

ADDRESS: Woodberry Down Phase 3, Seven Sisters Road Hackney, London, N4 2SB	
APPLICATION NUMBER: 2021/3606	
WARD: Woodberry Down	REPORT AUTHOR: Catherine Slade
DOCUMENTS: Drawing numbers E730A-RJA-AZZ-12-DR-A-009-1001 rev P03, E730A-RJA-AZZ-12-DR-A-009-1002 rev P02, E730A-RJA-AZZ-ZZ-DR-A-009-2001 rev P04, E730A-RJA-AZZ-ZZ-DR-A-009-2002 rev P04, E730A-RJA-AZZ-ZZ-DR-A-009-2003 rev P04, E730A-RJA-AZZ-ZZ-DR-A-009-2004 rev P04, E730A-RJA-AZZ-ZZ-DR-A-009-2005 rev P04, E730A-RJA-AZZ-ZZ-DR-A-009-4001 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4003 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4004 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4005 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4007 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4008 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4009 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4014 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4015 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4016 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4023 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4024 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4025 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4026 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4027 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4041 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4042 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4044 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4045 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4046 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4048 rev P03, E730A-RJA-AZZ-ZZ-DR-A-009-4049 rev P03, E730A-RJA-AZZ-12-DR-A-009-4053 rev P02, E730A-RJA-AZZ-12-DR-A-009-4054 rev P02, E730A-RJA-AZZ-ZZ-DR-A-009-4055 rev P02, E730A-RJA-AZZ-ZZ-DR-A-009-4056 rev P02, E730A-RJA-AZZ-ZZ-DR-A-009-4057 rev P02, E730A-RJA-AZZ-ZZ-DR-A-009-4060 rev P01, E730A-RJA-AZZ-ZZ-DR-A-009-6000 rev P01, E730A-RJA-BZZ-ZZ-DR-A-009-2001 rev P03, E730A-RJA-BZZ-ZZ-DR-A-009-2002 rev P03, E730A-RJA-BZZ-ZZ-DR-A-009-2003 rev P03,	VALID DATE: 13/12/2021

<p>E730A-RJA-BZZ-ZZ-DR-A-009-2004 rev P03, E730A-RJA-BZZ-ZZ-DR-A-009-2005 rev P03, E730A-RJA-BZZ-ZZ-DR-A-009-2006 rev P03, E730A-RJA-BZZ-ZZ-DR-A-009-2007 rev P03, E730A-RJA-BZZ-ZZ-DR-A-009-6000 rev P01, E730A-RJA-BZZ-ZZ-DR-A-009-6001 rev P01, and E730A-RJA-ZZ-ZZ-SK-A-000-0358 rev P01, Brick and Mortar Review rev P02 dated 23/06/2022, Facade Materials Summary ref 6188-DOC-019 rev P01, Rolfe Judd covering letter dated 22/06/2022 and RWDO Technical Note (Wind Microclimate Review) ref 2205104 dated 10/06/2022</p>	
<p>APPLICANT: Berkeley Homes (North East London) Ltd</p>	<p>AGENT: Rolfe Judd Planning</p>
<p>PROPOSAL: Submission of details pursuant to condition 18 (materials and architectural details) parts (i) Samples (including sample boards) and specifications of all external materials (including obscure and clear glazing, screening, spandrels and cladding) and full details of junctions/interfaces between different material types; and (ii) A physical full scale mock-up of a typical facade arrangement for the building relevant to each block (the extent of which shall be agreed with the Local Planning Authority); and (iii) Annotated plans at a scale of 1:10 or 1:20 of the details of the typical ground floor facade treatment including residential entrance(s), shop front(s), Seven Sisters Road frontage of energy centre, vehicular accesses to Blocks A and B, and openings to refuse and bicycle storage; and (iv) Details of all window, door, balcony, surround, soffit, canopy, reveal, glazing and corner detailing types (including details of where used in the development, detailed drawings at a scale of 1:5, 1:10 or 1:20 as appropriate, frames and glazing bars, product literature and samples); and (vi) Details of expansion joint positioning; and (vii) Details, including samples and annotated plans at a scale of 1:10 or 1:20, of each balcony type and wind screening of balconies; and (viii) Details of the layout of each lobby type which shall show details of storage of mail and deliveries and natural lighting and ventilation, including annotated plans at a scale of 1:20 or 1:50; and (ix) Permanent facade cleaning equipment attached to planning permission 2019/2514 dated 9th December 2020. THE SUBMISSION DOES NOT INCLUDE part (v) Details of screening and/or enclosure of roof top plant, including drawings to a scale of 1:20 or 1:50 as appropriate.</p>	
<p>POST SUBMISSION REVISIONS: Substitution of an alternative light grey brick for the tower building and light buff brick.</p>	
<p>RECOMMENDATION SUMMARY: Discharge condition</p>	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	
Substantial level of objections received	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	Yes

