CHAPTER 18: DESIGN



INTRODUCTION

18.01 Good design is fundamental to delivering high quality placemaking in Haringey. The NPPF recognises good design as a key aspect of sustainable development, creating better places in which to live and work and helping make development acceptable to communities.

18.02 The London Plan requires all development to make the best use of land by following a design-led approach. This requires consideration of design options to determine the most appropriate form of development that responds to a site's context, existing and planned supporting infrastructure and capacity for growth, to determine the appropriate form and density of development. A design-led approach to optimising sites should be followed for all scales of development, including smaller sites, to preserve and enhance the character of our neighbourhoods while optimising growth.

18.03 Good design requires a holistic approach that balances social, economic and environmental factors, including fostering nature recovery and taking a conservation-led approach to placemaking. It is a deliberate and iterative process that requires research, consultation, and creativity to identify and achieve the outcomes that best meet the needs of the community.

18.04 As a Council we take proactive steps to ensure that excellent design standards are upheld in Haringey, including through the publication of detailed design guidance, such as the Bruce Grove Conservation Area Design Guide. Haringey's independent Quality Review Panel provides additional expert support to inform the planning process both before and after applications have been submitted. The Council also runs the Haringey Design Awards, celebrating and encouraging thoughtful and creative approaches to design in the borough. Further detailed guidance and design codes will be published following publication of this Local Plan, to support good design in the borough.

18.05 The NPPF sets out that local plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. This chapter sets out what good design is for Haringey, including principles, considerations, criteria, standards and processes that should be followed.

Policy D1: Haringey Design Principles

A. All proposals must achieve good design and contribute to the distinctive character and amenity of the local area. The Council will support proposals developed through a design-led approach which are consistent with the following design principles:

(1) Prioritise climate resilience – by beginning the design process with the sensitive placement and orientation of buildings within a high-quality, biodiverse landscape, to ensure well-integrated and resilient public and private amenity spaces.

(2) Respond positively to context – responding sensitively to the proposal's context, enhancing the surroundings to create a strong sense of place and identity and taking a 'retrofit first' approach, in accordance with policy CE2.

(3) Provide a healthy environment – creating places that support physical and mental wellbeing and restore the natural environment.

(4) Support inclusion and diversity – creating welcoming places that promote safety and facilitate social integration, while addressing the evolving day-to-day needs of Haringey's diverse communities, regardless of disability, age, gender, sexual orientation, socio-economic status, race or faith, in accordance with policy D3.

(5) Connect communities – creating connected places that are legible and easy to safely navigate between.

(6) Be integrated and functional - designing places that are well-organised so that people can easily access and use amenities and services, minimising clutter while supporting cohesive neighbourhoods with an appropriate mix of tenures.

(7) Be Zero Carbon – minimising carbon emissions through high-quality, passive design and using resources efficiently, including beyond a building's lifespan following principles outlined in policy CE1.

(8) Be designed to last - creating development that can adapt to a changing climate and is robust and easy to maintain.

B. Proposals must be designed in accordance with adopted design guides and/or codes, where these apply.

18.6 This policy contributes to the Haringey Placemaking objectives as follows:

A FAIR PLACE

Improve inclusive access to the historic environment

A HEALTHY & SAFE PLACE

Enhance the historic environment's contribution to sense of place and belonging

A SUSTAINABLE & RESILIENT PLACE

Ensure protection of our historic environment for current and future generations

Enable our heritage assets to sensitively respond to the challenges of the climate emergency

Supporting Text

Prioritising climate resilience

18.07 In the face of the escalating impacts of climate change, it is crucial that new development prioritises climate resilience through thoughtful and sustainable landscape design. In the past, outdoor amenity and landscaping have often been regarded as a low priority by developers, with early-stage design ambitions diminished at a later stage in the development process as part of 'value-engineering' cost savings.

18.08 Good landscape design is not only about incorporating

biodiversity through planting and trees. It also means beginning the design process with the sensitive orientation and placement of buildings to ensure that designs are rooted in and work in harmony with the natural environment. As such, consultant teams should include landscape architects from an early stage in the design process to ensure that proposals are informed by specialist expertise.

18.09 The design and management of the landscape plays a vital part in mitigating and adapting to climate risks, such as flooding, heat stress, and biodiversity loss. By integrating climate-resilient strategies, we can improve the mental and physical well-being of residents while supporting long-term nature recovery initiatives in Haringey.

Responding positively to context

18.10 Part of what makes Haringey great is its unique and diverse communities and neighbourhoods. Proposals must demonstrate an understanding of the immediate, local and regional context of development sites, having regard to Haringey's Urban Character and Placemaking Study and adopted design guides and/or codes where these apply. Context includes socio-economic, cultural and environmental characteristics as well as built form.

18.11 Conservation-led placemaking takes a strategic approach to preserving and enhancing the significance of the historic environment. This approach recognises the value of Haringey's built heritage by embracing opportunities to conserve or restore heritage assets and their setting as an integral part of new development. Proposals should follow the principles of Historic England's "Constructive Conservation" method, taking a positive and collaborative approach to managing change in historic places while reinforcing their significance and ensuring their continued use and enjoyment.

18.12 Conservation-led placemaking is fundamental to the Council's placemaking strategy, including where conservation areas overlap with our Placemaking Focus Areas. It is particularly important within the small number of conservation areas currently on the Heritage at Risk register.

18.13 The Council has been very active in conservation-led placemaking, particularly in the east of the borough where more heritage assets are identified as being at risk. Successful funding bids have supported several heritage and conservation projects. These include the North Tottenham Townscape Heritage Initiative to restore historic buildings in North Tottenham, and the Tottenham High Road Heritage Action Zone to unlock the economic potential of the Bruce Grove Town Centre through heritage.

Provide a healthy environment

18.14 Our natural environment contributes to the quality of a place and the wellbeing of people that live within it. Proposals should respond positively to our valued natural features and open spaces, maximising opportunities to restore nature, enhance biodiversity, and integrate green and blue infrastructure within their design. Proposals should also consider the impact of design on the physical and mental wellbeing of prospective users. This could mean designing in access to open and green spaces to support physical activity or provide a calming escape from urban life or ensuring indoor and outdoor environments are comfortable and inviting for people to use even during extreme weather events such as heat waves, having regard to Haringey's Climate Adaptation policies.

Support inclusion and diversity

18.15 Inclusive design is vital so that our environment enables everyone to participate equally, independently, and confidently in everyday activities, regardless of disability, age, gender, sexual

orientation, socio-economic status, race or faith. An important part of inclusive design is listening to our communities and working collaboratively with local people to ensure that their diverse needs are met in accordance. Policy D3 sets out detailed policy requirements relating to Inclusive Design.

Connect communities

18.16 Well-designed places allow everyone to access and enjoy spending time in them, as well as easily navigating and moving through them. A key part of this involves reducing criminal opportunities and promoting a sense of safety with a focus on helping eliminate violence against women and girls. Proposals must ensure that movement and access is safe, easy and sustainable, routes to destinations are legible and that the public realm supports activity, positive social interaction and a healthy lifestyle. Our public spaces are particularly important for bringing people together and supporting culture and community.

Be Zero Carbon

18.17 Proposals must take an ambitious and holistic approach to minimising carbon emissions that is embedded into the design process from the very earliest stages, in accordance with Haringey's Climate Emergency & Buildings policies. Proposals should embrace 'zero carbon design' from the outset to ensure that every available opportunity to reduce the carbon footprint of the development is taken, rather than providing a sustainability strategy that is 'added-on' after designs have been developed.

Be integrated and functional

18.18 The layout and design of places and buildings should be carefully considered to ensure the best use of available space, thinking about the activities they are designed for and how they can be made easier, safer, and more enjoyable.

18.19 Amenities should be well-integrated within designs so that streets are well-ordered and free from clutter, allowing efficient access for services with minimum disruption to the quality of the pedestrian experience and daily activities in the public realm. Indoor and outdoor circulation should be optimised to enhance the experience of moving within and around proposals, avoiding long corridors and 'dead ends'.

18.20 Proposals should thoughtfully and efficiently integrate building services equipment to avoid compromising the appearance of a building, including the appearance from long views, while maximising opportunities for renewable energy technologies.

Be designed to last

18.21 Proposals should use attractive, durable, high-quality materials which complement local character. They should also be designed to be climate resilient and weather well over the building's lifetime, ensuring ease of maintenance and avoiding staining on building facades. Generally, rendered facades and timber external cladding will not be supported where they would require significant maintenance to prevent staining caused by weathering and air pollution.

Design guides and codes

18.22 The National Planning Policy Framework sets out that to provide maximum clarity about design expectations local planning authorities should prepare locally-specific design guides or codes consistent with the National Design Guide and the National Model Design Code. To enhance local character and provide a framework for creating high-quality places the Council will bring forward area-wide, neighbourhood or site-specific scale design guides and codes as supplementary planning documents. This will include a revised and updated approach to upwards extensions having regard to explicit support in the NPPF

for upwards extensions and feedback from local communities on the existing South Tottenham House Extensions SPD (Supplementary Planning Document).

Policy D2: Design-led Approach and delivering Design Quality

Design-Led Approach

A. All proposals must be developed through a design-led approach seeking to deliver the most appropriate and optimal form and land use for the site in accordance with the London Plan.

B. Proposals should provide a clear design vision and establish appropriate site-based design parameters to implement it, having regard to:

(1) the Haringey Design Principles in Policy D1

(2) the site's context, demonstrated through a robust site appraisal that identifies key opportunities and constraints, including opportunities to support nature recovery and enhance climate resilience;

(3) Haringey's retrofit-first approach, having regard to policy CE2;

(4) existing and emerging planning policies, guidance and design guides and/or codes

(5) feedback from residents and other stakeholders via engagement and consultation

(6) infrastructure needs

(7) the Council's Character and Placemaking Study, and

(8) placemaking aspirations for the site and wider area as identified in the Local Plan and other relevant placemaking documents

Responding to context

C. All new development must contribute positively to the distinctive existing and emerging character, context, and amenity of the local area. The Council will support proposals which respond positively to:

(1) The natural environment, prioritising opportunities to integrate landscape, support nature recovery and enhance climate resilience, having regard to:

b. Landform;

c. Topography, ground level and gradient;

d. Natural features and other open spaces;

e. Blue and green infrastructure;

f. Trees on and close to the site;

g. Landscaped boundaries and treatments; and

h. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site;

i. Opportunities for biodiversity net gain;

j. Flood risk;

k. Air quality; and

l. Land contamination

(2) The urban character of the site and its surrounds, having regard to:

a. Building heights;

b. The historic environment and protected views;

c. Urban grain, form, scale & massing prevailing around the site;

d. Legibility and the framework of routes and spaces connecting locally and more widely;

e. Sense of enclosure;

f. Rhythm of any neighbouring or local regular plot and building widths;

g. Active, lively frontages to the public realm; and

h. Distinctive local architectural styles, detailing and materials.

(3) On-site and neighbouring uses, activities, and amenity, having regard to cumulative impacts, including:

a. ensuring an appropriate amount of amenity and privacy for existing and/or future residents and neighbouring properties, minimising overlooking;

b. providing appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land, limiting overshadowing; and

c. addressing issues of vibration, noise, fumes, odours, light pollution, overheating and microclimatic conditions likely to arise from the use and activities of the development.

