

Quod

Planning Statement

Clarendon Gasworks:
Phase 4

August 2023

Q60479

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1 INTRODUCTION

1.1 This Planning Statement is prepared in support of the fourth reserved matters application pursuant to hybrid planning permission ref. HGY/2017/3117 dated 19th April 2018 which relates to the redevelopment of Clarendon Gas Works, Wood Green. The decision notice for permission ref. HGY/2017/3117 appears at **Document 1**.

1.2 This reserved matters application seeks the following:

Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings H1, H2 and H3, forming Phase 4, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

1.3 The application for reserved matters approval is submitted on behalf of St William Homes LLP and pursuant to the following planning condition:

Condition 3

The first application 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 five years from the date of this permission with all applications for the approval of the remaining Reserved Matters made no later than the expiration of ten 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:

a) The expiration of five years from the date of this permission OR

b) The expiration of three years from the final date of approval of any of the reserved matters.

1.4 The reserved matters application is submitted with a range of supporting documentation as detailed below:

Table 1.1: Planning Application Documents

Document	Author
Application Forms	
Planning Application Covering Letter	Quod
Planning Application Form	Quod
Planning Application Fee	St William Homes LLP
CIL Form	Quod
Design Principles	
Design & Access Statement (inc. Landscaping and Statement of Compliance with Design Code and Parameter Plans)	Sheppard Robson (& MRG Studio)

Drawings and Accommodation Schedule	
Phase Specific Red Line Boundary	Sheppard Robson
Phase Specific Accommodation Schedule	Sheppard Robson
Phase Specific Design & Landscape Drawings	Sheppard Robson & MRG Studio
Technical Assessments	
Planning Statement (incl. Statement of Compliance with the Development Specification; and details of Commercial Strategy)	Quod
EIA Further Information Report (incl. Air Quality Assessment, Wind Assessment, Transport Statement, DSO Technical Note & TVIA)	Quod (et. al.)
Sunlight/Daylight Assessment	Ansty Horne
Transport Statement	Vectos
Cultural Strategy	Dallas-Pierce-Quintero
Fire Statement	Introba

- 1.5 The primary purpose of this Planning Statement is to define the planning framework approved by hybrid planning application ref. HGY/2017/3117 and to comment on the consistency of this submission against this planning permission, specifically the approved conditions, the Section 106 Agreement and the Development Specification.
- 1.6 Finally, there are obligations set out within the Section 106 Legal Agreement pursuant to application ref. HGY/2017/3117. However, the triggers for these predominantly relate to the need to submit information prior to the commencement of development, rather than to submit information with the reserved matters submission and therefore this information does not form part of this formal reserved matters submission.
- 1.7 This suite of documents concludes that the application proposals for Phase 4 accord with the development framework established by the approved planning permission. They also conclude that the application proposal is in conformity with that planning permission and remains in conformity with development plan policy. Accordingly, the approval of the reserved matters being layout, scale, appearance, access and landscaping should be approved.

2 PLANNING PERMISSION HGY2017/3117 FRAMEWORK

- 2.1 This section explains the framework created by the approval of the hybrid planning permission reference HGY/2017/3117 dated 19th April 2018.

a) Description of Development

- 2.2 The planning application description of development is detailed below:

“Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.”

- 2.3 On 14th June 2019, a non-material amendment (ref. HGY/2019/1460) was approved by Haringey Council to increase the permitted quantum of residential floorspace from 163,300m² (GEA) to 178,300m² (GEA). As part of this non-material amendment, the description of development was amended to read the following:

“Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 178,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking;

Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 118,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.”

- 2.4 The planning permission is in essence split between the detailed permission and the outline permission. The detailed permission comprises 620 new residential units, 332m² of commercial floorspace, and 417m² Day Nursery.
- 2.5 The remainder of the site comprises the outline planning permission to include the following set out in the description of development:
- 118,150m² Class C3 Residential floorspace;
 - 7,168m² to 7,500m² Class B1 Business Use;
 - 1,500m² to 3,950m² Class A1-A4;
 - Up to 2,500m² Class D2 Leisure Use; and
 - Building ranging from 6 up to 23 storeys.
- 2.6 On 2nd July 2020, a non-material amendment (ref. HGY2020/1523) was submitted to Haringey Council, and approved on 30th July 2020, to include reference to D1 floorspace within the Outline Permission of the development. As part of this non-material amendment, the description of development is amended to read the following:

“Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 178,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; up to 2,500sqm GEA Class D1/D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 118,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class

D1/D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.”

- 2.7 A further non-material amendment (ref. HGY/2021/1392) was approved by Haringey Council on 4th June 2021, to amend Parameter Plan SK416 - PP5 Parameter Plan 5: Maximum & Minimum Building Extents, increasing the maximum parameter of Building H1 from 91.10m (AOD) to 110.2m (AOD). Condition 5, the Development Specification & Parameter Plan 5 (ref. SK416) were all updated as part of this non-material amendment, and the description of development is amended to remove reference to building heights, as to read as following:

“Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 178,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; up to 2,500sqm GEA Class D1/D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 118,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D1/D2 Leisure Use; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.”

b) Planning Conditions

- 2.8 This permission is conditional upon 62 conditions attached to the decision notice and the Section 106 legal obligation.

- 2.9 The planning conditions can be divided between those that are fundamental to the structure of the permission; those that create a “static” control within the permission (and subsequent reserved matters submissions); and those which require further information to be submitted with the reserved matters application. In addition there are conditions which relate to information to be submitted preconstruction and pre-occupation which do not form part of this submission.
- 2.10 The following conditions are “fundamental” to the hybrid planning permission.
- 2.11 Condition 2, as detailed below, defines the structure of the reserved matters being layout, scale, appearance, access, and landscaping.

“Condition 2

This permission 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, except for Site Preparation Works, the approval of the Local Planning Authority shall be obtained to the following reserved matters:

- a) Appearance;*
- b) Landscaping;*
- c) Layout;*
- d) Scale; and*
- e) Access*

Full particulars of these reserved matters, including plans, sections and 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, for each phase of development. The development of each phase shall then be carried out in complete accordance with those particulars.

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 are not approved.”

- 2.12 Condition 2 has been complied with.
- 2.13 Planning Condition 3, as detailed below, requires the development to which the outline planning permission relates to be commenced either before the expiration of five years from the date of the grant of planning permission (19th April 2018) or before the expiration of three years from the final date of the approval of any of the reserved matters, whichever is the latter.

“Condition 3

The first application 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 five years from the date of this permission with all applications for the approval of the remaining Reserved Matters made no later than the expiration of ten 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:

- a) The expiration of five years from the date of this permission OR*
- b) The expiration of three years from the final date of approval of any of the reserved matters.”*

2.14 Condition 3 has been complied with as this submission is made within the timeframes set.

2.15 Condition 4 seeks to ensure that all Reserved Matters submissions are compliant with assessments undertaken for the hybrid permission. The condition requires statements to be submitted to demonstrate compliance with the approved controlling documents, (Parameter Plans, Development Specification, Design Code, and Cultural Strategy), as well as an update to the commercial strategy and a statement evidencing that the environmental information already submitted to the LPA is adequate to assess environmental effects.

“Condition 4

Each application for the approval of Reserved Matters submitted pursuant to condition 2 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant phase pursuant to Condition 29 (Phasing Strategy).

- A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Code (January 2018). The statement will also clearly set out how the application fits with a wider strategy for the submission for all reserved matters in securing a coordinated and coherent approach to phased development.*
- A report demonstrating how the measures identified in the approved Culture Strategy (October 2017) have been incorporated into the detailed design, including how the cultural and industrial history of the area has been interpreted in the proposals;*
- A report must be submitted that outlines that the environmental information already submitted to the LPA is adequate to assess the environmental effects of the application and inform decision making; or,*
- Provides further information, in accordance with regulation 22(1) of the 2011 EIA Regulations, to assess the environmental effects of the application and inform decision making.*
- An updated commercial strategy detailing how the minimum commercial floorspace requirements are being provided.”*

2.16 This condition has been complied with. A statement to demonstrate compliance with the Parameter Plans and the approved Design Code is provided within the Design & Access Statement. Compliance with the Development Specification is contained within this Planning Statement. In addition, the suite of documents submitted as part of this reserved matters

application includes an Environmental Conformity Statement, and a Cultural Strategy has also been prepared and is submitted.

- 2.17 Condition 5 explicitly sets out the approved drawings and documents which the development must follow. As detailed below, Part a) of this condition lists the approved drawings and Part b) lists the controlling documents, namely the Environmental Statement, Design and Access Statement, Design Code, Development Specification, and the Cultural Strategy.

“Condition 5

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicated otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

a) The following plans:

439/SK/410; 439/SK/411; 439/SK/412; 439/SK/413; 439/SK/414; 439/SK/415; 439/SK/416; 439/SK/417; 439/SK/418; 439/SW/E100; 439/SW/E200; 439/SW/E201; 439/P/SW/B01 (Rev A); 439/P/SW/100 (Rev A); 439/P/SW/101 (Rev A); 439/P/SW/102 (Rev A); 439/P/SW/103 (Rev A); 439/P/SW/104 (Rev A); 439/P/SW/105 (Rev A); 439/P/SW/106 (Rev A); 439/P/SW/107 (Rev A); 439/P/SW/108 (Rev A); 439/P/SW/109 (Rev A); 439/P/SW/110 (Rev A); 439/P/SW/111 (Rev A); 439/P/SW/112 (Rev A); 439/P/SW/113 (Rev A); 439/P/SW/114 (Rev A); 439/P/SW/115 (Rev A); 439/P/SW/116 (Rev A); 439/P/SW/117 (Rev A); 439/P/SW/118 (Rev A); 439/P/SW/RF (Rev A); 439/P/SW/220 (Rev A); 439/P/SQ/B01 (Rev A); 439/P/SQ/100 (Rev A); 439/P/SQ/101 (Rev A); 439/P/SQ/102 (Rev A); 439/P/SQ/103 (Rev A); 439/P/SQ/104 (Rev A); 439/P/SQ/105 (Rev A); 439/P/SQ/106 (Rev A); 439/P/SQ/107 (Rev A); 439/P/SQ/108 (Rev A); 439/P/SQ/109 (Rev A); 439/P/SQ/110 (Rev A); 439/P/SQ/111 (Rev A); 439/P/SQ/RF (Rev A); 439/P/SQ/200; 439/P/SQ/201; 439/P/SQ/202; 439/P/SQ/203; 439/P/SQ/204; 439/P/SQ/205; 439/P/SQ/206; 439/P/SQ/207 (Rev A); 439/P/SQ/208 (Rev A); 439/P/SQ/209 (Rev A); 439/P/SQ/210 (Rev A); 439/P/SQ/211 (Rev A); 439/P/SQ/250; 439/P/SQ/251; 439/P/SQ/252; 439/P/SQ/253; 439/P/SQ/254; 439/P/SQ/300 (Rev A); 439/P/SQ/301; 439/P/SQ/302; 439/P/SQ/303 (Rev A); 439/C1/100; 439/P/C1/150; 10597-EPR-GF-A-02-0020; 10597-EPR-01-A-02-0021; 10597-EPR-02-A-02-0022; 10597-EPR-03-A-02-0023; 10597-EPR-04-A-02-0024; 10597-EPR-05-A-02-0025; 10597-EPR-06-A-02-0026; 10597-EPR-07-A-02-0027; 10597-EPR-08-A-02-0028; 10597-EPR-09-A-02-0029; 10597-EPR-10-A-02-0030; 10597-EPR-11-A-02-0031; 10597-EPR-12-A-02-0032; 10597-EPR-13-A-02-0033; 10597-EPR-14-A-02-0034; 10597-EPR-RF-A-02-0035; 10597-EPR-00-NO-DR-A-04-0001; 10597-EPR-00-SO-DR-A-04-0002; 10597-EPR-00-EA-DR-A-04-0003; 10597-EPR-00-WE-DR-A-04-0004; 10597-EPR-00-AA-DRA-05-0001; 10597-EPR-00-BB-DR-A-05-0002; 5374-PL-PR-SQ-101(Rev A); 5374-PL-PR-SQ-102(Rev A); 5374-PL-PR-SQ-103(Rev A); 5374-PL-PR-SQ-104; 5374-PL-PR-SQ-105; 5374-PL-PR-SQ-201; 5374-PL-PR-SQ-202; 5374-PL-PR-SQ-401; 5374-PL-PR-SQ-402

439/P/SW/E/100; 439/SW/E/200; 439/SW/E/201; 439/P/SQ/200 (Rev A); 439/P/SQ/203 (Rev A); 439/P/SQ/204 (Rev A); 439/P/SQ/207 (Rev A); 439/P/C1/100 (Rev A).

b) The following documents:

Environmental Statement – Volumes 1-3 and Non-Technical Summary (October 2017); Design and Access Statement (January 2018); Design Code (January 2018); Development Specification (January 2018); Cultural Strategy (October 2017)."

- 2.18 The Development Specification Rev C appears as **Document 2**. We also enclose the Design Code which includes the approved Parameter Plans as **Document 3**.
- 2.19 This obligation is met. As previously stated, this Statement comprises the conformity assessment against the Development Specification. Sheppard Robson's DAS comprises an assessment of conformity against the Design Code and Parameter Plans.
- 2.20 Condition 6 sets out the overall Quantum of Development for the site. This is conditioned and is also contained within the Development Specification. Table 2.1 below replicates the Quantum of Development requirement.

Table 2.1 – Quantum of Development

Building	Quantum
Class C3 Residential	Maximum 178,300m ² GEA (and no less than 1,714 homes)
Class B1 Employment	7,500m ² GEA (of which no less than 1,500m ² of Class B1(c))
Total A1-A5 Use	1,500m ² - 3,950m ² GEA (of which no more than 2,500m ² of Class A1 Retail)
Class D1 Day Nursery	Up to 417m ² (GEA)
Class D1/D2 Leisure	Up to 2,500m ² (includes 251m ² GEA Class D2 Performance Space) which could include a medical centre
Basement	22,750m ² (GIA)
Energy Centre North (Outline)	Two Energy Centres sized at 400m ² and 900m ² (GIA) to be provided in the north
Temporary Energy Centre (Detailed)	200m ² (GIA)

- 2.21 Condition 10 sets out the residential mix for the site. The private and affordable residential mix for the site, as per Condition 10, is secured within the S106 agreement. Table 2.2 below replicates the residential mix requirement.

Table 2.2 – Residential Mix

Mix	Manhattan	1 bed	2 bed	3 bed	4 bed	Total Homes	Habitable Rooms
Private Homes (Number)	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and

or % of homes)							67.5% of total habitable rooms)
SO Homes (Number of % of homes)	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (or 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
Affordable Rent Homes (Number of % of homes)	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8%)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms or 48.3% of affordable habitable rooms)
Total Number	173 (or 10.0%)	540 (or 31.5%)	866 (or 50.5%)	108 (or 6.4%)	27 (or 1.6%)	1,714 (or 100%)	4,555 (or 100% of total habitable rooms)

2.22 Condition 12, as detailed below, establishes the boundaries between the detailed planning application approval and the outline application approval.

“Condition 12

The development shall be implemented in accordance with the hybrid planning application boundary drawing SK411 Parameter Plan 1 Outline and Detail Planning Application Area which defines the area to which detailed planning permission and outline permission applies pursuant to this planning permission.”

2.23 The condition refers to drawing SK411 Parameter Plan 1 Outline and Detail Planning Application Area which defines the relevant area, and this appears as **Document 4**. This RMA falls within part of the area defined as the ‘outline’ and is therefore complied with.

2.24 Condition 15 explicitly sets out that the development is to be carried out in accordance with the inclusivity and accessibility measures of Building Regulations Part M4(2) as identified in the approved Design & Access Statement, dated October 2017. The condition also requires at least 10% of all dwellings to be wheelchair accessible or easily adaptable for wheelchair use in line with Building Regulations Part M4(3).

“Condition 15

The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated 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)."

- 2.25 This Reserved Matters Application for Phase 4 (within the Northern Quarter) includes the provision of homes with varying sizes and configurations. All homes will achieve or exceed the required Part M4(2) Building Regulation. Public courtyards deal with level changes within the landscape and are compliant with Part M4(2) and M4(3) requirements.
- 2.26 Across the site as a whole, 10% of homes provides will meet M4(3) as required by Condition 15. M4(3) units are located within Buildings H2 and H3 within this Phase and are distributed across these buildings. This is shown within the accommodation schedule.
- 2.27 Condition 16 requires the development to comply with the London Plan and London Housing SPG in regards to space standards, and requirements within the SPG regarding dual aspect units.

"Condition 16

The development shall comply with the London Plan Policy 3.5 and London Housing Supplementary Planning Guidance (2016) space standards and as far as practical shall meet all other requirements within the London Housing Supplementary Planning Guidance 2-16, particularly the requirements regarding dual aspect units, unless otherwise agreed in writing by the Local Planning Authority."

- 2.28 The proposed Buildings H1, H2 & H3 are all designed to comply with the space standards wherever possible.
- 2.29 Standards 12 and 14 of London Housing Supplementary Planning Guidance 2-16, relate to the number of units per floor per core. The proposed Buildings H1, H2 & H3 have been designed in line with the principles agreed with LBH and GLA for the rest of the site, whereby buildings with more than 9 units per core per floor are to have natural daylight. The number of units per core has been limited to no more than 8 at the lower levels, and 4-6 units on the upper levels.
- 2.30 In relation to Standard 29 and Dual Aspect provision; 62% of units within Building H1 are dual aspect, 60% of units within Building H2 are dual aspect, and 63% of units within Building H3 are dual aspect. Only 4% of units (14 units) across Buildings H1, H2, H3 are north-facing single-aspect units.

c) S.106 Agreement

- 2.31 In addition to the conditions attached to permission HGY/2017/3117, there are legal obligations set out within the s.106 legal agreement dated 19th April 2018 which need to be considered as part of any reserved matters submission. The s.106 legal agreement appears as **Document 5**.
- 2.32 The relevant obligations are set out below.

i. Affordable Housing

2.33 The S106 Agreement defines “Affordable Housing Units” to mean:

“no less than 32.5% (thirty two and a half percent) of all Dwellings calculated on a Habitable Room basis to be constructed pursuant to the Planning Permission and made available to Eligible Households as Affordable Housing in accordance with the Approved Affordable Housing Plan and the Affordable Housing Mix.”

2.34 Across the site as a whole, 32.5% affordable housing will be delivered as per the requirement of the S106 agreement.

2.35 The S106 defines the “Affordable Housing Mix” to mean:

“tenure and size of the Affordable Housing Units as set out at the Fifth Schedule of this Agreement showing that if both the Detailed Development and the Outline Development are delivered in full no less than 48.3% of the Affordable Housing Units shall be provided as Affordable Rented Housing and the remaining 51.7% of the Affordable Housing Units shall be provided as Intermediate Housing (calculated on a Habitable Rooms basis) SUBJECT TO any increase pursuant to the Approved Detailed Viability Review and/or the Approved Outline Viability Review.”

2.36 The Affordable Housing requirement relevant to this submission for the development as a whole is set out within the Fifth Schedule of the S106. Table 2.3 and 2.4 below replicate the S106 Affordable Housing requirements.

Table 2.3 – Fifth Schedule, Affordable Housing Mix (Across The Development)

Mix	Manhattan	1 Bed	2 Bed	3 Bed	4 Bed	Total Homes	Habitable Rooms
Private Homes (Number or % of homes)	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and 67.5% of total habitable rooms)
SO Homes (Number or % of Homes)	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (or 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
Affordable Rent Homes	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8%)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms)

(Number or % of Homes)							or 48.3% of affordable habitable rooms)
Total Number	173	540	866	1108	27	1,714 (or 100%)	4,555 (or 100% of total habitable rooms)

Table 2.4 – Fifth Schedule, Affordable Housing Mix (Outline Development Excluding The Council Land)

Mix	Manhattan	1 Bed	2 Bed	3 Bed	4 Bed	Total Homes	Habitable Rooms
Private Homes (Number or % of homes)	105 (or 15.2%)	250 (or 36.1%)	328 (or 47.4%)	9 (or 1.3%)	0 (or 0%)	692 (or 100%)	1,625 (or 100% of private habitable rooms and 69.2% of total habitable rooms)
SO Homes (Number or % of Homes)	0 (or 0%)	53 (or 27.3%)	141 (or 72.7%)	0 (or 0%)	0 (or 0%)	194 (or 100%)	567 (or 100% of shared ownership habitable rooms and 78.3% of affordable habitable rooms)
Affordable Rent Homes (Number or % of Homes)	0 (or 0%)	0 (or 0%)	7 (or 19.4%)	17 (or 47.2%)	12 (or 33.3%)	36 (or 100%)	157 (or 100% of affordable rent habitable rooms and 21.7% of affordable habitable rooms)
Total Number	105	303	476	26	12	922	2,349 (or 100% of total habitable rooms)

3 THE DEVELOPMENT SPECIFICATION DOCUMENT

- 3.1 The Development Specification is a controlling document referenced in Condition 4 and Condition 5 of the planning permission. Conditions 4 & 5 state that the reserved matters pursuant to the permission shall be made in accordance with (inter alia) the Development Specification. The Development Specification Revision C is enclosed within this submission.
- 3.2 Reference to a singular document within a planning permission does not necessarily meet the relevant tests of the imposition of a planning condition as the document can carry a significant range of information that simply cannot be enforceable. It is best practice to control particular aspects of the Development Specification (rather than the whole document) to avoid duplication.
- 3.3 This has partly been undertaken with regards to the Clarendon Gasworks hybrid planning permission which provides a hierarchy of control. For example those controls which the Council have felt necessary to explicitly control are included as stand-alone conditions to give them greater authority and enforceability.
- 3.4 The same applies to the Parameter Plans which appear within the Development Specification.
- 3.5 Set out below are the controls included within the Development Specification. Where these controls appear as stand-alone conditions attached to the permission then we set this out, similarly where no stand-alone condition exists then we advise.

a) Existing Floorspace

- 3.6 Table 3.1 sets out the total existing floorspace across the site, and whether the floorspace is to be demolished or re-used. This control does not exist as a planning condition, albeit has been informed by the parameter plan SK413-PP2 Buildings To Be Demolished & Groundworks Infill. We do not propose to maintain a rolling calculation of demolition against this table.

Table 3.1 – Existing Floorspace

Existing Use	Demolished/Infill	Total (sqm)
Olympia Trading Estate (Sui Generis)	To Be Demolished	5,850m ² (GIA)
57-89 Western Road (Class B1/B2)	To Be Demolished	2,266m ² (GIA)
Gasholder Pit No.1 (Sui Generis)	Infill/Re-Use	2,150m ² (GIA)
Gasholder Pit No.2 (Sui Generis)	Infill/Re-Use	850m ² (GIA)

b) Quantum of Residential Floorspace: Non-Material Amendment to HGY/2017/3117

- 3.7 On 20th May 2019, a non-material amendment was submitted to Haringey Council to increase the quantum of residential floorspace allowance of the hybrid planning permission (ref. HGY/2017/3117).
- 3.8 The reason for the need to increase the floorspace cap is due to the optimisation of the delivery of homes in Buildings D1, D2, D3 and D4 (the first phases of reserved matters). St William are to deliver 28 more homes than estimated within the illustrative masterplan, whilst remaining within the development parameters; and in conformity with the design code and the site wide unit mix.
- 3.9 In optimising these four blocks at the detailed design stage, St William used up 4,000m² more GEA residential floorspace than the illustrative masterplan anticipated. This indicates that within the remaining 11 blocks on site, 11,000m² GEA more residential floorspace will be used than anticipated.
- 3.10 The non-material amendment therefore changed the 163,300m² cap within Condition 6 (and indirectly through Condition 5 – the Development Specification) to 178,300m² GEA, allowing for flexibility.
- 3.11 The NMA was approved on 14th June 2019.
- 3.12 Development Specification Rev C is now the approved document in accordance with Condition 4 & 5.

c) Proposed Use and Amount of Development

- 3.13 Table 3.2 sets out the maximum permissible floorspace (GEA)m² and the minimum number of residential units. Elements of this table appear as explicit controls set out at Condition 6 (Quantum of Development) of the planning permission which therefore take precedence over this table.

Table 3.2 – Proposed Use and Amount of Development

Planning Application – Proposed Use and Amount of Development	
Use	Amount GEAm ²
Class C3 Residential	178,300m ² (and no less than 1714 homes)
Class B1 Employment	7,500m ² (of which no less than 1,500m ² of Class B1(c))
Class A1-A4	1,500m ² - 3,950m ² (of which no more than 2,500m ² of Class A1 Retail)
Class D1 Day Nursery	417m ²
Class D1&2 Leisure	Up to 2,500m ² (including 251m ² Class D2 Performance space, with the residual to be accommodated in the Gasholder Pit should it be deemed feasible at Reserved Matters stage)

Basement	22,750m ² (GIA)
Energy Centre North (Outline)	1,400m ² (GIA)

Notes

- 1 All figures are gross external areas unless where stated.
- 2 The floorspace figures exclude external or rooftop plant.
- 3 The floorspace figures include the maximum floorspace that would be permitted under the Planning Application.
- 4 The floorspace figures do not include any public, private, communal or child play space amenity.
- 5 The floorspace figures exclude interim works undertaken during the course of the phased build out of this development and relate only to the completed development.
- 6 There will be no more than 2,500m² Class A1 Retail.
- 7 The maximum basement floorspace does not include the existing Gasholder Pits which might be reused rather than infilled, albeit uses at this stage are unknown.
- 8 The Uses above will be delivered across the ground floor and above with ancillary use within the basement level.

3.14 With regards to the residential floorspace (Class C3) across the site, as previously stated, 178,300m² has been informed by the optimisation of the outline element of the scheme to date. An additional contingency of floorspace has been included over what is anticipated to be used to allow for the detailed design stage and building regulation requirements expected with regards to fire safety. The hybrid planning application did not seek approval of a maximum number of residential units, only floorspace.

3.15 The majority of Class A1-A4 and B1 floorspace will be delivered within the outline components of the scheme, through future reserved matters applications. As part of this Reserved Matters application, A1, A3, B1 and D1 floorspace is applied for – the quantum of which is set out within Section 4 of this planning statement; and is in conformity with the approved floorspace allowance.

d) Parameter Plans

3.16 The Parameter Plans, as set out within the Development Specification, relate predominantly to the outline element of the hybrid permission. The parameter plans, as listed below within Table 3.3, are enclosed in full within Document 2 (Development Specification Rev C).

