



# HIGH ROAD WEST

HYBRID PLANNING APPLICATION

## DEVELOPMENT SPECIFICATION

PREPARED FOR LENDLEASE (HIGH ROAD WEST) LIMITED BY DP9 LIMITED

MAY 2022

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# **1. INTRODUCTION**

## 4.1. INTRODUCTION

1.1 This Development Specification has been prepared by DP9 Limited on behalf of Lendlease (High Road West) Ltd (the “Applicant”), a subsidiary of Lendlease, to support a hybrid planning application for the Proposed Development at High Road West (the “Application”). It should be read in conjunction with the accompanying Design Code and Parameter Plans, which form the control documents for the outline component of the Application. All control documents have equal weighting when read together set out the principles and parameters for all future Reserved Matters Applications.

### THE SITE

1.2 The Site is located to the West of the High Road, within the administrative boundary of the London Borough of Haringey (LBH). The Site is 8.57 hectares in total. It is principally bound by the High Road to the east and the railway line (including White Hart Lane Station) to the west. A smaller plot to the west of the railway tracks is also included, comprising of Whitehall Lodge and the Whitehall & Tenterden Community Centre. A copy of the planning application boundary is included at Appendix One of this Document (Drawing Ref: 0311-SEW-ZZ-ZZ-DR- T-001001).

1.3 Plot A (also referred to as Whitehall Mews) forms the detailed component of the Application and these proposals are referred to as the “Detailed Proposals”. The remainder of the Application is submitted in outline with all matters reserved except for access points into the Site and these proposals are referred to as the “Outline Proposals”. The Detailed Proposals and Outline Proposals together are referred to as the “Development”.

1.4 A full description of the Development is provided in Chapter 4 of this document.

1.5 This Development Specification defines and describes the Proposed Development at High Road West and explains:

- The development for which outline approval is sought and for which reserved matters will be applied for in the future;
- The plans and documents comprising the Application, including those submitted for approval and those submitted to support the

determination of the Application;

- The development content including the quantum of floorspace for each proposed land use, open space and parking; and
- The parameter plans: providing a broad description of each Parameter Plan and a guide to their content.

## **THE STRUCTURE OF THE DEVELOPMENT SPECIFICATION**

1.6 The remainder of this Development Specification is structured as follows:

- Chapter 2 – explains the scope of the application
- Chapter 3 – provides a description of the Site and surroundings
- Chapter 4 - defines and describes the overall development content and the approach to site wide issues such as phasing, floorspace, land use and car and cycle parking; and
- Chapter 5 - provides a description of the plans and drawings for approval of the Outline Proposals.

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## **2. THE PLANNING APPLICATION**

## 4.2. THE PLANNING APPLICATION

- 2.1 The Application takes the form of a hybrid application whereby Plot A (“Detailed Proposals”) is submitted in detail and the remainder of the Proposed Development is submitted in outline (“Outline Proposals”). Together the Detailed Proposals and the Outline Proposals form the Development.

### DETAILED PROPOSALS – PLOT A

- 2.2 Full details are submitted for approval in relation to the Detailed Proposals with no matters reserved for Plot A (also referred to as Development Zone 1 in this Development Specification).

### OUTLINE PROPOSALS

- 2.3 The Application seeks approval of the parameters for the Outline Proposals. The parameters for the Outline Proposals are detailed within this Development Specification, the Parameter Plans and the Design Code.
- 2.4 The Application seeks to reserve all matters for the Outline Proposals except for access points into the Site; however, a sufficient level of detail has been provided in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 and Planning Practice Guidance (PPG) Paragraph 006 Reference 14-006-20140306 (as outlined below where relevant):

- ‘Access’ – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- ‘Appearance’ – the aspects of a building or place within the Development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- ‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water

features, sculpture or public art; and (e) the provision of other amenity features;

- 'Layout' – the way in which buildings, routes and open spaces within the Development are provided, situated and orientated in relation to each other and to buildings and spaces outside the Development.
- 'Scale' – the height, width and length of each building proposed within the Development in relation to its surroundings

2.5 A series of additional documents have also been submitted in support of the application, to explain and justify the principles of the Development. These documents are listed at Appendix Two.

## **DESCRIPTION OF DEVELOPMENT**

2.6 Planning permission is sought for the following:

*“Hybrid Planning application seeking permission for 1) outline component comprising the demolition of existing buildings and for the creation of a new mixed-use development including residential (Use Class C3), commercial, business and service (Use Class E) business (Use Class B2 and B8), Leisure (Use Class E), local community and learning uses (Use Class F1/F2) and Sui Generis uses together with the creation of a new public square, park and associated access, parking and public realm works with matters of layout, scale, appearance, landscaping and access within the site reserved for subsequent approval and 2) detailed component comprising Plot A including the demolition of existing buildings and the creation of new residential floorspace (Use Class C3) together with landscaping, parking and other associated works.”*

## **APPLICATION DOCUMENTS**

2.7 This Development Specification should be read and considered in conjunction with a number of application documents, as set out in Appendix 1 of this Document.

## **3. SITE & SURROUNDINGS**

## **4.3. SITE AND SURROUNDINGS**

- 3.1 Please refer to Paragraph 2.6 for a description of the Proposed Development.
- 3.2 The planning application boundary is defined on drawing Ref: 0311- SEW-ZZ-ZZ-DR-T- 001001 'Planning Application Boundary' as shown at Appendix One of this Document.

### **THE LOVE LANE ESTATE**

- 3.3 The Love Lane Estate comprises of 297 residential properties spread across nine buildings, managed by Homes for Haringey. The Estate varies in height with low-rise four storey blocks alongside three 10-storey towers. As part of the Development, the Love Lane Estate will be demolished which is proposed to be delivered in a number of phases.

