

1. APPLICATION DETAILS

Reference No: HGY/2022/4504

Ward: Northumberland Park

Address: Tottenham Hotspur Football Club 748 High Road N17 0AP

Proposal: Application for the approval of reserved matters approval is sought in respect of 'landscaping' associated with Plot 5 (residential and B1/D1) associated with planning permission HGY/2015/3000 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.

Applicant: Mr Richard Serra

Ownership: Private

Case Officer Contact: Samuel Uff

2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

The application site forms part of the ongoing phased redevelopment of the Tottenham Hotspur Stadium and the land around it, granted planning permission in 2016.

The current reserved matters application forms an important phase of the ongoing redevelopment of the stadium site and will contribute to the regeneration of the wider area. The landscaping is considered to be acceptable subject to further details as condition.

3. RECOMMENDATION

3.1 GRANT planning permission with conditions and informatives.

3.2 Conditions:

1. Approved Drawings
2. Reserved Matters Time Limit
3. Detailed hard and soft landscaping
4. Draft secured by design
5. Amended S106 – submission of Play Space
6. Amended s106 – submission of Energy Strategy

- 3.3 Informatives:
1. Original Planning Permission
 2. Outstanding items

4. PROPOSED DEVELOPMENT AND LOCATION DETAILS

4.1 Proposed development

- 4.1.1 The National Planning Practice Guidance (NPPG) states that Reserved Matters are those aspects of a proposed development which an applicant can choose not to submit with an outline planning application, (i.e. they can be 'reserved' for later determination). This application relates to Plot 5 for which detailed approval was granted for matters relating to "access", "layout" and "scale", with matters relating to "appearance" and "landscape" reserved.
- 4.1.2 The proposal seeks approval of reserved matters relating to the 'landscape' only for Plot 5 which includes residential development and flexible community/office space (Class D1/B1) comprising 4 residential towers (2 blocks up to 16 storeys (69m) in height above podium level; 1 block up to 24 storeys (96m) in height above podium level; and 1 block up to 32 storeys (123m) in height above podium level) providing a maximum residential floor space of 49,000 m² or a maximum of 585 units, and the construction of 4,000 m² of flexible community (Class D1)/office (Class B1) floorspace in the lower floors of the podium below the residential blocks in the SE corner of the site, pursuant to the hybrid planning permission (Ref. HGY/2015/3000) for the redevelopment approved on 15th April 2016 for the demolition of the existing stadium and the phased redevelopment of the site to provide a new stadium, hotel, Tottenham Experience; sports centre ('The Extreme Sports Building'); community and / or office uses; housing; health centre ('The Community Health Building'); and associated works.
- 4.1.3 This reserved matters application does not seek permission in respect to the principle of development, the land use, the scale of the building, the amount of floor space, layout, access arrangements, or appearance which were all approved as part of the hybrid planning permission granted for Plot 5 under HGY/2015/3000. Under that permission only appearance and landscaping were reserved for later consideration. This proposal must be in accordance with the outline consent to which it relates including any indicative masterplan, parameter plans, design guidance, conditions and s.106 obligations. To date, no reserve matters application has been submitted for the

appearance of the building. Therefore, this reserved matters application relates to Landscaping only.

4.1.4 Condition F2: Reserved Matters requires that the first reserved matters application for Plot 5 shall be made to the Council before the expiration of seven years from the date of the planning permission which was 15th April /2023

4.1.5 This reserved matters application has been informed by the development specification, the indicative masterplan, the parameter plans and design codes established by the 2015 hybrid consent and its outline planning requirements.

4.2 Site and Surroundings

Application site

4.2.1 Plot 5 of the indicative masterplan approved as part of the hybrid consent – HGY/2015/3000 is located to the south east of the new stadium. It will have a frontage on to Worcester Avenue and an additional entrance onto the north podium.

Wider development site

4.2.2 The wider development site consists of approximately 8.97 hectares of land located around the new Tottenham Hotspur Stadium. The site is bounded by Park Lane to the south, Tottenham High Road, to the west, Worcester Avenue to the east and Lilywhite House to the north.

4.3 Matters already approved

4.3.1 In relation to Plot 5, the principle, the scale and layout of the development have all been approved as part of the hybrid outline planning permission granted for Plot 5 under HGY/2015/3000.

4.3.2 The approved residential component will provide up to 585 units (up to 49,000m² of floor space) and will occupy the south-east corner of the site, fronting both Park Lane to the south and Worcester Avenue to the east. This approved “layout” and “scale” of the buildings as well as “access”. Matters relating to “appearance” and “landscape” were reserved for approval at a later date.

4.3.3 The southern residential development will comprise four “tall buildings” that sit above a three storey podium structure that extends

across the majority of the southern development area. The residential buildings include two 16 storey buildings (a maximum of 69m above podium), a 24 storey building (a maximum of 96m above podium) and a 32 storey building (a maximum of 123m above podium). Each of the four residential blocks will have access directly from either Park Lane or Worcester Avenue at street level, and there will also be secondary access points at the plinth level.

4.3.4 There will also be 5 three bedroom townhouses located on Park Lane, with front doors and “garden space” fronting on to the pavement edge. The residential development will be served by 270 car parking spaces within the podium structure, located at two lower basement levels, ground floor and first floor level. The car park entrance will be on Worcester Avenue. Lifts will connect the car park to all 4 towers. Cycle parking and refuse and recycling will be located in the basement and lower floor levels.

4.3.5 To control the design quality that the development will deliver, a Residential Design Code Document was approved that sets out a series of design requirements that any future reserved matter application must adhere to. The Design Code covers matters relating to the landscaping, as well as detailed design and internal layout of the residential towers.

4.3.6 The outline permission was supported by a Design and Access Statement (DAS), which provided outline detail of siting and provision of landscaping. This document outlined a summary of outdoor space to be achieved in the detailed landscaping design, as set out below:

- Total Area of Communal Amenity Space: 2850 sqm
- Total Area of Green Roof (Residential Plinth): 950 sqm (40% of communal amenity at plinth level)
- Total Area of Green Roof (Roof Gardens Towers A,B,C,D): 290 sqm (30% of communal amenity at roof garden level)
- Total Area of Green Roof (Residential Plinth + Roof Gardens): 1240 sqm
- Total Area of Brown Roof (Towers A,B,C,D): 1000 sqm
- Total Area of Play space 410 sqm
- Total Area of Private Amenity Space (Front Garden or Terrace): 390 sqm
- Total Area of Defensible Zone (Planted): 150 sqm

4.3.7 The approved housing mix of the 585 new homes, was not specified but an indicative mix of units for the residential comprised the following:

Studio	20	3%
1-bed	268	46%
2-bed	268	46%
3-bed	29	5%
TOTAL	585	

4.3.8 A condition imposed on the consent requires that no more than 5% of units shall be studios, no less than 5% of units shall be three bed units and no more than 50% of units shall be 1 bed units. The final mix of units will be confirmed when the RMA for 'appearance' is submitted.

4.4 Matters to be approved

4.4.1 Under the outline permission for Plot 5, landscaping and appearance were reserved for later consideration. The current application seeks consent for landscaping only. The final appearance of the buildings will be determined under the future submission of the final reserved matters application (RMA) for 'appearance'. That RMA will also consider the internal layout and housing mix, as required by condition F9, which requires compliance with the Design Code. The Design Code specifies internal configuration and minimum standards for flats.

4.4.2 This proposed RMA specifically relates to the proposed landscaping of the residential plinth, roof and street levels. A summary of each is provided below which is detailed fully in the Landscape Design Development Report.

4.4.3 Two separate plinths are provided, one located between Blocks A, B and C, and the other beside Block D. Within each plinth, the following components are integrated:

- Meandering pathways amongst planting, lawns and play areas.
- Extensive soft landscape areas of trees and mixed ornamental planting, including plans for wind mitigation that aligns with the Environmental Statement approved pursuant to the hybrid planning permission.
- Open lawns for informal recreation and seating.
- Play spaces for different age groups.
- Seating spaces of different sizes including individual benches and picnic tables.
- Private terraces separated from the main communal gardens, formed though low railings and buffer planting.

4.4.4 Playspace is proposed through the two plinth areas broadly replicating the 2015 extant outline permission for development. Indicative landscaping is indicated throughout.

4.4.5 Roof terraces to each of the four residential towers provide further communal and private spaces. The key components include:

- Further open spaces to provide space for flexible seating and small gatherings.
- Raised planters with mixed ornamental planting, small trees and seating in different orientations.
- Private terraces separated from the communal areas by planting and railings.