(4) Opportunities to improve connectivity, permeability, and access to local services for all, providing direct, safe and easily recognisable routes).

a. Existing and future infrastructure needs, making efficient use of land and having regard to the Infrastructure Delivery Plan.

b. Opportunities to support social cohesion, local identity and sense of place, enhancing the local cultural context.

D. Proposals must be supported by Masterplans where required by Policy D8.

Delivering design quality on site

E. All elements of proposed building designs must be demonstrably deliverable. Proposals which are considered likely to result in 'value engineering' approaches that detract from design quality will be resisted.

F. All elements of proposed building designs must be demonstrably deliverable. Proposals which are considered likely to employ 'value engineering' approaches, which dilute the design quality of approved proposals and often make developments difficult to maintain, will be resisted.

G. Where architects have only been appointed for partial services, design quality should be maintained by retaining the original design team to monitor the design quality of the development through to completion.

Supporting text

A Design-Led Approach

18.23 All proposals must demonstrate how they have been developed through a design-led approach to optimise site-capacity.

18.24 The starting point for a design-led approach is undertaking a thorough site appraisal (sometimes known as a site analysis) which surveys and evaluates the existing characteristics of a site/building and its surroundings. Analysis should be undertaken having regard to planning policies, guidance and design guides and/or codes.

18.25 A clear design vision should be developed which responds to all relevant considerations including placemaking aspirations for the site and wider area as set out within neighbourhood policies of the Local Plan and within Neighbourhood Plans where these exist. Where relevant, applicants should also have regard to placemaking aspirations expressed outside the Local Plan in strategic documents such as Shaping Wood Green and Shaping Tottenham.

18.26 18.26 Site-based design parameters should be developed setting out how the design vision is proposed to be implemented. Where appropriate, these will be expected to address land use, built

form, built identity, public realm, movement, and green and blue infrastructure. Land use parameters include defining the mix and location of uses. Built form parameters include defining block types, building lines and heights. Built identity parameters include defining materiality, window sizes, detailing, roofscape and how the building meets the ground. Public realm parameters including defining the type and location of any new streets or areas of public realm. Movement parameters include defining movement routes and hierarchy, points of access and connection to the wider street network. Green and blue infrastructure parameters include defining any green and blue infrastructure proposed on the site and how this connects to wider identified networks.

18.27 18.27 For major developments and on more complex schemes falling below this threshold, justification should be provided for why the preferred design solution was selected, with an observable evolution of proposals, including consideration of alternative design options provided with proposals. Consistent with the Policy CE2, proposals for development on sites with existing buildings must take a 'retrofit first' approach, evidencing that reuse and retrofit design options have been considered from the earliest design stage.

18.28 Where design visions and site-based parameters are already set out in site allocations, these should be clarified and expanded on in greater detail in the Design & Assessment Statement. Site-based parameters should be illustrated clearly, both graphically and numerically. They should also incorporate the wider context, particularly where the site is within a placemaking focus area. The scope and level of detail required will depend on the characteristics, location and scale of the proposal.

18.29 18.29 Compliance with each component of the design-led approach should be set out in the Design & Access Statement. Design & Access Statements should be supported by clear drawings and images. 3D visualisations are encouraged for minor development proposals and are required for major development proposals. Drawings and images must include the immediate surrounding context so that proposals can be clearly understood in context.

Responding to context

18.30 All proposals must demonstrate how they have responded to its context. Part B of Policy D2 sets out elements of character that should be considered as part of a site appraisal. The site appraisal should reference and build on the Council's Character and Placemaking Study. The scope and level of detail required as part of the site appraisal will depend on the characteristics, location and scale of the proposal.

18.31 Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours and should be designed to ensure there are no significant adverse impacts on the amenity of any existing occupiers and neighbours. The cumulative impacts of development proposals on amenity will be considered in assessing their acceptability.

18.32 Amenity can be compromised in a number of ways through development such as detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of developments; harmful noise, odour, vibration and air pollution from existing and proposed developments (typically commercial activities and other activities such as rail); developments with the potential to endanger highway safety; and cause detrimental micro-climate effects. Buildings should therefore be compatible with their local environment and conditions.

18.33 The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research

Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2022). The guidance includes advice on site layout to provide good natural lighting within new development, safeguarding of daylight and sunlight within existing buildings nearby, and the protection of daylighting of adjoining land for future development. It also includes guidance on the loss of solar radiation for solar panels and passive solar buildings that use the sun as a source of heating energy.

18.34 Proposals should not cause an unreasonable sense of enclosure or disproportionate overshadowing on neighbouring sites and should be consistent with BRE guidance and with British Standard BS EN 17037 'Daylight in buildings'.

Delivering design quality on site

18.35 'Value engineering' is common practice in the UK construction industry. The term is used to describe a cost-saving exercise that often takes place after planning permission has been granted, where the contractor or developer will seek to make cost savings by down-grading the specification of proposals, such as through the selection of cheaper materials and products. Value engineering often significantly diminishes the design quality of proposals. The practice of value engineering was also heavily criticised in the Hackitt review of the building regulations and fire safety after the Grenfell tragedy. The review identified value engineering as a key contributing factor in the Grenfell fire, as cladding materials that were originally specified were later replaced with a cheaper product that was unfit for purpose as a result of a value engineering exercise.

18.36 London Plan Policy D4 encourages local authorities to require the retention of architect and landscape architect services (this is often referred to as an 'architect retention clause') to secure ongoing design monitoring for new development.

18.37 The Council will secure the design team's ongoing involvement through Section 106 or planning condition where appropriate, to support maintaining design quality throughout the development process.

18.38 Applicants should refer to the GLA's Architect Retention & Design Monitor Roles Process Note for further guidance regarding design quality and the retention of architects and landscape architects to secure high-quality design outcomes.

Policy D3: Inclusive Design

A. All proposals must achieve the highest standards of inclusive design by:

(1) placing people at the heart of the design process, through early and ongoing engagement;

(2) making places feel safe and welcoming, particularly from the perspective of women and girls and gender diverse people;

(3) incorporating measures that design out crime, having regard to the principles set out in the Metropolitan Police's 'Secured by Design';

(4) ensuring that all development, including social and community infrastructure, shops and public transport, can be entered, accessed and used safely, easily and with dignity by all, accommodating diverse needs;

(5) incorporating safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

B. Design and Access Statements should include an Inclusive Design Statement demonstrating compliance with part A above.

Supporting Text

18.06 Inclusive design acknowledges diversity and difference and is guided by lived experience, placing people at the heart of the design process. It aims to create environments that everyone can use by eliminating barriers that cause unnecessary effort and exclusion, allowing all individuals to engage in daily activities equally, confidently and independently.

18.07 Inclusive design is fundamental to achieving A Fair Borough and should be considered from the start of the design process so that everyone can enjoy an equitable environment, regardless of disability, age, gender, sexual orientation, socio-economic status, race or faith.

18.08 A high quality, inclusive and accessible environment enhances the quality of life for residents and visitors. It allows people to move around easily and enables residents at all stages of life to remain within the local area as part of the community, including families with small children, older people living by themselves and those with mobility impairment.

18.09 When properly implemented, accessible and inclusive neighbourhoods enable people to remain independent and economically active for longer, reducing the need for extensive adaptations to buildings to meet the needs of existing and potential future users.

People at the heart of the design process

18.10 The best way to achieve inclusive design is to involve as many people as possible in the design process. The Council expects applicants to demonstrate that they have taken a proactive and meaningful approach to engaging with potential users or user groups, existing residents, neighbourhood forums, adjacent landowners, community groups and other local stakeholders to ensure that proposals respond appropriately to local needs and are informed by lived experience so that proposals create places that are welcoming and inclusive for all. In particular, the Council expects applicants to demonstrate how they have proactively engaged with seldom heard groups, including women and girls and gender diverse people. The Council's Statement of Community Involvement contains more detail on engagement expectations.

Safe and welcoming places

18.11 Feeling safe is an essential component of inclusive design. As such, is particularly important to consider the perspective of women and girls and gender diversities as part of the design process, as they consistently report higher levels of fear and perceived danger in public places, compared to men, especially at night and in areas like parks and open spaces.

18.12 For major development and developments proposing meanwhile uses, the use of exploratory walks or participatory site assessments as part of engagement with the local community is strongly encouraged. To be most effective, these should seek to provide a range of opportunities targeted at different sections of the community that may have particular knowledge and concerns about the area (for example, women and girls focus group, or disability walking tour), alongside mixed group engagement.

18.13 Inclusive public realm design should be achieved by taking a 'child-friendly' approach, having regard to policy D4. Child-friendly design and urban planning goes beyond designated playground provision and considers the design of public spaces and physical features around and between buildings in our neighbourhoods, contributing to a more accessible and welcoming public realm for all.

18.14 Where used, language and visuals should be clear and easy to understand. Information on signage, maps, and guides should be provided in various formats. This approach benefits everyone, including tourists and individuals with learning or visual impairments. Embracing familiar names, landmarks and local histories can enhance legibility and make places easier to navigate, while enhancing a sense of belonging. Integrating art and cultural elements that reflect the diversity of the community can also make spaces feel more welcoming.

18.15 Developments should optimise opportunities for social integration by creating accessible and inclusive communal public areas, offering diverse housing options, and enabling and facilitating community activities and events.

Designing out crime

18.16 The design and layout of proposals can help to reduce crime through encouraging increased activity, passive surveillance, ease of access, and creating a sense of ownership. Appropriate lighting is also crucial as it enhances visibility, deters crime, and promotes a sense of safety in public and private spaces. Proposals will be assessed against the principles of 'Secured by Design'. The latest published guidance in this respect should be referred.

Access and Use

18.17 Proposals should demonstrate how all users, regardless of their protected characteristics, are able access, move through and use spaces. This includes:

- Implementing universal design with features like tactile paving, wide doorways and step-free entry.
- Providing infrastructure that supports access and use for all, such as blue badge parking, accessible cycle parking, accessible toilets, and places to sit and rest.
- Facilitating connections to the wider neighbourhood, in particular key infrastructure and services like social infrastructure, public transport and local shops.
- Ensuring the means of access is convenient and able to be undertaken independently without undue effort, separation or special treatment. Entrances should be easily identifiable.
- Providing accessible housing in accordance with housing design policy D11

18.18 Early and careful consideration should be given to inclusive design when dealing with historic buildings and heritage access to secure schemes that encourage use and enjoyment of the historic environment while preserving an asset's significance.

18.19 Developments should be convenient and welcoming for all, with no disabling barriers, providing independent access without additional undue effort, separation or special treatment for those with mobility impairments.

18.20 Further guidance on inclusive design standards can be found in the following British Standard documents:

- BS8300-1:2018 Design of an accessible and inclusive built environment. External environment. Code of practice. January 2018.
- BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice. January 2018.

Inclusive emergency evacuation

18.21 Buildings should be designed and built to accommodate robust emergency evacuation procedures for all building users, including those who require level access. All building users should be able to evacuate from a building with dignity and by as independent means as possible. Emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate, for reasons of user dignity and independence. The installation of lifts which can be used for evacuation purposes (accompanied by a management plan) provide a dignified and more independent solution. The fire evacuation lifts and associated provisions should be appropriately designed, constructed and include the necessary controls suitable for the purposes intended.