### **WHITEHALL LODGE AND WHITEHALL & TENTERDEN COMMUNITY CENTRE**

- 3.4 Whitehall Lodge comprises of a Stage One Temporary Accommodation for 22 households and a small community space currently managed by Homes for Haringey. To the north east of Whitehall Lodge is the Whitehall & Tenterden Community Hall which is currently used by local groups and activities. It is bound by the Railway to the east and the Headcorn and Tenterden Estate to the west.

### **PEACOCK INDUSTRIAL ESTATE**

- 3.5 The Peacock Industrial Estate is non-designated industrial land (NB. It is not a Locally Strategic Industrial Site (LSIS), Local Employment Area (LEA), Designated Employment Area (DEA) or a Strategic Industrial Location (SIL)) which sits to the north of the Love Lane Estate, accessed via White Hart Lane and the High Road. The Industrial Estate comprises a mix of one and two storey light industrial and manufacturing units together with car parking and offices.

### **LAND TO THE REAR OF 867-879 HIGH ROAD**

- 3.6 The Site accommodates a large retail store currently occupied by B&M together with five small retail units and surface car-park. A hybrid planning application was granted in November 2019 to redevelop this part of the Site to convert the adjoining Listed Buildings at Nos. 867 – 869 High Road to deliver 330 residential units together with retail and public open space (Ref: HGY/2019/2929). Further commentary on this consent together with other associated planning permissions are set out in Chapter 3 of this Statement.

## **THE GOODS YARD AND CARBERRY ENTERPRISE PARK**

- 3.7 To the west of the HRW Site is the former Goods Yard and the Carbery Enterprise Park (also undesignated industrial land). The cleared Goods Yard is currently used as a temporary car park in relation to THFC's Stadium. The Goods Yard has previously been used in conjunction with the redevelopment of THFC's Stadium and predominantly comprises of cleared land. The Station Master's House is also included within this segment of the Site and is locally listed. To the south of this portion is the Grange Community Hub which is Grade II Listed.
- 3.8 A hybrid application for the redevelopment of the Goods Yard and the Carbery Enterprise Park to deliver approx. 316 residential units together with offices, retail, community, and leisure uses was originally submitted in December 2017 and subsequently appealed by THFC on grounds of non-determination (Ref: HGY/2018/0187). The scheme was later allowed on appeal in June 2019 (Appeal Ref: 3204592). Further commentary on this consent together with other associated planning permissions are set out in Chapter 3 of this Statement.

## **HIGH ROAD PROPERTIES**

- 3.9 Several groups of properties along the High Road are included within the Site. To the north of White Hart Lane, the properties are largely uniform in character and comprise a series of low-rise Victorian terraces with ground floor retail units; these are all exclusively locally listed and sit within the setting of statutorily listed buildings (see following sections) and sit within the North Tottenham High Road Conservation Area. This includes Chapel Place, where there are locally listed buildings. The properties to the south of White Hart Lane comprise a mix of modern and Victorian terraces, including some locally listed buildings and structures; these are outside of the Conservation Area.

Land Use	Existing Land Use GIA (sqm) <sup>1</sup>	Existing Land Use GEA (sqm)
Use Class B2: Industrial	9,818sqm	10,800sqm
Use Class B8: Industrial	864sqm	950sqm
<b>TOTAL USE CLASS B:</b>	<b>10,682sqm</b>	<b>11,750sqm</b>
Use Class C3: Residential	31,109sqm	34,220sqm
Use Class C1 <sup>2</sup> : Emergency Overnight Accommodation	879sqm	967sqm
<b>TOTAL USE CLASS C:</b>	<b>31,988sqm</b>	<b>35,187sqm</b>
Use Class E (a): Retail other than hot food	8,236sqm	9,060sqm
Use Class E (b): Sale of food and drink mainly for consumption on premise	3,759sqm	4,135sqm
Use Class E (e): Medical or healthcare	818sqm	900sqm
Use Class E (g): offices for operational or administrative functions, R+D of Products or processes, industrial processes	1,627sqm	1790sqm
<b>TOTAL USE CLASS E:</b>	<b>14,440sqm</b>	<b>15,885sqm</b>
Use Class F1 (d): Public Libraries or reading rooms	455sqm	500sqm
Use Class F1 (f): public places of worship	595sqm	655sqm
Use Class F2 (b): local community halls	1,023sqm	1125sqm
<b>TOTAL USE CLASS F:</b>	<b>2,073sqm</b>	<b>2,280sqm</b>
Sui Generis: Public House	1,086sqm	1,195sqm
Sui Generis: Sub Station	86sqm	95sqm
<b>TOTAL USE SUI GENERIS:</b>	<b>1,172sqm</b>	<b>1,290sqm</b>
<b>TOTAL:</b>	<b>60,355sqm</b>	<b>66,392sqm</b>

Table 1a: Existing Land Uses

Type	Existing
On-street	254
Temporary Off-street <sup>3</sup>	415
Private	128
<b>TOTAL</b>	<b>797</b>

Table 1b: Existing Parking Provision

<sup>1</sup> Assumes a factor of 1.1 when converting from GIA to GEA

<sup>2</sup> Whitehall Lodge is currently in 'C1' use following a temporary planning permission (HGY/2016/3914)

<sup>3</sup> Temporary Car-parking associated with HGY/2020/3001 which expires in September 2022

**4. DEVELOPMENT  
CONTENT**

## **4.4. DEVELOPMENT CONTENT**

4.1 The Application seeks planning permission for a maximum total of 339,300sqm GEA for the Outline Proposals (the GEA cap) and a total of 7,390 sqm GEA for the Detailed Proposals.

