

Planning Sub Committee

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Application: HGY/2017/2044

Ward: Tottenham Hale

Address: Berol Yard,

Proposal: Demolition of the existing buildings at Ashley Gardens and erection of two buildings to provide 1,211 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), 377 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

Applicant: Berkeley Square Developments

Ownership: Private

Case Officer Contact: James Farrar/Robbie McNaugher

Site Visit Date: 3 November 2017

Date received: 27 July 2017 **Last Amended:** 3 November

Plans and Drawing Number: see Appendix 2

Documents:

Illustrative Masterplan Document; Design and Access Statement and Addendum dated October 2017; Landscape Strategy (contained within the Design and Access Statement and Addendum); Planning Statement (and Addendum dated October 2017); Statement of Community Involvement (covers both the Ashley Gardens and the Berol Yard applications); Sustainability Design and Energy Statement (and Addendum dated October 2017); Affordable Housing and Viability Statement (and Addendum Statement dated October 2017); Arboricultural Impact Assessment and Method Statement (covers both the Ashley Gardens and the Berol Yard applications); Construction Logistics Plan; Delivery and Servicing Plan; PERS Audit (covers both the Ashley Gardens and the Berol Yard applications); Ashley Gardens: Ashley Road South Masterplan; Framework Travel Plan; Health Impact Assessment (covers both the Ashley Gardens and the Berol Yard applications); Equalities Impact Assessment (covers both the Ashley Gardens and the Berol Yard applications); Commercial Strategy.

Environmental Statement (June 2017) and Supplementary Statement (October 2017) incorporating:

- Townscape and Visual Impacts;
- Transport;
- Daylight, Sunlight and Overshadowing;
- Socio-Economic Effects;
- Built Heritage;
- Environmental Wind;
- Air Quality;
- Noise and Vibration;
- Ground Conditions and Contamination Impact;
- Water Resources and Flood Risk;
- Ecology and Nature Conservation; and
- Cumulative Assessment

1.1 This application is before Planning Sub-Committee because it is major development.

1.1.1 The application has been referred to the Mayor of London as it is development which:

- comprises or includes the provision of more than 150 houses, flats, or houses and flats;
- comprises or includes the erection of a building that is more than 30 metres high and is outside the City of London.

1.2 **SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- Tottenham Hale has been identified as having the capacity for a significant number of new homes, with numerous sites that are suitable for new residential-led mixed-use development. The application forms an important component in the regeneration of Ashley Road South, in support of allocation TH6.
- As its centrepiece the proposals include an innovative new College building to host the National College for Digital Skills which will help to establish Tottenham Hale as a destination. The College building, subject to proposed design safeguards, holds the potential to be a world-class design. The College will deliver additional benefits in the form of public access to facilities such as the rooftop MUGA. Combined with the scheme's other regenerative benefits and high quality designs for other elements of the masterplan these factors weigh heavily in favour of the scheme.
- In design terms, the masterplan has undergone rigorous testing since 2015 evolving with the potential to form a well-considered new neighbourhood. Considered in the round the comprehensive changes to the scheme respond positively to previous comments. Overall, the quality of the scheme is considered to be high.

- The development will provide a significant number of new homes that will help to meet the Borough and London's wider housing needs in the future. The scale of development is supported by its location within the Upper Lee Valley Opportunity Area; the Tottenham Area Action Plan and the Tottenham Housing Zone all of which envisage transformational change.
- The overall affordable housing proposal will make a significant contribution to meeting the portfolio approach to the management of affordable housing within the Tottenham Hale Housing Zone and is assessed as the maximum viable amount. The introduction of a new Build to Rent tenure is particularly welcome contributing to a mixed and balanced new residential neighbourhood.
- In addition to education provision, Berol Yard will make a significant new contribution to high quality office and commercial floorspace such as through potential new co-working space which is particularly welcome. The overall balance of retail, food & drink and commercial floorspace, subject to the controls recommended in this report, is likely to contribute to a vibrant new neighbourhood.
- The density of the development would be above the density range within the London Plan's indicative range for 'urban' sites with a PTAL of 5-6a but would optimise the site's potential and is acceptable, taking into account the average density across the masterplan area.
- The scheme will make a significant new contribution to the quality of the public realm, facilitating the delivery of a new public square in the form of Berol Yard linked through Berol House to the to a new east-west route towards Down Lane Park and significant public realm improvements to Watermead Way.
- The proposal will deliver a compliant quantum of wheelchair housing and all of the units will receive an acceptable amount of daylight and sunlight when assessed against relevant BRE criteria. Subject to mitigation secured and further details, the noise, environmental wind, vibration and air quality impacts to future occupiers of the units are acceptable.
- The transportation impacts to the scheme are acceptable. The scheme will not generate a significant increase in traffic or parking demand. The provision of cycle storage is policy compliant and further details are secured by planning condition.
- The interim solution to multiple energy centres is less efficient but accepted in the context of the commitment to a future district energy connection. Taking into account the proposed S106 obligations relating to carbon offset payment, the design of the scheme is considered to be sustainable. The

issues of flood risk, drainage, land contamination and waste storage are able to be addressed by the imposition of conditions.

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 referral to the Mayor of London and the signing of a section 106 and Legal Agreement providing for the obligations set out in the Heads of Terms below.
- 2.2 That delegated authority be granted to the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- 2.3 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 18 January 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.4 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 is granted in accordance with the Planning Application subject to the attachment of the conditions.

Conditions – Summary (the full text of recommended conditions is contained in Section 9 of this report)

1. Reserved Matter Approval (Scale, Appearance, Layout, Access, Landscaping)
2. COMPLIANCE - Time limits for Reserved Matters
3. COMPLIANCE - Commencement
4. COMPLIANCE - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications)
5. COMPLIANCE - Development in Accordance with Approved Drawings and Documents
6. COMPLIANCE - Environmental Statement
7. COMPLIANCE - Environmental Statement: Reserved Matters Applications
8. COMPLIANCE - Quantum of Development
9. COMPLIANCE – Development in accordance with Acoustic Report
10. COMPLIANCE – LAND USE (Retail)
11. COMPLIANCE - Development in Conformity with Energy Statement
12. COMPLIANCE - Land Contamination – Part C

- 13.COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)
- 14.COMPLIANCE - NRMM Inventory and Documentation Availability
- 15.COMPLIANCE – Accessibility
- 16.COMPLIANCE - Compliance with London Housing Design Standards
- 17.COMPLIANCE - Individual Satellite dishes or television antennas precluded
- 18.PRE COMMENCEMENT - Confirmation of Site Levels
- 19.PRE COMMENCEMENT Drainage Strategy (Thames Water)
- 20.PRE COMMENCEMENT - Archaeology (Written Scheme of Investigation)
- 21.PRE COMMENCEMENT - Tree protection meeting (pre-commencement)
- 22.PRE-COMMENCEMENT – Water supply (Thames Water)
- 23.PRE- COMMENCEMENT - Construction Environmental Management Plan
- 24.PRE COMMENCEMENT - Land Contamination – Part A and B
- 25.PRE COMMENCEMENT - Details of AQDMP (Dust)
- 26.PRE COMMENCEMENT - Waste Management Scheme
- 27.PRE COMMENCEMENT - Updated Construction Logistics Plan
- 28.PRE COMMENCEMENT - Piling method statement (Thames Water)
- 29.PRIOR TO ABOVE GROUND WORKS - Affordable Housing Strategy
- 30.PRIOR TO ABOVE GROUND WORKS - Phasing strategy & details
- 31.PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan
- 32.PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage
- 33.PRIOR TO ABOVE GROUND WORKS - Energy Strategy
- 34.PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential
- 35.PRIOR TO ABOVE GROUND WORKS - External Solar Shading and Passive Ventilation Study
- 36.PRIOR TO ABOVE GROUND WORKS - Phasing strategy & details
- 37.PRIOR TO ABOVE GROUND WORKS - Green and Brown Roof
- 38.PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)
- 39.PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details
- 40.PRIOR TO OCCUPATION - Estate Management & Maintenance Plan
- 41.PRIOR TO OCCUPATION - Play Space
- 42.PRIOR TO OCCUPATION - Secured by Design
- 43.PRIOR TO OCCUPATION - Details Roof Top PV Panels
- 44.PRIOR TO OCCUPATION– Lighting strategy
- 45.PRIOR TO OCCUPATION - Car Parking Management Plan
- 46.PRIOR TO OCCUPATION - Details of Central Dish/Receiving System
- 47.PRIOR TO OCCUPATION – Delivery and Servicing Strategy

Informatives – Summary (the full text of recommended informatives is contained in Section 9 of this report)

- 1) Working with the Applicant (LBH Development Management)
- 2) Community Infrastructure Levy (LBH Development Management)
- 3) Highways licenses (LBH Highways)
- 4) Hours of Construction Work (LBH Development Management)
- 5) Party Wall Act (LBH Development Management)
- 6) Requirement for Groundwater Risk Management Permit (Thames Water)
- 7) Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)
- 8) Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres (Thames Water).
- 8) Water Main Crossing Diversion (Thames Water)
- 9) Minimum Pressure and Flow Rate from Pipes (Thames Water)
- 10) Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)
- 11) Asbestos Survey (LBH Environmental Services and Community Safety)
- 12) New Development Naming (LBH Transportation)
- 13) Environment Agency – Additional Advice (Environment Agency)
- 14) Archaeology
- 15) Asbestos Survey (LBH Environmental Services and Community Safety)
- 16) Highways Licenses

Section 106 Heads of Terms:

Affordable Housing

- Building 4 - 5% of units to be Discount Market Rent. Defined as 65% below market rent.
- Berol House - no less than 35% affordable units (100% Intermediate).
- Building 4 – no occupation of the Market Rent Housing Units until all of the Discount Market Rent units in Building 4 have been constructed.
- Berol House - not to Occupy the Market Housing Units until all of the Affordable Housing Units in Berol House have been constructed.
- Building 4 – early and late stage viability review mechanism.
- Berol House – early and late stage viability review mechanism.
- Upwards only review mechanism based on agreed baseline appraisal.
- On-site only provision for additional affordable uplift.
- PRS housing - minimum 15-year covenant restricting sale out of the PRS tenure with clawback mechanism
- PRS housing will be provided in accordance with an approved PRS marketing and letting scheme.
- Not to Occupy or cause or permit the Occupation of any PRS Housing Unit until the PRS Management Plan has been submitted to and approved by the Council.
- No occupation Market Housing PRS units until all of the Discounted Market Rent Units in Building 4 have been constructed

- Intermediate units - minimum 34% lower-cost shared ownership within Band 2 aimed at those households earning less than £40,000 a year.
- All shared ownership units to remain affordable until and unless affordable occupier's staircase to 100% outright ownership.
- Time Limited marketing of the Low Cost Shared Ownership homes, for a period of up to three months including to persons who live or are employed in Haringey.

Transport

- Enter into s.278 agreement(s) with the Council to deliver temporary and permanent changes to Watermead Way, including loading bays.
- A residential and site-wide framework commercial travel plan, including:
 - Travel plan co-ordinator to monitor the travel plan initiatives (Berol House/Building 4 & separately for NCDS to include SMART measures)
 - Provision of welcome induction packs containing public transport and cycling/walking information
 - Three years' car club membership for each residential unit including £50 annual credit for those who take up or equivalent assistance in buying a bike
 - Contribution to the LPA in the amount of £3,000 (per each travel plan submitted), for reviewing and providing recommendations to the submitted TP, until such time when targets have been achieved.
 - Car free development, occupiers of the residential units are not eligible, for on-street car parking permits.
- No sale of parking spaces. Residents of the new wheelchair accessible dwellings will be granted parking permits for the new wheelchair accessible parking spaces, which shall be individually allocated per relevant dwelling in accordance with priority criteria. Details to be agreed through the car parking management plan.
- Joint CPZ review of the area in the vicinity (with adjacent owners) to review existing CPZ across the impact area (£12,000 payable upon implementation).

Commercial Strategy

- Provision to review and update the commercial strategy to take into account wider regeneration and commercial proposals.

Public Realm Delivery and Management/Temporary Works

- Watermead Way Public Realm Improvements - within 12 months of implementation make payment of £534,000.
- Permanent public access to footpaths, cycleways and open spaces.
- Submit and implement an Approved Public Access Plan.
- Maintain development estate public realm areas in accordance with standards to be agreed.
- The Applicant shall complete the final form of the public realm and landscaping to the Berol Link, prior to the occupation of Building 1.

- Building 1A - deliver Interim Works to Berol Link to provide temporary accessible car parking.
- Reasonable endeavours to work in partnership with adjacent landowners - meanwhile conditions & landscaping of sites to enhance and integrate new development, during phased development.
- College - complete the cycle parking along Watermead Way and enter into a Section 278 with the Council to procure the southern loading bay on Watermead Way and associated pavement changes.
- Building 4 - complete the public realm improvement works to Watermead Way and enter into a s.278 with the Council to procure the northern loading bay on Watermead Way and associated pavement changes.

Securing Design Quality

- The existing architects, including for the College, to be retained. Shall not engage or use any other architect until the Council has first approved such architect.

Skills and training/Community Access

- Prior to first Occupation (NCDS College) - Community Use Plan agreement with the Council to enable local residents to access available facilities, including the MUGA.
- NCDS and Building 4 - Local Labour and Training During Construction (obligation to seek targeted approach to on-site labour by way of an employment skills plan to ensure not less than 20% of those employed are local residents).
- Work with the Haringey Employment and Recruitment Partnership - employment and training opportunities
- Designate a named contact to ensure efficient management and supply of local Council residents for employment and training opportunities.

Energy

- Provisions to connect to the Tottenham Hale District Energy Network (DEN) including delivery of pipework to highway edge.
- The Council to serve notice that the owner is required to connect to the DEN.
- Any shortfall in carbon offsetting required to ensure policy compliance (as set out in London Plan Policy 5.2) will be offset at £60 per tonne.

Construction

- Obligation to register with the Considerate Constructor scheme during the construction and demolition phase of the development.
- Pay a maximum sum of £20,000 towards the Construction Coordinator.

Monitoring

- Environmental Monitoring Fee – the applicant will pay a maximum sum of £20,000 towards environmental monitoring of the construction of the development.

2.5 The consultation for the application ends on 1st December due to the requirement to place a notice in the local press. Letters were sent on 7th November so 21 days has passed since direct consultation. If members resolve to grant the application the decision will not be issued until the S106 is completed which will be after the 1st of December. If material representations are received following a committee decision and have not been addressed in this report the application will be returned to committee for a decision. Any representations received prior to the committee meeting will be presented as an addendum to this report.

2.6 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons. 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:

- i. In the absence of a legal agreement securing 1) the provision of on-site affordable housing 2) marketing of the scheme to local residents on targeted incomes, and 3) the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. The scheme would not make full use of Haringey's capacity for housing to meet targeted delivery of required homes. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policies AAP3 and TH6.*
- ii. In the absence of an agreement that the PRS units would remain as PRS for 15 years and the provision of a PRS marketing and management plan the proposal would fail to provide good quality rented accommodation which meets housing need. As such, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2017 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan 2016.*
- iii. In the absence of a legal agreement securing local employment, the proposal would fail to facilitate training and employment opportunities for the local population. The scheme would fail to contribute to the social regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, Policy DM48 and emerging Policy AAP4.*
- iv. In the absence of legal agreement securing 1) residential and commercial Travel Plans, and Traffic Management Order (TMO) amendments to preclude the issue of parking permits, and 2) financial contributions toward cycle parking, public realm improvements, travel plan monitoring, and car club provision, the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts*

and unsustainable modes of travel. As such, the proposal would be contrary to London Plan policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy AAP7.

- v. In the absence of a legal agreement securing 1) public realm enhancements 2) soft landscaping improvements to local green spaces, 3) temporary public realm the proposal would give rise to an illegible public realm, poorly detailed building elevations and poor quality residential access to local green spaces. As such, the proposal would be contrary to London Plan policies 7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and Policies DM1, DM3, DM19 and DM20, and Policies AAP6, AAP9, TH1 and TH4.*
 - vi. In the absence of the provision of a community use plan the proposal would fail to provide community sports facilities for Haringey's communities as such, the proposal would fail provide a provision a multi-purpose community facility contrary to Policy SP16 of the Haringey Local Plan 2017, and Policy 3.19 of the London Plan 2015.*
 - vii. In the absence of a legal agreement securing 1) public realm enhancements 2) soft landscaping improvements to local green spaces, the proposal would give rise to an illegible public realm, poorly detailed building elevations and poor quality residential access to local green spaces. As such, the proposal would be contrary to London Plan policies 7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and Policies DM1, DM3, DM19 and DM20, and Policies AAP6, AAP9, TH1 and TH4.*
 - viii. In the absence of a legal agreement securing an Energy Plan to address a carbon offset payment requirement and demonstrate a connection to a future district energy network, the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and therefore contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DPD Policies DM 21, DM22 and Policy TH4.*
- 2.7 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.

CONTENTS

3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
3.1	Proposed Development
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	MATERIAL PLANNING CONSIDERATIONS
6.1	Employment, night-time economy, retail and land use mix
6.2	Housing and density
6.3	Tall buildings, view management & townscape
6.4	Masterplanning, design & public realm
6.5	Conservation & Impact on Heritage Assets
6.6	Quality of Residential Accommodation
6.7	Open Space, Social and Community Infrastructure
6.8	Development Impact to Adjoining Occupiers
6.9	Transportation and Parking
6.10	Flood Risk and Drainage
6.11	Energy and Sustainability
6.12	Waste and Recycling
6.13	Land Contamination
6.14	Equalities Impacts
6.15	Health Impacts
6.16	Summary and Conclusion – Material Planning Considerations
7.0	COMMUNITY INFRASTRUCTURE LEVY
8.0	RECOMMENDATIONS
9.0	PLANNING CONDITIONS & INFORMATIVES

APPENDICES

Appendix 1	Ashley Road South Masterplan Context
Appendix 2	Approved drawings and plans
Appendix 3	Consultation Responses – Adjoining Occupiers
Appendix 4	Development Management Forum Comments
Appendix 5	GLA Stage 1 Report
Appendix 6	Planning conditions
Appendix 7	Consultee responses

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1. Proposed development

3.1.1. The is a hybrid planning application for the demolition of existing buildings within the Berol Yard site and retention of Berol House. It includes the erection of two buildings between 8 and 14 storeys providing 166 residential units, 694sqm of commercial floorspace (Class A1/A3/B1), 7,275sqm of educational floorspace (Class D1), car and cycle parking, open space, landscaping and other associated works.

3.1.2. In addition, the application includes an application for outline permission (all matters reserved) for the alteration/conversion of ground, first and second floor of Berol House with up to 3,685sqm of commercial floorspace (Class A1/A3/B1) and the introduction of a two storey roof level extension introducing up to 18 residential units, cycle parking and other associated works.

3.1.3. The planning application seeks formal approval for the following documents as part of the submission:

- Detailed planning application drawings showing the detailed development alongside the existing context
- Parameter plans relating to Berol House and supporting Design Guidelines
- Masterplan-wide drawings showing the Berol Yard development alongside the existing buildings across the overall masterplan area
- Sustainable Design and Energy Statement
- Arboricultural Impact Assessment and Method Statement
- Construction Logistics Plan
- Delivery and Servicing Plan
- Framework Travel Plan

3.1.4. The residential development is proposed to be 'car-free' but will provide accessible car parking spaces and car parking for the commercial element of Berol House. It will provide 16 accessible spaces and 24 standard car parking spaces.

Amendments to the application (October 2017)

3.1.5. Following a range of consultation responses and in response to officer comments the following changes were made to the Berol Yard scheme:

- Replacement of private accommodation in Building 4 with Build to Rent (BtR) and Discount Market Rent (DMR) accommodation.
- Reconfiguration of ground floor layout and commercial floorspace in Building 4 and associated changes to entrance locations.
- Revision to the residential mix and internal layouts in Building 4.
- Introduction of ancillary communal facilities to support the BtR accommodation in Building 4.

- Changes to cycle parking provision and refuse storage arrangements.
- Amendments to affordable housing provision and tenure split.

Applicant's Consultation

3.1.6. The applicant has submitted a Statement of Community Involvement prepared by Belgrave dated June 2017, in accordance with the Council's Statement of Community Involvement. The scheme has also previously been considered by Haringey's Quality Review Panel (QRP). A range of pre-application meetings took place between July 2016 and March 2017 (14 meetings in total including three presentations to the Quality Review Panel for the masterplan scheme).

3.1.7. The following discussions took place following the submission of the application:

- September 2017 presentation to the QRP (Chair's Review)
- July 2017 meeting with the Secured by Design Officer
- A number of application meetings with LBH

3.1.8. The following public exhibitions were held by the applicant at Berol House, 25 Ashley Road. 4,600 invitations were issued across the distribution area to publicise the exhibitions.

3.1.9. As part of the consultation process, three public exhibitions have been held to show the local community in Tottenham Hale the proposed development. Two exhibitions were all held at Berol House, 25 Ashley Road, London, N17 9LJ on:

- 20th July 2016
- 10th November 2016

One exhibition was held at Sentinel House, 1 Ashley Road, London N17 4LQ on 30th March 2017. The response to the Council's statutory consultation is tabulated in the section below.

3.1.9. The applicant has undertaken pre-application public consultation prior to the submission of the application, and has sought pre-application guidance from the Council and the Greater London Authority (GLA).

4. CONSULTATION RESPONSE

4.1. The following were consulted regarding the application:

Internal:

- LBH Head of Carbon Management
- LBH Regeneration Tottenham Team
- LBH Housing Design & Major Projects
- LBH Flood and Surface Water Drainage
- LBH Economic Regeneration

- LBH Cleansing Team - East
- LBH Parks
- LBH EHS – Pollution, Air Quality, Contaminated Land
- LBH EHS - Noise
- LBH Conservation Officer Conservation Officer
- LBH Emergency Planning and Business Continuity
- LBH Building Control Building Control
- LBH Transportation Group

External:

- Network Rail
- London Fire Brigade
- Lee Valley Regional Park Authority
- Metropolitan Police - Designing Out Crime Officer
- Transport for London – Borough Planning
- Ferry Lane Action Group
- Environment Agency
- London Underground
- Natural England
- Greater London Authority
- Thames Water Utilities
- Historic England - Greater London Archaeology Advisory Service
- London Wildlife Trust
- Tottenham Conservation Area Advisory Committee

- 4.2. The full text of comments from internal and external consultees that responded to consultation is contained in Appendix 7. A summary of the consultation responses received is below:

Internal:

LBH Transportation

Subject to suggested planning conditions and planning obligations the proposal is acceptable in transportation terms.

LBH Environmental Health Officer – Noise

Environmental health officers are satisfied with the findings of the Environmental Statement in respect of noise issues and there are no objections.

LBH Environmental Health Officer – Air Quality

Environmental health officers provided a number of detailed comments on the original Environmental Statement. Further information was requested and this has been provided as part of revisions to the application. A number of planning conditions are proposed and further assessment is provided in the main body of this report.

LBH Environmental Health - Contamination

Site investigations revealed a range of contaminants present. Further site investigations are recommended and these should be secured via planning conditions.

LBH Carbon Management

The updated version of the Sustainable Design and Construction Strategy (October 2017) follows a series of meetings between the GLA, LBH and the applicant. The current strategy indicates the scheme will deliver a 17.5% improvement over building regulations (Building Regulations 2013). To become policy compliant (LP 5.2) the developer will have to offset the remaining of their emissions at a cost of £60 per tonne, secured via s106 agreement.

Lean

The scheme delivers a 15.8% carbon reduction through lean (energy efficiency measures). On average, Haringey Council sees 10-12% improvement through energy efficiency measures. This is satisfactory.

Clean

The scheme proposes a further 1.7% reduction via photovoltaic panels. The scheme is now proposing a boiler-led heating system following discussions regarding the ability of the scheme to easily connect into a future DEN. This is a change from the CHP which was proposed initially and is welcomed.

The following measures should be secured via a combination of planning conditions and planning agreement:

- That the boilers provide all space heating and hot water across the site;
- That the energy centres have pipework installed which will run from the Energy Centre to the Ashley Road highway. This will enable this to be connected to the DEN at a later date;
- A commitment to connect this (currently unused) pipework to the larger pipework which will then be serve the DEN;
- That when the DEN is delivered that the applicant commits to decommission their boilers and take heat from the DEN.

The Carbon Management Team accept that this carbon performance is less than the applicants preferred CHP-led ambition but this is viewed in the context of a longer-term commitment to connect to the future DEN. The detailed issues relating to these comments have been discussed with the Carbon Management Team and are addressed later in this report. Appropriate planning conditions and planning obligations to overcome these issues are proposed.

Discussions took place between officers and the College regarding the specific proposals for the College building. As the 35% CO2 reduction target is being achieved, a carbon offset payment is not applicable and the proposals demonstrate the ability to connect to a future District Energy Network.

LBH Conservation Officer

Whilst the proposed development would cause some harm to the setting of the non-designated heritage asset, Berol House, it would be outweighed by the heritage benefits of reusing the building and other wider public benefits. Additionally, the scale of the building would be visible from within the setting Tottenham High Road in long

distance views. However, this would not lead to negative impact and as such is considered to cause no harm. As such, the scheme would comply with current statutory and policy requirements and is acceptable from a conservation point of view.

LBH Economic Development Team

The EDT strongly supports the proposed development because of its potential jobs, commercial space and educational space impacts - as well as its contribution to the physical and economic transformation of the Ashley Road South employment area.

LBH Senior Drainage Engineer

The LBH Drainage Engineer is satisfied with the supplied calculations and overall approach. LBH Drainage require the applicant to supply detailed drainage design drawings, and maintenance plan including SuDS features for review and sign-off for approval.

LBH Waste Management

The application has been given a RAG traffic light status of GREEN for waste storage and collection. The application includes adequate storage provision for refuse and recycling storage for a once weekly collection

LBH Nature & Conservation

A total of ten low quality category C trees and one group will require removal to facilitate development and these are mostly on LBH land. No objection in the light of re-provision as part of wider public realm improvements.

External:

Thames Water

No objections subject to the provision of drainage strategy detailing any on and/or off site drainage works by Grampian condition, and informatives. Thames Water recommend the imposition of a Grampian Style Planning Condition to require the submission of a drainage strategy detailing any on and/or off site drainage works for approval.

Transport for London

The Applicant responded to a number of initial queries raised by TfL and TfL now considers the proposals to be acceptable, subject to a range of detailed issues (see Appendix 1).

Crossrail 2 Safeguarding Team

CR2 advises Haringey Planning Authority that whilst the development site boundary is outside safeguarding limits it is in close proximity to a significant CR2 construction worksite (proposed). CR2 advises that the applicant should be made aware that in the event that CR2 is confirmed the site would be opposite a future worksite which would be required to deliver the railway and it would be necessary to consider noise mitigation measures to be incorporated as part of the development scheme.

Environment Agency

The Environment Agency refers the Council to standing flood risk advice.

Natural England

No objections subject to ecological improvements.

Greater London Authority [see full report in appendix 4]

The GLA considered a Stage 1 report on 29 August 2017.

Greater London Archaeological Advisory Service

The archaeological interest should be conserved by attaching a planning condition.

London Underground

LU confirm that the applicant is in communication with London Underground engineers (National College for Digital Skills site only) with regard to the development above. LU has no comment to make on the application except that the developer should continue to work with LU engineers.

Designing out crime officer

The officer confirms meetings have taken place with the project architects to discuss the intention around Secured by Design (SbD). The officer has reviewed the planning application. The officer requests a planning condition (prior to above ground works and prior to occupation) to detail the measures to be incorporated.

London Fire & Emergency Planning Authority

No response received. Detailed advisory informatives are provided.

Network Rail

Network Rail provide a number of advisory comments to ensure the proposal, both during construction and after completion of works does not impact on infrastructure.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- Neighbouring properties consulted by letter
- Resident's Association consulted by letter
- 4 planning site notices were erected in the vicinity of 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: 1
- Objecting: 1
- Supporting: 0
- Others: 0

5.3 The full text of representations from adjoining occupiers (and the officer response) is set out at Appendix 1 for reference.

5.4 The issues raised in representations from adjoining occupiers are summarised below. One objection was received to the application and the material issues raised are included in Appendix 1 and can be summarised as:

- Impact on local services and the community
- Transportation concerns leading to increased parking and congestion
- Impact on neighbours and the surrounding area
 - Air pollution
 - Overshadowing
- Detrimental impact on local business and jobs
- Objections on the basis of the level of noise and disruption during and post construction
- Objections on the basis of adverse impact on access to Berol House for employees and visitors;
- Reduction in attractiveness of Berol House as employment location.

6 MATERIAL PLANNING CONSIDERATIONS

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

- 6.1 Employment, night-time economy, retail and land use mix
- 6.2 Housing and density
- 6.3 Tall buildings, view management & townscape
- 6.4 Masterplanning, design & public realm
- 6.5 Conservation & Impact on Heritage Assets
- 6.6 Quality of Residential Accommodation
- 6.7 Social and community infrastructure
- 6.8 Development Impact to Adjoining Occupiers
- 6.9 Transportation and Parking
- 6.10 Flood Risk and Drainage
- 6.11 Energy and Sustainability
- 6.12 Waste and Recycling
- 6.13 Land Contamination
- 6.14 Equalities Impacts
- 6.15 Health Impacts
- 6.16 Fire Safety

6.1 Material Planning Considerations – Assessment

Employment, night-time economy & land use mix

6.1.1 The proposed NCDS building will sit in the south of the site nearest to Tottenham Hale underground station. In total it will provide enough space, spread over seven levels, to accommodate 1,500 students (800 full time equivalent). This is a major local benefit in terms of education provision, direct employment provision and indirect/induced local benefits and in accordance with Local Plan Policy Sp9 which states that the Council will encourage the provision and growth of education and training facilities within the borough in areas such as Haringey Heartlands and Tottenham Hale and areas of high unemployment.