4.1.1 On the southern street level frontage to Park Lane, five townhouses are proposed which will include a small defensible space of a minimum 1.5m depth, in addition to a 1.2m depth recessed entrance to the building. These spaces will be defined by low level planters and hedging, alongside metal railings and gates.

4.1.2 The application site boundary 'red line' covers the wider site of the hybrid permission but contains a green line specifically denoting to Plot 5. The Design Code requires that there be some street frontage planting, which will be required to be detailed through condition. This will be required to tie in with wider public realm planting on the street frontage will be considered in condition H2, relating and adjacent public realm.

4.1.3 Site wide and site specific conditions to Plot 5 are reviewed in the consideration of this application and provide a guide for assessment. The detailed assessment of these landscaping RMAs will largely focus on compliance with the design code approved in the hybrid permission. However, issues such as sustainability, secure design and wind mitigation will be assessed in the detailed design stage through the submission of the "appearance" RMA.

5. RELEVANT PLANNING HISTORY

5.1 Stadium redevelopment scheme

5.1.1 The HGY/2015/3000 planning permission was granted 'hybrid' planning permission on the 15 April 2016 and comprises the now completed new 61,000 seat stadium and 'Tottenham Experience'

and the as yet unbuilt phases Plots 3 to 6. This current application is for the reserved matters (landscaping) relating to Plot 5 “Residential”.

- 5.1.2 Listed building consent was also granted, reference HGY/2015/3001, for works to the Grade II Listed Warmington House to allow it to be incorporated into the Tottenham Experience building.
- 5.1.3 Reserved matters relating to the scale of Plot 4 'The Extreme Sports Building' of planning permission HGY/2015/3000 has been granted under reference HGY/2021/1039. Reserve matters for “appearance” remain outstanding for this plot.
- 5.1.4 Reserved matters relating to the appearance of Plot 6 'The Community Health Building' of planning permission HGY/2015/3000 has also been granted under reference HGY/2021/1043.
- 5.1.5 HGY/2018/2183 was approved to amend the wording of the Public Realm condition H2 to include reference to “landscape maintenance scheme” and deletion of condition B18 “Landscape Management”.

6. PLANNING BACKGROUND

6.1 Planning designations

- 6.1.1 The site forms part of the wider strategic regeneration area designated in the new 2021 London Plan as the Upper Lee Valley Opportunity Area. It is designated a Growth Area in the Haringey Local Plan: Strategic Policies 2013- 2026 (with Alterations 2017).
- 6.1.2 The application site also has a site allocation (NT7) in Haringey’s Tottenham Area Action Plan DPD (adopted 2017). The proposed allocation is for the redevelopment of the existing stadium (completed), and the introduction of residential, commercial, education, community, leisure and hotel uses, and improved public realm across the site. It states the Council will support a mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days.
- 6.1.3 At the time of the original hybrid application, the western edge of the wider development site was located in the North Tottenham/Tottenham High Road Conservation Area. Since that application was granted this stretch of the conservation area has been de-designated. The Grade II Listed Building located on the site’s High

Road frontage has been retained and incorporated into the Tottenham Experience development.

- 6.1.4 Local and strategic planning policy supports the regeneration of the wider development site for the creation of employment, residential, retail, educational, community, leisure and hotel uses. It promotes development that will contribute to making the area a wider commercial and visitor destination.

6.2 Hybrid Planning Permission

- 6.2.1 The detailed element of the hybrid consent granted permission in full for the demolition of the existing stadium and club shop, three locally listed buildings (746, 748 and 750 High Road), and a terrace of seven houses (20 to 32 (evens) Worcester Avenue and the construction of the following:

- Plot 1 - A new 61,000 seat stadium and surrounding public realm works.
- Plot 2 - 'The Tottenham Experience', a multi-use building incorporating the Grade II Listed Warmington House and comprising the club megastore, stadium ticket office, museum, club cinema, café, stadium tour and 'Skywalk' reception area.
- Plot 3 - A 22-storey hotel comprising 180 bedrooms and 49 serviced apartments.

- 6.2.2 Outline planning permission was granted for the following:

- Plot 4 - The Extreme Sports building (Class D2) providing up to 2500 m² of floor space in a structure up to a maximum height of 51.2 metres. Detailed approval was granted for matters relating to "access" and "layout", with matters relating to "appearance" and "scale" reserved. (Application relating to "scale" submitted concurrently with this application Ref HGY/2021/1039)
- **Plot 5 – Residential development and flexible community/office space (Class D1/B1) comprising 4 residential towers (2 blocks up to 16 storeys (69m) in height above podium level; 1 block up to 24 storeys (96m) in height above podium level; and 1 block up to 32 storeys (123m) in height above podium level) providing a maximum residential floor space of 49,000 m² or a maximum of 585 units, and the construction of 4,000 m² flexible community (Class D1)/office (Class B1) floorspace in the lower floors of the podium below the residential blocks in the SE corner of the site. Detailed approval was granted for matters relating to "access", "layout" and "scale", with matters relating to "appearance"**

and “landscape” reserved.

- Plot 6 - The Community Health Building (Class D1). Detailed approval was granted for matters relating to “access”, “layout” and “scale” with only matters relating to “appearance” reserved. (The subject of this application)

6.2.3 The application was accompanied by an Environmental Impact Assessment.

6.2.4 The permission is subject to a Section 106 Agreement and a series of planning conditions including parameter plans and design codes which control the form and implementation of the redevelopment of the site, including the outline components, a part of which is under consideration.

7. CONSULTATION RESPONSE

7.1 The following were consulted regarding the application

Internal:

- LBH Design Officer
- LBH Conservation Officer
- LBH Arboricultural Officer
- LBH Building Control
- LBH Tottenham Team

External:

- Greater London Authority
- Historic England
- Tottenham Conservation Area Advisory Committee
- Tottenham Civic Society
- Designing Out Crime Officer
- Greater London Authority
- LB Hackney
- LB Enfield
- LB Waltham Forest
- LB Islington
- LB Camden
- LB Barnet

7.2 The following responses were received:

Internal:

- LBH Arboricultural Officer – No objection.
- LBH Design Officer – Supportive of proposals.

External:

- Greater London Authority: Generic response referring to referral thresholds, clarifying that unless specifically requested, or an amendment to the permission or s106, no referral required.
- Historic England – No objection.
- Thames Water – No objection, informative only.

8. LOCAL REPRESENTATIONS

8.1 The following were consulted:

- 144 immediate neighbouring properties
- 2 site notice erected close to the site
- Press notice

8.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

- No of individual responses: No comments received

9. MATERIAL PLANNING CONSIDERATIONS

9.1.1 Section 106 provisions

9.1.2 The relevant Section 106 obligation 5.7 of Schedule 10 of the signed S106 requires that *“At the same time as the first reserved matters application for the residential Development to submit residential Development Energy Statement to the Council.”* This goes on to add that any additional offset be paid prior to first occupation.

9.1.3 The S106 includes further obligations relating to the subsequent development of Plot 5. However, these are not applicable to the submission of the landscaping RMA in isolation and will be addressed at the subsequent stages of development defined by the S106.

9.1.4 Relevant conditions to HY/2015/3000:

9.1.5 Site wide conditions listed as category A

- Condition A2 requires that reserved matters for Plot 5, ‘The Residential and Flexible B1/D1 Space’ be submitted for (i) appearance and (ii) landscape.
- Condition A3 requires compliance with the indicative phasing plan within the Environmental Statement, or any subsequent phasing plan approved.
- Condition A4 lists the full list of drawings, which requires the scheme to be in compliance with, including parameter plans, the Design Code (set out in Schedule 1) and a number of other documents.
- Condition A6 requires the development to be constructed in accordance

with the standards set out within the Environment Statement. The approved Environmental Statement (ES) indicates three phases of development, being the northern section of the Stadium (Phase 1), the southern section of the Stadium and associated podium (Phase 2), and the remainder of the development to include the four residential towers and associated landscaping (Phase 3). Phases 1 and 2 have been constructed and the proposed works would be brought forward as part of the Phase 3 works. The phasing sequence outlined by the ES and Condition A3 is therefore satisfied.

- Conditions A10 and A11 consider flood risk management and drainage requiring compliance with the overall flood risk and drainage strategies and does require further details to be submitted as part of the RMA consent.
- Condition A17 refers to carbon saving calculations and requires submission of these measures as part of the final RMA.

