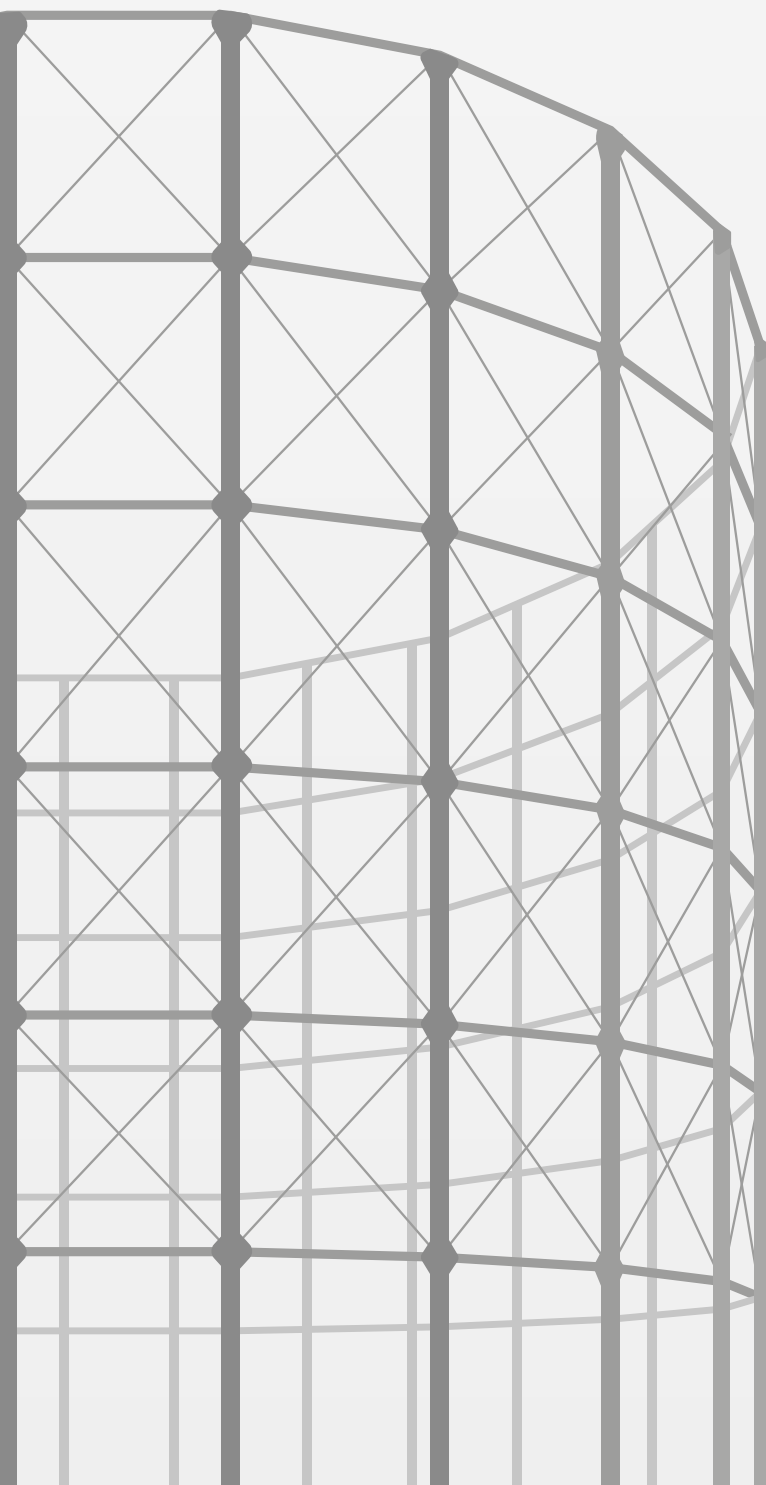
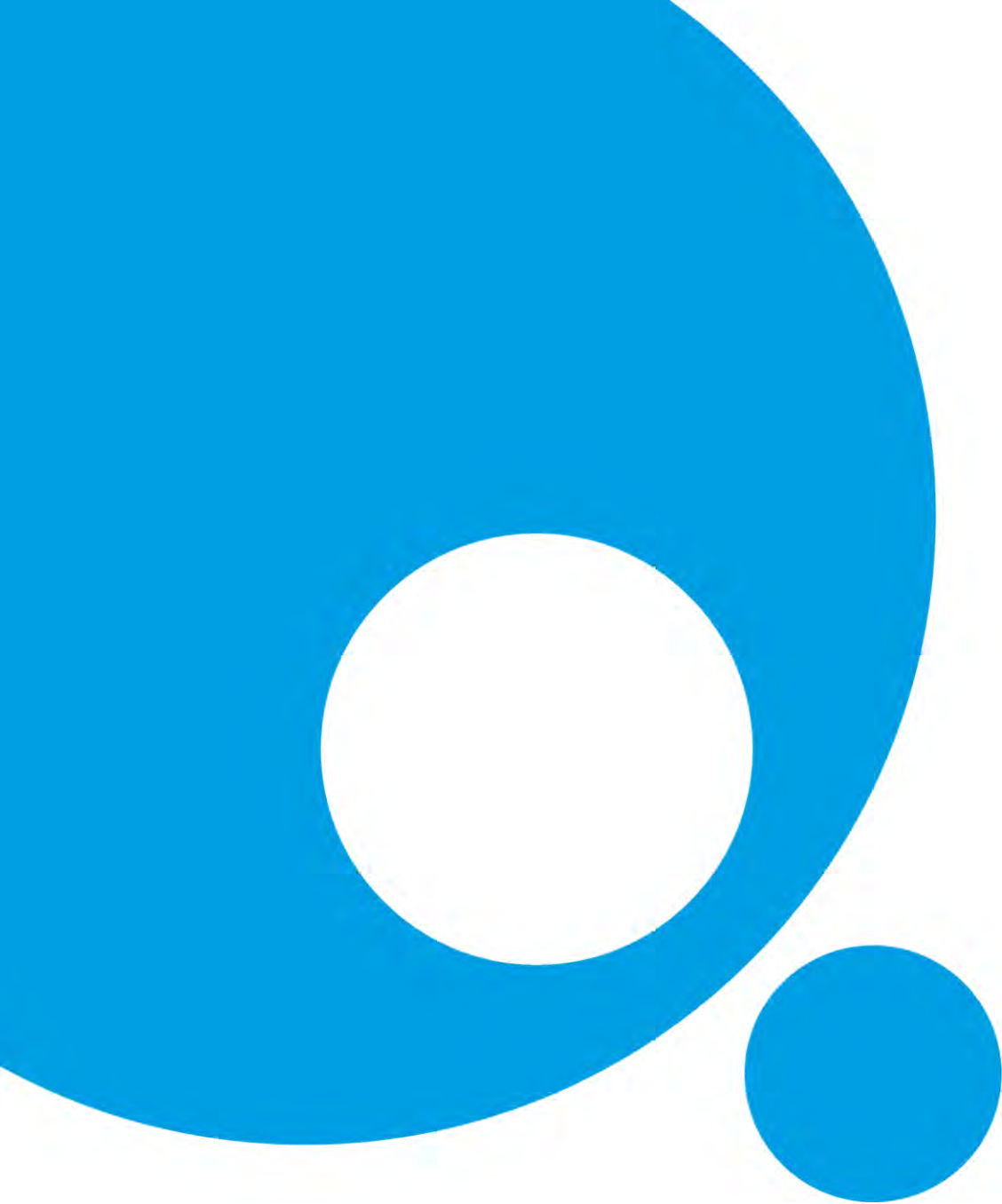


CLARENDON GAS WORKS | PHASE 3B

JULY 2020 | PLANNING STATEMENT





BUILDINGS E1, E2 & E3 RESERVED MATTERS PLANNING STATEMENT

CLARENDON GAS WORKS, WOOD GREEN

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1 INTRODUCTION

1.1 This Planning Statement is prepared in support of the submission of the third reserved matters application pursuant to hybrid planning permission ref. HGY/2017/3117 dated 19th April 2018 which relates to the redevelopment of Clarendon Gas Works, Wood Green. The decision notice for permission ref. HGY/2017/3117 appears at **Document 1**.