- 6.1.2 The National Planning Policy Framework (NPPF) states at Paragraph 51 that Local Planning Authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.
- 6.1.3 Adopted local and strategic policies restrict the mixed-use redevelopment of employment land to Local Employment Area – Regeneration Areas. The Strategic Policies Local Plan provides the basis for a more flexible approach to development in such Regeneration Areas. Furthermore, the London Plan and Haringey's Strategic Policies require that more intensive land uses are directed to highly accessible locations.
- 6.1.4 Policy DM38 states that the Council will support proposals for mixed-use development within a Local Employment Area – Regeneration Area where this is necessary to facilitate the renewal and regeneration of existing employment land and floorspace. In particular, proposals are expected to demonstrate that for reasons of viability a mixed-use scheme is necessary to facilitate the delivery employment floorspace and maximise the amount of employment floorspace to be provided within the mixed-use scheme, having regard to development viability. Proposals are expected to provide demonstrable improvements in the site's suitability for continued employment and business use, having regard to:
- The quality, type and number of jobs provided, including an increase in employment densities where appropriate;
 - Flexibility of design to enable adaptability to different business uses over the lifetime of development;
 - Environmental quality of the site;
 - Provision for an element of affordable workspace where viable.
- 6.1.5 Specifically, policies relating to site allocation TH6 in the Tottenham Area Action Plan state residential development will only be acceptable for the purpose of making viable the re-provision of employment floorspace. The site is within a Designated Employment Area: Regeneration Area and proposals for mixed use employment-led development will be supported, where appropriate.
- 6.1.6 The amendments to the commercial space in Building 4 propose the creation of a single large commercial unit with a large ground floor frontage that will activate Berol Yard and the corresponding section of Watermead Way. The introduction of a large single commercial unit will work much better as a co-working and managed workspace, and will complement the existing offer in Berol House and the adjacent proposals from Notting Hill Housing. The applicant is seeking to work with co-working operators who can also cultivate strong relationships with NCDS to create further opportunities for students to establish themselves and their business in Tottenham Hale and continue to

benefit from the support available at NCDS. These proposals are strongly supported by the LBH Economic Development Team.

- 6.1.7 As part of a wider mixed use allocation in policies the existing and proposed employment provision must also be viewed in the context of the wider proposals for Ashley Road South. The Ashley Road Masterplan Area will provide a total of 16,424sqm of commercial and education floorspace compared with 16,041sqm existing. Therefore, there will be a small net gain in commercial floorspace and the proposals will deliver significant qualitative enhancement of accommodation on the site, replacing relatively low-grade and inefficient accommodation with high quality units that have been designed to appeal to a range of potential occupiers and employers.
- 6.1.8 Officers have worked with the applicant to maximise the amount of employment-generating floorspace across the masterplan area and the new buildings within this proposal provide a total of up-to 1,170sqm. This level of provision would meet the overall objective of re-provision required across the masterplan area, subject to finding the right balance between retail and employment uses to secure policy objectives.
- 6.1.9 The proposals clearly demonstrate a significant improvement in the quality, type and flexibility of employment space provided. Whilst subject to market demand, the proposals offer flexibility of design to enable adaptability to a range of businesses over the lifetime of development consistent with the ambition for the area. In addition, the proposals offer a significant improvement in the environmental quality of the site, in line with the changing function and role of Tottenham Hale, and also consistent with the Council's employment policies.

Number and type of jobs

- 6.1.10 Save for Berol House itself, the majority of the site comprises low grade commercial and industrial buildings (Class B1/B2/B8). The site currently provides 1,198 sqm (Class B2/B8) of commercial floorspace (B1/B2 uses) and 4,284.7sqm (B1) within Berol House.
- 6.1.11 The precise number of jobs that will be supported will depend on the end-users that occupy the scheme and the extent to which current occupants of employment space may be re-accommodated in the new scheme. However, it is possible to estimate employment generation by applying average employment densities to the proposed floorspace.
- 6.1.12 Applying this to the number of jobs based at Ashley Gardens and Berol Yard and assuming that two part-time jobs are equivalent to one Full Time Equivalent (FTE) suggests the site could support approximately 343 FTE net jobs on the basis that 162 FTE jobs currently exist and approximately half could be re-accommodated in the proposed scheme. This represents a significant uplift in the number of jobs. The new commercial space will be of a high quality and more efficient design and will provide predominantly B1(a) office space which can support a greater capacity of workers.

6.1.13 In summary, the Berol Yard development and the ARSM proposals as a whole are consistent with policy objectives relating to employment generating accommodation. The developments will increase the overall quantum of commercial floorspace across the ARSM area. They will yield an uplift in the number of permanent jobs at the site and will deliver significant enhancements in the standard of commercial space; markedly improving the low grade existing accommodation. The provision of high quality commercial accommodation and the increase in employment at the site is a major benefit associated with the three ARSM schemes.

High-speed broadband

6.1.14 Policy DM38: Local Employment Area – Regeneration Areas also requires new development within Mixed Use Employment Areas to be designed to enable connection to ultra-fast broadband. This requires ducting to be provided and a strategy to be in place for liaison with suitable communications providers and for the development to be ‘fibre-ready’. This will be particularly important in relation to the co-working space and College and therefore a planning condition is proposed to secure a strategy to be submitted to address these requirements.

Balance of commercial land uses

6.1.1 To maximise and secure the employment re-provision envisaged (Policies TH6 and DM40) and secure an appropriate re-provision of employment floorspace across the masterplan area, controls on the commercial floorspace to restrict retail use within the scope of this application are necessary. A limited amount of A1/A3 use commensurate with the employment-led role of ARS is supported, particularly in and around key public areas of activity & movement. The commercial employment units will of course be subject to market demand but the proposals offer a range of unit sizes capable of adapting to a range of businesses over the lifetime of the development.

6.1.2 The policy framework does not envisage retail use in this part of the regeneration area and officers view the introduction of significant new retail provision in this location as potentially detrimental to the strategic role of Ashley Road South as part of the wider town centre offer. In particular, DM38 seeks to maximise the amount of employment floorspace. Officers have carefully considered the overall balance of uses including the option of an embargo on retail uses in the circumstances of this particular site.

6.1.3 Taking all these factors into consideration, including the overall policy objective of creating an employment-led mixed use area led by the area around Berol Yard, and the existing resolution to grant for the Notting Hill Housing scheme officers recommend an embargo on Class A1 and A3 use in respect of Berol Yard. In addition, the proposals relating to Berol Yard have been designed to target co-working and managed workspace and therefore it is likely that any operator would still be able to accommodate ancillary café

use as part of any workspace offer. Officers therefore recommend the cumulative limits shown below:

Building	Non-residential floorspace restrictions (GEA)
Notting Hill Housing	Max 450sqm A1 use Max 300sqm A3 use
Ashley Gardens	No A1 Retail Use Max 150sqm A3 use
Berol Yard	No A1 or A3 use
Total (ARS)	Max 450 sqm A1 use Max 450 sqm A3 use

- 6.1.4 In addition, as part of the s.106 agreement, the applicant has agreed to review and update the commercial strategy prior to the occupation of any units, to give due consideration to the wider commercial offer as part of the Ashley Road South masterplan. Officers consider this approach to strike the right balance between maximising employment floorspace and allowing a limited amount of flexibility across the masterplan area to deliver a genuinely mixed use and vibrant part new neighbourhood in Tottenham Hale. The proposed retail use restrictions will also bring the proposal into line with policies by securing the maximum viable re-provision of existing employment floorspace. This balance will also ensure Ashley Road South does not compete with the existing and emerging retail role in the new Tottenham Hale District Centre.
- 6.1.5 Considered in the light of wider emerging proposals and subject to the recommended restrictions on retail use, the land use and employment provision is considered to be acceptable. The proposed employment, food and drink and public realm components would provide a significant number of new jobs, help create safe and attractive places for meeting and socialising consistent with the wider ambition to create a vibrant new creative district. The demolition of the existing buildings on the application site is acceptable and a commensurate quantum of commercial floorspace is proposed to be delivered by the scheme. Carefully managed, the balance of land use components will make a positive contribution towards creating a sustainable community creating a genuinely mixed use area.

Night-time economy

- 6.1.6 Policy 4.6 of the London Plan sets out the Mayor's approach to supporting London's arts, cultural, sporting and entertainment enterprises. Policy 4.7 provides principles for assessing the need and capacity for culture and leisure development in town centres. For existing venues, boroughs should enhance and protect creative work and performance spaces and related facilities in areas of defined need (4.6Ca).
- 6.1.7 Under Policy 3.1B, facilities and services that meet the needs of particular groups and communities should be protected. Loss of these facilities without

adequate justification or replacement should be resisted. Boroughs should ensure that this protection includes meeting the needs of those groups and communities who make use of cultural facilities in the evening and night time.

6.1.8 'Agent of Change' refers to the principle that the person or business responsible for the change is responsible for managing the impact of the change. This means that a residential development to be built near a live music venue, for example, would have to pay for soundproofing. While a live music venue opening in a residential area would be responsible for the costs. Responsibility for noise management is therefore placed on the 'agent of the change'.

6.1.9 Under London Plan policy 7.15Bb, development proposals should seek to manage noise. This includes through mitigating and minimising adverse impacts without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of existing businesses. Policy 4.6Ca makes specific reference to protecting creative work and performance spaces and related facilities particularly in areas of defined need.

6.1.10 The Styx music and theatre venue use sits immediately to the south of the Berol Yard development, adjacent to the proposed new College. The venue has temporary planning permission until 2018. In accordance, with For existing venues, the Mayor's SPG states that boroughs should enhance and protect creative work and performance spaces and related facilities in areas of defined need (4.6Ca). Officers have reviewed the planning application material, applying the 'agent of change' principle advised in the Mayor's guidance and consider the introduction of a new College building adjacent to the venue to be a compatible use and unlikely to lead to a conflict of use in the event the venue remains in situ beyond its existing planning permission. A planning condition is proposed requiring details of the hoarding (and confirming its exact position) to allow a suitable, interim, pedestrian environment.

High-speed broadband

6.11 Policy DM38: Local Employment Area – Regeneration Areas also requires new development within Mixed Use Employment Areas to be designed to enable connection to ultra-fast broadband. This requires ducting to be provided and a strategy to be in place for liaison with suitable communications providers and for the development to be 'fibre-ready'. A planning condition is attached to secure these provisions.

Principle of Demolition

6.1.11 The scheme proposes the full redevelopment of the site, including the demolition of a number of one and two storey industrial warehouses with associated yards. A number of these are in trade uses selling materials such as fabrics, roofing and windows. There is no publically accessible open space within the masterplan site. The principle of the demolition of the existing

buildings on the land is considered to be acceptable in principle and will optimise its reuse in accordance with a range of development plan policies.

6.2 Housing and density

- 6.2.1 London Plan Policy 3.3 provides explicit strategic support for the provision of housing within London, and sets a target for the Council to deliver a minimum of 15,019 homes in the Plan period 2015-2025. London Plan Policy 2.13 (and supporting Table A1.1) recognises the significant potential of the Upper Lee Valley Opportunity Area to accommodate new homes, and identifies a minimum of 20,100 new homes to be accommodated within the area. Haringey Council's Strategic Policy SP1 seeks to focus the majority of housing growth in the designated Growth Areas, including Tottenham Hale.
- 6.2.2 Given the site's context within the Upper Lee Valley Opportunity Area and the Tottenham Housing Zone, and in light of the Council's local policy designations, the principle of the redevelopment for of this site for housing, to include up to 265 new homes is supported and in line with both London Plan and local planning policy.

Portfolio approach to sites and delivery of affordable housing

- 6.2.3 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site. London Plan Policy 3.11 indicates that Boroughs should set an overall target in LDFs for the amount of affordable housing provision needed over the plan period. 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.
- 6.2.4 Strategic Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough target of 40%. This approach is reflected Policy DM 13, which also sets out the preferred affordable housing size mix as set out in the Council's Housing Strategy (2017-2022) which was adopted by Cabinet in late 2016. Policy AAP3 Part B relates to the provision of affordable housing within Tottenham in line with Policies SP2 and DM13.
- 6.2.5 The affordable housing tenure split in Haringey is typically required to be 40% intermediate accommodation and 60% affordable rented accommodation, in accordance with Policy SP2 and Policy DM13. However, Policy AAP3 and DM13A(c) provide that this split should be reversed in Tottenham to rebalance the historically high levels of social rented accommodation. Policy therefore requires 60% intermediate accommodation and 40% affordable rented accommodation in this area.
- 6.2.6 Policy DM13 also states the Council may seek to alter the tenure of affordable provision to be secured on a case-by-case basis, to avoid affordable housing of a certain tenure being over or under represented in an area. This approach is in line with London Plan Policy 3.9 (Mixed and Balanced Communities)

which states that a more balanced mix of tenures should be sought in neighbourhoods where social renting predominates and there are concentrations of deprivation. The revised affordable housing offer for Ashley Gardens includes provision for 74% intermediate housing and 26% affordable rent.

- 6.2.7 The site is also located within the boundaries of a Housing Zone. The Housing Zone programme is explicitly designed to encourage developers, boroughs and other key partners to consider innovative and flexible approaches to accelerate sustainable development and increase housing delivery.
- 6.2.8 The Housing Zone also seeks a portfolio approach to housing delivery to better align public sector resources. This approach also balances housing tenures and dwelling mixtures across Housing Zone areas. The Housing Zone programme is explicitly designed to encourage developers, boroughs and other key partners to consider innovative and flexible approaches to accelerate sustainable development and increase housing delivery.
- 6.2.9 In order to reflect this the Tottenham Area Action Plan paragraph 4.14 sets out the following: 'a portfolio approach where a group of sites can be seen to work together to meet the overall objectives of the Plan will be encouraged. This could for example mean that two or more sites working in parallel deliver different mixes or tenures of units which together make a policy compliant outcome in the area.' Paragraph 2.34 of the London Plan Affordable Housing and Viability SPG 2017 also raises the potential for a portfolio approach to affordable housing across sites.
- 6.2.10 This means that each site will be considered in terms of its specific characteristics and suitability for different housing types and tenures and other non-residential uses, and balanced against proposals for other sites in Tottenham Hale, with the council playing a key role in managing the distribution across the area.
- 6.2.11 For example, some sites may be more appropriate for family or smaller units, whereas as others may lend themselves to particular tenure types. The same principle is true for non-residential uses where some areas are suited to different balances of social/community uses, retail and leisure and commercial.
- 6.2.12 In addition, the council has been coordinating the delivery of the wider package of infrastructure required to deliver the District Centre, bringing together developer, council and critically Housing Zone resources to support the significant infrastructure requirements set out in the Tottenham Hale District Centre Framework and its companion Delivery Strategies.
- 6.2.13 The council has also secured the land receipts from the Tottenham Hale Strategic Development Partnership for investment in affordable housing in the Tottenham Housing Zone and the delivery of infrastructure within the Tottenham Hale District Centre Framework area. These receipts are subject to both overage and profit-share arrangements. It was agreed at Cabinet that

these land receipts would be used to fund the provision of additional affordable housing through this innovative mechanism.

- 6.2.14 As part of this managed approach, the council reports on its delivery progress to demonstrate the performance of the approach. The table below sets out performance of the portfolio approach against key site allocations in Tottenham Hale (those with active planning activity).
- 6.2.15 Current performance suggests that for the Tottenham Hale area, the level of affordable likely to be achieved is approximately 38%. If proposed levels are achieved within the SDP area, the overall total will increase to approximately 41%. This latter figure is subject to SDP planning applications which are yet to be submitted or determined.
- 6.2.16 The affordable housing tenure split proposed by the applicant is consistent with the Housing Zone approach in which various sites may each contribute a higher or lower proportion of a particular affordable housing type or tenure, in line with an overall Zone-wide target. The contribution will depend on individual site characteristics and viability. The affordable housing tenure mix was agreed with the applicant at the pre-application stage. The overall provision of a scheme offering 35% affordable housing is a welcome contribution to the portfolio approach given the location of the site within a Housing Zone and the built form of the development which offers opportunities for larger homes. Viewed across the Ashley Road South site allocation the level of affordable housing is likely to be approximately 35%. The full breakdown across the Ashley Road sites is shown in the Table below.

Table 1: Ashley Road South – portfolio approach to affordable housing

Application	Buildings	Residential units		Total	% by unit (hab rooms)	Tenure split (by hab room)
Ashley Gardens Full (BSD)	Building 1 Building 1A	377	Market	249 (737)	66% (65%)	35% AH
			Intermediate	95 (290)	25% (26%)	74% Intermediate
			Affordable Rent	33 (103)	9% (9%)	26% AR
			Total	377 (1,130)		
Berol Yard – Hybrid (BSD)	Building 4 (Full)	166	Build to Rent	158 (378)	95% (90%)	5% AH
			DMR (Intermediate)	8 (20)	5% (5%)	100% DMR
			Total	166 (398)		
	Berol House (Outline)	18	Market	12 (56)	67% (65%)	35% AH
			Intermediate	6 (30)	33% (35%)	100% Int
			Affordable Rent	0 (0)	0% (0%)	
			Total	18 (86)		
	Total: Berol Yard	184	Build to Rent	158 (378)	86% (78%)	8% AH
			Market	12 (56)	7% (12%)	40% DMR
			DMR (Intermediate)	8 (20)	4% (4%)	60% Int
			Intermediate	6 (30)	3% (6%)	
			Total	184 (484)		
Ashley House and Canon Factory – Outline (NHH) (Illustrative for assessment purposes)	Building 2 Building 2A Building 3	265	Market	118 (409)	44% (50%)	50% AH
			Intermediate	112 (290)	42% (35%)	71% Int
			Affordable Rent	35 (121)	13% (15%)	29% AR
			Total	265 (820)		
ARS Masterplan Totals	All buildings	826	Market	379 (1,202)	46% (49%)	35% AH 854 72% Int 2% DMR 26% A/R
			Build to Rent	158 (378)	19% (16%)	
			Intermediate	213 (610)	26% (25%)	
			Affordable Rent	68 (224)	8% (9%)	
			DMR (Intermediate)	8 (20)	1% (1%)	
			Total	826 (2,434)		

6.1.17 The affordable housing tenure split (74%/26% intermediate/affordable rent) proposed by the applicant is also consistent with the portfolio approach in which various sites may each contribute a higher or lower proportion of a particular affordable housing tenure, in line with an overall Zone-wide target. The proposed affordable housing tenure split is therefore considered to deliver a balanced and diverse housing sector that reflects local strategic priorities, in line with London Plan Policy 3.11. The variation to the Council targeted affordable housing tenure split in Tottenham also accords with the 'case-by-case' flexibility noted in Policy DM 13 and the negotiated approach to affordable housing articulated in Strategic Policy SP2.

6.1.18 As part of this managed approach, the council reports on its delivery progress to demonstrate the performance of the approach. The table

below sets out performance of the portfolio approach against key site allocations in Tottenham Hale (those with active planning activity). Taking account of all sites that have been through planning committee the level of affordable secured is 52% and with the two Ashley Road sites at this committee meeting the level of affordable secured will be 42%.

- 6.1.19 Current performance suggests that for the Tottenham Hale area, the level of affordable likely to be achieved is approximately 38%. If proposed levels are achieved within the SDP area, the overall total will increase to approximately 41%. This latter figure is subject to SDP planning applications which are yet to be submitted or determined.
- 6.1.20 The table below sets out the position that the Council expects to be in after all the sites consented or currently at pre-application in Tottenham Hale have secured planning consent. It is noted that the split between intermediate and affordable rented is split heavily in favour of intermediate units and this is considered to be acceptable given the high levels of social housing already existing in the area and the nature of the sites.

Tottenham Hale Portfolio Approach											Overall affordable (%)
				Tenure mix							
SITES					Market		Affordable				
Site Allocations DPD Reference	Site allocation	Site Title	Total Units		For Sale	For Rent	Shared Ownersh ip	Pocket	DMR / LLR	Afforda ble Rent	
A. Sites with Recommendation to Grant Planning Permission											
Ashley Road South	TH6	NHHG	265	no.	118	0	112	0	0	35	
				%	45%	0%	42%	0%	0%	13%	
Station Square West	TH4	One Station Square (BSD)	128	no.	11	0	117	0	0	0	
				%	9%	0%	91%	0%	0%	0%	
Hale Wharf	TH9	Hale Wharf (Muse)	505	no.	328	0	143	0	0	34	
				%	65%	0%	28%	0%	0%	7%	
Monument Way	TH10	Monument Way (Newlon)	54	no.	0	0	0	0	0	54	
				%	65%	0%	0%	0%	0%	100%	
Sub-total (A.)			952	no.	457	0	372	0	0	123	
				%	48%	0%	39%	0%	0%	13%	52%
B. Sites before Planning Committee in November 2017											
Ashley Road South	TH6	BSD	561	no.	261	158	101	0	8	33	
				%	47%	28%	18%	0%	1%	6%	
Sub-total (B.)			561	no.	261	158	101	0	8	33	15%
				%	27%	17%	11%	0%	1%	3%	
Running Total (A+B)			1513	no.	718	158	473	0	8	156	
				%	47%	10%	31%	0%	1%	10%	42%
C. Sites in Pre-application Discussions with the Planning Authority											
Hale Village Tower	TH8	HVT (Anthology)	279	no.	236	0	43	0	0	0	
				%	85%	0%	15%	0%	0%	0%	
Station Square West	TH4	Station Square West (AR)	541	no.	406	0	135	0	0	0	
				%	75%	0%	25%	0%	0%	0%	
Station Square North	TH5	Ashley Road East (AR) Ashley Road West (AR)	247	no.	235	0	12	0	0	0	
				%	95%	0%	5%	0%	0%	0%	
Monument Way & Welbourne Centre	TH10	Welbourne Centre (AR)	166	no.	66	0	0	100	0	0	
				%	40%	0%	0%	60%	0%	0%	
Sub-total (C.)			1233	no.	943	0	190	100	0	0	
				%	76%	0%	15%	8%	0%	0%	24%
Running Total (A+B+C)			2746	no.	1661	158	663	100	8	156	
				%	60%	6%	24%	4%	0%	6%	34%
D. Top-up affordable from Argent Related Strategic Development Partnership Development Agreement (Cabinet Authorities in Place)											
Running Total (A+B+C+D)			2746	no.	1543	158	781	100	8	156	
118 Additional Grant Funded Units on Ashley Road South (NHHG); Contract Under Negotiation				%	56%	6%	28%	4%	0%	6%	38%
E. Top-up affordable from Argent Related Strategic Development Partnership											
Running Total (A+B+C+D+E)			2879	no.	1543	158	914	100	8	156	
133 Additional Grant Funded Units on site TBD based on modelled returns from the SDP				%	54%	5%	32%	3%	0%	5%	41%

Build to rent

6.2.17 Long term, purpose built, private rented (build to rent) developments in block ownership and managed as a single development can make a particular contribution to meeting housing need. Such schemes are beneficial in a number of ways; they have the potential to accelerate delivery and not compete with nearby for sale developments; they can offer longer term tenancies/more certainty over long term availability; they can ensure high quality management through single ownership; and they can ensure a

commitment to, and investment in, place making. They can also meet a wide range of needs, including those of singles, sharers, families and older people.

6.2.18 During the course of negotiations, and as part of a full review of the overall tenure balance across the masterplan area the applicant identified the potential to introduce the Build to Rent (BtR) tenure given its proximity to NCDS, compatibility with ground floor co-working space and high public transport accessibility. The incorporation of Build to Rent within the Ashley Road South masterplan offers an alternative tenure of high-quality, purpose-built homes which are professionally managed and responds to the demand from mobile professionals and essential workers, who want to live in London near to highly accessible transport hubs. At both a national and regional level, there is considerable policy support for Build to Rent. The Mayor's newly adopted Affordable Housing and Viability Supplemental Planning Guidance (SPG) recognises the role that Build to Rent can play in providing Londoners with a broader choice of housing and security of tenure through longer leases at a range of price points. The introduction of Build to Rent is welcomed as part of a balanced provision of housing tenures and types across the masterplan area.

6.2.19 The Mayor's SPG defines Build to Rent and explains how its distinct economics should be taken into account when assessing applications. It provides guidance on the requirement for covenant and clawback arrangements if homes are sold out of the Build to Rent sector. These clawback arrangements will be secured via the s.106 agreement.

Affordable housing and viability

6.2.20 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site. London Plan Policy 3.11 indicates that Boroughs should set an overall target in LDFs for the amount of affordable housing provision needed over the plan period. 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.

6.2.21 Strategic Policy SP2 requires developments of more than 10 units to provide a proportion of affordable housing to meet an overall borough target of 40%. This approach is reflected in and Policy DM 13, which also sets out the preferred affordable housing size mix as set out in the Council's Housing Strategy (2017-2022) which was adopted by Cabinet in late 2016. Policy AAP3 Part B relates to the provision of affordable housing within Tottenham in line with Policies SP2 and DM13.

6.2.22 In addition, the Mayor's recently published the Affordable Housing and Viability Supplementary Planning Guidance (SPG August 2017) provides guidance to ensure that existing affordable housing policy is as effective as possible. The SPG focuses on affordable housing and viability and includes guidance on the threshold approach to viability appraisals and on viability assessments. As published guidance it is a material planning consideration.

6.2.23 Discount Market Rent (DMR) provides an affordable housing element. Building 4 will provide a total of 166 residential units in this tenure, of which 5% will be discounted at 65% market rent. In the specific circumstances of this case, and in the light of the independent viability assessment, officers are satisfied this is the maximum viable amount of Discount Market Rent.

6.2.24 The application for Berol Yard proposes the following affordable housing:

Building	Tenure	Total residential no.	Affordable Housing
Building 4 (Full)	Build to Rent	158	<u>5% AH (8 units)</u> 100% DMR
	DMR (Intermediate)	8	
	Total	166	
Berol House (Outline)	Market	12	<u>35% AH (6 units)</u> 100% Intermediate
	Intermediate	6	
	Total	18	
Total: Berol Yard	Build to Rent Market DMR (Intermediate) Intermediate	184	<u>8% AH</u> 40% DMR 60% Intermediate

6.2.25 Under the guidance published by the Mayor, schemes which do not meet the 35 per cent affordable housing threshold, or require public subsidy to do so, will be required to submit detailed viability information (in the form set out in Part three) which will be scrutinised by the Local Planning Authority (LPA), and where relevant the Mayor, and treated transparently. The Haringey Local Plan (and associated suite of documents) remains the most up-to-date plan, to which maximum weight should be applied. The Mayor's SPG is published guidance and therefore a material consideration. Where a LPA or the Mayor determines that a greater level of affordable housing could viably be supported, a higher level of affordable housing will be required which may exceed the 35 per cent threshold. In addition, early and late viability reviews will be applied to all schemes that do not meet the threshold in order to ensure that affordable housing contributions are increased if viability improves over time.

6.2.26 The scheme has been independently assessed by the Council's viability advisors. As part of the assessment process and interrogation of the appraisal officers have worked with the applicant to agree the inputs into the appraisals. Officers agree with the conclusions of the consultant that the scheme provides the maximum viable and practical quantum of affordable housing and is consistent with local and strategic housing policies. A planning condition is recommended to secure further details of the affordable housing within each building.

6.2.27 The Berol Yard application does not meet the threshold identified in the guidance and therefore an independent review of the scheme is necessary. Early and late stage review mechanisms have been agreed between the applicant and officers which requires the viability assessment to be revisited: (i) should no substantial progress be made in terms of the progression of reserved matters within two years (ii) upon 75% sale/let of Building 4. In the event of additional affordable housing this will be provided on-site within Berol House in the form of additional units and/or improved affordability levels. Officers are satisfied these review mechanisms provide a high degree of control and incentivise development to ensure that the maximum reasonable level of affordable housing is secured over the lifetime of the development.

6.2.28 Having considered the information submitted by the applicants, the Council's consultant, and the revised 35% baseline offer across the masterplan area officers are satisfied that the above affordable housing offer represents the maximum reasonable amount of affordable housing, taking into account the individual circumstances of the site. The rents and income levels specified within the S106 agreement will ensure that the affordable homes are genuinely affordable to local people. The overall balance of tenures and mix of house types and sizes across the masterplan area is a significant factor in favour of the proposals. The introduction of a new tenure in the form of Build to Rent is also supported in the context of the wider regeneration aims. On this basis, the affordable housing provision complies with NPPF policy, as well as London Plan and Haringey Council's local policies, which require the maximum reasonable amount of affordable housing to be delivered on sites subject to viability.

Affordable Housing and Tenure Split

6.2.29 The affordable housing tenure split in Haringey is typically required to be 40% intermediate accommodation and 60% affordable rented accommodation, in accordance with Policy SP2 and Policy DM13. However, Policy AAP3 and DM13A(c) provide that this split should be reversed in Tottenham to rebalance the historically high levels of social rented accommodation. Policy therefore requires 60% intermediate accommodation and 40% affordable rented accommodation in this area.

6.2.30 Policy DM13 also states the Council may seek to alter the tenure of affordable provision to be secured on a case-by-case basis, to avoid affordable housing of a certain tenure being over or under represented in an area. This approach is in line with London Plan Policy 3.9 (Mixed and Balanced Communities) which states that a more balanced mix of tenures should be sought in neighbourhoods where social renting predominates and there are concentrations of deprivation.

Affordability

6.2.31 The Haringey Housing Strategy outlines three "cost elements" of shared ownership products (mortgage costs on the percentage share purchased, rent

charged on the unsold equity and service charges) should not exceed 45% of net income received by a household. These are defined as 'lower-cost shared ownership' aimed at households earning less than £45,000 gross income per year.

6.2.32 While the final income limits will be determined by negotiation in the S106 process, the Mayor's draft Affordable Housing and Viability SPG notes the income cap for all intermediate products is £90,000 per household per annum. To ensure the units are effectively targeted to Haringey residents and worker's this will be limited to a maximum of £60,000 and secured via s.106 and to meet a range of income levels up to this maximum. The applicant has also agreed to a S106 obligation to market the scheme, for a time-limited period of three months, to persons who live or are employed in Haringey.