Table 3.3 – Parameter Plans

Parameter Plan Reference	Subject of Parameter Plan
SK411 – PP1	Outline and Detailed Planning Application Components
SK413 – PP2	Buildings To Be Demolished & Groundworks Infill
SK414 – PP3	Basement Development & Site Levels
SK415 – PP4	Development Zones
SK416 – PP5	Maximum and Minimum Building Extents
SK417 – PP6	Landscape and Open Space
SK418 – PP7	Access and Ground Movement

- 3.17 The parameter plans are enforced by Condition 5 (Approved Drawings), and Condition 4 requires a statement to demonstrate compliance with the Parameter Plans. This is contained within Sheppard Robson's Design & Access Statement.

4 DEVELOPMENT PROPOSAL

- 4.1 The submission of reserved matters is undertaken for the area defined at **Document 6**. The proposed development is set out in detail within the accommodation schedule at **Document 7**.
- 4.2 The proposed development consists of the following new buildings:
- Erection of residential Building H1 to provide 162 residential units with a total residential floorspace of 13,403m² GIA.
 - Erection of residential Building H2 to provide 100 residential units with a total residential floorspace of 8,200m² GIA.
 - Erection of residential Building H3 to provide 115 residential units with a total floorspace of 9,486m² GIA.
- 4.3 The proposed development consists of the following:
- A total of 337 residential units
 - 85 x Manhattan (25.5%); 108 x 1 bed units (28.6%); 176 x 2 bed units (46.7%); 8 x 3 bed units (2.1%)
 - A total of 861 habitable rooms
 - A total of 209 dual aspect units (62%) and 128 singles aspect units (38%)
 - 31,089m² GIA residential floorspace (Class C3)
 - 2,802m² GIA ancillary residential floorspace (Class C3)
 - 2,436m² GIA commercial floorspace (Class A3 & B1)
 - 2,916m² GIA Basement
 - 2,444.4m² private amenity area (terraces and balconies); 509.7m² private communal amenity area
 - 2,099m² public communal amenity area
- 4.4 How this development manifests itself in the detail of design is set out in the Design and Access Statement.
- 4.5 The principle components of this development have already been deemed acceptable by the Local Planning Authority in their approval of outline planning permission ref. HGY/2017/3117 which was approved on 19th April 2018. Officers considered the development against the policies contained within the following development plan:
- London Borough of Haringey – Adopted Haringey Local Plan: Strategic Policies (July 2017)
 - London Borough of Haringey – Adopted Site Allocations DPD (July 2017)

- London Borough of Haringey – Adopted Development Management Document (July 2017)
- The London Plan: Spatial Development Strategy for Greater London (March 2016)
- London Borough of Haringey: Wood Green AAP – Preferred Option Consultation Draft (February 2017)
- London Borough of Haringey: Haringey Heartlands SPD (April 2005)

4.6 We have assessed the proposals against the relevant planning conditions as set out in Chapter 2 and deem that the proposals are in accordance with the relevant conditions. Therefore the reserved matters can be determined to be compliant and approval should be granted.

Basement Proposal

- 4.7 The hybrid permission allows for 22,750m² (GIA) of Basement, split between the 'Vehicle Basement', 'Energy Centre Basement (Detailed Component)', and 'Energy Centre Basement (Outline Component)'. Relevant to this reserved matters application is the Vehicle Basement area, which under the hybrid permission is measured as Gross Internal Area and comprises up to 21,500m². This includes the two basements either side of Mary Neuner Road within the detailed application, in addition to the basement under the Western, Eastern and Northern Quarter in the outline component.
- 4.8 Whilst the Hybrid permission allows for a basement of 22,750m² (GIA), St William have discussed with the Council the reduction of the basement size. The Basement totals 4,603m² (GIA), and is predominantly located under Phase 3B of the Eastern Quarter, however it extends slightly past the Eastern Quarter development and encapsulates an area below the Northern Quarter. The part of the basement that is proposed as part of this application totals 2,916m² (GIA).
- 4.9 The basement will house the car and cycle parking for residents. The allocation of the accessible wheelchair car parking spaces in the basement is in line with the approved phasing plan. The Basement for Phase 4 (below residential Blocks H) and Phase 5 (below residential Blocks F, G and J) will complete the basement. Phase 5 will be applied for as part of future reserved matters application.

Table 4.1 – Total Basement Car Parking

Block	Phase	Quantity
E1, E2, E3	Phase 3B	22
H1, H2, H3	Phase 4	19
F1, G1, G2, J1, J2	Phase 5	22
Total		91

Cycle Parking

Residential Cycle Parking

- 4.10 A total of 616 long stay residential cycle parking spaces are required based on the standards contained within the London Plan. Of these, a minimum of 5% should be designed for larger cycles (30 spaces), in accordance with the London Cycle Design Standards (LCDS) document.
- 4.11 Residential, long stay cycle parking will be provided in dedicated cycle stores either at ground floor level or within the basement.
- 4.12 One store will be located at ground floor level in Building H1, on the west side of the building. This store will provide five enlarged Sheffield stands (10 spaces) which are designed to accommodate larger cycles such as cargo bikes and recumbent bikes.
- 4.13 The remaining spaces, including 20 enlarged Sheffield stands, will be provided at cycle stores within the basement. These stores will be accessible via lifts which have been designed to accommodate larger cycles, based on the minimum dimensions included in the LCDS.
- 4.14 The usage of cycle parking will be monitored as part of the Travel Plan and if further spaces are required then the Travel Plan Coordinator will work with the site owner / management to identify further locations for cycle parking.

Non-residential Cycle Parking & Visitor

- 4.15 A commercial cycle parking store will be provided at ground floor level in Block H1, on the east side of the building. This location is overlooked by the workspace lobbies and H1 residential lobby, ensuring a good level of natural surveillance.
- 4.16 24 spaces will be provided in the form of two-tier racks. This represents nine additional spaces than what is required by the standards contained within the London Plan. Direct access to the store will be provided via the public realm. Access to the store will be fob controlled.
- 4.17 A total of 12 Sheffield stands will be provided within the public realm, providing 24 short-stay cycle parking spaces for visitors. This represents two additional spaces that what is required by the standards contained in the London Plan.

Refuse

Residential Waste Storage

- 4.18 Residential refuse stores will be located at basement level and this is where residents will take their refuse and recycling to on a daily basis.
- 4.19 For collection, a residential holding store will be located at ground floor level on the east side of Block H3, adjacent to Silsoe Road. Bins will be transported to this location from the basement, via a service lift, throughout the week as they become full. This will be undertaken by the site management team.
- 4.20 Refuse will then be collected by the collection operatives directly from the holding area.

Commercial Waste Storage

- 4.21 A dedicated refuse store will be provided for the B1 workspace on the ground floor level of Block H2, adjacent to Silsoe Road. Tenants will be responsible for taking their refuse and recycling to this store.
- 4.22 On collection days, the refuse collection vehicle will pull up into the loading bay along Silsoe Road, adjacent to the store, to collect the bins.
- 4.23 A dedicated refuse store will also be provided for each of the A3 restaurant/ taproom spaces. One will be provided at the ground floor level of Block H1 and tenants will be responsible for taking their refuse and recycling to this store and subsequently moving the bins to Coburg Road on collection days for the vehicle to pick up from on-street. The second will be located at the ground floor of Block H3. Refuse from this store will be collected directly from the internal movement corridor, consented as part of the Reserved Matters application for Blocks E1-E3.

Emergency & Fire Strategy

Emergency Access

- 4.24 Emergency access to Blocks H1- H3 will be provided from Coburg Road, Silsoe Road and via the internal route through the Northern Quarter. Fire tenders are able to travel through the site and pull up within 40m of each core.

Fire Strategy

- 4.25 The Fire Strategy for Phase 4, prepared by Introba, outlines the fire safety strategy proposals for Clarendon Phase 4 and seeks to demonstrate compliance with the Building Regulations (generally in the form of the recommendations of Approved Document B (ADB)).
- 4.26 The key conclusions of the Fire Strategy are listed below:
- The design of the residential blocks, such as travel distances etc., are in accordance with the recommendations of ADB.
 - All blocks will be provided with a lift that will be suitable for disabled evacuation purposes.
 - All blocks will have elements of structure achieving 120 minutes fire resistance since they are over 30m.
 - All blocks are over 11m in height, so will be sprinklered in accordance with BS9251. The car park and commercial accommodations will also be provided with a sprinkler system, which would be designed in accordance with BS EN 12845. The ancillary accommodation shall either be sprinklered with the residential or commercial sprinkler system depending on the size of the rooms.
 - All blocks are over 18m and will be provided with a firefighting shaft. Each shaft will incorporate a firefighting stair, smoke clearance and a dry / wet riser.
 - Based upon the above proposals it is considered that adequate measures are provided to meet the functional requirements of the Building Regulations.
- 4.27 Full information is provided within the Fire Strategy document submitted with this RMA.

5 PHASING & MIX

- 5.1 Condition 10 attached to the Hybrid Decision Notice (ref. HGY/2017/3117) states that the development shall comply with the following residential mix, as shown in the table below (showing the approved site wide private and affordable mix):

Table 5.1 – Condition 10: COMPLIANCE - Residential Mix

Mix	Manhattan	1-bed	2-bed	3-bed	4-bed	Total Homes	Habitable Rooms
Private Homes (Number or % of homes)	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and 67.5% of total habitable rooms)
SO Homes (Number or % of homes)	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (or 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
Affordable Rent Homes (Number or % of homes)	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8%)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms or 48.3% of affordable habitable rooms)
Total Number	173 (or 10.0%)	540 (or 31.5%)	866 (or 50.5%)	108 (or 6.4%)	27 (or 1.6%)	1,714 (or 100%)	4,555 (or 100% of total habitable rooms)

- 5.2 The residential mix is also secured within the Section 106 agreement (as outlined within Section 2 of this Planning Statement).
- 5.3 Phase 1 of the Eastern Quarter, Block D1 and D2, was approved by Haringey Planning Committee on 9th May 2019. Phase 1 comprises 99 residential units and all units within this phase are Shared Ownership – an affordable tenure type.
- 5.4 Phase 2 of the Eastern Quarter, Block D3 and D4, was approved by Haringey Council Planning Committee on 7th October 2019. Phase 2 comprises 101 units. Block D3 comprises 55 units and is 100% private development, and Block D4 comprises 46 units and is 100% Affordable Rent, equating to 34.2% of units being private, and 65.8% of units being affordable (by habitable room).
- 5.5 Of the 200 units combined within Blocks D1-D4, 82.2% are affordable units and 17.8% are private development units (by habitable room). In order to be in compliance with the side wide mix table (secured by Condition 10 and the S106), future reserved matters application may therefore propose all units to be private development.
- 5.6 Within Blocks E1, E2 and E3, the final phase of the Eastern Quarter, all units within the development are private tenure units (100%). This is acceptable under the hybrid planning permission. This Reserved Matters Application was approved by Planning Committee, with the Decision Notice dated 19th October 2020.
- 5.7 Phase 4, Blocks H1, H2 and H3, is the first reserved matters application to be submitted for the Northern Quarter. All units within Phase 4 of the development are private tenure units (100%). This is acceptable under the hybrid planning permission.
- 5.8 Whilst Reserved Matters applications deliver different levels of private and affordable units, the whole Clarendon Gasworks site upon completion will be in conformity with the approved Hybrid permission, Section 106 agreement and approved residential mix.

6 STATEMENT OF COMPLIANCE

6.1 This section sets out the statement of compliance against the relevant planning framework as previously established.

a) Planning Conditions

6.2 The following conditions have been complied with for this reserved matters submission.

Table 6.1 – Planning Condition Compliance

Condition	Document	Compliance
2	Reserved matters defined as layout, scale, appearance, access and landscaping with the first phase reserved matters to be submitted prior to expiration of five years from the date of this permission.	Yes – Details of layout, scale, appearance, access and landscaping is submitted with this RMA. Condition 2 is therefore complied with.
3	The first application for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the LPA no later than the expiration of five years from the date of this permission with all applications for the approval of the remaining Reserved Matters made no later than the expiration of ten years from the date of this permission, and the development hereby authorised must be begun not later than whichever is later of the following dates, failing which the permission shall be of no effect: ▪ The expiration of five years from the date of this permission; or ▪ The expiration of three years from the final date of approval of any of the reserved matters.	Yes – Condition 3 is complied with, achieved through the reserved matters submission for Block D1 & D2, made within the timeframes as set by Condition 3.
4	Each application for the approval of Reserved Matters submitted pursuant to Condition 2 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant phase pursuant to Condition 33 (Phasing Strategy); Reserved matters applications for any development within development zones H, D and E must be accompanied by a report and/or masterplan demonstrating that the proposed development does not compromise the deliverability of development of adjoining sites; A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Code (January 2018). The statement will also clearly set out how the application fits with a wider strategy for the submission for all	Yes – As part of this RMA, a statement to demonstrate compliance with the Parameter Plans and the approved Design Code is provided within the Design & Access Statement. A study to evidence there is no compromise to the deliverability of development of adjoining sites is also contained within the DAS. Compliance with the Development Specification is contained within this Planning Statement. An Environmental Conformity Statement is

	reserved matters in securing a coordinated and coherent approach to phased development. A report demonstrating how the measures identified in the approved Culture Strategy (October 2017) have been incorporated into the detailed design, including how the cultural and industrial history of the area has been interpreted in the proposals. An updated commercial strategy detailing how the minimum commercial floorspace requirements are being provided.	submitted, and details of the Commercial Strategy is within this Planning Statement. A Cultural Strategy has also been prepared and submitted as part of the RMA.
5	Development 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.	Yes – As previously stated, this obligation is met as this Statement comprises the conformity assessment against the Development Specification. Sheppard Robson's DAS comprises an assessment of conformity against the Design Code and Parameter Plans.
6	The development hereby permitted shall comply with the following amounts: a) 178,300m² GEA (Use Class C3 Residential) b) 7,500m² GEA (Use Class B1) (of which no less than 1,500m² of Class B1(c)) c) 1,500m² - 3950m² GEA (Use Class A1-A5) (of which no more than 2,500m² of Class A1 Retail) d) Up to 417m² GEA (Use Class D1) e) Up to 2,500m² GEA (Use Class D1/D2) f) 22,750m² GIA Basement g) Two Energy Centre's sized 400m² and 900m² GIA h) Temporary Energy Centre 200m²	Yes – This RMA submission does not exceed the floorspace amounts.
10	The development hereby permitted shall comply with the following affordable residential mix; and shall be substantially in accordance with the private residential mix (unless otherwise agreed in writing with the local planning authority).	Yes – The development as a whole will comply with the approved residential mix.
12	The development shall be implemented in accordance with the hybrid planning application boundary drawing SK411 Parameter Plan 1 Outline and Detail Planning Application Area which defines the area to which detailed planning permission and outline permission applies pursuant to this planning permission.	Yes – This RMA submission falls within part of the area defined as the 'Outline', and is therefore complied with.
15	The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated 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).	Yes – All homes will achieve or exceed the required M4(2), and public courtyards are compliant with Part M4(2) and M4(3). The site as a whole will provide 10% of homes to meet M4(3).

16	The development shall comply with the London Plan Policy 3.5 and London Housing Supplementary Planning Guidance (2016) space standards.	Yes – The accommodation within Building H1, H2 and H3 meet the space standards within the London Plan and London Housing SPG.
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b) Development Monitoring Schedules

- 6.3 Condition 6 and Condition 10 require (by way of best practice) a rolling commentary as part of the reserved matters submission.
- 6.4 This table is not referred to within Condition 6 or Condition 10, and is not specifically referenced within the remaining conditions. It does not simply comprise any obligation within the S.106 legal agreement.
- 6.5 This requirement will be addressed at the end of the development, however St William maintain a site wide accumulation table to monitor progress against the targets, and this is available upon request.

c) Commercial Strategy

- 6.6 Condition 4 of the Hybrid Planning Permission requires an updated Commercial Strategy to be submitted detailing how the minimum commercial floorspace requirements are being provided.
- 6.7 Within the Outline element of the site, 552m² of commercial floorspace has been consented in Buildings D1 & D4; D1 approved on 9th May 2019 under reserved matters application ref. HGY/2019/0344; and D4 approved on 7th October 2020 under reserved matters application ref. HGY/2019/1775. Following this, the reserved matters application for Buildings E1, E2 & E3, the final phase of the Eastern Quarter, included a combined total of 2,982m² GIA commercial floorspace (Class A1/B1 & A3) which is located on the ground floor of Buildings E2 & E3.
- 6.8 The commercial space provided within the Eastern Quarter as a whole totals 3,534m² (GIA).
- 6.9 As part of this reserved matters application for Buildings H1, H2 and H3 only (Phase 4), a combined total of 2,436m² (GIA) of commercial floorspace is proposed across the ground floors of each building.

Table 6.2 – Delivery of Non-residential Floorspace (Whole Masterplan)

Use Class	Min/Max Quantum of Use Class (GEAm ²)	Provision in Blocks A, B, C, D, E, H (GEAm ²)	Remaining Max / Min Provision in F, G, I (GEAm ²)
A1 – A4	1,500m ² – 3,950m ² (of which no more than 2,500m ² of Class A1 Retail)	1,832m ² (of which 1,295m ² of Class A1 Retail)	Min: Exceeded Max: 2,118m ² (Of which no more than 2,500m ² of Class A1 Retail: 1,205m ²)

B1	7,500m ² (of which no less than 1,500m ² of Class B1(c))	4,424m ²	3,076m ²
D1 Day Nursery	417m ²	417m ²	0
D1&2 Leisure	Up to 2,500m ² (includes 251m ² Class D2 Performance Space)	149m ²	2,351m ²

7 AREAS OF NON-COMPLIANCE

- 7.1 The Design Code is enforced by Condition 4 and Condition 5 attached to the Hybrid Planning Permission. The document sets out design guidance which future reserved matter applications will be submitted against and will need to be in conformity with.
- 7.2 It has been necessary to deviate marginally from the controls set out by hybrid planning application HGY/2017/3117 as a result of the detailed design process required for the submission of reserved matters. We have recorded these alterations as 'areas of non-compliance' and they are discussed below, as well as being illustrated within the Design and Access Statement.
- 7.3 None of these alterations are material enough to warrant any formal revision to planning permission HGY/2017/3117.
- 7.4 A full Schedule of Justification and Clarifications against the Design Code is set out within Section 10 of the Design and Access Statement.

a) Interface between tall building and public realm

- 7.5 Within the Design Code, Code 2.3.7a requires buildings over 12 storeys which meet prime public realm to have a plinth to assist the legibility of the façades which define the edges of the place and to aid the microclimate by limiting downdraughts from the façades.
- 7.6 While Block H2 and H3 adhere to Code 2.3.7a with a 2-storey podium base, H1 has a differentiated 2 storey expression at its base, a significant 10-storey plinth facing the square, but no offset on the other façades.
- 7.7 As a marker building H1 is a different typology not covered by the Code, it is important to the success and quality of such a marker building that it 'meets' the ground and does not rest atop of a podium.
- 7.8 Design Code 2.3.7b goes on to state the hierarchy of place defines the extent of plinth offset, varying from a minimum of 500mm on a street such as Coburg Road to minimum of 2m onto the main public square.
- 7.9 Regarding the proposal within Phase 4, small setbacks have not been incorporated on the road facing façades as these would not be sufficient to create any meaningful change in scale and would only result in overcomplicated façades and unusable ledge spaces. Wind tunnel testing has shown no mitigation is required to create acceptable pedestrian condition along the streets.

b) Reducing the footprint of tallest buildings

- 7.10 Design Code 2.4.4a seeks an offset plan configuration to the lower floors of the tallest buildings to enable up to maximum 6 units / core / floor to be 100% dual aspect.

- 7.11 As part of the proposal within Phase 4, the massing of H1 steps from an 8-units floor plate at the lower levels to a 6-units per floor plate above the shoulder to create a slim profile. Furthermore, the top two floors steps further to 4-units per floor to create a crown to the building. H2 and H3 appear even more slender due to the 5-units per floor plate. Overall, the percentage of dual aspect units in Phase 4 (62%) exceeds that of the overall consented masterplan (61.3%).
- 7.12 The rationale for this code is to ensure taller elements have a slender profile when viewed from a distance and to maximising dual aspect homes. The proposal is in adherence with the principle of the Code.
- 7.13 The proposal is in adherence with the principle of the Code in ensuring slender building profiles and maximising dual aspect units.

c) Ability to combine employment floorspace

- 7.14 Within Design Code, Code 2.7.8b allows for the flexibility to combine B1 office floor space such that Reserved Matters proposals could include a four storey B1(a) office development, in the Northern Quarter. Code 2.7.8c states Building heights above 19 storeys (one storey of commercial (7.4m) and 18 residential floors) will be conditional on proposals for a four storey office building coming forward.
- 7.15 It should be noted that these codes have been removed with previous s96a applications ref. HGY/2021/1392 and ref. HGY/2021/1516.

d) Typical ground floor and residential floor heights

- 7.16 Design Code 2.8.2 seeks Floor to Floor levels of 7.4m at ground, and Residential levels are assumed as 3.075m floor to floor.
- 7.17 Within the proposed development, the residential floor to floor is 3.075m. The commercial floor to floor height ranges from 3.6m to 7.2m, depending on the use and location of the units. The reason being the mezzanine format was considered not commercially viable, the 2-storey commercial space provides an equivalent; this is the strategy adopted for the consented Phase 3B.

e) Depth of employment space

- 7.18 Design Code 2.8.4 states the depth of floor plates for employment spaces are typically limited to that of the residential floor plate over, to ensure great daylight, natural ventilation and flexibility to suit the largest range of tenants.
- 7.19 Within Block H2 and H3, the depth of the employment spaces under H2 and H3 has been widened marginally from the residential floor plate above to create commercial units which would be ideally suited to 'maker space type of B1 use.
- 7.20 Within these long, through units, the back-of-house elements would be placed at the centre of the floor plate as light and outlook is not essential. This would then enable the active uses to

be placed at both ends of the units and take advantage of both the square and Silsoe Road access and frontage.

f) Avoiding numerous repetitive elevations

- 7.21 Design Code 2.10.2 states that where buildings extend beyond the 'shoulder' height, façades should consider an aesthetic which groups floors together, such that the elevations acquire a larger scale, beyond that of repeated individual floorplates.
- 7.22 For the Phase 4 proposal, the façade of Block H1, the marker tower, consists of a double height base, single storey expression up to the ninth floor, a triple height section to indicate the end of the 'shoulder' and a change in scale, and then double-height expression up to the crown.
- 7.23 Block H2 and H3 are different to H1 in typology and expression and are more akin to the rest of the masterplan. Therefore, they have a more classic façade order consisting of a double height base and top, and single-storey expression in the middle levels.

g) Hierarchy of façades to enrich the townscape

- 7.24 As part of Design Code 2.10.3a, each Development Zone has a set of diagrams which determines the appropriate rank of each façade within a pre-determined hierarchy.
- 7.25 The proposed façade hierarchy adheres to the principles of the Code but not the exact diagram in the Code, which is based on the massing of the illustrative scheme. The proposed façade design concept can be found in Section 8.1 of the Design and Access Statement.
- 7.26 Code 2.10.3b states that dependent upon orientation, future reserved matters applications should consider the opportunity for façade enhancement of vertical greening through the use of integrated planters to individual unit balconies, where appropriate – however this does not comply with Building Regulations and is therefore not pursued as part of the Phase 4 proposals.

h) Access Points

- 7.27 Specific to the Design Codes for Development Zone H, Design Code H.2.2a requires vehicular, pedestrian, commercial and residential access points are to be located within the zone identified; and H.2.2b requires the ground floor Use Classes to be located within the zone identified.
- 7.28 It should be noted that the location of the uses and access points shown in the Design Code are based on the layout of the illustrative scheme. The proposed arrangement of the buildings differs from that of the illustrative scheme and, as such, the distribution of the uses and the access locations also differ from the diagrams. The proposed building uses and entrance locations can be found in Section 4.1 and 4.2 of the Design and Access Statement.

i) Minimum extent of active façade

- 7.29 In compliance with the Site-wide Design Code 2.7.3, Code H.2.3 states that Retail and A1 / A3 uses are to be used to bookend B1 façades to ensure active corners, spaces and vistas in the masterplan.

As part of the Phase 4 proposals, Commercial façades and entrances are arranged along public spaces and streets to maximise active frontages, while workspace and residential entrances and lobbies are located on key corners to maximise accessibility and visibility. The proposed building uses, and entrance locations can be found in Section 4.1 of the Design and Access Statement.

j) Passage to Silsoe Road

- 7.30 Development Zone Code H.2.7 states a 24/7 publicly accessible route extending from the Public Square to Coburg Road is to be provided. The specific route requires to be determined in conjunction with proposals for adjacent development sites to ensure a holistic benefit of enhanced permeability through the site (in compliance with Site-wide Code 2.2.2).
- 7.31 This Reserved Matters Application includes a 24/7 publicly accessible pedestrian route, extending from the square to Coburg Road, though this route differs in alignment to that of the illustrative scheme. Furthermore, it is in the form of an open-to-air path between buildings rather than an underpass, as shown in the Design Code.

k) Façade enrichment hierarchy

- 7.32 Site-wide Design Code 2.10.1 states individual Development Zones have diagrams which state the required locations for enriched elevations which contribute to the wider townscape within the Illustrative Masterplan.
- 7.33 Development Zone Code H.2.8 states Primary façades exist on all four elevations for two reasons. Firstly, in the wider context, long vistas from the east and north face onto distinct portions of the façades when viewed from the east along Coburg Road and south from the Chocolate Factory. Secondly, within the site, Development Zone H has two key elevations onto the main public space. In these locations, the massing has been pulled out at lower level to form a lower datum to create commonality and definition to the square, in conjunction with façades on Development Zones E and G.
- 7.34 The uppermost floors to the tallest element are identified as being primary façades due to their highly visible nature both from within the site confines and from further away.
- 7.35 As part of the proposal for this Phase 4 Reserved Matters submission, it should be noted that the façade diagrams in the Design Code are based on the massing of the illustrative scheme for Phase 4, which consists of two towers connected by an L-shaped corner block. The proposed massing has evolved into a single tower with a separated linear block, and as such the façade treatment differs from that of the illustrative scheme. The design has evolved through consultation with LBH to give greater importance to the elevation facing Coburg Rd and the emerging regeneration; the façade hierarchy of the proposals reflect this. The proposed elevational design concept can be found in Section 8.1 of the Design & Access Statement. Bay studies showing details of enrichment of different façades can also be found in Section 8.7 of the Design and Access Statement.