Inclusive Design Statements

18.22 Inclusive design statements should demonstrate that the highest standards of inclusive design will be achieved. Where appropriate, these will be expected to:

- Explain the design concept and illustrate how an inclusive design approach has been incorporated into this;
- Detail which best practice standards and design guidance documents have been applied in terms of inclusive design;
- Demonstrate that potential impacts on people and communities who share a protected characteristic have been considered;
- Include records of any exploratory walks or participatory site assessments undertaken and explain how the proposals respond positively to the findings;
- Set out how access and inclusion will be maintained and managed, including fire evacuation procedures; and
- Detail engagement with relevant user groups, such as children and young people, disabled or older people's organisations, or other equality groups.

18.23 Where specific inclusive design measures cannot be directly delivered as part of the proposed development but are related to it, a planning obligation may be used to secure those measures or financial contributions towards delivery of specific relevant measures or projects.

Policy D4: Public Realm

A. Proposals enhancing existing public realm or expanding or creating new areas of public realm should:

(1) be informed by detailed site analysis which identifies existing and proposed uses, demonstrating the potential public benefit of proposals. This analysis should be included within Design and Access Statements;

(2) take opportunities to increase biodiversity and support climate resilience;

(3) enhance green and blue infrastructure in accordance with the Green and Blue Infrastructure principles in policy G1.

(4) be welcoming, inclusive and accessible to all, clearly communicating that the space is publicly accessible;

(5) contribute positively to sense of safety in public places, having particular regard to the perspective of women, girls and gender diverse people, and consistent with policy D3;

(6) embed playable spaces into streets and public spaces, allowing children to easily access a range of play opportunities suitable for a range of ages;

(7) incorporate inclusive wayfinding and provide legible routes to support inclusive access;

(8) take opportunities to reduce sensory overload and accommodate people with neurodiversities in public spaces;

(9) encourage and facilitate activities that support social integration and mental and physical well-being;

(10) foster a sense of belonging and local identity;

(11) contribute to reducing crime and improving safety through good design and well-integrated lighting strategies, in accordance with policy D3;

(12) use high-quality, robust materials that are easy to manage and maintain;

(13) enhance connectivity and support active travel, in accordance with policy T1;

(14) contribute to town centre activation, in accordance with policy TC5;

(15) design public toilets to be inclusive, accessible and safe to use; and

(16) provide infrastructure to support cultural activities including public events, where appropriate.

B. Proposals that will impact detrimentally on the operation or environment of the public realm will be resisted.

C. Privately owned public spaces within new development must appear and operate indistinguishably from public space. Proposals must provide detailed management plans demonstrating how they will be positively managed and maintained to a high standard.

D. Major development proposals should consider how to enhance local distinctiveness and legibility through the use of public art.

Supporting text

Public realm criteria

18.57 High-quality public space is crucial to placemaking and has a wide range of benefits including to community cohesion and to the local economy. The enhancement or expansion of existing public realm or the creation of new public realm will be supported where this meets the criteria outlined in this policy, having regard to the Haringey Streetscape Design Guide 2023.

18.58 Proposals should seek to identify and address existing and future deficiencies in the quality and quantity of public realm and, where possible, locate public realm adjacent to social, cultural, blue and

green infrastructure where this would contribute to greater public use and benefit from those assets.

18.59 Applicants are encouraged to be creative in identifying opportunities for new and enhanced public realm, including on podiums or roof tops and through the redevelopment of surface carparks and underused or vacant spaces.

Site analysis

18.60 The design of new or enhanced public realm should be informed by an analysis of how the spaces is currently used or proposed to be used and the intended function and benefit of it. where appropriate, this should be informed by engagement with local communities and other key stakeholders. The design should seek to optimise the use and benefit of the space throughout different periods of the day, week, and year.

Supporting climate resilience

18.61 Public realm proposals should incorporate nature-based solutions that contribute to climate resilience. The landscape must be functional as well as beautiful; performing environmental functions including air and water filtration, urban cooling and flood and wind mitigation. Biodiversity should be encouraged at every opportunity and scale to form a 'mosaic' of habitat types, based on planting and habitat features. Tree-lined streets that support local biodiversity will be encouraged.

Inclusive access

18.62 Public realm should be safely and easily accessed and used by everyone, irrespective of age, mobility impairments, gender or religion, providing equitable places that can be enjoyed by all of Haringey's diverse communities.

18.63 Proposals should adopt a gender-inclusive approach to design, incorporating measures to prevent violence against women and girls and gender diverse people that respond to feedback gathered through engagement with the local community. Gender-inclusive design should be informed by the lived experience of local people who will use or move through these places. The use of exploratory walks and or participatory site assessments to inform designs is strongly encouraged.

18.64 As part of ensuring inclusion and accessibility, the following measures should also be considered:

- providing dropped curbs and widening pavements where possible
- responding to desire lines within and across the site, and clearly identify where different transport modes and rights of way are prioritised
- providing clear wayfinding.
- having prominent and direct entrances and key route to and through the space
- avoiding vehicle dominance in and around public space and minimise street parking;
- providing secure cycle parking in locations where people are encouraged to dwell and/or access nearby activities
- planting should be used at important thresholds to create hierarchy and soften the transition between public and private spaces
- trees should be grouped to reinforce routes through neighbourhoods, maintaining visibility, safety and legibility.

18.65 Wayfinding is often a multi-sensory activity and can be particularly challenging for people with sensory processing differences or sensory loss. Inclusive wayfinding delivers information through multiple channels to accommodate diverse needs, including users with sensory loss. This could include visual

clues such as:

- landform, architecture or graphics and visual displays;
- tactile elements such as braille or tactile paving surfaces;
- audible elements such as announcements;
- other sensory information, such as olfactory (for example using scented plants); and
- simple language formats and British Sign Language (BSL).

Accommodating neurodiversities in the public realm

18.66 Proposals should incorporate peaceful spaces into design, including gardens, water features or quiet areas to allow people, to relax and escape sensory overload, having regard to (PAS) 6463 'Design for the mind', which provides guidance on how the built environment can accommodate people who are neurodiverse.

Embedding 'playable' public realm

18.67 Embedding playable spaces into the landscape and public realm helps to create safe and stimulating environments for people of all ages.

18.68 All play provision should be considered as an integral part of a holistic 'playable' public realm strategy, providing opportunities for incidental play that is suitable for a range of ages and abilities accommodated beyond dedicated play areas. Proposals must be bespoke to their environment and should not rely on 'off-the-shelf' play equipment. Youth play should be integrated within dedicated play spaces.

18.69 Public spaces and streets should be considered together to create a network of playable spaces, allowing children to easily access a range of play opportunities. Play spaces should be well overlooked and provide good seating provision for adults supervising children. Dedicated play areas must be safe, accessible and located away from traffic and parking within areas which have favourable microclimatic conditions.

18.70 Planting should also be an integral part of the play offer, adding colour, texture, smell and seasonality, encouraging children to engage with their environment. Opportunities should also be sought to integrate play and artists commissions to heighten the play experience and create dynamic and inspiring places for both children and adults to enjoy.

Social integration and well-being

18.71 Space should be designed to support positive activities and to support the mental and physical health of communities. Opportunities should be taken to provide:

- robust and low-maintenance seating,
- drinking water facilities;
- facilities for free outdoor exercise; and
- free, unisex accessible public toilets and baby change facilities, suitable for a range of users including disabled people, families with young children and people of all gender identities in accordance with policy D3.

18.72 Landscape design should be structured and layered to optimise enjoyment in all seasons. Species should be carefully selected to encourage residents and visitors to engage with the environment throughout the year. Place-specific planting strategies should be developed, enhancing and intensifying existing planting to create rich, biodiverse and inspiring landscapes. Opportunities include changing colours and textures, and supporting health and wellbeing, for example through home growing.

Enhancing local identity and sense of belonging

18.73 Applicants should take opportunities to create a sense of place and identity by referencing and communicating the borough's diverse history and cultural context through design, particularly celebrating under-represented histories.

18.74 Proposals should also embrace opportunities to preserve and enhance existing local character and landmarks, for example through lighting, public art, signage, paving, materials, and views, to aid navigation.

Reducing crime and improving safety

18.75 Proposals for public realm must demonstrate how Designing Out Crime principles have been applied. Proposals should include security measures that are visible where appropriate but do not dominate the space and are not detrimental to its character. They should not rely on physical barriers or CCTV as the primary way to make the public realm safe.

18.76 Spaces should be well-lit to encourage activity and increase confidence and public perceptions safety, while minimising light pollution. To support successful implementation, Design and Access Statements should include lighting strategies that demonstrate a thoughtful and refined approach to integrating lighting that enhances the identity of new public realm and increases safety, while also giving due consideration to sensitive environmental zones such as the Parkland Walk, rivers or other bio-diverse habitats where impacts should be avoided.

18.77 In addition, proposals should provide and/or leverage positive temporary or permanent activities in adjoining buildings and in the public realm to increase natural surveillance and animate the public realm to discourage its misuse.

High-quality materials

18.78 Proposals must be of a high quality and paving, lighting, street furniture, drainage, landscaping should be robust and able to be effectively managed and maintained over the long-term. Pavements surfaces should be non-slip in all weather conditions, suitable for all pavement users, permeable wherever possible maximising opportunities for sustainable drainage and contextual, reflecting and enhancing the surrounding character and architecture.

Supporting connectivity and active travel

18.79 Public realm should be located and designed to contribute to a series of connected and legible routes and spaces and respond to strategic objectives including the Green Grid, Green Chain, Ecological Corridors, Blue Ribbon, Walking & Cycling network and the Mayor's Healthy Streets Approach.

Events infrastructure

18.80 All new public realm anticipated to host public events should provide sufficient supporting infrastructure based on local needs, such as power sources, charging points, drinking water and digital infrastructure.

Privately owned public spaces (POPS)

18.81 It is recognised that many new public spaces created in the future are likely to be privately owned. These will be required to meet the same criteria as if they were publicly owned.

18.82 Detailed management plans must be prepared for these spaces, demonstrating how they:

- → can be utilised by a range of users;
- → contribute to mixed and balanced communities;

- relate positively to adjacent public spaces;
- avoid potential conflicts without compromising public access; and
- will operate in harmony with neighbouring local businesses and residents.

18.83 Adherence to management plans for privately owned public spaces will be secured through legal agreement.

Public toilets

18.84 When away from home, toilets are a critical component of an inclusive environment. Many people, including disabled and older people, may receive little warning of when they need to use the toilet and so having access to good, accessible toilets is often fundamental in deciding whether to go out or not. Areas where people meet, spend time or wait should have public toilet facilities. When considering access to public toilets the safety of all users, including women, girls and gender diverse people should be carefully considered. Public toilets can create nodes of safety and pairing them with other facilities such as cafes or kiosks can help provide natural surveillance.

18.85 A good example of access to public toilets is the Community Toilet Scheme (CTS) ran by different boroughs in London, with participating shops and restaurants providing the public with free access to their toilets during their trading hours. Public toilets should:

- have signage to indicate the location of accessible toilets available for public use;
- include accessible toilets, family facilities, ambulant facilities, enlarged cubicles, all gender WCs and changing places facilities;
- not provide shared wash hand basins outside of mixed gender toilet cubicles or self-contained WCs;
- open into well-lit areas;
- locate self-contained WC cubicles, where provided, close to naturally surveyed areas and with good sight lines;
- provide baby change facilities that support all parents and where baby change is provided at least one should be wheelchair accessible;
- provide suitable sanitary waste facilities in all toilets, including for use by male, female and gender diverse people.