1.2 This reserved matters application seeks the following:

Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings E1, E2 and E3, forming Phase 3 of the Eastern Quarter, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

1.3 The application for reserved matters approval is submitted on behalf of St William Homes LLP and pursuant to the following planning condition:

Condition 3

The first application for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of five years from the date of this permission with all applications for the approval of the remaining Reserved Matters made no later than the expiration of ten years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

- a) The expiration of five years from the date of this permission OR*
- b) The expiration of three years from the final date of approval of any of the reserved matters.*

1.4 The reserved matters application is submitted with a range of supporting documentation as detailed below:

Table 1.1: Planning Application Documents

Document	Author
Application Forms	
Planning Application Covering Letter	Quod
Planning Application Form	Quod
Planning Application Fee	St William Homes LLP
CIL Form	Quod
Design Principles	
Design & Access Statement (inc. Landscaping and Statement of Compliance with Design Code and Parameter Plans)	Sheppard Robson (& LDA Design)
Drawings and Accommodation Schedule	
Phase Specific Red Line Boundary	Sheppard Robson
Phase Specific Accommodation Schedule (Building E1, E2 and E3)	Sheppard Robson
Phase Specific Design & Landscape Drawings	Sheppard Robson & LDA Design
Technical Assessments	
Planning Statement	Quod
EIA Further Information Report (inc. Air Quality Assessment, Drainage Assessment, Noise Impact Assessment)	Quod
Sunlight/Daylight Assessment	Anstey Horne
Transport Statement; and Delivery & Servicing Strategy	Vectos

- 1.5 The primary purpose of this Planning Statement is to define the planning framework approved by hybrid planning application ref. HGY/2017/3117 and to comment on the consistency of this submission against this planning permission, specifically the approved conditions, the Section 106 Agreement and the Development Specification.
- 1.6 Finally, there are obligations set out within the Section 106 Legal Agreement pursuant to application ref. HGY/2017/3117. However the triggers for these predominantly relate to the need to submit information prior to the commencement of development, rather than to submit information with the reserved matters submission and therefore this information does not form part of this formal reserved matters submission.
- 1.7 This suite of documents conclude that the application proposals for Phase 3 of the Eastern Quarter accord with the development framework established by the approved planning permission. They also conclude that the application proposal is in conformity with that planning permission and remains in conformity with development plan policy. Accordingly, the approval of the reserved matters being layout, scale, appearance, access and landscaping should be approved.

2 PLANNING PERMISSION HGY/2017/3117 FRAMEWORK

- 2.1 This section explains the framework created by the approval of hybrid planning permission reference HGY/2017/3117 dated 19th April 2018.

a) Description of Development

- 2.2 The planning application description of development is detailed below:

“Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.”

- 2.3 On 14th June 2019, a non-material amendment was approved by Haringey Council to increase the permitted quantum of residential floorspace from 163,300m² (GEA) to 178,300m² (GEA). As part of this non-material amendment, the description of development was amended to read the following:

“Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 178,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 118,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment."

- 2.4 The planning permission is in essence split between the detailed permission and the outline permission. The detailed permission comprises 622 new residential units, 332m² of commercial floorspace, and 417m² Day Nursery.
- 2.5 The remainder of the site comprises the outline planning permission to include the following set out in the description of development:
- 118,150m² Class C3 Residential floorspace;
 - 7,168m² to 7,500m² Class B1 Business Use;
 - 1,500m² to 3,950m² Class A1-A4;
 - Up to 2,500m² Class D2 Leisure Use; and
 - Buildings ranging from 6 up to 23 storeys.
- 2.6 On 2nd July 2020, a non-material amendment was submitted to Haringey Council to include reference to D1 floorspace within the Outline Permission of the development. As part of this non-material amendment, the description of development is amended to read the following:

"Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 178,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; up to 2,500sqm GEA Class D1/D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 118,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D1/D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment."

b) Planning Conditions

- 2.7 This permission is conditional upon 62 conditions attached to the decision notice and the Section 106 legal obligation.
- 2.8 The planning conditions can be divided between those that are fundamental to the structure of the permission; those that create a “static” control within the permission (and subsequent reserved matters submissions); and those which require further information to be submitted with the reserved matters application. In addition there are conditions which relate to information to be submitted preconstruction and pre-occupation which do not form part of this submission.
- 2.9 The following conditions are “fundamental” to the hybrid planning permission.
- 2.10 Condition 2, as detailed below, defines the structure of the reserved matters being layout, scale, appearance, access, and landscaping.

“Condition 2

This permission is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, except for Site Preparation Works, the approval of the Local Planning Authority shall be obtained to the following reserved matters:

- a) Appearance;*
- b) Landscaping;*
- c) Layout; and*
- d) Scale*
- e) Access*

Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing, for each phase of development. The development of each phase shall then be carried out in complete accordance with those particulars.

For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statements are not approved.”

- 2.11 Condition 2 has been complied with.
- 2.12 Planning Condition 3, as detailed below, requires the development to which the outline planning permission relates to be commenced either before the expiration of five years from the date of the grant of planning permission (19th April 2018) or before the expiration of three years from the final date of the approval of any of the reserved matters, whichever is the latter.

“Condition 3

The first application for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of five years from the date of this permission with all applications for the approval of the remaining Reserved

Matters made no later than the expiration of ten years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

- a) The expiration of five years from the date of this permission OR*
- b) The expiration of three years from the final date of approval of any of the reserved matters.”*

2.13 Condition 3 has been complied with as this submission is made within the timeframes set.

2.14 Condition 4 seeks to ensure that all Reserved Matters submissions are compliant with assessments undertaken for the hybrid permission. The condition requires statements to be submitted to demonstrate compliance with the approved controlling documents, (Parameter Plans, Development Specification, Design Code, and Cultural Strategy), as well as an update to the commercial strategy and a statement evidencing that the environmental information already submitted to the LPA is adequate to assess environmental effects.

“Condition 4

Each application for the approval of Reserved Matters submitted pursuant to condition 2 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant phase pursuant to Condition 29 (Phasing Strategy).