8 ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 An Environmental Impact Assessment (EIA) Further Information Report (FIR) (EIA FIR) is submitted as a component of the reserved matters application to the London Borough of Haringey in respect to the redevelopment of Clarendon Gas Works.
- 8.2 The EIA FIR has been prepared and is submitted in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations') to provide a comparative assessment of the environmental impacts of the proposed amendments to the consented outline scheme.
- 8.3 The Further Information Report considers whether the proposed development subject of the Northern Quarter reserved matters application is likely to give rise to any new or materially different significant effects to those already identified in the outline application for the consented Outline Scheme.
- 8.4 The report assesses the proposed amendments against topics included in the ES for the Outline Scheme. It concludes that these proposed amendments do not materially alter the basis of the topic specific assessments and that therefore they are not likely to give rise to any new or materially different effects to those assessed in the ES.
- 8.5 The Environmental Impact Assessment Further Information Report is submitted with this application.

9 CONCLUSION

- 9.1 The submission and determination of this application relates solely to matters of layout, scale, appearance, and landscaping (matters relating to access were submitted and approved in detail with the Outline Permission). The principle of the development is not open to consideration.
- 9.2 The reserved matters are submitted in accordance with planning permission HGY/2017/3117 dated 19th April 2018 and the obligations that this permission established. The proposal has been subject to discussion with offers at the London Borough of Haringey.
- 9.3 The application presents high quality inclusive design solution utilising robust materials complimented by expansive landscaping.
- 9.4 This application for reserved matters is acceptable and should be approved.



Document 1

HYBRID PLANNING PERMISSION REF. HGY/2017/3117

Planning Service

Emma Williamson Assistant Director Planning Service

Mr Ben Ford
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

On behalf of
St William Homes LLP
C/O Agent

Planning Application Reference No. HGY/2017/3117

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

NOTICE OF PLANNING PERMISSION

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

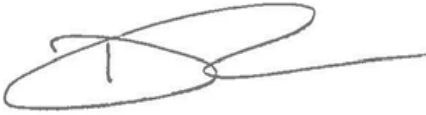
Proposal: Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

- Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

- Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 06/11/2017 and drawing numbers and supporting documents as highlighted in Condition 5 of this decision notice

SEE SCHEDULE OF CONDITIONS ATTACHED

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

19/04/2018

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

HGY/2017/3117

- A – Conditions relating to the detailed element only
- B – Conditions relating to the outline element only
- C – Common conditions (phase-related where necessary)

A – Conditions relating to the detailed element only

1. COMPLIANCE (Detailed) – Commencement

B – Conditions relating to the outline element only

2. Reserved Matter Approval (Scale, Appearance, Layout, Access, Landscaping)
3. COMPLIANCE (Outline) - Time limits for Reserved Matters
4. COMPLIANCE (Outline) - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications)

C – Site-wide conditions (phase-related)

5. COMPLIANCE - Development in Accordance with Approved Drawings and Documents
6. COMPLIANCE - Quantum of Development
7. COMPLIANCE – Land Use (Business and Commercial Space)
8. COMPLIANCE – Land Use (Retail)
9. COMPLIANCE – Development in accordance with Noise and Vibration Report
10. COMPLIANCE – Residential Mix
11. COMPLIANCE - Development in Conformity with Energy Statement
12. COMPLIANCE – Hybrid Application Area
13. COMPLIANCE – Architect Retention
14. COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)
15. COMPLIANCE – Accessibility
16. COMPLIANCE - Compliance with London Housing Design Standards
17. COMPLIANCE - Individual Satellite dishes or television antennas precluded
18. COMPLIANCE - Hours of Operation – A3 & A4 Uses
19. COMPLIANCE - Commercial Premises – Access
20. COMPLIANCE – Electric Vehicle Charging Points
21. COMPLIANCE - Environment Agency – Planting
22. COMPLIANCE - Network Rail – Demolition
23. COMPLIANCE - Network Rail – Construction
24. PRE-COMMENCEMENT – Unsuspected contamination
25. PRE-COMMENCEMENT – Borehole Management Scheme
26. PRE-COMMENCEMENT – Groundwater management and maintenance plan
27. PRE-COMMENCEMENT – Archaeology Watching Brief
28. PRE-COMMENCEMENT – CIL Phasing
29. PRE-COMMENCEMENT – Moselle De-culverting Feasibility Study
30. PRE-COMMENCEMENT – Noise (Internal Standards)
31. PRE-COMMENCEMENT - Land Contamination
32. PRE COMMENCEMENT – Updated Air Quality Assessment
33. PRE COMMENCEMENT - Phasing strategy & details
34. PRE COMMENCEMENT – Meanwhile and Interim Uses
35. PRE COMMENCEMENT - Confirmation of Site Levels
36. PRE COMMENCEMENT - Drainage Strategy (Thames Water)
37. PRE-COMMENCEMENT – Water supply (Thames Water)
38. PRE- COMMENCEMENT - Construction Environmental Management Plan
39. PRE-COMMENCEMENT – Electricity Sub Station
40. PRE COMMENCEMENT - Waste Management Scheme

Planning Service

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41. PRE COMMENCEMENT - Updated Construction Logistics Plan
42. PRE COMMENCEMENT - Piling method statement
43. PRE-COMMENCEMENT - Landscaping – Arboricultural Method Statement
44. PRE COMMENCEMENT – Details of Flues
45. PRIOR TO ABOVE GROUND WORKS - Affordable Housing Strategy
46. PRIOR TO ABOVE GROUND WORKS – Fibre Broadband strategy
47. PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan
48. PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage
49. PRIOR TO ABOVE GROUND WORKS - Sustainability Standards – Non-residential
50. PRIOR TO ABOVE GROUND WORKS - Green and Brown Roof
51. PRIOR TO ABOVE GROUND WORKS - Secured by Design
52. PRIOR TO ABOVE GROUND WORKS - External Solar Shading and Passive Ventilation Study (Residential only)
53. PRIOR TO SUBMISSION OF RESERVED MATTERS – Updated Energy Strategy
54. PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)
55. PRIOR TO OCCUPATION – Commercial and Workspace Strategy
56. PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details
57. PRIOR TO SUPERSTRUCTURE WORKS – Sample Materials
58. PRIOR TO SUPERSTRUCTURE WORKS – CCTV and Security Lighting
59. PRIOR TO SUPERSTRUCTURE WORKS - Shopfronts
60. PRIOR TO SUPERSTRUCTURE WORKS - Environment Agency – Landscape Management Plan
61. PRIOR TO OCCUPATION – Soft landscaping and play space
62. PRIOR TO OCCUPATION - Estate Management & Maintenance Plan
63. PRIOR TO OCCUPATION – Lighting strategy
64. PRIOR TO OCCUPATION - Details of Central Dish/Receiving System
65. PRIOR TO OCCUPATION – Delivery and Servicing Strategy

The following conditions have been applied to this consent and these conditions must be complied with:

A – Conditions relating to the detailed element only

1.	COMPLIANCE – Commencement (detailed) The detailed element of the development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
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B – Conditions relating to the outline element only

2.	Reserved Matter Approval (Scale, Appearance, Layout, Access, Landscaping) This permission 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, except for Site Preparation Works, the approval of the Local Planning Authority shall be obtained to the following reserved matters: (a) appearance; (b) landscaping; (c) layout; and (d) scale (e) access Full particulars of these reserved matters, including plans, sections and 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, for each phase of development. The development of each phase shall then be carried out in complete accordance with those particulars. 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 are not approved. 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.
3.	COMPLIANCE - Time limits for Reserved Matters (Outline) The first application 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 five years from the date of this permission with all applications for the approval of the remaining Reserved Matters made no later than the expiration of ten 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: a) The expiration of five years from the date of this permission OR b) The expiration of three years from the final date of approval of any of the reserved matters. 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.

4.	COMPLIANCE - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications) • Each application for the approval of Reserved Matters submitted pursuant to condition 2 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant phase pursuant to Condition 33 (Phasing Strategy); • Reserved matters applications for any development within development zones H, D and E must be accompanied by a report and/or masterplan demonstrating that the proposed development does not compromise the deliverability of development of adjoining sites; • A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Code (January 2018). The statement will also clearly set out how the application fits with a wider strategy for the submission for all reserved matters in securing a coordinated and coherent approach to phased development. • A report demonstrating how the measures identified in the approved Culture Strategy (October 2017) have been incorporated into the detailed design, including how the cultural and industrial history of the area has been interpreted in the proposals; • A report must be submitted that outlines that the environmental information already submitted to the LPA is adequate to assess the environmental effects of the application and inform decision making; or, • Provides further information, in accordance with regulation 22(1) of the 2011 EIA Regulations, to assess the environmental effects of the application and inform decision making. • An updated commercial strategy detailing how the minimum commercial floorspace requirements are being provided. Access 1) Detailed plans and drawings including drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment. 2) A report and plans detailing layout including parking areas, servicing areas and plant areas; and 3) A report and plans detailing any necessary temporary layout and landscaping associated with boundary treatment and condition; Landscaping 1) Details of any play equipment proposed for the child play spaces; 2) How a coordinated approach to elements such as electricity, water, storage, street furniture will be achieved to avoid cluttering 3) If a public market is proposed within the main public square, how it will provide services and ancillary space for storage 4) Any landscaping mitigation measures required to mitigate potential wind tunnel effects Appearance 1) Details of rooftop and roofscape in accordance with Design Code (January 2018); 2) Details of the wind mitigation measures, including any screening or other measures around balconies or communal amenity areas and how the design of blocks responds to micro-climate issues. Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and emerging 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.
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5.	COMPLIANCE - Development in Accordance with Approved Drawings and Documents The development 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. a) The following plans: 439/SK/410; 439/SK/411; 439/SK/412; 439/SK/413; 439/SK/414; 439/SK/415; 439/SK/416; 439/SK/417; 439/SK/418; 439/SW/E100; 439/SW/E200; 439/SW/E201; 439/P/SW/B01 (Rev A); 439/P/SW/100 (Rev A); 439/P/SW/101 (Rev A); 439/P/SW/102 (Rev A); 439/P/SW/103 (Rev A); 439/P/SW/104 (Rev A); 439/P/SW/105 (Rev A); 439/P/SW/106 (Rev A); 439/P/SW/107 (Rev A); 439/P/SW/108 (Rev A); 439/P/SW/109 (Rev A); 439/P/SW/110 (Rev A); 439/P/SW/111 (rev A); 439/P/SW/112 (Rev A); 439/P/SW/113 (Rev A); 439/P/SW/114 (Rev A); 439/P/SW/115 (Rev A); 439/P/SW/116 (Rev A); 439/P/SW/117 (Rev A); 439/P/SW/118 (Rev A); 439/P/SW/RF (Rev A); 439/P/SW/220 (Rev A); 439/P/SQ/B01 (Rev A); 439/P/SQ/100(Rev A); 439/P/SQ/101(Rev A); 439/P/SQ/102(Rev A); 439/P/SQ/103(Rev A); 439/P/SQ/104(Rev A); 439/P/SQ/105(Rev A); 439/P/SQ/106(Rev A); 439/P/SQ/107(Rev A); 439/P/SQ/108(Rev A); 439/P/SQ/109(Rev A); 439/P/SQ/110(Rev A); 439/P/SQ/111(Rev A); 439/P/SQ/RF(Rev A); 439/P/SQ/200; 439/P/SQ/201; 439/P/SQ/202; 439/P/SQ/203; 439/P/SQ/204; 439/P/SQ/205; 439/P/SQ/206; 439/P/SQ/207(Rev A); 439/P/SQ/208(Rev A); 439/P/SQ/209 (Rev A); 439/P/SQ/210(Rev A); 439/P/SQ/211(Rev A); 439/P/SQ/250; 439/P/SQ/251; 439/P/SQ/252; 439/P/SQ/253; 439/P/SQ/254; 439/P/SQ/300(Rev A); 439/P/SQ/301; 439/P/SQ/302; 439/P/SQ/303(Rev A); 439/C1/100; 439/P/C1/150; 10597-EPR-GF-A-02-0020; 10597-EPR-01-A-02-0021; 10597-EPR-02-A-02-0022; 10597-EPR-03-A-02-0023; 10597-EPR-04-A-02-0024; 10597-EPR-05-A-02-0025; 10597-EPR-06-A-02-0026; 10597-EPR-07-A-02-0027; 10597-EPR-08-A-02-0028; 10597-EPR-09-A-02-0029; 10597-EPR-10-A-02-0030; 10597-EPR-11-A-02-0031; 10597-EPR-12-A-02-0032; 10597-EPR-13-A-02-0033; 10597-EPR-14-A-02-0034; 10597-EPR-RF-A-02-0035; 10597-EPR-00-NO-DR-A-04-0001; 10597-EPR-00-SO-DR-A-04-0002; 10597-EPR-00-EA-DR-A-04-0003; 10597-EPR-00-WE-DR-A-04-0004; 10597-EPR-00-AA-DR-A-05-0001; 10597-EPR-00-BB-DR-A-05-0002; 5374-PL-PR-SQ-101(Rev A); 5374-PL-PR-SQ-102(Rev A); 5374-PL-PR-SQ-103(Rev A); 5374-PL-PR-SQ-104; 5374-PL-PR-SQ-105; 5374-PL-PR-SQ-201; 5374-PL-PR-SQ-202; 5374-PL-PR-SQ-401; 5374-PL-PR-SQ-402 439/P/SW/E/100; 439/SW/E/200; 439/SW/E/201; 439/P/SQ/200 (Rev A); 439/P/SQ/203 (Rev A); 439/P/SQ/204 (Rev A); 439/P/SQ/207 (Rev A); 439/P/C1/100 (Rev A). b) The following documents: Environmental Statement – Volumes 1-3 and Non-Technical Summary (October 2017); Design and Access Statement (January 2018); Design Code (January 2018); Development Specification (January 2018); Cultural Strategy (October 2017). Reason: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt.
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6.	COMPLIANCE - Quantum of Development The development hereby permitted shall comply with the following amounts: <table border="1"> <tr> <td>Building</td><td></td></tr> <tr> <td>Class C3 residential</td><td>Maximum 163,300m² GEA (and no less than 1714 homes)</td></tr> <tr> <td>Class B1 Employment</td><td>7,500m² GEA (of which no less than 1,500m² of Class B1(c))</td></tr> <tr> <td>Total A1-A5 Use</td><td>1,500m² - 3,950m² GEA (of which no more than 2,500m² of Class A1 Retail)</td></tr> <tr> <td>Class D1 Day Nursery</td><td>Up to 417sqm (GEA)</td></tr> <tr> <td>Class D1/D2 Leisure</td><td>Up to 2,500m² (includes 251m² GEA Class D2 Performance Space) which could include a medical centre</td></tr> <tr> <td>Basement</td><td>22,750sqm (GIA)</td></tr> <tr> <td>Energy Centre North (Outline)</td><td>Two Energy Centre's sized at 400m² and 900m² (GIA) to be provided in the north.</td></tr> <tr> <td>Temporary energy centre (detailed)</td><td>200m² (GIA)</td></tr> </table> 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.	Building		Class C3 residential	Maximum 163,300m ² GEA (and no less than 1714 homes)	Class B1 Employment	7,500m ² GEA (of which no less than 1,500m ² of Class B1(c))	Total A1-A5 Use	1,500m ² - 3,950m ² GEA (of which no more than 2,500m ² of Class A1 Retail)	Class D1 Day Nursery	Up to 417sqm (GEA)	Class D1/D2 Leisure	Up to 2,500m ² (includes 251m ² GEA Class D2 Performance Space) which could include a medical centre	Basement	22,750sqm (GIA)	Energy Centre North (Outline)	Two Energy Centre's sized at 400m ² and 900m ² (GIA) to be provided in the north.	Temporary energy centre (detailed)	200m ² (GIA)
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Temporary energy centre (detailed)	200m ² (GIA)																		
7.	COMPLIANCE – LAND USE (Business and Commercial Space) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) a minimum of 1,500sq.m(B1c) floor space hereby permitted shall be provided and for no other purpose or any use permitted by the above order unless otherwise agreed by the Local Planning Authority. Reason: In order to secure the Council's economic and place making objectives in pursuance of Local Plan policies SP11.																		
8.	COMPLIANCE – LAND USE (Retail - Outline) 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 Class A1 floorspace shall not exceed 2,500sqm. No floorspace is permitted in respect of Class A5 use. Reason: To ensure retail uses remain ancillary in accordance with Policy SA18 (AAP).																		

9. **COMPLIANCE – Development in accordance with Noise and Vibration Report**

The development shall be completed in accordance with the approved Noise and Vibration Report (Chapter 10 ES, Watermans dated October 2017), and the noise and vibration limits contained therein, unless otherwise approved by the local planning authority. Noise from fixed building services plant shall comply with the levels shown below and be designed to a level no less than 10 dB below the existing background noise level at a position 1m from the façade of the nearest sensitive receptors (i.e. Plant LAeq,T = LA90,T -10dB).

Location	Period	Representative LA90,5min	Plant Noise Emission Limit (LAeq,T) ¹⁺²
SR – A & B	Daytime (07:00 and 23:00)	52	42
	Night-time (23:00 and 07:00)	38	35
SR – C	Daytime (07:00 and 23:00)	46	36
	Night-time (23:00 and 07:00)	38	35
SR – D & E	Daytime (07:00 and 23:00)	52	42
	Night-time (23:00 and 07:00)	38	35

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.

Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).

10.

COMPLIANCE – RESIDENTIAL MIX

The development hereby permitted shall comply with the following affordable residential mix; and shall be substantially in accordance with private residential mix (unless otherwise agreed in writing with the local planning authority):

Mix	Manhattan	1 bed	2 bed	3 bed	4 bed	Total Homes	Habitable Rooms
Private Homes (Number or % of homes)	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and 67.5% of total habitable rooms)
SO Homes (Number or % of homes)	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (or 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
Affordable Rent Homes (Number or % of homes)	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms or 48.3% of affordable habitable rooms)
Total Number	173 (or 10.0%)	540 (or 31.5%)	866 (or 50.5%)	108 (or 6.4%)	27 (or 1.6%)	1714 (or 100%)	4,555 (or 100% of total habitable rooms)

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.

11.

COMPLIANCE - Development in Conformity with Energy Statement

Unless otherwise agreed by the Local Planning Authority, the development hereby approved shall be constructed and delivered to the U-values and other standards set out in the document Energy Statement prepared by Hodkinson dated October 2017 and any energy strategy document thereafter approved.

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).

12.

COMPLIANCE – Hybrid Application Area

The development shall be implemented in accordance with the hybrid planning application boundary drawing SK411 Parameter Plan 1 Outline and Detail Planning Application Area which defines the area to which detailed planning permission and outline permission applies pursuant to this planning permission.

13.	COMPLIANCE – Architect Retention The existing architects shall be retained as Masterplan Architects to oversee the detailed design unless otherwise agreed in writing by the Local Planning Authority. The existing architect shall also be retained for the implementation of the detailed element of the application unless otherwise agreed in writing by the Local Planning Authority. Reason: in order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan.
14.	COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management) Any tree or plant in the public or private communal amenity areas or public realm delivered as part of the landscape masterplan (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. Reason: to protect the amenity of the locality.
15.	COMPLIANCE – Accessibility The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated 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). Reason: To provide suitable access for disabled persons in accordance with London Plan (2015) policy 3.8 'Housing Choice'.
16.	COMPLIANCE - Compliance with London Housing Design Standards The development shall comply with the London Plan Policy 3.5 and London Housing Supplementary Planning Guidance (2016) space standards and as far as practical shall meet all other requirements within the London Housing Supplementary Planning Guidance 2016, particularly the requirements regarding dual aspect units, unless otherwise agreed in writing by the Local Planning Authority. Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.
17.	COMPLIANCE - Individual Satellite dishes or television antennas precluded 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 application. Reason: to protect the amenity of the locality.
18.	COMPLIANCE - Hours of Operation – A3 & A4 Uses Any restaurant (A3), public house and wine bar (A4) use shall not be operated before 0700 or after 2400 hours on any day of the week. Reason: to protect the amenity of the locality.

19.	COMPLIANCE - A1-A4 and B1– Access The commercial premises shall be minimum door widths of 900mm and a maximum threshold of 25mm to allow access to people with disabilities and people pushing double buggies. Reason: In order to ensure a satisfactory standard of accommodation for future occupiers & visitors of the development.
20.	PRIOR TO ABOVE GROUND WORKS – Electric Vehicle Charging Points Prior to above ground works for each phase confirmation on the details and location of the parking spaces, of which all will be equipped with Active Electric Vehicle Charging Points (ECVPS) shall be submitted to and approved by the Local Planning Authority for each phase. The applicant will be required to provide a total of 20% of the total number of car parking spaces with active electric charging points, with a further 20% passive provision for future conversion. The development shall only be carried out in accordance with the approved details. Reason: To comply with London Plan Policy 6.13 and emerging Wood Green AAP Policy WG11 section 6.
21.	COMPLIANCE - Environment Agency – Planting Planting all landscaped areas (except privately owned domestic gardens but including green roofs) shall be of locally native plant species only, of UK genetic origin. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for native biodiversity. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.
22.	COMPLIANCE - Network Rail – Demolition Any demolition of refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, the stability of the adjoining Network Rail structures. Reason: To secure the safe operation of the railway network.
23.	COMPLIANCE - Network Rail – Construction Any scaffold, cranes or other mechanical plant must be constructed and operated in a “fail safe” manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail’s Outside Parties Engineer on opsoutheast@networkrail.co.uk before any works begin. Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

24.	PRE-COMMENCEMENT – Unsuspected contamination If, during development, contamination not previously identified is found to be present at the site then no further development of that phase (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved. Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.
25.	PRE-COMMENCEMENT – Borehole Management Scheme A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development. Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the National Planning Policy Framework.
26.	PRE-COMMENCEMENT – Groundwater management and maintenance Piling for the development hereby permitted may not commence until a groundwater monitoring and maintenance plan in respect of potential contamination mobilised by piling activities, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority. Reason: To ensure that piling on the site does not pose any further risk to the deep water environment (Chalk aquifer, SPZ1) by managing any contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 109 of the National Planning Policy Framework.
27.	PRE-COMMENCEMENT - Archaeological Watching Brief No development (apart from demolition of above ground structures) shall take place within the former Olympia Trading Estate and properties 57-89 Western Road until the applicant has secured the implementation of an archaeological watching brief in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority Reason: To ensure that archaeological remains on the site shall be adequately investigated and recorded during the course of the development and the findings of such investigation and recording reported consistent with Policy 7.8 of the London Plan 2015 and Policy SP12 of the Haringey Local Plan.

28.	PRE-COMMENCEMENT – CIL PHASING Prior to the commencement of works on the relevant part of the development hereby approved, details of an indicative phasing plan, including projections for the commencement and completion, as they relate to that part of the development shall be submitted to the Local Planning Authority. Reason: to allow the local planning authority to understand the projected phasing of the development and to define the extent of a CIL phase for the purposes of the CIL Regulations 2010 as amended.
29.	PRE-COMMENCEMENT - River Moselle De-Culverting Plans A feasibility study for the de-culverting of the Moselle shall be submitted to the Local Planning Authority no later than 1 May 2019 and subsequently approved in writing in consultation with the Environment Agency. The feasibility study shall include the following: I. Details of the annual testing of water quality, including the relevant benchmarks to be achieved in accordance with Annex 1 of the Bathing Water Quality Directive' forming part of the Water Framework Directive or any standard as agreed by the Local Planning Authority II. Full options feasibility appraisal including landscape details, cross and long sections III. An outline maintenance and management scheme, including how safe access to, and maintenance of, the river will be achieved. Reason: to secure details of an implementable scheme to deliver the future de-culverting of the River Moselle in accordance with London Plan policy 7.24.
30.	PRE-COMMENCEMENT – Development in accordance with Noise and Vibration Report a) Prior to the commencement of each phase of the development hereby approved, except for Site Preparation Works, details of the sound attenuation to protect against externally generated (environmental) noise sources including rail transport so as to achieve the internal ambient noise levels detailed in Table 10.14 (Chapter 10, ES October 2017) and BS8233:2014 shall be submitted to and approved in writing by the Local Planning Authority. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. b) The approved works are to be completed prior to occupation of the development and retained for the lifetime of the development. c) Prior to first occupation of the development, a Post Completion Report demonstrating compliance with the mitigation measures in A above shall be submitted to and approved by the Local Planning Authority. Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy 7.15 of the London Plan (2016).

31.	PRE-COMMENCEMENT - Land Contamination – Part C CON1: Before development commences for each phase other than for investigative work: a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority. b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. 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:- ▪ a risk assessment to be undertaken, ▪ refinement of the Conceptual Model, and ▪ the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. c) If the 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 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. And CON2: • Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.
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32.	PRE COMMENCEMENT – Updated Air Quality Assessment Part A: Prior to the submission of any reserved matters, an updated air quality assessment shall be submitted and approved by the Council in line with best practice guidance and other guidance provided by the Council. The air quality assessment will: • Identify how the building works and related activities and the future operation and use of the development site may impact upon local air quality. • Model the impact of the development on local air quality using ADMS Urban, agreed traffic data, include surrounding developments, all site-wide emission sources (CHP, gas boilers, energy centres) and include scenarios of pre-agreed years and worst case, • Identify mitigation measures that are already part of any planned development and should any risk of exposure to poor air quality be determined, mitigation measures shall be included, where applicable, in the buildings design • Identify possible additional mitigation measures that may be implemented to maintain and where possible improve air quality in the vicinity of the development. • Provide full details of measures that will be implemented to maintain and where possible improve air quality in the vicinity of the development. • Provide full details of measures that will be implemented to protect the internal air quality of buildings. • Identify measures that will be implemented or continue to be implemented after the completion of the development with clear timescales of when information will be provided. Part B: All measures identified within the approved air quality assessment that are to be installed during the course of the development will be fully implemented. No occupation will take place until a report demonstrating that each measure is fully implemented has been provided to the satisfaction of and approved in writing by the Planning Authority. Part C: All measures identified within the approved air quality assessment that will be implemented or continue to be implemented after the completion of the development will be completed within agreed timescales. A report demonstrating that all such measures set out within the approved air quality assessment have been installed will be provided to the satisfaction of and approved in writing by the Planning Authority. Part D: No development works will take place for the outline element, until a detailed site –wide Air Quality Assessment in line with guidance from the GLA has been submitted and approved in writing by the Local Planning Authority. Reason: To protect air quality and people’s health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.
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33.	PRE COMMENCEMENT - Phasing strategy & details No part of the outline development hereby permitted excluding demolition and site preparation works shall be carried out unless and until a phasing strategy showing the location of each building, its relationship to the wider masterplan 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. 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. 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.
34.	PRE COMMENCEMENT – Meanwhile and interim uses No development of a phase, excluding demolition and site preparation works, shall be commenced until such times as a Meanwhile Treatment Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The Meanwhile Treatment Strategy for the relevant phase shall include as a minimum: I. Details of any proposed interim boundary treatment between the relevant phase and adjoining public realm/building(s); and II. Details of any proposed interim treatment of and use of public realm in adjoining Blocks/phases; and III. A programme for carrying out the interim boundary and any proposed public realm treatments. The interim boundary and public realm treatments for the relevant Block shall be carried out in accordance with the approved Meanwhile Treatment Strategy for that Block. Reason: To identify opportunities for the meanwhile use of sites for housing to make efficient use of land while it is awaiting longer-term development in accordance with London Plan Policy H4.

