



Haringey Council

Agenda item:

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Special Planning Committee

On 29th May 2008

Report Title: **Planning applications reports for determination**

Report of: **Niall Bolger Director of Urban Environment**

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

Planning application submitted to the above Committee for determination by Members.

2. Summary

The application present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.

3. Recommendations

See following report.

Report Authorised by: 

Ransford Stewart
Interim Assistant Director Planning Policy & Development

Contact Officer: **Ahmet Altinsoy**

Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.

Reference No: HGY/2008/0393

Ward: Tottenham Hale

Date received: 11/02/2008

Last amended date: 14/3/08

Drawing number of plans:

PKS_000.20 Rev B; PKS_000.21 Rev B; PKS_000.50 Rev B; PKS_100.A01 Rev D
PKS_100.B01 Rev B; PKS_100.B09 Rev A; PKS_100.AB01 Rev B; PKS_100.AB02 Rev B
PKS_100.AB09 Rev B; PKS_200.A01 Rev A; PKS_200.A02 Rev A; PKS_200.A03 Rev A
PKS_250.A01 Rev A; PKS_250.A02 Rev A; PKS_250.A03 Rev A; PKS_250.A04 Rev B
PKS_299.A02 Rev A; PKS_299.A03 Rev A; PKS_299.A04 Rev A; PKS_299.A05 Rev A
PKS_299.A06 Rev A; PKS_299.A07 Rev A; PKS_500.A03 Rev C; PKS_550.A01 Rev A
PKS_550.A02 Rev A; PKS_550.A11 Rev A; PKS_550.A17; PKS_550.A18;
000(96)L001 Revision B; 000(96)L002; 000(96)L003 Revision B; 000(96)L004 Revision A
000(95)L0004

Design Access Statement: A Design and Access statement entitled Hale Village: Pavilion Blocks 1 & 2 application for approval of reserved matters dated January 2008 reference Reserved Matters PKS PO1.DAS4 - REV.A has been submitted to accompany this application.

Materials Board – Elevation Materials – PKS 299. A01

Address: GLS Depot Ferry Lane N17 9QQ

Proposal: Details pursuant to Condition 1 Reserved Matters, Condition 4 Lifetime Homes Standards and WheelChair Access, Condition 5 Materials Condition 6 sample of Materials, Condition 11 Design & Condition 42 Environmental Sustainability Plan of the Outline planning permission dated 9 October 2007 Reference No. HGY/2006/1177 for the detailed design of Pavilion Blocks 1 & 2 .

Existing Use:

Mixed Use Development

Proposed Use:

Residential accommodation

Applicant: Hale Village Properties

Ownership: Hale Village Properties

PLANNING DESIGNATIONS

Road Network: C Road

Officer contact: Paul Smith

RECOMMENDATION

Agree to discharge conditions 1, 4, 5, 6, 11 & 42 in relation to Pavilion Blocks 1 & 2 and agree to minor variations in relation to the Development Framework Parameter Plans.

1. SITE AND SURROUNDINGS

The application site forms the south eastern corner of the 4.8-hectare former GLS Depot Site, which until recently has been occupied by a largely single-storey structure built in the 1950s, which operated as a warehouse. It sits east of Tottenham Hale Station, an important interchange connecting the London Underground Victoria Line with the north-south railway that links London Liverpool Street with Stansted Airport, whose only intermediate stop is at Tottenham Hale. To the east of the site lies the River Lea waterways network, which forms part of the Lee Valley Regional Park. The site is mainly flat and at its south-eastern end is at a lower level than Ferry Lane which acts as a bridge crossing over the railway.

2. PLANNING HISTORY

The Hale Village outline planning consent for the wider mixed-use Hale Village development was granted by Haringey Council in October 2007.