9.1.6 Conditions relating to Plot 5

9.1.7 Specific conditions to Plot 5 were categorised as “F” and relevant conditions to this submission of Reserve Matters for landscaping are detailed below.

Condition number	Condition wording	Compliance / Relevance to landscaping
F1: Consented Drawings	The development of Plot 5 shall be constructed in accordance with the plans listed under “Plot 5” in condition A4. Reason: In order to avoid doubt and in the interests of good planning.	Complies
F2: Reserved Matters	The first reserved matters application for Plot 5 shall be made to the Council before the expiration of seven years from the date of the planning permission. The development on Plot 5 hereby permitted shall be begun before the expiration of nine years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase	Complies - The application for Reserve Matters was submitted on 21/12/2022. The condition explicitly refers to the application ‘being made’ rather than receiving approval. The condition is also explicit that it relates to the “first” reserved matter only and allows for the remaining reserved matter associated with Plot 5 (appearance) to follow thereafter.

	Act 2004 and to prevent the accumulation of unimplemented planning permissions.	
F9: Design Code	The submission of the reserved matters application for appearance for the residential development will be accompanied by a Design Code Compliance Statement. Reason: In order to avoid doubt and in the interests of good planning.	Complies – The application is supported by a Design Code Response, which is assessed in detail below.
F10: Dwelling Mix	No more than 5% of units shall be studios, no less than 5% shall be three bed units and no more than 50% shall be 1 bed units. Reason: In order to avoid doubt and in the interests of good planning.	The housing mix is relevant to overall amenity and play space quantum, but officers are satisfied with indicative quantum at this stage.
F14: Lighting Strategy	Lighting Prior to the first occupation of the Plot 5 development an external lighting strategy for the Plot 5 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy. Reason: To protect public safety and the amenities of neighbouring residents.	Some details of lighting are provided. The exact type of lighting will be determined as part of street furniture condition. Such details should be considered in conjunction with this strategy but are not required at this stage.

F16: Landscape Management	Within 1 year of commencing the Plot 5 development the applicant shall submit a landscape maintenance scheme for the Plot 5 development for approval by the Council and the development shall be implemented in accordance with the approved scheme. Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.	Only relevant in broader consideration of detailed landscaping, which will be further conditioned.
F17 Wind Mitigation (as amended by NMA)	The submission of the reserved matters application for appearance for the residential development will be accompanied by a statement outlining how wind mitigation has been incorporated into the Plot 5 landscaping scheme. Reason: To protect the environment and amenities of the locality.	The submission contains an overview supporting Compliance Statement regarding wind mitigation. The applicant has agreed that conditions regarding further wind mitigation be included and these will be required to accompany the outstanding RMA for appearance.
F18: Green / Brown Roofs	Prior to the construction of the residential development on Plot 5 a scheme for green or brown roofs on the Plot 5 development shall be submitted and approved by the LPA. Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.	The extent of green / brown roofs is not shown in this RMA. The applicant has confirmed that they will comply with the Design Code and DAS and it is considered that the proposed layout would not restrict such green / brown roof requirements.

F21: Retention of Architects	The existing architects for the residential element of the scheme shall be retained for the detailed design of the residential phase or other such architects as approved in writing by the Local 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 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.	The landscape architects have changed but are of a good quality. GLA had specifically requested that the residential scheme architects be retained, rather than the landscaping architects, which is complied with.
H2: Public Realm Strategy	Prior to the occupation of Plot 1, a public realm strategy including a public realm phasing plan and landscape maintenance scheme will be submitted to and approved by the LPA. No subsequent Plot shall be occupied until the relevant part of the public realm attributed to that Plot is delivered as provided for in the approved strategy. Reason: In order to avoid doubt and in the interests of good planning and to ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.	No submission of this to date but would be required prior to occupation of Plot 5. The applicant has been advised of the requirement to submit an application, which is expected to address this. However, this RMA application is not dependent on that submission.

- 9.1.8 The Design Code referred to in Schedule 1 of the original permission and site wide condition A4 is an approved document. A Design Code Compliance response has been submitted in compliance with Plot 5 condition F9 and is included within the document Landscape Design Development Report.
- 9.1.9 Condition F17 requires a statement describing how wind mitigation be submitted as part of a landscaping scheme. That condition is not specific that further wind mitigation reports are required in support of a specific RMAs, but that a statement outlines how wind mitigation is

addressed be submitted. An overview of wind mitigation is incorporated into the Landscape Design Development Report. The application does not provide a detailed assessment of this nor further testing but it is considered that this could be more suitably be addressed when the final RMA for 'appearance' is submitted, when details of materials and form can be better assessed. Accordingly, the applicant has submitted a non-material amendment application to change the condition to require further wind studies are undertaken at final reserve matter stage (approved under ref: HGY/2023/2468).

9.1.10 Conditions F16 (landscape management) and F18 (green / brown roofs) will impact on the finer detailing of the landscaping but such details can be submitted after the reserve matters through further conditions attached to this permission. Likewise, all other conditions attached to that hybrid permission and specific to the residential conditions listed in decision notice 'F' are more suitably addressed following reserved matter approval.

9.2 Design Code Response

9.2.1 The Design Code Compliance Statement gives brief summaries of how the proposed landscaping has incorporated these requirements into the design.

9.2.2 As indicated previously, the hybrid consent granted outline planning permission for the quantum of development to be delivered by Plot 5. The detailed and outline elements of the scheme set out the amount of floor space, its use and the maximum height of the building. The scale of the building – its exact shape, size and massing in relation to the site boundaries were also approved at outline stage. The exterior treatment of the building's envelope is still to be considered along with detailed internal layout of flats and shared circulation within the buildings, as required by the Design Code. Those parts of the Design Code are not relevant to this landscaping RMA but will be required for the final 'appearance' RMA.

	Design Requirement	Code	Design response	code	Officer response
	Private Amenity Space				
2.1.17	All dwellings at residential plinth level should have a private amenity space or a defensible planting zone (minimum 1.5 m).		All private terraces include a 1.2m high railing and a minimum 1.5m depth planting zone that incorporates mixed ornamental species and trees.		The specific details of these railings and planting will be required as part of a boundary treatment condition.

		Planting is set within raised planters, further contributing to privacy between private and communal areas.	
2.1.19	High quality, low maintenance, privacy screens and planting zones between private and communal amenity spaces should be designed and considered ad hoc.	Fixed screens have not been designed as part of this reserved matters application, as the plinth level private terraces are not located directly adjacent to each other and are inset within the building envelope. Planting zones have been included next to all private terraces (at ground level, plinth and roof level) to provide separation between private and communal areas.	There are terraces adjacent to communal spaces, screens and planting will be required as in 2.1.17. A gravel maintenance strip is also proposed in part. It is unclear why this has been proposed instead of defensible planting but can be considered in more detail in a detailed 'landscape' condition.
2.1.20	In residential buildings, the boundary between the private and the communal amenity spaces should be clearly defined. A metal railing of a maximum height of 1200 mm to define the boundary and provide a screen for privacy. A gate through the metal fence or railing to allow access to communal amenity space. A high screen between adjacent dwellings, up to a maximum height of 1500 may be considered. The screen should not to be made of glass. A differentiated deck level from the communal amenity space could be taken into consideration,	The listed elements have been incorporated into the design, except for gated access between private terraces and communal areas within the plinth and roof terrace gardens. Shared access points via the building cores have instead been prioritised to maximise legibility and security.	The case for no access gates in the private terraces as a security response may be dependent on the eventual internal layout of the flats. If there are patio doors leading onto the terraces and suitable access for the units to the communal area then this is considered appropriate design response, which may be reviewed by Designing Out Crime officers when detailed design of the internal flats is finalised. This can reasonably be considered as part of the 'appearance' RMA submission.

	preferably raised above the communal amenity space.		
2.1.21	Sunlight and daylight are paramount to the quality of the plinth communal amenity space and should be considered carefully in each aspect of the amenity space design.	Visual connectivity and the arrangement of spaces in relation to access to sunlight have been considered in the design process and described in this document. A lighting strategy has also been developed.	The proposals incorporate the assessment which supported the outline planning permission and provide variety of shaded and lighter areas. This provides an agreed and clear baseline, of which the landscaping proposals are working to and finalised details of landscaping can ensure suitable planting in these areas. The northern area of the plinth communal amenity is more shaded, but residents will have a choice of using that or other brighter areas. The lighting strategy is indicative only but does provide an indication of the character and quality of lighting. Details of lighting strategy are required in condition F14 and specifics of lighting design will be secured in the 'hard landscaping' condition attached to this permission.