ANALYSIS INFORMATION
ZONING DESIGNATION:

(Yes)

(No)

CPZ	Zone G (Brownswood) Mon-Fri 8.30am-6.30pm	
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
POA/PIA		X

CASE OFFICER'S REPORT**1. SITE AND CONTEXT**

- 1.1 The site is 2.2Ha in size and is bound to the north by Seven Sisters Road, to the west by Woodberry Grove, one of the principal vehicular routes through the estate, to the south and west by existing buildings within the KSS3 development and the East Reservoir (Woodberry Wetlands), and to the east by housing comprising part of the original Woodberry Down Estate falling within proposed Phase 5 (Allerdale House and Burnwood House).
- 1.2 The application site is currently under construction. It previously comprised five residential blocks of five to eight storeys, a part single storey, part two-storey brick built public house, and a single storey community building, all of which have been demolished.
- 1.3 The closest residential properties are as follows.
- 1.4 To the north, 307a Seven Sisters Road, one of a pair of semi-detached interwar properties (the adjoining premises being in use as an NHS dentist); Rowan Apartments (KKS5 block 2) and Hornbeam Apartments (KSS5 block 3), a pair of new build part five, part seven and part eight storey blocks with commercial floorspace at ground floor level with residential use at first floor level and above built as part of the KSS5 development; and Severnake and Cannock Houses, two mid-twentieth century red brick five storey blocks in wholly residential use which are part of the original Woodberry Down Estate portfolio, falling within future Phase 7.
- 1.5 All of these buildings are separated from the proposal site by Seven Sisters Road, a six lane carriageway forming part of the TfL strategic transportation network.
- 1.6 To the west of the site is Finmere House, a mid-twentieth century red brick five storey residential block, which is separated from the proposal site by Woodberry Down, a public highway. This building falls within future Phase 4.
- 1.7 To the east of the proposal site are Allerdale and Burnwood House, a pair of five storey mid-twentieth century residential blocks, which both fall within future Phase 5.
- 1.8 To the south are new build blocks forming part of the KSS3 development. These include (from west to east), Skyline (KSS3 block 1A), which is eight storeys in height adjacent to the application site with a taller tower further south, which is in commercial use at ground floor level with residential accommodation above; Hartwood Court (KSS3 block 1B)

(identified on the submitted drawings as “Skyline Court”), a five storey block in wholly residential occupation; and Rivulet Apartments (KSS3 block 3) (identified on the submitted drawings as “Waters Edge”), a part five, part six, part seven and part eight block also in wholly residential use.

2. CONSERVATION IMPLICATIONS

- 2.1 The site does not fall within a conservation area, and neither does it contain any listed buildings.
- 2.2 However, the southern boundary of the site abuts the Stoke Newington Reservoir Filter Beds and New River Conservation Area which lies immediately to the south, within which there are some listed buildings and structures, including the Ivy House Sluice, Bridge Over New River and the Gas House to the West of the Reservoir, which are all Grade II listed. There are also other listed buildings within the wider Woodberry Down Estate, including Woodberry Down Infants School to the north, St Olave’s Church to the west and the John Scott Health Centre to the south west, which are all Grade II listed.
- 2.3 The proposed development is also visible in long views from the Lordship Park Conservation Area, Clissold Park Conservation Area and St Ann’s Conservation Area (in Haringey).

3. RELEVANT HISTORY

- 3.1 Planning Ref: 2019/2514
Development Description: Demolition of the existing buildings, and construction of 4 residential blocks, ranging in height from 6 to 20 storeys, to provide 584 residential units and 1,045 sqm (GEA) of flexible floorspace (Use Class A1, A2, A3, D1, D2), a new energy centre (sui generis) and a new public park; together with ancillary hard and soft landscaping, public realm, cycle and associated car parking, highway works including access road and all other works associated with the development. (THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT).
Decision Level: Committee
Decision Date: 17/12/2020
Decision Type: Granted
- 3.2 Planning Ref: 2021/0125
Development Description: Partial submission of details pursuant to condition 14 (door surround) (14(i) only) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 10/03/2021
Decision Type: Granted