6.2.33 The affordability and eligibility for the shared ownership units, subject to S106 negotiations, are considered to respond to the characteristics of the local housing market and will provide a significant number of affordable homes, including towards the lower end of the income scale. In the specific circumstances of this site the affordable housing contribution is acceptable in the context of the wider portfolio approach.

Dwelling Unit Mix

6.2.23 London Plan Policy 3.8 requires new residential developments to offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors. Amended Strategic Policy SP2 (Housing) and Policy DM11 of the Council's Development Management DPD continue this approach.

6.2.24 London Plan Policy 3.12 (Negotiating Affordable Housing) states that criteria for intermediate housing may be set locally to recognise the individual characteristics of local housing markets. London Plan Policy 3.10 also notes that affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

6.2.25 Haringey's Housing Strategy (2017-2022) does not set out a target dwelling mix for market housing, however Policy DM11 states that Council will not support proposals which result in an overconcentration of 1 or 2 bed units overall unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes. The overall mix of unit sizes is shown below and reflects the varying tenures. The mix is considered acceptable in the context of the overall range of tenures, types and sizes across the masterplan area.

<i>Application</i>	<i>Studio</i>	<i>1 bedroom units</i>	<i>2 bedroom units</i>	<i>3 bedroom units</i>	<i>Number of units</i>

Berol House	-	-	2	16	18 units
Building 4	33	50	75	8	166 units

Summary of housing issues

6.2.26 As part of a wider masterplan-led approach, the scheme is considered to optimise the site potential and the potential range of tenures and mix of affordable housing offered is welcomed. The site lies within a Housing Zone and the affordable housing tenure of the scheme will be balanced by other development coming forward in the area. This is in line with draft GLA guidance seeking a tailored approach to affordable housing for Housing Zones.

Density

6.2.27 London Plan Policy 3.4 (Optimising Housing Potential) indicates that a rigorous appreciation of housing density is crucial to realising the optimum potential of sites, but it is only the start of planning housing development, not the end. The reasoned justification to policy states that it is not appropriate to apply the London Plan Density Matrix mechanistically - its density ranges for particular types of locations are broad, enabling account to be taken of other factors relevant to optimising potential – local context, design and transport capacity are particularly important, as well as social infrastructure. The Mayor's SPG Housing encourages higher density mixed use development in Opportunity Areas. This approach to density is reflected in the Tottenham AAP and other adopted and local policy documents.

6.2.28 Appropriate density ranges are related to setting in terms of location, existing building form and massing, and the index of public transport accessibility (PTAL). The site is considered to be within an 'urban' setting where the density matrix sets a guideline of 45-260 units or 200-700 habitable rooms per hectare with a PTAL of 4-6. The density of the development equates to a maximum of 161 units per hectare if the scheme's maximum parameters are built out. This is within the London Plan's indicative range for 'urban' sites with a PTAL of 5-6a.

6.3 Tall buildings, design and conservation

6.3.1 London Plan Policy 7.7 (Location and Design of Tall and Large Buildings) is the key London-wide policy for determining tall building applications. The policy requires that tall buildings 'should generally be limited to sites in opportunity areas, areas of intensification or town centres that have good access to public transport'.

6.3.2 Strategic Policy SP11 (Design) requires all new development to 'enhance and enrich Haringey's built environment and create places and buildings of high quality'. The Council's emerging Development Plan Document (DPD) Policy

DM6 (Building Heights) allocates the site (as per Figure 2.2 'Potential Locations Appropriate for Tall Buildings') as suitable for a tall building and set criteria that tall buildings should achieve. When the Quality Review Panel reviewed the District Centre Framework it concluded that the area was suitable for tall buildings.

- 6.3.3 The Study notes that there is potential for tall buildings in Tottenham Hale to provide a land-marking role for the district centre, as well as identifying the locations of the bus and railway station. The visual relationship between individual tall building locations (as well as the existing and unimplemented built form) will need careful consideration to ensure a cohesive building group.
- 6.3.4 The Local Tall Buildings Validation Study states that the areas of industrial and business alongside the railway are considered to be less sensitive to potential tall buildings. There is potential for tall buildings in this area to provide a land-marking role for the district centre, as well as identifying the locations of the bus and railway station. The visual relationship between these individual locations requires careful consideration to ensure a cohesive building group.

Tall buildings assessment

- 6.3.5 Within the Tottenham Area Action Plan emerging policy AAP6 (Urban Design and Character including Tall Buildings) outlines the opportunity to 'establish a new urban character' for such Growth Areas. One overall objective under TH1 is to create 'a new urban form – consistent with the area's status and accessibility'.
- 6.3.6 The AAP also allocates Ashley Road South (TH6) as a key site and states that it will form a transition site between the denser District Centre and the surrounding residential area. Within the emerging Haringey Development Management DPD the proposed site is allocated in Figure 2.2 'Potential Locations Appropriate for Tall Buildings' under emerging Policy DM6 (Building Heights) as an area that continues to be appropriate for tall buildings. The Tottenham Hale District Centre Framework (December 2015) also identifies the Ashley Road South site as suitable for medium rise height buildings.
- 6.3.7 Any new tall building(s) should be a focal point, but should also adhere to the existing hierarchy; the aim is to create discrete, identifiable places, both within the borough and London. Building 4 is predominantly a courtyard form building with taller elements running along Watermead Way and the Hub building dropping to at its north eastern corner. The taller element, rising to 14 storeys, is located on the busy Watermead Way, so it will become a visible element on the approach to Tottenham Hale from the south. The planned heights along Watermead Way step down from 14 storeys before rising again and terminating at 16 storeys (Notting Hill Housing application).
- 6.3.8 In earlier comments, concerns were expressed regarding the scale, bulk and impact of Building 4. The applicant has given careful consideration to these issues and a number of changes have occurred since 2016, including:

- The building's height and scale has been materially reduced from earlier reviews (15 to 14 storeys at its highest point);
- Building 4 has been refined with a stronger sense of verticality and articulation;
- It is now composed of three principal bays defined by deep recesses and will step down towards building 3, allowing its 16 storey tower to remain the tallest element of the masterplan when viewed from Watermead Way and the station;
- The building will be constructed of a simple and robust brick based palette of materials and will have clearly defined base, central portion and upper termination.

6.3.9 In its most recent comments the QRP continued to raise specific concern about the height adjacent to the College, in the context of wider support for the proposals, and these specific issues are addressed elsewhere in the report. Notwithstanding these concerns, the building heights sit within a well resolved masterplan which continues to maintain Building 3 as the highest terminating building contributing to a planned and cohesive group of taller buildings as part of a new urban context in line with AAP6.

View management and townscape assessment

6.3.10 The preferred approach to the cluster as per the DCF is a 'strip' formation within the centre (as opposed to a 'node' or 'ring' layout) which will minimise the impact of the cluster to this local view given building orientations. The location of the subject building is consistent with a strip formation in terms of location, and the emerging Station Square proposal and Argent Related proposals are considered to compliment this arrangement. The development sits to the north (and outside) the designated local view from Burgoyne Road.

6.3.11 An assessment has been carried out of the effect of the development on existing townscape character and on views towards the site. A total of 11 representative views were selected and agreed with LBH officers. The assessments comprise two separate but interrelated assessments: an assessment of the likely significant effects on the character and quality of the townscape together with an assessment of the effect of development on views (including protected views), viewers and their visual amenity. The cumulative impact of the wider proposals for Ashley Road South was also assessed.

6.3.12 Together, the sites identified for cumulative assessment would deliver a considerable change in urban scale around the centre of Tottenham Hale, commensurate with the objectives set out in the District Centre Framework. The proposed introduction of high density mixed use and residential development would also change the area's currently partially industrial land use character. The assessments conclude that the nature of change to the Tottenham Hale East character area would be high, whilst the nature of change to the Park View Road and Jarrow Road character areas would be moderate, the latter experiencing primarily visual changes in scale to their setting.

6.3.13 Subject to effective articulation discussed elsewhere, officers agree with the conclusions of the individual and cumulative assessments. The introduction of a cluster of taller buildings and higher density residential and mixed use development around Tottenham Hale would have a number of benefits for the area, including replacing the existing, often utilitarian, architectural context with attractive contemporary architecture; introducing better definition to the streetscape with new active frontages; the introduction of new uses and activities within Tottenham Hale which would benefit surrounding residents; improved natural surveillance and legibility for those moving through the area; and a stronger district identity for Tottenham Hale within the surrounding town centre hierarchy, expressed through appropriate taller elements.

6.3.14 The applicant has also presented various AVR's (Accurate Visual Representations) of the scheme from non-designated locations in the vicinity of the site. The submitted AVR's in the HTVIA indicate the development will sit comfortably within the massing that is envisaged to be created across Ashley Road South Masterplan and within the wider Tottenham Hale District Centre. Given the trajectory of other development across the Ashley Road South Masterplan and Tottenham Hale, the buildings will soon form part of a new urban structure as Tottenham Hale is regenerated and additional development is brought forward.

6.3.15 With regards to London strategic views, GLA officers confirm via the Stage 1 Planning Report of 30 January 2017 that the proposal will not impact on any view that is subject to the London View Management Framework. The Validations Study confirms that Tottenham Hale is located at over 4.5km away from Alexandra Palace, and the Growth Area at Tottenham Hale would form a new cluster, which would be offset to the east and viewed separately to the two key focal points of Central London and Canary Wharf. The proposed development therefore would not obscure these focal view points.

6.3.16 Overall, the Ashley Road Masterplan, subject to detailed articulation, scheme will have a positive effect on the townscape and visual amenity of Tottenham Hale. The scale, form and character of the development are a direct response to the emerging policy requirement for a high quality mixed use development at Ashley Road Area and Tottenham Hale. The visual and townscape assessments indicate the development will have a beneficial environmental effect.

6.4 Masterplanning, design and public realm

6.4.1 The NPPF should be considered alongside London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Further, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. Local Plan policy SP11 states that all new development should enhance and enrich Haringey's built environment

and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

- 6.4.2 The Streets and Spaces Strategy sets out how to improve streets and public spaces around the area to make them safer, more user-friendly and inviting. The Strategy seeks to provide a north/south spine linking Ashley Road and the retail park with a new street, calming traffic by creating a pedestrian friendly environment with new controlled crossings, narrowed roads, wider less cluttered footways and more street activity.
- 6.4.3 A key objective of the Tottenham Area Action Plan is well designed public spaces that will be at the heart of district centres which focus on creating a pleasant and functional pedestrian urban realm. This objective is reflected in London Plan Policies 7.1 and 7.4, Strategic Policy SP11 and Policies DM1 and DM3.
- 6.4.4 The illustrative masterplan at Ashley Road South is a joint collaboration between Notting Hill Housing and Berkeley Square Developments, both bringing forward separate applications for their respective landholdings. New and improved links and public spaces provide the structuring 'grid' for the masterplan, namely;
- Ashley Road which will be improved to provide increased pavement widths and full environmental improvements providing a leafy avenue where pedestrians have priority;
 - Berol Link is a new public space linking Down Lane Park, through the development, to Ashley Road. It will be a green space with ornamental rain gardens, decks and play space, extending the park into the development.
 - Ashley Link connects to Haringey's wider networks. It will be a linear garden inspired by woodland belt with natural play.
 - The Yard (part of this application), is a potential new square enclosed by employment floorspace at lower levels of Building 3 and Building 4.
 - The Campus (part of this application), within which the new National College for Digital Skills will be the focus, with incubator facilities. The immediate surroundings of the college will be student-oriented.
- 6.4.5 A masterplan-led approach is encouraged by the District Centre Framework (2015) as part of a wider set of urban design and regeneration principles. The Quality Review Panel has reviewed the application proposals together with proposals for the wider masterplan on a number of occasions and is generally supportive of the wider masterplan, subject to a number of specific issues being addressed. The design, scale and massing of this application has evolved as part of a comprehensive and planned approach which is welcomed. The specific design issues pertinent to this application are dealt with elsewhere in this report.

Landscaping & temporary conditions

- 6.4.6 The applicant has submitted a range of detailed landscaping plans prepared by Churchman Landscape Architects. The plans detail proposals for public realm within Berol Yard itself, in addition to land along Watermead Way, and the eastern part of Ashley Link. In addition, illustrations are included showing social amenity spaces on the roof of the Hub block as well as private amenity areas.
- 6.4.7 Berol Yard North is a landscaped space that extends the interior space of the hub into the yard. The ground floor is articulated by wide glazed bays (the width of 2 bay above) which integrates well with the public realm on either side of Building 4. The garden within Berol Yard is framed by large coniferous trees, supported by lower level planting. Rain gardens are integrated into parking areas to reduce the visual impact of parking. Two types of roof gardens are provided on Building 4 to reflect their different uses. The amount of green roof has been maximised commensurate with the integration of solar panels on Building 4.
- 6.4.8 The Design and Access Statement (as amended), Design Guidelines and Introduction to the Masterplan documents submitted with the application all show the potential for a high quality new public realm, with the potential for these elements to form vibrant, sociable and attractive spaces. The new links provided in the form of Berol Link, improvements to Watermead Way and 'The Yard' provide a positive framework of new public spaces contributing to the ambition to create a vibrant new creative neighbourhood.
- 6.4.9 The Tottenham AAP states that developers and the Council should utilise Housing Zone funding to optimise housing delivery and more effectively meet the objectives of the Haringey Local Plan. Comprehensive delivery of the public realm is considered to optimise such delivery and this allows the final improvements to Ashley Road to be led by the Council.
- 6.4.10 The applicant has agreed to meet site specific mitigation (as per the S106 Heads of Terms) to ensure the responsibility for a high quality public realm (outside highway areas). This approach is in line with Policy TH4 which states that each development in the allocated site will be expected to contribute to the aims of a comprehensive public realm strategy.
- 6.4.11 A number of other planning conditions and s106 obligations are also proposed in order to secure the design and delivery high quality public realm and landscaping consistent with site mitigation and wider regeneration aims. These will include:
- Public access secured via planning agreement
 - Community Access Agreement for the College, including MUGA, secured via s.106
 - Provisions to provide details of, and implement, temporary access to the College including any hoarding line prior to implementation of 'end-state' landscaping plans
 - Completion of Watermead Way works, including any wind mitigation measures prior to practical completion of the NCDS.

- Estate management strategy to secure long-term management and maintenance
- Planning condition requiring details of amenity/play spaces
- Design & landscaping details in accordance with Design Guidelines

Trees

6.4.12 A total of ten low quality category C trees and one group will require removal to facilitate development. These trees are either of limited visual appeal or small in stature. It is considered that any loss of visual amenity associated with the removal of these trees can be satisfactorily mitigated through the use of appropriate post-development landscaping. Trees T4 – T12 are semi-mature hornbeam of low amenity value found outside the Site boundary. These trees are located on land owned by the London Borough of Haringey and are to be removed due to construction of a shared cycle and footway.

Access & building frontage

6.4.13 The Mayor's Housing SPG states that all main entrances to communal entrance lobbies should be visible, clearly identifiable, and directly accessible from the public realm. The overall movement and access strategy has been established in the ARS masterplan, taking into account the wider strategic ambitions outlined in the District Centre Framework.

6.4.14 Ashley Road South will re-establish itself as part of a newly defined north-south pedestrian friendly spine. The application includes provision for a broad pavement on the west side of Ashley Road. The route will be enhanced through the introduction of an avenue of trees and seating. It will become one-way northbound and a quiet way where pedestrians have priority and vehicular movement and speed are minimised.

6.4.15 Building 4 commercial space will be accessed directly from Watermead Way with additional frontage provided at the southern end of Building 4. This also has the benefit of allowing the entire frontage opposite the NCDS to be activated. The accesses to the residential elements of the building area considered to be legible in line with London Plan guidance. The recent amendments to the scheme also result in a clear visual and functional link from Watermead Way to Berol Yard North, which is welcomed. A second residential entrance on Watermead Way is also proposed adding the sense of activity along this frontage. All entrances will be expected to follow Secure by Design principles and this will be secured by planning condition.

6.4.16 Officers consider the available ground floor frontage has been maximised and in accordance with the different functions of the varying character areas defined in the masterplan and at points where the most pedestrian activity is programmed to occur. The applicant has also interspersed active and non-active elements of the frontage in line with London Plan guidance.

Secure by Design

- 6.4.17 The applicant has worked with the Secured by Design officer to address a number of issues raised earlier in the consultation process. A planning condition will also be imposed requiring compliance with the principles and practices of the Secured by Design award scheme and liaison with relevant officers will continue through into detailed design.

Design and Conservation including Quality Review Panel (QRP)

- 6.4.18 As noted above, the proposal has been assessed by Haringey's QRP at the application and pre-application stage. The final Chair's Review took place on 5 September 2017 and stated:

"The Quality Review Panel notes that the schemes under review are subject to a current hybrid application of some complexity. At this stage, the panel is unable to support the application, and it feels in particular that further work is required on the design of Building 4. Whilst the panel is generally supportive of the Berol House proposals, it is concerned that this element is not subject to a detailed application, and feels that further detail in the codes and parameters is required in order to adequately safeguard key features of architectural merit. The panel welcomes the proposals for the National College for Digital Skills (NCDS), but would encourage the planning authority to safeguard the quality of the external building envelope through planning conditions. In regard to Building 4, the panel reiterates its previously expressed concerns about the scale, bulk and impact at this northeast section of the site, in addition to concerns around the quality of the residential accommodation proposed."

- 6.4.19 A summary of the most recent Chair's review is below, in addition to the applicant's response and officer comments.

Quality Review Panel Chair's Comment	Officer Response
<i>Scope of the outline application</i>	
Building 4 The panel notes that a number of significant concerns remain unresolved from the previous review of the project, in terms of the scale of the development and the quality and amenity of the residential accommodation proposed. They reiterate their previous comments from 18 January 2017, included below.	See below.
The scale and massing of Building 4 has increased significantly since the initial review of 12 October 2016; the panel express severe concerns about the scale, bulk and impact of the proposal, and recommend a fundamental rethink of this part of the site.	This is not the case. The building's height and scale has been materially reduced from earlier reviews (15 to 14 storeys) and the form, articulation and materiality has been refined and enhanced throughout design development.

<p>The proposed increase in scale of Building 4 results in a significant 'wall' of development along Watermead Way, and diminishes the significance of the tall building (at the corner of Building 3) to the north east of the site. It will also lead to significant overshadowing issues within the central space.</p> <p>The panel feels that Building 4 is a more appropriate location for a visually subservient 'bridge' building, that links the activity landmark of the National College for Digital Skills with the scale landmark of the Building 3 tower.</p>	<p>The openness of Watermead Way and the space between Hale Village and the Berol Yard site supports a building of the scale proposed which will introduce an appropriate degree of enclosure to the road and will create a proportionate height-to-width-ratio across this space. In contrast with the monolithic blocks of Hale Village, building 4 will have a strong sense of verticality and articulation. It will be composed of three principal bays defined by deep recesses and will step down towards building 3; allowing its 16 storey tower to remain the tallest element of the masterplan when viewed from Watermead Way and the station.</p>
<p>It was noted (as at the previous review) that whilst the blocks immediately fronting onto the open space of Down Lane Park could be up to 8-10 storeys in response to the open setting, the panel feel that the scale of development in the north east of the site (Building 4 and the main body of Building 3) should generally be 7-9 storeys in order to give a greater contrast to the tower in the northeast corner. The panel would suggest that the main body of Building 4 should be configured at the lower datum, with the potential to increase up to 8 or 9 storeys at the corner.</p>	<p>See above.</p> <p>The NCDS will continue to be the most prominent element of the masterplan by virtue of its unique form and appearance. Officers do not feel the NCDS will be diminished by virtue of the height of Building 4. In addition, officers must balance these design objectives with the need for a critical amount of housing to deliver the quantum of land needed to deliver the College.</p>
<p>They would also encourage the design team to explore vertical rhythms within the articulation Building 4, in order to avoid creation of a horizontal slab block.</p>	<p>Considerable work has gone into the articulation of Building 4 which will have a strong sense of verticality and articulation. It will be composed of three principal bays defined by deep recesses and will step down towards building 3.</p>
<p>Current plans show 10 single aspect flats per floor, which is unacceptable in this location. The internal layout of the proposed accommodation in Building 4 should ensure that flats are dual aspect onto Watermead</p>	<p>The residential units within the building now comprise Build to Rent and Discount Market Rent accommodation allowing for the internal spaces to be</p>

Way.	reconfigured. These units have been refined and improved and will have an unobstructed outlook, a good standard of privacy and will receive high levels of natural light. Secondary windows have been introduced to the units flanking Watermead Way, where possible, to create a secondary aspect for these units. This is a positive move which was encouraged during recent meetings with Officers.
Careful consideration of flat layouts and vertical core locations in the plan of Building 4 could help articulate rhythms in the façade, whilst also delivering dual aspect accommodation.	The building incorporates these deep vertical recesses which create its sense of articulation and verticality, but the design team has reconfigured the proposed units to allow secondary windows and a second outlook to be introduced where possible, as discussed below.
The panel notes that there is potentially a noise and nuisance conflict between the MUGA on the roof of the NCDS, and the uppermost five storeys of Building 4 adjacent, due to the close proximity of the blocks.	The hours and use of the MUGA will be controlled via the Community Access Plan, which restricts use after 8pm.
<i>Berol House</i> The refurbishment and redevelopment of Berol House will make a very positive contribution to the quality and character of Ashley Road South, and will provide a good level of visual and community continuity within the area.	Noted.
It welcomes the approach taken by the design team to the reuse of Berol House, and feels that the scheme drawings promise a high quality outcome.	Noted.
However, the panel expresses caution that a radical extension to a locally listed building is subject to an outline application (as part of the hybrid application). It notes that the application includes parameters and codes, but questions whether it is possible to adequately tie down and control the detailed design of such a proposal through an outline application.	The Panel would prefer this wasn't a Outline Application but officers are of the view sufficient control can be exercised through the defined Parameter Plans and Design Guidelines. This is due, in part to the later phasing of this element of the scheme. Detailed design will be the subject of future reserved matters. This provides sufficient safeguards to protect design quality and future

	details will be referred to the QRP for comment.
For instance, it will be important to ensure that the end pavilions at roof level remain prominent features of the roofscape, and that their prominence is not diminished by the two storey roof addition. This will be particularly important at the southern end, where the southern roof pavilion is a prominent feature of the flank elevation to the public square. The indicative southern elevation presented looks unconvincing, with part of the two storey roof extension appearing to compete in scale with the pavilion.	Comments were raised by the panel on the prominence of the existing end pavilions at roof level. The applicants have added additional detail regarding the stair towers at the ends of the block, in the form of an additional parameter section and Artists Impression of the Southern Elevation on pages 26 and 7 of their Design and Access Addendum. A more detailed description of design intent for the ends of the block; to the same level of detail as already provided for the intermediate “normal” rooftop extension and the additionally detailed centre section will be required as part of the reserved matters specification.
The panel reiterates that the success of this proposal will be driven by the quality of the details, codes and parameters. In this regard, it strongly recommends that the existing architects (or other such architects to be approved by the Local Authority) should undertake the detailed design of the project.	This is secured via s.106.
<i>National College for Digital Skills (NCDS)</i> The panel finds much to admire in the designs for the NCDS, and are very supportive of the scheme. They welcome the approach taken by the design team to open up the south-east corner of the site to the public.	Support noted.
Whilst acknowledging that the development is to be delivered through a design and build contractual mechanism, they feel that a commitment to embedding high quality design at the detailed design phase will be critical to ensure that a visually prominent development	The existing architects will be retained unless otherwise agreed by the LPA.

of this scale is convincing and elegant.	
The quality of materials and construction, for example the type of mesh to be specified and installed, will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.	Details and samples are secured via condition.
As the building envelope and external treatment are highly unusual, it is essential that details of construction and materials are provided as part of the planning submission, or conditioned for later approval.	As above.
All samples to be assessed by the planning authority should be of an adequate size to ensure that it is possible to evaluate them from a distance. The panel would recommend that the planning authority takes advice from the original architects as to whether the samples meet the required criteria.	This will be secured via conditions including appropriately sized samples.
<i>Landscape design</i> The panel welcomes the vision for a high quality public realm; the landscape proposals for the site seem well-considered and appropriate. The 'Berol Link' east-west route works well.	Support noted.
Certain parts of the site are more suited for use as well-designed parking areas, whilst there are other key locations with good access to daylight and sunlight that can support a more vibrant public realm.	Noted.
It notes that comprehensive management of the landscaped areas will be critically important in ensuring the quality of the open spaces over time.	Maintenance and management will be secured via condition and s.106.
The panel would also encourage the specification of materials that are extremely robust for areas of heavy footfall and traffic, to ensure that the aspiration for quality is attainable within the long term.	Noted.
In particular, it is noted that the use of concrete blocks as a floor surface within parking areas may lead to significant staining due to oil leaks. Materials such as granite setts may be more suited to this type of location.	Subject to suitable management and maintenance, which will be secured via condition, the proposed materials are suitably robust.
<i>Next Steps</i> The panel offers support for the Berol House element of the hybrid application, subject to the inclusion of additional detail within the codes and parameters in order to safeguard	Noted.

all key historical features within the building, including the end pavilions at roof level, as outlined above.	
The panel offers support for the NCDS element of the hybrid application, subject to additional safeguards secured through planning conditions that require approval of samples of the key materials to be used, as outlined above.	Noted.
The panel is unable to support the proposal for Building 4. It feels that a reduction in the scale of the building, in addition to improvements to the layout and quality of the residential accommodation are required prior to approval being granted on this element of the hybrid application, as outlined above.	The QRP's position on Building 4 is noted and addressed below and in the overall planning balance elsewhere in this report. The changes to the internal arrangement of Building 4 has resulted in overall improvements to the environmental quality of these homes.

Overall Design Response to QRP

- 6.4.20 As per the above, the applicant has sought to engage with the QRP at various stages in the pre-application and application stages, and the final development has evolved to respond to earlier Panel advice. Officers consider the applicants of the above two connected applications have successfully responded to most of the outstanding concerns from the last Quality Review Panel (QRP). In particular, excepting comments on the importance of securing quality through appropriate conditions, the panel expressed strong unqualified support for the proposed National College of Digital Skills building and site wide landscaping, and relatively minor panel concerns regarding Ashley Gardens and Berol House are largely addressed. The panel felt there was "much to admire in the designs of for the NCDS", but noted that detailing and quality of materials needed to be secured, which it is possible to achieve via planning conditions.
- 6.4.21 There remains a significant point of difference on the height strategy for Building 4 specifically. The panel's concern is that they felt the overall height was excessive. They expressed "severe concerns about the scale, bulk and impact of this block", also noting that its height would create a wall effect along Watermead Way and overshadowing of the central space ("Berol Yard"), suggesting its height be reduced to no more than 8 or 9 storeys at the corner, with less between (from 14, 13, 12 and 8 as currently proposed). They also noted that they felt its elevational expression should be more vertical and have a rhythm, and that the number of single aspect flats should be reduced, especially single aspect flats facing east over Watermead Way, where they were particularly concerned at the amenity standards for residents.

- 6.4.22 There have been extensive discussions between the applicants and the Council on this issue, and on the related elevational composition and layout issues, including that of single aspect flats, which can be somewhat mitigated in connected design changes, and the applicants have significantly refined and improved the design. It should also be noted that the overall height of Block 4 as a whole and significantly of the “pavilion” element, the leg projecting west, had been reduced significantly during the earlier design process.
- 6.4.23 The main new changes are that the elevational composition has been improved, with the addition of three deep “grooves” into the eastern elevation. This divides the block into a composition of three neighbouring elements (four when the west facing pavilion is included); this gives the elevation a verticality and strong regular rhythm, directly meeting one QRP suggestion and improving its appearance, avoiding the block appearing as a wall from Watermead Way. Stronger articulation of those elevations into base, middle and top also gives them a more comfortable proportion.
- 6.4.24 The “grooves” also allow most of the formerly single aspect flats on this elevation (three of five per floor) a dual aspect, with an additional south or north facing window, and on 1st floor flats, a door onto an additional private roof terrace. The two storey articulation of the top floors also allows more dual aspect units. Fewer flats now have less satisfactory internal layout and amenity.
- 6.4.25 The applicants also argue, with strong justification, further mitigation given that this block as a whole is now to be a Private Rented Sector (PRS) development, with central management and shorter term residencies, along with a variety of particularly generous private communal amenity spaces. These include four well sized, private communal, rooftop outdoor amenity spaces, accessible from all flats (with a through link corridor at Level 9), to have different, high quality landscaping, as well as a large ground floor and smaller top floor set of indoor social amenity spaces for all residents.
- 6.4.26 The revised ground floor also increases the amount of ground floor active frontage, with the workspace, two residential entrance doors and the ground floor residents’ social space animating the Watermead Way frontage as well as allowing through views and residents access through to Berol Yard (the western side of Block 4), which also gets continuous active frontage. Most of the cycle, refuse and plant is now in a two level basement, with a ramp to the cycle store. Management and security will also be centralised, and therefore more efficient and effective.
- 6.4.27 Officers consider the changes remove the concern over residential amenity and number of single aspect units and significantly mitigate the concern at its height. The much improved elevational composition removes the concern at its apparent scale and bulk. It is also worth noting that the original intent of the wider masterplan for Tottenham Hale as a whole (the District Centre Framework, adopted November 2015), envisaged height rising towards the

centre; which this proposal, stepping up to the south, does. However, as the QRP notes, as the detailed proposals have emerged, it would have been preferable for the NCDS at the southern end of this development, and the corner tower at the northern end of the neighbouring (and complementarily designed) Notting Hill Housing development, to be the landmark, taller, or most prominent buildings, with the remainder, including all of Block 4, being at or below the 8/9 storey datum established in the remainder of the Notting Hill Housing scheme.

6.4.28 The applicants argue that the space to the east of this site extends across both the road and the railway, to the slab-like blocks of the Hale Village development, and that therefore the scale of this space justifies taller buildings. Although an over –station development is planned above and extending north from Tottenham Hale Station this land is currently frozen for Crossrail 2, which could last for 30 or more years and may not include provision for an air-rights building, so this argument carries weight.