	Roof Amenity Space		
2.2.24	The space formed at the top of the towers should have a communal garden over at least half of its area. This amenity space	Communal roof terrace spaces with seating, planting and flexible areas have been designed for each	The graphic included in the approved Design Code shows that the 50% of the tops of the towers relates to relative

	for the residents of each tower should be fully integrated into the overall upper storeys' facade composition of the proposed building.	tower. The terrace layouts tie into the building grid and facade arrangement.	quantum of private amenity and communal amenity space provision. This has been achieved.
2.2.25	Private amenity spaces should be provided adjacent to the apartments overlooking the roof terrace.	Private terraces have been incorporated into the roof terrace design. These are separated from communal areas by raised planting areas and railings.	Design would be in accordance.
2.2.26	Surface materials of terraces should be high quality hardwood decking or masonry paving.	A material strategy has been developed, which applies a variety of material finishes including decking. All materials and build-ups are to be Class-A fire rated and developed in detail as part of the next design stages in conjunction with Building Regulations and a fire consultant.	This would be covered by detailed landscaping, but indicative references are promising for high quality. These will need to clarify permeability and suitable drainage as well.
2.2.27	When not in operation, building maintenance units and any other maintenance equipment should not be visible. All elements should be fully integrated and part of the overall facade composition.	Not referenced in response	This is to avoid clutter and can reasonably be included in RMAs for appearance. These outstanding items will be flagged in an informative.
2.2.28	The fifth storey grid at the top of the building should be exploited to conceal any ventilation system, BMU, plant, photovoltaic cells, etc.	Not referenced in response	No update to energy strategy has been provided. It is unclear where PV panels / ventilation systems and associated plant will be sited at this point. As per 2.2.27 this will be required for the next RMAs.

2.2.29	Additional communal or private roof terraces may be provided at the top floor of the building.	Not referenced in response	The provision of roof terraces is considered to suffice. Any further additions may be incorporated at 'appearance' RMA stage.
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	Residential Maisonettes		
3.1.4	Maisonettes, either triplexes or duplexes should be introduced on Park Lane.	Not referenced in response	Design is in accordance.
3.1.5	Access to street level units should be from a private front door entrance, accessed directly from the street.	Not referenced in response	Design can be achieved at 'appearance' RMA stage.
3.1.6	Front garden spaces' should be provided at ground level. The minimum width of each front garden should be 1.5m and should stretch the whole width of the maisonette. To provide a privacy zone, as 'defensible space' for all maisonettes.	Defensible spaces have been designed and described within the document. They are a minimum of 1.5m deep and include a combined 1.2m high wall and railing with planting and a gate to each front door.	These will be in accordance, subject to detailed design of materials.
3.1.7	A recessed covered 'threshold' or porch should be provided outside the front door. - The porch should be minimum 600 mm deep, by 900 mm wide.	Not referenced in response	This was to provide sheltered protection and further privacy on the street. It is not referenced but can be achieved in detailed design and should be considered in conjunction with SBD requirements.
3.1.8	Parking for low rise residential units should typically be provided at ground level within the plinth.	Not referenced in response	Condition F11 requires a car parking management plan, which shall include such allocation.
3.1.9	Private terraces for the maisonettes should be	These have been included in the design	These have been provided and meet the

	provided above ground floor level. They should exceed the minimum guidance of the Housing SpG for private outdoor amenity space. To ensure adequate private amenity space of ample size and high quality.	and are considered as part of the design process. (<i>Response references this as 3.1.10.</i>)	required London Plan and Design Code standard for terraces.
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	Private Amenity Spaces		
3.1.10	Private outdoor amenity space of sufficient size and standard to allow for a variety of uses should be provided for the residential maisonettes through the introduction of private terraces above ground floor. Terraces may be introduced at second floor through a set back terrace or on the roof of each triplex maisonette.	Not referenced in response	Private terraces would be provided. It is unclear if screening would be set back but can be clarified through condition. Further details of these terraces will be required to show how they will relate to the communal plinth garden.
3.1.11	If additional roof amenity space is provided at plinth level, there should be a landscape buffer between these spaces and communal spaces. To protect the privacy of the private amenity space.	A planted edge is incorporated into the communal plinth gardens to provide an offset and prevent overlooking into the maisonette private roof terraces.	These will be in accordance, subject to detailed design of materials.
3.1.12	The maisonettes may have access to the communal amenity space on the plinth roof.	Not referenced in response	The supplementary part of this code stated that “Enclosed staircase elements to roof level should be set back from the street and may assist wind mitigation.” It is possible such access can be achieved and will be required and detailed design stage of

			the 'appearance' RMA.
3.1.13	The maisonettes units should have defensible/privacy areas at street level. The minimum depth to front gardens to maisonettes along park lane should be 1.5 m.	As detailed within 3.1.6.	These will be in accordance, subject to detailed design of materials.
3.1.14	The boundaries treatment of the front gardens and terraces should offer security and visual privacy.	As detailed within 3.1.6.	This is not only required for the maisonettes but for all private amenity and suitable design should incorporate in the 'appearance' RMAs and through conditions hereby attached.

	Flexible Space		
3.1.15	Community or commercial flexible spaces for residents and local neighbours should be provided within residential plinth. This should be accessed directly from street level and main podium level. It will feature landscaped courtyards or light wells to provide daylight and planted spaces within the deep plan of the plinth.	A communal garden has been designed for shared use by residents within the development. It includes a variety of spaces for informal recreation and amenity and is accessible via the tower cores. The light wells have been integrated into the design of the gardens	Access to the plinth would be via the towers. Flexible spaces, for B1/D1 use form part of Plot 5 in the ground floor of the plinth, accessed from the street. The use of these will impact on the detailed design of landscaping and potential for incorporating landscaped courtyards as part of the detailed submission for 'appearance' RMA. Lightwells were assessed and consented under the outline consent and are intended to improve the internal environments at the lower (Level P2) commercial/flexible spaces. They are retained as part of the landscape layout. External materials/details of the lightwells are to be conditioned.
3.1.16	On the roof of the plinth	As detailed within	This will be in accordance,

	there should be landscaped communal gardens as amenity spaces.	3.1.15	subject to detailed design of landscaping.
3.1.17	A landscaped zone should be provided along the towers sides in front of the low level tower apartments.	A buffer of planting and trees a minimum of 1.5m deep is incorporated to the plinth gardens around all the towers to create separation between apartments and the communal gardens	This will be in accordance, subject to detailed design of landscaping.
3.1.18	Surface materials of terraces should be high quality hardwood decking or masonry paving.	A material strategy has been developed, which applies a variety of material finishes including decking. All materials and build-ups are to be Class-A fire rated and developed in detail as part of the next design stages in conjunction with Building Regulations and a fire consultant.	This would be covered by detailed landscaping, but indicative references are promising for high quality.
3.1.19	There should be play space provision in accordance with the GIA draft SPG, 2012 or as subsequently revised.	Play provision is incorporated into the design of the plinth gardens and is in accordance with the requirements set out within the Design and Access Statement forming part of the outline planning approval	The GLA draft SPG has been subsequently revised and indicates a significant increase in expected child occupancy. The exact amount of play space will be dependent on final mix confirmed when the 'appearance' RMA is submitted. A play space strategy will be required to detail how any shortfall will be covered, with potential obligation for provision within the wider site or offsite financial contribution. A condition has been agreed for a deed