### **DETAILED PROPOSALS**

4.2. The proposed total floorspace by land use (in GEA sqm) for the Detailed Proposals is set out in Table 2 below.

LandUse	GIA (sqm)	GEA (sqm)
Use Class C3:Residential	6,788sqm	7,390sqm

*Table 2: Total GIA and GEA Floorspace by use class within the Detailed Proposals*

### **OUTLINE PROPOSALS**

4.3. The Application seeks permission for a total maximum GEA floorspace for the Outline Proposals (the GEA cap referred to in Paragraph 4.1). The Minimum and Maximum floorspace areas (in GEA sqm) by land use across the Outline Proposal is set out in Table 3.

Land Use	Minimum GEA (sqm)	Maximum GEA (sqm)
Use Class B2: Industrial*	-	7,000sqm
Use Class B8: Industrial*	-	1,000sqm
<b>TOTAL USE CLASS B:</b>	<b>0sqm</b>	<b>8,000sqm</b>
Use Class C3: Residential	235,000sqm	280,000sqm
<b>TOTAL USE CLASS C:</b>	<b>235,000sqm</b>	<b>280,000sqm</b>
Use Class E (a): Retail other than hot food	4,000sqm	7,800sqm
Use Class E (b): Sale of food and drink mainly for consumption on premise		
Use Class E (c): Commercial, professional(other than medical) or financial services		
Use Class E (d): Indoor sports, recreation or fitness	500sqm	4,000sqm
Use Class E (e): Medical or healthcare	-	1,000sqm
Use Class E (f): Creche, day nursery or centre	-	2,000sqm
Use Class E (g: i, ii and iii)*: offices for operational or administrative functions, R+D of products or processes, industrial processes	1,525sqm	7,200sqm
<b>TOTAL USE CLASS E:</b>	<b>6,025sqm</b>	<b>22,000sqm</b>
Use Class F1 (d): Public Libraries or reading rooms	500sqm	3,500sqm
Use Class F1 (e): Public halls or exhibition halls		
Use Class F2 (b): local community halls	500sqm	2,500sqm
<b>TOTAL USE CLASS F:</b>	<b>1,000sqm</b>	<b>6,000sqm</b>
Sui Generis: Energy Centre	200sqm	1,800sqm
Sui Generis: Public House	0sqm	3,000sqm
Sui Generis: Sub Station	0sqm	500sqm
Sui Generis: Cinema	0sqm	3,000sqm
<b>TOTAL USE SUI GENERIS:</b>	<b>200sqm</b>	<b>8,300sqm</b>
Residential parking	4,000sqm	15,000sqm
<b>TOTAL*:</b>	<b>249,386sqm</b>	<b>339,300sqm</b>

\* A minimum floorspace of 4,686sqm GEA will be delivered either as B2, B8 or E(g i, ii or iii) consistent with the Minimum and Maximum floorspace areas for these uses.

Table 3: Minimum and Maximum floorspace areas for the Proposed Development

4.4. The Development is divided into a number of Development Zones which are shown at Figure 1 below and included at Parameter Plan 0311-SEW-ZZ-ZZ-DR-T-001012. Table 4 defines the minimum floorspace for each category of land use (in GEA sqm) proposed for the Outline Proposals. Table 5 sets out the maximum total floorspace for each Development Zone (in GEA sqm) included as part of the Outline Proposals totalling 317,125 sqm GEA. The maximum GEA cap exceeds the maximum areas for each Development Zone for the Outline Proposals because there is an allowance for swings between land uses, to allow flexibility for different uses to potentially come forward. The amount of floorspace that could come forward is therefore controlled by a maximum GEA cap by Development Zone, land use and for the Development as a whole. This has been arrived at following extensive testing by the Applicant and Design Team and is justified in the documents supporting the planning application.



Figure 1: Development Zone Plan

4.5. The Illustrative Masterplan enclosed as part of the planning application submission provides an indicative land use mix and layouts including an indicative number of homes for

Environmental Impact Assessment purposes and the Financial Viability Assessment. The Illustrative Masterplan is a version of the Proposed Development which could be reasonably brought forward and is accommodated within the minimum and maximum floorspace areas included within the Development Specification.

Development Zone	Use Class	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11	Zone 12	Zone 13
General Industrial, storage and distribution	B2/B8	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential	C3	6,500	50,000	30,000	-	38,000	3,000	-	4,000	18,000	-	15,000	-	13,000
Commercial, Retail, Leisure and Medical	E (a - e)	-	1,000	-	1,000	-	150	-	-	-	-	-	-	-
Creche, Day Nursey or Centre	E(f)	-	-	-	-	-	-	-	-	-	-	-	-	-
Offices and Industrial Processes	E (g i, ii and iii)	-	-	-	-	-	-	-	-	-	1,525	-	-	-
Learning and Non-residential Institutions	F1	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Community	F2	-	-	-	-	-	-	-	-	-	-	-	-	-
Energy Centre	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	-
Cinema	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	-
Public House	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-station	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking and Plant	-	-	250	250	-	250	-	-	-	1,000	-	-	-	-
<b>MINIMUM GEA CAP PER ZONE (SQM) (excluding parking and plant)</b>	-	<b>6,500</b>	<b>51,350</b>	<b>30,250</b>	<b>1,000</b>	<b>38,250</b>	<b>3,150</b>	<b>-</b>	<b>4,000</b>	<b>19,000</b>	<b>1,525</b>	<b>16,800</b>	<b>-</b>	<b>13,000</b>

Table 4: Minimum GEA Floorspace Parameters by Zone and Use Class within the Outline Proposals