35.	PRE COMMENCEMENT - Confirmation of Site Levels Prior to the commencement of each relevant phase (except demolition works 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. 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. 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.
36.	PRE COMMENCEMENT Drainage Strategy (Thames Water) Development for each phase, excluding demolition and site preparation works, shall not commence until a drainage strategy for each phase 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 completed. 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. 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.
37.	PRE-COMMENCEMENT – Water supply (Thames Water) Prior to the commencement of development in each relevant phase, 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 for that phase. 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 for that particular phase 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. 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. 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.

38.	PRE- COMMENCEMENT - Construction Environmental Management Plan No phase of the development hereby approved shall commence until a phase specific Construction Environmental Management Plan (CEMP), which includes Waste Management Plan (WMP), Construction Dust Management Plan (CDMP) and Construction Traffic Management Plan (CTMP), has been submitted to and approved in writing by the Local Planning Authority for the relevant phase. The WMP will demonstrate compliance with an appropriate Demolition Protocol. The CDMP will incorporate appropriate mitigation measures to minimise dust emissions and will be based on the Mayor's Best Practice Guidance (The control of dust and emissions from construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring). The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a): 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 Mobile Machinery (NRMM); iv. Details of an Unexploded Ordnance Survey; v. Details of community engagement arrangements; vi. Details of any acoustic hoarding; vii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); viii. Details of external lighting ix. Dust mitigation strategy 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. The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site. No phase of the development hereby approved shall commence 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). 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.
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39.	PRE- COMMENCEMENT - Electricity Sub-station: Prior to the commencement of the development, excluding demolition and site preparation works, a survey report on the electricity sub-station and associated electro-magnetic field. The report shall include any mitigation measures that may be required, as well as predicted electro-magnetic levels in the adjoining residential, by reference to relevant standards and studies. The report and any mitigation required will be subject to the approval of the Local Planning Authority. Reason: In the interests of public safety. 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.
40.	PRIOR TO SUPERSTRUCTURE WORKS - Waste Management Scheme Prior to the commencement of any superstructure works on the approved buildings, and notwithstanding the approved Delivery and Servicing Plan (dated November 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. The updated scheme shall address: 1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider) 2) The cost implications of collection frequency to future occupiers 3) The management of waste on site, including bin rotation and storage layout 4) The collection storage areas 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. 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.

41.	PRE COMMENCEMENT - Updated Construction Logistics Plan No development shall take place for each phase 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: i) Update to the Construction Logistics Plan prepared by dated October 2017 to include phased development; ii) Monitoring and joint working arrangements, where appropriate; iii) Site access and car parking arrangements; iv) Delivery booking systems; v) Construction phasing and agreed routes to/from the development replace lorry routing; 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. 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. 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.
42.	PRE COMMENCEMENT - Piling method statement No piling shall take place within a phase until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which 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 for that phase. Piling or any other foundation designs using penetrative methods shall not be permitted except for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Any piling must be undertaken in accordance with the terms of the approved piling method statement. 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. 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.

43.	PRE-COMMENCEMENT - Landscaping – Arboricultural Method Statement Within each phase of the outline and detailed development hereby approved no development shall commence until an Arboricultural method statement relating to works in that phase, including a tree protection plan, has been prepared in accordance with BS5837:2005 Trees in Relation to Construction”, and approved by the Local Planning Authority for each phase. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities for that phase on site and retained until completion of that phase. It must be designed and installed as recommended in the method statement within each phase. Within each phase the protective fencing must be inspected by the Council Arboriculturalist prior to any works commencing on site and remain in place until works are complete. Reason: Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity. 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.
44.	PRE COMMENCEMENT – Details of Flues Within each phase where a flue is required, full details of the location and appearance of any flues, including height, design, location and sitting shall be submitted and approved in writing by the Council before work commences on that phase prior to commencement of the superstructure works (excluding Site Preparation Works). 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).
45.	PRIOR TO ABOVE GROUND WORKS- Affordable Housing Strategy Prior to commencement of above ground works excluding Building C1 for each phase an affordable housing strategy shall be submitted to and approved in writing by the local planning authority setting out how that phase contributes to a site wide requirement of 32.5% Affordable Housing (by habitable rooms) as per the table shown in Condition 16. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy for each phase, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include: i. The overall %, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase; ii. The timing of the construction of the affordable housing; iii. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing subject to staircasing. Reason: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.

46.	PRIOR TO ABOVE GROUND WORKS – Fibre Broadband Strategy Prior to the commencement of any above ground works, except enabling and demolition works and Building C1 a strategy to facilitate ultra-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 or commercial unit, ducting to facilitate the provision of an ultra-fast broadband service to that dwelling or unit 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 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 or other infrastructure. The development of the site shall be carried out in accordance with the approved strategy. Reason: to accord with Site Allocation policies that support the provision of high speed broadband infrastructure and economic development objectives.
47.	PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan a) Prior to commencement of above ground works for each phase, a Biodiversity Enhancement Plan (BEP), for that phase shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall be in accordance with the Environmental Statement (dated October 2017) and include: i) Integration of bird and bat boxes; ii) Details of native and ‘nectar rich’ landscaping; and iii) Soft landscaping management & maintenance. b) The Biodiversity enhancement measures set out in the approved BEP shall be implemented. Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2015), Policy SP13 of the Haringey Local Plan.

48.	PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage Prior to the commencement of above ground works for each phase details of the design, implementation, maintenance and management of the sustainable drainage scheme for each phase shall be submitted to, and approved in writing by, the local planning authority. Those details shall include: 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. Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details. Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan. 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.
49.	PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential Evidence that each commercial 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 works to which the certification relates and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of each phase of the development. 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).

50.	PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs Prior to the commencement of above ground development for each phase, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Council for that phase. Development shall accord with the details as approved. This will include the following: • A roof(s) plan identifying where the living roofs will be located; • Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s); • Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat; • Details on the diversity of substrate types and sizes; • Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates; • Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); • Details of the location of log piles / flat stones for invertebrates; The living roof will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency. The living roof (s) shall then be carried out strictly in accordance with the details approved by the Council. And shall be maintained as such thereafter. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.
51.	PRIOR TO ABOVE GROUND WORKS - Secured by Design Part A Prior to carrying out above ground works of the relevant phase details shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that such phase (and buildings contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development shall be implemented in accordance with the approved details. Part B Prior to first occupation of each building or part of a building or use of that phase, details shall be submitted and approved in writing to demonstrate that such phase (and buildings contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A. 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.

52.	PRIOR TO ABOVE GROUND WORKS – External Solar Shading and Passive Ventilation Study (Residential only) Prior to the commencement of any superstructure work on each phase, an overheating model and report shall be submitted to and approved by the Local Planning Authority. The model will assess the overheating risk using future weather temperature projections (2050) and London weather files, and the report will demonstrate how the risks have been mitigated and removed through design solutions. This report will include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat beyond the assessment methodology thresholds. The report will include the following: - the standard and the impact of the solar control glazing; - that all heating pipework is appropriately insulated - that passive cooling and ventilation features have been included - highlight the mitigation strategies to overcome any overheating risk Air Conditioning will not be supported unless justification is given. Once approved the development shall be constructed in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority. REASON: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.
53.	PRIOR TO SUBMISSION OF RMA – Updated Energy Strategy Notwithstanding the submitted details and prior to the submission of any reserved matters, excluding demolition and site preparation works, an updated 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. Details of the site wide heating and hot water facilities, the phasing of delivery, and associated network infrastructure will be submitted for approval to the Council. The strategy shall explore all reasonable options for improving the energy efficiency of the building 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. 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.
54.	PRIOR TO INSTALLATION - Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety) Prior to installation, details of the Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority for approval. The details shall be implemented as approved and shall be maintained thereafter. Reason: To protect local air quality.

55.	PRIOR TO OCCUPATION – Commercial and Workspace Strategy Prior to the occupation of any commercial floorspace within a phase, a strategy for commercial and workspace for that phase shall be submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall include: a) a strategy that complements the existing and emerging cultural and economic offer in and around the site b) setting out a timetable for the marketing and occupation of such workspace; c) explaining how such workspace is designed to meet the needs of commercial undertakings; d) indicating the proposed lease terms and the proposed levels of rent for businesses together with an explanation of how those terms and rent compare with the lease terms and rent for equivalent commercial space elsewhere within the Borough; Reason: to ensure the placemaking and economic objectives of the Wood Green AAP are secured.
56.	PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details Prior to any superstructure works on each approved phase, details of arrangements for cycle storage (including provision for a total of cycle parking spaces, means of enclosure for the storage area and the bicycle stairway and trough system) for that phase shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning), and 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. Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.
57.	PRIOR TO SUPERSTRUCTURE WORKS – Sample Materials Samples of all materials to be used for all external facing surfaces and roofing materials for each phase of the development, shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced on that phase. Samples shall include sample panels in addition to a schedule of the exact product references. All approved materials shall be erected in the form of a samples board and shall be retained on site throughout the works period for the phase concerned. Thereafter only such approved materials and finishes shall be used in carrying out the development.
58.	PRIOR TO SUPERSTRUCTURE WORKS – CCTV and Security Lighting Prior to commencement of the superstructure works for each phase (excluding Site Preparation Works), a scheme showing full details of the following for that phase shall be submitted to and approved in writing by the Local Planning Authority. a) CCTV; b) Security lighting Reason: To ensure that future development is safe and secure for future residents and visitors.

59.	PRIOR TO SUPERSTRUCTURE WORKS – Shopfronts Prior to commencement of the superstructure works for each phase (excluding Site Preparation Works) the design and external appearance of the shopfronts for that phase, including detailed design of the fascias, shall be submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 ‘Local Character’.
60.	PRIOR TO SUPERSTRUCTURE WORKS - Environment Agency – Landscape Management Plan Prior to commencement of the superstructure works for each phase (excluding Site Preparation Works) a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved. Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 ‘Local Character’.
61.	PRIOR TO OCCUPATION – Soft landscaping and play space Prior to occupation of each phase, details of the children’s playspace and soft landscaping provision contained within the private and communal amenity areas in accordance with the Design and Access Statement (October 2017) of that phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the: a. location, layout, design of the 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). Soft landscape details shall include: 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. The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The children’s playspace 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. REASON: To secure the appropriate provision and design of children’s playspace.

62.	PRIOR TO OCCUPATION - Estate Management & Maintenance Plan Prior to the occupation of each 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. 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.
63.	PRIOR TO OCCUPATION- Lighting strategy Prior to the occupation of each phase a lighting strategy to address all external lighting across within the phase shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details. Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.
64.	PRIOR TO OCCUPATION - Details of Central Dish/Receiving System Prior to the occupation of each phase 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. Reason: to protect the amenity of the locality.
65.	PRIOR TO OCCUPATION – Delivery and Servicing Plan Prior to occupation of each phase of development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase and the development thereafter managed in accordance with the approved details. Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

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.

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.

CIL

This is a phased development for the purposes of the CIL Regulations (2010 as amended). A phase can comprise: site preparation and demolition works, sub-structures, and/or buildings, plots or groups of plots. The extent of the CIL phase will be defined on the relevant phasing plan.

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 wwriskmanagement@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.

Archaeology

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.

For the Outline Permission Application:

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.

Piling Works

In one of the gas holders there remains at depth asbestos materials and other contaminants, such as lead and hydrocarbons. At the time of writing a concrete capping in place to prevent risk to human health. Any piling works on/in the environs of proposed residential Block B3 and surrounding proposed amenity / open space land has the potential to cause exposure of the contaminants in the gas holder and so a risk to human health.

Site Preparation Works:

Site Preparation Works comprise the following “Demolition of buildings and structures, surveys, site clearance, works of archaeological, ground investigation, remediation and Gasholder pit infill, the erection of fencing or hoardings, the provision of security measures and lighting, the erection of temporary buildings or structures associated with the Development, the laying, removal or diversion of services, construction of temporary access, temporary highway works, and temporary estate roads”

SubStructure:

Substructure works are defined as building foundations or underlying supporting substructure

Superstructure:

Superstructure works are defined as part of the building above its foundations

Phasing

A phase of development relates to a phase defined by planning condition (CIL condition), or any subsequent construction sub-phase agreed with the Local Planning Authority, or the outline component or detailed component and/or Site Preparation Works.

Meanwhile Uses:

Interim works comprise, inter alia, meanwhile uses.

INFORMATIVE:

The applicant is referred to details within the Design Code and Design and Access Statement encouraging the use of Green & Living Walls. Green walls are essentially vertical gardens that can attach to either the inside or outside of a wall and are slightly different from other designs, utilising plants such as climbing ivy or clematis, in that the plant material is actually rooted into the wall fixing itself. The use of living and green walls is encouraged as part of future detailed design and soft landscape details submitted in support of planning conditions.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

19/04/2018



Document 2

DEVELOPMENT SPECIFICATION REV C



DEVELOPMENT SPECIFICATION REV
C

CLARENDON GAS WORKS, WOOD
GREEN

ST WILLIAM HOMES LLP

May 2021

Our Ref: Q60483

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1 INTRODUCTION

- 1.1 This Development Specification (Rev C) has been prepared by Quod on behalf of St William Homes LLP ("St William") to support its hybrid planning application ("the Planning Application") to the London Borough of Haringey ("Haringey") and Greater London Authority ("GLA") in respect of the redevelopment of the former Clarendon Gas Works and Adjacent Land, known as CGW ("the Site").
- 1.2 The Planning Application is submitted in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as in force immediately before its revocation by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017) (the "EIA Regulations"). The Planning Application is therefore an Environmental Impact Assessment ("EIA") planning application.
- 1.3 The Site comprises 4.75ha hectares of previously developed land. The Site is located on the western boundary of the Wood Green Metropolitan Town Centre.
- 1.4 This Site is bound by Coburg Road; Silsoe Road; Brook Road, and Hornsey Park Road to the north and east. Mary Neuner Road, which runs through the Site, joins Western Road which forms the north western boundary of the site in addition to the Kings Cross / East Coast Mainline railway embankment to the west.
- 1.5 The Site comprises brownfield previously developed land. It comprises the former National Grid Clarendon Road Gas Works; Unit 1-5 of the Olympia Trading Estate; and No.57-89 Western Road.
- 1.6 The Site is currently under-utilised and the majority of buildings, given their age and deteriorating condition, are considered to have little, if any, potential for re-use. The Site therefore offers a significant regeneration opportunity which can include a significant proportion of commercial floorspace supported by local, regional and national planning policy.
- 1.7 The Site is allocated for redevelopment.
- 1.8 It sits within the adopted Haringey Local Plan (2017) Wood Green Growth Area, Regeneration Area and within a Location Suitable for Tall Buildings. The Site is subject to two adopted Local Plan (2017) site allocations. Site Allocation SA22 Clarendon Square covers the majority of the Site and allocates

the Site for employment and residential, a new urban square, and town centre uses which complement the retail offer in Wood Green Metropolitan Town Centre. Site Allocation SA24 North West of Clarendon Square allocates the Site for redevelopment with new high density employment-led mixed use development with residential.

- 1.9 The Site is also allocated for development within the emerging Haringey Wood Green Area Action Plan (“Drat AAP”). The AAP allocates the Site as Site Allocation SA18 Clarendon Road for comprehensive mixed use development, including new employment, residential, and a new urban square with ancillary retail centre uses. It proposes a development capacity of 1,610 residential units, 14,091m² commercial floorspace and 7,046m² town centre floorspace.
- 1.10 The London Plan designates Haringey Heartland/Wood Green as an Area of Intensification with potential to deliver approximately 2,000 new jobs and 1,000 new homes as part of a mixed use redevelopment. Within Table A1.2 Intensification Areas No.40 it specifically refers to the “mixed use regeneration” at Clarendon Road gas works.
- 1.11 The Site also falls within the London Plan emerging Wood Green Opportunity Area.
- 1.12 Adopted and emerging planning policies promote the redevelopment of the Site and expect it to contribute significantly to employment, housing and retail policies within Wood Green and Haringey through a comprehensive mixed use redevelopment.
- 1.13 This Planning Application responds directly to development plan policy, as well as national policy set out within the National Planning Policy Framework (“NPPF”) (2012) supported by Planning Practice Guidance.
- 1.14 The Planning Application will materialise regeneration objectives for Wood Green and also complement development proposals within the surrounding area.
- 1.15 The submission of this Planning Application follows extensive pre-application consultation with Haringey Council, the GLA, the Quality Review Panel (“QRP”), and other key stakeholders. A comprehensive public consultation exercise has been undertaken by StWilliam.
- 1.16 The Planning Application is submitted as a ‘hybrid’ seeking outline planning permission for the “Northern, Eastern and Western Quarters”, and detailed planning permission for the “Southern

Quarter". Outline information is provided for the "Northern, Eastern and Western Quarters" with access, appearance, landscaping, layout and scale reserved for approval at reserved matters stage. The only detail submitted for approval, at this stage, within the outline component is the vehicular access into the basement car park from Mary Neuner Road and Western Road.

- 1.17 The purpose of this Development Specification is to define and describe the principal components of the Planning Application, including the form and content, as well as the parameters for the subsequent design and submission of reserved matters applications.
- 1.18 These details have informed the EIA and other assessments which have been undertaken in support of the Planning Application.
- 1.19 As a controlling document, the Development Specification should be read alongside the detailed Planning Application drawings, the Design Code and the Parameter Plans.

2 FACTUAL

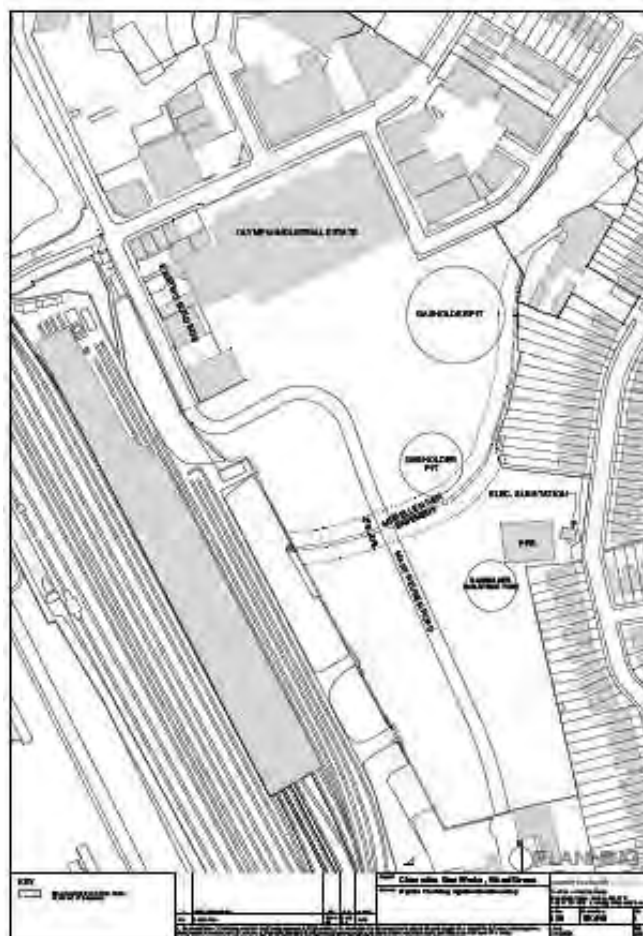
2.1 The fundamentals of the Planning Application are discussed below.

a) Planning Application Boundary

2.2 The extent of works that planning permission is applied for are identified by 'the red line' Planning Application boundary below. The Red Line Boundary includes all land necessary to carry out the proposed works.

2.3 The Application boundary reflects St William's land ownership and third party interests as detailed below at Figure 2.1, and included at full at **Document 1**.

Figure 2.1 – Planning Application



- 2.4 The red line excludes Western Road; Coburg Road; Penstock Foot Tunnel; Silsoe Road; Brook Road, and Hornsey Park Road. It also excludes the Pressure Reduction System and access to it which is being delivered by National Grid under a separate planning permission.
- 2.5 Off-site highway works in respect of public realm improvements or highway works will be secured by a legal agreement and delivered through a s.278 Agreement or similar agreement.
- 2.6 Indicative s.278 highway works drawings have been prepared by Vectos and submitted with the Planning Application to define their extent and costs.

b) Planning Application (Detailed and Outline Components)

- 2.7 Land which is subject to the detailed and outline components of the Planning Application is defined below at Figure 2.2 below, and included at full at **Document 2**.

Figure 2.2 – Planning Application (Detailed and Outline Components)



- 2.8 Detailed planning permission is sought for works to the south in purple, and outline planning permission is sought for land to the north in orange. The existing Mary Neuner Road is shown in shadow and will be realigned as part of the Planning Application proposal.

c) The Illustrative Masterplan

- 2.9 The detailed component of the Planning Application is fixed by virtue of the detailed drawings and accommodation schedule.
- 2.10 The outline component is not fixed but subject to specific development controls which comprise the Parameter Plans, Design Code and the Use and Amount of Development set out in this Development Specification (the “Controlling Documents”).
- 2.11 To demonstrate that the outline component is deliverable, a development proposal is submitted with this Planning Application setting out one way that the outline component could be delivered at reserved matters stage, informed by the Controlling Documents.
- 2.12 This development proposal is illustrative, but comprises a useful example of how the built form could be delivered. The detailed and outline development component together comprise the “Illustrative Masterplan” for the Site.
- 2.13 The illustrative masterplan is enclosed at Figure 2.3 below and in full at **Document3**.

Figure 2.3 – The Illustrative Masterplan

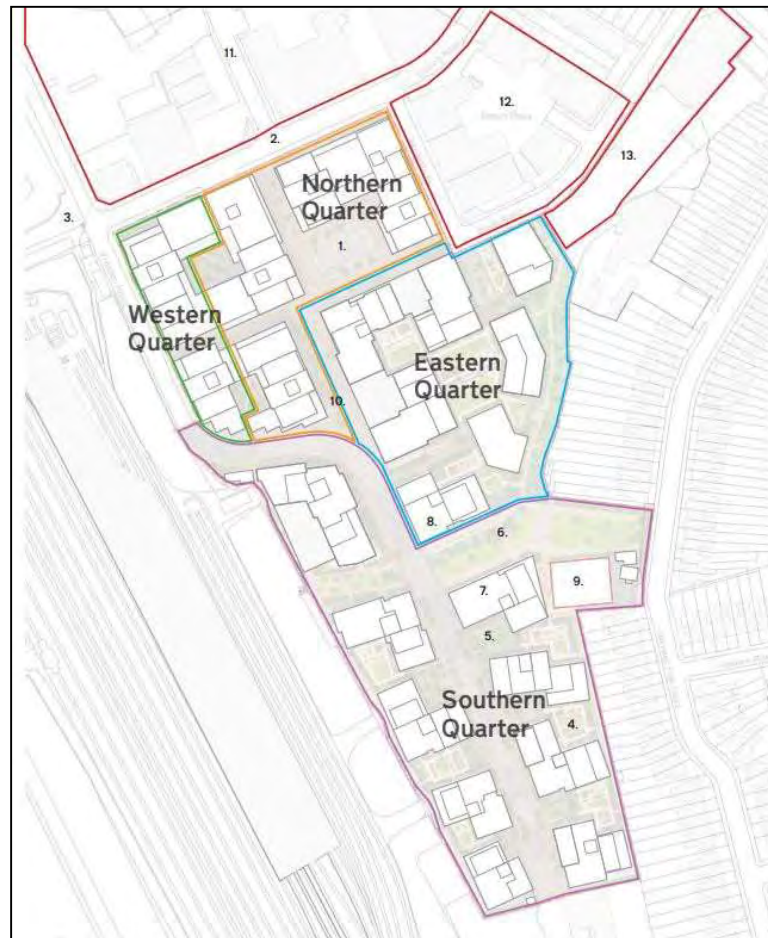


d) The Planning Application Quarters

2.14 The detailed component of the Planning Application is also known as the “Southern Quarter”.

2.15 The outline component is split into the “Western Quarter”; the “Northern Quarter” and the “Eastern Quarter” as defined in Section 5 of the Design and Access Statement, and indicated below at Figure 2.4.

Figure 2.4 – The Planning Application Quarters



2.16 The Quarters inform the Development Zones within the outline component of the Planning Application. The Eastern Quarter comprises Development Zone D and E. The Northern Quarter comprises Development Zone F, G and H. The Western Quarter comprises Development Zone J. The zones are discussed further in Section 4 of this Development Specification.

e) Matters “Reserved” for the Outline Component of the Application

2.17 The Town and Country Planning (Development Management Procedure) (England) (Order) 2015 (“DMPO”) sets out the requirements and information that needs to be provided in support of both outline and full planning applications. Further guidance is also provided in the National Planning Policy Guidance (NPPG) (published by the Government in March 2014).

- 2.18 Article 5(1) of the DMPO explains that “where an application is made to the local planning authority for outline planning permission, the authority may grant permission subject to a condition specifying reserved matters for the authority’s subsequent approval”.
- 2.19 In accordance with the DMPO definitions Article 2(1) DMPO (as set out in italics below), the following matters will be reserved for future approval.
- 2.20 **‘Layout’** – *the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.* The Planning Application will seek approval of broad development zones; key spaces and routes as set out in the Parameter Plans. The Design Code will provide more detailed guidance on how buildings should be laid out in future reserved matters.
- 2.21 **‘Scale’** – *the height, width and length of each building proposed within the development in relation to its surroundings.* The Planning Application seeks approval for maximum and minimum building heights shown on the Parameter Plans in AOD.
- 2.22 **‘Appearance’** – *the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.* The Design Code has been prepared to guide the appearance of buildings within future reserved matters applications.
- 2.23 **‘Landscaping’** – *the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.* The outline component of the Planning Application will seek approval for landscaping within the Design Code. This establishes the design principles and guidelines to be applied at the reserved matters stage.
- 2.24 **‘Access’** – *the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network. NB. the application for outline planning permission must state the area or areas where access points to the development proposed will be situated.* Two points of access are

submitted in detail as part of this Planning Application. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

f) Planning History of the Site

2.25 It is considered necessary to summarise the planning history of the Site as this is a material consideration for the determination of the Planning Application. It establishes an important baseline known as “the Consented Scheme”.

