

Officer Report

Application Number: HGY/2023/1330
Application Type: Approval of details reserved by a condition
Address: Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17

Proposal: Approval of details pursuant to Condition C18 (Child Playspace Strategy) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Case Officer: Philip Elliott
Valid Date: 18/05/2023

Applicant: 3
Agent: Refer to Company Name
Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/1330

Ward: Tottenham Hale

Date received: 18/05/2023

Last amended date: N/A

Drawing number of plans:

Welbourne Public Realm Child Play Space Strategy October 2023 by Adams & Sutherland;
Podium planting plan - trees and all areas: 0307-Z1-01-DR-LA-0510 Rev: C3;
Podium planting plans - Planting areas P1 & P2: 0307-Z1-01-DR-LA-0511 Rev: C3; Podium planting plans - Planting areas P3,P4,P5 & P6: 0307-Z1-01-DR-LA-0512 Rev: C2; Podium planting plans - Planting areas P7,P8,P9 & P10: 0307-Z1-01-DR-LA-0513 Rev: C1

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Applicant: Lawrence House Group

Officer contact: Philip Elliott

2. 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.

4. ANALYSIS/ASSESSMENT

Condition C18 reads:

C18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot C, a Child Play Space Strategy in respect of the development within Plot C 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 Plot C shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

Pursuant to Condition C18 (Child Playspace Strategy) the applicant has submitted a Playspace strategy. The strategy provides detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012).

The Play and Informal Recreation SPG sets a benchmark of a minimum play area of 10sqm per child. This results in a total play area requirement for the development of 812sqm. Of this area, 362sqm should be provided on site within 100m of all homes with children. The doorstep play offer for 0–5-year-olds is split over the podium and 4th floor roof terrace. The combined area of these play spaces is 503sqm, which exceeds the 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 with sensory planting.

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 this provision and is within the 400m recommended travel distance for 5-11-year-old and 12-18-year-old play. S106 obligations secured a financial contribution towards this in the planning permission.

Overall, the playspace strategy is in line with the GLA Play and Informal Recreation SPG and the details submitted under Condition 18 can be approved.

5. RECOMMENDATION

APPROVE THE CHILD PLAYSPACE STRATEGY DETAILS RELATING TO PLOT C (WELBOURNE SITE)
RESERVED BY CONDITION C18 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Welbourne Public Realm Child Play Space Strategy October 2023 by Adams & Sutherland;
Podium planting plan - trees and all areas: 0307-Z1-01-DR-LA-0510 Rev: C3;
Podium planting plans - Planting areas P1 & P2: 0307-Z1-01-DR-LA-0511 Rev: C3; Podium planting plans -
Planting areas P3,P4,P5 & P6: 0307-Z1-01-DR-LA-0512 Rev: C2; Podium planting plans - Planting areas
P7,P8,P9 & P10: 0307-Z1-01-DR-LA-0513 Rev: C1