Policy D5: Active Street Frontages and Shopfronts

Town centres and high streets

A. Within designated centres in the Town Centres Network and on identified high streets, proposals must support a vibrant, visually engaging streetscape and public realm including by:

(1) Incorporating non-residential ground floor uses with active frontages that attract activity and provide visual interest;

(2) using clear glazing to create visual connections between indoor and outdoor spaces, allowing passers-by to see activity inside;

(3) ensuring entrances are prominent, clearly visible, well-lit and accessible to all users, having regard to historic urban character;

(4) using high quality materials and distinctive architectural character to create visually appealing facades;

(5) taking opportunities to enhance the existing character, urban form and rhythm of the street frontage; and

(6) taking opportunities to enhance, reinstate and/or extend

traditional shopping parades.

Public space

B. Active frontages should be provided on at least two sides of all public squares and plazas.

C. Proposals contributing to the creation of new public space located outside of town centres and high streets, should take opportunities to activate the space appropriately, including through the provision of active frontages on surrounding buildings.

Residential streets

D. For residential streets:

(1) frontages and front gardens should enhance the existing character and rhythm of the street;

(2) residential uses should provide informal passive surveillance via clear-glazed windows at ground floor and upper storeys that face onto the street;

(3) residential front doors should open directly onto the street unless there is historic precedent for an alternative arrangement; and

(4) full height glazing of ground floor level residential uses will not be supported.

Shopfronts

E. For buildings with existing ground floor shop fronts or which previously had such shop fronts, proposals should:

(1) make a positive contribution to local distinctiveness retaining historic shopfronts and their historic features;

(2) relate well to the positive characteristics of the host building above and to any grouping of shopfronts in terms of architectural style, scale, proportions, detailing, shop windows and entrance doors design;

(3) take opportunities to restore or reinstate historic shopfronts and their historic features ensuring replacement shopfronts as far as possible incorporate original materials and reinstate lost features which are characteristic of neighbouring premises;

(4) be of traditional design, having regard to boroughwide design codes;

(5) use carefully detailed, appropriate and robust high-quality materials;

(6) integrate security measures into the design of the shopfront. Solid or perforated roller shutters or exposed, externally mounted shutter housing will not be permitted; and

(7) not negatively impact on the significance of heritage assets.

F. Shopfront signage should:

(1) be generally restricted to the fascia board above the shop window;

(2) be consistent with original pilaster detailing;

(3) not be overly large, visually discordant, project excessively forward or rise up the façade above the ground floor level;

(4) be discretely illuminated, without affecting the full width of the fascia, limited to lettering or logos without overly dominant fittings and cables. Illumination should not cause a distracting glare or adversely affect homes above or near the shop. Bulky illuminated box facias will be resisted;

(5) permanently display the property numbers of the shop and any accommodation at the entrances; and

(6) preserve and enhance the character of Conservation Areas.

Supporting text

Active Frontages

18.86 18.86 Active frontages are an essential part of maintaining the vibrancy of the borough's town centres, high streets and public spaces. Active frontages are characterised by uses and features that promote visual and physical engagement with the street or public realm. They can also provide informal surveillance opportunities improving the safety of an area and creating vitality through the presence and interaction of people.

18.87 The borough's various street frontages make an important contribution to local character. Opportunities to enhance the existing character, urban form and rhythm of these will be supported. Building widths and repeating features should be maintained and, where appropriate, proposals should follow existing building lines.

18.88 Haringey is also home to a variety of shopping parades. These are defined as planned developments incorporating rows of shops with a strong degree of architectural uniformity. These also make an important contribution to local character and proposals to enhance, reinstate, or where appropriate extend these will be supported.

Shopfronts

18.89 Shopfronts should contribute positively towards a cohesive streetscape and should be of a high-quality design which refers to the architecture of the host building, neighbouring units and general scale and rhythm of the shopfront widths in the area. Materials, detailing, craftmanship and finishes are equally important in achieving high-quality design, especially as shopfronts are viewed close-up.

18.90 Shopfronts with poor quality materials, bulky and crudely attached signage, fully internal illuminated box facias and intrusive signage add to visual clutter and detract from the appearance of the streetscape. Use of solid security shutters creates a fortress-like atmosphere in town centres and neighbourhood parades when premises are closed, perpetuating fear of crime and personal safety. To reduce visual clutter from the frontage, the grille box should be designed to be hidden behind the fascia.

18.91 Historic shopfronts should be retained and replacement shopfronts should respect, and where lost, reinstate, traditional features such as shopfront framework features, pilasters, brackets, facias and projecting signs. This is especially important where the shopfront would have an impact on the significance of a heritage asset or its setting. Timber will normally be encouraged as the most suitable material for traditional shopfronts.

18.92 The Bruce Grove Conservation Area Design Guide provides detailed guidance on the design of shopfronts in the Bruce Grove Conservation Area, including the design of forecourts and upper facades. It establishes good design principles to safeguard locally distinctive features and heritage assets and enhance the urban character and rich and diverse history and culture in Bruce Grove. Many of the principles may also apply to historic shopfronts in other areas of the borough, and as such proposals for alterations to shopfronts should have regard to the Bruce Grove Conservation Area Design Guide.

18.93 Generally, shop fronts should be of a traditional design, unless it can be demonstrated that an innovative high-quality contemporary design will better contribute to the character of the streetscape.

18.94 Poorly designed or excessively bright illuminated shop fascias, over-large or inappropriately sited fascias or signage can detract from the visual quality of the town centres and high streets. Shop signage should generally be confined to the fascia, defined by permanent integrated architectural detailing that respects the proportions and frame of the shopfront and those of adjacent shopfronts. Depending on the specific design of the host building, its group and its area, one small projecting or hanging sign may be acceptable providing this is sensitively located according to the original design. Additional signage should be minimal, consolidated, and restricted to information of public importance, such as hours of operation, and safety and hygiene details.

18.95 Design should be consistent with original pilaster detailing Where this survives, the height of the fascia sign should be consistent in height with the original detailing and should be proportionate to the design of the shopfront and its host building.

18.96 In order to comply with Policy D3, shopfronts will be expected to:

- → Integrate easy access into the shopfront itself with level entrances where possible. Where ramps are required, these should be located internally except in exceptional circumstances.
- → Maintaining or including independent access to upper floor accommodation from the street frontage as part of an integrated design.

Policy D6: Artificial Lighting and Managing Noise Pollution

Artificial lighting

A. Development proposals must mitigate and manage light pollution by ensuring that lighting is designed to minimise and control the level of illumination, glare, angle and spillage of light, particularly to protect sensitive receptors such as homes properties and natural habitats.

B. Development proposals should seek opportunities to enhance the function, safety and appearance of the public realm through sensitively integrated external lighting.

Noise pollution

C. New noise sensitive development should be sited away from existing noise generating uses and activities, or where this is not possible, provide adequate separation and acoustic design measures so that there is no internal noise transmission higher than that allowed for under Part E of the building Regulations for internal noise transfer. This should take into account the cumulative effects of noise from multiple sources. This may involve consideration of the combined impacts of both existing and proposed noise sources and to incorporate suitable mitigation measures.

D. A Noise Impact Assessment and/or Vibration Impact Assessment must be submitted with applications for developments likely to involve a significant noise or vibration generating use. This should take into account factors such as noise levels, duration, frequency, and the potential for cumulative noise effects and seek to minimise these.

Supporting Text

Artificial lighting

18.97 The policy aims to safeguard residential properties and natural habitats from the negative impacts of excessive artificial lighting. Uncontrolled illumination can disrupt the sleep patterns of residents and disturb the natural behaviour of wildlife. By minimising light pollution, the policy seeks to maintain the well-being of human populations and preserve the ecological balance.

18.98 Well-designed lighting can enhance the functionality of public spaces by providing adequate visibility and ensuring safety for pedestrians, cyclists, and motorists. Thoughtful placement and design of lighting fixtures can contribute to a well-lit environment, enabling people to navigate public areas comfortably and efficiently.

18.99 Properly designed lighting installations can help prevent accidents, deter crime, and improve the overall safety of public spaces. By integrating lighting in a way that minimises shadows, illuminates potential hazards, and creates a sense of security, the policy enhances public safety and promotes a welcoming environment.

18.100 This approach to artificial lighting aims to strike a balance between mitigating light pollution to protect sensitive receptors and preserving natural habitats, while also seeking opportunities to improve functionality, safety, and aesthetic appeal in the public realm through well-designed and integrated lighting solutions.

Managing noise pollution

18.101 Requiring a Noise Impact Assessment and/or Vibration Impact Assessment helps create awareness about potential noise and vibration issues associated with proposed developments. By assessing the impact beforehand, it will allow the Council to evaluate the potential effects on the surrounding environment and community. This includes identifying potential sources of noise and vibration and their likely impacts. This information is required to enable developers to take necessary measures to mitigate or minimise negative effects on nearby sensitive receptors, such as residential areas, schools, hospitals, or other noise-sensitive locations.

18.102 The policy also promotes the principle of preventing adverse impacts on noise-sensitive developments. By siting new noise-sensitive developments away from existing noise sources, it aims to minimise potential conflicts and disturbances that may arise due to noise exposure. This approach helps maintain a suitable living or working environment for residents, ensuring their comfort and well-being and aligns with the agent of change principal in the London plan.

18.103 In cases where it is not feasible to site noise-sensitive developments away from existing noise sources, the requirement for acoustic design measures becomes crucial. By implementing appropriate design techniques, such as sound barriers, insulation, or specialized construction methods, the policy seeks to minimise the transmission of noise and not hinder these existing operations.

Policy D7: Advertisements and Telecommunications

Advertisements

A. Advertisements will be supported when they:

(1) do not harm the use of, or safety of, the highway and its users;

(2) are well integrated into their surrounding context, including existing and future-planned development;

(3) are of excellent design and quality, in terms of location, dimensions, framing, materials and lighting;

(4) do not add unacceptable street or visual clutter;

(5) do not detract from the significance or setting of heritage assets; and

(6) contribute positively to the local street scene.

Telecommunications infrastructure

B. Telecommunications infrastructure should:

(1) be sited and designed to minimise visual impact and intrusion on streetscapes, architectural features and heritage assets;

(2) prioritise the use of below ground infrastructure where possible to maintain a clean and uninterrupted visual environment.

(3) ensure public safety and accessibility by avoiding the obstruction of pathways, roadways and other public areas, ensuring that it does not impede the movement of pedestrians, cyclists or wheelchair users;

(4) avoid cluttering public spaces and maintain clear site lines, especially around local landmarks and heritage assets; and

(5) incorporate high-quality, durable materials that complement the surrounding architecture and landscape.

Supporting text

Advertisements

18.104 Advertisement and hoardings applications are required to follow the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Applications for advertisements should be accompanied by accurate drawings or photo montages that depict the entire street frontage, including the locations and types of existing shopfronts and advertisements within 25 meters in either direction, as well as the adjacent frontage.

18.105 Any proposals for advertisements in or adjacent to the Transport for London Road Network (TLRN) will require input from Transport for London with reference to the impact of the advert on the safe operation of the highway network.

18.106 Special attention is required for advertisements on or near listed buildings and within conservation areas. Internal illumination of advertisements in these areas is generally not permitted.