6.4.29 Overall, these comprehensive changes respond positively to most of the QRP comments with the height remaining the only significant outstanding point of difference. Officers are of the view the applicant has maximised opportunities to articulate Building 4 resulting in a high degree of verticality, in contrast with earlier designs. This avoids the monolithic and horizontal block appearance seen across the railway line. The full package of design changes must also be considered in the context of the scheme's significant benefits, including the superb, with the potential to be world–class, design of the National College of Digital Skills, and the significant wider benefits this institution would bring. In addition, there are the excellent designs for the other residential and employment provision on Ashley Gardens, Berol House and the two Notting Hill Housing developments, as well as wider public realm improvements.

6.5 Conservation & Development Impacts to Heritage Assets

Impacts to Heritage Assets

6.5.1 The site of the masterplan does not fall within any conservation area but contains Berol House which is a locally listed building. Additionally, due to the proposed scale of the building it is likely to have an impact on the wider setting of various heritage assets nearby. The applicant, in support of the application, has submitted a Heritage and Townscape Visual Impact (HTVI) Statement along with a detailed Design and Access Statement. These documents have been reviewed from a conservation point of view along with other planning documents and have considered the impact of the development in accordance with the Council's statutory duty as per Planning (Listed Buildings and Conservation Areas) Act, 1990.

Assessment of significance

6.5.2 This part of Tottenham Hale is characterised by mixed use with industrial and commercial uses at its centre and residential in the periphery. The area is undergoing a major regeneration to transform it to a District centre in the

future promoting more efficient commercial space and a consolidated residential character where historically there had been areas of industrial and other employment uses.

- 6.5.3 Tottenham Hale has an important industrial past. Originally a medieval village, the area slowly transformed into an industrial area in the early 1900s owing to its easy access to the London Docks via the River Lee. With the decline of the industries in the late 1960s some of the industrial buildings were converted to residential while the rest remained under light employment uses.
- 6.5.4 The site currently in question was largely occupied by the Eagle Pencil Company Factory, later Berol Ltd. The Tottenham Hale site accommodated the pencil production, and the company's senior management remained at Berol House until 1978. Berol House is one of the few remaining historic industrial buildings within the area that is considered to be of high architectural quality, worthy of being locally designated. The building has aesthetic value for its rhythmic, simply decorated façade and community values as an historically important place of employment for local residents as well as for Tottenham's historic development. The building comprises three storeys with corner stair towers rising above the main façade. The central bay projects forward slightly with a rounded pediment. It is built of stock brick with red brick panels and detailing with large windows to allow light into the factory. The building has undergone refurbishment in recent years with windows being out of character.

Berol House

- 6.5.5 From a conservation point of view, the retention of the locally listed building and its incorporation within the master plan is welcomed. This would ensure that the building will have a sustainable future use. The outline plan indicates that two new floors along with a roof terrace would be added to the main fabric of the building. The additional floors have been designed to follow the existing rhythm of the façade but in modern materials. There is an intention to replace the existing lift and stair core with a more modern glazed wing to the east side of the building. An east-west link within the master plan is also proposed to be extended through Berol House to connect through the whole site across. This will be a managed semi-public route. Additionally, the proposal seeks to replace the part-glazed windows on the ground floor with fully glazed and openable windows that would allow for active frontage along Ashley Road. Officers do not consider this to be the optimum solution and further details will be required as part of reserved matters.
- 6.5.6 Whilst all the above alterations are welcomed in principle, further details of the replacement and restoration of existing UPVC windows, new stair and lift core would also be required in addition to floor layouts. The link through the site is also welcomed and further details of its operation as well as the impact on the historic fabric should be submitted for the same. This will be secured via reserved matters and the application of the Design Guidelines.

- 6.5.7 With regards to the roof additions, whilst use of modern materials as well as architectural language would create a firm distinction between the old and new, the addition of two floors along with a roof terrace is considered to be excessive. However, this additional height cannot be perceived whilst on Ashley Road because of the width of the street. Long distance views of the building are limited. It is noted that this addition would ensure the viable use for the building and as such, on balance is acceptable. Further details on materials and sections through the floor layout should be submitted.
- 6.5.8 The wider plan also proposes a number of building to the north and south of Berol House including the College and several residential blocks. The College building (00 Architects) is located to the south-east corner of Berol House and is considered to be of an exceptional design. Owing to its location and design, this building would create a civic attraction within the wider area. Views of the building would enhance the setting of Berol House. Further details of materials and façade treatment would be required.
- 6.5.9 The other blocks to the north and east are fairly large in scale with the height of the block lowest along Ashley Road and highest along Watermead Way. Whilst this approach is acceptable in principle, the heights of the blocks may have an impact on the setting of Berol House. In the views submitted by the architect, it is evident that Berol House's current dominance and street presence would be largely compromised as it would be surrounded by several blocks of much higher scale. This would cause some harm to the setting of a non-designated heritage asset.
- 6.5.10 NPPF para 135 states, when assessing harm to the setting of a non-designated heritage asset "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". In this instance the significance of the building is largely derived from its façade and this would be preserved and enhanced. The harm to its setting is outweighed by the benefits of re-use of the building and the wider public benefits of the master plan (this should be additionally assessed by planning officer). Overall, it is considered that on balance the proposal would outweigh the limited harm caused to the setting of the building.
- 6.5.11 In addition, the scale of the development is such that it would be visible from the Tottenham High Road Historic corridor. However, it is only the tallest building that will be visible and this would be limited to a view from Chestnut Road. This is not considered to cause harm to the conservation area or its setting.

Conclusion

- 6.5.12 Whilst the proposed development would cause some harm to the setting of the non-designated heritage asset, Berol House, it would be outweighed by the heritage benefits of reusing the building and other wider public benefits. Additionally, the scale of the building would be visible from within the setting Tottenham High Road in long distance views. However, this would not lead to negative impact and as such is considered to cause no harm. As such, the

scheme would comply with current statutory and policy requirements and would be acceptable from a conservation point of view.

6.5.13 The Environmental Statement also includes a Heritage Statement which identifies a number of Conservation Areas and listed buildings in the wider area. However, all these are greater than 400 metres away from the site with limited visual connection. The locally listed Berol House forms an important element in this application, and the heritage statement concludes that the proposal would have a neutral or beneficial impact on the area's heritage assets. This includes locally listed Berol House, which will be protected and enhanced by the developments. In making this assessment great weight has been given to the preservation or enhancement of the heritage assets as per the Council's statutory requirement.

6.6 Quality of Residential Accommodation

6.6.1 London Plan policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwellings in particular to be of sufficient size and quality. Strategic Policy SP2 and Policy DM12 of the Council's Development Management DPD reinforce this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.

6.6.2 All of the units in the scheme have been designed to comply and, where possible, exceed the London Plan floorspace standards and the requirements of the GLA's Housing Design Guide.

Private amenity and children's play space

6.6.3 In total, 87 children are predicted to live in the development, of which 49 would be under the age of 5 (see table below). Using the GLA playspace calculator, the proposed development generates a requirement for 870sqm of playspace.

	Number of children	Requirement
Under 5	49	490sqm
5-11 years	25	250sqm
12+	13	130sqm
Total	87	870sqm

Table 9: Play Space Requirements (Mayor's SPG)

6.6.4 It is proposed that the play provision for the children aged up to eleven years old can be provided within the site area. The under five years play provision will be provided at podium level and roof level which will be accessed by secure residential entrances. Therefore, the appropriate space provision for young children has been established for each building and accommodated in the proposals. The play provision for the 5 to 11 year olds for the application

site will be accommodated in Ashley Link to some extent. Older children will also have access to opportunities for play and sports/recreation in Down Lane Park. The site also has good access to the wider amenities of the Lea Valley.

- 6.6.5 The illustrative play proposals provide 745sqm of playspace which is sufficient to meet the needs of under 5s and 5-11 year olds. On top of this, incidental playspace within the communal amenity space provision amounts to a potential 2,379.8sqm. Playspace provision for years 12+ will be met off-site in Down Lane Park which is 240m from the furthest residential entrance of the site. It is also noted that the play facilities of Down Lane Park are in close proximity but that some remodelling and design work will be required to facilitate improved access to the adjacent park. Wider measures to mitigate the impact of the wider masterplan are addressed adjacent proposals for Ashley Gardens including a contribution of £1.4 million towards improvements to the park.
- 6.6.6 Overall, the proposals are capable of delivering high quality private amenity space and range of play spaces providing children with access to good quality, well designed, secure and stimulating play and informal recreation space.

Inclusive Access

- 6.6.7 Local Plan Policy SP2 and Policy 3.8 of the London Plan require that all housing units are built to Lifetime Homes Standards with a minimum of 10% wheelchair accessible housing or easily adaptable for wheelchair users.
- 6.6.8 The development will provide 10% wheelchair accessible homes of varying unit sizes which will meet the requirement in planning policy. All other units will be Lifetime Homes compliant. The development will also provide accessible parking spaces and these are addressed in the transportation section.
- 6.6.9 Level access to the buildings will be provided throughout including the main residential entrance doors and access from the courtyards, where applicable. Furthermore, level access will also be provided through the common areas and lobbies etc. Level access will also be provided from the street to commercial and college premises.
- 6.6.10 The development parameters have been designed having regard to these requirements and provide the basis from which to define an inclusive and equitable scheme. The principles of inclusive design are also adequately captured in the detailed proposals.
- 6.6.11 The applicant further states that level pedestrian access to the scheme will be provided to the commercial/retail unit in accordance with the Equality Act (2010) and the other requirements of Part M of the building regulations. The accessibility of the scheme is judged to be acceptable and in accordance with the Mayor's Housing SPG and the Mayor's Accessible London SPG.

Daylight/Sunlight Provision to Proposed Units

- 6.6.12 The Mayor's SPG Housing states that in relation to daylight and sunlight provision to new development an appropriate degree of flexibility needs to be applied when using Building Research Establishment (BRE) guidelines. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances and the need to optimise housing capacity.
- 6.6.13 The application includes daylight, sunlight and overshadowing assessments (revised October 2017) and considers the impacts of the proposed development on residential receptors on Hale Road, Park View Road and Emily Bowes Court, De Havilland Court and North Lodge within Hale Village. The combined effects of the development and the wider Ashley Road South masterplan (as amended), and the cumulative effects of the development, the wider masterplan and other reasonably foreseeable developments on neighbouring receptors is also addressed in the Environmental Statement.

Daylight

- 6.6.14 94% of the 302 neighbouring windows requiring assessment are shown as achieving the guide levels for Vertical Sky Component (VSC) with the amended development in place. Officer's agree with the assessment that this represents a high level of proportionate compliance with the BRE guidance having regard to the site's urban context and the suburban basis of the guidance. The development will have no materially noticeable effects on Nos. 1, 3, 5, 7, 9, 11 and 15 Hale Road, Emily Bowes Court, North Lodge and Nos. 1A, 6 and 8 Park View Road. These impacts are defined as negligible. De Havilland Court will experience minor adverse effect on 17 windows - these effects are attributable to the Berol Yard development only; i.e. the Ashley Gardens development is determined to have a negligible effect on De Havilland Court.
- 6.6.15 All of the classrooms within the neighbouring academy will continue to experience very high levels of Average Daylight Factor with the amended scheme in place (100% compliance). This reflects the large windows and dual aspect nature of many of the classrooms assessed.
- 6.6.16 The assessment concludes the scheme will deliver very high levels of compliance with the guide levels for interior daylighting for an urban development project of this scale and character.

Sunlight

- 6.6.17 The results of the sunlight assessment demonstrate that all seven of the windows assessed serving neighbouring residential properties will still comply with the BRE guide levels for annual and winter sunlight with the amended

developments in place (100% compliance). The amended developments' effect on these neighbouring properties is therefore defined as negligible.

- 6.6.18 As with the original assessment, the Harris Academy continues to comply fully with the BRE guide levels for VSC, ADF, DD and Sunlight with the two amended developments in place. The impacts of the amended developments on the daylight conditions at the school are therefore defined as negligible.

Internal Daylight, Sunlight and Conditions within the Development

- 6.6.19 The assessment also considers the levels of daylight and sunlight within proposed residential units based on the development proposals. The assessment has considered the natural light conditions within the development both when considered in isolation and with the wider masterplan proposals in place. This also responds to a specific request from the Quality Review Panel for verification, particularly internal conditions for lower level apartments.
- 6.6.20 This updated internal assessment focuses on the levels of daylight and sunlight within the residential units of Buildings 1 and 1a in the Ashley Gardens development and within residential units of Building 4 and Berol House in the Berol Yard development. The daylight and sunlight analysis for the proposed accommodation within the two applications has been undertaken both on an independent basis (i.e. with the two sites' existing context in place) and with the wider Ashley Road South masterplan proposals in place (i.e. including the NHH proposals).
- 6.6.21 The ADF and DD results for the proposed accommodation demonstrate that 92% and 78% of the habitable rooms assessed within the amended developments will achieve the BS/BRE guide levels for their respective room types. These are good levels of compliance with the guide levels for interior daylighting for an urban development project, and an improvement when compared with the original assessment.
- 6.6.22 Officers are of the view these remain good levels of compliance with the guide levels for a higher density urban development project in London, having regard to the flexible, suburban basis of the BS/BRE guidance. In particular, the ADF results remain high with the wider masterplan in place.
- 6.6.23 In response to the consultation feedback concerning the single aspect units in Building 4 facing Watermead Way, secondary windows have been introduced where possible. As a consequence, all but one habitable room within the units fronting Watermead Way will achieve the guide levels. A single room will fall only marginally below the guide levels while the same room on all upper floors will be fully compliant.
- 6.6.24 Officers agree with the applicant's consultant's conclusion that the levels of daylight and sunlight availability within the proposed units are considered acceptable for an urban development project having regard to the suburban basis of the BRE guidance, the orientation and potential quality of the

accommodation. The scheme is acceptable from a daylight/sunlight perspective.

Overheating

- 6.6.25 London Plan Policy 5.9 seeks to reduce the impact of the urban heat island effect in London and encourages the design of places and spaces to avoid overheating and excessive heat generation. Major development proposals are expected to demonstrate how the design, materials, construction and operation of the development would minimise overheating and also meet its cooling needs. New development in London should also be designed to avoid the need for energy intensive air conditioning systems as much as possible.
- 6.6.26 Modelling of the layouts has been undertaken by the applicant which suggests the majority of the bedrooms and one third of living rooms could potentially overheat under more extreme conditions. However, it is understood the excess temperatures identified in the analysis use the more extreme weather files, partly due to the use of more stringent test years when high ambient temperatures were evident.
- 6.6.27 The applicant has considered a range of passive design measures and officers agree that all necessary design measures have been incorporated on all apartments in order to reduce the unwanted solar gains entering the building. This includes deep window reveals, optimised glazing-to-opaque building fabric ratio and solar-control glazing. The solar gain in the apartments is correspondingly low. To go further the apartments could fail the building regulations checks on thermal performance as beneficial winter solar gains offset heating energy. All mechanical ventilation systems will be capable of providing a boost function for use when conditions dictate.
- 6.6.28 In the light of the evidence submitted, the proposal is considered to meet standards of sustainable design as set out in the London Plan and local policy and the development will conserve and enhance the natural environment identified in policy.

Environmental Wind Impacts

- 6.6.29 London Plan Policy 7.6 and 7.7 state that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to wind and microclimate. This is particularly important for tall buildings. Policy DM6 states that proposals for tall buildings should consider the impact on microclimate. Policy DM3 more broadly requires improvements to the public realm for pedestrians and cyclists in Haringey, and this approach is reflected in Tottenham Area Action Plan Policy AAP6.
- 6.6.30 The application includes an environmental wind assessment the purpose of which is to determine the effect of the proposed development on the local pedestrian wind environment and on the surrounding areas as compared to the baseline conditions. A 3D model of the Proposed Development and

surroundings was constructed for the assessment. The assessment also compares the effects of the proposed development in conjunction with the wider Ashley Road Masterplan area and relevant consented developments as part of the cumulative impacts assessment. In addition, the report has been revised in response to an independent review by RWDI (on behalf of the Council).

6.6.31 The results of the wind assessment indicate that the local wind environment once complete would change from the baseline scenario, improving in some areas and becoming windier in others. This is due to the position, massing and orientation of the buildings relative to the wind direction that create localised areas of wind acceleration particularly around corners, narrow areas where wind can channel through and accelerate, and areas where tall elements of the building deflect the wind flow down to ground level.

6.6.32 The results of the assessment of the Berol Yard development indicate increases in wind speeds are registered around building corners, such as, the north-western corners the NCDS building and the corners of Berol House. These areas however remain suitable for standing throughout all seasons. Outside of the Site, increased windiness is registered to the east of the site on the carpark and railway area while a slight decrease in windiness is registered in the lower portion of Watermead Way. These areas however remain within standing criteria and are therefore suitable for the expected pedestrian use. At terrace and rooftop levels, the results indicate that most areas are suitable for sitting and standing depending on the exposure to winds.

6.6.33 The most relevant changes to Berol Yard include the introduction of two amenity areas on the roof of building 4. The conclusions of the assessment are the same. The site remains within the recommended criteria. Mitigation measures such as perimeter screens to shelter outdoor areas, complimented by landscaping and planting in larger outdoor areas will be required and are secured via condition.

The College Building and Environmental Wind

6.6.34 Higher wind speeds are however registered during all seasons on the roof level of the NCDS building, where the sports court is planned. The applicant states the MUGA will not be used in any weather conditions that would be considered to be unsafe.

6.6.35 The Environmental Statement identifies the MUGA as suitable for leisure walking and business walking, which they consider acceptable for an outdoor play area. Independent advice to the Council suggests that standing conditions should normally be targeted for a play area of this nature. If it is intended that the play area will only be used during the summer season, then leisure walking conditions would normally be expected during the winter and standing conditions during the summer season. However, if it is intended that it will be used year round, then standing conditions should normally be achieved throughout the year. This indicates that further mitigation measures may be required in order to enable suitable conditions during colder months.

A high degree of design control will be necessary to ensure any future mitigation measures do not adversely impact on the overall visual appearance of the building. A further planning condition is proposed to secure further details and prohibit further design changes without the prior approval of the local planning authority.

6.6.36 Overall, subject to the above mitigation measures, the area remains suitable for the intended uses throughout the year with stronger winds being registered during colder periods. In terms of pedestrian safety, all areas within and surrounding the site remain within safety criteria.

Noise and Vibration Impacts

6.6.37 London Plan Policy 7.15 (Reducing and Managing Noise) states that development proposals should seek to manage noise by avoiding significant adverse noise impacts on health and quality of life as a result of new development. This policy also indicates that where it is not possible to achieve separation of noise sensitive development and noise sources, then any potential adverse effects should be controlled and mitigated through the application of good acoustic design principles. This approach is reflected in the NPPF, Saved UDP Policy UD3 and Policy DM1 and DM23.

6.6.38 The Council's Environmental Health Officer (Noise) has reviewed the noise impacts to the residential units created, and examined the Environmental Statement dated June 2017 produced by WSP with respect to the above proposed development. The report considers the following potential impacts;

- Temporary noise and vibration arising from demolition, site preparation and construction activities associated with the proposed development;
- Noise arising from changes in road traffic attributable to the proposed development post-construction; and
- Noise from any fixed plant associated with the proposed development.

6.6.39 Temporary noise and vibration due to demolition, site preparation and construction activities are further regulated by Enforcement Response (Noise) under sections 60, 61 of the Control of Pollution Act 1974. Mitigation measures documented in the ES will adequately address any adverse impact or significant adverse impact with respect to noise and vibration. No mitigation measures are required due to the change in road traffic as the predicted increased noise levels will be negligible.

6.6.40 Unless the requirements for traffic management in the area dictate otherwise, works will not be undertaken outside of the usual core construction site hours of 08:00 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. Several additional safeguards exist to minimise the effects of construction noise and vibration; these would apply during construction works. These safeguards include:

- The various EC Directives and UK Statutory Instruments that limit the noise emissions of a variety of construction plant;

- The guidance set out in BS 5228, which covers noise and vibration control on construction sites;
- The powers that exist for local authorities under Sections 60 and 61 of the Control of Pollution Act 1974 and Section 80 of the Environmental Protection Act 1990 to control environmental noise and pollution on construction sites;
- A CEMP will be secured via condition for the proposed development, which would consider, amongst other things, the effects of noise and vibration.

6.6.41 The use of the top floor as a multi-use games area can lead to impact transmission to the spaces below. To minimise the risk of impact noise, the proposed blue roof system on the concrete slab will include an additional resilient layer. This shall be a crumb rubber system of minimum thickness 17 mm with a profiled lower side.

6.6.42 Re-radiated noise from the underground trains which run below the site are not considered to have a significant effect on the operation of the college, and so no mitigation is proposed. Plant noise will comply with the planning requirements, although the contractor will be required to demonstrate the final selections achieve the required noise criteria. To minimise the risk of the use of the rooftop MUGA causing a conflict with the use of the teaching spaces below, an additional resilient layer is to be included within the MUGA floor build-up. See Impacts to Adjacent Occupiers section for further assessment of noise on new residents.

Air Quality

6.6.43 The NPPF states that planning decisions should ensure that any new development in Air Quality Management Areas (AQMAs) is consistent with the local air quality action plan. London Plan Policy 7.14 sets out the Mayor's commitment to improving air quality and public health and states that development proposals should minimise increased exposure to poor air quality. At the Local level, Policy SP7 states that in order to control air pollution developers must 'carry out relevant assessments and set out mitigating measures in line with national guidance. This approach is reflected in Policy DM23 which states that air quality assessments will be required for all major development and other development proposals, where appropriate. Policy indicates that where adequate mitigation is not provided, planning permission will be refused.

6.6.44 The site falls within the LBH Air Quality Management Area (AQMA) which is a borough-wide designation due to measured exceedances of the air quality objectives for nitrogen dioxide (NO₂) and particulate matter (as PM₁₀). The primary source of emissions of these pollutants in the Borough is road traffic and the site itself is surrounded by heavily trafficked roads.

6.6.45 The Council's Environmental Officer has assessed the application and provided comments to the applicant team following submission of the original Environmental Statement. The results of an Air Quality Assessment and an

Air Quality Neutral Assessment (AQNA) has been submitted to assess the air pollution impact of the proposed developments and determine the change in pollutant concentrations of NO₂ and PM₁₀.

- 6.6.46 Previously the proposed development included the following energy generating plant: Building 1 – three 846kW gas fired boilers (2 will be in operational, 1 for standby); Building 4 – three 639kW gas fired boilers (2 will be in operational, 1 for standby); and, NCDS – two 450kW gas fired boilers. The change to the energy strategy means that the proposed development will now include the following energy generating plant: Building 1 – three 539kW gas fired boilers; Building 1A – three 190kW gas fired boilers; Building 4 – three 237kW gas fired boilers; Berol House – three 190kW gas fired boilers; and, NCDS – two 450kW gas fired boilers.
- 6.6.47 The air quality neutral assessment has been updated using the GIFA, total energy centre emissions per annum and the anticipated development trip rates of each proposed use once operational (the latter was unchanged from that assessed in the original Environmental Statement) to calculate the NO_x and PM₁₀ emissions from the building and transport elements of the proposed developments.
- 6.6.48 Performance against the Building Emission Benchmarks for NO_x emissions was found to be compliant, as was performance against the Transport Emission Benchmarks for NO_x and PM₁₀. Therefore, the proposed development is 'air quality neutral'. The Environmental Statement identifies no need for further mitigation measures and the residual effects are determined to be negligible overall.
- 6.6.49 With the Notting Hill development and Berol Yard Developments both operational, exceedances are predicted at the same two existing receptor locations. The results, both with and without the Notting Hill development and Berol Yard Developments, show that annual mean NO₂ concentrations are close to, or exceed, the objective at two receptor locations on the Notting Hill Housing (NHH) site (receptors 32 and 33) and one location on the Berol Yard Application site (receptor B41). No receptors on the Ashley Gardens site are identified as exceeding the levels.
- 6.6.50 The updated assessment shows that the proposed developments would cause either no change or small increases in pollutant concentrations at the receptors considered. Based on the assessment significance criteria and the worst case approach taken to the generation of vehicle movements associated with the proposed developments, the residual effects of the proposed developments once operational are considered to be negligible.
- 6.6.51 For the construction phase, a qualitative assessment of the potential impacts on local air quality from construction activities has been carried out. This identified that there is a high risk of dust soiling impacts and a low risk of significant increases in particulate matter concentrations due to construction activities. Officers agree that through good site practice and the implementation of suitable mitigation measures, the effect of dust and

particulate matter releases would be significantly reduced. The residual effects of dust and particulate matter generated by construction activities on air quality are therefore considered to be negligible. The residual effects of emissions to air from construction vehicles and plant on local air quality is considered to be negligible.

6.7 Open Space, Social and Community Infrastructure

6.7.1 The London Plan includes a number of policies relating to social infrastructure. The overarching policy is 3.16 which states adequate provision for social infrastructure is particularly important in areas of major new development and regeneration.

6.7.2 The College has confirmed that the non-sports facilities will be suitable for the functions outlined below. Community access to these facilities will be secured via s.106 agreement. This will be managed on a long-term basis through the Community Access Plan and will be of significant benefit to the local community, weighing in favour of the scheme.

Lecture theatre

- A large lecture hall which seats approximately 300 people
- Suitable activities: training events, performances, conferences, meetings

Teaching spaces

- Well-maintained teaching spaces with integrated IT facilities
- Suitable activities: evening classes, activity groups, training events

Kitchen and Canteen

- Fully equipped kitchen and canteen area
- Suitable activities: evening classes, catering for evening events
- This could also be open over weekends and potentially used for weddings and special events along with the plinth level of the building.

6.7.3 A review of the NHS Choices register indicates there are currently 11 GP surgeries within the North East Locality of Haringey CCG, where the proposed development site is located. In total there are approximately 99,000 registered patients in this locality and 49 GP practitioners. This results in a ratio of one GP for every 2,020 patients. They are all accepting new patients which suggests that some capacity exists within GP surgeries in the local impact area. A total of 49 GP practitioners are operating within these medical centres.

6.7.4 The review of the Haringey's School Place Planning Report 2016 indicates 15 primary schools in close proximity. The closest of these schools are Harris Academy Tottenham, Welbourne, The Green CE Primary School (formerly Holy Trinity) and Ferry Lane Primary School.

6.7.5 EduBase figures show that 6,737 pupils are currently enrolled in the primary schools in the planning area with an overall capacity for 7,944 pupils allocated to these schools. This indicates primary schools in the local impact area are presently operating with surplus capacity, with 1,207 spaces remaining, or

15%. In regards to the four primary schools situated in closest proximity to the proposed development site, these schools currently have a surplus, with a surplus of 1,333 places, or 51%. This is largely as a result of Harris Academy Tottenham which opened to reception and year 7 in September 2014.

- 6.7.6** The School Place Planning Report 2016 also indicates that of the 14 secondary schools in the Borough there are at present 2,577 Year 7 places, with demand expected to increase in the coming years. The closest of these schools to the site is Harris Academy Tottenham in Tottenham Hale. EduBase figures indicate that this school has a surplus of places with 224 enrolled pupils and 1540 places available. The School Place Planning Report 2016 identifies that at present there are sufficient places to meet in-year demand for years 8 to 11.
- 6.7.7** The additional population generated by the proposed development will place further demands on existing open space, sport and recreation facilities, particularly within the local impact area identified in the applicant's Environmental Assessment. London Plan Policy 3.5 states the design of all new housing developments should enhance the quality of local places, taking into account physical context and provision of, public, communal and open spaces, taking particular account of the needs of children, disabled and older people.
- 6.7.8** As outlined in the Council's Development Management Policies DPD (January 2016), a number of areas of the Borough are identified as being deficient in public open space including the Tottenham Hale ward. In addition, comments from Natural England highlight the potential for additional pressure on nearby Walthamstow Ramsar, SSSI sites with the potential for mitigation measures at the park should space not be available on the development site itself.
- 6.7.9** The scale and location of the proposed development within a new district centre does not allow for large amounts of new open-space to be incorporated within the scheme but the scheme benefits from close proximity to existing strategic open space provision. Down Lane Park is located adjacent to the masterplan and has facilities including football pitches and walking. The scheme design does provide for green infrastructure in order to enhance the site amenity and contribute to the open space needs of residents. Specific play space requirements are addressed elsewhere in this report.
- 6.7.10** To mitigate the impacts of additional pedestrian and cycle activity along Watermead Way the s.106 agreement includes a contribution of £534,000 towards the public realm improvements identified as part of the Streets and Spaces Strategy. This combined with the significant community benefits associated with access to the College and high quality public spaces with Berol Yard itself weigh in favour of the application. Overall, significant provision is made for open space, social and community infrastructure, consistent with local and strategic plan policies.

6.8 Development Impact to Adjoining Occupiers

- 6.8.1 London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy. In respect of tall buildings, London Plan Policy 7.7 states that tall buildings should not affect their surroundings adversely in terms of overshadowing, noise and/or glare and should not impact on local or strategic views.

