level) rating of 3.
- 3.2.4 The site is not located within a conservation area and nor locally or statutorily listed buildings occupy the site.

### **3.3 Relevant Planning and Enforcement history**

- 3.3.1 No previous planning history. A search revealed there is no known enforcement history on the application site.

## **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

#### Internal:

- 1) Transportation
- 2) Cleansing (East)
- 3) Arboriculturalist
- 4) Building Control
- 5) Housing Design & Projects
- 6) Tottenham Team
- 7) Economic Regeneration
- 8) Food & Hygiene
- 9) Contaminated land
- 10) Noise and Pollution
- 11) Residential Care homes/HMOs
- 12) Commissioning unit

#### External

- 1) Andrew Snape – Crime Prevention
- 2) Environment Agency
- 3) London Fire Brigade (Edmonton)
- 4) Network Rail

## 5) Thames Water

The following responses were received :

### Internal

- 1) Cleansing (east) – Objection. Further details of waste management is required before the scheme can be supported
- 2) Food & Hygiene – Raise no objection and made the following comments;
  - Consultation and Registration of Food Business with the Commercial Environmental Health prior to trading;
  - Submission of details for the extraction/filtration systems (including location of air inlet);
  - Submission of plans detailing proposed layout of facilities (i.e. location sinks, wash hand basins, food storage, cooking areas and refuse storage);
  - WC Facilities to comply with BS 6465-4: 2010;
  - WCs are not lead directly into areas where food is prepared, processed or stored. Provision must be made for a ventilated intervening lobby;
  - The Food Business activities to comply with the requirements of the Regulation (EC)No 852/2004; the Food Safety & Hygiene (England) Regulations 2013; and the Health and Safety at Work etc. Act 1974;
  - All working surfaces, storage cupboards and counters in all food rooms, to be made from materials which are smooth, durable, impervious and capable of being effectively cleaned;
  - All sink and wash and basin units to have cold and hot water supplies with waste pipe(s) properly connected to the drainage system;
  - Recommended are wheels, flexible power cables, and waste connections to large kitchen appliances (i.e. freezers, chillers and cooking equipment) to assist effective cleaning in less accessible areas;
  - Provide suitable and sufficient food storage facilities (i.e. separate chillers/freezers for raw and cooked foods, dry store area);
  - Suitable fly screens fitted to the kitchen openable window/s and door/s;
  - Where appropriate grease traps/interceptors should be incorporated in the below ground drainage;
  - Provide suitable storage areas for internal and external refuse containers. Indoor storage of food waste must be kept away from food rooms and cleaned and disinfected frequently. The area must also be well ventilated;
  - An authorised waste contractor must be engaged to collect the trade waste with the recommended collection daily.

### Mechanical Extraction and Ducting

- Extract system to be conditioned;
- Ventilation system to be conditioned;
- It is recommended to engage the services of a competent ventilation engineer to design and install a system appropriate for your needs. It is particularly important to install the correct type of filters for cooking;
- Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations;
- Fit anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure;
- Provide flexible couplings between the fan unit and ducting to prevent vibration being transmitted into ducting and causing a nuisance;
- The positioning of the flue next to windows, may give rise to potential noise nuisance from vibrating motors;
- Ensure the flue terminal is positioned so as to prevent smell/odour nuisance, preferably external ducting serving the mechanical ventilation system must terminate 1 metre above the eaves of the main roof / at ridge height or openable window (including dormers) of premises or neighbouring properties;

3) Contaminated land - The lead officer raises no objection and recommends the following conditions;

- Contaminated land;
- Control of Construction dust;
- Combustion and energy Plant;

The following informative is also recommended;

- Asbestos survey

4) The Transportation team have no objection and made the following comments;

- The majority of residents of this development will use sustainable modes of transport for their journey to and from the site;
- Even if 50% of all the late shift employees were to travel by car this would only result in some 3 additional car parking spaces;
- The area surrounding the site has not been identified by the council's saved UDP as that which suffers from high parking pressures, therefore visitors trips taking place outside the peak operational hours of the highway network will not impact this;
- The level of parking provision falls in line with the parking standard;
- The highway and transportation authority would not object to this application subject to the imposition of the following;
- S.106 towards local transport infrastructure, monitoring the travel plan;

- S.278 obligations towards the implementation of the vehicular access point as per point as per drawing SK100-Revised Path Sketch;
- Planning conditions for details of a travel plan, details of a construction Management and Logistics plan and detailed plans indicating the storage locations (private or communal) together with their associated electric charging points.