The outline consent comprises up to 1,210 residential units, 30% of which will be affordable, and includes office, retail, student accommodation, hotel, health centre, primary school and crèche uses. It will be set out in a high-density development comprising 11 separate blocks laid out in a clear street structure that responds to the potential of the site adjacent to Tottenham Hale Station and the Lee Valley Regional Park. The outline consent is also subject to a detailed design code which regulates design quality for the development.

A reserved matters application for the podium structure was granted consent on the 21 December 2007. The podium provides the basement over which the southernmost blocks to the Hale Village development including Pavilion Blocks 1 and 2 will be located.

3. DETAILS OF PROPOSAL

The proposed development of Pavilions 1 & 2 comprises a total of 128 private residential units split into two blocks each containing 64 flats with associated facilities including refuse and bicycle stores and basement level car parking. The blocks are situated on the eastern side of the GLS site and are bounded by the proposed linear park to the north, Mill Mead Road to the east, proposed Hale Crescent to the south and proposed Acorn Street to the west. The two blocks are positioned to the north and south of their site; a landscaped open space is formed between the two proposed buildings. The buildings are orientated so the long axis of each runs east / west. This positioning helps maximise views to the east and the Lea Valley and defines the permeability of this boundary to the Hale Village site as requested by CABE.

4. CONSULTATION

Tottenham Hales Residents Association
Thames Water Utilities
Transport for London Road Network
Environment Agency
New River Action Group
London Wildlife Trust
Friends of the Earth
Tottenham Civic Society
THRASH

5. RESPONSES

Thames Water – No Objection
Environmental Agency – No Objection
Transportation Team – No Objection subject to additional condition being added
Transport for London – No Objection

6. RELEVANT PLANNING POLICY

PPS1: Delivering Sustainable Development

The London Plan (2004)

Haringey Unitary Development Plan (July 2006)

Principles of an Urban Village

By Design – Better Places to Live (DTLR, CABI September 2001)

Secured By Design

Towards an Urban Renaissance (Urban Task Force, 1999)

Towards a Strong Urban Renaissance (Urban Task Force, 2005)

Sustainable Communities: Homes For All (ODPM, January 2005)

Mayor's Energy Strategy – February 2004

Planning Policy Statement 22 (PPS22)

London Development Agency (LDA) Climate change strategy

Energy Performance of Buildings Directive (EPBD) strategies

Mayor's policies in the Sustainable Design and Construction draft SPG

Haringey Borough Council's Supplementary Planning Guidance 9 (SPG 9)

Lifetime Homes (Joseph Rowntree 2007)

7. ANALYSIS/ASSESSMENT OF THE APPLICATION

Condition 4 – Lifetime Homes Standards and Wheelchair Access

Lifetime Homes

The applicants have submitted a Design and Access Statement to accompany the application for reserved matters (PKS P01.DAS-REV-A) Paragraph 7.5.1 Compliance with Lifetime Homes states that the residential accommodation shown on the submitted drawings is intended to be 100% compliant with the requirements of the Lifetime Homes Standards.

'Lifetime homes' standards is a 16 point design guide / document intended to encourage developers to produce homes that go further than the minimum regulations when considering accessibility and will thus be a benefit to both occupier as well as the wider community. Pavilion blocks 1 and 2 will incorporate lifetime homes standards to all residential units. The 16 points are shown on pages 84 – 85 and 86 of the above mentioned design and access statement

Wheelchair Access

A total of 128 units of private residential accommodation (split into two blocks (pavilions 1 and 2) of 64 units each) will be provided by this development. Condition 4 of the Outline Consent requires 10% of the total numbers of units to be designed to accommodate disabled residents. The proposals provide for one unit per floor in each block to be designed to allow residents with special requirements or to allow adaptation to specific requirements. Current drawings indicate a total of 8 accessible units per block and propose total 16 units as a total spread over the proposed development of Pavilions 1 and 2 this is in excess of the 13 units required and is therefore considered acceptable. The following breakdown for one block – and proposal total at the bottom of the table: Typically level access on the ground floors or lift access to upper floors, will be available to all flats, whether for wheelchair users or not.

