

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/3507	<b>Ward:</b> Alexandra
<p><b>Address:</b> Anderton Court Alexandra Park Road N22 7BE</p> <p><b>Proposal:</b> Demolition of existing garages and construction of 5 new dwelling units</p> <p><b>Applicant:</b> Mr W Myles Haringey Council</p> <p><b>Ownership:</b> Council</p> <p><b>Case Officer Contact:</b> Robbie McNaugher</p> <p><b>Site Visit Date:</b> 19/01/2015</p>	
<p><b>Date received:</b> 16/12/2014 <b>Last amended date:</b> 25/02/2015</p> <p><b>Drawing number of plans:</b> 5429-01-1000 A; 5429-01-1010 A; 5429-01-1100 A; 5429-01-1200 A; 5429-01-1201 A; 5429-01-1250, 5429-01-1260 A; 5429-01-1251; 5429-01-1800; 5429-01-1801; 5429-01-1803; 5429-01-1900;</p>	
<p><b>1.1</b> This application is being referred to the Planning Committee because the Council is the applicant.</p>	
<p><b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The principle of residential development is welcomed on this site.</li> <li>• The proposed residential accommodation would be of an acceptable layout and standard</li> <li>• The impact of the development on neighbouring residential amenity is acceptable</li> <li>• The design and appearance of the proposal is acceptable</li> <li>• The proposal would not impact on the setting of Alexandra Palace, or adversely affect the character or appearance of the Conservation Area or the Registered Park</li> <li>• There would be no significant impact on parking</li> <li>• There would be no impact on the trees</li> <li>• The proposal meets the standards outlined in the London Plan SPG Housing</li> <li>• The application is in accordance with the development plan</li> </ul>	

## **2. RECOMMENDATION**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:

### Conditions

1. Development begun no later than three years from date of decision
2. In accordance with approved plans
3. External materials to be approved
4. Code for Sustainable Homes Level 4
5. No permitted development for satellite dishes
6. Cycle parking
7. Land contamination investigation works
8. Contamination remediation if required
9. Control of dust
10. Combustion and energy plant
11. Travel Plan
12. Construction Management Plan
13. Obscure glazing
14. Tree protection

### Informatives

1. Co-operation
2. Drainage
3. Thames Water
4. Street Numbering
5. Hours of construction
6. Asbestos
7. Party Wall Act

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

3.1.1 This is an application for the demolition of 10 existing garages and construction of 5 new dwelling units. These would be 2 x 3 storey and 1 x 2 storey terraced houses and a 2 storey block of flats with roof terrace. The dwellings would consist of 2 x 1 bedroom flats, 2 x 3 bedroom houses and 1 x 4 bedroom house.

#### **3.2 Site and Surroundings**

3.2.1 The application site is on the southern side of Alexandra Park Road close to the junction with Palace Gates Road. The site currently contains 2 blocks of flats owned and managed by Homes for Haringey. The blocks are set in communal garden areas with a forecourt containing 10 garages. There is a large mature oak tree at the front of the site and mature planting along the southern boundary.

3.2.2 To the east of the site is a pathway leading to Alexandra Palace Park which lies to the south of the site. Alexandra Palace Park is a Registered Park and the Alexandra Palace and Park Conservation Area abuts the site.

3.2.3 The surrounding area is residential in character with a mixture of 3 storey Edwardian terraced properties and some 1930s 2 storey semi-detached properties adjacent to the site.

#### **3.4 Relevant Planning and Enforcement history**

3.4.1 HGY/2001/0370 GTD 08-05-01 Anderton Court Alexandra Park Road London Replacement of steel windows and timber main entrance doors with double glazed aluminium windows and doors with associated external works.

### **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

LBH Waste Management  
LBH Building Control  
LBH Transportation Group  
London Fire Brigade  
Alexandra Residents Association  
Alexandra Palace Residents Association  
Thames Water Utilities  
Garden History Society  
Alexandra Palace Manager  
Alexandra Park & Palace Statutory Advisory Committee

The following responses were received :

Internal:

1) Transport

No objections subject to conditions and an informative

2) Waste Management

Further details are required.

3) Environmental Health Pollution

No objection subject to conditions and an informative

4) Building Control

No objections

External:

5) Thames Water

No objections subject to informatives

## **5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

35 Neighbouring properties, a site notice and newspaper advert.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 52

Objecting: 52

5.3 The main issues raised in representations that are material to the determination of the application are summarised below and set out and addressed in detail in appendix 1:

- Impact on neighbouring amenity, overlooking, loss of daylight and sunlight
- Loss of amenities for existing properties
- Impact on the neighbouring park
- Parking and highway issues
- The development is out of character with the surrounding area

5.4 The following issues raised are not material planning considerations:

- Loss of a private view (Officer Comment: This is a private matter and therefore not a material planning consideration )
- Procedural matters – consultation was over Christmas and not long enough (Officer Comment: the consultation was carried out in accordance with the Council Statement of Community Involvement, a further consultation was carried out following the receipt of a revised site plan. Representations are accepted up to the

date of committee and a total of 45 days will have passed since the second consultation by the time of committee).

