

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/1956	Ward: Muswell Hill
<p>Address: 5-9 Connaught House Connaught Gardens N10 3LH</p> <p>Proposal: Demolition of existing 5 terrace dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking</p> <p>Applicant: Canning Property Holdings Ltd</p> <p>Ownership: Private</p> <p>Case Officer Contact: Robbie McNaugher</p> <p>Site Visit Date: 17/07/2015</p>	
<p>Date received: 06/07/2015 Last amended date: 02/09/2015</p> <p>Drawing number of plans: 1403-PL-001; 1403-PL-021; 1403-PL-101; 1403-PL-201; 1403-PL-202; 1403-PL-203; 1403-PL-204; 1403-PL-211; 1403-PL-212; 1403-PL-213; 1403-PL-214; 1403-PL-215; 1403-PL-216; 1403-PL-220-A; 1403-PL-221-A; 1403-PL-222; 1403-PL-231; 1403-PL-232; 1403-LA-101</p>	
<p>1.1 This application has been brought to committee because it is major development.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The principle of residential development is appropriate on this site. • The proposed residential accommodation would be of an acceptable layout and standard • The impact of the development on neighbouring residential amenity is acceptable • The design and appearance of the proposal is acceptable • There would be no significant impact on parking • The application is in accordance with the development plan 	

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 06/11/2015 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Energy
- 5) Permitted development rights
- 6) Control of dust
- 7) Combustion and energy plant
- 8) SUDS
- 9) Local Labour
- 10) Landscaping

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Asbestos
- 7) Sprinklers
- 8) Thames Water -drainage
- 9) Thames Water – pressure

Section 106 Heads of Terms:

- Affordable housing contribution of £360,213.
- Carbon offsetting - £2,849.40
- Considerate constructors

- 2.4 In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
1. The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu would have a detrimental impact on the provision of much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan.
 - 2 In the absence of the provision of a financial contribution towards carbon offsetting the proposal would result in an unacceptable level of carbon dioxide emission. As such, the proposal would be contrary to London Plan Policy 5.2. and Local Plan Policy SP4.
- 2.6 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) 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 within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 This is an application for the demolition of 5 existing terraced dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking.
- 3.1.2 The replacement houses would be 3 storey with a basement/lower ground floor. They would have 4 bedrooms and 1 parking space each.

3.2 Site and Surroundings

- 3.2.1 The site consists of 5 x 2 storey terraced houses built prior to 1970 and the former drying green of the neighbouring block of flats. The dwellings are faced in a light coloured brick with timber panels. The building has a steep pitched roof, finished in concrete tiles.
- 3.2.2 The surrounding residential development varies in age and design. Woodland Gardens is characterised by attractive Edwardian red brick terraces. The properties on Connaught Gardens are largely of the 'Arts and Crafts' style featuring white render and half timbered walls, brick detailing and red roof tiles and mainly semi-detached houses dating from between 1908 and 1911 with a second (smaller) phase of development taking place in the inter-war period. Immediately to the west of the site is Teresa Walk which is a modern development of red brick terraces appearing to date from the 1980s or later. To the south west is Eveline Court which is a 3 storey block of flats finished in red brick and white render facing onto Connaught Gardens. There is a recent development of modern terraced dwellings at 40- 50 Connaught Gardens to the north east of the site which is finished in white render, brick with dark cladding and windows and a redevelopment is underway at 10- 27 Connaught House to extend the building and provide additional flats with a modern design.

3.4 Relevant Planning and Enforcement history

There is no recent of relevant planning history for this site.

Of relevance is the planning permission for the neighbouring site:
HGY/2014/1973 GTD 07-10-14 10-27 Connaught House Connaught Gardens London Refurbishment and reconfiguration of existing building including the erection of extensions to the south and west elevations; erection of a one storey roof extension across the top of the existing building; provision of eight additional flats; and alterations to existing parking area

4. CONSULTATION RESPONSE

The following responses were received :

Internal:

- 1) Waste Management

No objections

2) Transport

No objections.

3) EH Pollution

No objections subject to conditions and an informative.

4) SUDS Officer

Satisfied with the drainage proposals

External:

5) Thames Water

No objections subject to informatives

6) London Fire Brigade

The Brigade is satisfied with the proposals for fire fighting access.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

123 Neighbouring properties
Muswell Hill & Fortis Green Residents Assoc
2 site notices were erected close to the site

5.2 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: 23
Objecting: 22
Supporting: 1
Others:

5.3 The following Councillor made representations:

- Councillor Engert

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

- Inappropriate design
- Excessive density
- Impact on neighbouring properties

- Parking and safety issues
- Loss of trees
- Social housing contribution

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development
2. Dwelling mix and affordable housing
3. Layout and standard of accommodation
4. The impact on the amenity of adjoining occupiers
5. Density and design
6. Parking and highway safety

6.2 Principle of the development

6.2.1 The site lies in an existing residential area therefore the principle of replacing the building with a larger residential building is acceptable subject to a high quality design which provides a good standard of accommodation for potential occupants and does not adversely impact on residential amenity or have a significant impact on transport and highways.

6.3 Dwelling mix and affordable housing

6.3.1 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. 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 Mayor's Housing SPG.

6.3.2 The proposal would provide 6 x 4 bed houses which is an acceptable mix in this instance, the proposal would provide family sized accommodation for which there is an identified need and would balance the smaller units approved at the neighbouring site. Furthermore the constraints of the site mean terraced properties are the most suitable typology for the site.

6.3.3 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. 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.

6.3.4 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed

and balanced communities. However, such policies should be sufficiently flexible to take account of changing market conditions over time (para. 50).