5)The Arboriculturalist has no objection and has made the following comments;

- The proposed site layout will not result in a detrimental impacts on the trees
- No objection to the removal of other trees on site which are of low quality and value. Their loss can be mitigated by new planting.
- The arboriculturalist would not object subject to the imposition of the following planning conditions;
- An Arboricultural method statement to be submitted to confirm the tree protection measures and sequence of events.
- A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.
- Robust protective fencing / ground protection to be installed prior to the commencement of construction activities on site and be retained until completion. It must be designed and installed as recommended in BS 5837: 2012 Trees in relation to design, demolition and construction
- The protective measures to be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete
- Any works within the Root Protection Areas (RPA's) to be supervised by the Consultant Arboriculturist

6) The Commissioning Unit has no objection and has made the following comments;

- The Council has agreed a specific Older People's Housing Strategy 2011-2021, which identifies the development of extra care supported housing as a key investment priority.
- The location of the proposed scheme is in White Hart Lane ward in Tottenham. This ward has a significant population of older residents who are more likely to suffer from significant and complex conditions such as dementia and stroke and who need more complex support and care packages to help them to remain independent.
- Transforming Tottenham is a strategic priority for the Council. The proposed extra care scheme fits well with the strategic plans for the area and allows

residents to remain in their local area enabling a more balanced and sustained community

### External

- 1) Andrew Snape – No objection and confident that measures to design out crime will be included and the standards of Secured by Design scheme applied.
- 2) Environment Agency – .No objection and has made the following comments;
  - The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere;
  - They recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.
- 3) Thames water – No objection and has made the following comments:
  - With regards to sewerage infrastructure Thames Water has no objection;
  - With regards to water infrastructure capacity Thames water has no objection;
  - Thames water recommend an informative regarding minimum pressure in the design of the proposed development.
- 4) London Fire Brigade (Edmonton) – No objection. The proposals are satisfactory with regards to fire brigade access
- 5) Network rail – Has no observations to make

### Development Management Forum

After the submission of the application a Development Management Forum was held on June 25 and was attended by three (3) people. The concerns raised at the forum were as follows;

- Parking for shift work staff
- Were the design review panel comments considered in the plans
- Has work experience for the 6<sup>th</sup> form centre been considered
- Why are all the units affordable social rent and not private

In response to the concerns raised the developers made the following comments

- Parking for shift work staff – Staff will be encouraged to use sustainable modes of transport and overnight staff can be dropped outside the site, and car sharing will be encouraged for only 1 parking space

- Were the design review panel comments considered in the plans – The developers confirmed that they addressed the design review panel comments and were encouraged to build higher
- Has work experience for the 6<sup>th</sup> form centre been considered – The developers confirmed that they will be meeting the principle of Haringey 6<sup>th</sup> form centre early July to discuss this issue
- Why are all the units affordable social rent and not private – The developers confirmed that there is a demand for an affordable product. Their cooperate plan however will be to look into home ownership.

## 5. LOCAL REPRESENTATIONS

5.1.1 The following were consulted:

- Residents of 472 properties;
- Local Ward Councillors;
- A site notice was displayed outside the site to publicise that a planning application has been submitted for consideration

5.1.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting:2

Supporting:1 (Councillor)

Others:

5.1.3 The following Councillor made representations:

- Councillor John Bevan – Supports the application and has the following comments to make;
  - 1) He would like to see in the planning permission a commitment to involve the students from the adjacent 6<sup>th</sup> form centre with work experience, volunteering and perhaps part time paid employment, or involvement in any other way that is considered practical.
  - 2) As Design Champion he would ask that the planning committee ensure that high quality materials are used especially to enhance the long life appearance of this development. No render and no wood cladding.
  - 3) He would encourage the applicants to submit this scheme on completion for design/architectural awards.