2.26 National Grid and the London Development Agency obtained outline planning permission (ref HGY/2009/0503) on the 21st March 2012 (the “2012 Permission”) for the following development at Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline:-

“Outline planning application for demolition of existing structures and redevelopment to provide a residential led, mixed-use development, comprising between 950 to 1,080 residential units (C3); with 460sqm to 700sqm of office uses (B1); 370sqm to 700sqm of retail/financial and professional services uses (A1/A2); 190sqm to 550sqm of restaurant/cafe/drinking establishment uses (A3/A4); 325sqm to 550sqm of community/assembly/leisure uses (D1/D2); new landscaping, public and private open space, and energy centre, two utility compounds, up to 251 car parking spaces, cycle parking, access and other associated infrastructure works.”

2.27 The permission is subject to 71 planning conditions, a section 106 legal agreement and an Environmental Impact Assessment. This planning permission was approved prior to the current adopted Haringey Local Plan: Strategic Policies (March 2013) and the London Plan (March 2015). It was approved prior to the new growth objectives proposed by the AAP.

2.28 The planning permission was granted before the adoption of Mayoral CIL and Haringey Borough CIL and is therefore not chargeable development within the meaning of the CIL Regulations and incurs no CIL liability.

2.29 The 2012 Permission was subsequently amended by planning permission HGY/2013/2455 dated 7th April 2014, under section 73 of the Town and Country Planning Act 1990 (the “2014 Permission”). Accompanied by an ES Addendum (the ‘2013 ES Addendum’) the application related to phasing and facilitating the early delivery of the enabling “Site Preparation Works” including the dismantling of the gas holders was granted in April 2014 (the ‘2014 Permission’). The 2014 Permission allowed the

demolition, site preparation and construction of two utility compounds (containing Pressure Reduction Stations (PRS)) in advance of the submission of reserved matters applications for the wider scheme and other pre-commencement conditions. The description of development is set out below.

“Variation of conditions to existing planning permission HGY/2009/0503 is now being sought as follows "Site Preparation Works" to include "demolition of (including the removal of the gas holders and remediation works but excluding the Olympia Trading Estate), surveys, site clearance, works of archaeological or ground investigations or remediation, the erection of fencing or hoardings, the provision of security measures or lighting, the erection of temporary buildings or structures associated with the Development, the laying, removal or diversion of services, construction of temporary access, temporary highway works, temporary estate roads and erection of the "Pressure Reduction Stations" and variation of conditions to allow for such works to be carried out prior to the submission of detailed reserved matters applications and for phased submission of these reserved matters applications".

- 2.30 A further Section 73 application (ref. HGY/2016/0026), which was accompanied by an ES Addendum (the ‘2016 ES Addendum’), sought the relocation of the approved pressure reduction station and further adjusted phasing and the timing for the submission of various details. Planning permission was granted by Haringey on 23rd May 2016 (the ‘2016 Permission’).
- 2.31 An application for reserved matters approval was submitted to Haringey in May 2016 (ref. HGY/2016/1661) pursuant to Conditions 1 and 2 attached to the 2016 Permission. This was granted approval in July 2016. The reserved matters application authorises:

“The submission of reserved matters namely a) Scale b) Layout c) Landscape and d) Appearance comprising a total of 1056 residential homes; 2,500m² (GEA) of commercial floorspace uses A1- A4/ B1/D1; 225 car parking spaces and car club facility; New pedestrian routes; Pressure Reduction Station (PRS); and Landscaping throughout the site including: A tree lined boulevard down Mary Neuner Road; ‘Pocket Park’ off Hornsey Park Road; Public Garden Square; Private residential Courtyard Garden; and Ecological Gardens.”

- 2.32 On 31st March 2016, Haringey granted a Certificate of Lawful Proposed Development (HGY/2016/0543), the effect of which conclusively presumes that the Site Preparation Works will constitute lawful development. It follows that the carrying out of works would lawfully implement either the 2014 Permission or the 2016 Permission.
- 2.33 On the 7th March 2017 a Certificate of Existing Use HGY/2017/0124 was approved confirming that the 2016 Permission had been lawfully implemented through the demolition of the gas holders. The

certificate conclusively proves that the works carried out constitute lawful implementation of the 2016 Permission. The effect of this is that the 2016 Permission is now safe from expiry and could be built out at any point in the future.

2.34 On the 10th March 2017 a reserved matters application HGY/2016/3859 was approved for the National Grid Pressure Reduction Station.

2.35 On the 10th May 2017 reserved matters application ref HGY/2017/0821 was approved which varied the reserved matters pursuant to Building C7 as follows:

“Proposal: The submission of reserved matters namely a) Scale b) Layout c) Landscape and d) Appearance for Building C7 comprising a total of 104 residential homes; and 337sqm (GEA) of commercial floorspace”.

2.36 The approved development for the Site as authorised by the 2016 Permission and associated reserved matters approval, is referred to in this report as the “Consented Scheme”. The Consented Scheme enables the following development:-

- Demolition of the 42m (14 storeys) gasholders
- Up to 1,056 residential units (C3) 24.4% of which will be affordable (by habitable room)
- 700sqm Office uses (B1)
- 700sqm Retail/financial and professional services uses (A1/A2)
- 550sqm Restaurant/cafe/drinking establishment uses (A3/A4)
- 550sqm Community/assembly/leisure uses (D1/D2)
- Up to 251 car parking spaces including 60 disabled spaces
- Buildings up to 10 storeys in height
- Remediation works
- Erection of the Pressure Reduction Stations

2.37 This planning permission has been implemented and comprises a lawful development baseline at the Site. This baseline is a material consideration that must be considered in the determination of this Planning Application.

2.38 There is no relevant planning history to land at Western Road/Western Quarter.

g) The Baseline Position

2.39 The Consented Scheme establishes a baseline at the Site. The following development will be delivered under this permission:-

- Demolition of the gasholders
- Remediation works to an industrial standard
- Erection of the Pressure Reduction Stations
- Erection of Building C7 (identified as Building C1 on the new masterplan)

2.40 This baseline excludes land at “Western Road” which was not formally part of the Consented Scheme application boundary.

h) Existing Floorspace

2.41 Table 2.1 provides details of the existing floorspace on the Site. 8,116m² (GIA) of existing floorspace will be demolished on site.

Table 2.1 – Existing Floorspace

Existing Use	Demolished/Infill	Total (sqm)
Olympia Trading Estate (Sui Generis)	Demolished	5,850m ² (GIA)
57-89 Western Road Western Road (Class B1/B2)	Demolished	2,266m ² (GIA)
Gasholder Pit No. 1 (Sui Generis)	Infill/Re-Use	2,150m ² (GIA)
Gasholder Pit No. 2 (Sui Generis)	Infill/Re-Use	850m ² (GIA)



2.42 There are two gasholder Pits on the Site which fall under the outline component of the Planning Application. These are holes in the ground left following the demolition of the gasholders. These holes will either be reused for commercial operations or infilled with building materials. The detailed feasibility of this will be resolved at the reserved matters stage albeit their scope for re-use has been enshrined in the Parameter Plans and Use and Amount within Section 3 of this Development Specification.

3 THE PROPOSAL

- 3.1 The Planning Application seeks detailed and outline planning permission for the areas outlined in Document 2.

a) **Description of Development**

- 3.2 Planning permission is sought for the following:

Hybrid planning permission:-

Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures and a phased residential led mixed use development comprising the construction of buildings across the site to include the following 178,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D1/D2 Leisure; New Basement Level; Two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 118,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1- A4;; and up to 2,500sqm Class D1 and D2 Leisure Use;; associated cycle and car parking provision; new basement level; energy centres; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 616 residential units; 332sqm Class B1 Business Use/Class A1- A4 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; Realignment of Mary Neuner Road.

This application is accompanied by an Environmental Impact Assessment.

- 3.3 An informative will be attached to the permissions to define Site Preparation Works as follows
“Demolition of buildings and structures, surveys, site clearance, works of archaeological, ground investigation, remediation and Gasholder pit infill, the erection of fencing or hoardings, the provision

of security measures and lighting, the erection of temporary buildings or structures associated with the Development, the laying, removal or diversion of services, construction of temporary access, temporary highway works, and temporary estate roads”.

b) Planning Application – Proposed Use and Amount of Development

- 3.4 NPPG Paragraph: 034 Reference ID: 14-034-20140306 states that - ***Information about the proposed use or uses, and the amount of development proposed for each use, is necessary to allow consideration of an application for outline planning permission.***
- 3.5 The “use and amount of development” of the Planning Application which comprises the detailed and outline component is set out at Table 3.1 below.

Table 3.1 – Planning Application - Proposed Use and Amount of Development

Planning Application - Proposed Use and Amount of Development	
Use	Amount GEAm ²
Class C3 Residential	178,300m ² (and no less than 1714 homes)
Class B1 Employment	7,500m ² (of which no less than 1,500m ² of Class B1(c))
Class A1-A4	1,500m ² - 3,950m ² (of which no more than 2,500m ² of Class A1 Retail)
Class D1 Day Nursery	417m ²
Class D1&2 Leisure	Up to 2,500m ² (includes 251m ² Class D2 Performance Space, with the residual to be accommodated in the Gasholder Pit should it be deemed feasible at Reserved Matters stage)
Basement	22,750m ² (GIA)
Energy Centre North (Outline)	1,400m ² (GIA)

Notes:

- 1 All figures are gross external areas unless where stated.
- 2 The floorspace figures exclude external or rooftop plant.
- 3 The floorspace figures include the maximum floorspace that would be permitted under the Planning Application.
- 4 The floorspace figures do not include any public, private, communal or child play space/amenity.
- 5 The floorspace figures exclude interim works undertaken during the course of the phased build out of this development and relate only to the completed development.
- 6 There will be no more than 2,500m² Class A1 Retail.
- 7 The maximum basement floorspace does not include the existing Gasholder Pits which might be reused rather than infilled, albeit uses at this stage are unknown.
- 8 The Uses above will be delivered across the ground floor and above with ancillary use within the basement level.

- 3.6 Table 3.1 comprises the use and amount of development to be approved by this Planning Application.
- 3.7 **Class C3 Residential** floorspace will be 178,300m² Gross External Area across the Planning Application.
- 3.8 178,300m² has been informed by the Illustrative Masterplan accommodation. An additional 5% contingency has been included to allow for the detailed design stage and building regulation requirements expected with regards to fire safety. This Planning Application does not seek approval of a maximum number of residential units, only floorspace.
- 3.9 Residential floorspace within the detailed application will be prevalent across the ground floor plane except within Buildings B4 which will accommodate the Class D1 Day Nursery of 417m² and Building C1 (which will accommodate either Class A1-A4 at the ground floor or Class B1 depending on market demand at that time). All residential cores and entrances will exist at ground floor.
- 3.10 Across the outline application the non-residential uses will predominate at ground floor other than for residential cores and entrances. Upper floors will predominantly be residential.
- 3.11 **Class B1 Business** floorspace will comprise 7,500m² Gross External Area across the whole development.
- 3.12 The majority of Class B1 floorspace will be delivered in the outline component through future reserved matters applications. It is expected that a clustering of different types of employment floorspace will be delivered across the range of Class B1 (a), (b) and (c) to promote sustainable economic activities through creative/maker floorspace; intermediate floorspace; and office floorspace that could include HQ style floorspace for Wood Green.
- 3.13 This would include flexibility to accommodate a four storey office development along Coburg Road (within Buildings G and H) should the need arise to provide synergy to Haringey Council aspirations for a new Civic Headquarters alongside the northern edge of Coburg Road. Residential development would be accommodated above the office building.
- 3.14 Class B1 floorspace can be accommodated in Building C1 (detailed component) up to 332m² depending on market demand. This comprises part of the 7,500m² Class B1 total. Actual use of Class B1/Class A1-A4 has been applied for.

- 3.15 There is scope to increase the total amount of employment floorspace at the Site, within the northern quarter, through the installation of mezzanine floorspace. The ground to ceiling heights of the commercial floors have been future proofed within the Design Code to accommodate mezzanines. Mezzanine floors would come forward on an individual basis by future occupiers once their requirements are known.
- 3.16 Table 1 recognises that there will be a minimum of 1,500m² GEA Class B1(c) delivered across the site.
- 3.17 **Class A1-A4** floorspace will comprise between 1,500m² and 3,950m² Gross External Area depending on the final design and market requirements at that time.
- 3.18 The Illustrative Masterplan identifies the ground floor of Building D1 as a possible location for a new south facing Community Café (Class A3) onto the Community Park of 530m² GEA. Similarly the ground floor of Building J2 (280m²GEA) to the north west of the Site has been illustratively identified as a future location for a pub/bar given its ability to draw in afternoon and evening sun, and its important location on the junction opposite Penstock foot tunnel to create activity and animation into the evening.
- 3.19 The new public square will be bound by retail floorspace with the principal southern facing elevations occupied by food and beverage uses to maximise aspect and create activity and animation.
- 3.20 Class A1 Shops, of which there will be no more than 2,500m², will be located along Coburg Road, around the public square, veneering other routes in the northern quarter to create active street frontages. 2,500m² is considered the appropriate quantum of Class A1 Shops which would protect and enhance the vitality and viability of Wood Green Metropolitan Town Centre.
- 3.21 Class A1-A4 floorspace may be accommodated in Building C1 (detailed component) up to 332m² depending on market demand. A dual use of Class B1/Class A1-A4 has been applied for. This comprises part of the 3,950m² Class A1-A4 GEA floorspace total.

- 3.22 The **Class D1 Day Nursery** will be located in Building B4 of the detailed application and comprises 417m².
- 3.23 **Class D2 Leisure** floorspace is proposed up to 2,500m² Gross External Area. The illustrative masterplan indicates that Class D2 Performance Space (251m²) could be accommodated at the ground floor of Building F1. The remaining Class D2 floorspace could be accommodated in the gasholder pits. This floorspace could also comprise a Class D1 health facility.
- 3.24 The **Vehicle Basement** area is measured as Gross Internal Area and comprises up to 21,500m². This includes the two basements either side of Mary Neuner Road within the detailed application, in addition to the basement under the Western, Eastern and Northern Quarter in the outline component.
- 3.25 **Energy Centres Basement (Outline Component)** will comprise 1,400m² of basement area within the outline component of the Planning Application.
- 3.26 The 1,400m² reflects the aspirations of Haringey Council for this Site to accommodate an energy hub to serve the energy needs beyond those specifically required by the Site to include surrounding developments and the Council's new Civic Centre. The specific detail of the energy hub is not yet known as this is reliant on adjacent site developments, albeit the 1,400m² is considered of sufficient size to accommodate the capacity requirement. The energy centre within the Northern Quarter will be delivered through Haringey CIL and be cost neutral to St William.
- 3.27 Should Haringey Council deem that the energy centre is not required, then the 1,400m² will be used for additional car parking (estimated at 45 no. spaces), or for storage, or not built out as a basement area.

c) Interim Works

- 3.28 Interim works are referenced with the description of development for both the full and outline application. In the main they comprise the Site Preparation Works as well as Meanwhile Uses which might occur at the Site, temporary car parking, the erection of temporary buildings, construction of temporary access, temporary highway works, and temporary estate roads.

- 3.29 A planning condition will require “details of interim works to be submitted and approved by the council prior to development of these works”.

d) Western Quarter

- 3.30 The Western Quarter otherwise known as “Land at Western Road” replicates adopted Site Allocation DPD SA24 North West of Clarendon Square and is defined at Figure 2.4 of this Development Specification.
- 3.31 St William have acquired this land from Haringey Council and are obliged as part of the land transaction to deliver a policy compliant level of affordable housing on this land. This comprises 40% affordable housing provision by habitable room with a tenure split of 60% social rent/ affordable rent and 40% intermediate tenure.
- 3.32 St William are also obliged to deliver 2,044m² of commercial floorspace on this land.

4 CONTROLLING DOCUMENTS

- 4.1 The outline component of the Planning Application will be subject to four Controlling Documents.
- 4.2 These comprise this Development Specification (and specifically Table 3.2: Planning Application - Proposed Use and Amount of Development); the Parameter Plans PP1-PP7; the Design Code; and the drawings pursuant to the detailed component of the Planning Application.
- 4.3 The Controlling Documents will inform all future reserved matters applications submitted for the outline component.

a) Parameter Plans ("PP")

- 4.4 The parameter plans will be enforced by the conditions attached to the planning permission.
- 4.5 They establish the key design parameters that future reserved matters applications will be submitted against. The actual plan is only one component of the parameter, with the explanatory text contained below, the other.
- 4.6 As the parameter plans relate only to the submission of reserved matters the area subject to the detailed planning application is removed. The parameter plans are enclosed in full at **Document 4**.

Table 4.1 – – Parameter Plans

Parameter Plan Reference	Subject of Parameter Plan
SK411 – PP1	Outline and Detailed Planning Application Components
SK413 – PP2	Buildings To Be Demolished & Groundworks Infill
SK414 – PP3	Basement Development & Site Levels
SK415 – PP4	Development Zones
SK416 (Rev A) – PP5	Maximum and Minimum Building Extents
SK417 – PP6	Landscape and Open Space
SK418 – PP7	Access and Ground Movement

- 4.7 **Parameter Plan 1: Outline and Detailed Planning Application Components.** This Parameter Plan defines the area to which the reserved matters will be submitted, namely the outline component.

- 4.8 The Parameter Plan, like all of the plans, delineates the Moselle River Easement across the site from east to west and then northwards up to Brook Road. The Moselle Brook Safeguarding zone comprises 8m either side of the culvert. Within this safeguarded zone there will be no buildings.
- 4.9 **Parameter Plan 2: Buildings to be Demolished & Groundworks Infill.** The principal function of the Parameter Plan is to show the existing buildings which will be demolished during the life of the development. These buildings are situated along Coburg Road and Western Road and include the Units 1-5 Olympic Trading Estate (OTE) and 57-89 Western Road.
- 4.10 The demolition of Olympic Trading Estate (OTE) has been previously approved by the Consented Scheme albeit for completeness also forms part of this Planning Application.
- 4.11 The Parameter Plan identifies the two gasholder pits that have been excavated during the demolition and remediation works undertaken by the Consented Scheme. The gasholder pits have yet to be infilled and may be re-used for Class D2 purposes. If not the gasholder pits will be infilled as part of the redevelopment works approved by this Planning Application.
- 4.12 Trees to be removed and retained are also identified within this Parameter Plan. Approximately five Category C are to be removed, with five Category B Hybrid Poplar being retained.
- 4.13 **Parameter Plan 3: Basement Development & Site Levels.** This plan undertakes three functions. First it identifies the existing levels at the Site in AOD. It sets the proposed new ground floor levels at AOD with a degree of tolerance of either +/-1m or +/-2m.
- 4.14 The second function of the Plan is to define the proposed maximum extent of the single storey basement below the northern, western and eastern quarters. This will be used primarily for vehicle and cycle parking. Within the basement is an indicative location of the Energy Centre comprising 800m². The Energy Centre North will be delivered by St William paid for by monies drawn from Haringey's Community Infrastructure Levy as in lieu infrastructure. The exact location of the Energy Centre is not known at this stage. The reason for this is that the detailed layout of the basement, and buildings within the outline component, are dependent on external considerations such as the location of Haringey's new Civic Headquarters which may be located to the north of Coburg Road.

- 4.15 Should the Energy Centre not be delivered then the extent of basement will not be built out; or the area will be utilised for additional car parking (c.45 spaces) or storage.
- 4.16 **Parameter Plan 4: Development Zones.** This Parameter Plan defines the location where development will occur and within which Development Zone for the purposes of future reserved matters applications. Development will comprise buildings as well as public realm.
- 4.17 The northern, western and eastern quarters defined at Figure 2.4 have informed the Development Zones within the outline component of the Planning Application. The Eastern Quarter comprises Development Zone D and E. The Northern Quarter comprises Development Zone F, G and H. The Western Quarter comprises Development Zone J.
- 4.18 Zones D, E, F, G, H and J correspond to the character zones within the Design Code Section 3 Development Zone Codes which will inform detailed design in this location.
- 4.19 Zones H, G and J are bordered by Silsoe Road, Coburg Road, and Western Road, respectively. While Zone E and F are bordered by Mary Neuner Road, and Zone D bordered by Brook Road to the north and residential properties to the east. Zones E and D are border to the south and east, respectively, by the Moselle Brook safeguarding zone.
- 4.20 Zones H, G and J have been pulled back up to 11m from the middle of Coburg Road as agreed with Haringey, denoting that no built form will take place beyond their boundary.
- 4.21 This plan should be read alongside Parameter Plan 5, 6 and 7 which define the extent of public realm, green space and the strategically important primary square as well as primary and secondary pedestrian and cycle routes within the Site.
- 4.22 For each zone, the cubic floorspace shall not exceed 70% of the zones total capacity, except for Zone D which shall be limited to 65%.
- 4.23 **Parameter Plan 5: Maximum and Minimum Building Extents.** This Parameter Plan identifies the maximum and minimum heights of buildings in AODm and the extent of the built form across the ground plane.

- 4.24 The heights of buildings relate to the Development Zones defined by Parameter Plan 4. Development Sub Zones (known as “Development Parcel’s”) are introduced in this Plan (e.g. Development Parcel D1, D2, D3 and D4) to ensure an appropriate variation of height across the Development Zone.
- 4.25 The Plan includes the actual height of the Illustrative Masterplan buildings and the proposed ground level AOD (as detailed on Parameter Plan 3) to provide some context to the Parameter Plan.
- 4.26 The Plan defines the maximum extent of buildings in yellow subject to a tolerance of either +/- 5m or +/- 7m.
- 4.27 Buildings will not be allowed in the white areas as these include strategic areas of public realm, amenity space and views into and out from the development. Similarly strategic gaps are identified as being necessary between buildings in Development Parcel D1, D2, D3 and D4. This is to preserve the amenities of residential properties along Hornsey Park Road. Design Code 3D.3 D.3.1 – D.3.3 provide greater detail on how these gaps are expected to be delivered through reserved matters.
- 4.28 The Plan defines a clear gradation of height from Hornsey Park Road to Coburg Road where the highest point of the development will be located on Coburg Road.
- 4.29 The siting of the tallest elements within Development Parcel H1, 2 and 3; G2 and J3 has been informed through pre-application discussions with Haringey. This includes a detailed townscape and visual impact assessment of local views including Locally Strategic Views of Alexander Palace defined by Figure 2.1 of the Haringey Development Management DPD.
- 4.30 The location of height within the development has also been informed by a daylight, sunlight and overshadowing assessment of existing and residential properties informed by the Illustrative Masterplan.
- 4.31 There will be some instances in Parameter Plan 5 where building heights will be reduced below the minimum levels shown on an incidental basis to ensure an appropriate design context. This might include where a single storey building entrance is a design feature, or include building shoulder heights which cannot be shown on plan form but are referenced within the Design Code.
- 4.32 **Parameter Plan 6: Landscape & Open Space.** This Parameter Plan identifies the type of landscaping and open space expected to be delivered by reserved matters applications.

- 4.33 Each Development Zones must contain a specific form of amenity provision as prescribed by the Plan. This will include public open space; private communal amenity space at grade level; private communal amenity space at roof top level; and doorstep playable space for 0 to 5 year olds.
- 4.34 The form of Landscape and Open Space required has been informed by the play and amenity space requirements of the Illustrative Masterplan and will be tested further at reserved matters stage.
- 4.35 Public open space is to be provided within Development Zones D and H, with additional public space being provided to the east of the Site within the Moselle Brook ecological corridor walk (the “Moselle Walk”) during the day times, with an expectation that this will be gated and secured at night time. Section 4.2.2 of the Design Code defines the design guidelines for Moselle Walk.
- 4.36 The Primary Square is the principal urban public square for the development. It will be located within Development Zone H/G and is indicatively shown on Parameter Plan 5 as white land. The square comprises 1,032m² the design guidelines for which are set out in Section 4.2.3 of the Design Code “Key Space – Public Square”.
- 4.37 As shown on Parameter Plan 7 Access and Ground Movement, key pedestrian routes will converge into and run adjacent to the Primary Square. The Primary Square responds directly to Site Allocation DPD SA22 Clarendon Square which requires “a new urban square” to “establish Clarendon Square as a destination that complements Wood Green Metropolitan Centre”.
- 4.38 This space will function as one of the main pedestrian focal points for the Planning Application, with the potential for occasional events and performances to be held within it. This will support Haringey’s wider programme of cultural events such as concerts, outdoor cinema, local performances and opportunities for local community events.
- 4.39 It is expected that cafés and other commercial uses will surround the Primary Square in order to create an active edge to the space.
- 4.40 The outline component of the permission will provide a segregated pedestrian route running from Mary Neuner Road to Brook Road, with secondary routes joining/leading north and west to Coburg Road and Western Road respectively. This route will be a broad green boulevard with shared pedestrian cycleway.

- 4.41 The Moselle Walk will provide a north to south pedestrian walkaway, from the detailed component to the outline component through the the Community Park, along the eastern Site boundary, between Development Zone D and the rear gardens of properties 63–155 Hornsey Park Road.
- 4.42 Moselle Walk will act as visually enhanced buffer between the outline component and Hornsey Park Road properties. The footpaths within the Moselle Walk are envisaged to be self-bound gravel pathways. The Walk would also include Sustainable Urban Drainage (SuDS) features and contribute to the overall surface water attenuation of the Site.
- 4.43 Private Communal Space is to be provided on the ground floor within Development Zones D and E, with Rooftop Communal Space being provided within Development Zones E, F, H, G and J. This amenity provision will be in addition to private demised amenity space which future residents will benefit from by way of balconies and or terraces.
- 4.44 Doorstep playspace is to be provided within all Development Zones.
- 4.45 The quantum of play space for 0-5 years olds, 6-11 years old and 12+ will be defined at reserved matter stage. The Illustrative Masterplan for the outline component illustrates a requirement of 1,800m² of play space, and 1,930m² is proposed. It is expected that the 0-11 year old play space will be secured on site, supported by existing play and sports facilities in the locality at Wood Green Common and Alexandra Park. 12+ play provision will be delivered off site if necessary.
- 4.46 The Illustrative Masterplan indicates the provision of 18,811m² of amenity space and new public realm for the outline component.
- 4.47 **Parameter Plan 7: Access & Ground Movement.** This Parameter Plan identifies the proposed access points into and out of the site including strategic highway, pedestrian and cycle routes. It defines the hierarchy of these routes and servicing zones.
- 4.48 The Plan identifies the key north-south connection for pedestrians and cyclists. This route is subject to further design guidance at Section 4.2.1 of the Design Code “North South Connection”. It is the principal pedestrian and cycle movement across the site. The primary pedestrian and cycle route is situated between Development Zones H, G, E and F and provides a north south route to and from Coburg Road in the north and Mary Neuner Road in the South.