- 6.3.5 Similarly, The London Plan (2011), Policy 3.12 states that Boroughs should seek “the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes”, having regard to their affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances including development viability”. Local Plan Policy SP2 states that affordable housing shall be provided on-site subject to viability and schemes below the ten unit threshold are required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision subject to viability.
- 6.3.6 It is accepted that on sites of 1-9 net units it is not practical to provide affordable housing on site and therefore a financial contribution will be sought in this instance. The Council’s Planning Obligations SPD (October 2014) sets out the rates for the provision of off-site financial contributions on sites of 1-9 net units which for the Muswell Hill Ward is £357 per sq.m. The proposal must therefore provide a contribution of £360,213 (1,009.50 x £357) towards affordable housing. Subject to this being secured through a S106 agreement the proposal is considered to comply with policy SP2 (Housing) of the London Borough of Haringey Local Plan: Strategic Policies March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.

6.4 Layout and standard of accommodation

- 6.4.1 London Plan Policy 3.5 ‘Quality and Design of Housing Developments’ requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The Mayor’s Housing SPG sets out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.4.2 Local Plan Policy SP2 ‘ Housing’ states that high quality new residential development in Haringey will be provided by ensuring that new development complies with the housing standards and range of unit sizes set out in the Council’s Housing Supplementary Planning Document (SPD) 2008 and is built to 100% Lifetime Homes Standards.
- 6.4.3 As set out in appendix 4 the proposed dwellings would exceed the floorspace minima set out in the Major’s Housing SPG. Therefore the proposal provides good quality living conditions for prospective occupiers in accordance with London Plan Policy 3.5 and Local Plan Policy SP2.
- 6.4.5 All the dwellings will meet the Lifetime Homes standards; and all will be easily adaptable for wheelchair users. Overall the proposal provides reasonable living conditions for prospective occupiers in accordance with London Plan Policy 3.5 and Local Plan Policy SP2.

6.5 Density and design

Density

- 6.5.1 The density is relevant to whether the amount of development proposed is appropriate for a site. London Plan Policy 3.4 notes that the appropriate density for a site is dependent on local context and character, its location and accessibility to local transport services. Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location taking account of the guidance set out in the Density Matrix of the London Plan.
- 6.5.2 Concerns have been raised that the proposal by virtue of the density of the scheme will result in overdevelopment. Concerns have also been raised in relation to how the density is calculated. The London Plan defines density in terms of net residential site area. This relates to the 'red line' planning application site boundary and excludes adjoining footways, carriageways, paths, rivers, canals, railway corridors and other existing open spaces. It includes the proposed homes, non-residential uses in mixed use buildings, ancillary uses, car and cycle parking areas and proposed internal access roads.
- 6.5.3 The site red line site area is 0.14 hectares (including the proposed landscaping, access road and parking area), the surrounding area is considered to be suburban and has a PTAL of 1. The density proposed is 42 (6 units /0.14 Ha) units per hectare and 257 (36/ 0.14) habitable rooms per hectare which exceeds the 150-200 hr/ha set out in the London Plan. It is also noted that the density of this site in combination with the permission for the neighbouring site would be 88 u/ha and 305 hr/ha which would exceed the London Plan density matrix which has been raised as a concern by neighbouring properties.
- 6.5.4 Exceeding the density matrix does not mean that the development is inappropriate for the site. In this regard the Major's Housing SPG states that exceptionally, higher densities on individual developments may be acceptable where these can be clearly and robustly justified by local circumstances. They must be tested rigorously, taking account of different aspects of 'liveability' related to proposed dwelling mix, design and quality, physical access to services, long term management of communal areas, and the wider context of the proposal including its contribution to local 'place shaping' as well as concerns over 'place shielding'. It is particularly important to take account of its impact in terms of massing, scale and character in relation to nearby uses, and design should be exemplary.
- 6.5.5 As set out above the proposal provides a good standard of accommodation with generous room sizes and garden space the proposal therefore can be considered acceptable if it has an acceptable impact on neighbouring occupiers and is in keeping with the scale and character of the surrounding area through exemplary design. These matters are dealt with below.

Design

- 6.5.6 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. Haringey Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' continue this approach.
- 6.5.7 The application site is set off a private access lane from Connaught Gardens so has a backland relationship with the surrounding development. The topography of the area slopes away from the site to the east and north which means the existing building steps up from east to west. The topography of the area and the backland location of the site means that it does not have a significant presence within the Connaught Gardens streetscene but is visible through glimpses from Connaught Gardens and from the rear gardens of the surrounding properties. The surrounding development is mainly turn of the century terraced houses finished in white render with half timber boarding and dark roof tiles. There are also a number of red brick properties with slate roofs and the modern development on Connaught Gardens features white render and dark roof tiles. The existing building is of no particular architectural merit and is in a poor state of repair.
- 6.5.8 An iteration of the proposed design was presented to the Council's Quality Review Panel (QRP) on 20th April 2015, the Panel's notes are set out in Appendix 3. The QRP broadly supported the proposal and noted that a clear rationale is apparent in the layout and massing of the terraced housing, and a high quality residential architecture is proposed. They recommended that as design work continued the architectural expression should be simplified. They noted that further details of the landscape design, particularly for the street to the west of the site should be provided.
- 6.5.9 Following the QRP and further to the initial submission of the application the applicant has simplified the palette of materials and now proposes red brick with a seamed metal roof and timber shingles. They have provided a landscape plan showing greater detail around the west of the site and the access road. There would be appropriate landscaping around the parking areas and bin stores. The access road would be a shared space but with a paved footway. Additional landscaping would be provided to the north and south of the terrace replacing previously felled trees. The design therefore addresses the concerns of the QRP and reflects the local vernacular and typography in a high quality modern design. The proposal will complement both the traditional buildings in the area and more recent additions with a high quality design which is sympathetic to its setting and the surrounding development.
- 6.5.10 Although the proposal exceeds the density matrix set out in the London Plan the design is considered to be of a high quality which sits comfortably within the site and is in keeping with the scale and character of the surrounding development. The proposal is not overdevelopment and is an acceptable design which will enhance Haringey's built environment. The proposal therefore complies with Policy SP11 of Haringey's Local Plan 2013, Policy UD3 of the Haringey Unitary Development Plan 2006 (UDP), and the Council's Housing Supplementary Planning Document (SPD) and SPG1a Design Guidance (SPG)

