



Officer Report

Application Number: HGY/2023/1046
Application Type: Approval of details reserved by a condition
Address: Land north of Monument Way and South of, Fairbanks Road, London, N17
Proposal: Approval of detail pursuant to Condition 17 (Child Play Space Strategy - LBH Development Management) attached to planning application Ref: HGY/2018/0050 relating to Land north of Monument Way and South of Fairbanks Road, N17 and approved on 16 March 2018.
Case Officer: Philip Elliott
Valid Date: 17/04/2023
Applicant: Ms Angela Wint
Agent: Billy Taylor

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/1046

Ward: Tottenham Hale

Date received: 17/04/2023

Last amended date: 24/10/2023

Drawing number of plans:

Fairbanks Road Play space Strategy Rev 2; 298_210 Rev: C1 Block A - Proposed Plan; 298_211 Rev: C1 Block A - Levels; 298_212 Rev: C1 Block A - Setting Out; 298_213 Rev: C1 Block A - Planting Plan; 298_214 Rev: C1 Block A - Section and Details

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Applicant: Mulalley (Agent) on behalf of Angela Wint (Newlon)

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

HGY/2018/0050 - Submission of reserved matters namely a) Scale, b) Layout, c) Landscaping, and d) Appearance of outline planning permission reference HGY/2016/2184 dated 21/12/2017 for 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories

HGY/2016/2184 - Outline application for development of the site to create 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories (appearance, landscaping, layout and scale are reserved)

3. CONSULTATION RESPONSES

Comments reflect Regeneration Team views:

Overall, the Strategy appears acceptable, however, there are a number of concerns with the level of aspiration and detail provided here, to be able to fully support this.

- Designs/proposals look quite sparse, with little equipment serving each space. We should be looking for these to be much more dynamic and interesting, with a range of equipment, serving different ages and abilities.
- The materiality or type of equipment solution proposed is similar to that of Chesnut Rd linear park, and is supported in that respect.
- Overall strategy a bit poor in terms of aspiration.
- All 3 play areas are similar in terms of provision, climbing and walking, little variation on play
- Metal slide facing south, will get hot.
- How accessible are the interventions?
- Only one area has seating
- Have proposed a similar climbing frame to what is already installed in Chesnut Phase 1
- Perhaps install a big swing or items that multiple children can play on

Colleagues in Parks have also provided greater detail on specific requirements, including specification of equipment and maintenance regime for playspace provision, which will need to be incorporated into the detailed design.

Officer note: *The proposals have been updated and the doorstep play offer for 0-5-year-olds is provided within Playspace A and incorporates a play structure with interactive play elements, including talking tubes and interactive panels, and a natural play boulder - set within a landscaped clearing providing an area of 480m2. It is noted that the proposed development is well served with accessible play areas within the required safe walking distance for Local and Neighbourhood play for all relevant ages.*

4. ANALYSIS/ASSESSMENT

Condition 17 reads:

PRIOR TO FIRST OCCUPATION: Child Play Space Strategy (LBH Development Management)

17. Prior to first occupation, a Child Play Space Strategy demonstrating how child play space provision will be accommodated on and off the site shall be submitted to and approved by the Local Planning Authority. The strategy as approved shall be implemented prior to first occupation of the development and maintained as such thereafter unless otherwise agreed in writing by Local Planning Authority.

Reason: to ensure high quality development.

The applicant has provided a Playspace Strategy pursuant to Condition 17. This identifies that as set out in the Mayor of London's Play and Informal Recreation Supplementary Planning Guidance (SPG) a minimum play area of 10 m2 per child should be provided. This results in a total play area

requirement for the development of 639 m². Of this area, 266 m² should be provided on-site within 100m of all homes with children. 16 homes have private rear gardens which leads to a reduction in this figure of 160m² resulting in a requirement of 106m².

The doorstep play offer for 0-5-year-olds is provided within Playspace A which incorporates a play structure with interactive play elements, including talking tubes and interactive panels, and a natural play boulder - set within a landscaped clearing providing an area of 480m². This exceeds the minimum requirement set out in the Play and Informal Recreation SPG. The play strategy sets out that it has been carefully considered to create a safe, engaging, and stimulating environment for children to play in. An assessment will be carried out to ensure compliance with advice from the Royal Society for the Prevention of Accidents (RoSPA).

The strategy also sets out that the proposed development is well served with accessible play areas within the required safe walking distance for Local and Neighbourhood play. Down Lane Park provides the majority of this provision. Chestnut Road, the Down Lane Park playground, and Tottenham Green are all within the 400m recommended travel distance for 5-11-year-old play. Markfield Park, Jarrow Road, and Perkyn Square, as well as the whole of Down Lane Park, are within the 800m recommended travel distance for 12+-year-old play.

The three playspaces proposed in the initial proposals for the site were on Council land within the Chesnut Estate, however, only Playspace A will come forward through this strategy. Two other playspaces off-site were proposed for the development, however, following engagement with residents and relevant Council services it has been agreed that Playspace B will be restored to what it was prior to development works on site (e.g. remove temporary parking & provide seeded/grass areas) and Playspace C will remain as the existing compound layout on site, with the temporary road finish, there is no tarmac under the current cabin arrangement.

Overall the playspace strategy is in line with the GLA Play and Informal Recreation SPG and condition 17 can be discharged.

5. RECOMMENDATION

APPROVE THE CHILD PLAY SPACE STRATEGY DETAILS RESERVED BY CONDITION 17 ATTACHED TO HGY/2018/0050.

As shown on approved drawings/documents:

Fairbanks Road Play space Strategy Rev 2; 298_210 Rev: C1 Block A - Proposed Plan; 298_211 Rev: C1 Block A - Levels; 298_212 Rev: C1 Block A - Setting Out; 298_213 Rev: C1 Block A - Planting Plan; 298_214 Rev: C1 Block A - Section and Details