

Valerie Okeiyi
Principal Planning Officer
Major Applications Team
Haringey Council
River Park House
225 High Road
London N22 8HQ

Dear Valerie

30-36 Clarendon Road, London N8 0DJ (Planning Application Ref. HGY/2022/3846)

Introduction

We write in relation to the proposed scheme of 51 residential units and 560 sqm of commercial floorspace within a part two, part six, part eight and part eleven storey block, with basement, at 30-36 Clarendon Road (the Jessica Buttons Factory site), which was submitted to the Council in October 2022.

Following receipt of the National Fire Chief Council's policy position statement on single staircases attached to your email of 12 January 2023, setting out the need for more than one staircase in new buildings of 18 metres or 7 storeys, Stockwool has reviewed the previously submitted scheme in order to address matters raised in the statement and provide a second staircase up to the upper floors.

Stockwool has in addition taken on board the comments from the Waste Department dated 12 December 2022, which noted that the proposed household waste and recycling containers was slightly lower than would be expected and confirming that 140 litre bins were required. The comments also noted that there was no requirement for waste and recycling from the affordable housing and private to be separated, although commercial waste should be separate.

Proposed Changes

The introduction of a second staircase has reduced the extent of the upper floors and necessitated changes to the size and layout of some of the flats. The same proportion of affordable housing is retained as in the submitted scheme (October 2022), in terms of hab rooms. 69% of dwellings will be dual aspect, and where units are single aspect they are east or west facing with good daylight sunlight.

Summary of Proposed Changes (February 2023)

Basement (Amended drawing no. 3572 PL(20) B1 P1)

No changes are proposed at basement level.

Ground Floor (Amended drawing no. 3572 PL(20) 100 P1)

In order to accommodate the increased bin storage areas to accommodate additional food waste bins, the layout of the bin storage area at ground floor level has been altered and the number of bins has been increased from 15 Euro bins for general waste and recycling to 20 Euro bins total, six of which are dedicated to recycling and the addition of five number 140 litre food waste bins as shown on drawing no. 3572 PL(20) 100 P1. These changes have resulted in a slight reduction in the commercial floorspace of one of the units from 57 sqm to 53 sqm to accommodate a larger separate commercial refuse store.

First Floor (Amended drawing no. 3572 PL(20) 101 P1)

No changes by unit are proposed to the first floor level.

Second Floor (Amended drawing no. 3572 PL(20) 102 P1):

- Unit A.02.03 – the 2B/3P unit changes from affordable to intermediate (and remains as 2B/3P)

Upper Floors

The introduction of the second staircase has resulted in a slight reduction in floorspace for some of the upper floor units and has resulted in changes to the tenure of some units in order to achieve 35% affordable units (by hab room) with a 60:40 split between affordable rent and shared ownership. The number of affordable rent units remains the same at 10. There is a slight reduction in the number of intermediate units by one, but an increase in the number of private units by one so that there are now 6 intermediate units and 35 private units. Overall, the loss of habitable rooms is six. The % by habitable rooms remains broadly consistent with the submitted scheme.

The proposed changes are summarised below:

Third Floor (Amended drawing no. 3572 PL(20) 103 P1)

- Unit A.03.02 – the 1B/2P unit changes from intermediate to affordable (remains as 1B/2P);
- Unit A.03.04 – the 3B/5P intermediate unit becomes a 3B/4P intermediate unit; and
- Unit A.03.05 – the 1B/2P intermediate unit becomes a 1B/2P private unit.

Fourth and Fifth Floors (Amended drawing no. 3572 PL(20) 104 P1)

- Unit A.04.04 – the 3B/5P private unit is converted to a 2B/4P private unit; and
- Unit A.05.04 – the 3B/5P private unit is converted to a 2B/4P private unit.

Sixth floor (Amended drawing no. 3572 PL(20) 106 P1)

- Unit A.06.04 – the 2B/4P WH private adaptable unit becomes a 2B/3P WH private adaptable unit.

Seventh floor (Amended drawing no. 3572 PL(20) 107 P1)

- Unit A.07.04 – the 2B/4P WH private adaptable unit becomes a 2B/3P WH private adaptable unit.

Eight floor (Amended drawing no. 3572 PL(20) 108 P1)

- Unit A.08.04 – the 1B/2P private unit is converted to a private studio.

Ninth and tenth floors (Amended drawing no. 3572 PL(20) 109 P1)

- Unit A.09.04 – the 1B/2P private unit is converted to a private studio;
- Unit A.09.03 – the 2B/3P private unit is converted to a 1B/2P private unit;
- Unit A.10.04 – the 1B/2P private unit is converted to a private studio; and
- Unit A.10.03 – the 2B/3P private unit is converted to a 1B/2P private unit.

Roof level (Amended drawing nos. 3572 PL(20) 111 P1 and 3572 PL(20) 120 P1)

The amended roof plan shows two staircases to roof level and changes to the layout of the central part of the roof.