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

- No. 17 Pretoria Road is concerned about the height of the building
- The site should be made into a green play area for children
- Haringey is already overcrowded with people and buildings

5.1.5 The following issues raised are not material planning considerations:

- Confirmation of insurance cover over construction work – this is not a material consideration
- Confirmation of construction hours to ensure residents parking is not used by work and contractor vehicles – An informative for construction hours will be imposed

## 5.2 Pre-application consultation

5.2.1 The scheme was presented at a pre-application meeting with officers in October 2013. The principle of development was supported for extra care housing within the east of the borough. Council's design officer having reviewed the scheme was happy with the progress. The Council welcomed an increase in height of the building within the mid-section of the building. The ground floor layout of the building required further consideration. In transportation terms, the Council welcomed the level of parking provision and were satisfied that the development is unlikely to result in any significant increase in parking demand or have any significant detrimental impact upon the surrounding highway network. A transport and parking report was required with any future planning application to assess the impacts.

5.2.2 The scheme was presented to the Design Review Panel in November 2013 after the pre-application meeting. The proposals were broadly welcomed. Some concerns were expressed with the communal spaces; particularly the corridors, concerns were raised that the northern end of the building should have its own character and concerns were raised about the metal cladding proposed to the upper floors. The Panel encouraged a communal terrace at 3<sup>rd</sup> or 4<sup>th</sup> floor facing south, to provide a sun-trap and encouraged the developers to have some part of the building rising to higher. The proposed materials, some internal and external details were yet to be resolved, however, subject to revisions, the panel were happy to commend the scheme overall.

5.2.3 Prior to the submission of the planning application the developer held two public consultation events in order to obtain the views of stakeholders and the local community. The first consultation event was held 19 March 2014 as an afternoon session for councillors and the second consultation event was held 19 March 2014 as an evening sessions for local residents. 450 letters were distributed to local households and businesses and email were sent to the stakeholders and councillors. Questionnaires, display boards and leaflets were

available at the exhibition and emails, telephone numbers and contact addresses provided on correspondence for further information queries. The public consultation feedback received at both events are recorded in the planning statement submitted with the planning application.

- 5.2.4 Overall, respondents provided comments by completing questionnaires or by providing feedback verbally. Overall the respondents were supportive of the proposals, but some concerns were raised regarding balconies and drainage. In response to the comment raised on the balconies, the scheme was revised removing all the balconies from the College Road elevation. The comments regarding drainage were sent onto the developers drainage consultant.

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of the development
2. Design, form and appearance
3. The impact on the amenity of adjoining occupiers
4. Living conditions for future occupants
5. Dwelling Mix
6. Transport Considerations/Access
7. Landscaping
8. Trees
9. Waste Management
10. Energy and Sustainability
11. Contaminated land
12. Employment and Training
13. Flood Risk and Drainage

### **6.2 Principle of the development**

6.2.1 London Plan Policy 3.8 has identified the growing and changing requirement for housing older people ranging from supported independent living, accommodation with some linked care and services, and more specialist care accommodation. These specific needs are also recognised in Haringey's Unitary Development Plan (UDP) saved policy HSG7 which highlights that special needs accommodation includes sheltered housing, residential care and nursing homes, children's homes and other supported housing schemes. A variety of accommodation types within the borough are required in order to ensure everyone has a home suited to their needs.

6.2.2 The principle of this proposed development is considered acceptable for extra care housing as the need for this type of tenure for older / disabled person's stems from demographic projections of future housing needs for older persons which forecast an increased requirement for extra care housing in the borough. This type of housing is particularly required in White Hart Lane ward which has a significant population of older residents who are more likely to suffer from



significant and complex conditions such as dementia and stroke and who need more complex support and care packages to help them to remain independent.

