



LEE VALLEY REGIONAL PARK AUTHORITY

**REGENERATION AND PLANNING
COMMITTEE**

21 SEPTEMBER 2017 AT 11:30AM

Agenda Item No:

8

Report No:

RP/03/17

**PLANNING CONSULTATION BY THE LONDON BOROUGH OF
HARINGEY ON AN APPLICATION FOR A MIXED USE
DEVELOPMENT OF BETWEEN 11-33 STOREYS COMPRISING
1588SM OF COMMERCIAL SPACE, 279 RESIDENTIAL UNITS
AND RELATED INFRASTRUCTURE, HALE VILLAGE N17**

Presented by the Head of Planning and Strategic Partnerships

SUMMARY

Hale Village, adjacent to Tottenham Hale station has been built out since the original grant of outline planning permission in 2007. Originally, the application site was identified for a 18 storey tower block but the current scheme proposes a part 11 and 33 storey tower. Although the site lies outside the Regional Park boundary a request for planning obligations through the Community Infrastructure Levy (CIL) is recommended with funding directed to enhancements to the Regional Park in this area given that the adjacent parklands are likely to have more visitors.

RECOMMENDATIONS

Members Approve: (1) that in the event of planning permission being granted the Council consider the use of Community Infrastructure Levy derived from this scheme for enhancements to the Regional Park in the vicinity of this site.

BACKGROUND

- 1 The application site lies adjacent to the Tottenham Hale station. In 2006 London Borough of Haringey adopted a master plan for the redevelopment of sites around the station including the former Great London Council supplies depot which the application site forms part. This formed the context for the grant of outline planning permission in 2007 for the redevelopment of the wider site into a primarily residential scheme, Hale Village comprising 1210 units in a series of blocks with an 18 storeys block permitted on the site which is the subject of the current application.

- 2 Hale Village has been developed out during the last decade although the application site remains as a single undeveloped plot which the masterplan had identified as having the potential for 251 homes. The applicants state that the intention was that an 18 storey landmark tower would be located on this site. The site is included in the Council's adopted Action Area Plan (AAP) as an area for growth. A plan of the site is included in Appendix A to this report.
- 3 In March 2017 the Great London Authority, using its 'call-in' powers granted planning permission for the redevelopment of Hale Wharf, another site which lies within the Regional Park which includes 505 units in nine blocks with a 22 storey tower on the frontage to Ferry Lane. This was despite objections to the scheme by the Authority. There are other major redevelopment schemes in the local area under consideration as part of the Council's growth strategy and in line with the AAP. Although this site lies outside the Regional Park the Authority's landscape sensitivity study identified that in this area tall buildings could have adverse impacts on the experiential qualities of the Park.

SITE DESCRIPTION AND SURROUNDINGS

- 4 The application site comprises 0.271ha of vacant land on the southern boundary of the Hale Village development adjacent to Ferry Lane. The site's other boundaries are determined by the location of the Hale village blocks. The land is set below the level of Ferry Lane. To the south is the Ferry Lane estate and immediately to the west is the Tottenham Hale station. The station's proximity has resulted in the site having a public transport accessibility level rating (PTAL) of 6A. Hale Village comprises a series of developed plots ranging in height from 8-15 storeys. The site lies 130 metres from the boundary of the Regional Park. A total of 36 parking spaces are proposed of which 24 will be mobility spaces.
- 5 The proposed block will be centrally located in the plot with amenity space surrounding. It will comprise 33 storeys above a large podium. Its density will be at 1029 habitable rooms per ha which is well above the density ranges advocated by the London Plan and the application papers justify this figure by the anticipated improvements in transport accessibility. The 11 storey section will be located on the east side of the principal tower above which will be a 'sky garden'. Above this the tower will rise by further 19 storeys. The affordable housing elements will occupy the lower floors with penthouses occupying the 3 upper floors. The Design and Access statement describes the proposed building as a *'white sculptural tower-elegant and well proportioned with contemporary detailing that responds to its context'*.
- 6 The applicant's design and access statement identifies that the block will be of *'naturally, slender and elegant proportions'*. Whilst the proposed buildings height is accentuated by the regular spacing of windows and white metal panels a contrasting horizontal plane is created by balconies on the southern and western elevations and the use of banding between floors. Balconies will have white inter glazed panels. The eastern elevation will comprise shallow projecting bay windows serving living/play rooms.
- 7 Around the podium at ground floor level will be areas of amenity space with planters. On the western side will be a areas of public realm largely created by a palette of hard materials to allow for tables and chairs associated with cafes on the ground floor. Above these amenity areas there will be a green roof on the podium and a 'sky garden' comprising 231.5sm which includes a series of planters and timber seating areas with a central play area.

APPRAISAL

- 8 This is a major redevelopment in an area which is increasingly being urbanised in compliance with the London Plan and the adopted Action Area Plan. Although the scheme will be 130m west of the boundary of the Regional Park it will be clearly visible from many areas of the Regional Park. However it will have minimal impact on the amenities of the Regional Park because of the location of the existing blocks within Hale Village which flank Millmead Road. Aesthetically the dominance of glazing and white metal panels in this design will provide a stark but interesting contrast to the area's existing grain and form. These factors distinguish the scheme from the major redevelopment of Hale Wharf which included a 24 storey tower on the frontage which had a more immediate impact due to its location within the Regional Park and included a design which was less aesthetically acceptable.
- 9 However the increased scale of development on this site has the potential to generate additional visitors to the Regional Park and it is recommended that a request is made to the Council, as planning authority, to use monies derived from this scheme through the Community Infrastructure Levy to a revenue pot to support enhancement of the Regional Park in this area. A list of potential enhancements is included in Appendix B to this report.