Development Zone	Use Class	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11	Zone 12	Zone 13
General Industrial, storage and distribution	B2/B8	-	-	-	-	-	-	-	2,000	-	4,000	-	-	2,000
Residential	C3	7,500	62,500	36,500	-	45,000	5,000	5,000	7,000	27,000	12,000	28,500	31,000	14,000
Commercial, Retail and Leisure	E (a - e)	-	1,500	1,000	2,000	3,000	500	1,000	500	500	1,000	500	500	500
Creche, Day Nursey or Centre	E(f)	-	1,000	-	-	-	-	1,000	1,000	1,000	-	1,000	1,000	-
Offices and Industrial Processes	E (g i, ii and iii)	-	2,000	-	-	-	150	2,000	2,000	1,000	4,000	-	-	1,000
Learning and Non-residential Institutions	F1	-	3,500	3,500	3,500	3,500	-	-	-	-	-	-	-	-
Local Community	F2	-	500	500	1,000	500	-	1,500	1,500	-	-	1,000	2,000	-
Energy Centre	Sui Generis	-	1,800	1,800	-	-	-	-	-	1,800	-	-	1,800	1,800
Cinema	Sui Generis	-	3,000	-	3,000	3,000	-	-	-	-	3,000	-	-	-
Public House	Sui Generis	-	3,000	3,000	3,000	-	-	1,000	-	-	-	-	-	-
Sub-station	Sui Generis	-	200	200	-	200	-	-	-	200	200	200	200	-
Parking and Plant	-	100	2,500	2,000	400	2,000	100	500	500	5,000	1,000	2,000	1,500	1,000

<b>MAXIMUM GEA CAP PER ZONE (SQM)</b>	-	<b>7,500</b>	<b>63,000</b>	<b>39,000</b>	<b>5,500</b>	<b>46,000</b>	<b>5,500</b>	<b>6,000</b>	<b>11,000</b>	<b>33,000</b>	<b>18,000</b>	<b>31,900</b>	<b>35,225</b>	<b>15,500</b>
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Table 5: Maximum GEA Floorspace Parameters by Development Zone and UseClass within the Outline Proposals

NB - The cumulative total of the maximum floorspace figures for each land use in each Zone in Table 5 exceeds the maximum GEA floorspace cap for each zone. This is to allow flexibility in the detailed design and delivery of individual zones. The total floorspace of all the Outline Proposals across the Site will not exceed the maximum GEA floorspace cap of 317,125 sqm GEA (excluding parking and plant) and there is a maximum GEA cap per zone.

## DEVELOPMENT ZONES AND LAND USES

4.6. Table 6 below provides the summary of each Development Zone. The Zones are shown in Appendix Two. The Zone shaded in blue forms part of the Detailed Proposals. The Development Plots (as shown in Parameter Plan 0311-SEW-ZZ-ZZ-DR-T-001002) take in account the current ownership. This has been grouped into Zones for the purpose of allowing sufficient flexibility in the delivery of uses across the Site. For the avoidance of doubt, retained buildings within each Development Zone are not included. ‘Principal use’ means a use that accounts for more than 50% of the proposed floorspace.

Development Zone	Summary Description
Zone 1	Zone 1 comprises of Plots A1, A2 and A3. It will provide new residential floorspace (Use Class C3).
Zone 2	Zone 2 comprises of Plots B and C. The principal land use will be residential (Use Class C3) above the first floor, with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), creche, day nursery or centre (Use Class E(f)), office and industrial processes (Use Class E(g)), community floorspace (Use Class F1) and/or for the delivery of a Cinema and/or Public House and/or Energy Centre ( <i>Sui Generis</i> ) together with parking and/or plant on the ground and first floor levels.
Zone 3	Zone 3 comprises of Plot D. The principal land use will be residential (Use Class C3) above the first floor, with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), office and industrial processes (Use Class E(g)), community floorspace (Use Class F1) and/or for the delivery of a Cinema and/or Public House and/or Energy Centre ( <i>Sui Generis</i> ) together with parking and/or plant on the ground and first floor levels.
Zone 4	Zone 4 comprises of Plot E. The principal land use across all floors will be community floorspace (Use Class F1) with the potential for commercial, retail and leisure (Use Class E (a – e) and F2), office and industrial processes (Use Class E(g)) and/or for the delivery of a Cinema and/or Public House and/or Energy Centre ( <i>Sui Generis</i> ) together with parking and/or plant.

Zone 5	Zone 5 comprises of Plot F. The principal land use will be residential (Use Class C3) above the first floor, with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), community floorspace (Use Class F1) and/or for the delivery of a Cinema and/or Sub- station (Sui Centre) together with parking and/or plant on the ground and first floor levels.
Zone 6	Zone 6 comprises of Plot G. The principal land use will be residential (Use Class C3) at first floor and above, with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), office and industrial processes (Use Class E(g)) together with parking and/or plant on the ground floor.
Zone 7	Zone 7 comprises of Plots H1, H2 and H3. The principal land use will be residential (Use Class C3) which will be located at first floor and above in Plots H1 and H3, together with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), creche, day nursery or centre (Use Class E(f)), community floorspace (Use Class F1) together with parking and/or plant on at ground floor of all plots and at first floor and above in Plot H2.
Zone 8	Zone 8 comprises of Plots I1, I2 and I3. The principal land use will be residential (Use Class C3) which will be located at first floor and above in Plot I1, together with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), creche, day nursery or centre (Use Class E(f)), offices and industrial processes (Use Class E(g)), light Industrial, storage and distribution (Use Class B2/B8) together with parking and/or plant on at ground floor of all plots and at first floor and above in Plots I2 and I3.
Zone 9	Zone 9 comprises of Plots J1 and J2. The principal land use will be residential (Use Class C3) which will be located at first floor and above in both Plots, with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), offices and industrial processes (Use Class E(g)) and/or energy centre and/or Sub-station ( <i>Sui Generis</i> ) together with parking and/or plant on the ground floor.
Zone 10	Zone 10 comprises of Plots K1 and K2. The principal land use will be residential (Use Class C3) which will be located at first floor and above in Plot K1, together with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), offices and industrial processes (Use Class E(g)), light Industrial, storage and distribution (Use Class B2/B8) and/or cinema and/or energy centre and/or Sub- station ( <i>Sui Generis</i> ) together with parking and/or plant on at ground floor of both plots and at first floor and above in Plot K2.