Conditions 5 Materials & 6 Sample of Materials

The southern elevation offers a metallic finish to the façade, the subtle colouring of which presents a varied definition to the blocks. However, the other rain screen clad elevations to the building also provide an opportunity for colour, layering, texture and modelling. When the solid rain-screen material (glass reinforced concrete panels) is combined with the glass balconies, as panel elements to match the rain-screen, the effect will produce a depth of modelling to the elevation. Shadows interact and change the hues of different materials over the course of the day and seasons.

The application is accompanied by a material samples board and the following main materials for cladding the building are proposed.

The materials are Cladding Solutions Ferro sandblasted fibre concrete silver grey and sandstone and copper metal cladding. The materials panel also shows the provision of glass balustrades and glass boxes and windows and doors. The proposed materials are considered to be of good quality. Sufficient to discharge the materials conditions.

Condition 11 – Detailed Design

The Hale Village Design Code and outline consent defines the character of the buildings, spaces adjacent to the buildings at Hale Village and how they relate to each other. The character assets of each of the areas are of key significance in informing both the architecture of the buildings and the detailed design of the spaces between them. Pavilion blocks 1 and 2 are a unique element of the Hale Village development. Due to the buildings' location in the south east corner of the site they address both Mill Mead Road, and waterfront beyond, as well as the adjacent SE block.

The Design approach is clearly set out in Section 2 Design Statement with the Design and access Statement submitted with the details pursuant application.

The Design Statement contains a detailed site analysis within the context of the outline planning permission for the GLS site. The Design Statement sets out the Design Strategy and shows how the detailed design of the Pavilion Blocks has been informed and progressed in the context of the outline planning permission parameter plans and Hale Village Design Code.

The plan form of the Pavilion Blocks has been designed as a 'stepped plan' as opposed to the 'wedge' shape in the parameter plans. This results in a smaller footprint and provides a design with more varied elevations. It also allows most of the flats to have a view of the Lea Valley to the east and allows all flats to be dual aspect.

The proposed Pavilions buildings are 8 storeys in height above ground level each block having a single main entrance from Acorn Street on the West elevation. The site for the Pavilion blocks naturally slopes from Southwest to north-east. The ground floor level of the buildings has been raised by 400mm above the street level and the ceiling level raised by an 100mm to give to entrance lobby a greater presence in the street.

As the height is raised above the street level steps and a short covered ramp are proposed for access for all. The ramp not exceeding 5m in length will give a slop of 1 in 12 which is in accordance with current regulations. The entrance is clearly marked by the steps and ramp covered by a glass canopy aligned with the recessed glass fronted doorway. Swipe card / proximity readers will be located at 900mm above finish floor level.

Access to the upper floors for the building will be via the lifts or stairs. Access to the pavilion buildings from the proposed from off street parking / basement level will be by lift or stairs. Car access ramps to current standards or to the minimal gradients possible will be provided.

Step free circulation routes will be available at each level for residents. Internal doors will be automatically self closing, in the interests of fire safety. Appropriate passing places are provided wherever necessary for users both able and disabled. Access will be available to all levels for the administrative site staff for maintenance etc.

The northern elevations are defined by vertical walls and glass box 'balconies' or winter gardens. The walls are set back on plan at the balconies, allowing the habitable rooms of the flat to gain light and ventilation at this junction.

The east elevation takes advantage of excellent views of to Lea Valley Park and beyond. Large glazed boxes break up the corners of the building and offer an informal feel to the park side elevation.

The south facing elevation is defined by the curvilinear balconies, which unify the fully glazed and visually open corners of the apartment's lounges. The balconies provide some shading to the elevation. The horizontal emphasis reduces the scale of the building, both for the retail street and the pavilion garden. The stepped plan gives a depth and layering to this elevation which the Design Code states as being desirable on the Pavilions.