- A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Code (January 2018). The statement will also clearly set out how the application fits with a wider strategy for the submission for all reserved matters in securing a coordinated and coherent approach to phased development.*
- A report demonstrating how the measures identified in the approved Culture Strategy (October 2017) have been incorporated into the detailed design, including how the cultural and industrial history of the area has been interpreted in the proposals;*
- A report must be submitted that outlines that the environmental information already submitted to the LPA is adequate to assess the environmental effects of the application and inform decision making; or,*
- Provides further information, in accordance with regulation 22(1) of the 2011 EIA Regulations, to assess the environmental effects of the application and inform decision making.*
- An updated commercial strategy detailing how the minimum commercial floorspace requirements are being provided.”*

2.15 This condition has been complied with. A statement to demonstrate compliance with the Parameter Plans and the approved Design Code is provided within the Design & Access Statement. Compliance with the Development Specification is contained within this Planning Statement. In addition, the suite of documents submitted as part of this reserved matters application includes an Environmental Conformity Statement. A Cultural Strategy was submitted as part of the reserved matters application for Blocks D1 & D2.

2.16 Condition 5 explicitly sets out the approved drawings and documents which the development must follow. As detailed below, Part a) of this condition lists the approved drawings and Part b) lists the controlling

documents, namely the Environmental Statement, Design and Access Statement, Design Code, Development Specification, and the Cultural Strategy.

“Condition 5

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicated otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

a) The following plans:

439/SK/410; 439/SK/411; 439/SK/412; 439/SK/413; 439/SK/414; 439/SK/415; 439/SK/416; 439/SK/417; 439/SK/418; 439/SW/E100; 439/SW/E200; 439/SW/E201; 439/P/SW/B01 (Rev A); 439/P/SW/100 (Rev A); 439/P/SW/101 (Rev A); 439/P/SW/102 (Rev A); 439/P/SW/103 (Rev A); 439/P/SW/104 (Rev A); 439/P/SW/105 (Rev A); 439/P/SW/106 (Rev A); 439/P/SW/107 (Rev A); 439/P/SW/108 (Rev A); 439/P/SW/109 (Rev A); 439/P/SW/110 (Rev A); 439/P/SW/111 (rev A); 439/P/SW/112 (Rev A); 439/P/SW/113 (Rev A); 439/P/SW/114 (Rev A); 439/P/SW/115 (Rev A); 439/P/SW/116 (Rev A); 439/P/SW/117 (Rev A); 439/P/SW/118 (Rev A); 439/P/SW/RF (Rev A); 439/P/SW/220 (Rev A); 439/P/SQ/B01 (Rev A); 439/P/SQ/100 (Rev A); 439/P/SQ/101 (Rev A); 439/P/SQ/102 (Rev A); 439/P/SQ/103 (Rev A); 439/P/SQ/104 (Rev A); 439/P/SQ/105 (Rev A); 439/P/SQ/106 (Rev A); 439/P/SQ/107 (Rev A); 439/P/SQ/108 (Rev A); 439/P/SQ/109 (Rev A); 439/P/SQ/110 (Rev A); 439/P/SQ/111 (Rev A); 439/P/SQ/RF (Rev A); 439/P/SQ/200; 439/P/SQ/201; 439/P/SQ/202; 439/P/SQ/203; 439/P/SQ/204; 439/P/SQ/205; 439/P/SQ/206; 439/P/SQ/207 (Rev A); 439/P/SQ/208 (Rev A); 439/P/SQ/209 (Rev A); 439/P/SQ/210 (Rev A); 439/P/SQ/211 (Rev A); 439/P/SQ/250; 439/P/SQ/251; 439/P/SQ/252; 439/P/SQ/253; 439/P/SQ/254; 439/P/SQ/300 (Rev A); 439/P/SQ/301; 439/P/SQ/302; 439/P/SQ/303 (Rev A); 439/C1/100; 439/P/C1/150; 10597-EPR-GF-A-02-0020; 10597-EPR-01-A-02-0021; 10597-EPR-02-A-02-0022; 10597-EPR-03-A-02-0023; 10597-EPR-04-A-02-0024; 10597-EPR-05-A-02-0025; 10597-EPR-06-A-02-0026; 10597-EPR-07-A-02-0027; 10597-EPR-08-A-02-0028; 10597-EPR-09-A-02-0029; 10597-EPR-10-A-02-0030; 10597-EPR-11-A-02-0031; 10597-EPR-12-A-02-0032; 10597-EPR-13-A-02-0033; 10597-EPR-14-A-02-0034; 10597-EPR-RF-A-02-0035; 10597-EPR-00-NO-DR-A-04-0001; 10597-EPR-00-SO-DR-A-04-0002; 10597-EPR-00-EA-DR-A-04-0003; 10597-EPR-00-WE-DR-A-04-0004; 10597-EPR-00-AA-DRA-05-0001; 10597-EPR-00-BB-DR-A-05-0002; 5374-PL-PR-SQ-101(Rev A); 5374-PL-PR-SQ-102(Rev A); 5374-PL-PR-SQ-103(Rev A); 5374-PL-PR-SQ-104; 5374-PL-PR-SQ-105; 5374-PL-PR-SQ-201; 5374-PL-PR-SQ-202; 5374-PL-PR-SQ-401; 5374-PL-PR-SQ-402

439/P/SW/E/100; 439/SW/E/200; 439/SW/E/201; 439/P/SQ/200 (Rev A); 439/P/SQ/203 (Rev A); 439/P/SQ/204 (Rev A); 439/P/SQ/207 (Rev A); 439/P/C1/100 (Rev A).

b) The following documents:

Environmental Statement – Volumes 1-3 and Non-Technical Summary (October 2017); Design and Access Statement (January 2018); Design Code (January 2018); Development Specification (January 2018); Cultural Strategy (October 2017).”

- 2.17 The Development Specification Rev B appears as **Document 2**. We also enclose the Design Code which includes the approved Parameter Plans as **Document 3**.
- 2.18 This obligation is met. As previously stated, this Statement comprises the conformity assessment against the Development Specification. Sheppard Robson’s DAS comprises an assessment of conformity against the Design Code and Parameter Plans.

- 2.19 Condition 6 sets out the overall Quantum of Development for the site. This is conditioned and is also contained within the Development Specification. Table 2.1 below replicates the Quantum of Development requirement.

Table 2.1 – Quantum of Development

Building	Quantum
Class C3 Residential	Maximum 178,300m ² GEA (and no less than 1,714 homes)
Class B1 Employment	7,500m ² GEA (of which no less than 1,500m ² of Class B1(c))
Total A1-A5 Use	1,500m ² - 3,950m ² GEA (of which no more than 2,500m ² of Class A1 Retail)
Class D1 Day Nursery	Up to 417m ² (GEA)
Class D1/D2 Leisure	Up to 2,500m ² (includes 251m ² GEA Class D2 Performance Space) which could include a medical centre
Basement	22,750m ² (GIA)
Energy Centre North (Outline)	Two Energy Centre's sized at 400m ² and 900m ² (GIA) to be provided in the north
Temporary Energy Centre (Detailed)	200m ² (GIA)

- 2.20 Condition 10 sets out the residential mix for the site. The private and affordable residential mix for the site, as per Condition 10, is secured within the S106 agreement. Table 2.2 below replicates the residential mix requirement.