6.6 Impact on the amenity of adjoining occupiers

- 6.6.1 London Plan Policies 7.6 and 7.15 and Saved UDP Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.
- 6.6.2 Concerns have been raised in relation to the impact on neighbouring properties. The applicant has provided a Daylight and Sunlight assessment which considers the impact of the proposal on the surrounding properties.

38 – 50 Connaught Gardens

- 6.6.3 The orientation of the proposed development would largely improve the amenity of these properties with fewer windows facing these properties and an improved outlook. The flank windows and small balcony do no harm to the existing privacy of these properties, they would be some 17 metres at the closest point and given the first floor windows in the existing terrace facing these properties would provide less overlooking to these properties. The Daylight and Sunlight Assessment shows that the impact on these properties would comply with BRE guidance and would not be excessively overshadowed.

30a-36 Connaught Gardens

- 6.6.4 At the closest point the development would be some 20 metres from the rear of these neighbouring properties. The proposal has been designed to mitigate the impact on these properties with the living accommodation at a lower ground floor level, the ground floor level screened by boundary fencing and landscaping, the projecting bay windows to the rear screened by louvered windows and the 2nd floor windows are recessed within the roof. Although the proposal would be up hill from these properties at 3 storey level it does not result in a significant loss of privacy to these properties. A distance of 20 metres back to back is considered an adequate separation distance between residential properties and there is already some level of overlooking to these properties from the existing houses and flats. The Daylight and Sunlight Assessment shows that the impact on these properties would comply with BRE guidance, would not be excessively overshadowed and the separation distance would prevent an overbearing appearance.

16-24 Connaught Gardens

- 6.6.5 The only window in the flank elevation facing these properties would serve a stairwell so is fitted with obscure glazing. The sunlight and daylight would be unchanged so would comply with BRE guidance, would not be excessively overshadowed and the separation distance of 15 metres at the closest point would prevent an overbearing appearance.

10-27 Connaught Gardens

6.6.6 The proposed development would be some 15 metres from the frontage of these properties. The flats sit at a raised level above the site with the 1st floor of the proposal level with the ground floor of the existing flats. The upper floor windows in the proposal has been orientated to provide oblique views onto the frontage of the flats which in combination with the separation distance is considered adequate to preserve the privacy of these properties. The separation distance is sufficient to prevent a loss of daylight and overbearing appearance to these properties.

Density

6.6.7 As noted above the proposal would exceed the London Plan density matrix and concerns have been raised the proposal is overdevelopment. Having assessed the impact on neighbouring properties the proposal can be accommodated within the site within a significant impact on neighbouring properties and does not result in an overdevelopment and complies with London Plan Policies 3.4, 7.6 and 7.15 and Saved UDP Policies UD3.

Basement development

6.6.8 Concerns have been raised in relation to the impact of the basement areas on the neighbouring properties. The applicant has provided a Basement Impact Assessment prepared by qualified engineers which examines the drainage and ground conditions in the area. The report concludes that the proposed development is unlikely to result in any specific land or slope stability issues, groundwater or surface water issues. The basement development would therefore not impact on the amenity of neighbouring properties. The report makes recommendations for minimising the risk to neighbouring properties during the construction of the development this will ensure that the development is carried out in accordance with these recommendations.

6.7 Parking and highway safety

6.7.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport

6.7.2 The Council's Transportation Team has been consulted and advised that application site falls within an area that has a low public transport accessibility level of 1. However the site is within reasonable walking distance of bus services on Park Road and Muswell Hill Road. They consider that although it is likely that prospective residents would use sustainable modes of transport for some journeys to and from the site, it is also likely that some residents would own a private vehicle particularly given the size of the residential units.

6.7.3 They note that the application will involve the demolition of 5 x two bed terrace houses and construction of 6 x four bed terrace houses, which will result in an

increase of a single residential unit. They therefore consider that the development is unlikely to result in any significant increase vehicular traffic generation.

- 6.7.4 The application is supported by a transport statement (TS) produced by Paul Mew associates, which uses Super output data from the Census to justify the level of on-site parking provision, stating that “the proposals would generate demand for five vehicles. Two of the dwellings would own no cars, three of the dwellings would own one car, and one of the dwellings would own two cars”. The proposal includes parking provision for all of the individual units with the exception of the corner unit adjacent to the Connaught Gardens access road, which has two. Whilst, this level of parking is higher than that suggested by the Census data, this level of parking provision is in line with the maximum parking standards set out within the London Plan 2015. The Transportation team also recognise that the existing residential units are not served by dedicated on-site parking spaces, so the addition of on-site parking provision is likely to lead to a decrease in the demand for on-street parking within the vicinity of the site.
- 6.7.5 The properties will be accessed via a new shared use access road, within Connaught Gardens. Track runs have been included to demonstrate the accessibility of each of the parking spaces. The applicant intends that the refuse collection arrangements for the new dwellings will feed into the arrangements already in place for the existing residential units.
- 6.7.6 The transportation team consider that the proposal is unlikely to have any significant negative impact upon the surrounding highway network and does not wish to raise any objection to the above application.

