



Officer Report

Application Number:	HGY/2026/0418
Application Type:	Approval of details reserved by a condition
Address:	Tottenham Hale Centre, London
Proposal:	Approval of details pursuant to Condition B18 (Child Playspace Strategy) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	16/02/2026
Applicant:	Please refer to Company name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

2. ANALYSIS/ASSESSMENT

Condition B18 reads:

B18) Child Playspace Strategy (LBH Development Management)

Part A – Building 1

Prior to the residential occupation of Building 1 on Plot B, a Child Play Space Strategy in respect of the development within Building 1 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Building 1 of Plot B shall be implemented in accordance with the Strategy and maintained thereafter.

Part B – Building 2

Prior to the residential occupation of Building 2 on Plot B, a Child Play Space Strategy in respect of the development within Building 2 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Building 2 of Plot B shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

Pursuant to Condition B18 the applicant has submitted a play strategy and memorandum. The general approach is consistent with the Play Strategy for the Island Sites in the Design and Access Statement forming part of Planning Permission Reference: HGY/2018/2223. This proposed different playable spaces in the buildings with incidental play space in the public realm, this supplements the formal play provision and facilities in the nearby Down Lane Park.

The strategy identifies doorstep playspace areas for 0-5 years and local playspace for 5-11 years. The external areas provide sufficient space for play but are limited in play features. This is largely a result of the only areas for external play being on exposed terraces or the public realm forming the new District Centre.

To address this the applicant has proposed:

- Freely accessible informal play opportunities in communal areas
- Managed provision of play equipment by the onsite team to unlock indoor and outdoor spaces for play
- A schedule of planned activities and events that can be dynamically adjusted to suit the resident play profile at any point in time

A selection of portable, age-appropriate play items would be stored securely by the onsite management team and made available to residents on request via the 24/7 concierge. This approach ensures that equipment can be safely managed, periodically refreshed, and allows flexibility across the various outdoor terraces and landscaped areas for families as well as internal lounges and studio space.

Indoor play spaces and managed play would be provided. An overview of the type of equipment for indoor play would be as follows:

- Ages 0–5: soft-play blocks, pop-up tunnels, sensory toys, lightweight balance pods, compact ride-on items.
- Ages 5–11: outdoor games kits (e.g., soft-throw balls, skipping ropes), foldable mini-nets, giant connect-four sets and giant stackable block games.
- Ages 12–15: table-top games, card and strategy game sets suitable for older children. The focus on landscaping, seating areas, multigames with sensory planting outside and a combination of climbable and sensory toys inside, would ensure the types of play follow the Play and Informal Recreation SPG Table 4.6 Play Space Typologies for 0-11 play.

To ensure no barrier to accessing play equipment, in addition to the portable play items, a selection of toys, games and books would be freely available in the resident lounges at mezzanine level and Level 7 in Building 1.

These spaces are large enough for play, whilst supporting adult amenities, with around 50sqm of available space at mezzanine level and 180sqm at Level 7. Meaning there would be meaningful areas of indoor space for play in addition to the outdoor areas of play in Ferry Island. Additionally, the residents' lounge would have a stock of children's books and would be the Children's Library – the stock would be 30 books covering books for children of 01 – 12 years of age.

The Ferry Island development would have indoor facilities to supplement access to play, with a programme of events for children and family-oriented activities. Based on what is offered by other assets under Related Argent management these would include:

- Soft play sessions within the gym studio, using modular equipment that can be assembled and removed as required. Subject to demand, this could be provided by a third-party specialist.
- Children's cinema screenings within the dedicated screening room.
- Indoor games and play events within the furnished resident lounges, providing alternative play opportunities during periods of poor weather.
- Table tennis and pool events located in the Club facilities.

A schedule of these activities would be communicated to residents and held under review as the profile of residents changes as the building is leased and released. However, an activity schedule would be issued offering weekly slots with a proposed schedule below:

- Wednesday 17:00 – 19:00
- Saturday 09:00 – 11:00
- Sunday 10:00 – 12:00

The activities outlined above can be tailored to suit the resident profile of the development at any point in time.

The management team has also committed to monitoring by taking on-going feedback on the play strategy and activities and review the strategy annually to ensure it meets the needs of residents.

The commitments provide an acceptable play approach for residents given the site constraints. As such, the details can be approved.

3. RECOMMENDATION

APPROVE CHILD PLAYSPACE STRATEGY DETAILS RELATING TO PLOT B BUILDINGS 1 AND 2 (FERRY ISLAND SITE) RESERVED BY CONDITION B18 ATTACHED TO HGY/2018/2223

As shown on approved drawings/documents: TH-IS-00-001-L-3248-90-900 PLAY STRATEGY-R03; Tottenham Hale | Ferry Island Memo – Play Management Strategy 1 July 2026.