The western elevation which fronts onto Acorn Street and which contains the main entrances to the Pavilion blocks is designed to provide visual interest and a degree of surveillance to Acorn street. The use of balconies at the upper levels and the design of the entrance and enclosures at ground floor level will provide an edge and buffer zone to the public realm.

Due to the slope of the land there will be a retaining wall formed along the north, south and eastern edges of the site. The views across the garden courtyard and form in and out of the site will be maintained.

The pavilion garden will be secured by balustrades and railings, which maintain the visual permeability. Balustrades are proposed on the pavilions themselves and to the public and semi public boundaries along the Mill Mead Road, Hale Crescent and the linear park frontages. It is proposed that high quality 1.8m high metal railings secure the boundary along Acorn Street.

The pavilion buildings provide a balcony space to every flat at each of the floor levels, with the only exception being the two single bed flats at ground floor in each block, located to flank the buildings entrance. Most two bedroom flats are provided with 1500mm x 1500mm balcony space as a minimum which is large enough to seat four people at a table. The remaining flats have a variety of balcony sizes and shapes.

Collection of general waste and recyclable materials from the residential accommodation will be at basement level. A refuse store will be provided with twenty-six 1100 litre "Euro-bins" spread over the two blocks, which are to be provided by the Local Authority. On the day the Local Authority collects the refuse, the bins will be pushed to a central point as part of the site management scheme. The approved site wide infrastructure reserved matters application has addressed this issue in greater detail. Each flat will be provided with facilities to collect domestic wastes in the kitchen. The residents will be responsible for depositing their individual waste in the refuse store

The Residential accommodation will receive deliveries directly from Acorn Street or from the basement levels, Access points have been to allow level access to the various entrances, and floor levels have been set accordingly. Fire engines can serve

the building from four sides, from the north of the building via the linear park. To the east access can be achieved from Mill Mead Road. From the south fire access can be achieved from the retail street. The western elevation can be reached from Acorn Street. The pavilion gardens may also provide pedestrian access for fire fighters.

Vehicular access to the blocks will be via the access ramps via Acorn Street. A limited amount of off street parking will provide enough spaces for disabled visitors and residents, as well as for loading and unloading at street level. At least one space will be dedicated to "Blue Badge" holders. The main car park and bicycle store will be located at basement level.

There is an accessible drop off space with dropped kerbs located on Acorn Street close to the Hale Crescent junction and adjacent to the entrances of both blocks.

It is considered that the detailed design of Pavilion blocks 1 & 2 as shown in the submitted drawings and Design and Access Statement is satisfactory. It is considered that the design is in compliance with the Design Code .

Condition 42 – Environmental Sustainability Plan

The proposed development has been designed to include.

- Good performance (significantly improved from Part L) of the Building Fabric.
- Aspirations of best practice air tightness (approx 3m³/s per sqm) on a unit by unit basis, with good practice (approx 5 m³/s per sqm) air tightness set as a minimum across the whole building.
- Communal areas will be treated as external rather than internal spaces, preventing unnecessary heating of temporarily occupied spaces.
- Dual flushes WC's
- Low energy lighting in communal areas & externally.
- Low energy lighting applied to over 75% of each unit. performance building fabric and construction techniques and energy efficient heat recovery for ventilation will considerably reduce the energy consumption for the building.
- Enhanced high spec U-values on glazing, walls and roof to reduce heat loss.
- Improve building air tightness inline with best practice.
- Utilisation of low energy lighting throughout
- Heat reclamation on ventilation, where applicable
- High efficiency fixtures and fittings
- Smart' lift control

- Utilisation of ESCo's clean energy and heating
- Recycled aggregates & fly ash used in construction.
- Rainwater harvesting systems on all roofs.
- Utilisation of heat recovery from CHP.
- Primary heating is supplied from an ESCo including renewable heating exceeding a 10% reduction of CO2 target upheld across the site.
- Onsite recycling facilities within each unit.
- Power utilises the onsite CHP plant providing clean energy (reducing Carbon emissions by a minimum of 20% compared to a normal installation under Part L).
- Heating utilises the onsite CHP & biomass (wood pellets) boilers

The proposed development comprises the use of green roofs which will assist with site biodiversity and rainwater attenuation the precise specification of the green roof has not been provided at this time and a condition has been added to the recommendation to ensure that these details are provided prior to occupation.