Zone 11	Zone 11 comprises of Plots L1 and L2. The principal land use will be residential (Use Class C3) which will be located at first floor and above in both plots, with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), together with parking and/or plant at ground floor.
Zone 12	Zone 12 comprises of Plots M1, M2 and M3. The principal land use will be residential (Use Class C3) which will be located at first floor and above in all three plots, with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e) and F2), creche, day nursery or centre (Use Class E(f)), and/or energy centre and/or Sub-station ( <i>Sui Generis</i> ) together with parking and/or plant at ground floor.
Zone 13	Zone 13 comprises of Plots N1, N2, N3 and N4. The principal land use will be residential (Use Class C3) which will be located at first floor and above across all plots and exclusively at ground floor in Plots N1 and N3, together with the potential for residential (Use Class C3), commercial, retail and leisure (Use Class E (a – e), offices and industrial processes (Use Class E(g)), creche, day nursery or centre (Use Class E(f)), light Industrial, storage and distribution (Use Class B2/B8), and/or energy centre ( <i>Sui Generis</i> ) together with parking and/or plant on at ground floor of plots N2 and N4. This plot will also include the provision of new play space in conjunction with the Brook House Primary School, the size, and dimensions of which will be agreed.

Table 6: Development Zone Descriptions

## PROPOSED LAND USES

### Residential

- 4.7. The Outline Proposals seek permission for a maximum level of 280,000sqm GEA of Use Class C3 residential floorspace distributed across Development Zones 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 13 as part of the Outline Proposals.
- 4.8. In terms of the Detailed Proposals, Plot A will provide 7,390sqm GEA of residential floorspace. The Development will provide a mix of housing types including studio, 1, 2, 3 and 4+ bedroom units. The number of residential units and the mix to be delivered as part of the Outline Proposals is to be agreed at the reserved matters stage.
- 4.9. The Detailed Proposals will provide 100% affordable housing (social rented) by habitable room. The amount of affordable housing to be delivered in subsequent phases will be subject to scheme viability, grant availability and other scheme requirements.

## **Retail, Food and Drink and Professional Services**

- 4.10. The Outline Proposals seek permission for a maximum of 7,800 sqm GEA of Use Class E (a, b and c) floorspace across Development Zones 2,3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13.

## **General Industry, Storage, Office and Workspace**

- 4.11. The Outline Proposals seek permission for a maximum of 7,200 sqm GEA of Use Class E(g) floorspace across Development Zones 2, 6, 7, 8, 9, 10 and 13<sup>4</sup>.

## **Learning and Community Facilities**

- 4.12. The Outline Proposals seek permission for a maximum of 6,000 sqm GEA of Use Class F1 and F2 floorspace, comprising community facilities in Development Zones 2, 3, 4, 5, 7, 8, 11 and 12. Community facilities will include the new Library and Learning Centre.
- 4.13. The Outline Proposals seek permission for a maximum of 1,000 sqm GEA of Use Class E(e) comprising of new medical facilities or floorspace in Development Zones 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13.

## **Leisure and Cultural Uses**

- 4.14. The Development seeks permission for a maximum of 7,000 sqm GEA of Use Class E(d) comprising leisure and cultural uses together with Sui Generis Cinema floorspace. This could be potentially delivered in Development Zones 2, 3, 4, 5, 7, 8, 10, 11 and 12.

## **Nursery and Creche Floorspace**

- 4.15. The Development seeks permission for 2,000sqm GEA of Use Class E(f) floorspace comprising of creche, day nursery or centre floorspace.
- 4.16. The creche, day nursery or centre floorspace could be located within Development Zones 2, 7, 8, 12 and 13.

## **Energy Centre and Substation**

- 4.17. The Development seeks permission for Sui Generis energy centre with a maximum floorspace of 1,800 sqm GEA. The energy centre could be located within Development Zones 2, 3, 9, 12 and 13.
- 4.18. In addition, the Development also seeks permission for a maximum floorspace of 500 sqm GEA of *Sui Generis* floorspace for a Substation. The substation could be

<sup>4</sup>A minimum floorspace of 4,686sqm GEA will be delivered either as B2, B8 or E(g i, ii or iii) consistent with the Minimum and Maximum floorspace areas for these uses.

located within Development Zones 2, 3, 5, 9, 10, 11 and 12.

### **Publicly Accessible Open Space**

- 4.19. In addition to the built floorspace set out above, the Outline Proposals will include areas of open space. These areas include the following:
- Minimum of 33,300 sqm of publicly accessible public realm (excluding the Public Park and Public Square);
  - A new Public Park, which will include a minimum area of 5,300 sqm of public realm;
  - A new Public Square, which will include a minimum area of 3,500sqm of public realm.

### **Car and Cycle Parking**

- 4.20. The Cycle Parking Provision for each Development Zone or Plot will be delivered in accordance with the adopted London Plan Standards as set out in Appendix Three.
- 4.21. A minimum of 3% blue badge car parking provision will be delivered for each Development Zone or Plot. Up to a further 7% of blue badge car parking provision will be delivered for each Development Zone or Plot, with the first Reserved Matters Application to come forward delivering 10% blue badge parking in total.
- 4.22. All existing tenants in the Love Lane Estate will be offered on-street parking permits within the existing Car Parking Zone.