Table 2.2 – Residential Mix

Mix	Manhattan	1 bed	2 bed	3 bed	4 bed	Total Homes	Habitable Rooms
Private Homes (Number or % of homes)	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and 67.5% of total habitable rooms)
SO Homes (Number or % of homes)	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (or 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
Affordable Rent Homes (Number or % of homes)	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8%)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms or 48.3% of affordable habitable rooms)
Total Number	173 (or 10.0%)	540 (or 31.5%)	866 (or 50.5%)	108 (or 6.4%)	27 (or 1.6%)	1,714 (or 100%)	4,555 (or 100% of total habitable rooms)

- 2.21 Condition 12, as detailed below, establishes the boundaries between the detailed planning application approval and the outline application approval.

“Condition 12

The development shall be implemented in accordance with the hybrid planning application boundary drawing SK411 Parameter Plan 1 Outline and Detail Planning Application Area which defines the area to which detailed planning permission and outline permission applies pursuant to this planning permission.”

- 2.22 The condition refers to drawing SK411 Parameter Plan 1 Outline and Detail Planning Application Area which defines the relevant area and this appears as **Document 4**. This RMA falls within part of the area defined as the ‘outline’, and is therefore complied with.
- 2.23 Condition 13 requires Panter Hudspith to be retained as the Masterplan Architects for the Clarendon Gasworks development.

“Condition 13

The existing architects shall be retained as Masterplan Architects to oversee the detailed design unless otherwise agreed in writing by the Local Planning Authority. The existing architect shall also be retained for the implementation of the detailed element of the application unless otherwise agreed in writing by the Local Planning Authority”

- 2.24 Whilst Sheppard Robson have prepared the architectural material for this Reserved Matters application, Panther Hudspith have been retained as ‘Masterplan Architect’, through which St William have conducted several design review sessions in which Panter Hudspith have reviewed Sheppard Robson’s proposals. The review has guided and challenged the design evolution of Buildings E1-E3 to ensure the proposals are aligned with the Design Code requirements and overall ethos of the illustrative masterplan.
- 2.25 No formal submission from Panter Hudspith is required for the submission of this reserved matters application, but a statement prepared by Panter Hudspith endorsing Sheppard Robson’s proposals will be submitted separately for Condition 13.
- 2.26 Condition 15 explicitly sets out that the development is to be carried out in accordance with the inclusivity and accessibility measures of Building Regulations Part M4(2) as identified in the approved Design & Access Statement, dated October 2017. The condition also requires at least 10% of all dwellings to be wheelchair accessible or easily adaptable for wheelchair use in line with Building Regulations Part M4(3).

“Condition 15

The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated October 2017 with regard to the fit out in accordance with Building Regulations Part M4 category 2. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) ‘wheelchair user dwellings’ of the Building Regulations 2015).”

- 2.27 The Eastern Quarter includes the provision of homes with varying sizes and configurations. All homes will achieve or exceed the required Part M4(2) Building Regulation. Public courtyards deal with level changes within the landscape and are compliant with Part M4(2) and M4(3) requirements.
- 2.28 Across the site as a whole, 10% of homes provides will meet M4(3) as required by Condition 15. In the Eastern Quarter, the M4(3) units are all located within buildings E1, E2 and E3, and are distributed across these buildings. This is shown within the accommodation schedule.

- 2.29 Condition 16 requires the development to comply with the London Plan and London Housing SPG in regards to space standards, and requirements within the SPG regarding dual aspect units.

“Condition 16

The development shall comply with the London Plan Policy 3.5 and London Housing Supplementary Planning Guidance (2016) space standards and as far as practical shall meet all other requirements within the London Housing Supplementary Planning Guidance 2-16, particularly the requirements regarding dual aspect units, unless otherwise agreed in writing by the Local Planning Authority.”

- 2.30 The proposed Buildings E1, E2 & E3 are designed to comply with the standards as defined by London Plan Policy 3.5 and London Housing Supplementary Planning Guidance (2016) space standards, wherever possible.
- 2.31 Standards 12 and 14 of London Housing Supplementary Planning Guidance 2-16, relate to the number of units per floor per core. The proposed Buildings E1, E2 & E3 have been designed in line with the principles agreed with LBH and GLA for the rest of the site, whereby buildings with more than 9 units per core per floor are to have natural daylight. There are 10, 11 and 11 units per core per floor in E1, E2 and E3 respectively, the layout aligns with discussions on the hybrid application.
- 2.32 In relation to Standard 29 and Dual Aspect provision; 66.7% of units within Building E1 are dual aspect, 64.1% of units within Building E2 are dual aspect, and 61.8% of units within Building E3 are dual aspect. Only 6% of units (17 units) across Buildings E1, E2, E3 are north-facing single-aspect units.

c) S.106 Agreement

- 2.33 In addition to the conditions attached to permission HGY/2017/3117, there are legal obligations set out within the s.106 legal agreement dated 19th April 2018 which need to be considered as part of any reserved matters submission. The s.106 legal agreement appears as **Document 5**.
- 2.34 The relevant obligations are set out below.

i. Affordable Housing

- 2.35 The S106 Agreement defines “Affordable Housing Units” to mean:

“no less than 32.5% (thirty two and a half percent) of all Dwellings calculated on a Habitable Room basis to be constructed pursuant to the Planning Permission and made available to Eligible Households as Affordable Housing in accordance with the Approved Affordable Housing Plan and the Affordable Housing Mix.”

- 2.36 Across the site as a whole, 32.5% affordable housing will be delivered as per the requirement of the S106 agreement.
- 2.37 The S106 defines the “Affordable Housing Mix” to mean:

“tenure and size of the Affordable Housing Units as set out at the Fifth Schedule of this Agreement showing that if both the Detailed Development and the Outline Development are delivered in full no less than 48.3% of the Affordable Housing Units shall be provided as Affordable Rented Housing and the remaining 51.7% of the Affordable Housing Units shall be provided as Intermediate Housing (calculated on a Habitable Rooms

basis) *SUBJECT TO any increase pursuant to the Approved Detailed Viability Review and/or the Approved Outline Viability Review.*"

The Affordable Housing requirement relevant to this submission for the development as a whole is set out within the Fifth Schedule of the S106. Table 2.3 and 2.4 below replicate the S106 Affordable Housing requirements.