6.8 Waste storage

- 6.8.1 London Plan Policy 5.17 ‘Waste Capacity’, Local Plan Policy SP6 ‘Waste and Recycling’ and Saved UDP Policy UD7 ‘Waste Storage’, require development proposals make adequate provision for waste and recycling storage and collection. The Council’s waste management team raise no objections and waste storage areas are shown to the front of the site.

6.9 Sustainability

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40 per cent target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2015).

- 6.9.2 The applicant's energy statement states that the energy hierarchy set out within the London Plan has been followed for this development to firstly reduce the energy demand by the incorporation of improved insulation and efficient systems before the incorporation of decentralised and renewable technologies. The proposal will incorporate solar panels meeting a significant proportion of energy needs. The statement concludes that no other renewable technology can be incorporated and CHP is not possible. It calculates a carbon emission reduction of 26% with an annual shortfall below the 35% London Plan target of 38 tonnes.
- 6.9.3 Given the limitations of the site and the constraints of the existing building this level of carbon reduction is considered acceptable in this instance and carbon offsetting has been accepted to reach the London Plan target. The Mayor's Sustainable Design and Construction SPG sets out how this is calculated using a nationally recognised price or locally set price; currently £60 per tonne. The overall contribution should be calculated over 30 years which equates to £1,800 per year. The applicant's energy statement shows that the proposal has a shortfall of 1.5 tonnes therefore a contribution of £2,849.40 is sought through a S106.

6.10 Drainage

- 6.10.1 London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:
- 1 store rainwater for later use
 - 2 use infiltration techniques, such as porous surfaces in non-clay areas
 - 3 attenuate rainwater in ponds or open water features for gradual release
 - 4 attenuate rainwater by storing in tanks or sealed water features for gradual release
 - 5 discharge rainwater direct to a watercourse
 - 6 discharge rainwater to a surface water sewer/drain
 - 7 discharge rainwater to the combined sewer.
- 6.10.2 They also require drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Major's Sustainable Design and Construction SPG (2014) including how to design a suitable SuDS scheme for a site. The SPG advises that if Greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to Greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the calculated Greenfield rate. The SPG also advises that drainage designs incorporating SuDS measures should include details of how

each SuDS feature, and the scheme as a whole, will be managed and maintained throughout its lifetime.

6.10.3 The applicant has provided a drainage strategy which states that the proposal will utilise SUDS and conform to the London Plan hierarchy. Attenuation will be provided to ensure Greenfield run off. The Council SUDs officer is satisfied with the strategy subject to further details of the emergency plan should pumps fail and a management and maintenance plan for the lifetime of the development, management by the Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will be secured by condition.

6.10.4 The proposal will therefore provide sustainable drainage and will not increase floor risk in accordance with London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding'

6.11 Conclusion

6.11.1 The proposal is a high quality sustainable design that respects the surrounding development and will not have a significant impact on neighbouring properties or result in overdevelopment. The proposal would not impact on parking, highway safety or drainage and flooding.

6.11.2 Therefore, subject to the imposition of conditions and the signing of a section 106 legal agreement securing financial contributions and other relevant clauses, the planning application for the proposed development is recommended for approval.

6.11.2 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

6.12 CIL

Based on the information given on the plans, the Mayoral CIL charge will be £35,315 (1,009 sqm x £35) and the Haringey CIL charge will be £267,385 (1,009 sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) 1403-PL-001; 1403-PL-021; 1403-PL-101; 1403-PL-201; 1403-PL-202; 1403-PL-203; 1403-PL-204; 1403-PL-211; 1403-PL-212; 1403-PL-213; 1403-PL-214; 1403-PL-215; 1403-PL-216; 1403-PL-220-A; 1403-PL-221-A; 1403-PL-222; 1403-PL-231; 1403-PL-232; 1403-LA-101

Subject to the following condition(s)

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
1403-PL-001; 1403-PL-021; 1403-PL-101; 1403-PL-201; 1403-PL-202; 1403-PL-203; 1403-PL-204; 1403-PL-211; 1403-PL-212; 1403-PL-213; 1403-PL-214; 1403-PL-215; 1403-PL-216; 1403-PL-220-A; 1403-PL-221-A; 1403-PL-222; 1403-PL-231; 1403-PL-232; 1403-LA-101

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no construction works (excluding demolition) shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority

OFFREPC
Officers Report

prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

6. 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 Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Prior to the first occupation of the hereby approved residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

8. No construction works (excluding demolition) shall commence until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-

- (a) Details of an emergency plan should the pumps fail.
- (b) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

9. The applicant shall use best endeavours to ensure that not less than 20% of the onsite workforce (excluding managers and supervisors) employed during the construction of the Development shall comprise of local residents, being residents of the London Borough of Haringey but where not practicable, residents of the North London Sub-Region (Camden, Barnet, Enfield, Islington, Westminster) but in the event that achieving 20% proves impracticable for reasons notified in writing to the Council then

another percentage approved by the Council as acceptable, such approval not to be unreasonably withheld or delayed.

The applicant shall use best endeavours to ensure the procurement of half of the onsite workforce comprising of local residents (as set out above) employed to be trainees but in the event that achieving this figure proves impracticable for reasons notified in writing to the Council then another percentage approved by the Council as acceptable, such approval not to be unreasonably withheld or delayed.

Where possible to give opportunities to local suppliers and businesses to tender for such works as may be appropriate for them to undertake.

To provide the Council and the Construction Web Network and the Work Placement Coordinator with any such information as is required to ensure compliance with these requirements .

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community in accordance with Local Plan Policies SP8 'Employment' and SP9 'Improving skills and training to support access to jobs and community cohesion and inclusion'.