- 4.49 The main service route for vehicles accessing the outline component will be between Development Zones E/F/H. This route is defined by Parameter Plan 4 as white land. Although primarily a pedestrian route with public open space, it is intended that vehicles will be able to access this route for short periods of time. Access/egress to this route will be from both Brook Road and Mary Neuner Road which ensures that vehicles do not need to reverse in this area.
- 4.50 This route and other key service routes around the Site are subject to further design guidance at Section 4.1.1 of the Design Code “Footways and Secondary Shared Routes”. This includes off-street service areas along Coburg Road, Western Road and Silsoe Road.
- 4.51 In addition to the north-east to south-west route provided by Moselle Walk, a secondary pedestrian and cycle route in an east-west direction is provided between Development Zones H, E, G, F and J to and from Western Road in the west and Brook/Silsoe Road in the east is provided. Two secondary pedestrian routes into Development Zone H to serve the ‘Primary Square’ are also proposed.
- 4.52 A private pedestrian and cycle route between Development Zones D and E to serve residents will provide a north-east to south-west route to and from Brook Road and Mary Neuner Road.
- 4.53 The design and layout of the parking within the basement will be a matter for detailed design and subsequent reserved matters submissions.
- 4.54 Two points of vehicular access are proposed from Mary Neuner Road (Underneath Block E1) and Western Road (Underneath Block J2) into the proposed basement. These are submitted in detail for approval at this Planning Application stage. Access to the basement will be from Western Road and Mary Neuner Road within Development Zones J and E/D, respectively.
- 4.55 The basement covers two distinct areas which may be developed at different times due to land ownership / planning constraints. As a result, both access options are being pursued.
- 4.56 The accesses have been designed to form priority junctions with Western Road and Mary Neuner Road. The access layout Western Road and Neuner Road is enclosed at **Document 5**. This shows that visibility splays in accordance with Manual for Streets based on a 20 mph speed limit can be achieved.
- 4.57 On Mary Neuner Road a raised table will be provided at the point of the access and around the bend to create a slow speed environment. The accesses have been designed in accordance with the advice

set in in the Multi Storey Car Park Design Guide and swept path analysis has been undertaken for standard design vehicles.

b) Design Code

- 4.58 The Design Code will be enforced by a condition attached to the Planning Permission. It sets out design guidance which future reserved matter applications will be submitted against and will need to be in conformity with.
- 4.59 The purpose of the document is to provide clear guidance for the intended form, scale and character of the individual buildings and landscape spaces proposed by the Parameter Plans. It will assist Haringey in assessing detailed design proposals as they come forward. It will also inform the architects commissioned to design individual buildings of the obligations that each building is required to fulfil in terms of design intent.
- 4.60 The Design Code for this Planning Application has been produced by Panter Hudspith and LDA Design. Section 2 of the Design Code contains Site Wide Codes (2.1 to 2.16). Section 3 contains codes specifically related to the Development Zones prescribed by Parameter Plan 4 (3D.1 to 3J.3). Section 4 relates to Public and Private Realm codes. 4.1 provides guidance on Site Wide Principles whilst 4.2 relates to Key Spaces and Routes.

c) Design and Access Statement

- 4.61 The Design and Access Statement will not be a Controlled Document for the purposes of the outline component of the Planning Application as it includes material which cannot be enforced by planning condition.
- 4.62 Notwithstanding this, the Design and Access Statement provides a useful explanation of the background to the Planning Application and design ethos which has informed it. It explains the context and rational to development and the evolution of the design.
- 4.63 The Design and Access Statement contains computer generated images of what the detailed component will look like, and computer generated images of what the outline component could look like.

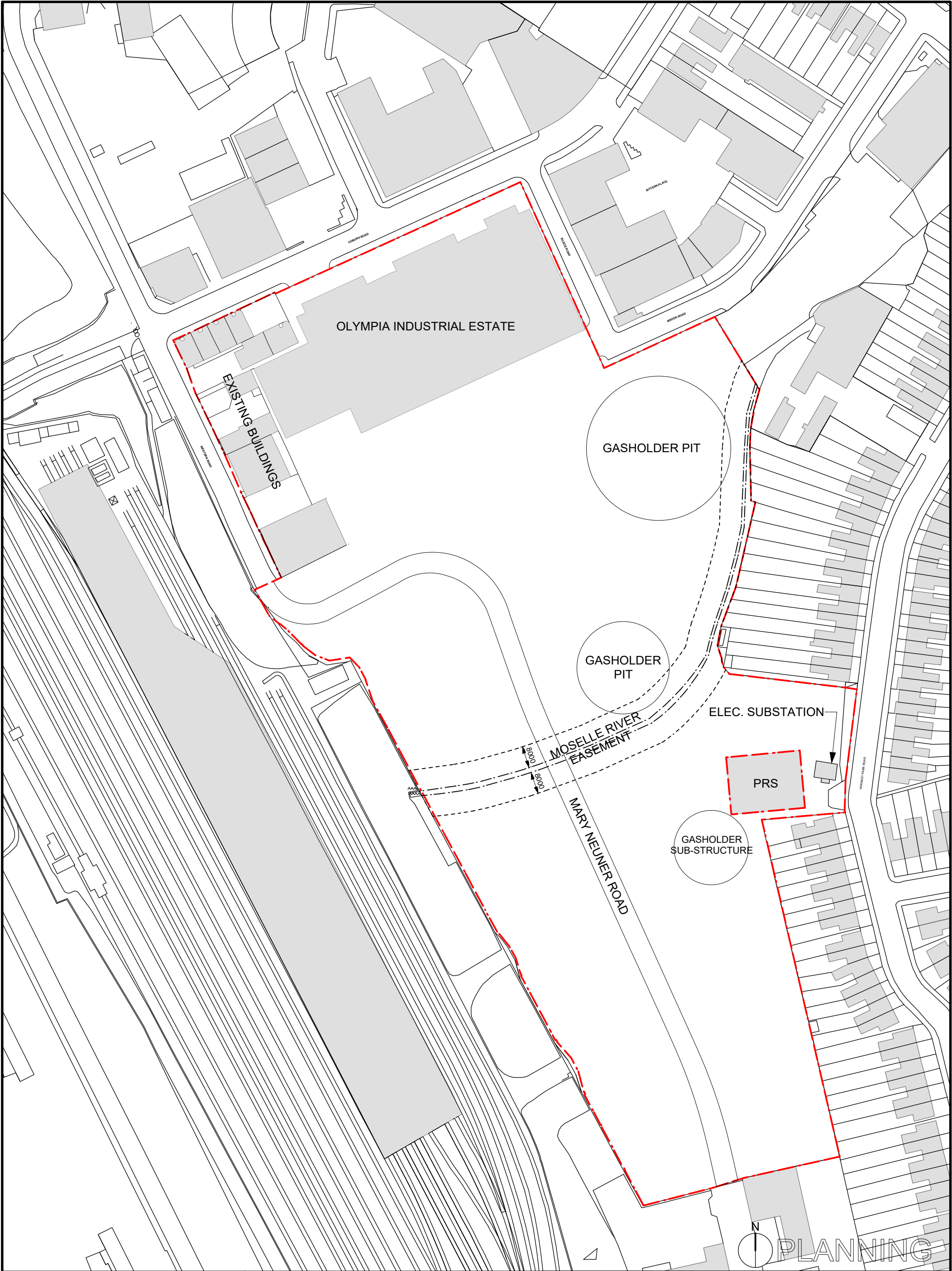
d) Outline Component - Illustrative Masterplan & Accommodation Schedule

- 4.64 Where reference is made to the outline component of the Illustrative Masterplan and Accommodation schedule this is not a Controlling Document. It is submitted to demonstrate one way that the Parameter Plans; Design Code; and Development Specification can deliver development within the outline component.



DOCUMENT 1

RED LINE PLANNING APPLICATION BOUNDARY



KEY



PLANNING APPLICATION AREA:
47,496m², 4.75 hectares

1	ISSUED FOR PLANNING	SM	GH	20.10.17
REV	DESCRIPTION	DRWN	CHKD	DATE

1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format, it is uncontrolled - only figured dimensions in hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF PANTER HUDSPITH ARCHITECTS and is not to be reproduced without their permission.

PROJECT	Clarendon Gas Works, Wood Green
DRAWING	Hybrid Planning Application Boundary

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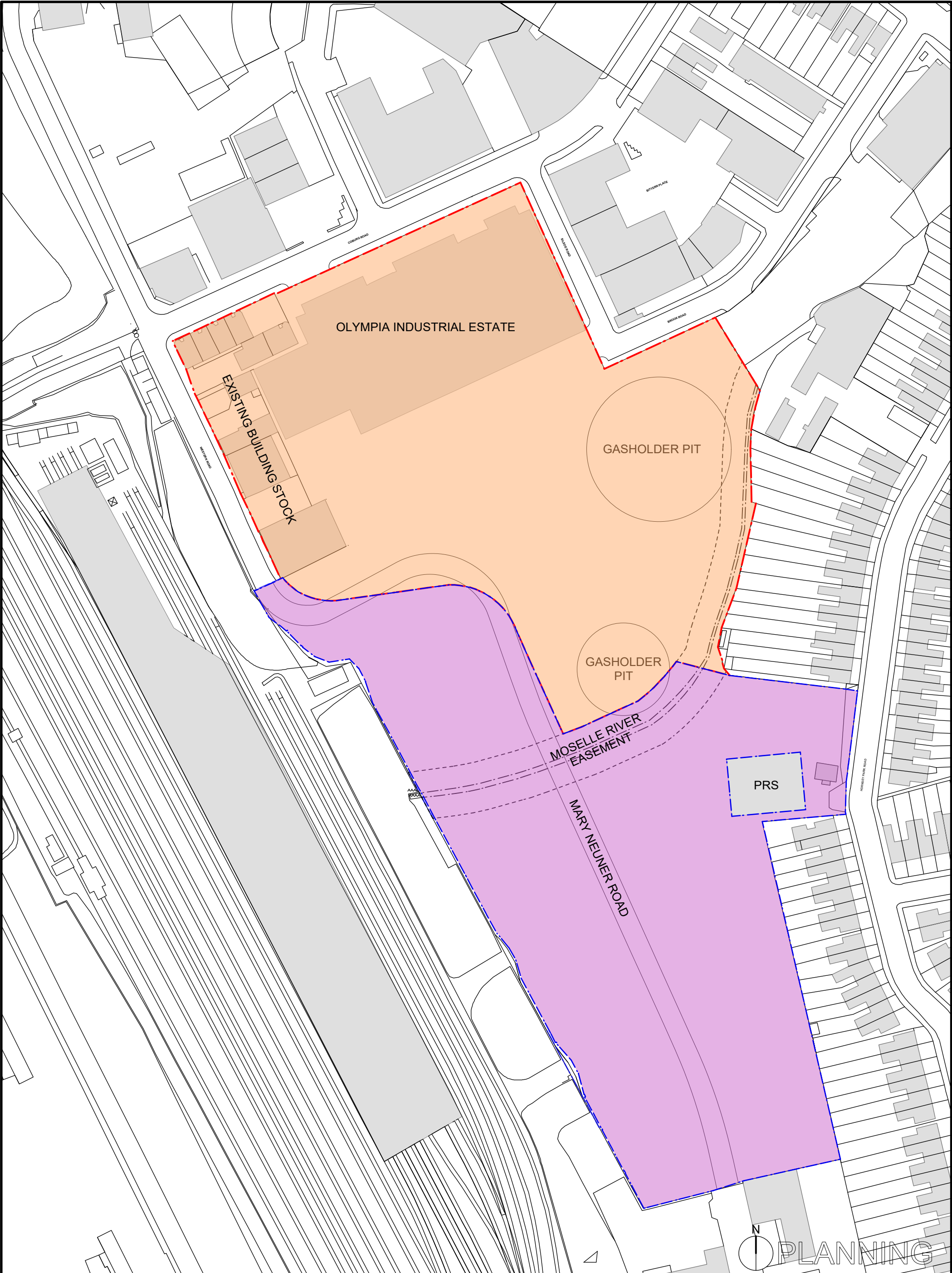
JOB No.	DRAWING No.	REV
439	SK410	1

SCALE	SIZE
1:1250	A3



DOCUMENT 2

OUTLINE AND DETAIL PLANNING APPLICATION



KEY	
	OUTLINE PLANNING APPLICATION BOUNDARY: 24,551m², 2.45 hectares
	DETAILED PLANNING APPLICATION BOUNDARY: 22,645m², 2.30 hectares

REV	ISSUED FOR PLANNING	SM	GH	20.10.17
	DESCRIPTION	DRWN	CHKD	DATE

1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format, it is uncontrolled - only figured dimensions in hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF PANTER HUDSPITH ARCHITECTS and is not to be reproduced without their permission.

PROJECT	Clarendon Gas Works, Wood Green
DRAWING	Parameter Plan 1: Outline and Detail Planning Application Area

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JOB No. 439	DRAWING No. SK411	REV 1
SCALE 1:1250	SIZE A3	



DOCUMENT 3

ILLUSTRATIVE MASTERPLAN AND HYBRID BOUNDARY OVERLAY



DRAFT

KEY		PROJECT				panter hudspith architects	
—	SITE BOUNDARY	Clarendon Gas Works - Wood Green				11 th Floor - Hannibal House Elephant & Castle, London SE1 6TE t: 020 7701 0575 e: info@panterhudspith.com	
—	DETAIL / OUTLINE APPLICATION BOUNDARY	DRAWING Proposed Site Layout Plan - Current				JOB No.	WORK STAGE
A1	BLOCK REFERENCE					439	C
						DRAWING No.	SIZE
						SK171	A3
						SCALE	
						1:1250	

C
B
A
/

REV

Landscape and Roof Plans Updated
Building footprints updated and Application Boundaries shown
Building footprints updated
First issued for information

DESCRIPTION

JB
JB
JB
JB

DRWN
BY

GH
GH
GH
GH

CHKD
BY

10 / 10 / 17
15 / 08 / 17
10 / 07 / 17
17 / 02 / 17

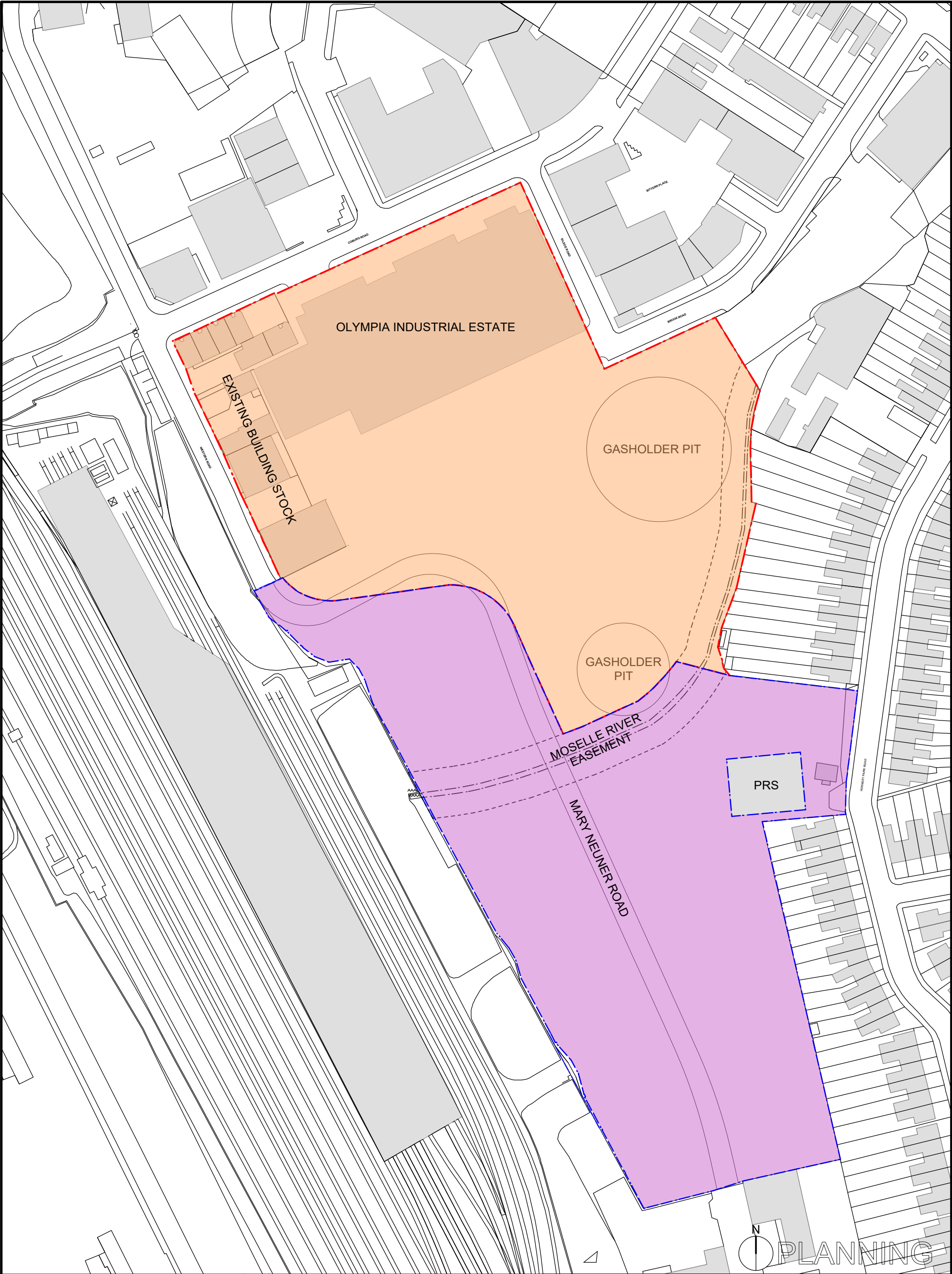
DATE

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DOCUMENT 4

PARAMETER PLANS 1 TO 7



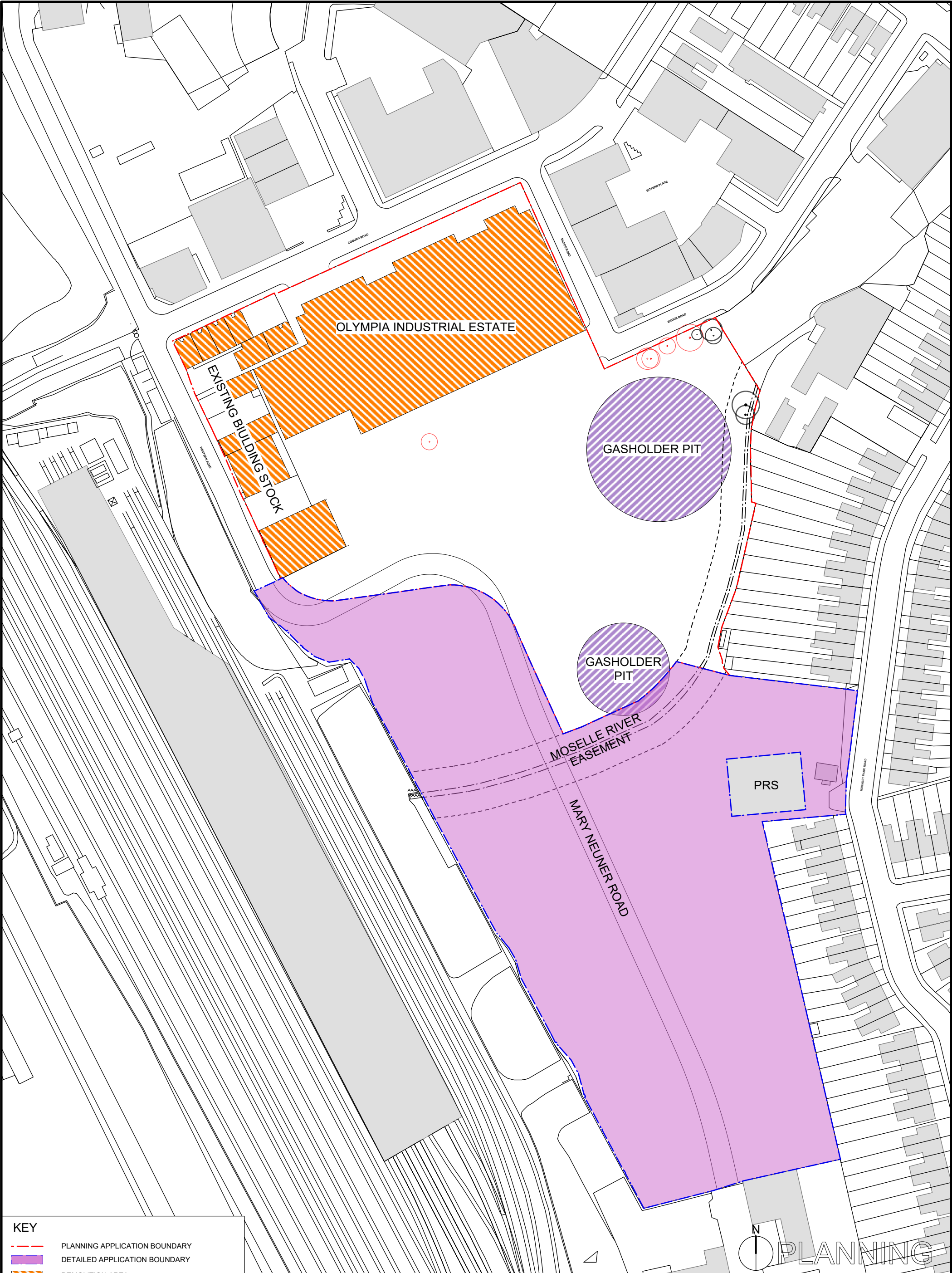
KEY	
	OUTLINE PLANNING APPLICATION BOUNDARY: 24,551m², 2.45 hectares
	DETAILED PLANNING APPLICATION BOUNDARY: 22,645m², 2.30 hectares

REV	DESCRIPTION	SM BY	GH BY	20.10.17 DATE
1	ISSUED FOR PLANNING			

1. Do not scale from this drawing, other than for Planning purposes. 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility. 3. Report all drawing errors, omissions and discrepancies to the architect. 4. Where the drawing is in CAD format, it is uncontrolled - only figured dimensions in hard copies and PDFs to be relied upon for checking. 5. All information contained in this drawing is SOLE COPYRIGHT OF PANTER HUDSPITH ARCHITECTS and is not to be reproduced without their permission.