Table 2.3 – Fifth Schedule, Affordable Housing Mix (Across The Development)

Mix	Manhattan	1 Bed	2 Bed	3 Bed	4 Bed	Total Homes	Habitable Rooms
Private Homes (Number or % of homes)	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and 67.5% of total habitable rooms)
SO Homes (Number or % of Homes)	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (or 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
Affordable Rent Homes (Number or % of Homes)	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8%)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms or 48.3% of affordable habitable rooms)
Total Number	173	540	866	1108	27	1,714 (or 100%)	4,555 (or 100% of total habitable rooms)

Table 2.4 – Fifth Schedule, Affordable Housing Mix (Outline Development Excluding The Council Land)

Mix	Manhattan	1 Bed	2 Bed	3 Bed	4 Bed	Total Homes	Habitable Rooms
Private Homes (Number or % of homes)	105 (or 15.2%)	250 (or 36.1%)	328 (or 47.4%)	9 (or 1.3%)	0 (or 0%)	692 (or 100%)	1,625 (or 100% of private habitable rooms and 69.2% of total habitable rooms)
SO Homes (Number or % of Homes)	0 (or 0%)	53 (or 27.3%)	141 (or 72.7%)	0 (or 0%)	0 (or 0%)	194 (or 100%)	567 (or 100% of shared ownership habitable rooms or 78.3% of affordable habitable rooms)
Affordable Rent Homes (Number or % of Homes)	0 (or 0%)	0 (or 0%)	7 (or 19.4%)	17 (or 47.2%)	12 (or 33.3%)	36 (or 100%)	157 (or 100% of affordable rent habitable rooms or 21.7% of affordable habitable rooms)
Total Number	105	303	476	26	12	922	2,349 (or 100% of total habitable rooms)

3 THE DEVELOPMENT SPECIFICATION DOCUMENT

- 3.1 The Development Specification is a controlling document referenced in Condition 4 and Condition 5 of the planning permission. Conditions 4 & 5 state that the reserved matters pursuant to the permission shall be made in accordance with (inter alia) the Development Specification. The Development Specification Revision B is enclosed within this submission.
- 3.2 Reference to a singular document within a planning permission does not necessarily meet the relevant tests of the imposition of a planning condition as the document can carry a significant range of information that simply cannot be enforceable. It is best practice to control particular aspects of the Development Specification (rather than the whole document) to avoid duplication.
- 3.3 This has partly been undertaken with regards to the Clarendon Gasworks hybrid planning permission which provides a hierarchy of control. For example those controls which the Council have felt necessary to explicitly control are included as stand-alone conditions to give them greater authority and enforceability.
- 3.4 The same applies to the Parameter Plans which appear within the Development Specification.
- 3.5 Set out below are the controls included within the Development Specification. Where these controls appear as stand-alone conditions attached to the permission then we set this out, similarly where no stand-alone condition exists then we advise.

a) Existing Floorspace

- 3.6 Table 3.1 sets out the total existing floorspace across the site, and whether the floorspace is to be demolished or re-used. This control does not exist as a planning condition, albeit has been informed by the parameter plan SK413-PP2 Buildings To Be Demolished & Groundworks Infill. We do not propose to maintain a rolling calculation of demolition against this table.

Table 3.1 – Existing Floorspace

Existing Use	Demolished/Infill	Total (sqm)
Olympia Trading Estate (Sui Generis)	To Be Demolished	5,850m ² (GIA)
57-89 Western Road (Class B1/B2)	To Be Demolished	2,266m ² (GIA)
Gasholder Pit No.1 (Sui Generis)	Infill/Re-Use	2,150m ² (GIA)
Gasholder Pit No.2 (Sui Generis)	Infill/Re-Use	850m ² (GIA)

b) Quantum of Residential Floorspace: Non-Material Amendment to HGY/2017/3117

- 3.7 On 20th May 2019, a non-material amendment was submitted to Haringey Council to increase the quantum of residential floorspace allowance of the hybrid planning permission (ref. HGY/2017/3117).
- 3.8 The reason for the need to increase the floorspace cap is due to the optimisation of the delivery of homes in Buildings D1, D2, D3 and D4 (the first phases of reserved matters). St William are to deliver 28 more

homes than estimated within the indicative masterplan, whilst remaining within the development parameters; and in conformity with the design code and the site wide unit mix.

- 3.9 In optimising these four blocks at the detailed design stage, St William has used up 4,000m² more GEA residential floorspace than the illustrative masterplan anticipated. This indicates that within the remaining 11 blocks on site, 11,000m² GEA more residential floorspace will be used than anticipated.
- 3.10 The non-material amendment therefore changed the 163,300m² cap within Condition 6 (and indirectly through Condition 5 – the Development Specification) to 178,300m² GEA, allowing for flexibility.
- 3.11 The NMA was approved on 14th June 2019. Development Specification Rev B is now the approved document in accordance with Condition 4 & 5.

c) Proposed Use and Amount of Development

- 3.12 Table 3.2 sets out the maximum permissible floorspace (GEA)m² and the minimum number of residential units. Elements of this table appear as explicit controls set out at Condition 6 (Quantum of Development) of the planning permission which therefore take precedence over this table.

Table 3.2 Proposed Use and Amount of Development

Planning Application – Proposed Use and Amount of Development	
Use	Amount GEA ^m
Class C3 Residential	178,300m ² (and no less than 1714 homes)
Class B1 Employment	7,500m ² (of which no less than 1,500m ² of Class B1(c))
Class A1-A4	1,500m ² - 3,950m ² (of which no more than 2,500m ² of Class A1 Retail)
Class D1 Day Nursery	417m ²
Class D1&2 Leisure	Up to 2,500m ² (includes 251m ² Class D2 Performance space, with the residual to be accommodated in the Gasholder Pit should it be deemed feasible at Reserved Matters stage)
Basement	22,750m ² (GIA)
Energy Centre North (Outline)	1,400m ² (GIA)

Notes

- 1 All figures are gross external areas unless where stated
- 2 The floorspace figures exclude external or rooftop plant
- 3 The floorspace figures include the maximum floorspace that would be permitted under the Planning Application
- 4 The floorspace figures do not include any public, private, communal or child play space amenity
- 5 The floorspace figures exclude interim works undertaken during the course of the phased build out of this development and relate only to the completed development.
- 6 There will be no more than 2,500m² Class A1 Retail
- 7 The maximum basement floorspace does not include the existing Gasholder Pits which might be reused rather than infilled, albeit uses at this stage are unknown.
- 8 The Uses above will be delivered across the ground floor and above with ancillary use within the basement level.

- 3.13 With regards to the residential floorspace (Class C3) across the site, as previously stated, 178,300m² has been informed by the optimisation of the outline element of the scheme to date. An additional contingency of floorspace has been included over what is anticipated to be used to allow for the detailed design stage and building regulation requirements expected with regards to fire safety. The hybrid planning application did not seek approval of a maximum number of residential units, only floorspace.
- 3.14 The majority of Class A1-A4 and B1 floorspace will be delivered within the outline components of the scheme, through future reserved matters applications. As part of this Reserved Matters application, A1, A3, B1 and D1 floorspace is applied for – the quantum of which is set out within Section 4 of this planning statement; and is in conformity with the approved floorspace allowance.

b) Parameter Plans

- 3.15 The Parameter Plans, as set out within the Development Specification, relate predominantly to the outline element of the hybrid permission. The parameter plans, as listed below within Table 3.3, are enclosed in full within **Document 2** (Development Specification Rev B).

Table 3.3 – Parameter Plans

Parameter Plan Reference	Subject of Parameter Plan
SK411 – PP1	Outline and Detailed Planning Application Components
SK413 – PP2	Buildings To Be Demolished & Groundworks Infill
SK414 – PP3	Basement Development & Site Levels
SK415 – PP4	Development Zones
SK416 – PP5	Maximum and Minimum Building Extents
SK417 – PP6	Landscape and Open Space
SK418 – PP7	Access and Ground Movement

- 3.16 The parameter plans are enforced by Condition 5 (Approved Drawings), and Condition 4 requires a statement to demonstrate compliance with the Parameter Plans. This is contained within Sheppard Robson's Design & Access Statement.

