

Officer's Report

Application Number HGY/2022/4455
Type Approval of details reserved by a condition
Location Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal Approval of details pursuant to Condition A18 (Child Playspace Strategy) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer Martin Cowie
Valid Date 16/12/2022
Applicant Please refer to Company Name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal: Application for the approval of details pursuant to condition A18 (Child Play Space Strategy) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

APPROVED DEVELOPMENT

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

CONSULTATION RESPONSE

N/A

ANALYSIS/ASSESSMENT

Condition A18 reads:

Prior to the residential occupation of Plot A, a Child Play Space Strategy in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot A shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

Pursuant to condition A18 the applicant has provided details in relation to the play space strategy for Plot A (North Island site).

The play area has been calculated following the London Plan Children and Young People's Play and Informal Recreation Facilities, which refers to the Mayor's Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (SPG) 2012.

The Shaping Neighbourhoods: Play and Informal Recreation SPG (2012) requires play provision to be at the benchmark standard of minimum of 10m² of dedicated play space per child. The child yield has been calculated based on the approved dwelling mix for North Island and the GLA Population on Yield Calculator. It results in a requirement for approximately 373.5m² of play space.

The approved Design and Access Statement showed provision for 0 - 5 year old and 5 - 11 year old play provision within the plot.

Doorstep play for 0-5 year olds will be provided within the courtyard on the ground floor. The space is accessed via a private lift within the building or if entering from the street through secure access gates to the north of the building. This area will be inaccessible to the general public. The space is afforded good surveillance and access for the residents.

In addition, playable space for 5 to 11 year olds will also be accommodated on this level. A traverse wall is located on the eastern edge of the courtyard and the play wall structure to centre is suited to imaginative play. As set out in the Design and Access Statement report some play space is located within the wider Tottenham Hale Regeneration area or off-site at existing play provision at Down Lane Park.

The communal courtyard provides a total of 198m² of usable area and can accommodate a total playable area for 0 - 5 year-olds (77m²) as well as play space for 5-11 years old (39m²). The design principles set out in London Play SPG which include the use of bespoke play as well as natural elements, have been applied to create a play space that is well located, accessible to all users and allows children of all ages and abilities to play together.

The play space will be provided in the form of imaginative, non-structured play elements including a bespoke play wall structure that allows for lying and seating; running and jumping and creates an enclosure within the courtyard separating the play area from the traverse wall for older play. The soft play surface as well as surrounding hard surfaces will provide a flexible play space for use by all ages. Although ample seating opportunities are provided for supervision, socialising and relaxation, the seating within the bespoke planter will also be a quiet meeting space for children.

A play wall will accommodate a large bug hotel which will provide biodiversity gain opportunities as well as learning as young children can examine the inhabitants.

The bespoke traverse wall 7m by 1.7m on the eastern edge of the courtyard will provide play for older children away from the inner courtyard area. The soft play surface is at a depth to accommodate any falls from the wall.

The proposed play space strategy is considered acceptable, providing a range of facilities in a safe and secure environment for different age groups and is consistent with the scheme set out in the hybrid planning application for this plot. The condition is therefore recommended for discharge.

RECOMMENDATION

GRANT DISCHARGE CONDITION