Noise and Disturbance

- 6.8.2 Local Plan policies seeks to resist developments involving an unacceptable level of noise beyond the boundary of the site. This stance aligns to the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan. Policy DM23 also reflects this approach.
- 6.8.3 A noise and vibration report has been prepared by Sandy Brown dated October 2017 assessing the acoustic performance of the new College building. The scheme is generally in compliance with the required design standards specified in the schools guidance document Building Bulletin 93. However, internal noise levels will be higher than specified in this document due to the use of fan coil units for comfort cooling. Noise from fan coil units should not exceed 40 dBA and this will be secured via acoustic planning condition. This alternative performance standard is in line with other industry guidance and relevant British Standards, and is considered suitable for a sixth form college.
- 6.8.4 The multi-use games area (MUGA) shall be surrounded by a mesh rather than a solid screen. New guidance has been provided by Sport England on Artificial Grass Pitches (AGPs) in August 2015. Whilst this area will have hard surface and not artificial grass, the principles of noise generation and propagation apply to this scheme.
- 6.8.5 The predicted noise at Berol House (20 m from the pitch) is LAeq,1hr 54 dB. The toilet block on the roof will provide screening to the receptor to the north, and so the levels will generally be lower than this. Therefore, Berol House is assumed to be the most sensitive receptor.
- 6.8.6 Daytime hourly LAeq levels at Berol House (detailed in the EIA) typically range from 60 to 70 dB (weekdays 09:00 to 20:00 and Saturday 09:00 to 17:00). Based on an hourly LAeq of 60 dB, the resultant noise level with the MUGA in operation would be 61 dB. This represents a 1 dB change, which is considered a negligible impact. Therefore, the use of the MUGA is not considered to adversely impact Berol House. The Sport England guidelines also provide guidance with regards to fences: *"fence panels should be securely clamped together and to supporting posts with resilient fixings to minimise rattling noises from ball impacts"*. The mesh around the MUGA will be the only fencing present, and so this must be sufficiently secured so as not to rattle if struck by a ball. Details of this will be secured via planning condition.

- 6.8.7 External plant noise must comply with the noise limit specified. The contractor will be required to produce a final noise assessment to discharge the planning condition relating to noise egress from the project. Internal noise limits (due to both mechanical services noise and external noise sources) set out in BB93 must be achieved. The combined noise level in teaching spaces with the fan coil units can achieve the relaxed criterion of 40 dBA, or NR 35. The mechanical services shall contain the necessary attenuation and shall be selected such that this is achieved. The facade performance for the whole system must be confirmed by the contractor such that the internal ambient noise limits are met.
- 6.8.8 Given that noise intensive uses currently operate from the site, the conversion of the site to predominantly residential use is generally considered to be an improvement in planning terms. The noise and disturbance impacts generated by future occupiers of the land are acceptable in planning terms.
- 6.8.9 The impacts are of construction noise are temporary and are proposed to be controlled by condition. The applicant has submitted a Construction Logistics Plan prepared by WSP Parsons Brinckerhoff dated June 2017. The applicant will also be required to join the Considerate Contractors scheme, with proof of registration provided to the Local Authority.
- 6.8.10 The temporary noise impacts during the construction are, subject to condition, judged acceptable. The long-term noise impacts introduced by the development are acceptable given the nature of the scheme.

Summary - Development Impact to Adjoining Occupiers

- 6.8.11 The scheme is not anticipated to give rise to privacy or overlooking impacts given its separation distance from existing residential development. Given the existing commercial use of the land, the change of use to residential-led mixed use is considered reduce the noise impacts to any adjoining occupier. There are potential impacts for new residents moving into Building 4 in terms of noise and overlooking but, with the imposition of planning conditions, these are judged to be acceptable. The impacts of construction noise and disruption are temporary and will be controlled by condition.
- 6.8.12 The daylight/sunlight impacts to adjoining occupiers are acceptable for an urban site in London. In relation to environmental wind, increased windiness is identified at rooftop levels in particular and suitable mitigation is addressed via planning conditions.
- 6.8.13 Objections have also been raised on behalf of adjacent businesses currently operating from Berol House. These are summarised in Appendix 2 and relate to noise & disruption during and post construction; a reduction in the attractiveness of location for business and operational impacts relating to access and car parking for staff and visitors. The transport and access issues are discussed elsewhere in this report. Whilst there is likely to be an impact on adjacent businesses in terms of noise and disruption this is not unusual for a regeneration scheme of this scale and nature. A range of safeguards are

therefore suggested to mitigate the disruption and this includes a commitment to establish a construction coordinator to mitigate the environmental effects during the construction period.

6.9 Transportation and Parking

- 6.9.1 The development site is highly accessible with a score of Public Transport Accessibility Level (PTAL) 5 and 6a. PTAL ranges from 1 (described as 'very poor') to 6B (described as 'excellent'). There are six bus routes (41, 230, W4, 123, 76, 192) included in the PTAL calculations, including Tottenham Hale rail and underground station.
- 6.9.2 The existing vehicular access is from Ashley Road, which connects to Burdock Road, Watermead Way and Hale Road. Other nearby roads, which are not part of the local Highway Authority are: Monument Way, part of the Transport for London Road Network (TLRN); and, the A10 High Road which is part of the Strategic Road Network (SRN).

Trip generation

- 6.9.3 The Trip Generation methodology was agreed with LBH and TfL in January 2017. The multimodal trip generation was derived, considering all likely trips to be generated by the proposed development and extracting existing trips. Trics database was interrogated for sites with similar characteristics to get the trip rate for uses included in this proposal. Also, 2011 Census travel to work database, Middle Super Output Area (MSOA) Haringey 15, (which includes proposed sites) was used, to identify current work patterns and establish the existing trip generation. The findings were reported on section 5.3 of the TA.

Car parking

- 6.9.4 A total of 40 car parking spaces are included in this proposal - 16 accessible parking spaces and a further 24 standard parking spaces.
- Building 4 - 9 accessible spaces (8 for residential use, 1 retail use);
 - Berol House - 3 accessible spaces (1 for residential, 1 office, 1 retail) and 16 existing relocated spaces
 - NCDS - 12 accessible spaces
- 6.9.5 Parking addendum to Chapter 6 contains recommendations for blue badge holders indicates that for residential developments at least one accessible on or off-street parking space is required. It is also states that when off-street parking is provided then at least two parking spaces should be for blue badge holders. In addition, Policy 6A.1 of the addendum includes parking standards for blue badge holders for non-residential uses, indicating that, at least one on or off street car parking should be provided, and designated for blue badge holders, even if no other parking is provided.

- 6.9.6 With regards to employment land uses the addendum necessitates parking provision for each disabled employee, and provision for disabled visitors. Policy 2.8 of the outer London Transport outlines strategic direction and recognises car parking requirements for outer London areas to be higher in comparison with central areas, although a flexible approach is encouraged in applying standards of the Policy 6.13 and Table 6.2. Policy 3.8 of the London Plan recommends that 10% of new housing should be, either designed to be wheelchair accessible from the start, or easily adaptable for residents who are wheelchair users.
- 6.9.7 Policy DM32 on parking standards, part of the LBH Development Management DPD - January 2016, together with the Mayor's Housing Supplementary Planning Guidance (March 2016) are directly applicable. When applying Policy 3.8 (excluding Berol House conversions) a total of 16 Wheelchair User Dwellings (WUD) at the point of construction, or easily adaptable is indicated. It has been accepted that not all of the 10% units will be wheelchair accessible residential units at the start of occupation, or at all times. The percentage of WUD is therefore subject to demand and will be varied over time.
- 6.9.8 Nevertheless, the London Plan recognises that car parking can take up considerable land and encourages the use of sustainable modes of transport, nonetheless a minimum car parking level for disabled users is considered an essential provision and must be fully satisfied at all times. Considering that not all disabled users who are residing at WUD will have cars, there is no need for each unit to have a car parking space, at all times.
- 6.9.9 In addition, there is considerable scope to optimise the use of unused spaces for other uses as part of the development given the mixed-use nature of the proposals, such as commercial uses. This is a car free development where all residents, (except disabled users of the WUD) will not have access to off or on-street car parking spaces. This will be secured via the s.106 agreement.
- 6.9.10 Having considered all of the above policies, the residential car parking provision is acceptable, subject to the above measures being secured via the S106. Each WUD will have access to a car parking space (off-street) at the point of request and provisions will be included in the s.106 to prevent the sale of car parking spaces. Disabled users of the WUD will be able to obtain a parking permit at the point of request and this will be managed and issued by developer's management company.
- 6.9.11 Future residents of this development will have an opportunity to use the three car club spaces, located in the vicinity of the development. Two of the car club spaces are located on Mafeking Road, (approximately 500m away which is equivalent to 6min walking), and the other is located on Antill Road (approximately 650m away, which is equivalent to 8min walking).

6.9.12 The London Plan parking standards for B1 employment in Outer London indicates a maximum provision of one car parking space for (100-600sqm). On the other hand, parking for the commercial part of this development (Class B2 or B8) is one space per 500sqm of gross floorspace. For the 891 sqm of commercial this means a car parking provision of between 2 and 9 (minimum and maximum) spaces.

6.9.13 For Berol House 3,685sqm commercial space is proposed. In applying the standards if part B2 or B8 a maximum provision of 7 parking spaces is required. Parking standards for retail parking is based on the PTAL score and for sites with PTAL 6 and 5:

- Food (up to 500sqm) - one parking space per 75sqm of gross floorspace;
- Food (up to 2500sqm) - one parking space per (45-30sqm) of gross floorspace;
- Food (over 2500sqm) - one parking space per (38-25sqm) of gross floorspace;
- Non-food is one parking space per (65-45sqm) of gross floorspace.

6.9.14 Allocation for different uses is recommended as part of a package of planning conditions. These standards will also only apply to the restricted amount of retail area discussed elsewhere in this report. Therefore, car parking relating to retail uses is likely to be substantially less than indicated by the global levels applied for in the application and can be successfully managed through planning conditions.

6.9.15 Off-street car parking spaces will be managed through Car Parking Management Plan (CPMP), including:

- prior to occupation, all parking spaces must be in place, and marked on site as disabled spaces (except relocated spaces of the Berol House), and retained thereafter;
- submit a drawing and highlight parking spaces for Berol House, NCDS and other uses include in this proposal;
- all parking spaces to be used in connection with this development only;
- identification of WAU units and therefore eligible for parking permits;
- review the demand for parking spaces and occupancy levels - include details on how this is proposed to be managed;
- include details of duties and responsibilities for issuing, reviewing of the off-street permit allocation, and reassignment of the parking permits.
- details to be submitted: controlling access to the parking area, parking enforcement measure, swept paths, ramp details and show structural columns on a drawing (if any), visibility splays and vehicle circulatory movements, all while considering pedestrian movements and safety.
- include locations of Electric Vehicle Charging Points (EVCP), and indicate criteria for reviewing the usage and converting passive points (if any proposed) to active. Minimum provision of 20% active and 20%

passive Electric Vehicle Charging Points (EVCP) in accordance with the London Plan.

Cycle Parking

- 6.9.16 The proposal includes a total of 528 cycle parking spaces - 364 long stay and 164 short stay. The spaces provided are assigned to: 287 for residential use (282 long stay and 5 short stay); 71 (27 long stay and 44 short stay) for commercial use (retail and office); and, 170 for Ada NCDS (55 long stay and 115 short stay). The proposed cycle parking is higher than minimum London Cycle parking standards.
- 6.9.17 The locations of the proposed cycle parking spaces are shown on the proposed drawings. Also, there are a number of cycle parking spaces located on the public realm area and adjoining Watermead Way. Other cycle parking spaces are located on the basement of Building 4 in an area of approximately 138sqm, and shown on the submitted drawing ref: 1824-JMP-BY-B1-DR-A-3500 rev. Further details will be secured via planning condition.

Pedestrian Environment Review System (PERS)

- 6.9.18 This proposal is supported by PERS report, which included the assessment of 31 links, C22 crossing points, 7 public transport waiting areas, and 6 routes. Most of the analysed parts were rated positive in terms of permeability, road safety and environment quality. However, the route to the High Street was assessed as amber, highlighting the high speeds, traffic congestion, poor signage and environment in general.

Alterations to the existing public highway and proposed links

- 6.9.19 A bus stand exists on Ashley Road, which is planned to be relocated to allow for public realm improvements that are part of the wider Ashley Road South Masterplan. Its delivery is part of the adjacent applications submitted in relation to Cannon Factory/Ashley House and Ashley Gardens. Due to the need for the Council to adopt additional land in order to widen Ashley Road a planning condition is proposed in respect of Ashley Gardens application which will require details of the planned relocation to be provided and agreed by the Council, in consultation with TfL prior to implementation. A S278 highways agreement will also be required as part of any permission relating to Ashley Gardens.
- 6.9.20 There are several competing requirements for the limited space along Ashley Road which require careful consideration as part of wider proposals, one of which is, facilitating loading and meeting the needs for visitors parking who are Blue Badge holders. It is anticipated that Ashley Road will have different parking and loading restrictions, which will be incorporated as part of the detailed design. Because this is a public highway allocation of sections on Ashley Road can be adjusted in accordance with demand. Blue badge holders can park for up to three hours on yellow lines, except

where there are restrictions on loading or unloading. As existing, some sections of the existing Ashley Road are appropriate for visitors, but not for all day parking required for disabled residents. However, all this is subject for review prior to the Highways Authority approving the detailed design.

- 6.9.21 The proposal includes provision for the pedestrian/cyclist link connection, known as Berol Link, which improves east/west connections. Berol Link connects Down Lane Park with Ashley Road and Berol Yard. The Berol Link is proposed to run through the unit 1B of existing Berol House. The headroom is not known at this point but this will be addressed through reserved matters.
- 6.9.22 Berol Link is not proposed to be adopted by the local Highway Authority. Nevertheless, access to the Berol Link must be 24-hours public access, and this will be secured via a Public Access Plan as part of the s.106 agreement.

Parking restrictions on the public highways

- 6.9.23 In order to monitor potential parking displacement following the occupation of proposed development, specific S106 contributions are required to undertake a parking stress study. The s.106 heads of terms include a contribution of £12,000 towards an assessment and analysis of parking stress in the vicinity. The contribution will payable upon implementation. In the event the findings suggest there has been an increase in parking stress in areas which are not within the CPZ, or the timing of parking restrictions are not appropriate, then CPZ modifications may be required. Any changes would be subject to public consultation.

Travel Plan

- 6.9.24 A Framework Travel Plan (TP) is included, as part of the submission. The developer is responsible for creating a sustainable development and achieving the TP targets. The strategy is to appoint a Sustainable Travel Manager to ensure that targets of the travel plan are met. In addition, Travel Plan co-ordinators are proposed for each core component of the proposal. Each travel plan will be signed off only after the targets, as agreed by the LPA, have been met. The TP for Ada-NCDS is likely to be monitored long-term, because of periodic changes in the students enrolled. Each detailed travel plan must have SMART targets, which will be monitored at regular intervals for at least five years, following occupation.

Delivery servicing plan

- 6.9.25 A Delivery servicing plan framework is included in the submission. Although this document is accepted as framework, an updated plan will be required at a later stage to include a marked up area to show proposed service and deliveries from Watermead Way.

- 6.9.26 Loading bays are likely to be included along Ashley Road and Burdock Road when modifications are made as part of wider proposals. Further details will be required to take account of wider emerging proposals, such as: locations per land use included in this proposal, details of managing and arranging times and servicing arrangements. An updated Delivery/Servicing Strategy is included as a planning condition.
- 6.9.27 Trip generation for the delivery/ servicing trips will be required to split into residential trips and commercial trips. The TRICS database was interrogated and comparable sites were used to determine the trip rates. Trips were divided into two categories: Light goods Vehicles (LGV) and Heavy Goods Vehicles (HGV), and the rates derived are satisfactory.

Refuse/ recycling

- 6.9.28 Some details of refuse/recycling were submitted in the Waste Management Strategy. Twice a week collections for refuse/recycling are anticipated due to the limited bin storage space. Agreement with Environmental Services will be required, including the site specific Facilities Manager who will be responsible to place the bins to the agreed collection point. The application includes the communal bin storage areas the swept path analysis of the refuse collection vehicles.
- 6.9.29 The commercial waste storage space is separate from the residential part of the development and it is anticipated that collections to be done through either private service providers or other. Likewise details to be included for the NCDS refuse/recycling.

Construction Logistic Plan

- 6.9.30 The proposal includes a Construction Logistic Plan (CLP) but an updated Plan will be required closer to construction, once full details are known. This will be covered by a planning condition.

6.10 Flood Risk and 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 drainage hierarchy.
- 6.10.2 The site is located within Flood Zone 2 and is therefore considered to have a low probability of flooding from rivers and sea. The site has a low probability of fluvial flooding due to the high standard of protection available in the area and the local topography. The key area of assessment is in relation to surface water drainage.

- 6.10.3 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 drainage hierarchy.
- 6.10.4 Policy also requires 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 Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme.
- 6.10.5 The potential for impacts of the proposed development on water resources and flood risk have been identified and is supported by a Flood Risk Assessment ('FRA'). The FRA assesses flood risks from all potential sources and investigates the potential for the development to increase flood risk elsewhere taking into account the potential impact of climate change. The FRA includes an Outline Drainage Strategy; the Outline Drainage Strategy includes the use of Sustainable Urban Drainage Systems (SuDS).
- 6.10.6 The site is currently entirely impermeable and therefore the volumetric surface water runoff is not expected to increase as a consequence of the development. Volumetric runoff will in fact be reduced through an increase in permeable areas such as external landscaping. This applies particularly in the case of landscaping along Berol Link. The Outline Drainage Strategy has been designed to manage a rainfall event up to a 1:100 year return period including a climate change allowance which will help in reducing the risk of flooding in the area and for the residents and occupants of the surrounding areas. Surface water runoff discharged into the public drainage network is therefore likely to reduce both in terms of volume and of peak therefore having a positive, although limited effect on public surface water sewer capacity (i.e. potentially less flooding in the wider area).
- 6.10.7 Significant effects of the proposed development have been assessed in relation to flood risk, water supply, public sewerage systems and groundwater. All significant effects are classed to be having either a moderate or minor significance before mitigation. If the mitigation measures and in-built mitigation measures specified are incorporated, all residual effects are assessed as having a negligible significance. The assessment conducted has identified a number of beneficial significant effects as a result of the in-built mitigation measures proposed as part of the Flood Risk Assessment and Outline Drainage Strategy.
- 6.10.8 The Council's Senior Drainage Engineer has assessed the scheme and requires the imposition of planning conditions to secure drainage details. Thames Water and the Environment Agency do not raise an objection to the scheme subject to condition. Subject to the imposition of the conditions noted above, the development is acceptable in Flood Risk and drainage terms.

6.11 Energy and Climate Change

- 6.11.1 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 zero carbon target beyond Part L 2013 of the Building Regulations.
- 6.11.2 The London Plan also sets a target of 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. Where an identified future decentralised energy network exists in close proximity to a site it will be expected that the site is designed so that it can easily be connected to the future network when it is delivered. The Council's Planning Obligations SPD (October 2014) indicates that a non-financial obligation may be secured with respect to demonstration of connection to the district energy network by way of a planning obligations agreement pursuant to S106 of the TCPA 1990.
- 6.11.3 Under Policy TH6, the site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 6.11.4 The applicant has submitted a Sustainable Design Energy and Construction Statement prepared by WSP, updated October 2017. The applicant has also provided supplementary comments in response to internal consultee comments from LBH Carbon Management and the GLA. These are appended to the report. The revised statement indicates that the proposed development will exceed the energy 2013 Building Regulation targets by 17.5%.
- 6.11.5 New development is expected to achieve the necessary energy and CO₂ requirements within the London Plan and Haringey Council's Local Plan. A consideration of the applicant's proposed energy strategy pursuant to the Mayor's Energy Hierarchy is below.

Energy – Lean

- 6.11.6 The scheme delivers a 15.8% carbon reduction through lean (energy efficiency measures). On average, Haringey sees 10-12% improvement through energy efficiency measures so this is supported.

Energy – Clean

- 6.11.7 The Carbon Management Team note that Tottenham Hale has been identified as an area where a District Energy Network will be delivered. Therefore,

connectivity is expected, and an energy centre(s) capable of connecting to the future DE network must be designed into the development.

6.11.8 A range of energy options have been considered and energy officers from Haringey Council and the GLA met with the applicant on several occasions to explore the scenarios for different energy strategies in terms of planning and implementation, construction, cost and carbon emissions. Given the proximity to a planned District Energy Network, officers are particularly concerned to ensure the proposed development, irrespective of future sequencing of development, is capable of easy connection to a future District Energy Network.

6.11.9 The scheme is now proposing a boiler-led heating system. Due to the flexibility and compatibility it offers in connecting to the future DEN, this is supported. The preferred option includes individual, initially unconnected boilers, within each building. A connection will then be made to the DEN once the infrastructure is in place. This is a change from the earlier proposed CHP-led solution and includes more energy centres than would normally be acceptable. However, in view of the interim nature of the strategy and commitment to connect to the DEN (secured via planning agreement) this approach is considered to be acceptable.

6.11.10 Planning conditions and Heads of Terms regarding a DEN connection are contained in Section 9. The planning condition includes the following requirements:

- Production of an updated site-wide energy strategy including a demand assessment
- Securing the reduction in energy demand through energy efficiency measures
- Provision for connection to DEN
- Inclusion of renewable energy technology to offset CO2 emissions
- Any shortfall in carbon offsetting required to ensure policy compliance (as set out in London Plan Policy 5.2) will be offset at £60 per tonne and should be given to the Council upon commencement on site based on an up-to-date assessment of carbon emissions;
- Overheating Mitigation Plan for each building to be submitted and approved by the LPA in advance of the main works commencing.

College Energy Strategy

6.11.11 In accordance with the policy framework, the design of the Proposed Development will conform to the principles of the Energy Hierarchy that provides a set of guiding principles to reduce energy consumption and associated carbon emissions to a minimum. Consequently, energy efficiency will be incorporated into the design of the building before the application of Low or Zero Carbon technologies.

Energy – Clean

- 6.11.12 In response to the second tier of the Energy Hierarchy, connection to potential future London District Heating (DH) network has been taken into consideration, such that the development will be 'future-proofed' once the district system is made available in Ashley Road. The proposal is to install flow and return pipework from the College's Lower Ground Floor District Heating plantroom up to Ashley Road, where the pipework will be left capped in an accessible man-hole for future connection, just within the development boundary.
- 6.11.13 The domestic hot water (DHW) requirements as well as a large proportion of the building's heating requirements will be supplied by gas-fired boilers with the VRF1 heat pump system supplying top up heating/cooling locally within each classroom. The energy proposed to be supplied by the gas boilers will be overtaken by the DH once this connection will be made live in the future.

Energy - Green

- 6.11.14 In response to the third tier of the Energy Hierarchy, consideration has been given to a number of renewable technologies. A feasibility study has also been undertaken for solar technologies however, as the roof space will be used as a five a side football pitch, only a limited amount of solar PV2 panels can be installed. The available space on the roof can accommodate 24 solar PV modules rated at 270W each, providing a total of 6.48 kWp of electricity.
- 6.11.15 Overall, the Proposed Development has sought to prioritise the specification of energy efficiency measures, followed by the integration of low and zero carbon technologies, in accordance with the principles of the Energy Hierarchy, to achieve a total 36.9% reduction target of regulated emissions against the baseline. The overall approach to energy in relation to the College is supported.

6.12 Waste and Recycling

- 6.12.1 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. 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 approach is reflected in DPD Policy DM4. The applicant has submitted a Delivery and Servicing Plan prepared by WSP June 2017.
- 6.12.2 The application includes a Waste Management Strategy which includes storage provision in accordance with the Sustainable Construction and Design SPD Appendices (March 2013) guidance document. Volumes for the Proposed Development were calculated using LBH's standards. External bin storage access areas are shown on the plans.

6.12.3 It is proposed that each commercial tenant will provide a suitable waste storage area within their own demise as part of their fit-out, which will include provision for the segregation of refuse, recyclables and food waste (if applicable). The capacity of the individual commercial waste stores will be dictated by the commercial tenants' business activities and the frequency that they will receive waste collections, which they will arrange to suit their own requirements. The overall level of provision is considered to comply with relevant policies and further details of waste storage will be secured via planning condition.

6.13 Land Contamination

6.13.1 Policy DM32 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. The applicant has submitted a Geo-Environmental Site Assessment for both sites by RSK Environment Ltd.

6.13.2 The site is underlain by the relatively impermeable Enfield Silt Member and then subsequently by the Kempton Park Gravel Formation (Secondary (A) Aquifer). Beneath this is the London Clay Formation (unproductive stratum) overlying the Thanet Formation, Lambeth Group (both Secondary (A) Aquifers) and the White Chalk Subgroup (Principal Aquifer). It is likely that Made Ground is present onsite owing to its historical use as a factory and current commercial use.

6.13.3 These contaminants are anticipated to pose a Low to Moderate risk to future site users, such as residents and visitors. The risk to future construction and ground workers is Moderate due to a greater likelihood of direct contact with potentially contaminated soils.

6.13.4 A ground investigation compliant with BS10175 and Generic Quantitative Risk Assessment (GQRA) is required and will allow assessment of the identified plausible contaminant linkages. It is recommended that a ground investigation is designed based on the following technical objectives:

- Characterisation of the underlying ground and groundwater conditions;
- Undertake soil sampling for contamination analysis and geotechnical testing;
- Undertake ground gas and groundwater monitoring;
- Provide an assessment of risks to human health and controlled waters; and
- Provide a preliminary outline assessment of potential geotechnical constraints and possible foundation options for the proposed development.

6.13.5 The Council's Environmental Health Officer (Pollution) has assessed the proposal and raises no objections subject to the imposition of standard conditions around land remediation on any grant of planning permission.

These standard conditions are recommended for imposition and are contained in Section 9.

6.14 Equalities

- 6.14.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons who share a protected characteristic and persons who do not share it. Members must have regard to these duties in taking a decision on this application.
- 6.14.2 The proposed development would engage primarily with people with protected characteristics around physical access and have been designed to contemporary Building Regulations. The proposed development would offer step free access throughout including all entrances to private and affordable housing, as well as commercial spaces. All floors of the residential accommodation would be served by two lifts. All residential units would be built to Part M4 (2) 'accessible and adaptable dwellings' and 10% will be built to Part M4 (3) 'wheelchair user dwellings' of Building Regulations.
- 6.14.3 The proposed development would be likely to provide a range of socio-economic and regeneration outcomes for the Tottenham Hale area including the provision of new housing including affordable housing to increase affordability and reduce overcrowding. It would also result in local employment impacts including displacement of existing employment but the generation of construction employment and new employment opportunities to the benefit of all priority groups that experience difficulties in accessing employment.

6.15 Health Impact Assessment

- 6.15.1 The purpose of the HIA is to identify, assess and present any potential effects on the health of the population arising from the proposed mixed-use development, and to identify any interventions or mitigation measures required to minimise potential adverse effects on health and inequalities and optimise the beneficial impacts of the development. The report is intended to assist in considering the planning application and positively influence the development of the Environmental Impact Assessment.
- 6.15.2 The HIA shows that over one quarter (26.2%) of the resident population of the local impact area comprises children and adolescents aged 0-17 years. This proportion exceeds Borough and London-wide equivalent figure which equates to c.22%. Furthermore, the proportion of 18-24 year olds in the local impact area is higher than that in the Borough and in London at 11% compared to 8.6-8.7%. Children and young people aged 0-24 years old are therefore a significant proportion of the population in the local area.

Two thirds of the population comprise working-age adults (typically 18-64 years). Notably, the local impact area has a markedly lower proportion of elderly people (65 years plus) than the London average. In addition, Ashley Gardens falls within an LSOA that is within the 20% most deprived areas.

6.15.3 Priority groups have been identified through the community profiling exercise undertaken by the applicant, and these include:

- Children and adolescents
- Older people
- People with a disability
- Low income groups

6.15.4 It is assessed that overall, the proposed development will have a short-term, temporary, minor adverse impact on the health of the local population and priority groups as a result of temporary construction activities. This will also generate some dust, noise and vibration. Nevertheless, these adverse impacts can be effectively overcome through mitigation, particularly the Construction Logistics Plan. Construction activities will also generate new employment, and will maximise the use of resources leading to beneficial health outcomes.

6.15.5 In terms of the operational phase, it is assessed by the applicant that overall the proposed development will have a long-term, permanent minor to moderate beneficial impact on the health of priority groups and new residents and a minor beneficial impact on the general public. Officers broadly agree with this assessment. This beneficial health outcome is linked to the provision of high quality, well-designed housing to meet local housing needs, provision of flexible commercial floorspace that supports employment opportunities and provides local amenities, public realm improvements that provide opportunities for social interaction, improve access to a range of local services and social infrastructure and create a safe environment.

6.16 **Conclusions**

6.16.1 Having considered all material planning considerations including the development plan and the environmental information submitted with the application, officers consider that:

- As its centrepiece the proposals include an innovative new College building to host the National College for Digital Skills which will help to establish Tottenham Hale as a destination. The College building, subject to proposed design safeguards, holds the potential to be a world-class design. The College will deliver additional benefits in the form of public access to facilities such as the rooftop MUGA. Combined with the scheme's other regenerative benefits and high quality designs for other elements of the masterplan these factors weigh heavily in favour of the scheme.

- Tottenham Hale has been identified as having the capacity for a significant number of new homes, with numerous sites that are suitable for new residential-led mixed-use development. The application forms an important component in the regeneration of Ashley Road South, in support of allocation TH6.
- The development will provide a significant number of new homes that will help to meet the Borough and London's wider housing needs in the future. The scale of development is supported by its location within the Upper Lee Valley Opportunity Area; the Tottenham Area Action Plan and the Tottenham Housing Zone all of which envisage transformational change.
- The overall affordable housing proposal will make a significant contribution to meeting the portfolio approach to the management of affordable housing within the Tottenham Hale Housing Zone and is assessed as the maximum viable amount. The introduction of a new Build to Rent tenure is particularly welcome contributing to a mixed and balanced new residential neighbourhood.
- In addition to education provision, Berol Yard will make a significant new contribution to high quality office and commercial floorspace such as through potential new co-working space which is particularly welcome. The overall balance of retail, food & drink and commercial floorspace, subject to the controls recommended in this report, is likely to contribute to a vibrant new neighbourhood.
- In design terms, the masterplan has undergone rigorous testing since 2015 evolving with the potential to form a well-considered new neighbourhood. Considered in the round the comprehensive changes to the scheme respond positively to previous comments. Overall, the quality of the scheme is considered to be high.
- The density of the development would be above the density range within the London Plan's indicative range for 'urban' sites with a PTAL of 5-6a but would optimise the site's potential and is acceptable, taking into account the average density across the masterplan area.
- The scheme will make a significant new contribution to the quality of the public realm, facilitating the delivery of a new public square in the form of Berol Yard linked through Berol House to the to a new east-west route towards Down Lane Park and significant public realm improvements to Watermead Way.
- The proposal will deliver a compliant quantum of wheelchair housing and all of the units will receive an acceptable amount of daylight and sunlight when assessed against relevant BRE criteria. Subject to mitigation secured and further details, the noise, environmental wind, vibration and air quality impacts to future occupiers of the units are acceptable.
- The transportation impacts to the scheme are acceptable. The scheme will not generate a significant increase in traffic or parking demand. The

provision of cycle storage is policy compliant and further details are secured by planning condition.