4 DEVELOPMENT PROPOSAL

4.1 The submission of reserved matters is undertaken for the area defined at **Document 6**. The proposed development is set out in detail within the accommodation schedule at **Document 7**.

4.2 The proposed development consists of the following new buildings:

- Erection of residential Building E1 to provide 93 residential units with a total floorspace of 7,186.3m² GIA.
- Erection of residential Building E2 to provide 78 residential units with a total floorspace of 5,766.6m² GIA.
- Erection of residential Building E3 to provide 110 residential units with a total floorspace of 8,057.4m² GIA.

4.3 The proposed development consists of the following:

- A total of 281 residential units;
- 44 x Manhattan (15.7%); 98 x 1 bed units (34.9%); 133 x 2 bed units (47.3%); 6 x 3 bed units (2.1%);
- A total of 664 habitable rooms;
- A total of 180 dual aspect units (64%) and 101 single aspect units (36%);
- 23,109m² GEA residential floorspace (Class C3) / 21,010m² GIA residential floorspace (Class C3)
- 1,023m² GIA ancillary residential floorspace (Class C3);
- 2,982m² GIA commercial floorspace (Class A1/B1 & A3);
- 149m² GIA community/leisure facilities (Class D1/D2);
- 4,603m² GIA Basement
- 1,771.1m² private amenity area (terraces and balconies); 1,475m² private communal amenity area;
- 328m² public communal amenity area (area included in area of Central Courtyard).

4.4 How this development manifests itself in the detail of design is set out in the Design and Access Statement.

4.5 The principle components of this development have already been deemed acceptable by the Local Planning Authority in their approval of outline planning permission ref. HGY/2017/3117 which was approved on 19th April 2018. Officers considered the development against the policies contained within the following development plan:

- London Borough of Haringey – Adopted Haringey Local Plan: Strategic Policies (July 2017)
- London Borough of Haringey – Adopted Site Allocations DPD (July 2017)
- London Borough of Haringey – Adopted Development Management Document (July 2017)
- The London Plan: Spatial Development Strategy for Greater London (March 2016)
- London Borough of Haringey: Wood Green AAP – Preferred Option Consultation Draft (February 2017)
- London Borough of Haringey: Haringey Heartlands SPD (April 2005)

- 4.6 We have assessed the proposals against the relevant planning conditions as set out in Chapter 2 and deem that the proposals are in accordance with the relevant conditions. Therefore the reserved matters can be determined to be compliant and approval should be granted.

Basement Proposal

- 4.7 The hybrid permission allows for 22,750m² (GIA) of Basement, split between the 'Vehicle Basement', 'Energy Centre Basement (Detailed Component)', and 'Energy Centre Basement (Outline Component)'. Relevant to this reserved matters application is the Vehicle Basement area, which under the hybrid permission is measured as Gross Internal Area and comprises up to 21,500m². This includes the two basements either side of Mary Neuner Road within the detailed application, in addition to the basement under the Western, Eastern and Northern Quarter in the outline component.
- 4.8 Whilst the Hybrid permission allows for a basement of 22,750m² (GIA), St William have discussed with the Council the reduction of the basement size. The Basement proposed as part of this application is 4,603m² (GIA), and is predominantly located under Phase 3B of the Eastern Quarter, however it extends slightly past the Eastern Quarter development and encapsulates an area below the Northern Quarter.
- 4.9 It should be noted that the red-line boundary on the ground floor plan differs to that of the basement red-line boundary. This has been discussed with; and accepted by Planning Officers at the London Borough of Haringey.
- 4.10 The basement will house the car and cycle parking for residents. The allocation of the accessible wheelchair car parking spaces in the basement is in line with the approved phasing plan. Each wheelchair accessible home within the Eastern Quarter and the Northern Quarter will be allocated an accessible parking space in accordance with Table 6.2 of the London Plan. The Basement for Phases 4 and 5 (below residential Blocks F, G, H and J) will complete the basement, and will be applied for as part of future reserved matters applications.

Table 4.1 Total Basement Car Parking

Block	Phase	Quantity
E1, E2, E3	Phase 3B	50
F1, G1, G2, J1, J2	Phase 4	57
H1, H2, H3	Phase 5	45
Total		152

Table 4.2: Cat3 Accessible Parking Spaces Per Block

Block	Phase	Quantity
E1, E2, E3	Phase 3B	41
F1	Phase 3B / Phase 4	22
G1, G2	Phase 4	5
J1, J2	Phase 4	21
H1, H2, H3	Phase 5	21
Total		110

- 4.11 A total of 1,514 cycle parking spaces will be provided in the basement. Cycle parking is provided in accordance with the 2016 London Plan, as specified by 56 of the hybrid permission.
- 4.12 In addition to dedicated residential internal storage at basement, a total of 7 visitor spaces are provided within the Phase 3B landscape scheme for Blocks E1, E2 and E3. 2 of those, are by the entrance to Block E3

and the rest within the new pocket square located in-between Blocks E1 and E2 and in proximity to the block's residential entrances.

- 4.13 Waste stores for each block are allocated at basement level, and a dedicated refuse lift is allowed for in the Phase 3B proposals. Further details on the refuse strategy is contained within the Design & Access Statement.

5 PHASING & MIX

- 5.1 Condition 10 attached to the Hybrid Decision Notice (ref. HGY/2017/3117) states that the development shall comply with the following residential mix, as shown in the table below (showing the approved site wide private and affordable mix):

Mix	Manhattan	1 bed	2 bed	3 bed	4 bed	Total Homes	Habitable Rooms
Private Homes (Number or % of homes)	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and 67.5% of total habitable rooms)
SO Homes (Number or % of homes)	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (or 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
Affordable Rent Homes (Number or % of homes)	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8%)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms or 48.3% of affordable habitable rooms)
Total Number	173 (or 10.0%)	540 (or 31.5%)	866 (or 50.5%)	108 (or 6.4%)	27 (or 1.6%)	1,714 (or 100%)	4,555 (or 100% of total habitable rooms)

- 5.2 The residential mix is also secured within the Section 106 agreement (as outlined within Section 2 of this Planning Statement).
- 5.3 Phase 1 of the Eastern Quarter, Block D1 and D2, was approved by Haringey Planning Committee on 9th May 2019. Phase 1 comprises 99 residential units and all units within this phase are Shared Ownership – an affordable tenure type.
- 5.4 Phase 2 of the Eastern Quarter, Block D3 and D4, was approved by Haringey Council Planning Committee on 7th October 2019. Phase 2 comprises 101 units. Block D3 comprises 55 units and is 100% private development, and Block D4 comprises 46 units and is 100% Affordable Rent, equating to 34.2% of units being private, and 65.8% of units being affordable (by habitable room).
- 5.5 Of the 200 units combined within Blocks D1-D4, 82.2% are affordable units and 17.8% are private development units (by habitable room). In order to be in compliance with the site wide mix table (secured by Condition 10 and the S106), future reserved matters application may therefore propose all units to be private development.
- 5.6 Blocks E1, E2 and E3, applied for as part of this Reserved Matters application, is the third and final phase of the Eastern Quarter. All units within the development are private tenure units (100%). This is acceptable under the hybrid planning permission.