The proposed developments heating and hot water demands are met by the ESCo's district hot water system, The district heating will use three sources of heating, CHP providing waste heat to meet the base load, biomass will top up the heating profile to ensure sufficient levels of renewable energy are serving the site and finally gas fired boilers will ensure peak demands can be met.

The Design Statement gives a commitment to achieve the Code for Sustainable Homes target of 4-stars, thereby gaining equal status as a BREEAM Ecohomes 'Excellent'.

The proposed development is located adjacent to Tottenham Hale tube and rail station. It also houses a significant level of cycle storage.

The building fabric will use a balance of sustainable materials mixed with high energy performance. High performance of building fabric will look to minimise background noise levels from adjacent roads and retail areas.

A site wide waste management strategy will be adopted for all phases of the development of this site from construction through to operation. During operation the waste management strategy is proposed to be coordinated / operated by the estate management team that will be established within Hale Village.

Daylight levels have been considered. The targeted average daylight level will be in compliance with Code for Sustainable Homes guidance. Noise and acoustic separation is being considered in the design and the detailing of the construction which will be specified to meet the Code for Sustainable Homes guidance.

Variations from the Development Framework Parameter Plans

The proposed building heights of pavilions blocks 1 and 2 are 35.550m and 35.500m respectively. The proposed building heights do not accord with the maximum heights identified within development framework drawing number 01MP010 B. AOD. The ground floor level has been raised by 400mm above the street level in the form of a plinth. The ceiling level on the ground floor has been raised by an additional 500mm greater than the other floor levels to give the entrance lobby a more generous presence to the street. Overall the ground floor is therefore 500mm taller than previously proposed.

The top levels of the two building differ due to the local site / slope conditions pavilion 1 being up slope is 50mm taller. The additional height will not give rise to further environmental impacts the mitigation measures proposed by the Environmental Statement submitted in support of the outline application are considered sufficient.

The location of the Pavilion buildings footprint as described in the Hale Village Design Code, produces a preferred width to Acorn Street of 18m, this has been achieved. The location of Pavilion block 1 has been shifted away from block SE to produce a generous public space at the junction of the 'Retail Street' and Mill Mead Road. This has resulted in Pavilion block 1 being situated further north by 1036mm along the boundary of Acorn Street in comparison to the approved parameter plans. The Pavilion garden width is therefore 23m wide at the eastern limit. This has resulted in some overlooking at the ground floor level as flats will face each other across the Pavilion garden, however the landscaping will be designed to minimise problems of overlooking as the buildings are 14.59m apart at this location. The maximum width of the pavilion garden will be 23m with an average width of over 19m, which is within the Design Code recommendations.

The plan form of Pavilion Blocks 1 and 2 slightly differs from the master-plan proposal, in that the detailed proposal has a stepped plan form rather the 'wedge' shaped footprint approved in the Outline consent. This affords most flats a view of the Lea Valley to the east of the site and in fact allows all flats to have a dual aspect. Even the single bed units which are west facing will also benefit from eastern views via balconies on the upper levels as well as sunset views to the west. The stepped plan of the pavilion blocks has also resulted in a smaller footprint to the building than the original proposal approved in the Outline scheme.

It is considered that the additional height of the proposed buildings contributes positively to their design. It is considered that moving Pavilion Block 1 improves the effect of the proposed building in relation to the Acorn Street and Hale Street by creating more space between the proposed buildings and future surrounding buildings. It is considered that the wedge shaped footprint is beneficial to layout and outlook of proposed flats.