- 6.2.3 The proposed extra care scheme supports the strategic plans for the area and allows residents to remain in their local area enabling a more balanced and sustainable community.
- 6.2.4 Finally, Condition 20 is recommended to be imposed on any grant of planning permission in order to ensure that the development shall be occupied as supported affordable extra care housing units only so to assist older people to live independently and for no other purpose, including any purpose within Class C2 or C3 of the Use Classes Order 1987.
- 6.2.5 As such, the principle of development is considered acceptable and is in accordance with London Plan Policy 3.8 'Housing Choice' and Haringey Saved UPD Policy HSG7 'Housing for Special Needs'.

### 6.3 Design, form and appearance

- 6.3.1 National Planning Policy Framework (NPPF - 2012) chapter 7 'Requiring good design', London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach.
- 6.3.2 The proposed development is acceptable in terms of its height and massing as the top two floors on the west and east elevation are recessed in order to express a two storey brick base that relates to the surrounding terraced housing. The top two storeys 'set back' would also minimise the visual appearance and impact of the proposed building when viewed at street level. The scale of the elevation of the proposed building is broken down further by the 'apartment' modules which imitate the proportions and scale of the neighbouring terraced houses and creates a strong rhythm to the facade. Further, given the height of the sixth form college, the four storey block at the Irish Centre and the modern apartment blocks which steps up to 4 storeys in height the height of the proposed building is acceptable.
- 6.3.3 The recessed balcony at ground and first floor level adds articulation to the building. The composition of vertical cladding panels and full height glazing breaks down the horizontality of the recessed balcony slot. The new facade relates to the terraced houses to the south (17 – 15 Pretoria Road) which is separated by the access road leading to the Haringey Irish Centre. At the front of the site the retained mature trees provide a buffer from Pretoria Road that would soften the visual appearance of the building from the street scene. The corner of the site, which steps forward at the northern end on College Road, 'marks' the main entrance with a glazed canopy, providing the building with a presence at this point on the street.

- 6.3.4 The proposed building, as stated above, although bigger in scale and height than the adjacent residential properties (houses), would sit comfortably in relation to its neighbouring and surrounding buildings as a whole. The proposed building, together with the adjacent residential properties has a comfortable relationship with the neighbouring terraced houses and forms a really strong street edge to Pretoria road and College Road. The trees at the front of the site soften the scale of the building. The fenestration has a good sense of proportion and would complement the new development.
- 6.3.5 The range of materials proposed are appropriate for the building and within context of both the site and the adjacent built form and appearance of the surrounding existing built environment in the locality. The detailed materials are subject to discharge by condition.
- 6.3.6 Following formal consultation on the proposed development, a local resident has raised concerns over the height of the development; however it is considered that the height and scale of the building is acceptable for reasons set out in the above paragraphs.
- 6.3.7 Overall the design, massing, form and choice of materials of the proposed development are acceptable and would both safeguard and enhance the visual amenity and character of the streetscene and the locality generally. As such, the design, form and appearance is acceptable in accordance with policies SP11, UD3, 7.4 and 7.6.

#### **6.4 The impact on the amenity of adjoining occupiers**

- 6.4.1 The London Plan 2011 Policy 7.6 Architecture, saved policy UD3 'General Principles' of the Council's UDP and Housing SPD 2008 state that development must not cause unacceptable harm to the amenity of surrounding land and buildings and the residential amenity of adjoining occupants in terms of loss of daylight, sunlight, privacy and overlooking.
- 6.4.2 The proposed development would not have a material adverse impact on adjacent residential properties with regards to daylight/sunlight, increased sense of enclosure, loss of privacy and overlooking. The architect has demonstrated that the scheme would comply with BRE Good Practice guidelines on sunlight and daylight.
- 6.4.3 The proposed development has been designed, such that on the north and south elevation which faces onto the row of terraces at 15 – 17 Pretoria Road and the terraces on College Road, no balconies/terraces are proposed on these elevations in order to avoid any material levels of overlooking to these properties. The balconies/terraces proposed along the east elevation would directly face onto the railway land which is heavily screened by several mature trees along Pretoria Road and along the west elevation which faces onto the parking area and sports ground of the Haringey Sixth Form Centre. The northern boundary which runs along College Road would also have new tree planting along the boundary facing the windows of the proposed development. The proposed