Policy D8: Masterplans and Site Assembly

Masterplans

A. Proposals must be supported by a masterplan where:

(1) it is required by a related site allocation;

(2) development relates only to part of the site allocation and does not propose comprehensive development of the site allocation as a whole;

(3) development falls within a placemaking focus area as identified in the relevant neighbourhood chapter;

(4) the development is proposed to be delivered on a phased basis; and/or

(5) the development comprises land in multiple ownerships or is adjacent to a site allocation.

B. Where a masterplan is required for a site, the submitted masterplan should:

(1) be design-led in accordance with Policy D2;

(2) be prepared at a suitable scale including other parts of the site and adjoining land where appropriate;

(3) demonstrate how the masterplan contributes to climate resilience and supports a comfortable microclimate in the public realm;

(4) demonstrate how proposals will successfully deliver the placemaking aspirations contained within the Local Plan.

C. Masterplans should be informed by appropriate engagement, including with landowners, occupiers and local communities and should also be accompanied by an engagement strategy detailed this engagement as well as future planned engagement linked to the planning process.

Phasing

D. Where an outline planning permission is sought, or a proposal is planned to be phased, masterplans should include or be accompanied by a site-wide design code to ensure design quality is maintained throughout the planning and delivery process.

E. Masterplans must include a delivery strategy setting how the development will be implemented and managed over its lifetime. This should address the following as relevant: phasing, infrastructure requirements and provision, approach to meanwhile uses including the management of landscape and planting, approach to land assembly and preparation.

F. Where planning policies or related development standards are updated over the lifetime of an outline planning permission, reserved matters applications will be considered against the most recently adopted policy and/or standard.

Site Assembly

G. The Council encourages land assembly where this will help achieve comprehensive and co-ordinated development. Consideration will be given to the use of compulsory purchase powers where targeted land assembly is required to achieve the placemaking aspirations set out within the Local Plan. Such powers will be employed only where necessary and where all reasonable negotiation attempts have been made to acquire, or secure an option over, the land/buildings needed,

Supporting text

Masterplans

18.107 The delivery of much of the placemaking envisaged within this plan will be both challenging and complex. The scale of development envisaged over the plan-period aligned with the placemaking ambition of the Council and its communities will require a proactive, coordinated and comprehensive response by a full range of stakeholders. A key planning tool to achieve this is the preparation of site or area-wide masterplans. Broadly the benefits of masterplans will be to:

- help ensure the activities of a wide range of development stakeholders are fully coordinated and that there is a shared understanding of opportunities and constraints including infrastructure
- avoid piecemeal schemes which are more easily delivered but which have potential to prejudice wider placemaking aspirations
- support the proper planning of development (in terms of layout, design, use) and to facilitate comprehensive development which optimises the use of land, delivers the council's placemaking aspirations and maximises local benefits for communities
- help ensure development, including on large and complex sites, can come forward in a coherent and well-phased manner, that harnesses the full benefits of investment and delivers more sustainable outcomes
- maximise the speed at which proposals are able to be consented and delivered through stakeholders working together to avoid undue delays in the planning process, to the benefit of everyone involved

18.108 Where required, masterplans should be prepared to cover a suitable scale having regard to the nature and size of the proposal, relevant planning permissions, land ownerships, allocations, placemaking focus areas and other identified opportunities and constraints. Masterplans must be developed in accordance with the design-led approach set out in Policy D2 and will be expected to include fully measured and scaled plans and sections and address the following as appropriate at strategic and/or detailed level:

- Land uses and their distribution
- Indicative density, block types and structure, building lines, views and maximum building heights
- Street hierarchy, access and movement
- Public realm and open space network
- Blue and green infrastructure
- Physical infrastructure and services
- Response to the climate emergency, including managing the local microclimate
- Social and cultural infrastructure
- Housing types, sizes, tenures and distribution
- Establishing a place identity, for example through use of landscaping, materials, detailing, roofscapes, and how the buildings meet the ground
- How development sites relate positively to one another within the masterplan area, as well as the surrounding area.

18.109 Consideration of infrastructure needs is crucial to good master planning. These needs should be clearly identified and addressed through the master planning process to support positive placemaking outcomes, having regard to the Infrastructure Delivery Plan.

18.110 Masterplans should be submitted at the outline or full planning

application stage and in advance of reserved matters.

18.111 The preparation of masterplans should be informed by appropriate engagement, consistent with principles of early engagement in this plan and within the council's Statement of Community. An engagement strategy should be submitted alongside a masterplan detailing past and planned engagement efforts and how feedback received to date has been taken account of and responded to.

18.112 In regard to engagement with communities, physical 3D models are strongly encouraged in addition to digital 3D visualisations. Physical models are of particular value to facilitate successful engagement and optimise accessibility for all consultees.

Phasing

18.113 The main purpose of site-wide design codes is to ensure that design quality is maintained throughout the planning process by describing the key design principles of a development proposal in a simple, concise and mainly graphical format. Site-wide design codes should draw on the proposal's layout, massing and heights to define the principal features that make up the overall design integrity of the scheme. Assessment of the design of large elements of a development, such as landscaping or building façades, should be undertaken as part of assessing the whole development at the outline planning stage and not deferred for consideration after planning permission has been granted.

18.114 Site-wide design codes may be developed in collaboration with the Council, or they may be community-led. For example, the Finsbury Park and Stroud Green Neighbourhood Forum is developing a local Design Code as part of the Government's Design Code Pathfinders programme.

18.115 Masterplans must include a delivery strategy detailing how the development will be implemented and managed over its lifetime. This should include:

(1) Phasing of the development, including sequencing and timings.
(2) Infrastructure requirements at each phase of development, how funding is to be secured, and proposed coordination with providers for timely delivery to meet local needs.
(3) A meanwhile use strategy to ensure benefits are maximised throughout the development process and consideration for how any meanwhile uses which are established before or during the development process could be integrated into the final development or re-located elsewhere.

18.116 The Council wishes to ensure that development proposals do not prejudice each other, or the wider development aspirations for the Borough. Where it is unclear how neighbouring sites will be developed in the future, applicants should provide alternative design options for consideration as part of preapplication proposals.

Response to microclimate

18.117 We expect microclimate studies to be used to inform the location and layout of the masterplan from the very start. Public and communal spaces should be comfortable to ensure that they are well-used throughout the day. Wind and sun analysis should be used to help establish their location and balanced with other factors such as their relationship to transport, local centres, key connections and existing assets.

Site assembly

18.118 A comprehensive approach to development may be in the public interest. Consideration will be given to the use of compulsory purchase powers where targeted land assembly is required to achieve the placemaking aspirations set out within the Local Plan The need to use compulsory purchase powers is more likely on sites with more complicated issues, such as sites which have land in multiple ownerships.

Policy D9: Views

A. Proposals must protect and where possible enhance the characteristics and composition of the strategic view from Alexandra Palace to St Paul's Cathedral as designated and protected in the London Plan (Linear View 1 – Alexandra Palace to Central London), and in accordance with the London View Management Framework Supplementary Planning Guidance.

B. Proposals must preserve and where possible enhance the characteristics and composition of designated Local Views within Haringey, having regard to the Haringey Local Views Management Framework, and views which cross into Haringey and are designated in neighbouring borough Local Plans.

C. Proposals should protect designated viewing locations and, where possible, enhance inclusive public access to them.

D. Where buildings which currently impact on Local or Strategic Views are subject to complete or partial redevelopment, proposals should not result in further detriment to such views and, where possible, opportunities should be taken as part of development to improve existing views.

E. Proposals should have regard to other identified but non-designated views and taking account of relevant placemaking aspirations should seek to avoid harm to these and where possible take opportunities to enhance them.

Supporting text

18.118 Designated views are required to be protected and enhanced as they contribute to the legibility of Haringey and London more widely, allowing the public to better understand the layout of the city, its features and landmarks.

18.119 Haringey has one designated panoramic Strategic View 'View 1: Alexandra Palace to Central London' which makes a significant contribution to the image and character of London at the strategic level. The London View Management Framework Supplementary Planning Guidance provides further guidance on the valued characteristics and composition of the view and how it should be protected and enhanced.

18.120 In addition, there are many designated Local Views categorised as panoramic, linear, townscape views or a mix of these. The Haringey Local Views Management Framework will provide further guidance on the valued characteristics and composition of the views and how they should be protected and enhanced.

18.121 Proposals should have appropriate regard to other identified but non-designated views. These include views that have been identified in neighbourhood chapters, the Placemaking and Urban Character Study, Conservation Area Appraisal Management Plans, and through site appraisals. It is recognised that loss of, or harm to, some non-designated views may be unavoidable in order to deliver wider placemaking aspirations for certain sites.

Policy D10: Tall and Mid-Rise Buildings

Haringey's tall building definition

A. Tall buildings in Haringey are buildings that are at least 30m high, measured from the existing ground level to the floor level of the uppermost storey of the building, as set out in Figure 1. Tall buildings will only be supported in locations identified as 'Suitable for Tall Buildings', as set out in Figure 2, and having regard to the Haringey Tall Buildings Study.

B. Mid-rise buildings in Haringey are buildings that are at least 18m high and less than 30m high, measured from the existing ground level to the floor level of the uppermost storey of the building. Locations suitable for mid-rise buildings will be considered on a case-by-case basis.

Visual impact

C. Proposals for tall and mid-rise buildings should be of an exemplary design standard, contributing positively to their local context. They should be designed to:

(1) be in accordance with relevant neighbourhood policies and site allocations;

(2) respond sensitively to existing building heights, scale and massing to enhance the visual character of the existing and emerging townscape and skyline;

(3) relate positively to and not harm the significance of heritage assets and their settings, in accordance with policy HE1;

(4) respond positively to immediate, mid-range and long-range views towards the site, ensuring that the location, form, detailing and prominence of the buildings are appropriate within their wider context, having regard to protected views in accordance with policy D9;

(5) have regard to the cumulative impacts of tall building clusters;

(6) contribute positively to the legibility of the local area and its spatial hierarchy; and

(7) take an appropriate approach to the articulation and composition of the building form that is proportionate to its scale and context.

Relationship to the public realm

D. Proposals for tall and mid-rise buildings should relate positively to the surrounding public realm, respecting and enhancing the human-scale experience at the ground floor level. The ground floor of proposals should be designed to:

(1) respond positively to any adjacent public realm or blue and green infrastructure, fostering connectivity, accessibility and social interaction;

(2) include active ground floor frontages that contribute to a vibrant street life

(3) provide well-integrated services access, avoiding negative impacts on the continuity of active frontages; and

(4) ensure all ground floor frontages, whether active or not, incorporate high-quality, durable materials which enhance the quality of the public realm.

Mitigating microclimate impacts

E. Proposals for tall and mid-rise buildings should avoid negative impacts on neighbouring sites and areas. Proposals should be designed to:

(1) minimise overshadowing of existing buildings and amenity spaces and avoid significant negative impact on existing renewable energy installations on adjacent sites;

(2) avoid negative microclimate impacts on nearby sites and public realm including wind tunnels, overheating, daylight access,

glare, pollution and overshadowing; and

(3) mitigate the cumulative impacts of proposed, consented and planned tall and mid-rise buildings, including through introducing landscape and biodiversity measures.