8. SUMMARY AND CONCLUSION

The submitted drawings and Design and Access Statement comprise the details pursuant to the outline planning permission dated 9th October 2001 for the detailed design of Pavilion Blocks 1 & 2.

The submitted drawings show the site location, the sitting of the proposed buildings, their height and detailed elevation design and the design of the landscaped courtyard space in between the proposed building and access to the wider GLS estate. Details of materials to be used and sustainability are also submitted for approval.

The detailed design has been considered in the context of the outline planning permission parameter plans and the Design Code for the GLS site.

It is considered that the detailed design proposals put forward comply with Condition 4 Lifetime Homes Standards and provision of wheelchair access. Conditions 5 & 6 regarding materials Condition 11 with regards to overall design in the context of the Design Code and Condition 42 in relation to sustainability.

It is considered that the minor variations from the Design Framework parameter plans have either a positive effect upon the overall design in relation to the context of the overall GLS Site or do not represent a significant change and therefore can be considered as minor amendments in relation to the original approval.

It is therefore recommended that approval be given to the detailed design of Pavilion Blocks 1 & 2 as submitted and that Conditions 1,4,5, 6 11 and 42 be discharged in relation to these two blocks.

9. RECOMMENDATION

Registered No. HGY/2008/0393

That the details pursuant submitted in relation to conditions 1 Reserved Matters, 4 Lifetime Homes Standards and Wheelchair Access, 5 Materials, 6 sample of materials, 11 Urban Design Report and 42 Environmental Sustainability Plan are considered to be satisfactory and that these conditions are discharged in relation to Pavilions Blocks 1 & 2 as shown in the submitted plans and design and access statement.

Subject to additional conditions

- 1) That precise details of the design of the green roof shall be submitted to and approved by the local planning authority prior to the completion of the proposed building.

Reason: To ensure that the proposed building complies with the design code and parameter plans with regards to the provision of sustainable roofs.

- 2) That details of a scheme showing the swept paths of vehicles (in/out) around the vehicle access and the management of traffic around the site, which may be through the introduction of a banned right-turn for vehicles exiting this southern access off Acorn Street, complemented by physical design measures to ensure compliance with this routeing restriction shall be submitted to and approved by the Local planning Authority prior to the completion of the proposed building.

Reason: To minimise vehicular and pedestrian-vehicle conflict at this location.