10. No construction works (excluding demolition) shall commence until a scheme for the treatment of the surroundings of the proposed development including the species, size and timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Informatives:

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £35,315 (1,009 sqm x £35) and the Haringey CIL charge will be £267,385 (1,009 sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

INFORMATIVE 3:

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 4: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE 5: The new development will require numbering. 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.

INFORMATIVE 6: Asbestos: 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 7: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE 8:

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 9: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the

point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Appendix 1 Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	<p>INTERNAL</p> <p>Waste Management</p>	<p>Each of the 6 x 4 bedroom houses will require adequate provision for refuse and recycling off street at the front of the property. I would like to confirm that space must be provided for one 'Standard kerbside collection full set' for each property. The boxes indicated above provide some detail about accessibility, design and space requirements. Details of the 'Standard kerbside collection full set' are provided below.</p> <p>Access will be required for a 26 tonne RCV to enter and exit Connaught Gardens for waste collections from the Households.</p>	<p>The applicant has provided waste storage details to the front of the site.</p>
	<p>LBH Transportation</p>	<p>The application site falls within an area that has a low public transport accessibility level of 1. However, the site is within reasonable walking distance of bus services on Park Road and Muswell Hill Road. Although it is likely that prospective residents would use sustainable modes of transport for some journeys to and from the site, it is also likely that some residents would own a private vehicle particularly given the size of the residential units.</p> <p>The application will involve the demolition of 5 x two bed terrace houses and construction of 6 x four bed terrace houses, which will result in an increase of a single residential unit. It is therefore considered that the development is unlikely to result in any significant increase vehicular traffic generation.</p>	<p>Comments noted and conditions have been imposed as recommended.</p>

No.	Stakeholder	Question/Comment	Response
		<p>The application is supported by a Transport Statement (TS) produced by Paul Mew associates, which uses Super output data from the Census to justify the level of on-site parking provision, stating that “the proposals would generate demand for five vehicles. Two of the dwellings would own no cars, three of the dwellings would own one car, and one of the dwellings would own two cars”. The proposal includes parking provision for all of the individual units with the exception of corner unit adjacent to the Connaught Gardens access road, which has two. Whilst, this level of parking is higher than that suggested by the Census data, this level of parking provision is in line with the maximum parking standards set out within the London Plan (FALP). It is also recognised that the existing residential units are not served by dedicated on-site parking spaces, so the addition of on-site parking provision is likely to lead to a decrease in the demand for on-street parking within the vicinity of the site.</p> <p>The properties will be accessed via a new shared use access road, within Connaught Gardens. Track runs have been included to demonstrate the accessibility of each of the parking spaces. The applicant intends that the refuse collection arrangements for the new dwellings will feed into the arrangements already in place for the existing residential units.</p> <p>It is considered that the proposal is unlikely to have any significant negative impact upon the surrounding</p>	

No.	Stakeholder	Question/Comment	Response
		<p>highway network. Therefore, the highway and transportation authority does not wish to raise any objection to the above application.</p> <p>Informative The new development will require numbering. 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.</p>	
	EH Pollution	<p>Combustion and Energy Plant:</p> <p>Prior to installation details of the gas 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%).</p> <p>Reason: As required by The London Plan Policy 7.14</p> <p>Control of Construction Dust:</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 GLA's Control of Dust and Emissions during Construction and Demolition. The site or Contractor Company should also be registered with the Considerate Constructors Scheme. Proof of registration must be sent</p>	Noted, condition added as recommended.

No.	Stakeholder	Question/Comment	Response
		<p>to the LPA prior to any works being carried out on the site.</p> <p>As an informative:</p> <p>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.</p>	
	SUDs Officer	<p>The development hereby permitted shall not begin until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-</p> <ul style="list-style-type: none"> (a) Written permission from Thames Water Authority to connect to the existing network and capacity exists in the network to take the water. (b) Details of an emergency plan should the pumps fail. (c) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. 	Noted, condition attached as recommended.
	EXTERNAL		
	Thames Water	<p>We would not have any objection to the above planning application.</p> <p>Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of</p>	

No.	Stakeholder	Question/Comment	Response
		10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.	
	NEIGHBOURING PROPERTIES		
		<p>Design</p> <ul style="list-style-type: none"> • Overdevelopment • The existing orientation should be retained • The materials do not reflect the surrounding properties • The design and materials are not in keeping with the surrounding area • The materials should be changed from contemporary to reflect the located context • • The proposal will double the footprint of the building and be more dense • The density of the site should not allowed to increase • The 70% increase in density is unacceptable • The density assessment in the applicant's planning statement is misleading and inaccurate • The site area is 0.14 hectares therefore the density range is 4.9 – 9.1 the applicant has 	<p>The proposal is not considered to be overdevelopment as set out in the body of the report</p> <p>The proposed orientation is not considered to result in any adverse impact on neighbours</p> <p>The proposed design uses a mix of modern and traditional materials that are considered to be high quality</p> <p>The increased density is considered acceptable as set out in the body of the report</p> <p>The Council has calculated the density in para 6.5.3</p>