development would not cause any material loss of amenity in relation to the property at 17 Pretoria Road given the 16m gap between the side wall of the property in question and that of the proposed. It is noted that there are no windows in the side flank wall of 17 Pretoria Road facing the proposed development and the side boundary of their garden has trees and planting which reduces the impact even further. The proposed building would also be adequately separated by the access Road to the Irish Centre. Overall there will be no significant reduction in daylight/ sunlight here, given the distances in question and the findings of the sunlight and daylight report submitted with the application, in line with Building Research Establishment (BRE) Standards,

## **6.5 Living conditions for future occupants**

6.5.1 London Plan Policy 3.5 'Quality and design of housing developments' requires residential developments to be of adequate design standard. The Mayor's Housing SPG provides guidance on how to apply this policy. This is also reflected in the Council's Housing SPD. London Plan Policy 3.8 and Haringey Local Plan Policy SP2 require that all units are 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.

6.5.2 The overall layout of the scheme is acceptable because the majority of the communal floor space would be located at ground floor level. There would be a clear separation between the private residential spaces and the communal areas. The continuous hallway provides circulation on each floor that gives access to all the units providing clear legibility. Natural light can penetrate into the corridors at each level via the atrium above and in some cases via the stair cores.

6.5.3 The size of each unit exceeds the minimum standards, set out in table 3.3 of London Plan Policy 3.5. All the units would benefit from adequate light, ventilation and circulation space.

6.5.4 The communal terrace and grassed areas provided for the exclusive use of occupants would be sufficient in size. In addition to the communal amenity space all the units would have balconies and terraces in the form of private amenity space at the front and rear which meets and exceeds the requirements set in the Housing Design Guide (2010) and all units at ground floor level would have their own private amenity space in the form of patios enclosed by a 1.8m high boundary wall to the rear with hedging to provide a sense of privacy from the street and the adjoining ground floor flat

6.5.5 All flats would be designed to Lifetime Homes Standards.

6.5.6 The standard of accommodation including overall layout would therefore be in compliance with the above policies.

## 6.6 Dwelling Mix

- 6.6.1 London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD
- 6.6.2 The proposed development provides 52 extra care one and two bed units (44 one bedroom and 8 two bedroom), although the proposed dwelling mix does not meet the required mix for affordable housing, in terms of family unit provision in accordance with the Council's Housing SPD, the proposal is considered acceptable because there is an identified need for this type of housing in line with London Plan Policy 3.8 to say that new development should meet different housing requirements of different groups.

## 6.7 Transport Considerations/Access

- 6.7.1 NPPF (2012) chapter 4 Promoting sustainable transport, saved policy M10 (Parking for Development) of the Council's UDP (2006) seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.
- 6.7.2 The proposal includes five off-street parking spaces of which two would be designated disabled bays and one is a dedicated mini bus parking space/drop space. The proposal also includes the provision of two Sheffield cycle stands close to the parking bays. Additional bicycle storage space alongside the buggies would be in a secure facility. The Council's Transportation Team has assessed the proposal and do not object because the level of parking provision is in line with Haringey Council adopted UDP (saved policies 2013).
- 6.7.3 Notwithstanding the above provision, it is considered that the proposed development would not have any adverse impact on the surrounding highway network or significant increase on car parking demand in this location.
- 6.7.4 However, in order to improve the local transport infrastructure in the area surrounding the site the highway and transportation authority has secured a contribution of £15,000 from the developer to provide improvements of the footway within the vicinity of the site, this would be secured by a S106 contribution. Details of residential travel plan would be conditioned consistent with policy in order to maximise the use of sustainable modes of transport and the developer has agreed to secure £3000 towards the monitoring of the travel plan for a period of at least five years, this would be secured by a S106 contribution. The developer has also agreed to secure £2,322 for the implementation of the vehicular access point as per drawing SK 100-Revised path sketch, this would be secured by a S.278 agreement.