			of variation to the S106 for the shortfall.
3.1.20	The play spaces should be sized and located according to the GIA and play England Guidance. They should be well overlooked, safe and easily accessible. They should offer sunshine, shelter, shade and views where possible.	As detailed within 3.1.19. All play areas are well overlooked and situated within various parts of the plinth gardens to enable access to sunlight at different times of day.	Play spaces are well overlooked from all towers. The approved illustrative layout plans show residential windows on Towers A, B and C facing in all directions, but can be confirmed in future RMA.
3.1.21	All play spaces should be accessible to children and carers who use wheelchairs. Doorstep play areas should be fully accessible to wheelchair users, but play features and equipment should not be limited to those which are wheelchair accessible.	All play spaces are to be designed at grade with adjacent paths. The design of play features is subject to detailed design at the next work stages and in coordination with specialist suppliers.	Detailed design of play space to be conditioned. This will include a requirement for accessibility of these spaces and suitable equipment for the ages specified.
3.1.22	The landscape design of the plinth communal gardens should provide wind mitigation features and should be designed to provide safety and comfort levels suitable for short periods of outdoor standing and seating, recreation and play.	The proposed planting strategy considers and incorporates soft landscape mitigation to the specification detailed within the micro climate report produced as part of the Hybrid Planning Application. Details of wind mitigation are included within this document	The Planning Compliance Statement and Pages 13 & 30 of the Landscape Design Development Report cover the requirement for a wind mitigation statement under Condition F17 in so far as possible at the current time. The outline consent sets the parameters for landscaping and wind mitigation – these have been broadly incorporated into the landscape design now, with the subsequent building ‘appearance’ RMA necessary to achieve a complete scheme design which can be subject to further wind tunnel test. The appearance and articulation

			of the facades, for example, will influence the wind environment which prevails. This can be conditioned but details should be provided alongside the RMAs for the detailed appearance, rather than in any detailed landscaping condition, as such mitigation measures will likely need to be incorporated in design.
3.1.23	Mature trees, wind screens also including pergolas, shrubs (up to 1 m), hedges, raised planters, clerestory roof lights etc. should be provided especially on the southern part of the communal amenity spaces.	Soft landscape mitigation measures have been incorporated into all amenity spaces and are detailed within this document.	Details of trees, screens, roof lights etc. likely dictated by the further wind assessment. Details can be submitted as part of detailed landscaping.
3.1.24	Further wind tunnel testing should be provided.	No additional wind tunnel tests have been carried out as part of this reserved matters application process.	The Design Code applies to both appearance and landscaping, so it is considered this can be required at detailed design stage. An NMA has been submitted to amend this trigger (HGY/2023/2468).

	Landscape		
3.1.28	The soft landscape design and planting proposals should adhere where possible to local planting palettes, extending the local range of native flora on the site.	A planting strategy has been developed and described within this document. Although not a detailed planting design, consideration is given towards introducing a variety of species attractive to wildlife. Additionally, both native and non-native species will be used to provide a palette of plants that are resilient to the	This will be in accordance, subject to detailed design of landscaping.

		challenging urban context of the site.	
3.1.29	Shrub and perennial species should be selected for their fitness for the specific location and function. Where feasible, native species (or their varieties) should be given preference.	As detailed within 3.1.28.	This will be in accordance, subject to detailed design of landscaping.
3.1.31	All planting on plinth roof or podium structures should have low water demand. Away from biodiverse roof areas, planting at podium level should be served by an automated irrigation system.	A variety of shrubs and perennial species are to be included which are resilient to challenging urban conditions and able to withstand a degree of wind, draught and shade. A detailed landscape maintenance strategy should be produced as part of the next stages of design which detail irrigation requirements.	To be covered under a separate approval of details pursuant to Plot 5 Condition A11 drainage details. Condition F16 also requires a Landscape Management Plan for Plot 5 to be submitted within 1 year of commencing. Collectively, these conditions will address irrigation matters.
3.1.32	Proposed trees should have clear stems up to a minimum height of 2.5m (or 3.0m for species with horizontal or descending lower branches) when planted.	Single stem trees have been specified with a 2.0-2.2m clear stem in accordance with typical nursery stock provision. All trees within the plinth and roof terraces spaces are situated in raised planters, further increasing visibility beneath. Multi-stem trees are also proposed to introduce variety.	As an assumption, the raised planting areas will be between 0.5-1.0m high. Therefore, with a minimum 2.0m clear stem, the clear view beneath any clear-stem tree will be approx. 2.5-3.0m at the time of planting. Multi-stem trees are bushier in form and don't necessarily have a clear stem. But these are provided to introduce variety and visual interest
3.1.33	A mix of evergreen and deciduous plants should be used.	A mixture of evergreen and deciduous plants are proposed as part of the planting strategy	This will be in accordance, subject to detailed design of landscaping.

3.1.34	Trees should be planted to form a delicate canopy over the space.	Trees are interspersed across all amenity spaces.	This will be in accordance, subject to detailed design of landscaping. The reference to a delicate canopy appears somewhat vague but can be achievable with regard to the indicative tree planting proposed.
3.1.35	Trees should be selected with preference given to native species. Only where selected forms of native species are not well suited to the specific location, feature or function, should non-native varieties be specified.	A combination of native and non-native species are proposed that are appropriate for the challenging urban environment of the plinth gardens and roof terraces (which experience deep shade and potentially occasional higher wind conditions). This will create a resilient and diverse tree cover across the site.	The exact tree details will be required. It is accepted that some non-native species may be appropriate but will require further detail as condition.
3.1.36	Tree and shrub planting should form part of the strategy for the reduction of wind speeds at ground level. Areas of public realm identified as potentially at risk of accelerated wind speeds should be designed so the use of the space are appropriate for the anticipated wind speeds.	Only wind mitigation requirements at plinth and roof level have been addressed as part of this reserved matters application. The proposed planting strategy considers and incorporates soft landscape mitigation to the specification detailed within the microclimate report produced as part of the Hybrid Planning Application.	Details of trees likely dictated by the further wind assessment. Details can be submitted as part of detailed landscaping.

	Appearance General Composition		
3.2.4	Where the building line is not coincident with the plot line, all residual curtilage space should be designed	Not referenced	This is an 'appearance' section of the RMA but references that the Design Code also applies to

	to be complementary to the immediately adjacent public realm.		street level.
3.2.5	The landscape of Worcester Avenue and Park Lane should include mature tree planting and high quality paving at street level.	Not referenced	The site red line includes the surrounding Worcester Avenue and Park Lane, but green dashed line shows that there would be limited area associated with Plot 5 at street level. Limited information has been provided on how this area of public realm would be landscaped but is considered more appropriately considered in relation to condition H2, Public Realm. The interaction between the public realm and this block will form part of the 'appearance' RMA.

9.2 Design

- 9.2.1 The proposed landscaping RMA submission is not directly linked to the detailed appearance of the buildings approved in the outline permission but would interact and impact on design. These details are considered in this assessment but will require more detail when the RMA for appearance is submitted and approved. As such, it is recommended that materials of hard landscaping be detailed and reserved for future submission. Both RMA submissions will require compliance with the approved Design Code in any case.
- 9.2.2 The Design Code also requires safe perimeters of the residential units in the landscaping design and details of how the landscaped areas will be accessed from the proposed buildings and street level. Given that there is a lack of clarity on final layout of the proposed units, it is reasonable that such secured design parameters are considered in conjunction with the future RMA submission for 'appearance'.
- 9.2.3 There is no 'Secure by Design' condition imposed on the original permission but such issues of designing out crime and landscaping, layout and detailed design of the buildings on Plot 5 will require detailed assessment. Although relevant to layout and design of

landscaping, this would be better assessed as part of the submission of RMA for detailed 'appearance' of the building, as there will be a better understanding of the emerging design at the stage of submission. A condition for 'Secured by Design' compliance is attached to this landscaping RMA. The final RMA will also require compliance with the Design Code and therefore these issues can be more accurately assessed at that stage.

- 9.2.4 All other design matters shall be considered in the subsequent RMA and will be subject to the Design Code.

9.3 Open Space

- 9.3.1 Policy DM20, seeks to ensure that sites over 1ha in size which are located in identified areas of open space deficiency (as the majority of the site is), should create new publicly accessible open space on the site, in accordance with the open space standards set out in the Haringey Open Space and Biodiversity Study (2013), subject to viability. The Study calls for 1.64 hectares per 1000 people.
- 9.3.2 The site is located in an identified area of open space deficiency and as such should seek to provide for on-site publicly accessible open space in line with the space standards set out in the Open Space Study, subject to viability. However, it is acknowledged that the hybrid permission approved general layout of the site as either full or outline consent and that reserve matters be considered within that framework.
- 9.3.3 The wider site does provide public open spaces through the podium level and plaza, whereas Plot 5 has communal amenity areas for residents only. These amenity spaces are considered to align with the outline permission approved and are not revisited in this RMA but do highlight the requirement for good quality landscaping for future residents.
- 9.3.4 Expected occupancy of approximately 1090 people is anticipated for the site and therefore calculations of total open space would be required under current policy DM20. Should there be any re-counting of public space as supplementary or shared space for residents, in the calculations of any play space or other requirements, then such public provision would potentially require reconsideration and justification of how the total open space would be sufficient for such occupancy.