No.	Stakeholder	Question/Comment	Response
		<p>claimed this to be 6-10</p> <ul style="list-style-type: none"> • The proposed density equates to 264 hr/ha the london plan recommends 150-220 hr/ha • The London Plan recommend a density of 65-35 u/ha the proposed density if 43 u/ha • The overall Connaught House development would result in a density of 336 hr/ha <p>Impact on neighbouring properties</p> <ul style="list-style-type: none"> • Dwellings are too high and too close to the boundaries • Loss of sunlight/daylight to neighbouring properties • The houses will be overbearing • The dwellings are too high and too close to the boundaries • Overlooking and loss of privacy to neighbouring properties • The large area of glass in the rear elevation will increase overlooking • The southernmost house is to large and should be reduced • The southern flank wall should be reduced • The works to create basements will effect neighbouring houses <p>Other matters</p> <ul style="list-style-type: none"> • Trees on the site were felled before the 	<p>It is acknowledged that the proposal exceeds the London Plan Density Matrix however the proposed accommodation, design and impact on neighbours is considered acceptable.</p> <p>The increase height is not considered to have a significant impact on neighbouring amenity The impact on sunlight and daylight for the neighbouring properties is assessed under heading 6.6 and there is no significant impact or over bearing appearance</p> <p>The impact on privacy properties is assessed under heading 6.6 and there considered to be no significant loss of privacy</p> <p>The impact on the properties to the south is assessed in para 6.6.5</p> <p>The impact of the basement is considered in para 6.6.8.</p>

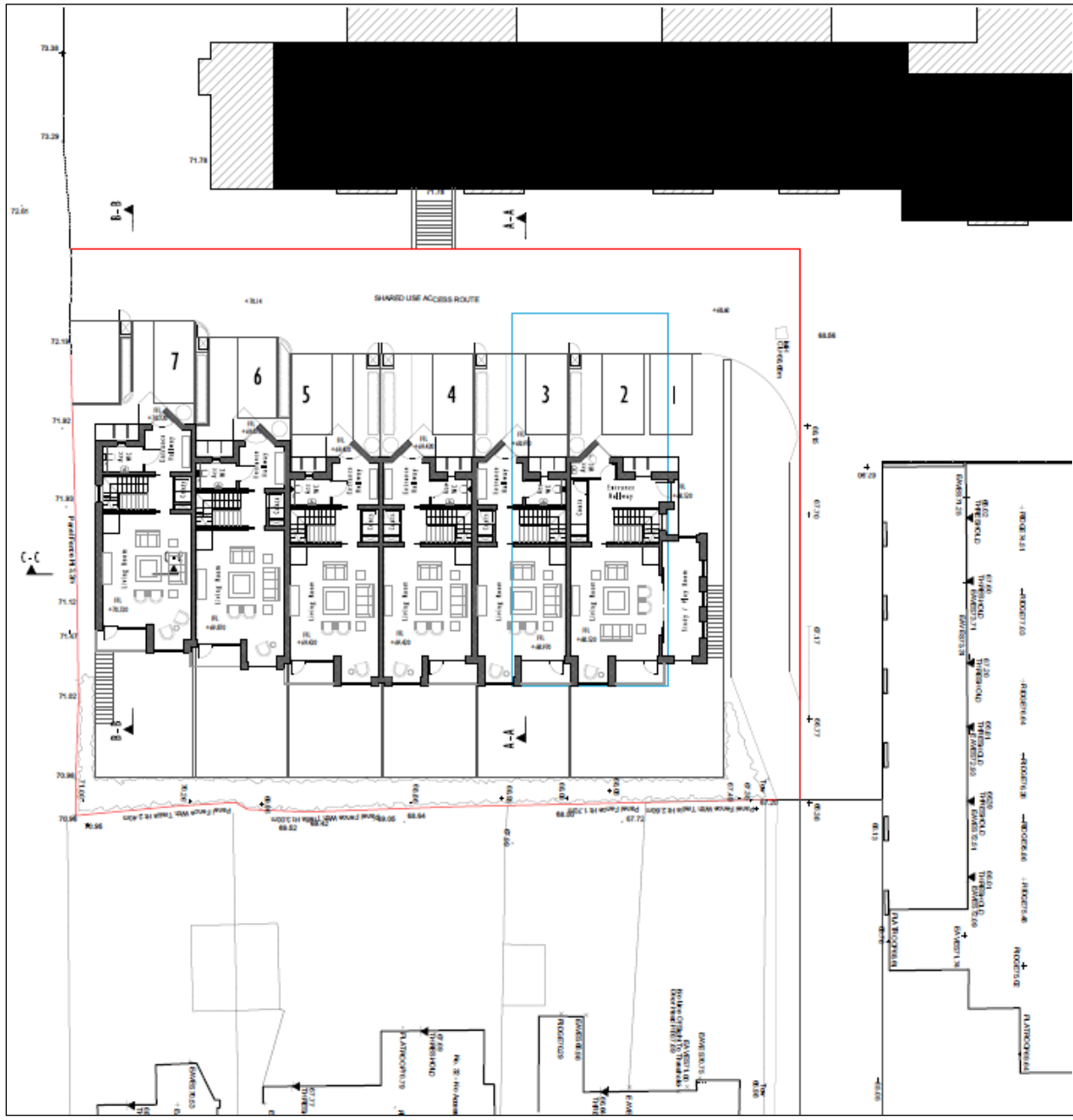
No.	Stakeholder	Question/Comment	Response
		<p>submission of the application</p> <ul style="list-style-type: none"> • The proposal will remove green space a reduce amenity • The trees recently felled should be replaced • The increase in residents will increase parking pressure in the area • The existing access will become dangerous • The obligation to provide social housing has been avoided. • • The proposed houses should be moved to allow replacement planting • The applicant previous indicated they would replace the trees removed but the current proposal does not allow this • The consultation process has been difficult to engage with • The owners of 10-27 Connaught House have a vested interest in the development of the site and their views should be regarded as inadmissible 	<p>The trees on the site were not protected so could be felled without consent Replacement landscaping and garden areas are provided Trees are proposed on the southern boundary close to where the trees were removed</p> <p>The impact on parking and highway safety is assessed under heading 6.7</p> <p>As set out in para 6.3.6 a contribution to affordable housing will be required.</p> <p>The proposed landscaping is considered adequate and provides several trees on boundaries and to west of the houses</p> <p>Consultation was carried out prior to submission in excess of the statutory requirements</p> <p>The proposal has been determined in accordance with the development plan so little weight has been given to the support from the owners of this property</p>