- 5.7 Whilst future Reserved Matters applications deliver different levels of private and affordable units, the whole Clarendon Gasworks site upon completion will be in conformity with the approved Hybrid permission, Section 106 agreement and approved residential mix.

6 STATEMENT OF COMPLIANCE

6.1 This section sets out the statement of compliance against the relevant planning framework as previously established.

a) Planning Conditions

6.2 The following conditions have been complied with for this reserved matters submission.

Table 6.1: Planning Condition Compliance

Condition	Document	Compliance
2	Reserved matters defined as layout, scale, appearance, access and landscaping with the first phase reserved matters to be submitted prior to expiration of five years from the date of this permission.	Yes – Details of layout, scale, appearance, access and landscaping is submitted with this RMA. Condition 2 is therefore complied with.
3	The first application for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the LPA no later than the expiration of five years from the date of this permission with all applications for the approval of the remaining Reserved Matters made no later than the expiration of ten years from the date of this permission, and the development hereby authorised must be begun not later than whichever is later of the following dates, failing which the permission shall be of no effect: • The expiration of five years from the date of this permission; or • The expiration of three years from the final date of approval of any of the reserved matters.	Yes – Condition 3 is complied with, achieved through the reserved matters submission for Block D1 & D2, made within the timeframes as set by Condition 3.
4	Each application for the approval of Reserved Matters submitted pursuant to Condition 2 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant phase pursuant to Condition 33 (Phasing Strategy); Reserved matters applications for any development within development zones H, D and E must be accompanied by a report and/or masterplan demonstrating that the proposed development does not compromise the deliverability of development of adjoining sites; A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Code (January 2018). The statement will also clearly set out how the application fits with a wider strategy for the submission for all reserved matters in securing a coordinated and coherent approach to phased development. A report demonstrating how the measures identified in the approved Culture Strategy (October 2017) have been incorporated	Yes – As part of this RMA, a statement to demonstrate compliance with the Parameter Plans and the approved Design Code is provided within the Design & Access Statement. A study to evidence there is no compromise to the deliverability of development of adjoining sites is also contained within the DAS. Compliance with the Development Specification is contained within this Planning Statement. An Environmental Conformity

	into the detailed design, including how the cultural and industrial history of the area has been interpreted in the proposals. An updated commercial strategy detailing how the minimum commercial floorspace requirements are being provided.	Statement is submitted, and details of the Commercial Strategy is within this Planning Statement.
5	Development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.	Yes – As previously stated, this obligation is met as this Statement comprises the conformity assessment against the Development Specification. Sheppard Robson's DAS comprises an assessment of conformity against the Design Code and Parameter Plans.
6	The development hereby permitted shall comply with the following amounts: a) 178,300m ² GEA (Use Class C3 Residential) b) 7,500m ² GEA (Use Class B1) (of which no less than 1,500m ² of Class B1(c)) c) 1,500m ² - 3950m ² GEA (Use Class A1-A5) (of which no more than 2,500m ² of Class A1 Retail) d) Up to 417m ² GEA (Use Class D1) e) Up to 2,500m ² GEA (Use Class D1/D2) f) 22,750m ² GIA Basement g) Two Energy Centre's sized 400m ² and 900m ² GIA h) Temporary Energy Centre 200m ²	Yes – This RMA submission does not exceed the floorspace amounts.
10	The development hereby permitted shall comply with the following affordable residential mix; and shall be substantially in accordance with the private residential mix (unless otherwise agreed in writing with the local planning authority).	Yes – The development as a whole will comply with the approved residential mix.
12	The development shall be implemented in accordance with the hybrid planning application boundary drawing SK411 Parameter Plan 1 Outline and Detail Planning Application Area which defines the area to which detailed planning permission and outline permission applies pursuant to this planning permission.	Yes – This RMA submission falls within part of the area defined as the 'Outline', and is therefore complied with.
13	The existing architects shall be retained as Masterplan Architects to oversee the detailed design unless otherwise agreed in writing by the Local Planning Authority. The existing architect shall also be retained for the implementation of the detailed element of the application unless otherwise agreed in writing by the Local Planning Authority.	Yes – Whilst Sheppard Robson have prepared the architectural material for this Reserved Matters application, Panther Hudspeth have been retained as 'Masterplan Architect', through which St William have conducted several design review sessions in which they have reviewed Sheppard Robson's proposals. The

		review has guided and challenged the design evolution to ensure it is aligned with the design code requirements and overall ethos of the illustrative masterplan.
15	The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated October 2017 with regard to the fit out in accordance with Building Regulations Part M4 category 2. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015).	Yes – All homes will achieve or exceed the required M4(2), and public courtyards are compliant with Part M4(2) and M4(3). The site as a whole will provide 10% of homes to meet M4(3).
16	The development shall comply with the London Plan Policy 3.5 and London Housing Supplementary Planning Guidance (2016) space standards.	Yes – The accommodation within Building E1, E2 and E3 meet the space standards within the London Plan and London Housing SPG.

b) Development Monitoring Schedules

- 6.3 Condition 6 and Condition 10 require (by way of best practice) a rolling commentary as part of the reserved matters submission.
- 6.4 This table is not referred to within Condition 6 or Condition 10, and is not specifically referenced within the remaining conditions. It does not simply comprise any obligation within the S.106 legal agreement.
- 6.5 This requirement will be addressed at the end of the development, however St William maintain a site wide accumulation table to monitor progress against the targets, and this is available upon request.

c) Commercial Strategy

- 6.6 Condition 4 of the Hybrid Planning Permission requires an updated Commercial Strategy to be submitted detailing how the minimum commercial floorspace requirements are being provided.
- 6.7 To date, 552m² of commercial floorspace has been consented within the Outline element of the site. This is the commercial floorspace within Buildings D1 & D4; D1 approved on 9th May 2019 under reserved matters application ref. HGY/2019/0344; and D4 approved on 7th October 2020 under reserved matters application ref. HGY/2019/1775.
- 6.8 This reserved matters application is for Buildings E1, E2 & E3, the final phase of the Eastern Quarter. A combined total of 2,982m² GIA commercial floorspace (Class A1/B1 & A3) is proposed on the ground floor of Buildings E2 & E3.
- 6.9 Due to the minor amount of commercial floorspace proposed, it has been agreed with the London Borough of Haringey that a full Commercial Strategy is not required to be submitted for this phase of development.