ENVIRONMENTAL IMPLICATIONS

- 10 There are no environmental implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

- 11 There are no financial implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 12 Planning applications referred to this Authority are submitted under the consultative arrangements of Section 14 (4-7) of the Lee Valley Regional Park Act 1966. The Act requires a local planning authority to consult with the Authority on any planning application for development, whether within the designated area of the Park or not, which might affect any part of the Park.
- 13 The Park Act enables the Authority to make representations to the local planning authority which they shall take into account when determining the planning application.

RISK MANAGEMENT IMPLICATIONS

- 14 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

- 15 There are no equality implications arising directly from the recommendations in this report.

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BACKGROUND REPORTS

Application papers 17.087

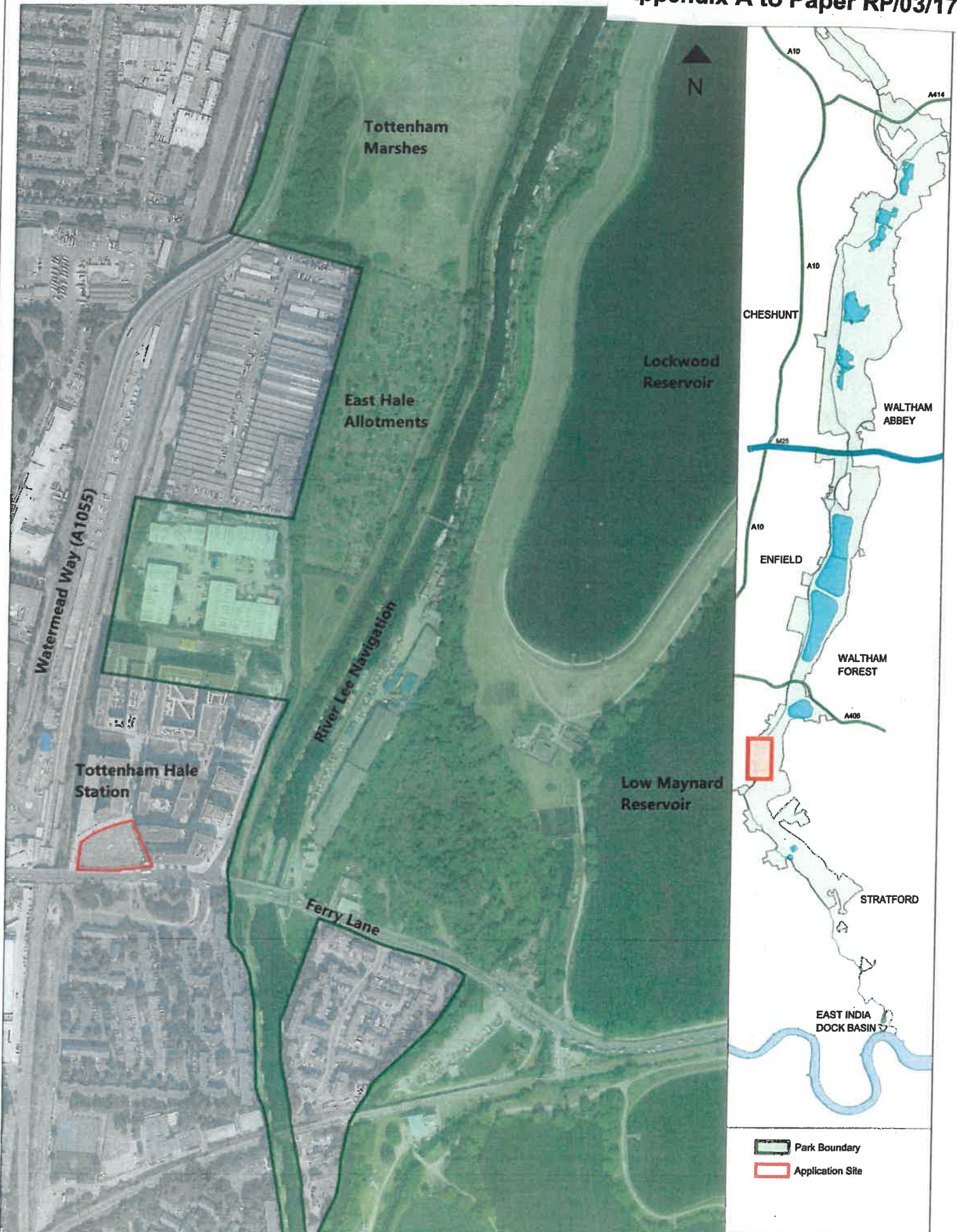
July 2017

APPENDICES ATTACHED

Appendix A	Site plan
Appendix B	List of potential schemes

LIST OF ABBREVIATIONS

GLA	Greater London Authority
AAP	Area Action Plan
PTAL	Public Transport Accessibility Level



Tottenham Hale Works (Hale SW Plot), Ferry Lane, Tottenham Hale

Appendix B to Paper RP/03/17

The following are projects derived from the adopted proposals included Park Development Framework

Invest in new pedestrian and cycle routes or improve the quality of existing routes

Improve wayfinding for orienteering routes across the Marshes

Safeguard and invest in the Paddocks Nature Reserve to complement Walthamstow Wetlands to the south

New planting schemes to protect views from within the Marshes

Develop a Canoe trail