### **Phasing**

- 4.23. An illustrative Phasing Plan is included at Appendix Four. The exact phasing of the Proposed Development will be submitted to the Local Planning Authority for approval prior to the commencement of the Development, with Plot A the first Phase to be commenced.

# **5. DESCRIPTION OF PLANS AND DRAWING**

## 5. DESCRIPTION OF PLANS AND DRAWING

- 5.1. The plans referred to below are submitted for approval as part of the Outline Proposals of the Application. Although the outline application does not seek approval in detail, at this stage, for the exact layout or scale of buildings, details are provided of the maximum envelopes for each Development Zone.
- 5.2. Each plan should be read together with its key and the description provided below. The plans also need to be read in conjunction with the Design Code. It is the combination of the Parameter Plans, this Development Specification and the Design Code that set the parameters within which all future development must be carried out.

### PLANNING APPLICATION BOUNDARY

- 5.3. The Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001001 shows the area which is the subject of the Application. The application site extends approximately 8.57ha. The red line identifies the planning application boundary.

### DEMOLITION

- 5.4. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001011 shows the extent of demolition proposed within the red line planning application boundary. The plan also shows the existing trees within the red line planning application boundary which are proposed to be retained (Green) and removed (Purple). In addition, the Plan also shows the existing trees which are to be retained but which sit outside the red line planning application boundary. Buildings which are proposed to be retained are not hatched or colour coded.
- 5.5. It should be noted that no statutorily listed buildings or structures are proposed to be physically altered as part of this planning application submission. Any future works to these buildings which are required will be dealt with as part of a separate Listed Building Consent submission.

### DEVELOPMENT PLOTS

- 5.6. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001002 shows the Development Plots within the red line planning application boundary. These follow the extent of the proposed perimeter blocks. All land uses and areas within each Development Zone shown on the Plan are explained in Tables 3 and 4 within this document. A Development Zone is defined as an area inclusive of balconies and private ground floor amenity space/commercial spill out area, where this is

proposed outside of the public realm spaces. Development Plots sit within Development Zones.

### **DETAILS OF LAYOUT**

- 5.7. PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines layout as: “the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”.
- 5.8. This application seeks to reserve, at this stage, details of layout for future approval. The Outline Proposals do, however, provide a sufficient level of information showing where the routes and open spaces will be provided, situated and orientated through a series of development zones and parameters.
- 5.9. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001003 sets out the horizontal limits of deviation within each Development Plot. All plots with the exception of N2, N3 and N4 include a minimum horizontal parameter (shown in blue) which indicates the minimum building footprint within each associated Plot. All Plots have a maximum horizontal parameter. Where a minimum horizontal parameter is not included, this means that the building line remains unconstrained but cannot exceed the extent of the maximum horizontal parameter.
- 5.10. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001007 shows the location of the Public Realm and the location of community and residential amenity spaces together with the location of the commercial yards. The Parameter Plan explicitly states the minimum areas for the Public Park (5,300sqm GIA) and the Public Square (3,350sqm GIA) which will be delivered.
- 5.11. The mechanisms used for adjustments of Development Plot boundaries (the Limits of Deviation) on Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001003 allow for minor movement and adjustment to the positioning and dimensions of the public realm, but it does not allow for any reduction of the minimum extent of Public Realm as referred to on Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001007.
- 5.12. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001005 shows the minimum and maximum extents of the proposed basement. This also includes a zone for the main vehicular access.

**DETAILS OF LAYOUT**

- 5.13. The PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines scale as: “the height, width and length of each building proposed within the development in relation to its surroundings”.
- 5.14. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001004 sets out the maximum building heights across each Development Plot in the Outline Proposals. The Plan sets out the heights of each Development Plot in meters AOD (above ordnance datum). The definition adopted for a tall building is above 18 meters (AOD) as defined within the adopted London Plan (July 2021). The location of tall buildings within the Outline Proposals is shown within the limits of deviation across all Development Plots.
- 5.15. Details of the existing and proposed site levels is provided on Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001004.

**DETAILS OF LAND USE**

- 5.16. Parameter The amount of development proposed for each land use is contained within Tables 4, 5, 6 and 7 of this Document.
- 5.17. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001008 illustrates the principal ground floor within the Development. A predominant use is defined in the glossary of the Design Code as “XX”. In the context of this Plan, the predominant use would be use which occupies the largest amount of area at ground floor level only.
- 5.18. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001009 identifies the principal first floor level uses for each Development Plot.
- 5.19. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-0010010 identifies the principal upper level uses for each Development Plot above the first-floor level.

**DETAILS OF ACCESS**

- 5.20. PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define access as: “the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and

circulation routes and how these fit into the surrounding access network”.

- 5.21. The Town and Country Planning (Development Management Procedure) Order 2015 requires that, where access is a reserved matter, "the application for outline planning permission must state the area or areas where access points to the development proposed will be situated".
- 5.22. This application seeks to reserve, at this stage, details of access for future approval. The Outline Proposals do, however, provide a sufficient level of information showing where access into the site for vehicles will be located.
- 5.23. Parameter Plan Ref: 0311-SEW-ZZ-ZZ-DR-T-001006 identifies the proposed access points into the Site from the red line Planning Application Boundary. This includes Network Rail access points, future pedestrian and cycle access points and vehicular access points.

#### **DETAILS OF APPEARANCE AND LANDSCAPING**

- 5.24. The Town and Country Planning (Development Management Procedure) Order 2015 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define appearance as: “the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”.
- 5.25. PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define landscaping as: “the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features”. This application seeks to reserve, at this stage, details of appearance and landscaping for future approval.