6.10 The commercial space being provided within the Eastern Quarter as a whole totals 3,534m² (GIA).

Table 6.2 – Delivery of Non-residential Floorspace (Whole Masterplan)

Use Class	Min/Max Quantum of Use Class	Provision in Blocks A, B, C, D, E	Remaining Max / Min Provision in F, G, H, I
A1 – A4	1,500m ² – 3,950m ² (of which no more than 2,500m ² of Class A1 Retail)	1,419m ² (of which 1,295m ² of Class A1 Retail)	Min: 81m ² Max: 2,531m ² (Of which no more than 2,500m ² of Class A1 Retail: 1,205m ²)
B1	7,500m ² (of which no less than 1,500m ² of Class B1(c))	2,401m ²	5,099m ²
D1 Day Nursery	417m ²	417m ²	0
D1&2 Leisure	Up to 2,500m ² (includes 251m ² Class D2 Performance Space)	149m ²	2,351m ²

7 AREAS OF NON-COMPLIANCE

- 7.1 The Design Code is enforced by Condition 4 and Condition 5 attached to the Hybrid Planning Permission. The document sets out design guidance which future reserved matter applications will be submitted against and will need to be in conformity with.
- 7.2 It has been necessary to deviate marginally from the controls set out by hybrid planning application HGY/2017/3117 as a result of the detailed design process required for the submission of reserved matters. We have recorded these alterations as ‘areas of non-compliance’ and they are discussed below, as well as being illustrated within the Design and Access Statement.
- 7.3 None of these alterations are material enough to warrant any formal revision to planning permission HGY/2017/3117.

a) A1/A3 Uses are to bookend B1 Use facades

- 7.4 Within the Design Code, Code 2.7.3 requires Retail uses (Use Class A1/A3) to bookend B1 use façades to ensure active corners, spaces, and vistas in the masterplan.
- 7.5 The design has evolved since the consent of the Design Code, and whilst A1 and A3 Uses bookend the north façade corners of Blocks E2 and E3; along the west elevation and corners of Blocks E1 and E2, a D1 Community Room and C3 Residents’ Facilities have been introduced. Both functions will serve the community, day and night and will provide activation in evenings and weekends.

b) Relationship between parking, cycles, plant & refuse with facades fronting public realm or key private communal spaces

- 7.6 Code 2.7.4 requires functions such as parking, cycles, plant, & refuse to be located away from façades fronting public realm or key private communal spaces. The Code requires these functions to instead be located, for example, below ground wherever possible.
- 7.7 As part of the E Block proposals, an office cycle store and a refuse holding area are located on the west facade of Block E2, fronting on the public realm. This is due to the need to have a holding refuse area in the proximity of the servicing loading bay for quick and efficient refuse collection and a cycle store that has immediate access from the main cyclist route through the site. This solution keeps the north public realm façades fronting the square free for predominately pedestrian use.

c) Brick Tones

- 7.8 Code 2.11.2, Complementary brick tones, requires the following:
- Each building should have at least two complementary brick tones to distinguish areas of primary facade.
 - A third darker brick tone can be used to further elaborate the massing by enhancing the shadow on any recesses in the facade.
 - Where a building’s form has been articulated and humanised into a series of smaller elements, in line with other Design Code items, varied brick tones and / or facade enrichment should be used to enhance the legibility of the massing.

- 7.9 During pre-application discussions with the London Borough of Haringey, a range of views were presented at pre-application meetings and at the Quality Review Panel (QRP) about the choice of brick, their materiality, and the brick tone. On balance, the choice of a 'calm' brick tone, alongside inclusion of different metal panels for variety, has been deemed appropriate by Haringey, and is therefore proposed within the design of the E Blocks.

d) Height and Massing

- 7.10 Code 2.11.3 (Integrating taller buildings within their wider context) sets the following Design requirements:

- Lower height elements of massing of either buildings in their own right or as plinths to larger massing, should have tones which are rich and deeper, more closely related to their immediate context.
- Taller elements of massing above the shoulders, should have tones which are lighter and more responsive to their wider context.

- 7.11 As part of this submission, the lower and taller element of the building blocks are seen as one entity differentiated by the architectural articulation and expression of the façade rather than the tonality of the brick.

e) Materials

- 7.12 Code 2.11.4 (Coherent material palettes) requires secondary materials to be complementary to the brickwork and masonry is the preferred material; as well as requiring brick, mortar, precast/GRC and metal to be closely aligned tonally within any given façade bay, unless a complementary tone is used in isolated circumstances, for example to enrich a particular opening like a main entrance.

- 7.13 The design for the E Blocks, subject to this Reserved Matters application, uses metal as the secondary material. This is contrasting to the brick tone to enhance the identity of each of the blocks and is reminiscent of the metalwork of the history of the site and gas holder structures previously occupying it.

f) Mechanical Ventilation

- 7.14 Code 2.11.6 (Integrating extensive louvre banks) states that areas at ground level for mechanical ventilation louvres / grills should either be located behind perforated masonry or integrated into glazing systems above windows. Their design must also be integrated in the landscape.

- 7.15 As part of the submitted proposals, a substation servicing Blocks E1, E2 and E3 is located at ground level, on the east facade of Block E3. The substation facade requires louvred doors in accordance with the specifications and drawings of the electricity provider.

g) Balcony Types

- 7.16 Code 2.13.1 a-c (Different balcony types to articulate the massing) requires the following:

- a. Extensive use of projecting balconies in the middle and at corners of buildings is not appropriate.
- b. Semi-recessed balconies should be used away from corners to articulate the volumes of the massing between elements of the facade bays and to afford some outlook from the balcony.

c. Corner balconies are to be recessed into the façades to provide semi-private amenity spaces.

- 7.17 The balcony strategy for Blocks E1, E2 and E3 utilises recessed, semi - recessed and projecting balcony types depending on the outlook, orientation and immediate context around the buildings. Projecting balconies are used to the south and east façades of Blocks E2 and E3 taking advantage of sun and enhancing the sense of security and neighbourly feeling to the central gardens. Semi-projecting balconies have been used to corner of the taller elements of Blocks E1, E2 and E3 but they are all a minimum of 1800mm deep and enclosed on the sides hence retaining the sense of privacy whilst enabling good outlook towards distant views.
- 7.18 Code 2.13.4 (Juliet Balconies) states that 'Juliet' balconies may be provided where appropriate to the overall facade principles, and where private amenity space requirements have already been met by another private balcony or terrace.
- 7.19 A single apartment has been provided with Juliet Balcony as it is located at level 1 facing Mary Neuner Road. This unit has instead been provided with additional internal living space equivalent to the area of the private open space requirement as per Standard 25, 26 of the London SPG 2016.

8 EIA

- 8.1 An Environmental Impact Assessment Further Information Report (EIA FIR) is submitted as a component of the reserved matters application to the London Borough of Haringey in respect to the redevelopment of Clarendon Gas Works.
- 8.2 The EIA FIR has been prepared and is submitted in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations') to provide a comparative assessment of the environmental impacts of the proposed amendments to the consented outline scheme.
- 8.3 The Further Information Report considers whether the proposed development subject of the Eastern Quarter reserved matters application is likely to give rise to any new or materially different significant effects to those already identified in the outline application for the consented Outline Scheme.
- 8.4 The report assesses the proposed amendments against topics included in the ES for the Outline Scheme. It concludes that these proposed amendments do not materially alter the basis of the topic specific assessments and that therefore they are not likely to give rise to any new or materially different effects to those assessed in the ES.
- 8.5 The Environmental Impact Assessment Further Information Report is submitted with this application.

9 CONCLUSION

- 9.1 The submission and determination of this application relates solely to matters of layout, scale, appearance, and landscaping (matters relating to access were submitted and approved in detail with the Outline Permission). The principle of the development is not open to consideration.
- 9.2 The reserved matters are submitted in accordance with planning permission HGY/2017/3117 dated 19th April 2018 and the obligations that this permission established. The proposal has been subject to discussion with offers at the London Borough of Haringey
- 9.3 The application presents high quality inclusive design solution utilising robust materials complimented by expansive landscaping.
- 9.4 This application for reserved matters is acceptable and should be approved.