- Letters are addressed to the occupier but should be sent to the landlords by the Council (Officer Comment: This is not a requirement of current regulations)
- Public notices have not been provided (Officer Comment: A site notice was erected at the site during the 2<sup>nd</sup> consultation exercise on 23 January 2015.
- The Council is not fulfilling its duties as Trustee of the Alexandra Palace and Park Trust (Officer Comment: this is not a matter for the Council to consider as Local Planning Authority)
- Loss of efficiency and income to solar panels (Officer Comment: This is a private matter and therefore not a material planning consideration)

## **5.5 Design Review Panel 4<sup>th</sup> December 2014**

The minutes are set out in appendix 2 and summarised as follows:

- Concern with the fenestration in relationship to the internal layout
- It was strongly recommended that fenestration should be provided appropriate to the rooms within; in particular that the Living Rooms should have large windows and Bedrooms smaller.
- The approach and entrances to the townhouses; the lack of defensible space in front of a mean and cramped front door and lobby.
- Concern around access for cleaning the rooflights, which needs to be explained in the application.
- The private amenity space to the townhouses is substandard, but this may be acceptable
- There needs to be some doorstep play space for young children, close to the front doors to the proposed houses, in the amenity space of the estate.
- Overall this scheme was considered by the panel to be an acceptable in principle, but that the design should be reviewed and further refined before submission.

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Design and appearance
3. Residential Mix and quality of accommodation
4. Neighbouring amenity
5. The impact of the proposed development on the character and appearance of the conservation area, registered park and setting of the Listed Building
6. Parking and highway safety
7. Trees
8. Sustainability
9. Land contamination
10. Waste
11. Accessibility

### **6.2 Principle of the development**

- 6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.
- 6.2.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of 5 affordable-rented units. The principle of introducing additional residential units to the site would be supported by the Council in augmenting housing stock in the area, and in meeting the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit if all other material planning considerations are to be met.
- 6.2.3 Furthermore, this site is one of a number that form part of the Council's new build programme which aims to take advantage of the opportunities for development on Council owned land to increase the supply of homes in the Borough. The programme will provide a mix of tenure types, including housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes, such as those that would be provided through this development. The Local Plan (paragraph 3.2.20) notes that, "*there is significant need among those on lower incomes for affordable housing at a level equal to social rents*". This application would go some way to meet this significant need.

### **6.3 Design and Appearance**

- 6.3.1 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.
- 6.3.2 The proposal involves the erection of a part 2 and part 3 storey terrace along the western edge of the site and a 2 storey block of flats in the south eastern corner of the site attached to the existing block at the rear of the site. The proposed terrace incorporates pitched roofs and gable ends to reflect the terraced properties in the surrounding area. The proposed flats would have a more contemporary form with a flat roof accommodating a roof terrace and would be attached to the existing building by a glazed link. Both buildings would be finished in brick and feature large contemporary windows which would respect the existing architecture of the site and the wider area but with a modern appearance. The proposed design approach was considered to be acceptable by the Council's Design Review Panel.
- 6.3.3 The layout of the buildings within the site would respect the existing layout and retain the spacious open character – including overlooking of the central green space towards the site entrance. The proposed flats would remain subordinate to the existing block and flats and are set well back within the site and largely screened by the existing buildings so would not have a significant impact on the

surrounding streetscene. The proposed terrace would be more prominent but would remove the existing unattractive and dilapidated garages. It would have a traditional roof form but with open terraces to the rear and is considered to be an acceptable modern addition to the streetscene which would be sympathetic to the existing character of the area.

6.3.4 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

#### **6.4 Character and appearance of the conservation area registered park and setting of the Listed Building**

6.4.1 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

*“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.*

6.4.2 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that “Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

6.4.3 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited



or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.4.4 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.4.5 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.
- 6.4.6 Concerns have been raised in relation to the impact on the Alexandra Palace and Park Conservation Area and the wall along the boundary of the site where it abuts the pathway to Alexandra Palace. The site sits on the boundary of the Conservation Area, the proposed flats would sit alongside the existing flats at the rear of the site but at a lower level and are screened by existing trees on the boundary so would not harm the Conservation Area.
- 6.4. The proposed terrace of dwellings would be some 30 metres from the boundary of the Conservation Area so would not in officers' opinion, materially impact upon or harm the setting of the Conservation Area, the Listed Building or the Registered Park. They would be attached to the existing boundary wall which appears to have been present on the site for many years but does not form part of the Listed Building. The proposal would require improvements to the wall to ensure its structural integrity is preserved so would improve its appearance.
- 6.4.5 Overall, it is considered that the proposal would preserve the character and appearance of the conservation area and not cause harm to the Conservation Area, the setting of the Listed Building or the Registered Park. In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserves or enhances the character of heritage assets has been emphasised. In this instance, it is felt that the proposed development would

preserve the heritage assets and would not harm any of these heritage assets. It is, therefore, acceptable.