Appendix 2 Plans and Images

Location Plan



Proposed site plan



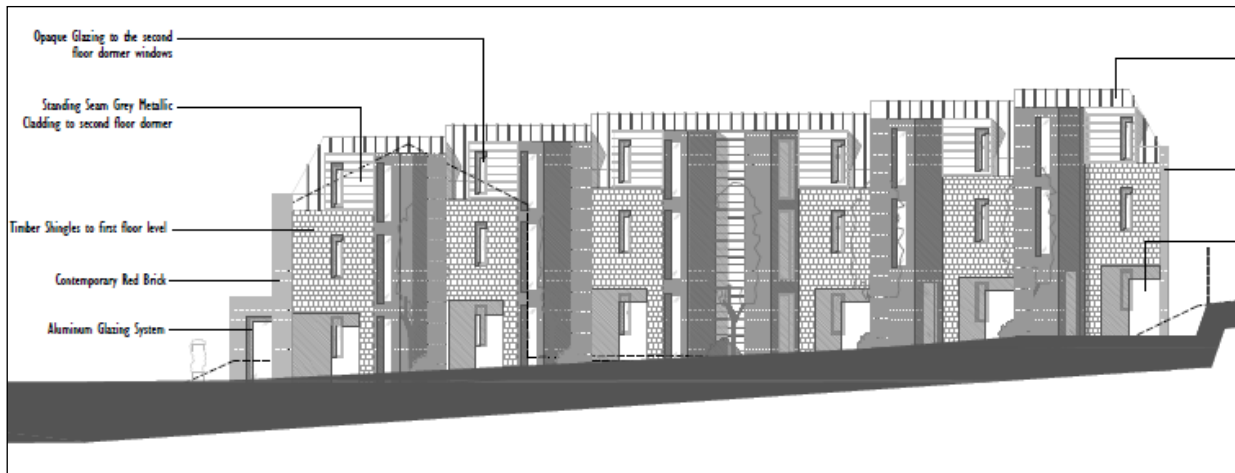
Proposed visualisation– front



Proposed visualisation– rear



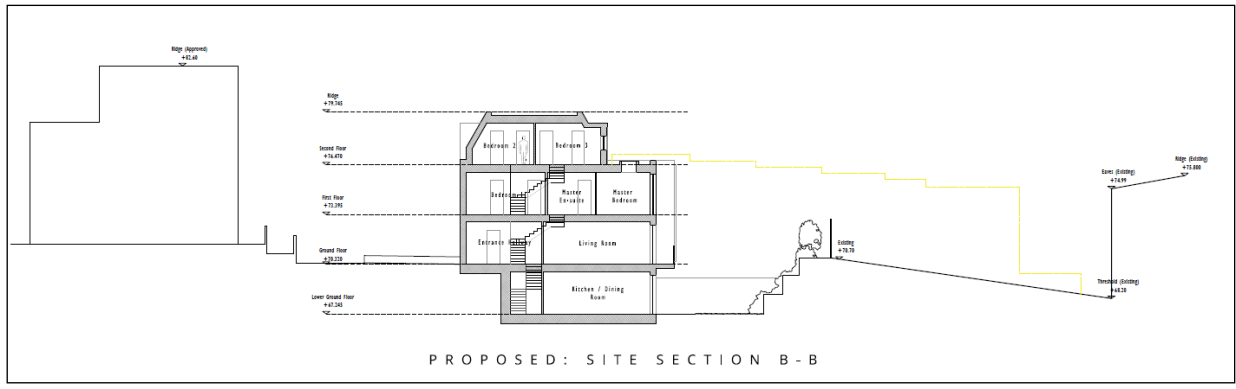
Front elevation



Rear elevation



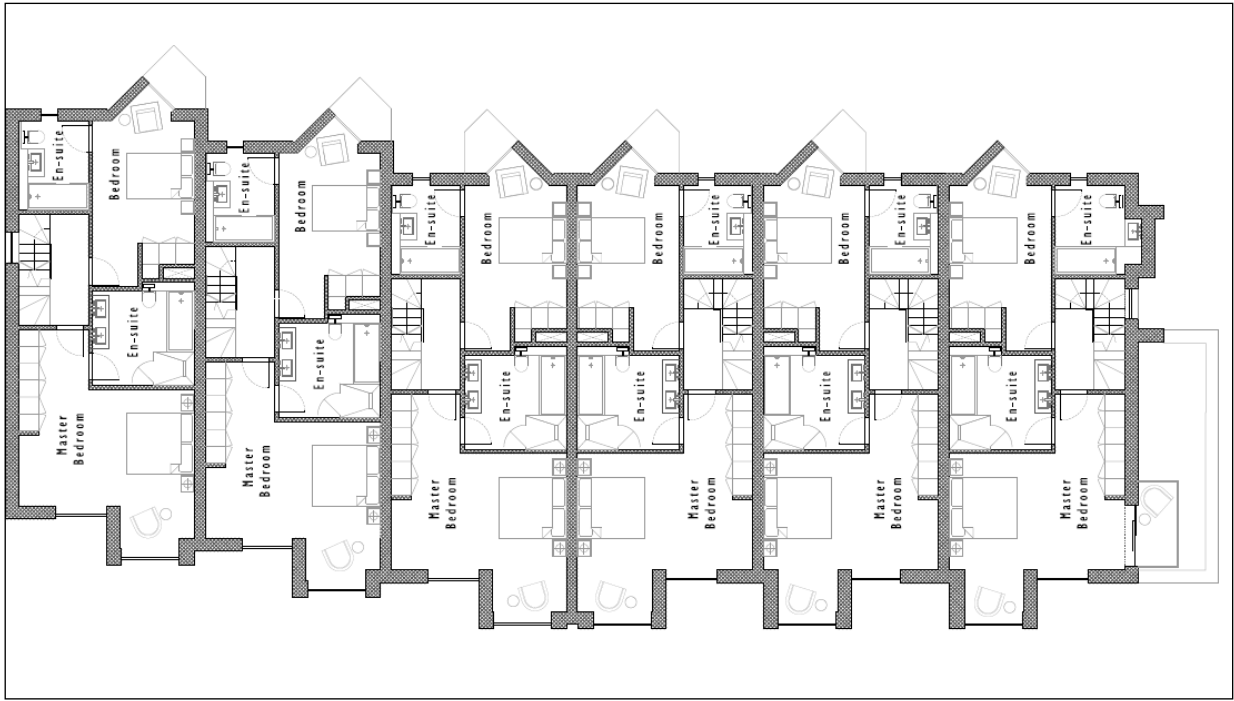
Site section



Ground floor plan



First floor plan



Proposed Landscaping

Appendix 3 QRP Note

London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: Connaught Gardens

Monday 20 April 2015

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Tim Pitman

Attendees

Emma Williamson	London Borough of Haringey
Matthew Gunning	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects

Apologies / report copied to

Stephen Kelly	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey

Confidentiality

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

1. Project name and site address

5- 9 Connaught House, Connaught Gardens, London N10

2. Presenting team

David Wolff Wolff Architects
Ed Wheeler Wolff Architects
Owain Nedin Nathaniel Lichfield & Partners

3. Planning authority's views

Planning officers have attended pre-application meetings to discuss this scheme, and feel the design team have responded positively to their comments to date. Local residents have raised some concerns about the scheme. The Quality Review panel's views on the proposals would be welcomed, particularly in terms of site layout, and the increase from 5 to 6 dwellings.

4. Quality Review Panel's views

Summary

In broad terms, the Quality Review Panel supports the development proposals for Connaught House. A clear rationale is apparent in the layout and massing of the terrace housing, and high quality residential architecture is proposed. As design work continues towards a planning submission, the panel would encourage some simplification of the architectural expression. More information will also be needed about the landscape design, particularly for the street to the west of the site. Further detailed comments are provided below.

Layout and massing

- The panel supports the layout of the new terrace of homes running from north to south across the site.
- These will face the block of flats to the west, clearly defining a street between the two developments.
- The panel supports the scale of development proposed, with 3 storeys plus a lower ground floor.
- The panel thinks a convincing case has been made for increasing the number of homes on this site from 5 to 6.

Architectural expression