Resultant Tenure and Unit Mix

Proposed Tenure

	Affordable	Intermediate	Private	
Studio	0	0	3	3
1B/2P	4	0	14	18
1B/2P WC	1	0	0	1
2B/3P	1	2	3	6
2B/3P WC	0	0	3	3
2B/4P	1	3	12	16
3B/4P	2	1	0	3
3B/5P	0	0	0	0
3B/5P WC	1	0	0	1
Total units	10	6	35	51
Total hab rooms	28	19	85	132

The tenure mix by hab rooms is 35.6% affordable and 64.4% private. The proportion of affordable rent to intermediate is 59.6% affordable rent and 40.1% intermediate. The amended scheme incorporates six affordable units at first floor; a mix of three affordable and three intermediate at second floor; a mix of two private, two intermediate and one affordable at third floor; and private units on the fourth to tenth floors. See attached accommodation schedule.

This compares with the October 2022 scheme which comprised six affordable units at first floor level; a mix of four affordable rent and two intermediate units at second floor level; and a mix of five intermediate and one private unit at third floor. Units on the fourth to eleventh floor were private.

Comparison of Schemes

	Affordable rent	Intermediate	Private
October 2022 Scheme	29 hab rooms (21%)	19 hab rooms (14%)	89 hab rooms (65%)
February 2023 scheme	28 hab rooms (21.2%)	19 hab rooms (14.4%)	85 hab rooms (64.4%)

There is therefore minimal change in the tenure split following the changes. The proposed housing mix accords with Policy H5 (Threshold Approach to applications) of the London Plan which requires a minimum of 35% affordable homes; and SP2: Housing of the Haringey Local Plan which seeks 60% affordable rent and 40% intermediate, subject to site characteristics and viability. It also accords with Haringey's Housing Strategy requirement to maximise the affordable housing provision within a scheme.

Proposed Unit Mix

The number of units remains the same at 51, but the number of two and three bed units has been reduced by three and replaced by three studios (private).

Unit type	October 2022 Scheme	February 2023 Scheme
Studio	0	3
1 bed	19	19
2 bed	26	25
3 bed	6	4
Total	51	51

The resultant scheme still provides a good mix of unit sizes, with 57% of units comprising two and three bed units.

Other Changes

The proposed changes to the scheme do not alter the external appearance, scale and height of the buildings; and no changes are made to the three communal areas (incorporating play space and seating areas) at roof level and at the sixth and eighth floor. Similarly, no alterations are required to the landscape masterplan (see Section 8 of the DAS and the submitted Landscape Strategy prepared by Standerwick Design).

In terms of the technical assessments submitted, the proposed internal alterations to the building will not have a material impact on the submitted assessments, which will remain valid, except for the Fire Strategy which has been updated in the DAS (See Section 11.2).

Substitution of Drawings

We would request that the following information is substituted:

Plan Name	October 2022 Submission	Drawings to be substituted
Proposed Basement Level	3572_PL(20) B1	3572_PL(20) B1 P1
Proposed Ground Floor Plan	3572 PL(20) 100 00	3572 PL(20) 100 P1
Proposed First Floor	3572 PL(20) 101 01	3572 PL(20) 101 P1
Proposed Second Floor	3572 PL(20) 102 02	3572 PL(20) 102 P1
Proposed Third Floor	3572 PL(20) 103 03	3572 PL(20) 103 P1
Proposed Fourth and Fifth Floor	3572 PL(20) 104 04	3572 PL(20) 104 P1
Proposed Sixth Floor	3572 PL(20) 106 06	3572 PL(20) 106 P1
Proposed Seventh Floor	3572 PL(20) 107 07	3572 PL(20) 107 P1
Proposed Eighth Floor	3572 PL(20) 108 08	3572 PL(20) 108 P1
Proposed Ninth and Tenth Floor	3572 PL(20) 109 09	3572 PL(20) 109 P1
Roof Terrace Floor	3572 PL(20) 111 11	3572 PL(20) 111 P1
Proposed Roof Plan	3572 PL(20) 120 RF	3572 PL(20) 120 P1
Section AA – East/West	3572 PL(20) 300	3572 PL(20) 300 P0
Section BB – North/South	3572 PL(20) 301	3572 PL(20) 301 P0
Accommodation Schedule	20.10.2023	3.02.2023
Design and Access Statement	October 2022	February 2023

For clarity, a full list of the drawings submitted is set out at Appendix 1 of this letter.

Supporting Information

An amended Design and Access has been prepared by Stockwool, setting out the proposed changes to the scheme. Section 7 shows the amended floor plans, with the second stair case in place, along with changes to the bin storage area at ground floor level. The floor plans also show the changes to the tenure of individual units, where relevant. Table 7.2 shows the proposed unit and tenure mix. Section 9 of the DAS incorporates changes to the Sections, showing the second staircase. Further information on the proposed refuse strategy and bin provision is set out at Section 11.2 of the DAS. The Fire Strategy has been amended at Section 11.5 of the DAS to reflect the requirement for the second staircase. The context plans for the elevations in Section 13 of the DAS have also been updated.