## **6.8 Landscaping**

- 6.8.1 London Plan Policy 7.5 states that public spaces should incorporate the highest quality landscaping and planting. Local Plan Policy SP11 seeks to ensure that development proposals demonstrate that opportunities for soft landscaping have been taken into account. This is also reflected in Saved UDP policy UD3.
- 6.8.2 The proposed landscaping scheme has been carefully designed to deliver a significant amount of soft landscaping that would include new tree planting along the College Road boundary and along the west elevation boundary, the existing mature trees along Pretoria Road would be retained and hedging, new planting, flowering trees and a living wall is also proposed for the enjoyment of future occupants and to support biodiversity. It would also provide a suitable setting for the building and surrounding area.

## **6.9 Trees**

- 6.9.1 Local Plan (2013) policy SP13 Open Space and Biodiversity and saved policy OS17 Tree Protection, Trees Masses and Spines of the UDP (2006) seek to protect trees that could be affected by a proposed development.
- 6.9.2 The proposal would entail the loss of a number of trees, all of which are considered to be of low quality and value and the removal of 2 TPO trees which are also of low quality and the retention of 5 TPO trees. The Council's arboriculturalist has assessed the proposal and has no objection subject to the planting of new trees to mitigate the loss of the existing trees and subject to conditions that will include a detailed arboriculture method statement. A vast proportion of mature healthy trees on the site, in particular the trees fronting Pretoria Road are retained. A condition is recommended to be imposed as part of any planning consent requiring the trees remaining on the site to be protected during construction of the proposed development.

## **6.10 Waste Management**

- 6.10.1 London Plan Policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' requires development proposals to make adequate provision for waste and recycling storage and collection.
- 6.10.2 The details of waste management arrangements will be conditioned consistent with Local Plan Policy SP6 and saved UDP policy UD7

## **6.11 Energy and Sustainability**

- 6.11.1 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.

6.11.2 The proposed development is acceptable because the scheme will be designed to meet the Code for Sustainable Homes (CSH) level 4. The CSH pre-assessment shows that the development is on track to achieve this level. A condition has been applied to ensure that CSH Level 4 is achieved overall. Additional sustainable measures include the following;

- SAP calculations & Part L 2013
- Low energy lighting design
- Water saving design
- Design to minimise light pollution

6.11.3 The development would therefore comply with Policy 5.2 and 5.11 of the London Plan 2011.

## **6.12 Contaminated Land**

6.12.1 Saved Policy ENV1 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and carry out investigations to remove or mitigate any risks to local receptors.

6.12.2 The Council's Environmental Health Pollution Officer raises no objections to the proposed development subject to the imposition of conditions.

## **6.13 Employment and Training**

6.13.1 London Plan Policy 4.12 states that new major developments shall promote local employment, skills development and training opportunities. Furthermore Local Plan Policies SP8 and SP9 seek to support local employment aspirations and address local unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes. The proposal would provide opportunities for young people attending Haringey 6<sup>th</sup> Form College as well as creating employment opportunities and supporting the wider objectives for the area. The applicant has agreed to the principle of ensuring jobs for local people through Chequers and they have an agreement through Galliford Try Partnership that local people will be targeted for jobs during the construction period and by working with Haringey Sixth Form College they can provide apprenticeships in areas such as ground working and bricklaying. These commitments have been captured by a Section 106 legal agreement

## **6.14 Flood Risk and Drainage**

6.14.1 The site lies in Flood Zone 1 and is under a hectare and therefore a flood risk assessment is not required.

## 6.15 Conclusion

6.15.1 The proposed development is acceptable because the scheme optimises the potential of the site for high quality extra care housing where there is an identified need within the eastern part of the borough. The scale, form and choice of materials for the proposed building have been designed sensitively to the character of the surrounding area. The development has sensitively addressed the impact on living conditions of neighbouring properties. The accommodation is built in accordance with Life Time Homes Standards. The overall layout of the scheme is appropriate. The ancillary facilities are adequate to support the proposed extra care housing; the scheme would introduce measures to reduce the energy emissions of the proposed building and it would promote local employment, skills development and training opportunities.