Amenity in tall and mid-rise residential buildings

F. Proposals for tall and mid-rise buildings should support healthy and safe places, providing high quality accommodation and good amenity for residents including families with children. Proposals should:

(1) protect residents and users from fire emergencies and provide a safe means of escape. Design and Access Statements must include a fire statement that demonstrates how the proposals comply with the Fire Safety Act;

(2) provide high-quality publicly accessible open space, communal amenity and inclusive play space;

(3) achieve the following minimum space standards for private outdoor amenity space:

a. provide at least 6.25sqm high-quality private outdoor amenity space for 1-2 person dwellings;

b. where dwellings are larger, an extra 1sqm should be provided for every additional occupant; and

c. private outdoor amenity spaces should have a minimum depth and width of 2.5m;

(4) optimise opportunities to embed green infrastructure and improve access to existing open space; and

(5) ensure that building services and waste management storage facilities are designed to be discreet, robust and easy to access and maintain.

Demonstrating design quality

G. Proposals must demonstrate that buildings have been designed to sustain a high-quality visual appearance that is easy to maintain throughout their lifespans. As such, high-quality external materials should be specified and proposals should include a realistic maintenance plan that is affordable and does not cause disturbance or inconvenience to the surrounding public realm.

H. As part of the planning application process applicants must submit 3D models of their designs in an agreed format to allow a full assessment o f the tall or mid-rise building (or cumulative impact of a cluster of tall buildings) across the borough.

I. Proposals for tall or mid-rise buildings impacting protected local views must provide a Visual Impact Assessment, having regard to policy D9.

Supporting text

Tall buildings in Haringey

18.122 Whilst tall buildings are not the only solution to delivering high density or large quantities of housing, they can contribute positively to facilitating renewal and future growth, making optimal use of sites which are well-connected by public transport and have good access to services and amenities.

18.123 Mid-rise, high-density accommodation can also contribute positively to optimising site capacity. For instance, mid-rise mansion blocks, terraces or stacked maisonettes can achieve the same number of homes or floor space without excess height. Mid-rise buildings can offer advantages in terms of better amenity and more affordable maintenance.

18.124 This policy sets out a plan-led approach to the location and design of tall and mid-rise buildings that supports good

placemaking while helping to address housing need in the borough. Locally specific guidance can be found within the neighbourhood chapters of the Local Plan. In addition, the Haringey Tall Buildings Study provides a robust evidence base justifying locations that have been identified as appropriate for tall buildings and setting out the key principles to inform the location of mid-rise and tall buildings. Applicants are expected to use these principles to justify the location of mid-rise building and tall buildings within site allocations, the latter being confined to Locations Suitable for Tall Buildings.

Measuring building height

18.125 Tall and mid-rise buildings are defined relative to existing ground level. Where the level of the surface of the ground on which the building is proposed is not uniform, 'ground level' will be the level of the lowest part of the surface of the ground immediately adjacent to it, as shown in Figure 1.

Locations Suitable for Tall Buildings

18.126 The Haringey Tall Buildings Study identified Locations Suitable for Tall Buildings as illustrated in Figure 201.

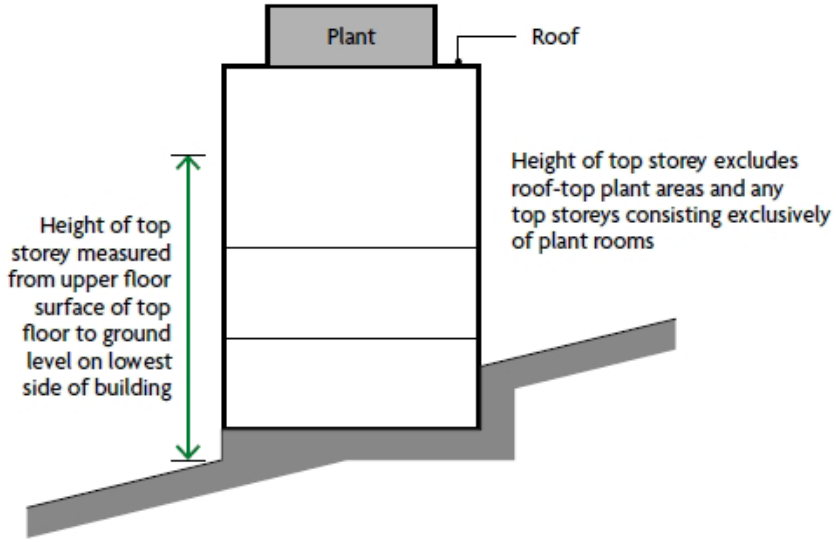


FIGURE 200 | How to measure building height (Image source: Approved Document B, Vol 2: Diagram D6)

Visual impacts

18.127 In some locations there is opportunity for discrete and identifiable clusters of tall and mid-rise buildings. Building heights in clusters should drop away from the centre to the edges and not all buildings should be tall, to avoid creating a 'wall' of development.

18.128 In assessing the impact of tall and mid-rise buildings, detailed consideration should be given to potential impacts on the significance of designated heritage assets and their setting, having regard to policies HE1 and D9. Applicants are encouraged to engage with Historic England early in the design process.

Relationship to the public realm

18.129 Tall and mid-rise buildings have a greater impact on surrounding public realm and amenity than smaller scale development and as such they must make a significant positive contribution to the streetscape and public realm. This includes providing

active frontages and engaging ground-level activities, as well as maintaining high design standards for publicly visible service areas at ground floor.

18.130 Proper integration of proposals into the urban fabric is crucial to enhancing connectivity, promoting social interaction, and maintaining a harmonious and human-scaled environment at street level, given their significant impact on the borough's skyline and public spaces.

Impacts on microclimate

18.131 Tall and mid-rise buildings can significantly impact the surrounding environment, including the microclimate, contributing to health and safety concerns for residents. As a result, greater scrutiny will be applied to avoiding and mitigating these impacts. Wind Microclimate Studies will be required for tall and mid-rise buildings, in accordance with the below.

18.132 Table 135: Wind Microclimate Requirements

Building Height	Required Approach
Less than 10 storeys	Wind studies are not required, unless the surrounding area experiences heavy pedestrian traffic, a high number of sensitive pedestrian users (for example hospital, nurseries or care homes), or is located on an exposed location (e.g. next to the River Lea)
10 to 14 storeys	Desk-based Wind Microclimate Study
14 to 20 storeys	Desk-based Wind Microclimate Study and Computational Simulations (CFD or equivalent)
Above 20 storeys	Early Stage Massing options: Wind Tunnel Testing and Detailed CFD model and/or testing in Detail Design

18.133 The following items are the basic minimum requirements for any type of wind microclimate study;

- Use of Lawson Criteria (LDDC version) to present the results;
- Consideration of minimum of 16 wind directions, and not just the prevailing south-westerly components;
- Combination of long-term London weather statistics (ideally through processing at least 10 years of good quality weather data) with local wind flows obtained from wind tunnel tests or CFD, with allowances for future projected wind speeds;
- Consideration of mean and gust speeds, and reporting of both winter and summer conditions;
- Careful assessment and description of expected pedestrian uses (sitting, standing, walking, etc.) in different parts of the site, whereby all designated amenity spaces should be suitable for sitting (or otherwise as intended); and
- Clear indication of mitigation requirements (size, location, porosity, etc.) with photos of wind tunnel models, sketches of proposed measures with dimensions and location plans.

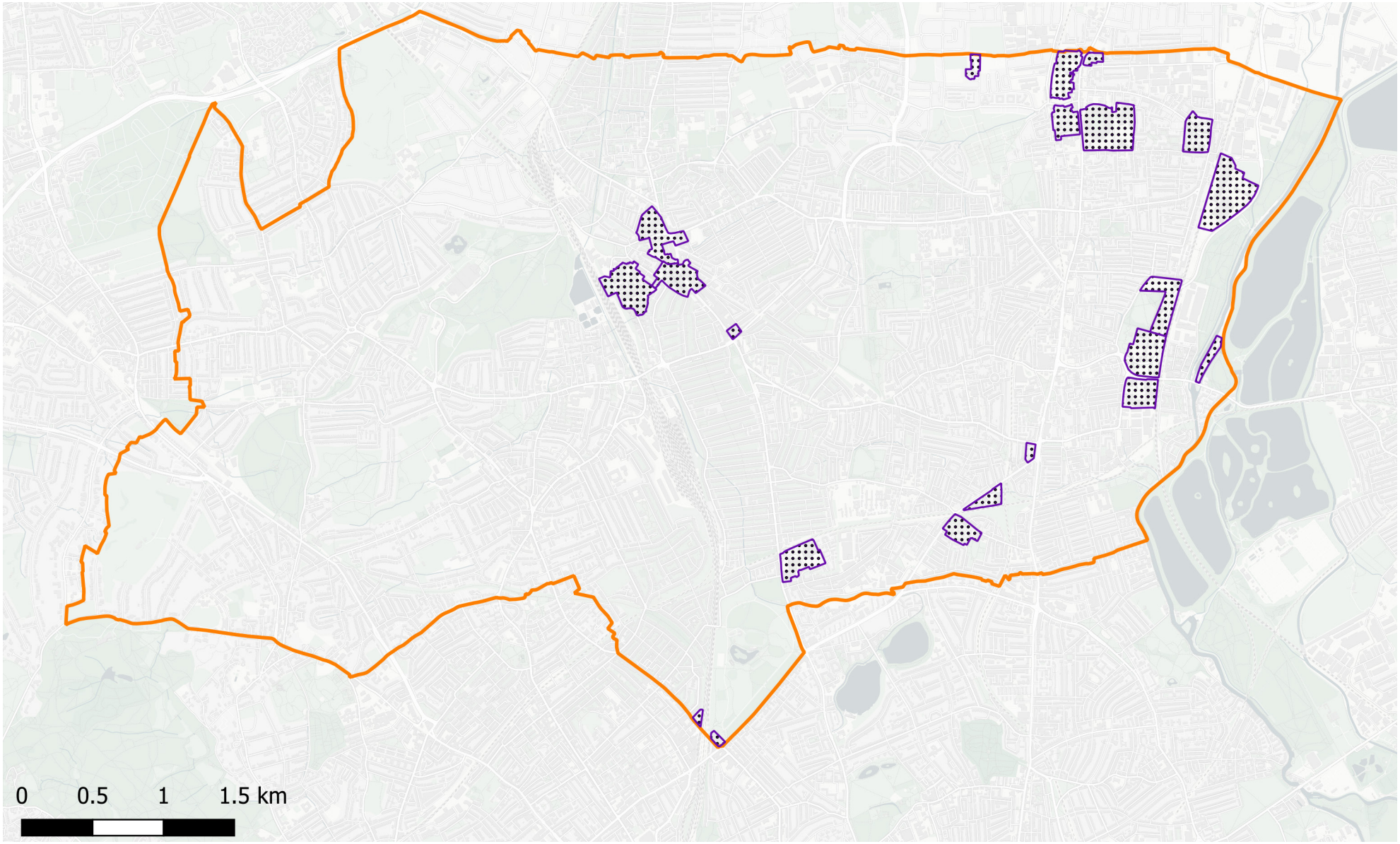


FIGURE 201 | Map of Locations Potentially Suitable for Tall Buildings

Policy D11: High Quality Housing

A. All proposals resulting in new or additional self-contained homes (including as a result of extensions, conversions and changes of use) must be of high-quality design that promotes health and wellbeing. As part of this proposals must:

(1) meet or exceed minimum internal space standards as set out in the London Plan and associated guidance and provide adequately sized rooms and functional layouts;

(2) ensure good orientation, and daylight and sunlight access and meet or exceed the aspect, orientation, daylight and sunlight standards for private internal space as set out in the London Plan and associated guidance;

(3) provide good quality private external amenity space which meets or exceed the minimum space standards for private external amenity space which for tall and mid-rise buildings are set out in policy D10 and for other buildings are set out in the London Plan and associated guidance;

(4) must meet or exceed targets in the London Plan for delivering accessible housing including wheelchair user dwellings and otherwise deliver homes designed to be accessible and adaptable to meet changing occupier circumstances over the lifetime of the development;

(5) provide inclusive access and support social integration and inclusion of residents

(6) provide high-quality dedicated play and recreational space for children in accordance with Policy S2

(7) make appropriate provision for the storage and collection of waste in accordance with Policy D12

(8) make appropriate provision for secure cycle storage, in accordance with policy T3

(9) avoid, minimise, and mitigate adverse effects on the amenity of adjacent properties

J. Proposals are encouraged to meet best practice standards wherever possible and should clearly set out at planning application stage where these have or have not been met.