9.4 Amenity space provision

- 9.4.1 Policy D6 of the London Plan 2021 states that communal outside amenity spaces should provide sufficient space to meet the requirements of the number of residents; be designed to be easily accessed from all related dwellings, appreciated from the inside, allow overlooking, support an appropriate balance of informal social activity and play opportunities for various age groups, meet the changing and diverse needs of different occupiers and that the experience of arrival, via footpaths, entrances and shared circulation spaces is comfortable, accessible and fit for purpose.
- 9.4.2 The Parameter Plans, which were approved as part of the outline application indicated provision of communal amenity spaces between the residential blocks, rooftop gardens sited on top of each block and private balcony amenity spaces for each residential units, subject to a detailed RMA for 'appearance' being submitted and approved. All communal amenity must be accessed directly through each core and/or from private amenity spaces.
- 9.4.3 As the detailed design will only be set out once the RMA for 'appearance' is submitted, these relationships and details of inter-connectivity between the communal spaces can be better assessed at that stage. The more detailed appearance and design at that stage shall also consider accessibility of these shared spaces and a secure design strategy, which will be conditioned.
- 9.4.4 The approved DAS set out a Green Roof and Amenity Space Zoning diagram laying out indicative quantum of landscaping, which is not referenced in this submission. The proposed outline of 'landscaping' for this RMA deviates from the indicative plans in the approved DAS by creating more fluid paved areas and playspace, re-siting lightwells / atriums and reconfiguring these landscaped areas.
- 9.4.5 The Green Roof and Amenity Space Zoning diagram in the approved hybrid permission indicated that there would be a total 2,480sqm area of green roof based on percentage calculations of shared amenity spaces. Those plans also depicted 1000sqm of brown roof on top of towers A, B, C and D, as well as 150sqm of defensible planting and green roofs for private terraced areas. No calculation of the total green space, ecological planted zones or brown roofs has been presented in this submission, so it is unclear if these referenced figures are attained. However, the layout and quantum of landscaped roof areas

will be required in the detailed landscaping, which is subject to change when the 'appearance' RMA is finalised.

- 9.4.6 There are an array of communal spaces and private terraces and the size and use of these should not be determined without knowledge of the internal arrangement of the internal layout and relationship with these spaces. For instance, family units should be sited with direct access and in close proximity to child play space and with appropriately sized private amenity. Likewise, if family units are proposed adjacent to roof top amenity spaces then it may be appropriate to provide adjacent doorstep playspace for those units.
- 9.4.7 As such, a condition requiring final layout of landscaping shall be required to be submitted alongside the detailed layout as part of the 'appearance' RMA. This can be considered alongside the more detailed landscaping scheme.

Plinth gardens

- 9.4.8 The parameter plans show an overview of communal plinth gardens with the main communal garden between Towers A, B and C and a separated plinth garden for Tower D. Indicative plans showing landscaping, associated furniture, lightwells and play space were also presented therein and in the approved DAS. The parameter plans set out access points and general layouts but did not specify any approved internal layouts of the towers nor landscaping of the plinth areas – therefore these were matters reserved for future submission and approval.
- 9.4.9 The plinth amenity spaces between buildings are broadly aligned with the layout indicated at outline permission stage, with some notable exceptions. They have been suitably designed to allow for navigation internally from the residential cores to the shared amenity spaces, with the exception (regarding access to the communal plinth area) is the proposed triplex terraced dwellings on Park Lane. Furthermore, whilst residents of Tower D have access to their own amenity space there is no direct access to the main plinth garden / amenity space and without detailed layout, play space strategy and accessibility of these gardens it remains unclear whether all residents within these residential blocks would have access to all amenity spaces.
- 9.4.10 The development provides entirely private market housing so there can be no issues of segregated amenity and play space on the basis

of tenure. However, without clarity of internal layout of the cores or whether each block will have access to the others, it is unclear whether access will be possible for residents in Blocks A, B and C to the amenity space between Block D and the Extreme Sports Building, and vice-versa for residents in Block D accessing the larger plinth amenity space between Blocks A, B and C. Therefore, it remains unclear at this stage whether the provision of amenity and play space provided for these residents will be suitable and sufficient. Furthermore, it is unclear how direct access could be achieved from the triplex townhouse units to the communal amenity spaces, as required in the Design Code. The approved DAS referenced potential for providing security gates with two-way access between gardens, but no reference to such arrangements is presented in this submission. These issues will need to be clarified as the detailed layout and accessibility is detailed in the 'appearance' RMA.

Rooftop gardens

- 9.4.11 The accessible rooftop gardens provide paved areas, broken up with multi-stem trees, evergreen hedges and seating areas. The evergreen hedges will provide privacy and defensible spaces between private terraces and the communal rooftop space. Adequacy of such means of enclosure are indeterminant at this stage as it is unclear of what the final layout will be / is or what windows and doors would lead onto these spaces, but the approximate 2m depth with railing and soft planting is considered suitable at this time.
- 9.4.12 Section 11.8.4 of the approved DAS, for the residential part of the hybrid permission, included reference to exercise equipment, growing spaces, metal and glazed windscreens and living roofs with wildflower and planting. No specifics of such equipment or windscreens are included in the submission but should be provided in the detailed landscaping and referenced as to why they may no longer be appropriate.
- 9.4.13 The approved DAS included a green roof and amenity zoning diagram (p.257), which showed green roofs along the front part of the rooftop spaces, with an annotation that states 30% of these garden areas would be green roof. The perimeter allocated as green roof is shown as hard landscaping in the indicative landscaping submitted, which is contrary to the outline permission. It is unclear what percentage would be green roof in the proposal, but these issues can be reviewed more fully when the conditions and further studies are undertaken. The

Design Code was non-specific about such inclusion but does refer to 50% of the roof tops as communal garden rather than private terraces, which is achieved.

9.4.14 Private rooftop terraces are outlined in the extract from the DAS included in section “Townhouse frontages” of the Landscaping Design Development Report. The Design Code Compliance response 3.1.10 further references provision of these private terraces but these are not detailed in the submitted plans. Detailed design of these terraces and detailed landscaping will be required through the imposition of a condition.

9.4.15 The DAS and Design Code also reference the potential for the rooftop terraces of the townhouses of benefitting from direct access to the communal garden. It is unclear if this is achieved at this stage and will be specifically referenced in the access and secure design strategy. This is more suitably addressed in the final ‘appearance’ RMA, which will also require compliance with the Design Code.

Private amenity spaces

9.4.16 The private amenity spaces will be required to provide the minimum 5sqm and additional 1sqm per person as required by London Plan.

9.4.17 The Design Code sets out a series of criteria for ensuring suitable buffer between amenity spaces and residential windows and private amenity spaces. It also requires direct access from private spaces, which is only partially achieved, with issues of security highlighted as justification. The private areas are provisionally considered acceptable and will be subject to further review of size and detailed design in accordance with the Design Code parameters, considering issues of security in the future submission of an RMA for ‘appearance’.

Summary of amenity layout

9.4.18 Amenity spaces provide pathed access, lawns, furniture and play space in a coherent manner, with access from core and private amenity spaces generally achieved. Overall the amenity spaces themselves broadly align with the outline permission, subject to detailed design with ‘appearance’ RMA submission.

9.4.19 The general arrangement of play space, a variety of seating options and landscaped areas is broadly considered to be acceptable but should be refined when detailed design of buildings, wind mitigation

requirements and all other factors are progressed.

9.4.20 More detail of specific soft landscaping and how species will thrive in the different micro-climates in the shared amenity spaces will be required - as will further details of biodiversity net gain and urban greening, including use of green and brown roofs.

9.4.21 Clarity of any direct access between the townhouse triplex terraces and the communal amenity space will also be required as detailed design progresses. If there is no direct access, then there will need to be clarity on how these areas are accessed. Likewise details of any interconnectivity of access between the smaller Tower D amenity and the larger plinth amenity spaces will be required.

9.4.22 It is accepted that this RMA is an overview building on the approved outline permission and that any approval should be notwithstanding the details shown herein, with these relationships examined further as part of the 'appearance' RMA submission but this sets out a framework for how the subsequent RMA will be detailed.