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

## 6.16 CIL

6.16.1 Based on the Mayor of London's CIL charging schedule the calculation is zero as the units would be affordable housing which benefits from exemption under CIL regulations.

## 7.0 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 S106/ Unilateral Undertaking (UU) and in accordance with the approved plans and documents as follows:

Applicant's drawing No.(s) 2.1/01, 02, 03, 04 Rev A, 05, 06 Rev A, 07, 08, 09, 10, 11

Subject to the following condition(s)

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 approved plans; 2.1/01, 02, 03, 04 Rev A, 05, 06 Rev A, 07, 08, 09, 10, 11

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 type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.

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. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include detailed drawings of the planting of new trees of a large nursery size, some of which have the capacity to grow to a large mature size demonstrating that space allocated for new planting is protected from construction damage. The landscaping scheme, once implemented, is to be retained thereafter,

Reason: In order for the Local Planning 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 consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

### Boundary Treatment

5. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

### Levels



6 The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

#### Waste Storage

7. 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.

#### Contaminated Land

8. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

#### Reason

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

#### Control of Construction Dust:

9. 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. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA 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 Combustion and Energy Plant:

10. Prior to installation details of the boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by The London Plan Policy 7.14.

#### Travel Plan

11. No development shall take place until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. The plan must show measures that will be used to promote more sustainable modes of transport and how such measures will be managed once the development has been first implemented. The approved travel plan shall be implemented prior to first occupation of the

development hereby permitted. The following measures must be included in order to maximise the use of sustainable;

- a) Provision of residential welcome induction packs containing public transport and cycling/walking information like available local bus/rail/underground services, map and time-tables to all new residents. The travel pack is to be approved by the Council's transportation planning team.
- b) The developer will be required to provide details on mobility scooter parking details, which must have electric charging points as per details of which must be submitted before the development is occupied.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

## 12. Construction Management Plan and Construction Logistics Plan

Full details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months prior to construction work commencing on site. The Plans shall provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on High Road Tottenham, Chesnut Road, Rycroft Way and Somerset Road is minimised and shall also include full details of construction vehicle movements on the local road network in order to avoid the AM and PM peak periods. The approved scheme shall thereafter be implemented and carried out strictly in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

## Arboricultural method statement

13. Details of an arboricultural method statement to be submitted and approved by the Local Planning Authority confirming the tree protection measures and sequence of events

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

## Pre-commencement site meeting

14. Pre-commencement site meeting to be specified and attended by all interested parties (site manager, consultant arboriculturalist, Council Arboriculturalist and contractors) to confirm all the protection measures to be installed for trees.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

### Protective Fencing

15. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, details of the specification and position of the fencing for the protection of any retained tree to comply with BS 5837: 2012 - Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be installed prior to the commencement of any development hereby approved and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

Reason: In order to ensure the safety and well being of the trees on the site during construction works that are to remain after building works are completed consistent with London Plan Policy 7.21, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan.

### Code for Sustainable Homes

16. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

### Extract Duct/Flue

17 Prior to the implementation of the permission, details of any extract fans or flues shall be submitted to and approved by the Local Planning Authority prior to commencement of use”.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

### Hygiene

18 Prior to the implementation of the permission, details of the proposed layout of facilities (i.e. location sinks, wash hand basins, food storage, cooking areas and refuse storage) shall be submitted to and approved by the Local Planning Authority prior to commencement of use.

Reason: In order to ensure that the proposed development provides a suitable layout in terms of hygiene.