## 6. APPENDICES

**APPENDIX ONE**

**SITE BOUNDARY**



**Site Location Plan (For Approval)**

1 : 1250

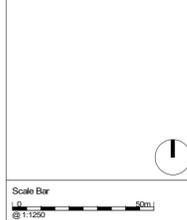
**Key**

— Hybrid Planning Application Boundary

**General Notes**  
 No impact fence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale the drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.  
 All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Rev	Date	Reason for Issue	AR	CH
P1	22.10.21	Planning Submission	AR	CH

**Keyplan**



**Drawing Title**  
 Site Location Plan (For Approval)

Project Number <b>0311</b>	Status <b>For Planning</b>
Scale at A1 <b>1 : 1250</b>	Date <b>22/10/21</b>
Drawn by <b>GY</b>	Checked by <b>AR</b>
Drawing Number <b>0311-SEW-ZZ-ZZ-DR-1-00001</b>	Revision <b>P1</b>



Client <b>Lendlease</b>
Project <b>0311 High Road West</b>

## APPENDIX TWO PLANNING APPLICATION DOCUMENTS

**The documents submitted for approval in respect of the Outline Proposals include:**

- Design Code: Masterplan, prepared by Studio Egret West Architects (May 2022);
- Development Specification, prepared by DP9 Limited (May 2022);
- Parameter Plans, prepared by Studio Egret West Architects.

**The additional documents submitted for approval in respect of the Detailed Proposals include:**

- Proposed Drawings, prepared by Pollard Thomas Edwards Architects for Plot A.

**The documents submitted in support of the Proposed Development include:**

- Affordable Housing Statement, prepared by DS2 Limited;
- Affordable Housing Statement (May 2022), prepared by DS2 Limited;
- Application Form, including Land Ownership and Agricultural Holdings Certificate, prepared by DP9 Limited;
- Arboricultural Impact Assessment, prepared by Waterman Infrastructure and Environment Limited;
- Basement Impact Assessment, prepared by Robert Bird Group;
- Biodiversity Net Gain Assessment, prepared by Waterman Infrastructure and Environment Limited;
- CIL Additional Information Requirement Form, prepared by DP9 Limited;
- Circular Economy Statement for the Outline Proposals, prepared by Buro Happold;
- Circular Economy Statement for the Detailed Proposals (Plot A), prepared by Aecom;

- Construction Logistics Plan, prepared by Lendlease (High Road West) Limited;
- Crowd Flow Report, prepared by Buro Happold
- Design and Access Statement for the Outline Proposals (including: Landscape Masterplan, Crime Prevention Statement and Dated Site Photographs), prepared by Studio Egret West Architects;
- Design and Access Statement Addendum (May 2022) for the Outline Proposals (including: Landscape Masterplan, Crime Prevention Statement and Dated Site Photographs), prepared by Studio Egret West Architects;
- Design and Access Statement (including Landscape Proposals) for the Detailed Proposals (Plot A), prepared by Pollard Thomas Edwards Architects;
- Economic Benefits Statement, prepared by Lichfields;
- Economic Benefits Statement (May 2022), prepared by Lichfields;
- Internal Daylight, Sunlight and Overshadowing Report, prepared by Consil;
- Energy and Sustainability Statement for the Outline Proposals, prepared by Buro Happold;
- Energy Statement for the Detailed Proposals (Plot A), prepared by Aecom;
- Equalities Impact Assessment, prepared by Lichfields;
- Financial Viability Appraisal, prepared by DS2 Limited;
- Financial Viability Appraisal (May 2022), prepared by DS2 Limited;
- Fire Statement for the Outline and Detailed Proposals (Plot A), prepared by OFR Consultants;
- Flood Risk Assessment and Drainage Strategy (including Sustainable Urban Drainage Strategy), prepared by Robert Bird Group;
- Framework Travel Plan, prepared by Steer;
- Geo-Located 3D Massing Model in FBX File Format, prepared by Studio Egret West Architects;

- Inclusive Design Statement for the Outline Proposals, prepared by Lord Consulting;
- Inclusive Design Statement for the Detailed Proposals (Plot A), prepared by Lord Consulting;
- Lighting Masterplan and Guidelines for the Outline and Detailed Proposals (Plot A), prepared by Aecom;
- Planning Statement (including Delivery Statement and S106 Heads of Terms), prepared by DP9 Limited;
- Operational Waste Management Plan, prepared by Waterman Infrastructure and Environment Limited;
- Outline Residential Travel Plan, prepared by Steer;
- Outline Commercial Travel Plan, prepared by Steer;
- Outline Delivery and Servicing Plan, prepared by Steer;
- Outline Construction Environmental Management Plan, prepared by Lendlease (High Road West) Limited;
- Outline Construction Environmental Management Plan (May 2022), prepared by Lendlease (High Road West) Limited;
- Overheating Assessment for the Detailed Proposals (Plot A), prepared by Aecom;
- Rapid Health Impact Assessment, prepared by Lichfields;
- Retail Impact Assessment, prepared by DP9 Limited;
- Site Waste Management Plan, prepared by Waterman Infrastructure and Environment Limited;
- Statement of Community Involvement, prepared by Soundings;
- Sustainability Statement for the Outline Proposals, prepared by Buro Happold;
- Sustainability Statement for the Detailed Proposals (Plot A), prepared by Aecom;
- Utilities Statement, prepared by Gattica Associates;