9.5 Child Play Space

Policy Position

9.5.1 The 2021 London Plan Policies D6 and S4 require all residential developments to provide at least 10sqm of play space per child. Supporting guidance provided in Play and Informal Recreation SPG provides support for the London Plan policy and contains a spreadsheet and calculator for play space requirements, which was referenced in the approved Design Code.

9.5.2 The associated Play and Informal Recreation SPG Population Yield Calculator tool is used for estimating population yield from new housing development. The calculator provides users with an indication of the possible number and age of children that expected to live in a new housing development of a given bedroom or tenure mix. This calculator was updated in October 2019.

9.5.3 The size of the site and residential offering would mean the site is defined in the Play and Informal Recreation SPG as a "larger development", which refers to proposals over 5 hectares or 500 dwellings. As such the scheme will be expected to provide suitable on-site play provision and for this provision to be planned as an

integral part of masterplan preparation. Such provision was proposed in the outline permission, which outlined a layout and quantum compliant at that time. However, reserved matters shall be considered in the context of current policy and help mitigate any outdated design policy principles.

- 9.5.4 The granting of outline permission is subject to any reserve matters approval in order to constitute a full planning permission. Outline planning permission HGY/2015/3000 had landscaping (as well as appearance) reserved as matters for consideration at a future date, the matters of which are now assessed in this application on the basis of current policy (landscaping only as part of the reserved matters application). Child playspace forms a fundamental part in such consideration of landscaping and therefore requires compliance now that detailed landscaping has advanced. The Design Code Compliance Response from the applicant asserts that playspace quantum approved at outline permission stage should be the figures used in assessing these reserve matters, but this is not accepted by Officers.
- 9.5.5 The hybrid permission calculated child playspace and concluded the quantum was sufficient on that basis and under policy at that time. However, the hybrid permission was explicit that landscaping was outline only and that these matters would be reserved and determined through subsequent detailed submission under relevant policy at that time.
- 9.5.6 The Committee report for the hybrid permission used the methodology in the Mayor's draft 2012 SPG and estimated that the child yield would be 41. The Committee report accepted that *"the Design Code and Parameters establish appropriate design principles to inform the future consideration of this space."* The report specifically referenced an overview on child play space section 10.3.51 stating *"The Design code submitted in support of the outline planning application identified that the provision of playspace will be in line with the SPG, which is acceptable given that the Design Code is an approved document and compliance with the design code is conditioned."* As such the outline permission is considered to be approved with this indicative level of playspace, subject to compliance with the Design Code at detailed submission stage.
- 9.5.7 The Design Code is explicit on both child play space and what version of the SPG is to be used for that assessment, wherein point 3.1.19

states that *“There should be play space provision in accordance with the GLA draft SPG, 2012 or as subsequently revised”*. Importantly the Design Code does not accept the 2012 policy position but requires that any subsequent revision be complied with. The 2012 draft SPG has been subsequently revised in the 2019 GLA calculator, meaning these 2019 calculations are the relevant policy document when determining these reserve matters and playspace is hereby assessed using these updated calculations.

- 9.5.8 This stance is further supported in part 3.1.20 of the Design Code, which stated that play space shall be *“sized and located”*, thus implying that the indicative layout of landscaping quantum at outline permission had not been approved.
- 9.5.9 Furthermore, any figure for play space at outline permission stage would have been subject to change given that play space calculations are specific to the exact housing mix for resultant expected child yield. Such mix was unknown at outline permission stage and remains unclear, so the final figure would always have been indicative.
- 9.5.10 As such, the approach to approve the outline landscaping and child play space areas as an indicative quantum was appropriate at outline permission stage but should not dictate the final quantum, siting and design in assessing the reserve matters for landscaping and appearance.
- 9.5.11 Furthermore, the submission of this RMA for ‘landscaping’ is the first RMA for Plot 5 and detailed design will be determined in the RMA for ‘appearance’, which remains outstanding and also subject to further change. It is reasonable at this stage to assess this revised play space requirement based on the indicative housing mix, but this figure will need to be finalised when the RMA for ‘appearance’ is submitted. If any uplift required for play space is not achievable on this plot or wider hybrid site then an off-site financial contribution may be deemed suitable.
- 9.5.12 Officers suggested the final calculation of play space to be determined as part of the RMA for ‘appearance’ but the applicant has advised that this would not meet the test, in that it is not possible for the trigger for the condition to apply for submission of another RMA. As such it has been agreed that a Deed of Variation will be required to cover the play space strategy and any offsite payment required when the final housing mix is known at final RMA stage. This will have a similar

wording to that agreed in the previous approved condition for a S106 deed of Variation, as required for the RMA approval for HGY/2021/1039 on Plot 4.

Proposed layout and quantum

9.5.13 London Plan Policy S4 requires that development likely to be used by children incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child that: a) provides a stimulating environment b) can be accessed safely from the street by children and young people independently c) forms an integral part of the surrounding neighbourhood d) incorporates trees and/or other forms of greenery e) is overlooked to enable passive surveillance f) is not segregated by tenure

9.5.14 The layout of the landscaping and playspace remains broadly aligned with the approved access parameter plan, but does have significant changes, such as the inclusion of playspace in the northern, shadiest corner. However, the layout is broadly considered to be acceptable. This will provide defined entrances to the communal and private spaces, to ensure these spaces have visual surveillance and are accessible to residents.

9.5.15 Detailed design of access to these areas, typology and design of play space, as well as general arrangement, suitable siting of age appropriate equipment, etc. will require further scrutiny as the detailed design of the RMA for ‘appearance’ is submitted. Family units should have direct access to the communal and play space areas.

9.5.16 The applicant’s submission references a total of 445sqm of playspace proposed, as per Table 1, which summarises the playspace provision across age groups and against the minimum requirements as calculated in the 2015/3000 outline permission, but as established above, is now outdated.

Table 1: Play Space Provision

Age Group	Provision	Minimum Requirement
Under 5	260 sqm	250 sqm
5-11	105 sqm	90 sqm
12+	80 sqm	70 sqm
Total	445 sqm	410 sqm

9.5.17 These calculations are derived from the indicative housing mix of 288

x 1b, 268 x 2b, 29 x 3b and using the superseded GLA Population Yield Calculator.

9.5.18 Using the current policy and the outline indicative housing mix, the child yield (up to age 18) for the site, this would require play space for a child yield of 96.2 children, equating to provision of 962sqm, rather than the 41 children and minimum 410sqm, as approved (details in Tables 2 & 3 below).

9.5.19 Public transport accessibility of the site is also a factor in this calculation for which PTAL 5-6 is considered appropriate. The south west corner of the site does fall within PTAL 4, but it is considered reasonable to use the PTAL 5-6 based on siting of residential entrances.

Table 2 – Yield from Development

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	52.8	0.0	52.8
Ages 5, 6, 7, 8, 9, 10 & 11	33.8	0.0	33.8
Ages 12, 13, 14 & 15	6.3	0.0	6.3
Ages 16 & 17	3.3	0.0	3.3
18-64	971.4	0.0	971.4
65+	23.2	0.0	23.2
Total Yield	1090.8	0.0	1090.8

9.5.20 The required playspace provision would therefore be 962sqm, of which 528sqm would be required for youngest children, 338sqm for under 12s and 96sqm for over 12s, as shown in the table 3 below.

Table 3 – Child playspace provision

Age	Provision (sqm)	London Plan 2021 requirement (sqm)	Shortfall (sqm)
Under 5	260	528	268
5-11	105	338	233
12 +	80	96	16
Total	445	962	517

9.2.1 It is accepted that further play space provision within plot 5 would

diminish the usability of the communal amenity space for all users of the space, as well as diminishing quality of landscaping provision within these areas. The wider hybrid permission and ownership means there are opportunities for resident use of the wider site rather than as an off-site contribution. The approved DAS also referenced that in addition to the play provision the public open space at podium level offers additional and secure play resources. Such provision could be provided in shared space at podium level or within the outline permission for the Extreme Sports building and the shortfall should be addressed in detail as part of a play space strategy to be submitted alongside the RMA for 'appearance'.

- 9.2.2 The imposition of a condition is therefore recommended that the future RMA for 'appearance' be supported with a revised play space strategy and that where space prohibits further play space on site, there shall be a requirement to provide access to other plots within the site or an off-site contribution in-line with Haringey's Planning Obligations SPD.