- 3.3 Planning Ref: 2021/0166
Development Description: Submission of details pursuant to condition 3 (phasing) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 10/03/2021
Decision Type: Granted
- 3.4 Planning Ref: 2021/0417
Development Description: Submission of details pursuant to condition 13 (pre-demolition recording) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 10/03/2021
Decision Type: Granted
- 3.5 Planning Ref: 2021/0676
Development Description: Submission of details pursuant to condition 8 (demolition management and logistics plan) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 04/05/2021
Decision Type: Granted
- 3.6 Planning Ref: 2021/0690
Development Description: Submission of details pursuant to condition 15 (foundations) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 14/05/2021
Decision Type: Granted
- 3.7 Planning Ref: 2021/0737
Development Description: Submission of details pursuant to condition 10 (demolition environmental management plan) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 04/05/2021
Decision Type: Granted
- 3.8 Planning Ref: 2021/1732
Development Description: Submission of details pursuant to condition 16 (piling) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 26/08/2021
Decision Type: Granted

- 3.9 Planning Ref: 2021/1737
Development Description: Partial submission of details pursuant to condition 5 (contaminated land investigation) for open land only (excluding areas previously covered by hard surfacing or buildings) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 26/08/2021
Decision Type: Granted
- 3.10 Planning Ref: 2021/1738
Development Description: Submission of details pursuant to condition 9 (construction management and logistics plan) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 06/11/2021
Decision Type: Granted
- 3.11 Planning Ref: 2021/1745
Development Description: Submission of details pursuant to condition 11 (construction environmental management plan) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 26/08/2021
Decision Type: Granted
- 3.12 Planning Ref: 2021/2122
Development Description: Submission of details pursuant to condition 36 (low carbon transition plan and energy strategy) attached to planning permission 2019/2514 dated 9th December 2020
Decision Level: Delegated
Decision Date: 10/09/2021
Decision Type: Granted
- 3.13 Planning Ref: 2021/2295
Development Description: Non-material amendment to planning permission 2019/2514 dated 09/12/2020. Effect of amendment would include: Block A - changes to car parking and associated access ramp, plant room, bin store, cycle storage, commercial/community accommodation and residential lobby layouts at basement and ground floor levels including overall reduction in basement floor area and extension of basement envelope in north east corner of block; relocation, and amendments to layout, of residential unit 0007 at ground floor and mezzanine levels; associated elevational changes at ground floor level including relocation of entrances and canopies; reduction in width of balconies to the second-eighth floors of the north east and south west elevation and eighth floor of the south east elevation of building A1, first-sixth floors of the north west elevation and eighth floor of the north east elevation of building A2, eighth floor of the south east elevation and

first to eighth floors of the north east elevations of building A3; and Block B - changes to car parking, plant room, bin store, cycle storage, commercial/community accommodation and communal residents facilities at ground floor level including introduction of additional commercial floor space, communal residents facilities, cycle storage and plant areas at mezzanine level and relocation of residential entrance from north west elevation (Seven Sisters Road) to south west elevation and associated changes to lobby areas; changes to the building B2 crown including connection of inner and outer walls and amendments to balcony, spandrel panel and vertical panel design; changes to the arrangement of openings to balconies at first-sixteenth floor levels with associated elevational changes to north east and south west elevations and replacement of all glazed balcony balustrades with metal railings to building B2; reduction in width of balconies to the first-sixth floor levels of the north west elevation and first-eighth floor levels of the south east (courtyard) elevation of building B1, reduction in width of balconies at eighth floor level of the south east elevation, first-sixth floor levels of the north east elevation and seventh and eighth floors of the south west elevation of building B3, reduction in width of balconies to the first-eighth floor levels of the south west elevation and first-eighth floor levels of the north east elevation of building B6; and Building B5 - reduction in width of balconies at mezzanine-fourth floor levels of the north west and south east elevations of building B5; and Buildings A4 and B4 and 5 - changes to plant room, bin store, cycle storage, and residential lobby layouts at ground floor level including relocation, and amendments to layout, of residential units 0001/0002/0003/0004 (building A4) and relocation of residential entrance from north west elevation to south west elevation and associated changes to openings at ground floor level and associated elevational changes at ground floor level including relocation of entrances and canopies (building A4); amendments to layouts of residential units (buildings B4 and B5). Please note that amendments to balcony widths do not affect all balconies; see drawings and supporting documentation for details.

