

3.0 RMA 1 Proposals & Outline Masterplan Compliance

3.1 Approved Outline Masterplan

Hybrid Planning consent for St Ann's New Neighbourhood (ref HGY/2022/1833) was granted in July 2023, including:
Outline planning approval (with all matters reserved except for access) for Phases 1B, 2 and 3 for (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Rail sides Site.

A series of approved documents submitted as part of this application are intended to guide future Reserved Matters Applications (RMAs) as follows:

1. Design Code: N15301-KCA-XX-XX-RP-A-00003

The approved Design Code contains a set of simple, concise, illustrated design requirements, that provides general and specific parameters for the physical development of future phases and the overall quality of the scheme.

This Design and Access Statement (Volume I) and Landscape DAS (Volume II) demonstrate RMA 1 compliance with the relevant chapters of the Design Code.



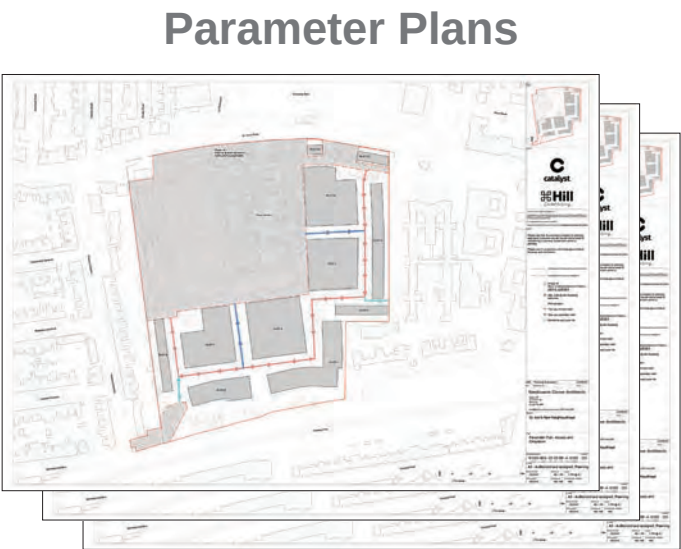
Design Code

2. Parameter Plans:

A series of Parameter Plans set the physical limits and development principles of the Outline component of the scheme as follows:

Access and Circulation:	N15301-KCA-ZZ-ZZ-DR-A-01200
Ground Floor Uses:	N15301-KCA-ZZ-ZZ-DR-A-01201
Upper Floor Uses:	N15301-KCA-ZZ-ZZ-DR-A-01202
Green Infrastructure:	N15301-KCA-ZZ-ZZ-DR-A-01203
Maximum Footprints:	N15301-KCA-ZZ-ZZ-DR-A-01204
Maximum Heights:	N15301-KCA-ZZ-ZZ-DR-A-01205

This Design and Access Statement (Volume I) demonstrates compliance with: Ground Floor Uses, Upper Floor Uses, Maximum Footprints and Maximum Heights drawings.
Landscape DAS (Volume II) demonstrates compliance with Access and Circulation and Green Infrastructure drawings.



Parameter Plans

3. Illustrative Masterplan

The illustrative masterplan submitted in support of the outline component sets out one way that a Scheme could be developed in accordance with the Parameter Plans and Design Code, and includes floor plans from basement to roof level (N15301-KCA-ZZ-00-DR-A-09999 to N15301-KCA-ZZ-09-DR-A-10009).

The Illustrative masterplan is indicative only, however provides a useful guide to Reserved Matters proposals.

4. Design and Access Statement:

The DAS (N15301-KCA-XX-XX-RP-A-00002) describes the masterplan vision and expands on the spatial and physical principles set by the Parameter Plans and Design Code.

The DAS is indicative only, however provides a useful guide to Reserved Matters proposals.