### Aerial

19 The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

#### Restricted Use Class

20 The development shall be occupied as supported affordable extra care housing units to assist older people to live independently for no other purpose, including any purpose within Class C2 or C3 of the Use Classes Order 1987.

Reason: In granting this permission the Local Planning Authority has had regard to the impacts arising on the residential amenity of adjoining occupiers by the proposed use and wishes to ensure that such impacts are not exacerbated by the implementation of other uses, falling within Class C2 or C3, by having the opportunity of requiring appropriate mitigation measures to mitigate such impacts as may be required by any such subsequent use.

#### POST-COMMENCEMENT CONDITIONS

##### Lifetime Homes

The residential units 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.

- i. 1.Thames Water
- ii. 2.Secure by Design
- iii. 3.Asbestos Survey
- iv. 4.Surface Water management
- v. 5.Tree protective measures
- vi. 6.Root Protection Areas
- vii. 7.Hours of Construction
- viii. 8.Environmental Health

##### INFORMATIVE 1 – Thames Water

Minimum pressure is required in the design of the proposed development.

## INFORMATIVE 2 –Secured by Design

The new homes would benefit from the Secured by Design standards, particularly for door and window standards. There should be gating near the front of the property to prevent intruders gaining access

## INFORMATIVE 3 – Asbestos Survey

Prior to refurbishment 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 4 – Surface Water Management

The Environment Agency recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

## INFORMATIVE 5 – Tree Protection Measures

The protective measures to be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete

## INFORMATIVE 6 – Root Protection Areas

Any works within the Root Protection Areas (RPA's) to be supervised by the Council Arboriculturalist

## INFORMATIVE 7 - Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

## INFORMATIVE 8– Environmental Health (Food & Hygiene)

- Consultation and Registration of Food Business with the Commercial Environmental Health prior to trading;
- Submission of details for the extraction/filtration systems (including location of air inlet);
- Submission of plans detailing proposed layout of facilities (i.e. location sinks, wash hand basins, food storage, cooking areas and refuse storage);
- WC Facilities to comply with BS 6465-4: 2010;
- WCs are not lead directly into areas where food is prepared, processed or stored. Provision must be made for a ventilated intervening lobby;
- The Food Business activities to comply with the requirements of the Regulation (EC)No 852/2004; the Food Safety & Hygiene (England) Regulations 2013; and the Health and Safety at Work etc. Act 1974;

- All working surfaces, storage cupboards and counters in all food rooms, to be made from materials which are smooth, durable, impervious and capable of being effectively cleaned;
- All sink and wash and basin units to have cold and hot water supplies with waste pipe(s) properly connected to the drainage system;
- Recommended are wheels, flexible power cables, and waste connections to large kitchen appliances (i.e. freezers, chillers and cooking equipment) to assist effective cleaning in less accessible areas;
- Provide suitable and sufficient food storage facilities (i.e. separate chillers/freezers for raw and cooked foods, dry store area);
- Suitable fly screens fitted to the kitchen openable window/s and door/s;
- Where appropriate grease traps/interceptors should be incorporated in the below ground drainage;
- Provide suitable storage areas for internal and external refuse containers. Indoor storage of food waste must be kept away from food rooms and cleaned and disinfected frequently. The area must also be well ventilated;
- An authorised waste contractor must be engaged to collect the trade waste with the recommended collection daily.

#### Mechanical Extraction and Ducting

- Extract system to be conditioned;
- Ventilation system to be conditioned;
- It is recommended to engage the services of a competent ventilation engineer to design and install a system appropriate for your needs. It is particularly important to install the correct type of filters for cooking;
- Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations;
- Fit anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure;
- Provide flexible couplings between the fan unit and ducting to prevent vibration being transmitted into ducting and causing a nuisance;
- The positioning of the flue next to windows, may give rise to potential noise nuisance from vibrating motors;
- Ensure the flue terminal is positioned so as to prevent smell/odour nuisance, preferably external ducting serving the mechanical ventilation system must terminate 1 metre above the eaves of the main roof / at ridge height or openable window (including dormers) of premises or neighbouring properties;