Decision Level: Delegated

Decision Date: 04/02/2022

Decision Type: Granted

3.14 Planning Ref: 2021/3142

Development Description: Partial submission of details pursuant to condition 5 (contaminated land investigation) for areas previously covered by hard surfacing or buildings attached to planning permission 2019/2514 dated 9th December 2020

Decision Level: Delegated

Decision Date: 13/12/2021

Decision Type: Granted

3.15 Planning Ref: 2021/3536

Development Description: Submission of details pursuant to condition 52 (sound insulation) attached to planning permission 2019/2514 dated 9th December 2020

Decision Level: Delegated

Decision Date: 03/02/2022

Decision Type: Granted

3.16 Planning Ref: 2021/3560

Development Description: Submission of details pursuant to conditions 28 (SuDs) and 29 (FRA - land levels) attached to planning permission 2019/2514 dated 9th December 2020

Decision Level: Delegated

Decision Date: 11/03/2022

Decision Type: Granted

3.17 Planning Ref: 2021/3613

Development Description: Submission of details pursuant to condition 25 (living roofs) attached to planning permission 2019/2514 dated 9th December 2020

Decision Level: Currently under consideration

Decision Date: Not applicable

Decision Type: Not applicable

3.18 No relevant appeal or enforcement history.

4. CONSULTATION

4.1 Site Notice: None. There is no statutory requirement for a site notice for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014).

4.2 Press Advert: None. There is no statutory requirement for a press advertisement for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014).

4.3 Neighbour Consultation

4.3.1 Neighbour consultation has not been undertaken as there is no statutory notification requirement for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014). No neighbour comments have been received.

4.4 Other Council Departments

4.4.1 No responses have been received from other Council departments.

5. POLICIES

5.1 The following adopted Development Plan policies are of relevance to the determination of the application:

5.2 Hackney Local Plan (2020)

PP5 Enhanced Corridors
LP1 Design Quality and Local Character
MH1 Woodberry Down Seven Sisters Road N4 1DH (Site Allocation)

5.3 London Plan (2021)

D3 Optimising Site Capacity Through the Design-led Approach
D4 Delivering Good Design
D9 Tall Buildings

5.4 National Planning Policies

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

6. COMMENT

6.1 In the determination of planning application 2019/2514 by the Planning Sub-Committee, it was requested that condition 18 (details of materials and architectural detailing) be brought back before the Planning Sub-Committee for consideration. Condition 18 of planning permission 2019/2514 dated 17/12/2020 states:

Notwithstanding the details shown on the approved drawings, prior to the commencement of above ground level development of each phase of development (as defined by the details approved under the scope of condition 3 above), full design and architectural details and materials of the facade treatment proposed shall be submitted to, and approved in writing by, the Local Planning Authority. The details submitted shall include the following:

(i) Samples (including sample boards) and specifications of all external materials (including obscure and clear glazing, screening, spandrels and cladding) and full details of junctions/interfaces between different material types; and

(ii) A physical full scale mock-up of a typical facade arrangement for the building relevant to each block (the extent of which shall be agreed with the Local Planning Authority); and

(iii) Annotated plans at a scale of 1:10 or 1:20 of the details of the typical ground floor facade treatment including residential entrance(s), shop front(s), Seven Sisters Road frontage of energy centre, vehicular accesses to Blocks A and B, and openings to refuse and bicycle storage; and

(iv) Details of all window, door, balcony, surround, soffit, canopy, reveal, glazing and corner detailing types (including details of where used in the development, detailed drawings at a scale of 1:5, 1:10 or 1:20 as appropriate, frames and glazing bars, product literature and samples); and

(v) Details of screening and/or enclosure of roof top plant, including drawings to a scale of 1:20 or 1:50 as appropriate; and

(vi) Details of expansion joint positioning; and

(vii) Details, including samples and annotated plans at a scale of 1:10 or 1:20, of each balcony type and wind screening of balconies; and

(viii) Details of the layout of each lobby type which shall show details of storage of mail and deliveries and natural lighting and ventilation, including annotated plans at a scale of 1:20 or 1:50; and

(ix) Permanent facade cleaning equipment. The development shall not be carried out otherwise than in full accordance with the details thus approved.

REASON: To ensure that the finished appearance of the development is acceptable and functions well, protect local amenity and prevent opportunities for anti-social behaviour.

- 6.2 The condition requires the submission and approval of external materials together with other details of the approved scheme, to ensure that the design quality of the development achieves the standard expected of a major estate regeneration scheme.
- 6.3 The current submission seeks approval of the details in respect of all matters other than part (v) details of screening and/or enclosure of roof top plant, including drawings to a scale of 1:20 or 1:50 as appropriate, being (i) samples and specifications of all external materials, (ii) full scale facade mock ups, (iii) ground floor facade treatment, (iv) window, door, balcony, surround, soffit, canopy, reveal, glazing and corner detailing types, (vi) expansion joint positioning, (vii) balcony types including wind screening, (viii) lobbies, and (ix) permanent facade cleaning equipment, as shown on the submitted documentation and provided as sample panels and a facade mock up on site.
- 6.4 The details have been reviewed by the Local Planning Authority's

Conservation, Urban Design and Sustainability Team, and following substitution of a light grey brick with a more suitable and highly textured type and confirmation that all brickwork throughout the development (other than that located above ground floor level to the tower only) will be hand set, the details submitted are considered to be acceptable.