- The interim solution to multiple energy centres is less efficient but accepted in the context of the commitment to a future district energy connection. Taking into account the proposed S106 obligations relating to carbon offset payment, the design of the scheme is considered to be sustainable. The issues of flood risk, drainage, land contamination and waste storage are able to be addressed by the imposition of conditions.

7 COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1.1 Based on the information given on the plans, the Mayoral CIL charge will be **£818,000.00** and the Haringey CIL charge will be **£250,125.00**. This is an estimated figure based on the outline plans and 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. The applicant may apply for relief as a Registered Provider of social housing following on from the grant of planning permission.

8 RECOMMENDATIONS

8.1 GRANT PERMISSION subject to conditions and subject to sec. 106 legal Agreement.

9 CONDITIONS AND INFORMATIVES

CONDITIONS

No	Condition
1.	<p>Reserved Matter Approval – Berol House (Scale, Appearance, Layout, Access, Landscaping)</p> <p>This permission, as it relates to the green dotted line (Berol House) is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters:</p> <p>(a) appearance; (b) landscaping; (c) layout; and (d) scale (e) access</p> <p>Full particulars of these reserved matters, including plans, sections and</p>

	<p>elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.</p> <p>For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statements (addendum) are not approved.</p> <p>Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.</p>
2.	<p>COMPLIANCE – Commencement</p> <p>The development hereby authorised, excluding the Outline element, 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.</p> <p>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.</p>
3.	<p>COMPLIANCE - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications – Berol House)</p> <p>Each application for the approval of Reserved Matters submitted pursuant to condition 1 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant building pursuant to Condition 4 (Phasing Strategy).</p> <ul style="list-style-type: none"> i. A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Guidelines (April 2017 as amended); ii. Window details - a scheme for replacing and restoring the windows in Berol House that shows the external appearance of the façade of the building shall be submitted to and agreed in writing by the local planning authority. Berol House shall then be constructed in accordance with these agreed revised details; iii. Details and plans including a detailed description for the ends of each block; to the same level of detail as already provided for the intermediate rooftop extension and the additionally detailed centre section; iv. A statement demonstrating how the refurbishment of Berol House will facilitate and enable connection to a future District Energy Network; v. Appearance - Details of rooftop and roofscape in accordance with Design Guidelines (April 2017) including provision for play; vi. Details of access to and management of access to Berol Link;

	<p>minimum and maximum width of Berol Link, headroom details</p> <p>Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
4.	<p>PRIOR TO RESERVED MATTERS - Affordable Housing Strategy (Berol House)</p> <p>Prior to the determination of Reserved Matters application an affordable housing strategy shall be submitted to and approved in writing by the local planning authority relating to Berol House. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include:</p> <ul style="list-style-type: none"> i. The overall %, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase; ii. Additional affordable units as a result of an uplift arising from the viability review mechanism; iii. The timing of the construction of the affordable housing; iv. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing. <p>Reason: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.</p>
5.	<p>PRIOR TO RESERVED MATTERS - Phasing strategy & details (excluding the College)</p> <p>No part of the development hereby permitted, excluding the NCDS College building and related enabling works, shall be carried out unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently.</p> <p>The phasing strategy shall include details of:</p> <ul style="list-style-type: none"> 1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan; 2. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase; 3. the quantum and location of car parking to be provided in that phase; 4. the quantum and location of cycle parking to be provided in that phase; 5. the quantum and location of motorcycle and powered two wheeled

	<p>vehicular parking to be provided in that phase;</p> <p>6. infrastructure, including the capacity of shared energy infrastructure for that phase;</p> <p>7. the principles of waste / refuse and servicing for that phase; and</p> <p>8. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy.</p> <p>The Development shall only be carried out in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time.</p> <p>Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
6.	<p>COMPLIANCE - Time limits for Reserved Matters (Berol House)</p> <p>All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of three years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:</p> <p>a) The expiration of five years from the date of this permission OR</p> <p>b) The expiration of two years from the final date of approval of any of the reserved matters.</p> <p>Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.</p>
7.	<p>COMPLIANCE - Development in Accordance with Approved Drawings and Documents</p> <p>The development, including all associated reserved matters, shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.</p> <p>a) Design Guidelines (as amended in the addendum October 2017)</p> <p>b) The following plans:</p> <p>Level B2 Plan 1824-JMP-BY-B2-DR-A-3520</p> <p>Level B1 Plan 1824-JMP-BY-B1-DR-A-3500 2</p> <p>Level 00 Plan 1824-JMP-BY-00-DR-A-3501 2</p> <p>Level 01 Plan 1824-JMP-BY-01-DR-A-3502 2</p>

Level 02 Plan 1824-JMP-BY-02-DR-A-3503 2
 Level 03 Plan 1824-JMP-BY-03-DR-A-3504 2
 Level 04 Plan 1824-JMP-BY-04-DR-A-3505 2
 Level 05 Plan 1824-JMP-BY-05-DR-A-3506 2
 Level 06 Plan 1824-JMP-BY-06-DR-A-3507 2
 Level 07 Plan 1824-JMP-BY-07-DR-A-3508 2
 Level 08 Plan 1824-JMP-BY-08-DR-A-3509 2
 Level 09 Plan 1824-JMP-BY-09-DR-A-3510 2
 Level 10 Plan 1824-JMP-BY-10-DR-A-3511 2
 Level 11 Plan 1824-JMP-BY-11-DR-A-3512 2
 Level 12 Plan 1824-JMP-BY-12-DR-A-3513 2
 Level 13 Plan 1824-JMP-BY-13-DR-A-3514 2
 Roof Plan 1824-JMP-BY-RF-DR-A-3515 2
 Proposed North and East Elevation 1824-JMP-BY-NE-DR-A-4001 2
 Proposed South and West Elevation 1824-JMP-BY-WS-DR-A-4002 2
 Proposed Section AA and BB 1824-JMP-BY-AA-DR-A-5001 2
 Proposed Section CC and DD 1824-JMP-BY-BB-DR-A-5002 2
 Proposed Section EE and FF 1824-JMP-BY-CC-DR-A-5003 2

Site and Survey Drawings Site
 Location Plan 1824-JMP-BY-XX-DR-A-1001
 Site Plan – Existing 1824-JMP-BY-XX-DR-A-1002
 Site Plan – Proposed 1824-JMP-BY-XX-DR-A-1003 Rev 1
 Berol Yard: For Approval – General Arrangement (Existing Context) Level B1 Plan 1824-JMP-BY-B1-DR-A-3500 Rev 1
 Level 00 Plan 1824-JMP-BY-00-DR-A-3501 Rev 1
 Level 01 Plan 1824-JMP-BY-01-DR-A-3502 Rev 1
 Level 02 Plan 1824-JMP-BY-02-DR-A-3503 Rev 1
 Level 03 Plan 1824-JMP-BY-03-DR-A-3504 Rev 1
 Level 04 Plan 1824-JMP-BY-04-DR-A-3505 Rev 1
 Level 05 Plan 1824-JMP-BY-05-DR-A-3506 Rev 1
 Level 06 Plan 1824-JMP-BY-06-DR-A-3507 Rev 1
 Level 07 Plan 1824-JMP-BY-07-DR-A-3508 Rev 1
 Level 08 Plan 1824-JMP-BY-08-DR-A-3509 Rev 1
 Level 09 Plan 1824-JMP-BY-09-DR-A-3510 Rev 1
 Level 10 Plan 1824-JMP-BY-10-DR-A-3511 Rev 1
 Level 11 Plan 1824-JMP-BY-11-DR-A-3512 Rev 1
 Level 12 Plan 1824-JMP-BY-12-DR-A-3513 Rev 1
 Level 13 Plan 1824-JMP-BY-13-DR-A-3514 Rev 1
 Roof Plan 1824-JMP-BY-RF-DR-A-3515 Rev 1
 Berol Yard: Elevations Proposed North and East Elevations 1824-JMP-BY-NE-DR-A-4001 Rev 1
 Proposed South and West Elevation 1824-JMP-BY-WS-DR-A-4002 Rev 1
 Berol Yard: Sections Proposed Section AA and BB 1824-JMP-BY-AA-D R-A-5001 Rev 1

Proposed Section CC and DD 1824-JMP-BY-AA-D R-A-5002 Rev 1
 Proposed Section EE and FF 1824-JMP-BY-AA-D R-A-5003 Rev 1
 Masterplan Approval Set Masterplan: Level 00 Plan 1824-JMP-BY-00-DR-A-2000 Rev 1
 Masterplan: Level 02 Plan 1824-JMP-BY-02-DR-A-2001 Rev 1
 Masterplan: Roof Plan 1824-JMP-BY-RF-DR-A-2002 Rev 1
 Masterplan: Elevations 1824-JMP-BY-NE-DR-A-2100 Rev 1
 Masterplan: Sections AA and BB 1824-JMP-BY-SW-DR-A-2200 Rev 1
 Masterplan: Sections CC and DD 1824-JMP-BY-S2-DR-A-2201

	<p> Berol House: Parameter Plans Existing ground levels (Existing Context) 1824-JMP-05-XX-DR-A-1001 Demolition Plan (Existing Context) 1824-JMP-05-XX-DR-A-1002 Demolition Plan, Roof (Existing Context) 1824-JMP-05-XX-DR-A-1003 Demolition Section Parameter 1824-JMP-05-XX-DR-A-1004 Site Location 1824-JMP-05-XX-DR-A-0001 For Approval Planning Application Boundary 1824-JMP-05-00-DR-A-0002 Berol House: Parameter Plans Existing Context Ground Floor Parameter Plans, maximum and minimum extents (existing context) 1824-JMP-05-00-DR-A-0104 Rev 3 3rd Floor Parameter Plans, maximum and minimum extents (existing context) 1824-JMP-05-01-DR-A-0105 Rev 2 4th Floor Parameter Plan, maximum and minimum extents (existing context) 1824-JMP-05-XX-DR-A-0106 Rev 2 Building Heights Parameter Plan (existing context) 1824-JMP-05-XX-DR-A-0107 Rev 2 Section AA Parameter Plan, building parameters (existing context) 1824-JMP-05-00-DR-A-0108 Rev 1 Section AA Parameter Plan, circulation tower parameters (existing context) 1824-JMP-05-01-DR-A-0109 Rev 1 Section BB Parameter Plan (existing context) 1824-JMP-05-02-DR-A-0110 Section CC Parameter Plan (existing context) 1824-JMP-05-00-DR-A-0111 Existing Elevations 1824-JMP-05-00-DR-A-0112 Proposed Elevations, Parameter Plan 1824-JMP-05-00-DR-A-0113 Rev 1 Access Parameter Plan (existing context) 1824-JMP-05-00-DR-A-0114 Rev 3 Land use parameters – Ground floor (existing context) 1824-JMP-05-00-DR-A-0115 Rev 3 Land use parameters – First and second floors (existing context) 1824-JMP-05-00-DR-A-0116 Rev 2 Land use parameters – Third Floor (existing context) 1824-JMP-05-00-DR-A-0117 Rev 1 Land use parameters – Fourth Floor (existing context) 1824-JMP-05-00-DR-A-0118 Rev 1 Land use parameters – Roof (existing context) 1824-JMP-05-00-DR-A-0119 Rev 1 For Approval Landscape parameters – Roof (existing context) 1824-JMP-05-00-DR-A-0120 Rev 3 Reason: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt. </p>
8.	<p> COMPLIANCE - Environmental Statement All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated June 2017 and the Supplementary Environmental Statement dated October 2017. Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development. </p>

9.	<p>COMPLIANCE - Environmental Statement: Reserved Matters Applications</p> <p>Each reserved matters application shall be preceded by the adoption of an EIA screening opinion by the LPA;</p> <ul style="list-style-type: none"> I. if it is demonstrated that an application for reserved matters approval is not likely to give rise to any additional significant environmental effects in comparison with the Development as approved by this Permission and assessed in the Environmental Statement, a further environmental statement shall not be required; II. where an application for reserved matters approval would be likely to have significant environmental effects, as screened and agreed by the Council prior to the submission of any such application, that application will be accompanied by an Environmental Statement assessing the likely significant effects of the details applied for. <p>Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement and to accord with the Environmental Impact Assessment Regulations (2017).</p>
10	<p>COMPLIANCE – Development in accordance with Acoustic Report (College)</p> <p>The College development shall be completed in accordance with the approved Acoustic Report (Sandy Brown dated October 2017), and the noise and vibration limits contained therein, unless otherwise approved by the local planning authority. The air handling plant shall be designed so that it does not exceed a maximum of 41 DbA at the residential receptor.</p> <p>Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.</p> <p>Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).</p>
11	<p>COMPLIANCE - Noise and vibration - Internal residential environment (Building 4)</p> <ul style="list-style-type: none"> (a) (i) The residential units hereby authorised shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB L_{Amax} for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided; (ii) the evaluation of human exposure to vibration within the buildings shall not exceed the vibration dose values criteria 'Low probability of adverse comment' as defined BS6472. (b) No development of Building 4 (other than Excluded Works) shall

	<p>commence until details of a sound and vibration insulation scheme for that building complying with part (a) (i), and (ii) of this condition and a Mechanical Ventilation and Heat Recovery (MVHR) system for that building (capable of overcoming thermal overheating as defined in Approved Document Part L1A) has been submitted to an approved in writing by the Local Planning Authority.</p> <p>(c) The residential units in building 4 shall not be occupied until the sound and vibration insulation scheme and MVHR system approved pursuant to part (b) of this condition for that building has been implemented in its entirety. Thereafter, the sound and vibration insulation scheme shall be permanently maintained in accordance with the approved details.</p> <p>Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).</p>												
12.	<p>COMPLIANCE - Quantum of Development</p> <p>The development hereby permitted shall comply with the following amounts unless otherwise permitted:</p> <table><tr><th>Building</th><th>Maximum Non-residential floorspace (GEA)</th><th>Residential units</th></tr><tr><td>Building 4</td><td>694sqm (Class B1)</td><td>Up to 166 units</td></tr><tr><td>Berol House</td><td>3,685sqm (Class B1)</td><td>Up to 18 units</td></tr><tr><td>Total</td><td>4,379sqm</td><td>Up to 184 units</td></tr></table> <p>Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents; the assessed Environmental Statement; and to protect local amenity.</p>	Building	Maximum Non-residential floorspace (GEA)	Residential units	Building 4	694sqm (Class B1)	Up to 166 units	Berol House	3,685sqm (Class B1)	Up to 18 units	Total	4,379sqm	Up to 184 units
Building	Maximum Non-residential floorspace (GEA)	Residential units											
Building 4	694sqm (Class B1)	Up to 166 units											
Berol House	3,685sqm (Class B1)	Up to 18 units											
Total	4,379sqm	Up to 184 units											
13.	<p>COMPLIANCE – LAND USE (Retail)</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the non-residential space shall not include any Class A1 or Class A3 use hereby permitted, other than uses ancillary to managed B1 workspace and unless otherwise agreed by the Local Planning Authority or any use permitted by the above order.</p> <p>Reason: In order to bring the proposal into line with the mixed-use employment-led policy DM38 which requires the maximum viable re-provision of employment floorspace.</p>												
14.	<p>COMPLIANCE - Development in Conformity with Energy Statement</p> <p>The development hereby approved shall be constructed and delivered in accordance with the document Sustainability, Design & Energy Statement prepared by WSP Parsons Brinckerhoff dated June 2017 (and addendum October 2017), and any further energy strategy document thereafter approved, and the development shall achieve a minimum carbon reduction of 17.5% beyond Building Regulations 2013.</p>												

	<p>Reason: to mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).</p>
15	<p>COMPLIANCE - Land Contamination – Part C</p> <p>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.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p>
16	<p>COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)</p> <p>Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.</p> <p>Reason: to protect the amenity of the locality.</p>
17	<p>COMPLIANCE - NRMM Inventory and Documentation Availability</p> <p>An inventory of all NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases of the development. All machinery should be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which detail proof of emission limits for all equipment. This documentation should be made available to Local Authority Officers as required until development completion.</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p>
18	<p>COMPLIANCE – Accessibility</p> <p>The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated June 2017 (and Addendum October 2017) with regard to the fit out in accordance with Building Regulations Part M4 category 2. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015).</p> <p>Reason: To provide suitable access for disabled persons in accordance with London Plan (2015) policy 3.8 'Housing Choice'.</p>
19	<p>COMPLIANCE - Compliance with London Housing Design Standards</p>

	<p>The development shall, as far as is practicable, comply with the London Plan Policy 3.5 and draft London Housing Supplementary Planning Guidance (2016) space standards and as far as practicable shall meet all other requirements within the draft London Housing Supplementary Planning Guidance 2016, particularly the requirements regarding dual aspect units.</p> <p>Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.</p>
20.	<p>COMPLIANCE - Individual Satellite dishes or television antennas precluded</p> <p>The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system noted in the condition above.</p> <p>Reason: to protect the amenity of the locality.</p>
PRE COMMENCEMENT	
21	<p>PRE COMMENCEMENT - Confirmation of Site Levels (College)</p> <p>Prior to the commencement of the development relating to the College, excluding demolition and site preparation works, details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.</p> <p>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.</p> <p>The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
22	<p>PRE COMMENCEMENT - Confirmation of Site Levels (Residential)</p> <p>Prior to the commencement of the development relating to all areas except for the College, excluding demolition and site preparation works, details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.</p> <p>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.</p>
23	<p>PRE COMMENCEMENT Drainage Strategy (Thames Water)</p> <p>Development, excluding demolition and site preparation works, shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been</p>

	<p>completed.</p> <p>Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p>The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
24	<p>PRE COMMENCEMENT - Archaeology (Written Scheme of Investigation)</p> <p>Excluding works relating to the College, no demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:</p> <ol style="list-style-type: none"> The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. The programme for post investigation assessment Provision to be made for analysis of the site investigation and recording Provision to be made for publication and dissemination of the analysis and records of the site investigation Provision to be made for archive deposition of the analysis and records of the site investigation Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority. <p>Excluding the College, no development shall take place within the area indicated until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To protect archaeological interests by providing an opportunity to investigate and record the site in accordance with London Plan (2015) policy 7.8 'Heritage Assets and Archaeology'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>

	<p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
25.	<p>PRE-COMMENCEMENT – Water supply (Thames Water)</p> <p>Prior to the commencement of development, excluding demolition and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall not be commenced until the studies have been approved in writing by the local planning authority. The development shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan (2015) policies 5.14 'Water Quality and Wastewater Infrastructure' and 5.15 'Water Use and Supplies'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
26.	<p>PRE- COMMENCEMENT - Construction Environmental Management Plan</p> <p>Prior to the commencement a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a):</p> <ul style="list-style-type: none"> i) The identification of stages of works; ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM); iv) Details of an Unexploded Ordnance Survey; v) Details of community engagement arrangements; vi) Details of any acoustic hoarding; ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with

	<p>Environment Agency guidance); x) Details of external lighting</p> <p>b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.</p> <p>The works shall only be carried out in accordance with an approved CEMP.</p> <p>Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
27.	<p>PRE COMMENCEMENT - Land Contamination – Part A and B Land Contamination – Part A and B Before development commences other than for investigative work:</p> <p>Using the information from Chapter L (Ground Conditions and Contamination) of the Environmental Statement a site investigation shall be designed for the site. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ol style="list-style-type: none"> 1. a risk assessment to be undertaken, 2. refinement of the Conceptual Model, and 3. the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>B) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation and the potential effects set out in the Environmental Statement dated June 2017, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>Reason: To ensure the development can be implemented and occupied</p>

	<p>with adequate regard for environmental and public safety.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
28.	<p>PRE COMMENCEMENT - Details of AQDMP (Dust)</p> <p>Prior to the commencement of the development an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development.</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
29.	<p>PRE COMMENCEMENT - Updated Construction Logistics Plan</p> <p>No development, excluding demolition and site preparation works, shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:</p> <ul style="list-style-type: none"> i) Update to the Construction Logistics Plan prepared by WSP dated June 2017 to include phased development; ii) Monitoring and joint working arrangements across Ashley Road South Masterplan area; iii) Site access and car parking arrangements; iv) Delivery booking systems; v) Construction phasing and agreed routes to/from the development replace lorry routeing; vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible); vii) Construction works shall only proceed in accordance with the approved relevant CLP; viii) Travel plans for staff/ personnel involved in construction. <p>Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.</p>

	<p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
	<p>PRIOR TO ABOVE GROUND WORKS</p>
30.	<p>PRIOR TO ANY SUPERSTRUCTURE WORKS - DESIGN DETAILS – College</p> <p>Before any super structure works commence on the individual College building shown on the plans hereby approved, the following details in respect shall be submitted to and agreed in writing by the local planning authority:</p> <ol style="list-style-type: none"> 1. samples of all external materials comprising roof cladding, wall facing materials and cladding, window glass, door and window frames, rainwater goods and paving 2. full details of the external mesh treatment including a fully sized sample and details of how it will be fixed to the building 3. elevational drawings, plans, roof plans, and sections at 1:100 scale of the building, sample elevations and sections at 1:20 scale of windows and doors, balconies, parapets and eaves 4. details of roof plant, of permanent window cleaning apparatus, and of roof antennae 5. drawings at 1:1 scale of sectional profiles of the window and door frames 6. detailed drawings indicating the means of screening roof mounted plant and equipment 7. a scheme for any temporary landscaping, which shall include details of all proposed hard surfacing, hoarding, means of enclosure, lighting columns, bollards and any other street furniture, and of planting (to include a schedule of the sizes and species of plants). <p>The development shall thereafter be carried out in accordance with the agreed details.</p> <p>Reason: To accord with London Plan 2016 and Policy SP11 of the Haringey Local Plan and in order to retain control over the external appearance of the development in the interest of the visual amenity of the area and its distinctive appearance.</p>
31.	<p>PRIOR TO ABOVE GROUND WORKS – Broadband Strategy</p> <p>Prior to the commencement of any above ground works, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed</p>

	<p>in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.</p> <p>Reason: to accord with Site Allocation Policy TH6 and DM policies that support the provision of broadband infrastructure and economic development objectives.</p>
31.	<p>PRIOR TO OCCUPATION – Soft Landscaping (amenity area details)</p> <p>Prior to occupation of the residential areas, details of the children’s playspace and soft landscaping provision contained within the private amenity areas, in accordance with the Design and Access Statement (Addendum October 2017), shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include the:</p> <ul style="list-style-type: none"> a. location, layout, design of any playspace; and b. equipment/ features c. hard surfacing materials d. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting) e. proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc) <p>Soft landscape details shall include:</p> <ul style="list-style-type: none"> a. Planting plans b. Written specifications (including cultivation and other operations associated with plant and grass establishment) c. Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate d. Implementation timetables. <p>The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The amenity space shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter.</p> <p>REASON: To secure the appropriate provision and design of children’s playspace.</p>
32.	<p>PRIOR TO ABOVE GROUND WORKS – Details of wind mitigation measures</p> <p>Prior to the commencement of above ground development for each building identified in Chapter 8 (ES Addendum October 2017), details of the wind mitigation measures, including any screening around balconies and rooftop areas shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved.</p>

	<p>Reason: To ensure the adequate mitigation in accordance with the measures identified in the addendum to the Environmental Statement and to secure a high quality design.</p>
33.	<p>PRE COMMENCEMENT OF SUPERSTRUCTURE - Waste Management Scheme</p> <p>Prior to the commencement of any superstructure works on the approved buildings, and notwithstanding the Delivery and Servicing Plan (Prepared by WSP Parsons Brinckerhoff dated June 2017) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority.</p> <p>The updated scheme shall address:</p> <ol style="list-style-type: none"> 1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider) 2) Confirmation Berol Link is constructed to withstand the largest vehicle load, and maintained by the developer, thereafter 3) The cost implications of collection frequency to future occupiers 4) The management of waste on site, including bin rotation and storage layout 5) The collection storage areas. <p>The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter. Reason: to protect the amenity of the locality.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
34.	<p>PRIOR TO ABOVE GROUND WORKS - Detailed drawings and external materials (Building 4)</p> <p>Prior to the commencement of above ground works relating to Building 4 samples of proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be built in accordance with the approved details and materials.</p> <p>Reason: In order to reduce the amount of heat entering the buildings in accordance with Policy 5.9 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2013 and in order to retain control over the external appearance of the development in the interest of the visual amenity of the area</p>
35.	<p>PRIOR TO ABOVE GROUND WORKS - Piling method statement (Thames Water)</p> <p>No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which</p>

	<p>such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
36.	<p>PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage</p> <p>Prior to the commencement of above ground works details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by, the local planning authority. Those details shall include:</p> <ol style="list-style-type: none"> 1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters; 2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); 3. Flood water exceedance routes, both on and off site; 4. A timetable for its implementation, and 5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance</p>

	<p>of the surface water drainage system in accordance with Policy 5.13 of the London Plan.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
37.	<p>PRIOR TO ABOVE GROUND WORKS – Updated Energy Strategy (Building 4 & Berol House)</p> <p>Notwithstanding the submitted details (excluding the College) and prior to the commencement of above ground works, excluding demolition and site preparation works, a revised energy strategy shall be submitted to and approved in writing by the local planning authority. The Energy Strategy shall, unless otherwise agreed by the local planning authority, be based on connection of all residential and non-residential buildings to a district energy and heating network, including Berol House. The strategy shall explore all reasonable options for improving the energy efficiency of the buildings and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 ‘Minimising carbon dioxide emissions’. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved.</p> <p>Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).</p>
38.	<p>PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential</p> <p>Evidence that each commercial & educational unit of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level “Very good” shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of the development.</p> <p>Reason: 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 (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).</p>
39	<p>PRIOR TO ABOVE GROUND WORKS - External Solar Shading and</p>

	<p>Passive Ventilation Study (Residential only)</p> <p>Prior to the commencement of any superstructure work relating to residential areas, an external solar shading and passive ventilation study shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall clarify where glazing is required to reduce solar gain and how this has been balanced against the need to ensure good levels of daylight. The study shall include design measures to ensure the risk of overheating is low and adaptation to higher temperatures is included. The details shall be implemented as approved and shall be maintained thereafter.</p> <p>Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).</p>
40.	<p>PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs (Building 4)</p> <p>Prior to the commencement of above ground development for building 4, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details as approved.</p> <p>Reason: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision in accordance with policies 5.11, 5.13 and 7.19 of the London Plan.</p>
41.	<p>PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)</p> <p>If boilers are required by an updated energy strategy they shall be Ultra Low NOx boilers. Prior to installation, details of the relevant boiler's product specification and dry NOx emissions shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate dry NOx emissions not exceeding 40 mg/kWh @0% O2 in conformity with the approved document Air Quality Assessment (The boilers shall be installed in accordance with approved details and maintained thereafter (WSP Report dated June 2017).</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p>
42.	<p>PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details</p> <p>Prior to any superstructure works on each approved building, details of arrangements for cycle storage (including provision for a total of 528 cycle parking spaces, means of enclosure for the storage area and the bicycle stairway and trough system) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning). Cycle parking for each land use to be shown on the drawing, show how spaces will be accessed, maintenance arrangements</p>

	<p>and access of visitors and staff of all land uses included in the proposal. The approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.</p> <p>Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.</p>
	PRIOR TO OCCUPATION
43.	<p>PRIOR TO OCCUPATION – Temporary Works to Ashley Link (College) Prior to the first occupation of the NCDS College, details of the temporary public realm works shall be submitted to and approved in writing by the Local Planning Authority. The works shall include details of how suitable access arrangements to the College will be secured</p> <p>The details shall include the:</p> <ul style="list-style-type: none"> a. details of temporary hoarding and demarcation line b. hard surfacing materials c. minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting) d. details of soft landscaping and planting. <p>Reason: to ensure safe and secure temporary access to the College and secure a high quality public realm during interim stages.</p>
44.	<p>PRIOR TO OCCUPATION - Estate Management & Maintenance Plan Prior to the occupation of the relevant phase an Estate Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.</p> <p>Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.</p>
45.	<p>PRIOR TO OCCUPATION – ROAD SAFETY AUDIT Prior to the occupation of any residential or commercial unit the applicant shall arrange for a road safety audit (Stage 1&2) of the proposed site access on Ashley Road and Watermead Way to be carried out by an independent auditor not connected with the design of the scheme, in accordance with Department for Transport's Design Manual for Roads and Bridges (DMRB), HD 19/15 and shall submit the safety audit report to the Local Planning Authority for approval.</p> <p>Reason: to accord with Policy DM33 of the Council's Development Management DPD and in the interests of road safety.</p>
46.	PRIOR TO OCCUPATION - Secured by Design

	<p>Prior to the occupation of the relevant phase a statement shall be submitted to, and approved in writing by, the Local Planning Authority showing how the development will be designed and constructed to Secured by Design Sections 2 and 3 Compliance. The development shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.</p>
47.	<p>PRIOR TO OCCUPATION - Details Roof Top PV Panels</p> <p>Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation for each individual building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter.</p> <p>Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.</p>
48.	<p>PRIOR TO OCCUPATION– Lighting strategy</p> <p>Prior to the buildings being brought into use a lighting strategy to address all external lighting across the development shall be submitted to and approved in writing by the local planning authority. The development shall be in accordance with the strategy outlined in the Design and Access Statement June 2017 (and Addendum dated October 2017) and shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 ‘Local Character’.</p>
49.	<p>PRIOR TO OCCUPATION - Car Parking Management Plan</p> <p>Prior to the first occupation of each building within the development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should:</p> <ul style="list-style-type: none"> • describe how parking will be managed on the site • arrangements for leasing and allocating residential car parking spaces for wheelchair users and others; • provide details of how disabled users of the commercial part of the development, can use the parking spaces and how this is going to be managed including details of priority criteria for allocation and access for Dial-a-Ride services; • details of how the loading bay(s) will be managed, and any agreed restrictions; • confirmation of the area reserved for off-street parking on Ashley link (Parking Zone B Parameter Plan – Access) to be used only in connection with the assigned residential units; • details of the controlled access to the parking area(s), parking enforcement, ramp details (if any), to show structural columns, swept paths, vehicle circulatory movements, visibility splays, all

	<p>while considering pedestrian safety nearby and within the undercroft parking area;</p> <ul style="list-style-type: none"> • demonstration that all car parking spaces are of the correct width and length, with in-between allowance of 6m, following the Manual for Street (MfS) guidance and taking into account the 'IStructE Design recommendations for multi-storey and underground car parks'-third edition; • details of the width in-between spaces that enables maneuvering in/out of parking spaces, include swept path analysis for corner spaces and show the structural columns; • provide a minimum of 20% active and 20% passive Electric Vehicle Charging Points including locations of the EVCP points, and details of the criteria for reviewing the usage and converting passive points to active points. All identified points spaces should be marked prior to occupation and retained & maintained thereafter. <p>Reason: To ensure suitable arrangements for car parking as part of the development in accordance with TfL and London Plan requirements. The London Plan and Policy DM32 of the Development Management DPD require a minimum provision of 20% active and 20% passive Electric Vehicle Charging Points.</p>
50.	<p>PRIOR TO OCCUPATION - Details of Central Dish/Receiving System</p> <p>Prior to the occupation of the development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.</p> <p>Reason: to protect the amenity of the locality.</p>
51.	<p>PRIOR TO OCCUPATION – Delivery and Servicing Plan</p> <p>Prior to occupation of the development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter managed in accordance with the approved details.</p> <p>Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway</p>

INFORMATIVES

Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE: Highways licences. The applicant must check and follow the processes and apply direct to the Highways Authority.

Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy 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.

Hours of Construction Work (LBH Development Management)

INFORMATIVE: 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.

Party Wall Act (LBH Development Management)

INFORMATIVE: 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.

Requirement for Groundwater Risk Management Permit (Thames Water)

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: 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. The contact number is 0800 009 3921.

Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water).

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to

those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

Water Main Crossing Diversion (Thames Water)

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Minimum Pressure and Flow Rate from Pipes (Thames Water)

INFORMATIVE: 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.

Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

Asbestos Survey (LBH Environmental Services and Community Safety)

INFORMATIVE: The applicant is advised that 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.

New Development Naming (LBH Transportation)

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

Environment Agency – Additional Advice (Environment Agency)

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number.

Archeaology

INFORMATIVE: The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of

the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Asbestos

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

Highways Licenses

INFORMATIVE: The following highways licences may be required: crane licence, hoarding licence, on-street parking suspensions. The applicant must check and follow the processes and apply to the HA.

Appendix 1

Ashley Road South Masterplan

Applications: 2044/2017 (Ashley Gardens) & 2045/2017 (Berol Yard)

This introduction summarises the wider masterplan proposals, planning history and key planning policies pertaining to both applications as part of the wider Ashley Road South Masterplan. Each individual application is assessed directly in the detailed reports that follow. This summary includes the following:

- Site and surroundings (masterplan area)
- Planning history
- Strategic development planning policy

Site and Surroundings

Ashley Road South Masterplan

- 1.1 The wider masterplan (see images below) proposes seven new buildings: Buildings 1, 1A, 2, 2A, 3, 4; the Ada National College for Digital Skills; and, the redevelopment and extension of Berol House for commercial and residential use.
- 1.2 Whilst not forming all of this application(s) the wider Ashley Road Masterplan area shows emerging proposals for the land uses shown below. An Outline Application (Notting Hill Housing Ltd) relating to Buildings 2, 2A and 3 has a resolution to grant planning permission, subject to s.106 and referral to the

Mayor. Planning applications, pursuant to the wider masterplan, have now been submitted for the remainder of the Ashley Road South Masterplan on behalf of Berkeley Square Developments.



Illustrative masterplan for Ashley Road South

Table 1: Ashley Road South – portfolio approach to affordable housing

Application	Buildings	Residential units		Total	% by unit (hab rooms)	Tenure split (by hab room)
Ashley Gardens Full (BSD)	Building 1 Building 1A	377	Market	249 (737)	66% (65%)	35% AH
			Intermediate	95 (290)	25% (26%)	74% Intermediate 26% AR
			Affordable Rent	33 (103)	9% (9%)	
			Total	377 (1,130)		
Berol Yard - Hybrid (BSD)	Building 4 (Full)	166	Build to Rent	158 (378)	95% (90%)	5% AH
			DMR (Intermediate)	8 (20)	5% (5%)	100% DMR
			Total	166 (398)		
	Berol House (Outline)	18	Market	12 (56)	67% (65%)	35% AH
			Intermediate	6 (30)	33% (35%)	100% Int
			Affordable Rent	0 (0)	0% (0%)	
			Total	18 (86)		
	Total: Berol Yard	184	Build to Rent	158 (378)	86% (78%)	8% AH
			Market	12 (56)	7% (12%)	40% DMR 60% Int
			DMR (Intermediate)	8 (20)	4% (4%)	
			Intermediate	6 (30)	3% (6%)	
			Total	184 (484)		
Ashley House and Canon Factory - Outline (NHH) (Illustrative for assessment purposes)	Building 2 Building 2A Building 3	265	Market	118 (409)	44% (50%)	50% AH
			Intermediate	112 (290)	42% (35%)	71% Int 29% AR
			Affordable Rent	35 (121)	13% (15%)	
			Total	265 (820)		
ARS Masterplan Totals	All buildings	826	Market	379 (1,202)	46% (49%)	35% AH 854 72% Int 2% DMR 26% A/R
			Build to Rent	158 (378)	19% (16%)	
			Intermediate	213 (610)	26% (25%)	
			Affordable Rent	68 (224)	8% (9%)	
			DMR (Intermediate)	8 (20)	1% (1%)	
			Total	826 (2434)		
Building		Car Parking				
Ashley Gardens		28 spaces - 19 allocated as accessible spaces with flexibility for a further 9 private spaces for disabled users.				

Berol Yard	40 spaces - 16 accessible parking spaces and a further 24 standard parking spaces
Cannon Factory/Ashley House	18 spaces – 13 accessible spaces with flexibility for additional 5 on Ashley Link

Table 2: Masterplan-wide Car Parking

Application	Building	Existing commercial floorspace (GEA)	Proposed commercial floorspace (GIA/GEA)
Ashley Gardens Full (BSD)	Building 1	7,325 sqm (Class B2/B8)	1,098 sqm (GIA)
	Building 1A		1,170 sqm (GEA)
Berol Yard - Hybrid (BSD)	NCDS	1,198 sqm (Class B2/B8)	6,000 sqm (GIA)
	Building 4		7,275 sqm (GEA)
	Berol House	4,284.7 sqm (Class B1)	629sqm (GIA) 694sqm (GEA)
Ashley House and Canon Factory - Outline (NHH) (<u>Illustrative for assessment purposes</u>)	Building 2	1,748 sqm (Class B1)	725 sqm (GIA)
	Building 2A		800 sqm (GEA)
	Building 3	1,486 sqm (Class B1)	2,565 sqm (GIA) 2,800 sqm (GEA)
ARSM	All buildings (including NHH building along DLP)	16,041.7sqm (GEA) (approx)	14,334 sqm (GIA) 16,424 sqm (GEA) (2% uplift on existing GEA)
		Policy Target	Proposed commercial floorspace (GEA)
Policy Targets (DCF)	All buildings	14,729 sqm (158,549 sqft) (GEA)	16,424 sqm (12% above policy target)
Policy Targets (TAAP)	All buildings (including emerging NHH land to the south of Building 2 and 2A)	15,300 sqm (Assumed GEA)	16,424 sqm (7% above policy target)

Table 2: Employment floorspace across ARS



The proposed National College for Digital Skills



Proposals for Berol Yard



Ashley Gardens viewed from Down Lane Park

The Ada National College for Digital Skills (NCDS)

- 1.3 Ada, the National College for Digital Skills will be a new Further Education College established as the centre of excellence in the delivery and learning of digital skills. The overall objective is to deliver a learning environment that supports the vision and values of the College and has the technology to deliver the educational offering. This is currently operating from a temporary location on Broad Lane.
- 1.4 The hybrid planning application (2017/2044) by Berkeley Square Developments includes proposals for the National College for Digital Skills amounting to 6,000sqm of educational space. This will be designed to be a defining architectural statement with a rotated volume mirroring the design approach adopted for Building 2. The masterplan envisages these two buildings acting as counterpoints to one another along Ashley Link. This route will form an important new movement route as part of the wider movement network across Ashley Road Site.

Masterplan images

2.0 Relevant Planning and Enforcement history

- 2.1 An outline planning application with all matters reserved was submitted by Notting Hill Housing in December 2017, amended in April 2017 and subsequently granted outline planning permission subject to referral to the Mayor, S.106 and related conditions in July 2017. The outline application involved the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscape amenity space, car and cycle parking all associated works. The Notting Hill Housing site lies directly to the south of this detailed application and Building 2A completes the urban block to the south.
- 2.2 A planning application was submitted in January 2017 in relation to 18 Ashley Road, within the red line area defined within this application. The application was for a temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use. The application was granted, subject to a range of planning conditions.

3.0 Strategic Planning policy framework

- 3.1 The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process and supports “approving development proposals that accord with the development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking”.

The Development Plan

- 3.2 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 the Development Plan includes the London Plan (2016), Haringey's Local Plan Strategic Policies (July 2017), Development Management Policies (July 2017), Site Allocations and Tottenham Area Action Plan (July 2017).

The London Plan

- 3.3 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The consolidated London Plan (2016) sets a number of objectives for development through various policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) that provide further guidance.

Upper Lea Valley Opportunity Area Planning Framework

- 3.4 The Upper Lea Valley Opportunity Area Planning Framework (OAPF) (2013) is supplementary guidance to the London Plan. The OAPF sets out the overarching framework for the area, which includes the application site. The objectives for the Upper Lee Valley. The OAPF identifies the wider Ashley Road South site as suitable for residential, employment and potential new school. A comprehensive mixed masterplan is envisaged with good connections to transport and improved entrance to Down Lane Park.

Housing Zone

- 3.5 Key to the delivery of regeneration at Tottenham Hale is the Council's participation in the Mayor of London's Housing Zone program. Tottenham Hale's designation as a Housing Zone provides funding for new infrastructure and allows policy interventions such as tax incentives, simpler planning regulations and the use of compulsory purchase powers. The programme seeks to deliver a total of 5,500 new homes – 1,700 more than would otherwise be viable – through the unlocking of brownfield sites. The Housing Zone approach also seeks a portfolio-approach to housing delivery to better align public sector resources. This approach also balances housing tenures and dwelling mixtures across Housing Zone areas.

Haringey Local Plan Strategic Policies (with consolidated alterations 2017)

- 3.6 Haringey's Local Plan Strategic Policies document highlights the importance of growth areas within the Borough and notes that Tottenham Hale will be a key location for the largest amount of Haringey's future growth.
- 3.7 The most significant change to the Strategic Policies arise as a result of the adoption of the Further Alterations to the London Plan (FALP) that significantly increased Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum, effective from April 2015 – an 83% increase. The plan also reflects the more challenging position in respect of affordable housing delivery.
- 3.8 The alterations to the Strategic Policies also make clear the need for affordable housing outstrips supply in Haringey. The most recent Strategic Housing

Market (SHMA) informing the alterations indicates that with a shortfall in provision of 11,757 homes over the plan period. As a proportion of the total net housing requirement for all tenures (20,172), this equates to 59%. At an annual rate, this is 784 affordable homes out of 1,345.

Tottenham Area Action Plan (AAP)

- 3.9 The Tottenham AAP was adopted in July 2017. The document provides site specific and area based policy to underpin the delivery of the spatial vision set out in the adopted and proposed alterations to the Strategic Policies DPD and the suite of DPDs alongside the Tottenham AAP to articulate the spatial vision for growth.

AAP Site Allocation

- 3.10 The site allocation (TH6) envisages the creation of an employment-led mixed use quarter north of a new District Centre, creation of a new east-west route linking Down Lane Park and Hale Village, and enhanced Ashley Road public realm. Residential use will only be acceptable for the purpose of making viable the re-provision of employment floorspace.

- 3.11 The site requirements for the wider site allocation TH6: Ashley Road South Employment Area are as follows:

- Creation of an employment-led mixed-use quarter north of a new District Centre, creation of a new east-west route linking Down Lane Park and Hale Village, and enhanced Ashley Road public realm. Residential use will be permitted to cross subsidise improvements to employment stock.
- The site is within a Designated Employment Area: Regeneration Area and proposals for mixed-use employment-led development will be supported, where appropriate. It is anticipated that the redevelopment of this site will not create a net reduction in employment floorspace.
- The introduction of a tertiary education provider providing education in the technology sector will be supported on this site.
- Residential development will only be acceptable for the purpose of making viable the re-provision of employment floorspace.
- The proximity of the new Harris Academy to the north and Down Lane Park to the north and west make the area particularly suitable for larger units along those edges.
- Ashley Road will form the key public and movement spine, with pedestrian access to Tottenham Hale District Centre from enhanced workspaces optimised.
- Active frontages will be expected on both sides of the Ashley Road frontage at ground floor level.
- Good quality buildings, including, but not limited to Berol House and 16 Ashley Rd should be retained and adapted for flexible, and affordable employment use.
- Further employment will be supported, with cross subsidization from residential.

- The site has a key role to play in laying out the Green Grid. Along the southern edge of the site and east-west link will be provided to connect into Down Lane
- Park to the west and to the Lee Valley in the west. Developments should positively benefit this route by providing active frontages along its length.
- The delivery of superfast broadband to the employment area will be supported.

Tottenham Hale District Centre Framework

- 3.12 The Tottenham Hale District Centre Framework (DCF) sets out that Tottenham Hale has been identified as having the capacity for a significant number of new homes, with numerous sites that are suitable for new residential or residential-led mixed-use development. In the next 10-15 years, it is expected that 5,000 homes will come forward on these sites. A mix of housing tenures will be delivered, with emphasis on the affordable end of the market, to provide choice.
- 3.13 The DCF is not a Development Plan Document but acted as a key part of the evidence base informing the Tottenham APP. The Tottenham AAP will allow for the implementation of proposals for the Tottenham Hale District Centre. The DCF has also been informed through engagement with the community, stakeholders and key landowners / developers in the Tottenham Hale area. The DCF provides design guidance and parameters for the wider allocated site.
- 3.14 The Ashley Road South site is envisaged to be a thriving mixed-use area with a vibrant mix of high density businesses and homes occupying converted and new purpose built accommodation.

Tottenham Hale Streets and Spaces Strategy

- 3.15 The Streets and Spaces Strategy sets out how to improve streets and public spaces around the area to make them safer, more user-friendly and inviting. The Strategy seeks to provide a north/south spine linking Ashley Road and the retail park with a new street, calming traffic by creating a pedestrian friendly environment with new controlled crossings, narrowed roads, wider less cluttered footways and more street activity. The document sits below the DCF and is not a development plan document.

Tottenham Hale Green and Open Spaces Strategy

- 3.16 The Green and Open Spaces Strategy suggests way to improve and protect existing green spaces. The strategy suggests making it easier to get to the Lea Valley with new and improved connections. The Strategy speaks to the need to invest in Down Lane Park to boost sports provision and enhance the park's wildlife. The document sits below the DCF and is not a development plan document.

Tottenham Strategic Regeneration Framework

- 3.17 The Framework outlines the key strategies that will be used to revitalise Tottenham. It sets seven strategic and overarching priorities for achieving the vision and the aspirations for Tottenham. While inter-related, several of the priorities are less related to the built form of Tottenham and address issues such as educational provision and services. The Framework sets out what the community thinks Tottenham will be and feel like when these strategies have been delivered and what it may mean for Tottenham's different character areas.

Urban Characterisation Study

- 3.18 Published in February 2015 as part of the evidence base for Haringey's Local Plan documents, the Haringey Urban Character Study is not adopted policy but is a useful guide for assessing development. It identifies the components of local character and distinctiveness and highlights those aspects which make Haringey unique. It also provides guidance on the location, type and form of new development, including the location of tall buildings.
- 3.19 The study notes areas in the borough that could be intensified and benefit from an increase in building height. These include areas along main streets, within centres, and areas of regeneration including Tottenham Hale.

Potential Tall Buildings Locations Validations Study

- 3.20 The main purpose of the study is to assess the locations for tall buildings already established by the Council and determine what may be appropriate in terms of place-making, townscape and landscape, and views. The Study undertakes an assessment of Tottenham Hale as an area that is suitable for tall buildings. It forms part of the evidence base for the Local Plan.
- 3.21 The study confirms the potential for tall buildings in Tottenham Hale to provide a land-marking role for the emerging district centre, as well as identifying the locations of the Tottenham Hale bus and railway station. The study notes the visual relationship between individual locations (as well as the existing and unimplemented built forms) will need careful consideration to ensure a cohesive building group. Tall buildings must also respond to and maintain the individual neighbourhoods identified in the UCS.

4 Legal Position relating to Heritage Assets

- 4.1 The legal position with respect to heritage assets is pursuant to Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as per relevant planning case law, which is set out below.

Legal Position and Policy – Heritage Assets

- 4.2 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case indicates that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise." The Forge Field Society v Sevenoaks District Council case indicates that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit.
- 4.3 When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted.
- 4.4 The presumption is a statutory one, but it is not irrefutable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 4.5 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given 'considerable importance and weight' in the final balancing exercise having regard to other

material considerations which would need to carry greater weight in order to prevail.

- 4.6 Policy 7.8 of the London Plan requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved policy CSV5 of the Haringey Unitary Development Plan (UDP) (2006) requires that alterations or extensions preserve or enhance the character of the Conservation Area. Policy DM9 of the Councils Development Management DPD pre-submission version 2016 continues this approach.

END

Appendix 2 – approved drawings

Level B2 Plan 1824-JMP-BY-B2-DR-A-3520
Level B1 Plan 1824-JMP-BY-B1-DR-A-3500 2
Level 00 Plan 1824-JMP-BY-00-DR-A-3501 2
Level 01 Plan 1824-JMP-BY-01-DR-A-3502 2
Level 02 Plan 1824-JMP-BY-02-DR-A-3503 2
Level 03 Plan 1824-JMP-BY-03-DR-A-3504 2
Level 04 Plan 1824-JMP-BY-04-DR-A-3505 2
Level 05 Plan 1824-JMP-BY-05-DR-A-3506 2
Level 06 Plan 1824-JMP-BY-06-DR-A-3507 2
Level 07 Plan 1824-JMP-BY-07-DR-A-3508 2
Level 08 Plan 1824-JMP-BY-08-DR-A-3509 2
Level 09 Plan 1824-JMP-BY-09-DR-A-3510 2
Level 10 Plan 1824-JMP-BY-10-DR-A-3511 2
Level 11 Plan 1824-JMP-BY-11-DR-A-3512 2
Level 12 Plan 1824-JMP-BY-12-DR-A-3513 2
Level 13 Plan 1824-JMP-BY-13-DR-A-3514 2
Roof Plan 1824-JMP-BY-RF-DR-A-3515 2
Proposed North and East Elevation 1824-JMP-BY-NE-DR-A-4001 2
Proposed South and West Elevation 1824-JMP-BY-WS-DR-A-4002 2
Proposed Section AA and BB 1824-JMP-BY-AA-DR-A-5001 2
Proposed Section CC and DD 1824-JMP-BY-BB-DR-A-5002 2
Proposed Section EE and FF 1824-JMP-BY-CC-DR-A-5003 2

Site and Survey Drawings Site

Location Plan 1824-JMP-BY-XX-DR-A-1001
Site Plan – Existing 1824-JMP-BY-XX-DR-A-1002
Site Plan – Proposed 1824-JMP-BY-XX-DR-A-1003 Rev 1
Berol Yard: For Approval – General Arrangement (Existing Context) Level B1 Plan 1824-JMP-BY-B1-DR-A-3500 Rev 1
Level 00 Plan 1824-JMP-BY-00-DR-A-3501 Rev 1
Level 01 Plan 1824-JMP-BY-01-DR-A-3502 Rev 1
Level 02 Plan 1824-JMP-BY-02-DR-A-3503 Rev 1
Level 03 Plan 1824-JMP-BY-03-DR-A-3504 Rev 1
Level 04 Plan 1824-JMP-BY-04-DR-A-3505 Rev 1
Level 05 Plan 1824-JMP-BY-05-DR-A-3506 Rev 1
Level 06 Plan 1824-JMP-BY-06-DR-A-3507 Rev 1
Level 07 Plan 1824-JMP-BY-07-DR-A-3508 Rev 1
Level 08 Plan 1824-JMP-BY-08-DR-A-3509 Rev 1
Level 09 Plan 1824-JMP-BY-09-DR-A-3510 Rev 1
Level 10 Plan 1824-JMP-BY-10-DR-A-3511 Rev 1
Level 11 Plan 1824-JMP-BY-11-DR-A-3512 Rev 1
Level 12 Plan 1824-JMP-BY-12-DR-A-3513 Rev 1
Level 13 Plan 1824-JMP-BY-13-DR-A-3514 Rev 1
Roof Plan 1824-JMP-BY-RF-DR-A-3515 Rev 1
Berol Yard: Elevations Proposed North and East Elevations 1824-JMP-BY-NE-DR-A-4001 Rev 1
Proposed South and West Elevation 1824-JMP-BY-WS-DR-A-4002 Rev 1
Berol Yard: Sections Proposed Section AA and BB 1824-JMP-BY-AA-D R-A-5001 Rev 1

Proposed Section CC and DD 1824-JMP-BY-AA-D R-A-5002 Rev 1
 Proposed Section EE and FF 1824-JMP-BY-AA-D R-A-5003 Rev 1
 Masterplan Approval Set Masterplan: Level 00 Plan 1824-JMP-BY-00-DR-A-2000 Rev 1
 Masterplan: Level 02 Plan 1824-JMP-BY-02-DR-A-2001 Rev 1
 Masterplan: Roof Plan 1824-JMP-BY-RF-DR-A-2002 Rev 1
 Masterplan: Elevations 1824-JMP-BY-NE-DR-A-2100 Rev 1
 Masterplan: Sections AA and BB 1824-JMP-BY-SW-DR-A-2200 Rev 1
 Masterplan: Sections CC and DD 1824-JMP-BY-S2-DR-A-2201
 Berol House: Parameter Plans Existing ground levels (Existing Context) 1824-JMP-05-XX-DR-A-1001
 Demolition Plan (Existing Context) 1824-JMP-05-XX-DR-A-1002
 Demolition Plan, Roof (Existing Context) 1824-JMP-05-XX-DR-A-1003
 Demolition Section Parameter 1824-JMP-05-XX-DR-A-1004
 Site Location 1824-JMP-05-XX-DR-A-0001 For Approval Planning Application Boundary 1824-JMP-05-00-DR-A-0002
 Berol House: Parameter Plans Existing Context Ground Floor Parameter Plans, maximum and minimum extents (existing context) 1824-JMP-05-00-DR-A-0104 Rev 3
 3rd Floor Parameter Plans, maximum and minimum extents (existing context) 1824-JMP-05-01-DR-A-0105 Rev 2
 4th Floor Parameter Plan, maximum and minimum extents (existing context) 1824-JMP-05-XX-DR-A-0106 Rev 2
 Building Heights Parameter Plan (existing context) 1824-JMP-05-XX-DR-A-0107 Rev 2
 Section AA Parameter Plan, building parameters (existing context) 1824-JMP-05-00-DR-A-0108 Rev 1

 Section AA Parameter Plan, circulation tower parameters (existing context) 1824-JMP-05-01-DR-A-0109 Rev 1
 Section BB Parameter Plan (existing context) 1824-JMP-05-02-DR-A-0110
 Section CC Parameter Plan (existing context) 1824-JMP-05-00-DR-A-0111
 Existing Elevations 1824-JMP-05-00-DR-A-0112
 Proposed Elevations, Parameter Plan 1824-JMP-05-00-DR-A-0113 Rev 1
 Access Parameter Plan (existing context) 1824-JMP-05-00-DR-A-0114 Rev 3
 Land use parameters – Ground floor (existing context) 1824-JMP-05-00-DR-A-0115 Rev 3
 Land use parameters – First and second floors (existing context) 1824-JMP-05-00-DR-A-0116 Rev 2
 Land use parameters – Third Floor (existing context) 1824-JMP-05-00-DR-A-0117 Rev 1
 Land use parameters – Fourth Floor (existing context) 1824-JMP-05-00-DR-A-0118 Rev 1
 Land use parameters – Roof (existing context) 1824-JMP-05-00-DR-A-0119 Rev 1 For
 Approval Landscape parameters – Roof (existing context) 1824-JMP-05-00-DR-A-0120 Rev 3

Appendix 3 – neighbour response summary

Objection from 3 Suffolk Road	Officer response
<p>Objection to the planned development, along with other major residential developments that have recently been made. 1000's more people to be living in the borough without any more provision for schools, parks, workspaces, roads or space.</p>	<p>The cumulative impact of the development, together with other applications across Ashley Road South Masterplan has been assessed as part of the Environmental Statement. Where required, direct mitigation is secured as part of the proposed conditions and s.106 agreement.</p>
<p>The planned size of the development will overshadow everything around it and will be an eyesore being so much taller than any of the buildings nearby.</p>	<p>The proposed heights represent a significant change in urban context in this part of Tottenham Hale but this part of a planned process of change to optimise the use of land in this highly accessible location and the buildings will replace low grade commercial uses. The transition between the new district centre and the residential and industrial hinterland is considered to be appropriate.</p>
<p>This part of Tottenham near the highway is already very congested for trucks and traffic. I don't think it's fair to expose residence to this level of air pollutions with seemingly no plan to counteract it or any plan to alleviate the already heavy traffic running through the area. Only adding more people and more traffic into an already over developed area.</p>	<p>Due to the limited amount of car parking proposed the highways impact is acceptable. The noise and vibration impacts during demolition, construction and beyond have been considered as part of the overall environmental impact. Appropriate planning conditions are proposed in order to mitigate and minimise the overall impact on neighbouring properties. A Construction Logistics Coordinator will also be employed in order to manage impacts during the construction programme.</p>
<p>These light industrial areas in Tottenham provide an opportunity for growth and business in the local economy, already the studios locally provide employment and give needed life to local business. a huge building like this although it says it has commercial space on the ground floor we all know this means another Tesco local or similar killing local business.</p>	<p>Ashley Road South Masterplan will provide a range of new business premises, providing higher quality accommodation than currently provided with no overall net loss of commercial space.</p>

Appendix 4 Notes from DM Forum 24 April 2017 (relating to wider masterplan)

The wider issues associated with the Ashley Road Masterplan were considered at a recent Development Management Forum meeting and the issues relevant to this application are highlighted below.

Development Management Forum (in relation to wider Ashley Road Masterplan)	Officer Response (where relevant to this application)
Access/layout & design issues	
Question - the new college entrance appears on the south-side; previous understanding was that it would open up opposite 'The Hub' building. Is this correct?	This will be the subject of a separate planning application.
Question – In relation to proposed outline only application for Berol House, is this because of the proposed residential use above Berol House and why does it look like it's been 'stuck on the top'/materials are different?	This is the subject of a separate planning application for Berol Yard.
Timescales for development	
Question - what's the timescale?	The applicant has submitted separate planning applications for Buildings 1/1A, Berol House.
Amenity space/community uses & benefits	
Question – there was very little mention of space for families and children. Why not?	The on and off-site open/play space provision is assessed elsewhere in this report and is considered to provide a good range of provision with equitable access. Details will be secured via reserved matters.
Question – will there be reasonable rates for Affordable Housing?	The affordability of the housing offer is assessed in the housing section of this report. The affordability and eligibility of the affordable rent and shared ownership will be secured via s106.
Question - how will access to Ashley/Berol Link be managed?	Planning obligations to secure public access along Ashley Link are proposed.
Question – where is the gain for local amenity? Too much reliance on existing provision next to park. Improvements promised before and not delivered. What is the overall vision for community space? Who will be able to use the	The on and off-site open/play space provision is assessed elsewhere in this report and is considered to provide a good range of provision with equitable

spaces and how will it be managed?	access. Details will be secured via reserved matters.
Question – is the proposed nursery next to the park a replacement or additional nursery space for existing provision within the park?	Community space is provided in the ground floor of Building 2 and it will be restricted to community use via planning condition.
Housing design standards & parking	
Storage space is always lacking in new development, particularly for computers/home working e.g. Hale Wharf.	The London Housing Design Guide requires sets out essential minimum areas for dedicated built-in storage cupboards of 1.5 sq m for 2 person dwellings and 0.5 sq m for each additional occupant. Storage cupboards should be free of hot water cylinders, boilers, heat exchangers or washing machines and all parts of the cupboard should be a minimum of 2m high internally. This will be secured as a minimum. Developers are encouraged to exceed these standards.
Question – 2-bed 4-person homes, usually not enough room for two single beds, should have separate toilet & bathroom	This is noted and the Council will have a further opportunity to review the layout and mix of housing at detailed stage.
Question – parking – Hale Village lacked parking. What is the provision?	Parking provision is made for accessible homes and future car parking will be managed in accordance with a car management plan to be submitted and approved by the applicant.