Summary and Conclusion

Overall, it is considered that the proposed changes are minimal and the principles of the scheme remain and respect the design principles previously agreed for the comprehensive scheme and the detailed design comments of the 2022 DRP.

Strategic and local planning policy promotes developments that offer genuine housing choice and contribute to the development of mixed and balanced communities. The scheme continues to provide a good mix of unit sizes and tenure and offers a range of housing choices, as required by Policy DM11 of Haringey's Development Management DPD, which states that proposals for new residential development, including mixed-use schemes should provide a mix of housing having regard to individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed.



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We trust that the amended scheme now meets the requirements set out in the National Fire Chief Council's policy position statement and the email from Haringey's waste team, but please let me know if you require any further information or clarification.

Yours sincerely

A handwritten signature in black ink that reads 'Frances Young'.

Frances Young
Director

Enc.

Appendix 1: List of Drawings

Plan Name	October 2022 Submission	Drawings to be substituted
Location Plan	3572 PL(20) 001	No change
Site Layout Plan	3572 PL(20) 002	No change
Demolition Plan	3572 PL(20) D00	No change
Existing Site Plan	3572 PL(20) E01	No change
Existing Floor plans	3572 PL(20) E01	No change
Existing site elevations	3572 PL(20) E02	No change
Proposed Basement Level	3572_PL(20) B1	3572_PL(20) B1 P1
Proposed Ground Floor Plan	3572 PL(20) 100 00	3572 PL(20) 100 P1
Proposed First Floor	3572 PL(20) 101 01	3572 PL(20) 101 P1
Proposed Second Floor	3572 PL(20) 102 02	3572 PL(20) 102 P1
Proposed Third Floor	3572 PL(20) 103 03	3572 PL(20) 103 P1
Proposed Fourth and Fifth Floor	3572 PL(20) 104 04	3572 PL(20) 104 P1
Proposed Sixth Floor	3572 PL(20) 106 06	3572 PL(20) 106 P1
Proposed Seventh Floor	3572 PL(20) 107 07	3572 PL(20) 107 P1
Proposed Eighth Floor	3572 PL(20) 108 08	3572 PL(20) 108 P1
Proposed Ninth and Tenth Floor	3572 PL(20) 109 09	3572 PL(20) 109 P1
Roof Terrace Floor	3572 PL(20) 111 11	3572 PL(20) 111 P1
Proposed Roof Plan	3572 PL(20) 120 RF	3572 PL(20) 120 P1
North Elevation	3572 PL(20) 200	No change
West Elevation	3572 PL(20) 201	No change
East Elevation	3572 PL(20) 202	No change
South Elevation	3572 PL(20) 203	No change
East + West Context Elevations +MP	3572 PL(20) 210	No change
East + West Context Elevations +Existing	3572 PL(20) 210 e	No change
North + South Context Elevations +MP	3572 PL(20) 211	No change
North + South Context Elevations +Existing	3572 PL(20) 211 e	No change
Bay Study 01 - Entrance	3572 PL(20) 250	No change
Bay Study 02 - Crown	3572 PL(20) 251	No change
Bay Study 03 – East Base	3572 PL(20) 252	No change
Section AA – East/West	3572 PL(20) 300	3572 PL(20) 300 P0
Section BB – North/South	3572 PL(20) 301	3572 PL(20) 301 P0
Amenity Diagram	3572 SK 001	No change
Tenure	3572 SK 002	No change
Aspect	3572 SK 003	No change
Access	3572 SK 004	No change
Parking	3572 SK 005	No change
Fire Strategies	3572 SK 006	No change
Bathroom Strategies	3572 SK 007	No change
Wheelchair Accessible Unit A.01.05	3572 SK(70) 01	No change
Wheelchair Accessible Unit A.01.06	3572 SK(70) 02	No change
Wheelchair Adaptable Unit A.06.04 & A.07.04	3572 SK(70) 03	No change

Wheelchair Adaptable Unit A.07.05	3572 SK(70) 04	No change
Schedule Summaries	3572 SK(SC) 01	No change
Schedule Detailed	3572 SK(SC) 02	No change
Basement level Master Plan (illustrative only)	3572 PL(20) MP – 150 00B	No change
Ground floor Master Plan (illustrative only)	3572 PL(20) MP – 151 000	No change
First Floor Master Plan (illustrative only)	3572 PL(20) MP – 152 001	No change
Typical lower floor Master Plan (illustrative only)	3572 PL(20) MP – 153 003	No change
Typical upper floor Master Plan (illustrative only)	3572 PL(20) MP – 154 004	No change
Roof plan Master Plan	3572 PL(20) MP – 155 015	No change