Internal space and function

K. Proposals should provide high quality rooms designed to function comfortably and efficiently for their intended purpose with layouts designed to provide efficient and comfortable circulation.

Aspect, orientation, daylight and sunlight

L. The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings whilst also ensuring that adjoining land or properties are protected from unacceptable overshadowing. Proposals should be consistent with BRE guidance and with British Standard BS EN 17037 'Daylight in buildings'.

M. Proposals should provide dual aspect homes unless provision of dual aspect is demonstrated to be impossible or unfavourable. Where such circumstances are demonstrated, all single aspect units must:

(1) provide a good level of daylight for each habitable room and optimise opportunity for direct sunlight. There should be at least one openable window in each habitable room that provides a view out when seated.

(2) ensure that the aspect is not north-facing and does not face onto main roads or other significant sources of air pollution and/or noise and vibration, which would preclude opening windows;

(3) provide a good level of natural ventilation throughout the home

via passive/non-mechanical design measures, demonstrating that overheating risk is not increased; and

(4) ensure that future occupiers have a good level of privacy and do not experience adverse impacts from overlooking.

E. Proposals should maximise natural light while minimising overheating risk. All homes should provide for direct sunlight to enter the main habitable rooms for a reasonable period of the day.

External amenity space

F. Private amenity space should be practical in terms of its shape and utility and should offer good amenity. All home should have level access to one or more of the following forms of private outside spaces: a garden, terrace, roof garden, courtyard garden or balcony.

Accessibility and adaptability

G. Proposals for homes for wheelchair users must comply with London Plan and Building Regulation standards. These should be single-storey units and located at ground floor level. Where provided above or below entrance level there must be at least two suitable lifts available for use within escape distances compliant with Building Regulations.

H. All homes should secure step-free access. Multi-storey homes should provide space for future provision of a stair lift or a suitably identified space for a through-the-floor lift from the entrance level.

Ensuring inclusion

I. Mixed tenure proposals must be designed to be 'tenure blind' to ensure that homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

J. Entrances should be logical, legible and level or gently sloping. The distance from parking spaces/drop-off points to the main entrance to the residential building must be no more than 50m. The total distance between a parking space/drop-off point and an individual home entrance must be no more than 75m.

K. Entrances to different housing tenures should be shared. Separate accesses will only be acceptable where this is demonstrated not be possible or where shared building access would demonstrably impact the level of affordable housing on site.

L. Layout and design of multi-home developments must maximise opportunities for social interaction. Proposals seeking to introduce segregated communal amenity space or separate communal access for affordable and market sale homes will be resisted.

M. The number of homes accessed from a single core must not be more than eight on each floor, although a smaller number is preferable. Good circulation space should provided within communal areas.

Neighbouring uses

N. Proposals must consider the effect on amenity of adjacent properties and put in place measures to address any potential adverse effects. Consideration should include:

(1) internal layout, including the relationship of rooms on different floors within the scheme, and the position of entrances, extensions and fire escapes;

(2) overlooking or overshadowing impacts;

(3) impacts on existing delivery and servicing provision; and

(4) noise and vibration impacts.

Supporting text

18.134 Delivering high-quality homes of all tenures is a key priority for the Council. The above policy aims to ensure all new homes are of suitable quality and support a good quality of life for residents, particularly for their health and wellbeing. Homes can be delivered in different physical forms depending on the context and site characteristics. Experience of the pandemic and the shift towards increased remote working has underscored the importance of have sufficient space and storage at home. Ensuring homes are of adequate size and fit for purpose is therefore increasingly important. Proposals must therefore meet minimum internal space standards as set out in the London Plan and associated guidance and provide adequately sized rooms and functional layouts. The space standards are minimums which applicants are encouraged to exceed. The standards apply to all new self-contained dwellings of any tenure.

18.135 The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2022). The guidance includes advice on site layout to provide good natural lighting within new development, safeguarding of daylight and sunlight within existing buildings nearby, and the protection of daylighting of adjoining land for future development. It also includes guidance on the loss of solar radiation for solar panels and passive solar buildings that use the sun as a source of heating energy.

18.136 Ensuring dwellings are dual aspect is an important part of achieving good daylight and sunlight access, as well as enabling natural cross-ventilation and helping to address overheating. Proposals must make it clear where dual aspect dwellings are not able to be achieved and justify the appropriateness of single aspect dwellings against the specified. criteria in minimising overheating, proposals must be in keeping with Policy CR3.

18.137 Good quality private external amenity space must be provided, meeting or exceeding the minimum space standards for private external amenity space as set out in the London Plan and relevant guidance. Homes in tall and mid-rise buildings must meet the higher standards set in Policy D10.

18.138 Housing developments should help create a more inclusive Haringey, in keeping with Policy D3. Developments should be designed to maximise tenure integration, and affordable housing units should have the same external appearance as private housing. Accesses to different tenures should be shared unless there is a robust justification for separate accessed. Where entrances for affordable homes are separate these must:

- be accessible, well integrated and located on main frontages or as close as possible to main frontages, unless location away from main frontages results in improved residential amenity;
- ensure that the location of building access will not affect safety and security of residents or lead to negative perceptions of safety and security;
- maintain the dignity of residents of affordable units and avoid locating building access for these units adjacent to waste/ refuse areas and/or other building services; and
- be of equivalent quality standard and appearance as the entrances for market value units to ensure successful integration and tenure-blind design.

18.139 Wheelchair user dwellings, compliant with the higher of London Plan and Buildings Regulation requirements, should be clearly shown on plans. All other dwellings created via works to which Part M volume 1 of the Building Regulations applies, should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

18.140 Schemes providing multiple units should ensure shared

circulation space is adequate. Common/shared entrances should lead to a hall large enough for people to manoeuvre with shopping and/or prams and/or wheelchairs with ease. Communal circulation corridors should ideally be 1.5m wide, but no less than 1.2m wide. Where they have an unobstructed width of less than 1.5m, communal corridors should have wheelchair turning spaces at reasonable intervals. Access cores must provide an access control system, with entry phones in all homes linked to a main front door with remote electronic lock release.

Policy D12: Waste Storage

A. All new development must provide sufficient storage for waste in accordance with the standards below, Tables 1 and 2, and the Haringey Waste Services Developers Guide document.

Low rise housing with individually allocated bins

(1) Space must be provided for three standard wheelie bins on site that is visually screened or discreetly located away from the front elevation

(2) Kitchens should be able to accommodate separate internal mixed recycling and refuse waste bins and for a 7-litre food caddy.

Conversions above shops

(3) Residential conversions above shops must make provision for waste storage within the curtilage of the premises

Large developments (including mixed-use) and Communal Collections

(4) Developments of 6 or more units must incorporate a bin store and use bulk bins for refuse and recycling

(5) Any development proposal of over ten residential units must be supported by a waste strategy using Re: London's building strategy template to encourage residents to apply the waste hierarchy

(6) Safe access to the collection point must be secured including adequate manoeuvring space for bins to be transferred to collection vehicles, and any locking gates must be code activated to enable crew's access

(7) Areas where bins are stored from must be no further than 10 metres from the point of collection with no kerbs or steps between the two, and a maximum gradient of 1:20, and have heigh clearances of 4.75 metres and be load bearing to 26

tonnes

(8) The site design must ensure all non-residential and residential waste are stored separate from each other in separate bin areas.

(9) The maximum design capacity for commercial waste storage should not rely on high frequency collections. To do so would promote higher levels of vehicle movements adding traffic congestion and pollution as well as risk overflows

(10) No bins, be they commercial or residential, will be permitted to be stored on the public highway

Bin storage design

(11) Bin stores must be large enough to fit as many containers as are necessary to facilitate once per week collection, as indicated in Table 1, with roof heights sufficient to allow residents to freely stand up inside while fully opening/closing bin lids

(12) Internal housing layouts must allow all containers to be easily accessed by users so that one container must be able to be safely and easily removed from/put back to its original location within the bin store without the need to move other waste containers.

(13) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. Housings must have the necessary lighting to facilitate safe usage for residents and collection crews.

(14) A separate covered storage area for bulky household waste or reusable items, e.g., white goods and furniture, with direct vehicle access, must be considered for all developments over ten units

Table 136: Standards for schemes up to 6 units or individually accessed properties including houses

Refuse allocation	Capacity (litres)	Approx. Bin Size
Per 1 bed, low-rise dwelling when supplied for sole use.	140L	xxmm
Per low-rise dwelling with more than 1 bed, when supplied for sole use.	240L	xxmm
Dry mixed recycling allocation	**Capacity (litres)**	**Approx. Bin Size**
Per individual 1 bed dwelling when supplied for sole use.	140L	xxmm
Per individual 2/3 bed dwelling when supplied for sole use	240L	xxmm
Food waste allocation	**Capacity (litres)**	**Approx. Bin Size**
Per dwelling	25L	xxmm
Garden waste collection is an opt-in subscription service. Any property that has potential to produce garden waste must have adequate and suitable space to store and collect a 240 litre bin alongside all other bins, off of the highway.		

Table 137: Standards for schemes of 6 or more units that are not individually accessed

Allocation	Capacity (litres)	Approx. Bin Size
Refuse per 6 dwellings	1100L	985x1260x1370mm
Dry mixed recycling per 10 dwellings	1100L	985x1260x1370mm
Food waste collection per individual dwelling	20L	140 litre wheeled bin

Supporting text

18.141 The Council is committed to reducing waste and facilitating a step change in the way in which waste is managed. Following the principles of the waste hierarchy, the Local Plan seeks to encourage the re-use, recycling and composting of waste material as a priority over disposal.

18.142 All proposals will be expected to consider how waste can be reduced and managed from the design all the way through to the construction and occupation phases.

18.143 Data indicates that recycling rates are steadily improving in the borough. The Council will continue to encourage recycling, including through the provision of segregation of waste at source. However, the number of bins required can be unsightly, especially in conversions, and the storage of wastes can cause nuisance in terms of noise and odour. It is therefore important that facilities are well designed and sensitively integrated into developments.

18.144 The management of waste in flatted properties poses particular challenges which need to be factored into the design of a building at a very early stage. This policy includes additional requirements in this regard, with the intention of ensuring that occupiers in flatted development are provided with suitable and convenient access to recycling and other waste management facilities, and that waste collection services are not compromised by poorly designed buildings.

18.145 Where flatted development includes basement parking provision, the Council expects the options for basement servicing of waste management and collection to have been fully investigated. This avoids compromising the quality and provision of amenity space, forecourts or active ground floor frontages.