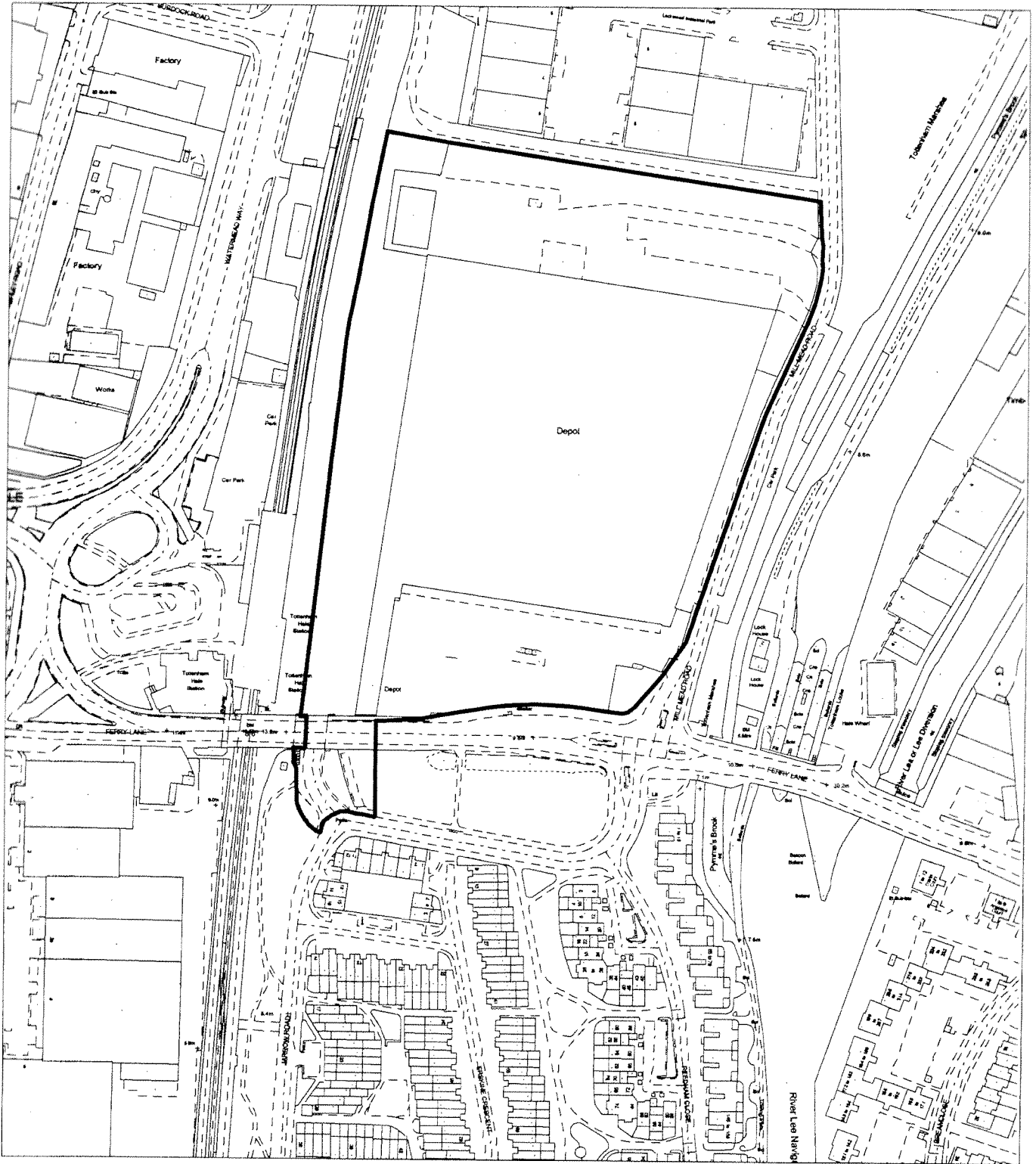
That the variations from the approved development framework parameter plans are considered satisfactory and are approved as amendments to the outline planning permission dated 9th October 2007.

Applicant's drawing No.(s)

PKS_000.20 Rev B; PKS_000.21 Rev B; PKS_000.50 Rev B; PKS_100.A01 Rev D
PKS_100.B01 Rev B; PKS_100.B09 Rev A; PKS_100.AB01 Rev B; PKS_100.AB02
Rev B; PKS_100.AB09 Rev B; PKS_200.A01 Rev A; PKS_200.A02 Rev A;
PKS_200.A03 Rev A ; PKS_250.A01 Rev A; PKS_250.A02 Rev A; PKS_250.A03 Rev
A; PKS_250.A04 Rev B ;PKS_299.A02 Rev A; PKS_299.A03 Rev A; PKS_299.A04 Rev
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C; PKS_550.A01 Rev A; PKS_550.A02 Rev A; PKS_550.A11 Rev A; PKS_550.A17;
PKS_550.A18; 000(96)L001 Revision B; 000(96)L002; 000(96)L003 Revision B;
000(96)L004 Revision A 000(95)L0004

Design and Access Statement entitled Hale Village: Pavilion Blocks 1 & 2 Application for approval of reserved matters dated January 2008 reference no PKS PO1PAS-Rev-A.

Materials Board – Elevation Materials – PKS 299. A01



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Site plan GLS Supplies Depot, Ferry Lane N17

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

Shifa Mustafa
Assistant Director
Planning Policy & Development
639 High Road
London N17 8BD

Tel 020 8489 0000
Fax 020 8489 5525

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