7. CONCLUSION

- 7.1.1 The details submitted are considered sufficient and acceptable to discharge the condition. As such, it is recommended that condition 18 parts (i) samples and specifications of all external materials, (ii) full scale facade mock ups, (iii) ground floor facade treatment, (iv) window, door, balcony, surround, soffit, canopy, reveal, glazing and corner detailing types, (vi) expansion joint positioning, (vii) balcony types including wind screening, (viii) lobbies, and (ix) permanent facade cleaning equipment of planning permission 2019/2514 dated 17/12/2020 be discharged.
- 7.1.2 Part (v) details of screening and/or enclosure of roof top plant, including drawings to a scale of 1:20 or 1:50 as appropriate remains outstanding and should be discharged in due course under a separate submission.

RECOMMENDATION

RECOMMENDATION A:

That condition 18 parts (i) samples and specifications of all external materials, (ii) full scale facade mock ups, (iii) ground floor facade treatment, (iv) window, door, balcony, surround, soffit, canopy, reveal, glazing and corner detailing types, (vi) expansion joint positioning, (vii) balcony types including wind screening, (viii) lobbies, and (ix) permanent facade cleaning equipment of planning permission 2019/2514 dated 17/12/2020 be discharged.

8. INFORMATIVES

Part (v) details of screening and/or enclosure of roof top plant, including drawings to a scale of 1:20 or 1:50 as appropriate remains outstanding and should be discharged in due course under a separate submission.

Signed..... Date.....

ALED RICHARDS – DIRECTOR, PUBLIC REALM

NO	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Submission documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.	Catherine Slade Planning Officer Ext. 8056	2 Hillman Street, Hackney, E8 1FB
2.	Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies		
3.	Other background papers referred to in this report are available for inspection upon request to the officer named in this section.		

Facade materials summary



Brick type 1
Dark Grey Brick (CLA101)
Handset,
conventional brick recess
Mortar ref: 021



Brick type 2
Light Buff Brick (CLA102)
Handset,
conventional brick recess
Mortar ref: M3WLK34



Brick type 3
Mid Buff Brick (CLA103)
Handset,
chamfered brick recess
Mortar ref: HAR-M3AN000



Brick type 1
Light Grey Brick (CLA104)
Brick precast cladding,
conventional brick recess
Mortar ref: M3ALK101

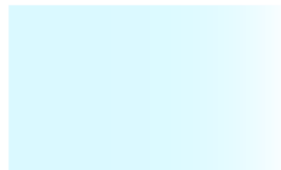
Rolfe Judd Woodberry Down Phase 3



Precast cladding panels,
dark grey
Colour ref: FPM-BYL-03



Metal cladding, metalwork
and balustrades, terrace
screening, door / window
frames
Colour ref: RAL 7043



Clear glass
Double glazed unit within
aluminium window frame
Solar factor (g) = 0.33
Light transmittance (Ti) = 69%



Obscure glass
Double glazed obscure glass
unit within an aluminium
window frame

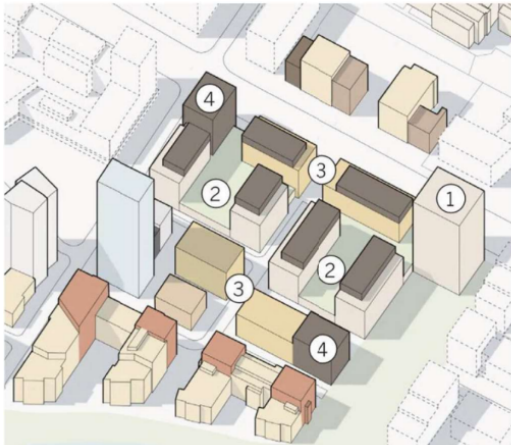
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Berkeley
Designed for life

WOODBERRY DOWN – PHASE 3 BRICK AND MORTAR REVIEW

Revision: P02

Date: 23/06/2022



01 Light / Marker Building - **CLA104**



02 Light Buff - **CLA102**



03 Mid Buff - **CLA103**



04 Dark Brick - **CLA101**

WOODBERRY DOWN – PHASE 3 BRICK AND MORTAR REVIEW