Illustrative Masterplan



DAS

3.2 Phasing & Delivery

The St Ann's New Neighbourhood masterplan is proposed to be delivered in four phases as illustrated in the diagram below. Detailed planning permission was granted for Phase 1A in July 2023. This Phase will commence on site first.

The Outline component of the masterplan comprised Phases 1B, 2 and 3:

Phases 1B & 2 are submitted as a single Reserved Matters Application (RMA 1).

Phase 3 is anticipated to come forward as future Reserved Matters Application (RMA 2)

- Phase 1A - Detailed Approval
- Phase 1B & 2 - RMA 1 (Outline Approval)
- Phase 3 - Future RMA 2 (Outline Approval)



Masterplan phasing key

3.3 Reserved Matters

This first Reserved Matters Application (RMA 1) seeks detailed approval of the appearance, landscaping, layout and scale of Phases 1B & 2 of the outline component of the St Ann's New Neighbourhood Masterplan, which covers Plots E to J of the illustrative masterplan submitted as part of the Hybrid Application.

Description of Development:

The description of development for Phases 1B & 2 is as follows: “Application for the approval of Reserved Matters in respect of appearance, landscaping, layout and scale relating to Phases 1b and 2 associated with the outline component of planning permission HGY/2022/1833 for “Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.”

The Reserved Matters

The matters reserved for future determination are **layout, scale, appearance and landscaping**. This submission includes the requisite level of detail required to enable the Council to form a full assessment of the proposals and the submission includes detailed layouts, elevations, materials and landscaping details.

As set out in 3.1, the hybrid consent contains a range of approved documents which sets the principles, parameters and design ethos of the outline component of the consent.

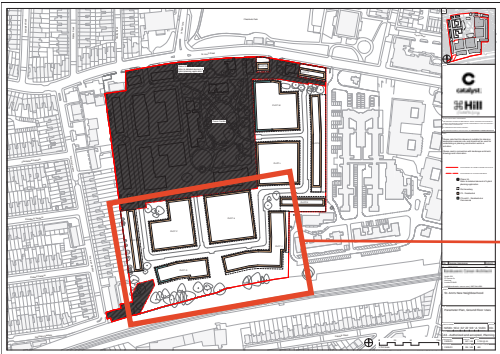
The principles within these documents have been applied to inform the detail of the reserved matters to ensure accordance with the approved detail component of the hybrid application.

- The Development Specification sets out the maximum development quantum in terms of housing numbers and floorspace.
- The Design Code ensures design continuity, providing guidance to protect its character and that of its surroundings, and ensure the delivery of an accessible, inclusive development. It will also ensure that the built environment, public realm and landscaping is in accordance with local, regional and national policy, reflecting discussions with council officers and technical consultants, and deliver continuity throughout the wider scheme.
- The approved Parameter Plans set the physical limits and development principles of future RMA's.

3.4 Parameter Plan Compliance Overview

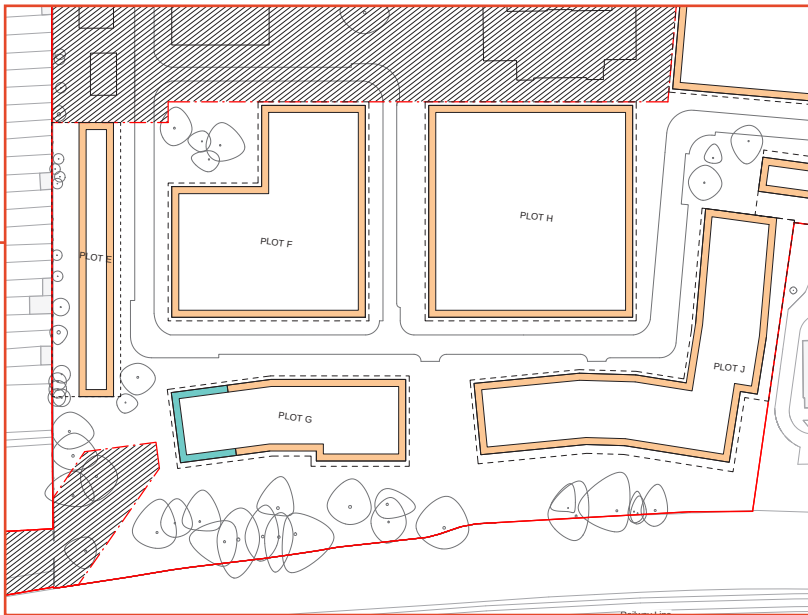
Architectural proposals for Phase 1B&2 are fully aligned with the approved Parameter Plans. An overview of compliance is shown below and overleaf. Greater detail per plot is demonstrated in the chapters which follow:

Ground Floor Uses



The Ground Floor Uses Parameter Plan sets out the uses that are expected on the ground floor of future RMA submissions:

RMA proposals are in accordance with the approved parameter plans, with ground floor uses being mainly residential aside from a non-residential component in the south west corner opposite the south west link through to Warwick Gardens.



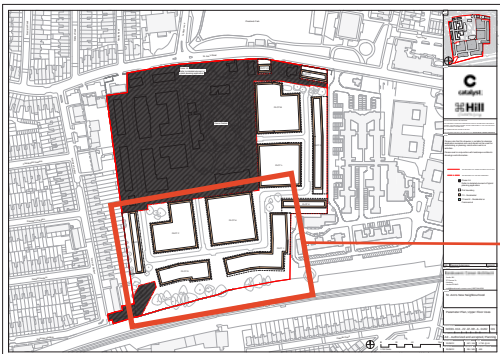
Ground Floor Uses Parameter Plan (N15301-KCA-ZZ-ZZ-DR-A-01201)

Ground Floor Uses Proposals:



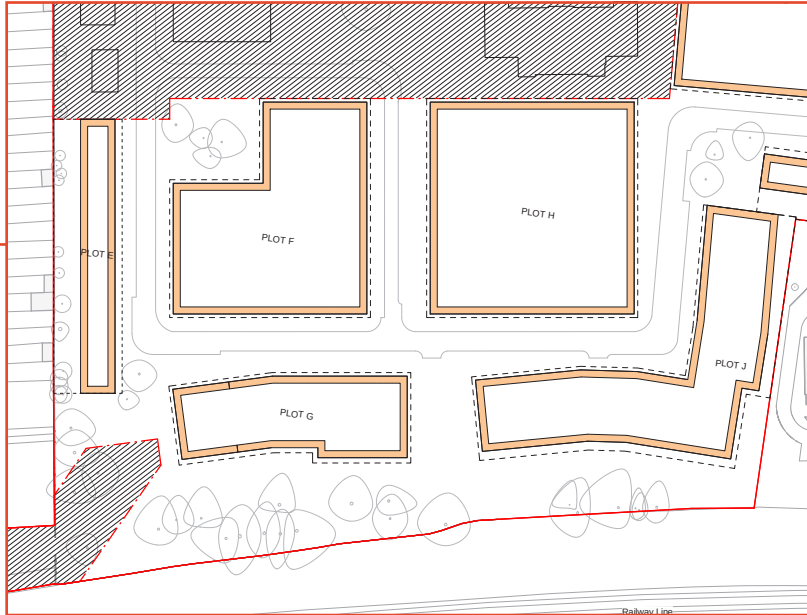
- Residential Uses (Use class C3)
- Commercial / Non-Residential (Use Class E, F1 or F2) or Residential (Use Class C3)

Upper Floor Uses



The Upper Floor Uses Parameter Plan sets out the uses that are expected on the upper floors of future RMA submissions.

RMA proposals are in accordance with the approved Parameter Plans, with upper floor uses being wholly residential.



Upper Floor Uses Parameter Plan: (N15301-KCA-ZZ-ZZ-DR-A-01202)

Upper Floor Uses Proposals:



- Residential Uses (Use class C3)