Play space siting

- 9.2.3 The provision of child play space and siting requires more doorstep style play space for those youngest age groups of under 5 and 5-11. As such, it is right that the focus of play space provision be directly accessed from the cores of the building and that any shortfall be more suitably sited off-site for older children.
- 9.2.4 As described in this report, the detailed internal layout of the residential blocks, housing mix and quantum of playspace can't yet be determined at this stage. Such detail will impact on general siting of playspace and providing suitable buffer between play spaces and noise sensitive rooms. The general arrangement of play space within the overall landscaping strategy is acceptable at this stage, but final design and layout will be dependent on where the majority of family units are sited, and proposed play equipment provided.
- 9.2.5 On this basis the play space siting within this RMA for 'landscaping' is accepted, with specific details of play space siting and a play space strategy to be further detailed alongside the RMA for 'appearance'. This should also clarify specific equipment suitable for the site and the age group designations and accessibility for the equipment.

Play space summary

9.2.6 The revision of the Mayor's Play and Recreation SPG result in a shortfall of on-site play provision from the indicative calculation used at outline permission. A play space strategy is therefore required at RMA stage for 'appearance' in order to establish the precise shortfall and how best to design and site play spaces.

9.2.7 The proposed play space strategy will also require details of the precise layout and equipment to be used in these spaces to ensure accessibility and age suitability as well as how hard and soft landscaping will achieve the overall landscaping requirements. For the purposes of this RMA for 'landscaping', the layout is considered acceptable subject to such a strategy being submitted and approved.

9.3 Landscaping

9.3.1 London Plan Policy G5 notes that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design. The Mayor recommends a target urban greening factor score of 0.4 for developments that are predominantly residential. London Plan Policy G6 outlines that proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.

9.3.2 The proposed landscaping sets out an overview of hard and soft landscaping, provision of private and communal areas and playspace with the roof terraces, plinth and around the perimeter of Plot 5. The general layout arrangement of landscaping is considered acceptable within the parameters of the approved outline permission, subject to further detailing to be secure by condition.

9.3.3 Indicative details of hard and soft landscaping have been provided alongside tree planting and species. These are broadly considered to align with the Design Code, but details will be required as the proposed development evolves. Species have been presented that will be suitable for the sunnier and shaded parts of the amenity areas. A detailed landscape plan will be required to detail where certain species are sited and that these will be in conditions for them to thrive. Likewise details of tree sizes, canopy spread and robustness will be required.

9.3.4 Submission of further wind mitigation and detailed 'appearance' RMA may necessitate further amendments to landscaping and requirement of wind mitigating trees and planting. Accessibility of the communal

garden areas and playspace will be required throughout and detailed hard landscaping will require compliance with accessibility requirements.

- 9.3.5 It is considered that any planting of street trees and landscaping of street surfaces be considered under Public Realm, site wide condition, H2, as such areas would predominantly fall outside of the site lines designated for Plot 5. This condition would require compliance prior to occupation of this phase of development.

Ecology and biodiversity

- 9.3.6 The ecology section of the approved committee report set out ecological measures but did not specify conditions relating to Plot 5, with these presumably to be considered as landscaping evolved.
- 9.3.7 The Design Code and hybrid permission make no reference to issues of Urban Greening and limited reference to biodiversity, which would form fundamental parts of landscaping submissions under current London Plan policies G5 and G6. This would not have been a requirement in the original outline permission but urban greening factor and biodiversity net gain should be considered and incorporated into the final landscaping design submission. As such, these details will be required in detail as the development evolves and will be attached to the landscaping condition.

Sustainable drainage

- 9.3.8 Hard landscaping must clarify level of permeability and suitability adjacent to any tree planting or landscaping. Large areas will be associated with play spaces and covered by non-permeable hard landscaping (lightwells, furniture etc.) and will need to be clarified in an updated SuDS plan.
- 9.3.9 The Supplemental Drainage Report (Rev01) approved in the hybrid permission referred to the opportunity to employ source control techniques, whose components are primarily green roofs, rainwater harvesting, filter strips, swales and soakaways, which were to be incorporated where appropriate. It is unclear within this submission where such infrastructure of these solutions are incorporated into the landscaping, despite this being a significant expanse of landscaped area.

9.3.10 As detailed in the landscaping section of this report, some green roofs appear to have been omitted from rooftop landscaping. The approved DAS summary of outdoor space detailed a total area of green roof (Residential Plinth + Roof Gardens) as 1240 sqm, but no reference to green roofs is included in this submission.

9.3.11 Conditions relating to drainage strategy (A11) and green / brown roofs (F18) of the hybrid permission, so a strategy would be expected to be provided therein. However, it is important that such measures be incorporated into this submission for landscaping, as part of an overall SuDS and biodiversity response and are further required within the detailed landscaping condition.

9.4 Sustainability

9.4.1 The NPPF requires development to contribute to the transition to a low carbon future, reduce energy consumption and contribute to and conserve the natural environment.

9.4.2 London Plan Policy SI 2 'Minimising greenhouse gas emissions', states that major developments should be zero carbon, and in meeting the zero-carbon target, a minimum on-site reduction of at least 35 per cent beyond Building Regulations is expected. Local Plan Policy SP4 requires all new developments to introduce measures that reduce energy use and carbon emissions. Residential development is required to achieve a reduction in CO2 emissions. Local Plan Policy SP11 requires all development to adopt sustainable design and construction techniques to minimise impacts on climate change and natural resources.

9.4.3 The energy assessment is not directly linked to the RMA for 'landscaping', but Clause 3.6 of the S106 agreement required submission of an updated Energy Strategy at the time of the first RMA submission. There are also several conditions and section 106 obligations relate to climate change mitigation and adaptation strategies in the Hybrid consent.

9.4.4 Although this is the first submission of the two RMAs for this site, it is considered reasonable that the Energy Strategy update be submitted alongside the more relevant RMA for 'appearance', which will provide greater detail of design and overall layout. Similar consideration was applied to the RMA for the Extreme Sports Centre, which also had RMA for 'appearance' to be subsequently submitted. On this basis a

condition it is recommended that a condition requiring an amendment to the S106 prior to the determination of the outstanding RMA be undertaken alongside other amendments to the S106, rather than at this stage.

- 9.4.5 On this basis it is considered that sustainability issues can be resolved more effectively through submission of conditions for detailed landscaping.

9.5 Wind mitigation

- 9.5.1 London Plan policy D9 considers the environmental impacts of tall buildings on wind around the building and other such conditions.

- 9.5.2 The approved hybrid permission accepted that wind impact would be suitable in terms of pedestrian safety with the introduction of landscaping and wind mitigation measures. Whilst certain areas were highlighted as being less suitable in terms of public comfort these were areas where pedestrians would pass through rather than residential amenity spaces considered in this RMA for 'landscaping'.

- 9.5.3 Such landscaping for wind mitigation has been broadly applied in the design of the landscaped areas, but it is unclear at this stage what the detailed design of the buildings and subsequent and emerging development would have on wind mitigation. Likewise, detailed design of the building, materiality and façade detailing will have a significant impact on wind mitigation and it is reasonable to conclude that such assessment be provided alongside the remaining RMA for 'appearance'. As such a condition requiring submission of an updated wind mitigation strategy is recommended.

- 9.5.4 There is potential for the updated wind mitigation strategy to reveal that some of the landscaping and siting of amenity seating and play spaces may require reconfiguring, but this would be achievable within the detailed landscaping conditions.

9.6 CONCLUSIONS

- 9.6.1 The proposed development presented in this reserved matters application (RMA) complies with the approved development specification, parameter plans and necessary elements of the design codes established by the hybrid consent.

- 9.6.2 Further detailed design RMA submission will dictate final figure for child playspace and size and location of the play and amenity space, but this is considered acceptable with regard to the indicative outline approval.
- 9.6.3 Conditions attached to this permission will ensure a high quality finish to boundary treatment, detailed landscaping and street furniture associated with the development, including details of the lightwells, which will sit within the landscaping.
- 9.6.4 All conditions attached to the outline permission will remain relevant and are not required to be included in this permission.
- 9.6.5 In determining this planning application, the Council is required to have regard to its obligations under equalities legislation including obligations under the Equality Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and to foster good relations between persons who share a protected characteristic and persons who do not share it. Members must have regard to these duties in taking a decision on this application.

10. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 10.1 With Outline permissions, the CIL liability for each phase is calculated at reserved matters stage for that phase. In this case the proposed is liable to the Haringey and Mayoral CIL. However, this will be calculated at the time of the detailed appearance submission, which will be the last RMA and will constitute the full approval, subject to conditions.

11. RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions and informatives.