- The panel welcomes the ambition of the architectural expression, and supports the aspiration for contemporary, contextual design - but thinks this could be refined in some areas.
- The terrace of homes steps down with the topography of the site. The panel does not think it is necessary to impose symmetry on the long elevations by giving the two central homes a consistent ridge height.
- A complex building envelope is proposed, with several construction materials – which will be challenging in terms of construction detailing.
- The panel would encourage the architects to consider simplifying the range of materials and details, to ensure that high quality construction is achieved.

Landscape design

- The public realm between this development and the approved apartment development to the west will be critical to the success of this scheme.
- As well as providing access to the apartments and terraced homes, this space will need to accommodate parking, bikes, and refuse collection.
- To the north of the site, the panel welcomes the firm edge to the development, created by a raised planting bed, with a balcony terrace at first floor level above.
- Detailed landscape designs would be helpful to demonstrate the quality of the street to the west, front gardens, and the boundary treatment to the north.

Next steps

The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.

Appendix 3 - Floor space standards

London Requirement	Plan		Proposed room size	Compliance?
House 1		4b6p		
Kitchen/Diner/Living Room		31	60	Yes
Bedroom 1		12	24	Yes
Bedroom 2		12	14	Yes
Bedroom 3		8	12	Yes
Bedroom 4		8	13	Yes
Total Floor Area		113	206	Yes
Private Amenity		9	52	Yes
House 2		4b6p		Yes
Kitchen/Diner/Living Room		31	60	Yes
Bedroom 1		12	24	Yes
Bedroom 2		12	14	Yes
Bedroom 3		8	12	Yes
Bedroom 4		8	13	Yes
Total Floor Area		113	104	Yes
Private Amenity		9	44	Yes
House 3		4b6p		Yes
Kitchen/Diner/Living Room		31	60	Yes
Bedroom 1		12	24	Yes
Bedroom 2		12	14	Yes
Bedroom 3		8	12	Yes
Bedroom 4		8	13	Yes
Total Floor Area		113	104	Yes
Private Amenity		9	40	Yes
House 4		4b6p		Yes
Kitchen/Diner/Living Room		31	60	Yes
Bedroom 1		12	24	Yes
Bedroom 2		12	14	Yes
Bedroom 3		8	12	Yes
Bedroom 4		8	13	Yes
Total Floor Area		113	104	Yes
Private Amenity		9	36	Yes
House 5		4b6p		Yes
Kitchen/Diner/Living Room		31	60	Yes
Bedroom 1		12	24	Yes
Bedroom 2		12	14	Yes
Bedroom 3		8	12	Yes
Bedroom 4		8	13	Yes
Total Floor Area		113	104	Yes
Private Amenity		9	35	Yes
House 6		4b6p		Yes
Kitchen/Diner/Living Room		31	101	Yes
Bedroom 1		12	28	Yes
Bedroom 2		12	14	Yes

Bedroom 3	8	12	Yes
Bedroom 4	8	13	Yes
Total Floor Area	113	213	Yes
Private Amenity	9	68	Yes