18.146 The Draft Local Plan has been prepared having regard to the National Waste Mangement Plan for England.

Policy D13: Residential Extensions

A. The Council will support extensions and alterations to existing residential building where this maintains or improves the character of the area and does not result in harm to the amenity of neighbouring residents, existing and future occupiers, and the built and natural environment.

B. Design should respect the character, setting, context and the form and scale of the existing building and any neighbouring buildings, including the quality and size of gardens.

C. Proposed extensions should be subordinate to the existing building and must not overdevelop the site.

D. The amenity of the occupiers of adjacent properties should not be unacceptably prejudiced with harm to neighbouring residents minimised including to loss of daylight/sunlight, loss of outlook or by creating an unacceptable sense of enclosure

E. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and associated guidance.

F. Extensions should not harm the character and amenity of private spaces, including rear gardens, and should not harm existing natural habits or trees.

G. Proposals for residential extensions should be in accordance with design codes or supplementary planning documents where appropriate, including the South Tottenham House Extensions Supplementary Planning Document

Supporting text

18.147 The Council expects that residential extensions and alterations are well designed to create a good quality living environment, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character.

18.148 Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace and should not over balance or dominate existing features important to the building.

18.149 Design must be of a high quality and should be site specific respecting and/ or complementing the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

18.150 Rear extensions should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight in accordance with Policy D11. Full-width rear extensions are not normally considered acceptable.

18.151 Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof. Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape.

18.152 The Council's South Tottenham House Extensions Supplementary Planning Document currently provides for three approved ways in South Tottenham where houses may be extended at roof level. The Council recognises the need to tackle overcrowding and provide borough-wide for additional habitable accommodation for large families. Having regard to this, and explicit support in the National Planning Policy Framework for upwards extensions, the Council will undertake a review of the South Tottenham House Extensions Supplementary Planning Document and consider options to either extend the boundary in which the three approved extension types are acceptable or alternatively to prepare a new design code specifically addressing upwards extensions within Haringey.

Policy D14: Basements and Lightwells

A. The Council will only support basement development where it is demonstrated that the proposal would not cause unacceptable harm to:

(1) the stability or bearing capacity of the site and adjacent land, including buildings, infrastructure, and trees;

(2) the water environment, including water drainage, ground permeability, run-off and flood risk;

(3) the recognised character and amenity of the area, including architectural character and gardens and nearby trees;

(4) levels of amenity for adjoining properties by reason of noise or increased levels of internal or external activity;

(5) biodiversity values, taking account of the need to maintain adequate soil depth for preservation of landscaping consistent with neighbouring properties; or

(6) the significance of heritage assets.

B. Basement development of existing homes must:

(1) not comprise of more than one storey;

(2) not be built under an existing basement;

(3) not exceed 50% of each garden within the property;

(4) be less than 1.5 times the footprint of the host building in area;

(5) extend into the rear garden no further than 50% of the depth of the host building measured from the principal rear elevation;

(6) not extend into or underneath the garden further than 50% of the depth of the garden;

(7) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;

(8) avoid the loss of garden space and protect trees consistent with Policy G6; and

(9) not include habitable rooms or other sensitive uses in areas prone to flooding.

C. In determining proposals for basement development, the Council will require applicants to demonstrate that proposals for basements:

(1) do not harm neighbouring properties, including showing that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';

(2) avoid adversely affecting drainage and run-off or causing other damage to the water environment;

(3) avoid cumulative impacts;

(4) do not harm the amenity of neighbours;

(5) provide satisfactory landscaping, including adequate soil depth;

(6) do not harm the appearance or setting of the property or the established character of the surrounding area;

(7) protect important archaeological remains; and

(8) do not prejudice the ability of the garden to support trees where they are part of the character of the area.

D. During the construction phase proposals must not place unreasonable inconvenience on the day-to-day life of those living or working nearby and construction impacts for the duration of the works should be minimised consistent with Policy D15.

E. Impact of basement development on drainage, flooding, groundwater conditions and structural stability should be evidenced in the form of a Basement Impact Assessment and where appropriate a Basement Construction Plan. If it is identified that a Basement Construction Plan is required then this will be secured via Section 106 or planning condition.

F. The Council will generally require a Construction Management Plan for basement developments.

Supporting text

18.153 When this policy refers to basement development this includes basements, lightwells and other underground development. Basements are an increasingly popular way of gaining additional space in the borough's homes can help to make efficient use of the borough's limited land. Basement development and other development that involves excavation does however the potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment. This policy therefore seeks to protect against impacts on the environment and adjoining neighbouring properties and their occupiers whilst still providing opportunities to extend homes downwards where this can be demonstrated to be acceptable. When this policy refers to basement development this includes basements, lightwells and other underground development.

18.154 A basement is a floor of a building which is partly or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development

18.155 Some development falls within the scope of permitted development. However, where planning control can be exercised, the Council will seek to appropriately manage adverse impacts including from construction.

18.156 The Council will require evidence of the impact of basement schemes in the form of a Basement Impact Assessment to be carried out by appropriately qualified professionals. Basement Impact Assessments are to include geotechnical, structural engineering, and hydrological investigations and modelling to ensure that basement developments do not harm the built and natural environment or local amenity. The level of information required should be commensurate with the scale and location of the scheme. All schemes will be expected to provide evidence against each of the considerations in the policy. Basement Impact Assessments must use the Burland Scale in estimating effects on neighbouring properties.

18.157 Basement Impact Assessments must be specific to individual sites and particular proposals. Where hydrological and structural reports are required, they should be carried out by independent and suitably qualified professionals (e.g. Chartered Structural Engineers).

18.158 In order to provide the Council with greater certainty over the potential impacts of proposed basement development, we will generally expect an independent verification of Basement Impact Assessments funded by the applicant. The circumstances where verification is required include:

- where a scheme requires applicants to proceed beyond the screening stage of Basement Impact Assessment;
- where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow;
- where there is conflicting evidence; or
- for any other basement applications where the Council feels that independent verification would be appropriate.

18.159 Basement Impact Assessments must contain a non-technical summary of the evidence that applicants have gathered against each stage of the assessment. This should be presented in a format which can be fully understood by those with no specialist technical knowledge in these matters.

18.160 The cumulative effect of several underground developments in close proximity can be more significant than the impact of a single basement. The impacts include changes to ground water flow, land stability, surface water flow and flooding. Basement Impact Assessments must consider the potential wider impacts of basement schemes and the potential cumulative impact of other basement schemes in the area.

18.161 The demolition and construction phases of a development can have an impact on amenity and this is a particular issue for basements. Many basement schemes are constructed in residential areas in close proximity to people's homes, with the construction works often involving significant disturbance (including removing significant quantities of spoil) extending for many months. Construction impacts (including noise) are also controlled by other legislation, in particular the Control of Pollution Act, with traffic impacts considered under relevant highways legislation. The Council will seek to minimise the disruption caused by basement development and will generally require Construction Management Plans to be submitted with applications.

18.162 To ensure that basement construction is undertaken without causing damage to neighbouring properties and the water environment the Council may require the developer to provide a Basement Construction Plan in some circumstances. Basement Construction Plans may be required when a Basement Impact Assessment shows acceptable estimated effects but a particular construction methodology needs to be applied to ensure there is no damage to neighbouring properties. If a Basement Construction Plan is required this will be identified in the independent assessment of the Basement Impact Assessment. Basement Construction Plans will be secured by planning obligation.

18.163 A Basement Construction Plan sets out detailed information relating to the design and construction of the basement with a view to minimising the impacts of the development on neighbouring properties and the water environment and provides a programme of measures to be undertaken by the owner with the objective of maintaining the structural stability of the property and neighbouring properties. The developer must also ensure that throughout the construction phase a suitably qualified engineer from a recognised relevant professional body is engaged to monitor, inspect and approve the construction works.

18.164 In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. Larger excavations cause greater construction impacts and can have greater risks and complexity in construction.

18.165 The introduction of light wells where they are not an established and positive feature of the streetscape can harm the character or appearance of an area. Where external visible elements are allowed they need to be located and sensitively designed to avoid light pollution to neighbours and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

18.166 When this policy refers to gardens and garden space this includes all outdoor (unbuilt) space on the property, including paved areas, driveways, as well as grassed or landscaped areas.

18.167 As set out in Policy G6 Trees the Council will protect trees. Basement development should be designed to retain and

protect gardens and trees. The protection of garden space to support large canopy trees is of particular importance near to open spaces. Basement development should be designed to avoid damage to trees both on or adjacent to the site, including street trees and the root protection zones needed by these trees. Where there are trees on or adjacent to the site, the Council will require an arboriculture report to be submitted as part of a planning application.

Policy D15: Managing Impacts of Construction

A. Development proposals that may cause adverse impacts during their construction must submit a Construction/ Demolition Management Plan setting out the anticipated impacts of development and how these are proposed to be mitigated.

B. Construction Logistics Plans may be required for larger developments which have environmental, safety and congestion impacts on the road network and surrounding community.

C. Development will only be permitted where appropriate actions are proposed to manage the impacts of construction/ demolition on communities and the local environment. As a minimum, developers will be required during construction and demolition to:

(1) Comply with the Non-Road Mobile Machinery Low Emission Zone and adhere to industry best-practice emissions standards for demolition and construction to limit air, light, dust and noise pollution and minimise fumes, odours, and vibrations from construction and the transportation of construction waste.

(2) Ensure that continued use of public highway can be safely accomplished, and to minimise and strictly control vehicular movements to reduce danger to vulnerable road users.

(3) Avoid, and/or mitigate impacts on the water supply, sustainable drainage and flood risks

D. For major developments, the developer should:

(1) Sign up to the Considerate Constructors Scheme, and where appropriate a constructors' forum.

(2) Identify where other construction projects may be occurring in the surrounding area and take action to ensure any potential cumulative adverse effects are mitigated.

(3) Use, where available, construction and/or freight consolidation centres.

E. During construction developers will be expected to explore the creative use of temporary measures to enhance the public realm.

Supporting text

18.168 Development activity, although temporary, can result in adverse noise, air pollution, vibration, transport, and amenity impacts, on the surrounding area. The Council expects applicants and contractors to avoid, mitigate, and remedy these effects through good site management and early engagement with the Council, local community, affected residents, and other nearby construction projects to address cumulative effects.

18.169 Particular regard should be had to ensuring that disruption of walking and cycling routes during construction is minimised and any diversions are convenient and clearly signposted. Pedestrian routes through or adjacent to construction zones should be designed appropriately so they are safe, and as direct and attractive as possible.

18.170 Efforts to address construction issues and opportunities should be clearly set out in Construction/Demolition Management Plans and/or Construction Logistics Plans. Further guidance on thresholds, scope and the level of detail expected in these plans will be set out in the Council's validations checklist.

18.171 It is important that cumulative impacts of construction are considered and therefore major development proposals should identify where other construction projects may be occurring

in the surrounding area and take action to ensure any potential cumulative adverse effects are mitigated. In areas where cumulative effects from construction are anticipated, such as Wood Green and Tottenham, the Council may require a contribution towards an area-wide constructions logistics officer.

18.172 Developers should explore opportunities to temporarily enhance the local environment during construction, particularly for longer term construction projects, exploring opportunities such as public art, information boards on the development and/ or the local history of the area, wayfinding, and temporary greening.