PROJECT	Clarendon Gas Works, Wood Green
DRAWING	Parameter Plan 1: Outline and Detail Planning Application Area

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11th Floor - Hannibal House Elephant & Castle, London SE1 6TE t: 020 7701 0575 e: info@panterhudspith.com		
JOB No. 439	DRAWING No. SK411	REV 1
SCALE 1:1250	SIZE A3	



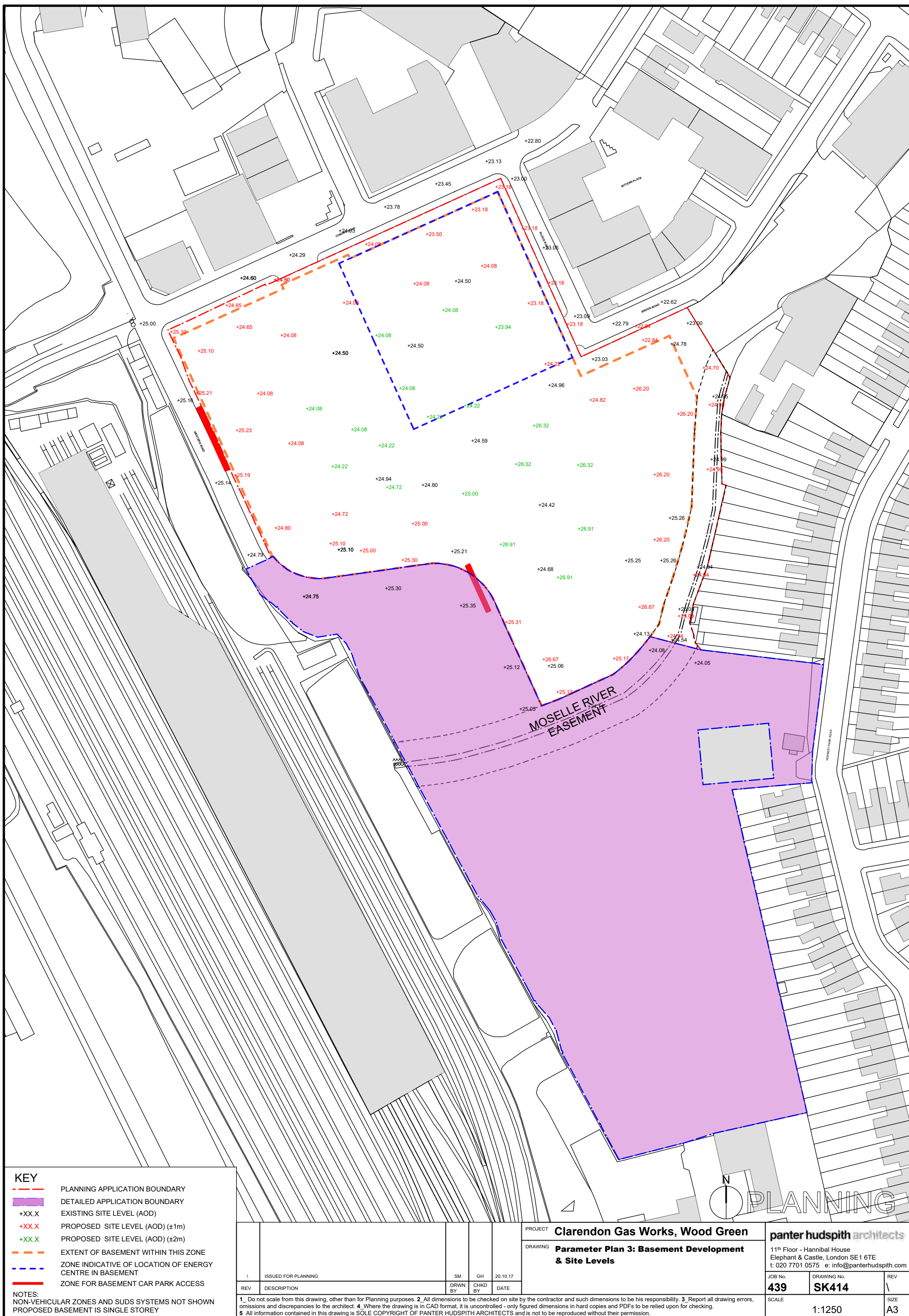
- KEY**
- PLANNING APPLICATION BOUNDARY
 - DETAILED APPLICATION BOUNDARY
 - DEMOLITION AREA
 - GASHOLDER PIT
 - TREES TO BE REMOVED

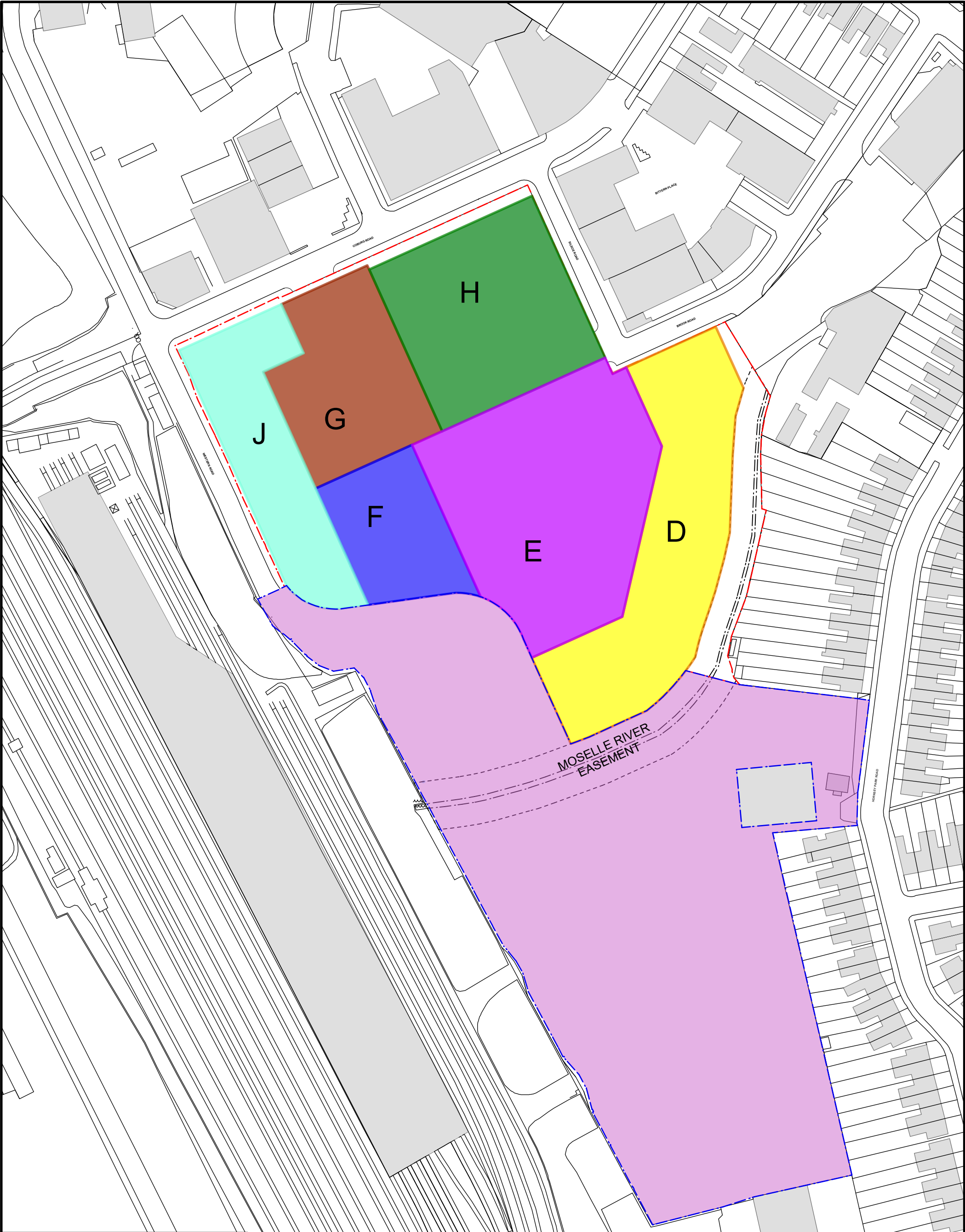
1	ISSUED FOR PLANNING	SM	GH	20.10.17
REV	DESCRIPTION	DRWN	CHKD	DATE

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PROJECT	Clarendon Gas Works, Wood Green
DRAWING	Parameter Plan 2: Buildings to be Demolished & Groundworks Infill

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JOB No.	DRAWING No.	REV
439	SK413	1
SCALE	SIZE	
1:1250	A3	





- KEY**
- X DEVELOPMENT ZONE REFERENCE
 - - - PLANNING APPLICATION BOUNDARY
 - DETAILED APPLICATION BOUNDARY

NOTES:
MAXIMUM EXTENT OF DEVELOPMENT ZONES SHOWN,
BALCONIES EXCLUDED.
AREAS SHOWN ARE BUILDING ZONES INCLUDING PUBLICLY
ACCESSIBLE THOROUGHFARES.

1	ISSUED FOR PLANNING	SM	GH	20.10.17
REV	DESCRIPTION	DRWN	CHKD	DATE

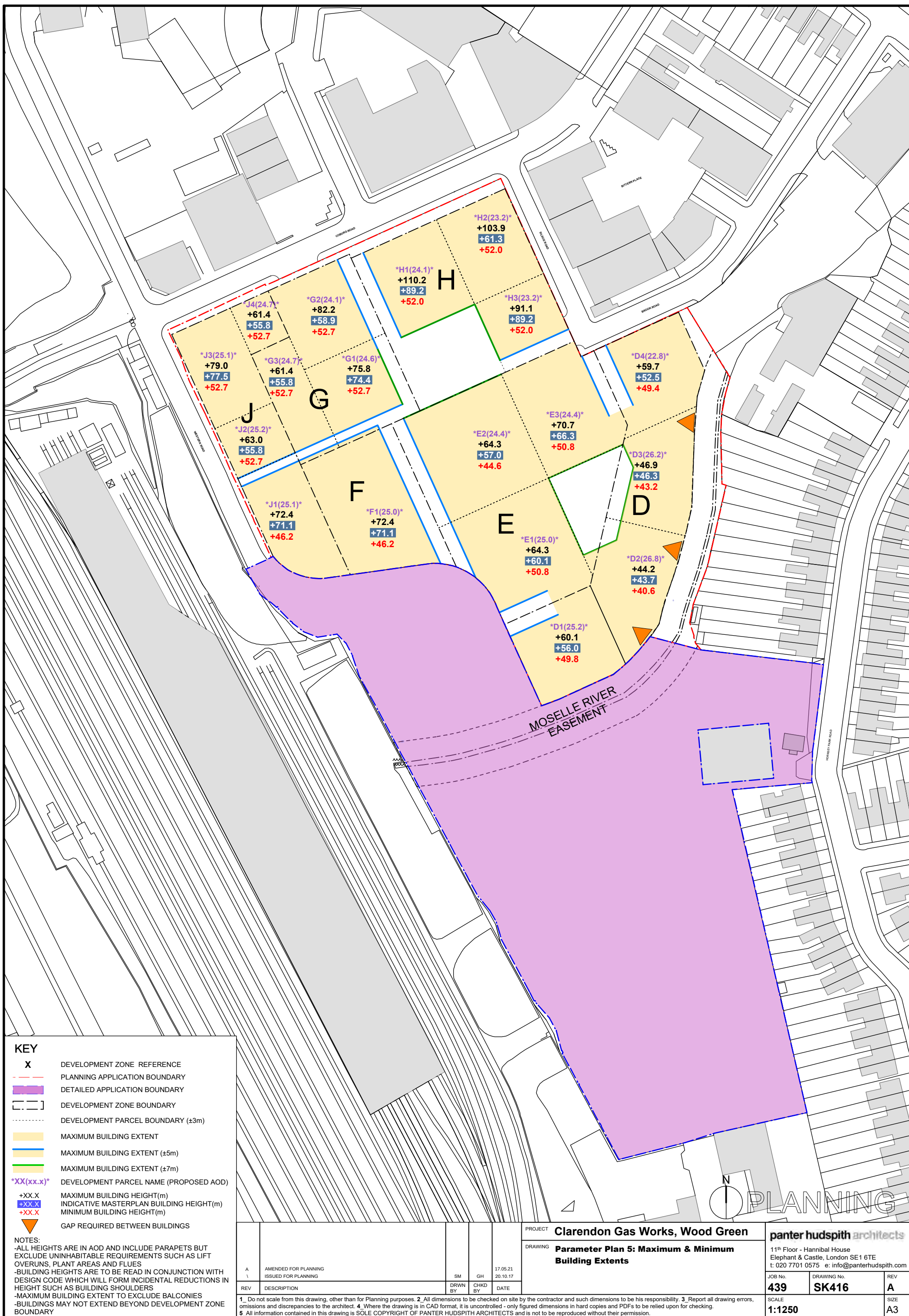
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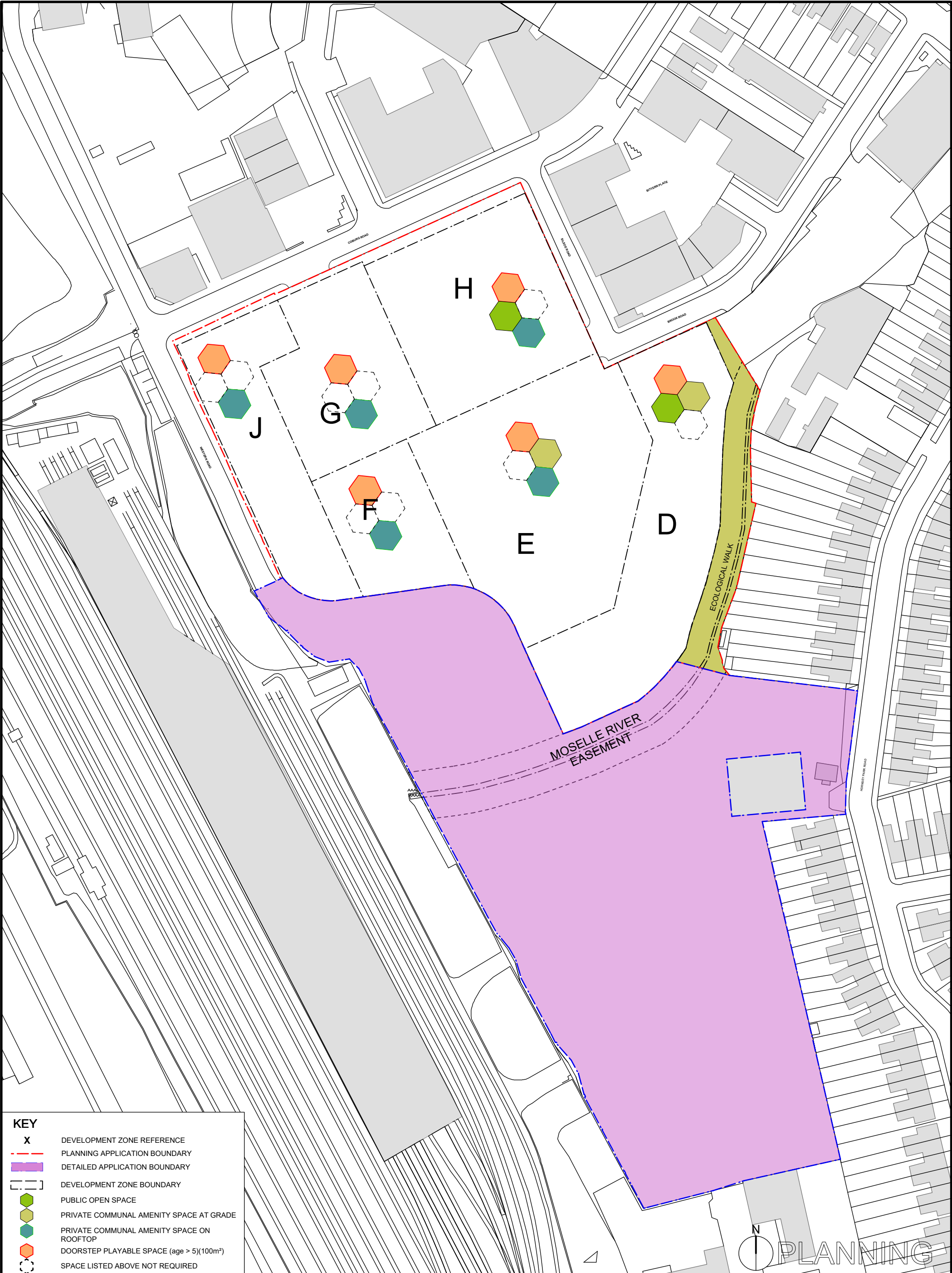
PROJECT **Clarendon Gas Works, Wood Green**
DRAWING **Parameter Plan 4: Development Zones**

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Elephant & Castle, London SE1 6TE
t: 020 7701 0575 e: info@panterhudspith.com

JOB No.	DRAWING No.	REV
439	SK415	1

SCALE	SIZE
1:1250	A3





KEY

X

DEVELOPMENT ZONE REFERENCE

PLANNING APPLICATION BOUNDARY

DETAILED APPLICATION BOUNDARY

DEVELOPMENT ZONE BOUNDARY

■

PUBLIC OPEN SPACE

■

PRIVATE COMMUNAL AMENITY SPACE AT GRADE

■

PRIVATE COMMUNAL AMENITY SPACE ON ROOFTOP

■

DOORSTEP PLAYABLE SPACE (age > 5)(100m²)

○

SPACE LISTED ABOVE NOT REQUIRED

NOTE: OPEN SPACE AND PLAY AREA NOT ILLUSTRATIVE OF SHAPE, QUANTITY, OR PRECISE LOCATION
YOUTH SPACE AGE 0-11 TO BE SPLIT BETWEEN COMMUNITY GARDENS IN DETAILED APPLICATION AND BARRATT GARDENS. AGE 12+ REQUIREMENTS TO BE PROVIDED IN BARRATT GARDENS

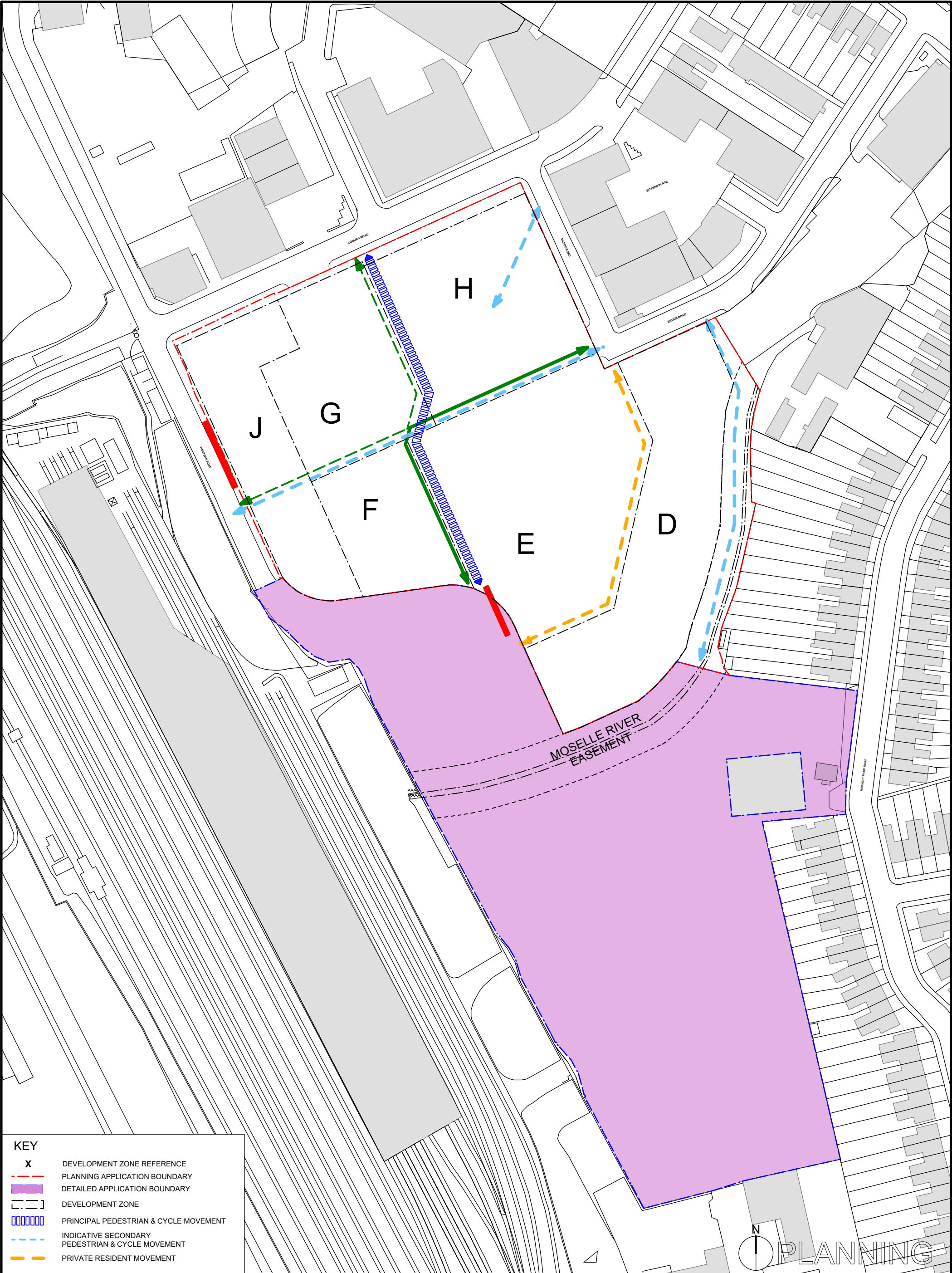
PROJECT		Clarendon Gas Works, Wood Green		
DRAWING		Parameter Plan 6: Landscape & Open Space		
REV	DESCRIPTION	SM BY	GH CHKD BY	20.10.17 DATE
1	ISSUED FOR PLANNING			

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JOB No.	DRAWING No.	REV
439	SK417	1
SCALE	SIZE	
1:1250	A3	



- KEY
- X

DEVELOPMENT ZONE REFERENCE
- PLANNING APPLICATION BOUNDARY
- DETAILED APPLICATION BOUNDARY
- DEVELOPMENT ZONE
- PRINCIPAL PEDESTRIAN & CYCLE MOVEMENT
- INDICATIVE SECONDARY PEDESTRIAN & CYCLE MOVEMENT
- PRIVATE RESIDENT MOVEMENT
- SERVICING MOVEMENT & ACCESS
- SECONDARY SERVICING MOVEMENT & ACCESS - NON-VEHICULAR
- ZONE FOR BASEMENT CAR PARK ACCESS

1	ISSUED FOR PLANNING	SM	GH	20.10.17
REV	DESCRIPTION	DRWN BY	CHKD BY	DATE

PROJECT	Clarendon Gas Works, Wood Green
DRAWING	Parameter Plan 7: Access and Ground Movement

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JOB No.	DRAWING No.	REV
439	SK418	1
SCALE	SIZE	
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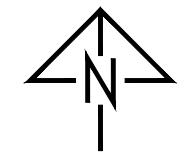
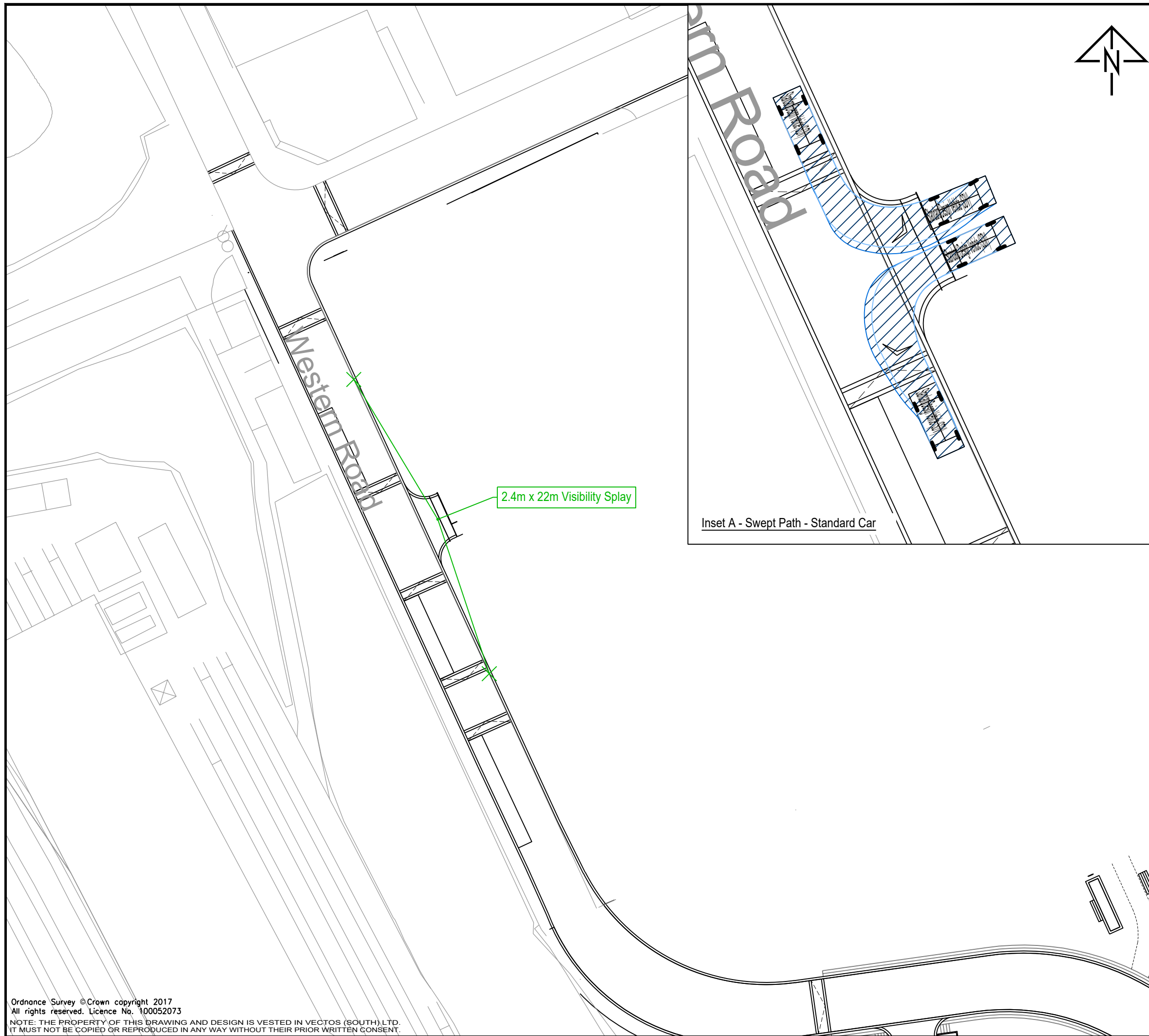
NOTE: EXCLUDES EMERGENCY ROUTES

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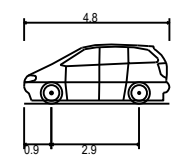


DOCUMENT 5

DETAILED DRAWINGS FOR ACCESS TO THE BASEMENT CAR PARK (OUTLINE COMPONENT)



- Notes:**
1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.
 3. Based on Panther Hudspeth & LDA Layouts.