- Ventilation and Extraction Statement for the Detailed Proposals (Plot A), prepared by Aecom;
- Whole Life Carbon Assessment for the Outline Proposals, prepared by Buro Happold;
- Whole Life Carbon Assessment for the Detailed Proposals (Plot A), prepared by Aecom;
- Environmental Statement, prepared by Waterman Infrastructure and Environment Limited, comprising:
  - **Volume 1:** Main Report;
  - **Volume 2:** Figures;
  - **Volume 3:** Built Heritage, Townscape and Visual Impact Assessment, prepared by Montagu Evans;
  - **Volume 4:** Technical Appendices, including:
    - Air Quality Monitoring Report, prepared by Waterman Infrastructure and Environment Limited;
    - Air Quality Modelling Study, prepared by Waterman Infrastructure and Environment Limited;
    - Air Quality Positive Statement, prepared by Waterman Infrastructure and Environment Limited;
    - Archaeological Desk Based Assessment, prepared by Waterman Infrastructure and Environment Limited;
    - Bat Survey Report, prepared by Waterman Infrastructure and Environment Limited;
    - Climate Change Resilience Risk Assessment, prepared by Waterman Infrastructure and Environment Limited;
    - Demolition and Construction Noise Assessment, prepared by Waterman Infrastructure and Environment Limited;

- Geotechnical and Geo-environmental Desk Study Report, prepared by Robert Bird Group;
  - Habitat Regulations Assessment, prepared by Waterman Infrastructure and Environment Limited;
  - Preliminary Ecological Appraisal prepared by Waterman Infrastructure and Environment Limited;
  - Pedestrian Level Wind Microclimate Assessment Methodology Report, prepared by RWDI.
  - Road Traffic Noise Assessment, prepared by Waterman Infrastructure and Environment Limited;
  - Transport Assessment (including Car Parking Management Plan), prepared by Steer;
- **Volume 5: Non-Technical Summary.**
  - Environmental Statement Addendum (February 2022), prepared by Waterman Infrastructure and Environment Limited;
  - Environmental Statement Addendum (May 2022), prepared by Waterman Infrastructure and Environment Limited.

## APPENDIX THREE

### MINIMUM CYCLE PARKING STANDARDS FOR THE OUTLINE PROPOSALS

Use Class		Long-stay	Short-stay
E(a)	Food-retail above 100sqm	1 space per 175sqm (GEA)	first 750 sqm: 1 space per 40 sqm; thereafter: 1 space per 300 sqm (GEA)
	Non-food retail above 100sqm	first 1000 sqm: 1 space per 250 sqm thereafter: 1 space per 1000 sqm (GEA)	first 1000 sqm: 1 space per 125 sqm; thereafter: 1 space per 1000 sqm (GEA)
E (b – c) and associated <i>Sui Generis</i> Uses	Financial and/or professional services; cafes and restaurants; drinking establishments; and take-aways above 100 sqm	1 space per 175 sqm (GEA)	1 space per 40 sqm (GEA)
E(d)	Indoor sports and recreational or fitness	1 space per 8 FTE staff	1 space per 100 sqm (GEA)
E(e)	Medical or healthcare services	1 space per 5 FTE staff	1 space per 3 FTE staff
E(f)	Nurseries	1 space per 8 FTE staff + 1 space per 8 students	
E (g) (i)	Business offices	1 space per 150 sqm (GEA)	first 5,000 sqm: 1 space per 500 sqm thereafter: 1 space per 5,000

			sqm (GEA)
E (g) (ii and iii)	Light industry and research and development	1 space per 250 sqm (GEA)	1 space per 1,000 sqm (GEA)
B2 and B8	General industrial, storage and distribution	1 space per 500 sqm (GEA)	1 space per 1,000 sqm (GEA)
C3	Residential dwellings (all)	1 space per studio or 1 person 1 bedroom dwelling 1.5 spaces per 2 person 1 bedroom dwelling 2 spaces per all other dwellings	5 to 40 dwellings: 2 spaces Thereafter: 1 space per 40 dwellings
F1(d, e and f)	Public halls, libraries and places of worship	1 space per 8 FTE staff	1 per 30 seats
Sui Generis	Cinema	1 space per 8 FTE staff	1 per 30 seats
Sui Generis	Public House	1 space per 175 sqm (GEA)	1 space per 40 sqm (GEA)
Sui Generis	Other	As per most relevant other standard.	

**APPENDIX FOUR**

**ILLUSTRATIVE PHASING PLAN**



### Illustrative Phasing Plan

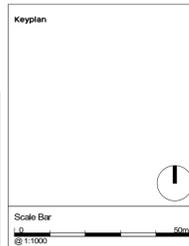
1 : 1000

Key (Not for Approval)

- Hybrid Planning Application Boundary
- Existing buildings, associating structures and spaces to be retained
- Phase 1 - Plots A, G and Love Lane (2022 - 2024)
- Phase 4 - Plots M2, L1, L2, H1, H2, H3 (2022 - 2024)
- Phase 5 - Plots M1, N1, N2, N3, N4 and upper portion of Peacock Park (2023 - 2028)
- Phase 7 - Plots K1, J2 and remaining portion of Peacock Park (2026 - 2029)
- Phase 8 - Plots I1, I2 and I3 (2027 - 2029)
- Phase 3 - Plot B, C, E and Moselle Square (2029 - 2032)
- Phase 6 - Plot K2, M3, L2 and portion of Peacock Park (2026 - 2028)

**General Notes**  
 No impact on existing structures. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be noted on drawings.  
 All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Rev	Date	Reason for Issue	AR	CH
P1	22.10.21	Planning Submission	AR	CH



**Drawing Title**  
Illustrative Phasing Plan

Project Number <b>0311</b>	Status <b>For Planning</b>
Scale at A1 <b>1 : 1000</b>	Date <b>22/10/21</b>
Drawn by <b>NJ</b>	Checked by <b>AR</b>
Drawing Number <b>0311-SEW-ZZ-ZZ-DR-1-002008</b>	Revision <b>P1</b>

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