Appendix 5 GLA Stage 1 Report

GREATER LONDON AUTHORITY

planning report D&P/4336/01

29 August 2017

Berol Yard, Tottenham Hale

in the London Borough of Haringey

planning application no. HGY/2017/2044

Strategic planning application stage 1 referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal

A hybrid planning application consisting of:

- A full application for the demolition of the existing buildings (apart from Berol House) and erection of two buildings of between 8 and 14 storeys, providing 156 residential units, 891 sq.m. of flexible commercial floorspace, 7,275 sq.m. of education floorspace, car and cycle parking, open space, landscaping and associated work.
- An outline application, with all matters reserved, for the conversion of Berol House to provide up to 3,685 sq.m. of flexible commercial floorspace; a 2 storey roof level extension, containing up to 18 residential units; cycle parking and associated works.

The applicant

The applicant is **Berkeley Square Developments**, and the architect is **John McAslan & Prtnrs.**

Strategic issues summary

Principle of development: The principle of mixed residential, educational, and commercial use for the site is supported; however, the applicant should provide details on the relocation plans and assistance for all current occupiers of the site. The Council should secure a minimum B1 floorspace requirement and confirm that a workspace provider has been secured. Affordable workspace provision should be considered in viability discussions, particularly in view of existing provision and proposed occupiers. (Para's 22-28.)

Affordable housing: 14% (by habitable room), made up of 100% intermediate shared ownership. This offer, on a site within an Opportunity Area and a Housing Zone that has been in low grade employment use, is wholly unacceptable and should be significantly increased, particularly given the high-density nature of the proposal. GLA officers will robustly scrutinise the viability assessment to maximise affordable housing provision, including possibilities for grant funding, and in the context of the Mayor's Affordable Housing and Viability SPG. Early and late viability reviews must be secured in accordance with the SPG. (Para's 29-32.)

Urban design and tall buildings: The proposals are generally of a high quality; however, further consideration of east-west connections across the site; ground floor layouts; and public realm around the College is required. (Para's 39-45.)

Outstanding issues on **inclusive design**, **transport**, and **climate change** should be addressed.

Recommendation

That Haringey Council be advised that the application does not comply with the London Plan, for the reasons set out in paragraph 64 of this report; however, the possible remedies set out in that paragraph could address these deficiencies.

Context

1 On 12 July 2017, the Mayor of London received documents from Haringey Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008, the Mayor has until 30 August 2017 to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Categories 1A, 1B(c) and 1C(c) of the Schedule to the 2008 Order:

- 1A *"Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats."*
- 1B(c) *"Development (other than development which only comprises the provision of houses, flats, or houses and flats) which comprises or includes the erection of a building or buildings - outside Central London and with a total floorspace of more than 15,000 square metres."*
- 1C(c) *"Development which comprises or includes the erection of a building of more than 30 metres high and is outside the City of London."*

3 As part of the wider masterplan discussed under 'site description' below, Clause 2 of the Schedule to the Order is also relevant here:

- *"If the local planning authority receive an application for planning permission for development, which they consider forms part of more substantial proposed development, on the same land or adjoining land, they must for the purposes of this Schedule treat that application as an application for planning permission for the more substantial development."*

4 Once Haringey Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

5 The environmental information for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 has been taken into account in the consideration of this case.

6 The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

7 The 1.02 hectare application site forms part of the wider Ashley Road South Masterplan area occupying 2.67 hectares. The masterplan site consists of four development parcels:

1. Cannon Factory, a one-two storey warehouse/factory building in 'meanwhile' use, located in the north-east corner of the masterplan area, to the east of Ashley Road.
2. Ashley House, a two-storey warehouse/office buildings with yard and car parking in the south-west corner of the masterplan area, to the west of Ashley Road.
3. Berol House, a three-five storey locally listed building currently used as serviced offices and a collection of low-rise industrial buildings, with associated yards and car parking in the south-east corner of the masterplan area, to the east of Ashley Road. This forms the current application site.

4. Cannon Jersey Factory, a two-storey building in use by a fabric manufacturer; a neighbouring warehouse occupied by a steel fabrication company; and a low-rise warehouse building in use as an indoor climbing centre. A full application has been submitted for this site alongside this application (GLA Ref: D&P/4335).

8 An application by Notting Hill Housing for development parcels 1 and 2 (GLA Ref: D&P/4177) was considered by the Council on 18 July 2017, which resolved to grant permission, subject to conditions, agreement of a section 106 agreement, and referral to the Mayor. Section 106 agreement negotiations are ongoing.

9 The masterplan site is bounded to the north by Down Lane Park, and the Harris Academy Tottenham beyond the tree-lined Burdock Road, which provides primary and secondary education and has planning permission to be extended to provide additional educational facilities (LPA ref: HGY/2015/3096). To the south of the masterplan site is a petrol garage on the west side of Ashley Road and a single row of terraced houses fronting onto Hale Road; a number of small industrial buildings, some in use for other purposes such as the Styx music venue; and Stratford College London in the three-storey Sentinel House to the east of Ashley Road. Beyond this lies Tottenham Hale Station and bus station, with several sites surrounding it coming forward for development, including a 22-storey building at 1 Station Square (GLA Ref: D&P/4063/01). To the east is Watermead Way (A1055), with a number of street trees on the site boundary, and beyond the railway line are student and residential blocks within Hale Village of up to 10 storeys. To the west are further facilities of Down Lane Park, including playgrounds, bowling green, tennis courts and the Pavilion Pre-school.

10 The site lies just to the north of a potential District Centre, as identified in the Tottenham Area Action Plan. The site is also within the Tottenham Housing Zone and the Upper Lee Valley Opportunity Area.

11 The nearest station is Tottenham Hale, which is approximately 300 metres to the south-east, providing access to rail services between Liverpool Street, Cambridge and Stansted Airport; and underground services on the Victoria Line. A taxi rank and bus station are also located at Tottenham Hale, with the latter providing access to six bus services. The nearest bus stops are approximately 100 metres away on Watermead Way, served by route 192. Consequently, the public transport accessibility level of the site ranges from 6a in the south, to 5 to the north (on a scale of 1 to 6, where 6 is excellent, and 1 is very poor).

Details of the proposal

12 The full element comprises 'Building 4' and the National College for Digital Skills. Building 4 is a mixed-use L-shaped building, located at the north and east edge of the site, of 12-14 storeys along the Watermead Way, with an 8-storey element to the west adjoining Berol Yard. The building includes 156 residential units, and 891 sq.m. of commercial floorspace (flexible Use Class A1/A3/B1/D1). The College curriculum seeks to combine technical, creative and entrepreneurial skills through a combination of A-levels and BTECs for the 16 - 18 age group and apprenticeships and short courses for the 19+ age group. It is proposed in the south-east corner of the site and includes 7,275 sq.m. of education floorspace over 7 storeys. The top five floors of the building are recessed and rotated at 45 degrees above first floor level (in response to Victoria line tunnel piling restrictions below the site), with a MUGA at roof level.

13 The landscape proposals include Berol Yard North, a public open space between Building 4 and Berol House; linking to Berol Yard South, which wraps around the College building and provides shared space and car parking; with the Ashley Link to the South, providing a link

between Watermead Way and Ashley Road, eventually linking to Down Lane Park as part of the planning application for development parcel 2.

14 The outline element comprises the conversion of Berol House to provide up to 3,685 sq.m. of commercial floorspace (flexible Use Class A1/A3/B1/D1), and a 2-storey roof level extension, containing up to 18 residential units. The reason for submitting Berol House in outline form reflects the length of existing tenancies within the building, while ensuring the alignment of the separate applications within the masterplan area. A full set of parameter plans, design guidelines and illustrative proposals accompany the outline element.

15 The section of Ashley Road within the masterplan site boundary is included within the red line boundary for Berol Yard application site.

16 The Ashley Gardens application (GLA Ref: D&P/4335), submitted alongside, proposes the demolition of existing buildings and the erection of two buildings of up to 10 storeys, with 377 residential units, 1,211 sq.m. of flexible commercial space, and new public realm.

Case history

17 On 7 October 2016, a pre-application meeting was held for the development of the wider masterplan site known as Ashley Road South, including a new campus for the National College for Digital Skills; non-residential floorspace of up to 9,000 sq.m.; retention and redevelopment of the locally listed Berol House for employment workspace; the provision of up to 871 residential units, including affordable and family housing and wheelchair units; new social facilities and ancillary amenity and child play space. The GLA's pre-application advice report of 24 October 2016 concluded that the principle of the proposal was supported; however, issues relating to the principle of development; affordable housing; housing; historic environment, urban design and tall buildings; inclusive design; transport; and climate change should be addressed.

Strategic planning issues and relevant policies and guidance

18 The relevant issues and corresponding policies are as follows:

- | | |
|------------------------|--|
| • Opportunity Areas | <i>London Plan</i> |
| • Employment | <i>London Plan</i> |
| • Housing | <i>London Plan; Housing SPG; Housing Strategy; Shaping Neighbourhoods: Play and Informal Recreation SPG; Shaping Neighbourhoods: Character and Context SPG</i> |
| • Affordable housing | <i>London Plan; Housing SPG; Affordable Housing and Viability SPG; Housing Strategy</i> |
| • Historic environment | <i>London Plan</i> |
| • Urban design | <i>London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG</i> |
| • Inclusive design | <i>London Plan; Accessible London: achieving an inclusive environment SPG</i> |
| • Transport | <i>London Plan; the Mayor's Transport Strategy</i> |
| • Climate change | <i>London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy</i> |

19 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is made up of Haringey's Strategic Policies DPD

(2013), the Alterations to Strategic Policies (July 2017), the Saved Policies within the Unitary Development Plan (July 2017), the Site Allocations DPD (July 2017), the Development Management DPD (July 2017), the Tottenham Area Action Plan (July 2017), and the London Plan (Consolidated with Alterations since 2011).

20 The following are also relevant material considerations:

- The National Planning Policy Framework and National Planning Practice Guidance.
- The Upper Lee Valley Opportunity Area Planning Framework (ULV OAPF) (July 2013).
- Tottenham Hale District Centre Framework (2015).

Principle of development

Residential uses

21 The site lies within the boundary of the Upper Lee Valley Opportunity Area, as identified in London Plan Policy 2.13 and Table A1.1, which states that the Opportunity Area is capable of accommodating at least 20,100 homes up to 2031. London Plan Policy 3.3 'Increasing Housing Supply' recognises the pressing need for new homes in London and Table 3.1 gives an annual monitoring target of 1,502 new homes per year in Haringey between 2015 and 2025. The site is also located within the Tottenham Housing Zone, which has a target for approximately 2,000 new homes. The Tottenham Area Action Plan identifies the site as part of site TH6 Ashley Road South Employment Area, including 444 residential units. The provision of 174 residential units as part of a mixed-use scheme is supported in line with these policies.

Non-residential uses

22 London Plan Policy 4.4 'Managing Industrial Land and Premises' provides a strategic aim for boroughs to adopt a rigorous approach to industrial land management, but recognises that managed release may be required to provide other uses in appropriate locations. The Tottenham Area Action Plan identifies the site as part of site TH6 Ashley Road South Employment Area, including 15,300 sq.m. of employment space.

23 The existing site is currently occupied by 5,483 sq.m. of commercial/industrial floorspace (Class B1/B2/B8), and associated yards and car parking, which will be replaced by 11,851 sq.m. of commercial floorspace (flexible Use Class A1/A3/B1/D1). Berol House is currently occupied by office uses with affordable rents, and it is important that this B1 Use is retained as part of any redevelopment. The applicant must also provide detailed information on the occupiers of all existing floorspace, and a full relocation and retention strategy.

24 Berol House will be retained and altered to provide 3,685 sq.m. of floorspace (flexible Use Class A1/A2/A3/B1), including incubator space for start-up companies, serviced office space, and food and beverage uses. On the ground floor of Building 4, 891 sq.m. of floorspace (flexible Use Class A1/A2/A3/B1) is proposed, which the applicant's commercial strategy suggests could be offered to a co-worker operator, and/or for creative industries. The 7,275 sq.m. National College of Digital Skills (Class D1) is proposed to the south of the site nearest to Tottenham Hale Station, accommodating 1,500 students (800 full time equivalent).

25 There will be a significant increase in employment space on the application site, and the wider masterplan will provide 16,630 sq.m. of commercial and education floorspace, compared with 16,042 sq.m. of employment space existing. This also represents an uplift when considered against the indicative targets of 14,729 sq.m. non-residential floorspace contained in the District Centre Framework and 15,300 sq.m. of employment space in the AAP. Across the Berol Yard

and Ashley Gardens application sites, it is estimated that 162 existing FTE jobs are expected to be replaced by 395 FTE jobs.

26 The proposals will deliver significant qualitative improvement in the commercial space on the site; replacing low grade accommodation with high quality units designed to appeal to a range of prospective end users. Although the employment space will be of a different nature to that existing, it is recognised that no local or strategic protections are in place for the current use, and there will be an overall uplift in floorspace and employment capacity across the masterplan. However, the Council must secure a minimum B1 floorspace requirement, and subject to further discussions on the relocation and retention strategy, must secure measures to assist existing occupiers. Although the Council has no specific requirement, together with the assessment of affordable housing, consideration should also be given to affordable workspace provision, particularly considering the existing provision of affordable workspace in Berol House. The applicant must also confirm that a workspace provider has been secured, to ensure that the new commercial space is designed as flexibly as possible.

27 The Styx live music venue is located immediately to the south of the site; however, this is a meanwhile use with temporary permission granted for 2 years to November 2018. The proposed uses on the site would come forward after that permission has expired and no mitigation is therefore required.

28 The College will be a major local benefit in terms of education and employment, and is strongly supported in line with London Plan Policy 3.18 'Education Facilities'.

Affordable housing

29 The proposal includes 174 residential units, as set out below:

	Full application		Outline application (indicative)		
Unit size	Intermediate (shared ownership)	Market	Intermediate (shared ownership)	Market	Total
1 bed	6	68	0	0	74 (43%)
2 bed	7	59	0	2	68 (39%)
3 bed	2	14	6	10	32 (18%)
Total	15 (10% by hab room)	141	6 (34% by hab room)	12	174
					14% affordable

30 London Plan Policy 3.9 'Mixed and Balanced Communities' seeks to promote mixed and balanced communities by tenure and household income. Policy 3.12 'Negotiating Affordable Housing' seeks to secure the maximum reasonable amount of affordable housing. The Mayor's Affordable Housing and Viability SPG introduces a threshold approach, whereby schemes meeting or exceeding 35% affordable housing without public subsidy are not required to submit a viability assessment or have a late stage review. The SPG also sets out a preferred tenure split of at least 30% low cost rent (social or affordable rent significantly less than 80% of market rent), at least 30% intermediate (with London Living Rent and shared ownership being the default tenures), and the remaining 40% to be determined by the LPA, with more flexibility in Opportunity Areas.

31 The application proposes 14% affordable housing, made up of 100% intermediate shared ownership, with only 10% in the full element of the application. This offer, on a site within an Opportunity Area and a Housing Zone that has historically been in low grade employment use, is wholly unacceptable and should be significantly increased. The lower affordable offer with 100% intermediate tenure, raises particular concerns when compared to the accompanying Ashley Gardens application, which includes a higher affordable offer with affordable rent tenure. GLA officers will robustly scrutinise the viability assessment to maximise affordable housing provision, including a review of tenures and unit sizes, possibilities for grant funding, and in the context of the Mayor's Affordable Housing and Viability SPG.

32 The Tottenham AAP confirms that the housing priority in this area is for intermediate accommodation, due to the existing concentration of social housing in Tottenham. It is noted that the other applications within the masterplan area are providing other affordable tenures and the affordable housing tenure split (70% intermediate/30% affordable rent) across the masterplan area is consistent with the agreed portfolio approach in which various sites may each contribute a higher or lower proportion of a particular affordable housing tenure, in line with an overall Housing Zone-wide target. Subject to an increase in the total affordable housing offer and the outcome of viability review, the provision of 100% intermediate tenure on this site may therefore be acceptable. The Mayor's Affordable Housing and Viability SPG makes clear that intermediate tenures must be genuinely affordable and the applicant should provide further details of the proposed household income ranges for the intermediate units proposed, taking account of guidance in the Mayor's SPG. The requirement for review mechanisms as set out in the Mayor's SPG must also be met.

Housing

Housing Choice

33 London Plan Policy 3.8 'Housing Choice' encourages a choice of housing based on local needs, while affordable family housing is stated as a strategic priority. Policy 3.11 also states that priority should be accorded to the provision of affordable family housing. The proposals include a good range of unit sizes in the context of the proposed tenure, subject to an increase in the affordable offer and viability review.

Density

34 London Plan Policy 3.4 'Optimising Housing Potential' states that taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The site is within an 'urban' setting where the density matrix sets a guideline of 45-260 units or 200-700 habitable rooms per hectare with a PTAL of 4-6.

35 The density is stated as 149 units, or 412 habitable rooms, per hectare; however, the density should be calculated according to the methodology set out under paragraph 1.3.72 of the Mayor's Housing SPG, in order to take account of the mixed-use nature of the proposals. This will more accurately reflect the impact of the non-residential uses, and in particular the College, in terms of scale and massing, and increased activity.

36 Notwithstanding this, the London Plan notes that density ranges should not be applied mechanistically and other local factors support higher density development in this location, such as the provision of open spaces in the wider masterplan area, at Down Lane Park and within Lee Valley Regional Park; the location in the Upper Lee Valley Opportunity Area and the Tottenham Housing Zone; and the high accessibility of the site close to Tottenham Hale Station, intended to be a Crossrail 2 stop. The principle of a high-density proposal is accepted on this site close to a station and a potential town centre; however, this is subject to a significant increase in the affordable housing offer, and resolution of the residential quality issues raised under ‘urban design and tall buildings’.

Children’s play space

37 Policy 3.6 of the London Plan seeks to ensure that development proposals include suitable provision for play and recreation, with further detail in the Mayor’s supplementary planning guidance ‘Shaping Neighbourhoods: Play and Informal Recreation’, which sets a benchmark of 10 sq.m. of useable child play space to be provided per child, with under-fives play space provided on-site as a minimum.

38 The child yield is expected to be 22, with 12 under-fives. The proposal includes 148 sq.m. of under-fives play space on roof terraces of Building 4, with the illustrative proposals demonstrating how this could be delivered. It is also recognised that the play, sport, and open spaces of Down Lane Park are adjacent to the site, providing facilities for older children. The proposals are therefore acceptable.

Urban design and tall buildings

39 The layout for the application site has been developed in conjunction with the neighbouring sites within the masterplan and in discussion with GLA and Council officers, which broadly meets that identified in the Tottenham District Centre Framework. The proposed opening up of 3 bays of the ground floor of Berol House extends to the east the ‘Berol Link’ proposed as part of the accompanying application. This overcomes the barrier effect to east-west movement formed by the long north-south frontage of the retained Berol House, and will help to draw activity towards proposed commercial uses in Berol Yard North. However, the only connection further east to Watermead Way is via the College car park to the south; with the proposed Building 4 (within the full application site), and the proposed Building 3 as part of the Notting Hill application to the north, forming an equally long barrier to movement. This also directs pedestrian movement and activity away from Berol Yard North, potentially undermining the success of the proposed commercial units there-in. While it is recognised that current uses and connections further east may not support improved links, this may change in the future. The applicant is therefore strongly recommended to provide a ground floor link through Building 4, similar to that proposed through Berol House, to connect with Watermead Way.

40 Notwithstanding this, Building 4 completes the urban block with the adjoining Notting Hill Housing proposals to the north, providing a good level of active commercial frontage onto both Berol Yard North and Watermead Way. Any permission must secure active frontages on both sides of the ground floor commercial units, in particular if through units are delivered, in order to maintain activity on all frontages. Although the ground floor layout is much improved on the pre-application proposals, through the relocation of inactive uses to a partial basement level; there are some concerns about the prominent south-east corner of the building, which is dominated by cycle/servicing frontage, and undermines the success of the public realm to the south. Together with the recommendation to introduce a public link through Building 4, the applicant should consider other ground floor layout options to better activate this corner, while retaining residential access from both Watermead Way and Berol Yard North.

41 The public realm strategy improves the pedestrian environment along Watermead Way, which is strongly supported, along with the provision of an appropriate degree of enclosure to Berol Yard North, flanked with commercial frontages. The arrangement allows acceptable levels of daylight/sunlight to penetrate to the public amenity space, although the proposed use of large conifers is questioned due to overshadowing. Berol Yard South is less successful, being dominated by car parking, surrounded by servicing uses, blank frontages to the College, and with no pedestrian routes or spaces. Given the scale and ambition of the College, further work is needed to demonstrate that the public realm surrounding it is designed to accommodate the uplift in pedestrian flow that will be generated. The proposal also relies on the site immediately to the south, outside of the application boundary, to deliver a public space to address the main entrance of the building. The applicant must demonstrate how a suitably sized and high quality area of public realm can be delivered to provide the College with an appropriate civic presence, both with the existing buildings and uses to the south, as well as future development scenarios.

42 The simple layout and location of cores creates good residential quality in Building 4 overall. Single aspect north-facing units are avoided, although the layout results in a large proportion of single aspect units facing onto the heavily-trafficked Watermead Way. In response to this, all units facing Watermead Way have additional internalised space instead of external balconies, which is supported. Residential layouts in the Berol House extension are arranged around a new central core, splitting the first residential floor into two naturally ventilated corridors of eight duplex units, with roof pavilions and terraces. Residential quality is controlled through the accompanying design guidelines.

43 The massing and heights strategy is broadly supported. The 12-14 storey Block 4, together with the block to the north of the site proposed as part of the Notting Hill Housing application, results in a lengthy continuous elevation along Watermead Way; however, this is relieved by the use of set-backs, which breaks the mass into three vertical elements, avoiding the appearance of a singular building mass. The applicant should consider the comments raised above relating to the ground floor of the 14-storey element to ensure that the prominent south-east corner of the block is designed to positively address the public realm.

44 The use of high quality brickwork and simple articulation/detailing is welcomed. The key elevations will rely on the quality of detailing (including depth of window reveals, brick detailing and balcony treatments) to achieve the high standard of architecture required, which must be secured in any permission.

45 The distinctive form of the College building creates a landmark building for Tottenham Hale and the innovative architectural approach is welcomed. However, further consideration is required to ensure that the podium base does not turn its back onto Berol Yard South. Accentuating the secondary access and access to the podium deck, while allowing greater visual connection into the building would help to achieve this. As stated above, the setting of the building also requires further consideration.

Historic environment

46 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duties for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* and in relation to conservation areas, special attention must be paid to *"the desirability of preserving or enhancing the character or appearance of that area"*. London Plan Policy 7.8 'Heritage Assets and Archaeology' states that development should identify, value, conserve, restore, re-use and

incorporate heritage assets where appropriate. London Plan Policy 7.8 also applies to non-designated heritage assets. The NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, and a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

47 The Environmental Statement includes an assessment of heritage and townscape visual impacts. There are a number of Conservation Areas and listed buildings in the wider area. These designated heritage assets are greater than 400 metres away from the site with limited visual connection to the site. GLA officers concur with the applicant's assessment that the proposed development would preserve the settings of the designated heritage assets identified.

48 The proposals involve alterations to the locally listed Berol House, a non-designated heritage asset, which would have a 2-storey extension added to the roof, alongside demolition of small later additions to the rear, and the creation of the new Berol link through the ground floor of the building. The detailed design of these alterations is controlled through the design code and parameters. The retention of Berol House, with sensitive alterations, will ensure that the building's significance as a local heritage asset is preserved. The wider masterplan proposals will also enhance the building's setting and context. The proposals will enhance the building's significance as a local heritage asset and are supported.

Inclusive design

49 The aim of London Plan Policy 7.2 'An Inclusive Environment' is to ensure that proposals achieve the highest standards of accessibility and inclusion (not just the minimum). Policy 3.8 'Housing Choice' requires that 90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% meets Building Regulation requirement M4(3) 'wheelchair user dwellings', that is, designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. A total of 16 units will be wheelchair accessible/adaptable. The applicant should confirm that these are spread across unit sizes and tenures and demonstrate that layouts of both accessible and easily adaptable units are accessible. The Council should secure M4(2) and M4(3) requirements by condition.

50 All wheelchair accessible/adaptable units (16 units) should have access to a Blue Badge parking space. Although the proposal includes a slightly lower provision (9 residential spaces), it is noted that 7 further Blue Badge spaces and 24 regular parking spaces are provided for non-residential uses. The landscape proposals also allow additional Blue Badge spaces to be provided within the masterplan area up to the level of one space per accessible dwelling, in response to demand. Considering the parking restrained approach of the scheme, and the highly accessible nature of the proposals adjacent to public transport, this is acceptable in this case.

Transport

51 A total of 68 car parking spaces are proposed; 40 within the Berol Yard application and 28 within the Ashley Gardens application, with Blue Badge provision as set out above. The management of the demand responsive accessible parking proposal must be clearly set out in the car park management plan, which should be secured by condition. The electric vehicle charging proposal of 20% active plus 20% passive meets London Plan policy.

52 The red line boundary for the application includes Ashley Road. As agreed with the Council, conditions must protect the bus stands on Ashley Road and Burdock Road.

53 In line with the Mayor's ambition to make streets more attractive for active travel, the Council should secure contributions for local enhancements to the pedestrian environment, including wayfinding.

54 The full delivery and servicing plan should be secured by planning condition, in accordance with London Plan Policy 6.14 'Freight'. The construction logistics plan should be secured by pre-commencement condition and the travel plan should be secured through the section 106 agreement.

55 The Watermead Way pedestrian and cycle route is a key piece of sustainable transport infrastructure, which must be delivered as part of the masterplan proposals. Limited, and sometimes contradictory, information is provided in the application documents regarding the design and treatment of Watermead Way. The applicant should therefore clarify whether this will be a dedicated route or shared pedestrian cycle path, how it will be integrated into the wider network, as well as how it will be delivered. The Council should secure final details of its design, to be submitted and approved by the Council in consultation with TfL.

56 A total of 528 cycle parking spaces are proposed, comprised of 364 long-stay and 164 short-stay. This meets London Plan standards; however, the applicant should provide an estimate of the number of College staff, before this can be assessed.

57 The Ashley Road public realm proposals fall within the red line boundary of all three masterplan applications. Clarification should be provided as to how the works will be co-ordinated and delivered. Furthermore, limited, information is provided in the application documents regarding the design and treatment of Ashley Road, which should be clarified.

Climate change

Energy

58 Based on the energy assessment submitted, further information is required on overheating, Berol House thermal improvements, performance calculations, the district heating network, the Building 4 plant room, and the site energy network before the proposals can be considered acceptable and the carbon dioxide savings calculated and verified. Full details have been provided to the applicant. The applicant has investigated the feasibility of a range of renewable energy technologies and is proposing to install 80 sq.m. of photovoltaic panels, which is welcomed.

Climate change adaptation

59 The area is within Flood Zone 2 and has some areas with a low risk of surface water flooding. The Flood Risk Assessment confirms that the site ground levels are above the modelled 1:1,000-year flood event, considering the presence of flood defences. Therefore, the proposals are compliant with London Plan Policy 5.12 'Flood Risk'.

60 Although the site is generally at low risk of flooding, other locations in the local vicinity have a significant risk of surface water flooding. The Outline Drainage Strategy aims for three-times greenfield run-off rates, using a combination of green roofs, raingardens and tanked storage, which is acceptable in terms of London Plan Policy 5.13 'Sustainable Drainage'.

Local planning authority's position

61 The applicant has been engaged in pre-application discussions with Council officers since May 2016 and it is understood that officers are generally supportive of the proposals. An October Committee date is expected.

Legal considerations

62 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008, the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

63 There are no financial considerations at this stage.

Conclusion

64 London Plan policies on Opportunity Areas; employment; affordable housing; housing; urban design and tall buildings; historic environment; inclusive design; transport; and climate change are relevant to this application. The application does not comply with the London Plan for the reasons set out below; however, the possible remedies stated below could address these deficiencies:

- **Principle of development:** The principle of mixed residential, educational, and commercial use for the site is supported; however, the applicant should provide details on the relocation plans and assistance for all current occupiers of the site. The Council should secure a minimum B1 floorspace requirement and confirm that a workspace provider has been secured. Affordable workspace provision should be considered in viability discussions, particularly in view of existing provision and proposed occupiers.
- **Affordable housing:** 14% (by habitable room), made up of 100% intermediate shared ownership. This offer, on a site within an Opportunity Area and a Housing Zone that has been in low grade employment use, is wholly unacceptable and should be significantly increased, particularly given the high-density nature of the proposal. GLA officers will robustly scrutinise the viability assessment to maximise affordable housing provision, including possibilities for grant funding, and in the context of the Mayor's Affordable Housing and Viability SPG. Early and late viability reviews must be secured in accordance with the SPG.
- **Urban design and tall buildings:** The proposals are generally of a high quality; however, further consideration of east-west connections across the site; ground floor layouts; and public realm around the College is required.

- **Inclusive design:** The applicant should confirm that accessible units are spread across unit sizes and tenures and demonstrate that layouts of both accessible and easily adaptable units are accessible. The Council should secure M4(2) and M4(3) requirements by condition.
- **Transport:** The management of the demand responsive accessible parking proposal must be clearly set out in the car park management plan. Conditions must protect the bus stands on Ashley Road and Burdock Road. The Council should secure contributions for local enhancements to the pedestrian environment. The full delivery and servicing plan, and construction logistics plan should be secured by condition. The travel plan should be secured through the section 106 agreement.
- **Climate change:** Further information on overheating, Berol House thermal improvements, performance calculations, the district heating network, the Building 4 plant room, and the site energy network has been requested from the applicant, which is required before it can be confirmed that the application meets London Plan requirements.

for further information, contact GLA Planning Unit (Development & Projects Team):

Juliemma McLoughlin, Assistant Director - Planning

020 7983 4271 email juliemma.mcloughlin@london.gov.uk

Sarah Considine, Senior Manager - Development Decisions

020 7983 5751 email sarah.considine@london.gov.uk

Shelley Gould, Strategic Planning Manager

020 7983 4803 email shelley.gould@london.gov.uk

Martin Jones, Senior Strategic Planner, Case Officer

020 7983 6567 email martin.jones@london.gov.uk