Standard Design Vehicle (SDV)
 Overall Length 4.800m
 Overall Width 2.000m
 Overall Body Height 1.950m
 Min Body Ground Clearance 0.100m
 Track Width 2.000m
 Lock to lock time 4.00s
 Wall to Wall Turning Radius 6.000m

A	Updated to suit latest layout.	TF	MdC	11.10.2017
REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
St William Homes LLP

PROJECT:
Clarendon Gas Works

DRAWING TITLE:
Western Road Access

SCALES:
1:500 / 1:250 at A3

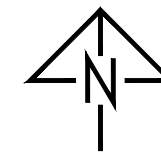
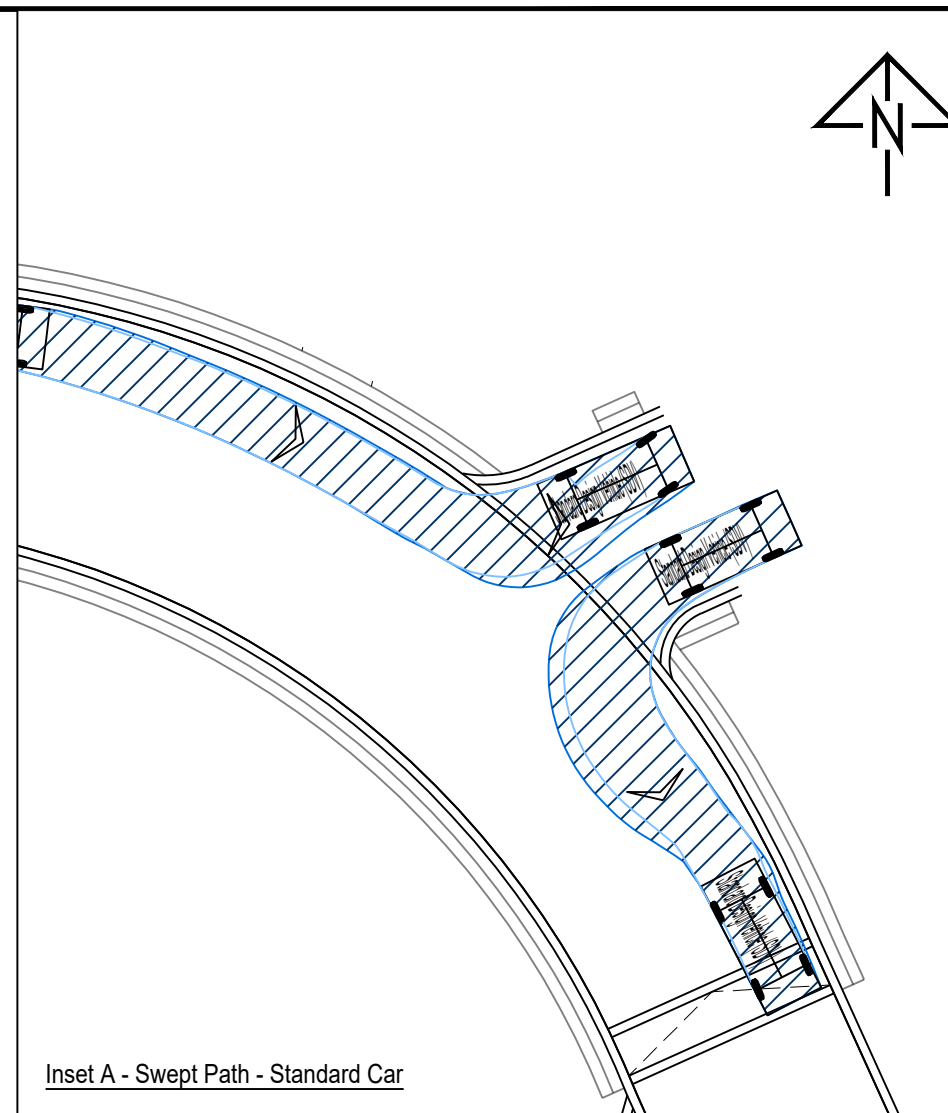
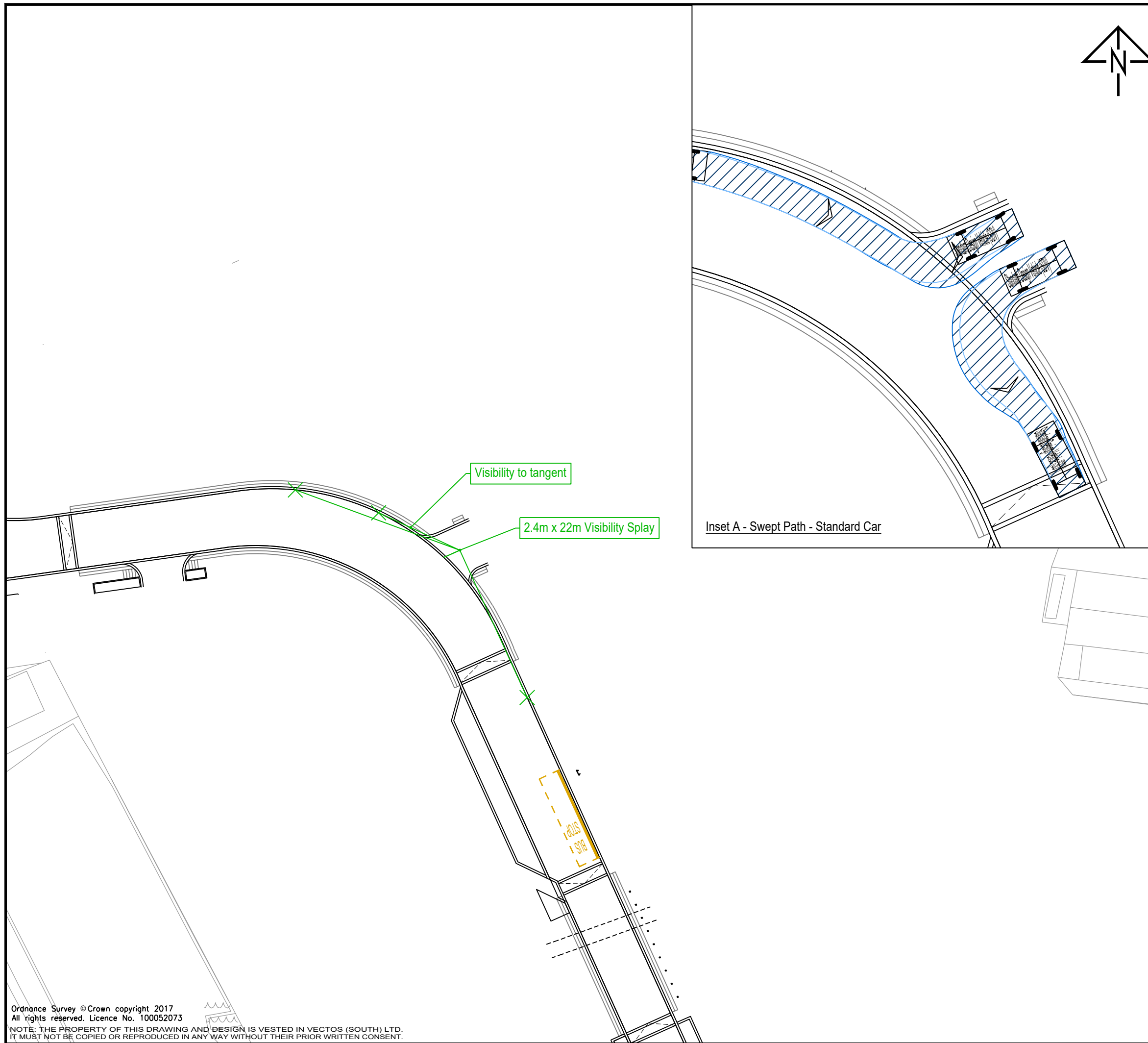
DRAWN:	TF	CHECKED:		DATE:	01.09.2017
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transport planning specialists

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 t: 020 7580 7373 e: enquiries@vectoros.co.uk

DRAWING NUMBER:	130935B/A/16	REVISION:	A
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Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.
3. Based on Panther Hudspith & LDA Layouts.

Standard Design Vehicle (SDV)

Overall Length	4.800m
Overall Width	2.000m
Overall Body Height	1.950m
Min Body Ground Clearance	0.100m
Track Width	2.000m
Lock to lock time	4.00s
Wall to Wall Turning Radius	6.000m

REV.	DETAILS	DRAWN	CHECKED	DATE
A	Updated to suit latest layout.	TF	MdC	11.10.2017

CLIENT:

St William Homes LLP

PROJECT:

Clarendon Gas Works

DRAWING TITLE:

**Block E1 Access
Mary Neuner Road**

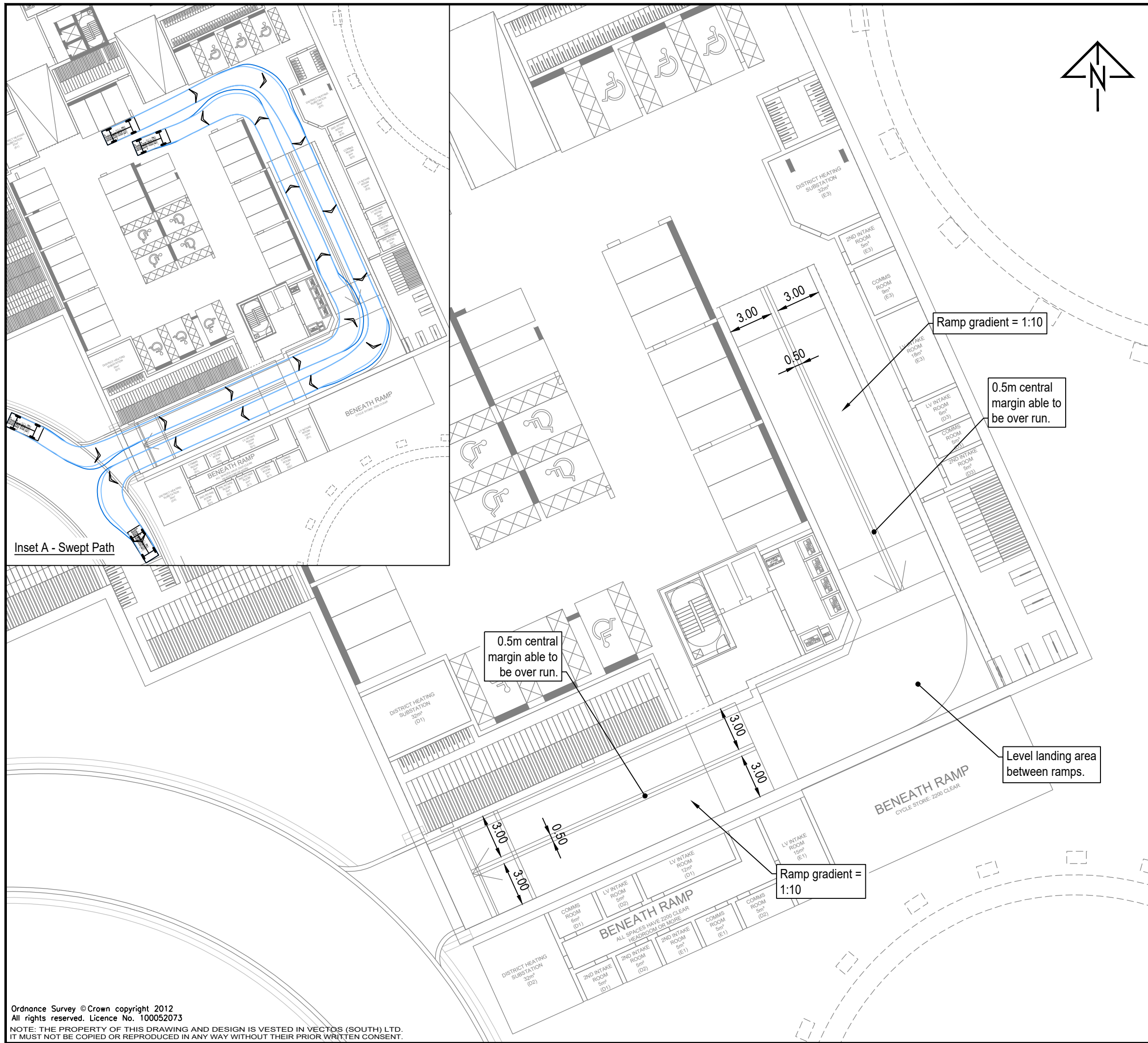
SCALES:

1:500 / 1:250 at A3

DRAWN:	TF	CHECKED:	DATE:	01.09.2017
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DRAWING NUMBER:	REVISION:
130935B/A/15	A



Notes:

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2. White lining is indicative only.
3. Based on Panther Hudspeth layout: 439 SK404 Basement Plan Option 20D

Standard Design Vehicle (SDV)
Overall Length 4.800m
Overall Width 2.000m
Overall Body Height 1.950m
Min Body Ground Clearance 0.100m
Track Width 2.000m
Lock to lock time 4.00s
Wall to Wall Turning Radius 6.000m

C	Updated to suit latest architect layout.	TF	MdC	11.10.2017
B	Updated to suit latest architect layout.	TF	MdC	03.10.2017
A	Updated to suit latest PH layout.	TF	MdC	17.08.2017

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

St William Homes LLP

PROJECT:

Clarendon Gas Works

DRAWING TITLE:

Car Park Ramp Review
Block E

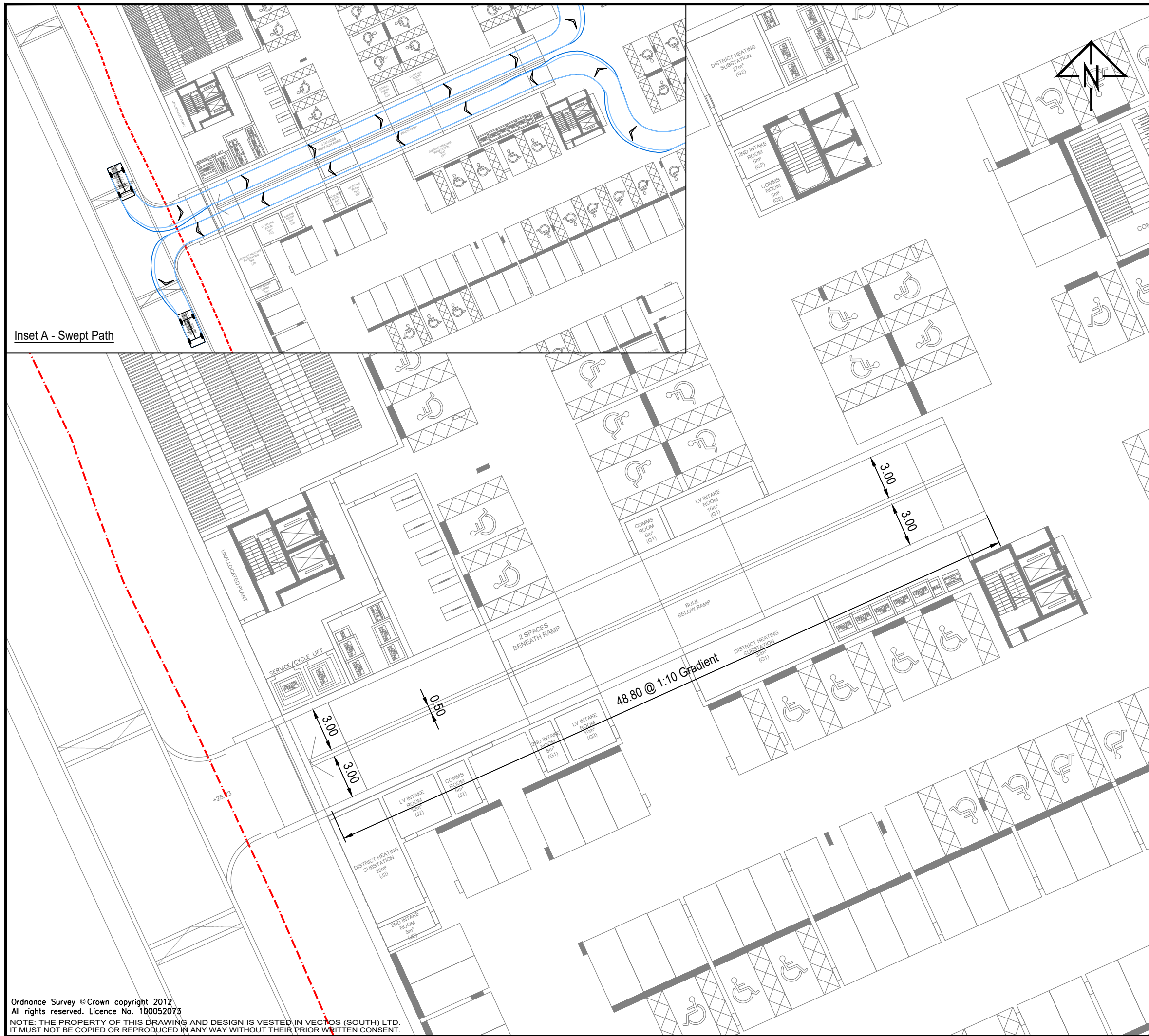
SCALES:

1:250 / 1:500 at A3

DRAWN:	TF	CHECKED:	GS	DATE:	29.03.2017
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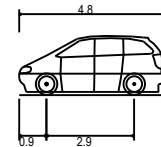
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DRAWING NUMBER:	130935B/SK/29	REVISION:	C
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Inset A - Swept Path

- Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.
 3. Based on Panther Hudspeth layout: 439 SK404 Basement Plan Option 20D



Standard Design Vehicle (SDV)
Overall Length 4.800m
Overall Width 2.000m
Overall Body Height 1.950m
Min Body Ground Clearance 0.100m
Track Width 2.000m
Lock to lock time 4.00s
Wall to Wall Turning Radius 6.000m

REV.	DETAILS	DRAWN	CHECKED	DATE
B	Updated to suit latest PH layout.	TF	MdC	11.10.2017
A	Updated to suit latest PH layout.	TF	MdC	03.10.2017

CLIENT:
St William Homes LLP

PROJECT:
Clarendon Gas Works

DRAWING TITLE:
**Car Park Ramp Review
Block E
Northern Ramp Location**

SCALES:
1:250 / 1:500 at A3

DRAWN:	TF	CHECKED:	MdC	DATE:	17.08.2017
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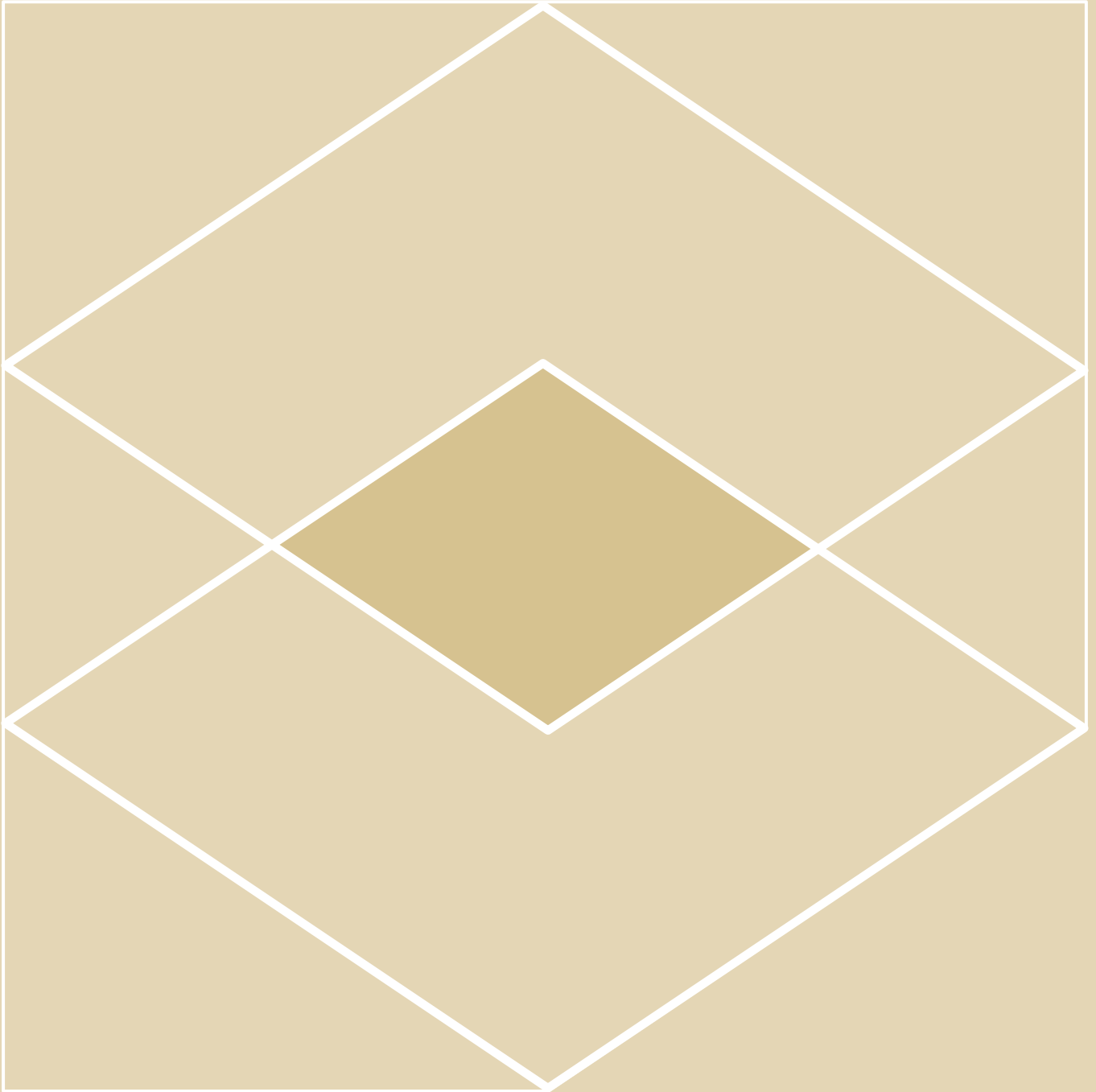
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DRAWING NUMBER:	130935B/SK/43	REVISION:	B
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Document 3

DESIGN CODE



DESIGN CODE

January 2018

Rev A

CLARENDON GAS WORKS
WOOD GREEN

St William
Designed for life



DESIGN CODE

January 2018
Rev A

CLARENDON GAS WORKS WOOD GREEN

St William
Designed for life

panter hudspith architects
LD&A DESIGN

DOCUMENT HISTORY

REVISION	DATE	DESCRIPTION
-	October 2017	Planning Submission
A	January 2018	Key revisions reflect comments received from London Borough of Haringey and Greater London Authority, resulting in additional and / or amended text or diagrams to the following codes: 2.1.2, 2.3.2, 2.8.1, 2.8.7, 2.10.2, 2.10.3 and D3.3

1	INTRODUCTION	5	3G	DEVELOPMENT ZONE G CODES	
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			3G.2	Application of Site-wide Codes	63
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2.1	FIRST LIFE, THEN SPACE, THEN BUILDINGS	11	3H.1	Introduction	69
2.2	PERMEABILITY THROUGH THE SITE	11	3H.2	Application of Site-wide Codes	71
			3H.3	Specific Development Zone Design Codes	75
2.3	MASSING OF THE BUILDINGS	13	3J	DEVELOPMENT ZONE J CODES	
2.4	CONFIGURATION OF LAYOUTS	17	3J.1	Introduction	77
2.5	CLARITY OF PUBLIC /PRIVATE DEMISE LINES	20	3J.2	Application of Site-wide Codes	79
			3J.3	Specific Development Zone Design Codes	83
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2.7	ACTIVATING THE GROUND FLOOR	21	4	PUBLIC AND PRIVATE REALM	85
2.8	EMPLOYMENT FUNCTIONS	24	4.1	SITE-WIDE PRINCIPLES	86
2.9	BUILDING ENTRANCES	26	4.1.1	FOOTWAYS + SECONDARY SHARED ROUTES	89
2.10	FACADE ARTICULATION & HIERARCHY	26	4.1.2	STREET FURNITURE	91
2.11	MATERIALITY	29	4.1.3	LIGHTING	93
2.12	OPENINGS	32	4.1.4	STEPS, RAMPS AND PLANTER EDGES	95
2.13	BALCONY TYPES	33	4.1.5	HARD LANDSCAPE MATERIALS + PALETTE	97
2.14	PARAPETS AND SCREENS TO ROOF LEVEL AMENITY SPACES	34	4.1.6	SOFT LANDSCAPE	99
2.15	CAR PARKING	35	4.1.7	STREET TREES	101
2.16	REFUSE	35	4.2	KEY SPACES + ROUTES	103
			4.2.1	KEY ROUTE - NORTH-SOUTH CONNECTION	105
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1 INTRODUCTION

1.1 Purpose of the document

The purpose of this document is to provide clear guidance as to the intended form, scale and character of the individual buildings and spaces proposed within the masterplan.

The guidance is intended to assist the local authority in assessing detailed design proposals as they come forward, and also to define the obligations that each building is required to fulfil in terms of the overall urban structure.

The codes are rules that must be followed but new design suggestions that enhance the current proposals should be welcomed.

The code is largely structured around a series of interrelated yet distinct character areas within the masterplan which have been determined by the opportunities and constraints imposed by the site's immediate and wider context.

One of the key objectives of the masterplan was to define a clear urban hierarchy for the site.

This framework creates a network of public spaces of varying scale and purpose. The character of each area and the spaces created therefore determine guidelines proposed for the various buildings that relate to them. Specific codes have also been prepared to relate to particular aspects of the project including the residential courtyards, the raised podium gardens, the clustered employment spaces and the nature of the taller buildings.

Where relevant, Design Code clauses are accompanied by diagrams or photographs that provide examples of appropriate or inappropriate design responses.

The Code should be read in conjunction with the following documents:

- Design and Access Statement
- Parameter Plans
- Development Specification

The Design Guidelines should inform the design development process of future buildings and phases of the masterplan in several ways:

- They should form part of the briefing process for future reserved matters applications as they come forward
- They provide a benchmark against which future design proposals are challenged
- They aid formal design review panels assessing each future phase before being submitted for planning

1.2 Design Review Process

Any Reserved Matters schemes coming forward in response to the outline Planning Parameters and Design Codes must be assessed under the LB Haringey (LBH) Quality Review Panel process.

2 SITE-WIDE CODES

This section deals with codes which are not location-specific, but rather codes which inform the whole masterplan. These codes must be complied with throughout the Northern, Eastern and Western Quarters.

2 SITE-WIDE CODES

2.1 FIRST LIFE, THEN SPACES, THEN BUILDINGS

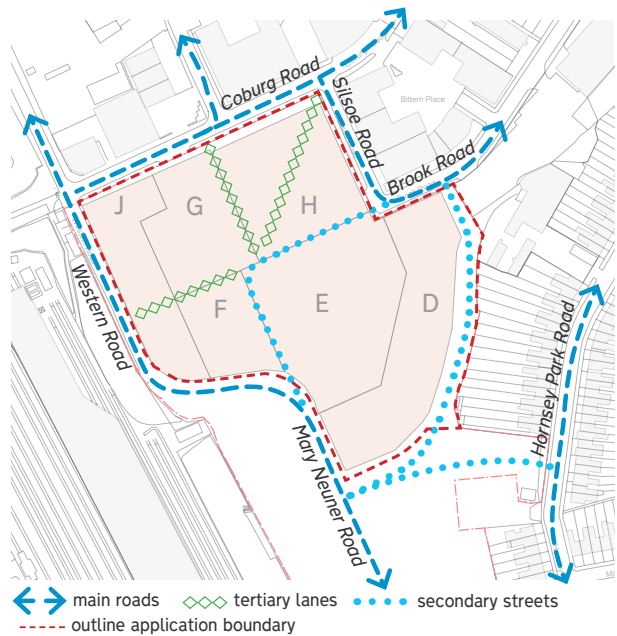
2.1.1 Throughout the Illustrative Masterplan, the philosophy of First Life, Then Space, Then Buildings has been implemented - providing a 'people first' approach that ensures sociability, inclusivity and accessibility within every space. This feeds through the Design Code as the key principle of the project at all scales, from master planning decisions down to the detail of how the built form is articulated. The L-shaped building plan drives this idea in the creation of an extensive public realm which forms a network of modest courtyards and gardens. Many of these are publicly accessible and part of the journey from city-to-home. Others are accessed only by immediate residents, reinforcing the intention to create a masterplan which engenders a sense of tangible belonging in these new communities being created.

- 2.1.2 Ensuring that future reserved matters schemes propose highest standards of residential amenity is a prime objective of this Design Code.
- *CODE: All units are required to meet London Plan minimum unit size space standards relevant at the time.*
 - *CODE: All units are required to achieve a minimum 2.5m floor-to-ceiling height*
 - *CODE: Future reserved matters applications are to comply to the relevant adopted design guidance at that time, unless there are exceptional reasons not to and this deviation is agreed with the Council.*

2.2 PERMEABILITY THROUGH THE SITE

2.2.1 Secondary and tertiary lanes

- *REASON: Integrating the site with the existing street pattern is critical to ensure the scheme engages with, and contributes to its wider context, encouraging regular use by residents and locals alike.*
- *CODE: Routes through the site are encouraged as secondary streets and tertiary lanes.*



2.2.1

2.1.1