## **6.5 Impact on the amenity of adjoining occupiers**

- 6.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.5.2 The proposal has been accompanied by a daylight/sunlight report and shadowing report. These reports confirm that there would be no harmful loss of daylight/sunlight to adjoining neighbours. There would be some shadowing to the neighbouring properties for a limited time during the day but the effects would be in line with the BRE Assessment Criteria so are considered to be acceptable.
- 6.5.3 In respect of privacy the proposed terrace would be some 18 metres from the front elevation in the opposite block and some 11 metres from the nearest window on the adjacent block at an oblique angle. These separation distances are considered acceptable within an urban environment between the public elevations of the buildings so would not result in a significant loss of privacy to the neighbouring flats.
- 6.5.4 To the rear the terrace would be some 8 metres from the boundary with the garden area of the dwelling to the rear and would have a raised terrace with a 1.7 metre high screen so would not afford significant views into the garden area of the neighbouring property.
- 6.5.5 The proposed flats would be some 14 metres from the flank elevation on the opposite block at an angle so are not considered to result in a significant loss of privacy to these flank windows. There would be a 2<sup>nd</sup> floor flank window in the upper floor flat which would look onto the neighbouring garden area so can be conditioned to be fitted with obscure glazing. Following the initial submission the roof terrace has been reduced in size to bring it in from the edge of the roof and it will be fitted with 1.7 m high obscure glazed screen to the front and side to ensure it would not impact on the privacy of the neighbouring flat of the adjacent garden area.
- 6.5.6 The separation distance between the proposed dwellings and the neighbouring dwelling are considered sufficient to ensure that the proposal would not result in an adverse overbearing appearance. Where the block of flats are attached to the existing building there are secondary windows in the flank elevation and therefore there is considered to be no significant loss of amenity to these properties.

- 6.5.7 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance is in line with the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 6.5.8 The noise impacts during construction would be a temporary impact and would be controlled by other legislation; an informative will be attached in this respect. The proposal would accommodate 5 additional households. This is not considered to cause a significant degree of noise and disturbance impact upon nearby residents within a residential area. Therefore the proposal is not considered to result in significant harm to neighbouring amenity as a result of noise.
- 6.5.9 Conditions are recommended requiring adequate dust control to protect the amenities of neighbours during the build phase of the development.
- 6.5.10 The proposal is therefore not considered to harm the amenities of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

## **6.6 Residential Mix and Quality of accommodation**

- 6.6.1 The Council's policy SP2 states that the Council will provide homes to meet Haringey's housing needs and provide a range of unit sizes. This development contributes towards the housing need. The housing mix provided is considered to be acceptable in this instance with a range of units provided to meet local housing need.
- 6.6.2 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.
- 6.6.3 In assessing the proposal against these requirements, all the proposed units would accord with the minimum size requirements. Two of the houses would have 15 sq.m, raised terraces to the rear and private amenity space would be provided to the flats by way of a 45 sq.m .roof terrace. The initial plans did not include an amenity area for the 4 bedroom house and amendments have been provided showing a 28 sq.m. courtyard area alongside the flank of this dwelling to provide a private amenity area. Therefore the proposal would all meet the amenity space standards set out in the Mayor's Housing SPG.
- 6.6.4 Therefore, the proposal would provide an acceptable level of amenity for future occupiers.

## **6.7 Trees**

- 6.7.1 With regard to trees UDP (2006) Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by ensuring that, when unprotected trees are affected by

development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council.

- 6.7.2 Concerns have been raised in relation to the impact of the proposal on trees within the site and adjoining the site, notably the large Oak tree at the front of the site. The applicant has submitted a tree survey and tree constraint plan which shows the proposal would be within the tree protection areas of a number of trees including the oak at the front of the site. A condition can be attached requesting further details of appropriate tree protection method statement to be provided prior to work commencing on site including hand dug foundations where required. This will ensure the proposal would not impact on the longevity of the existing trees on and surrounding the site.

## **6.8 Parking and highway safety**

- 6.8.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport and adopting maximum car parking standards and car free housing wherever feasible.
- 6.8.2 The Council's Transportation and Highways Team has been consulted and advises that the proposed site is located in an area with a low public transport accessibility level PTAL 2, however the site is within walking distance of the 184 and W3 bus routes which provides access to Turnpike Lane and Finsbury Park underground stations, the site is also within walking distanced of Alexandra Palace Rail station which provides excellent connectivity to Moorgate to the south and Welwyn Garden City, and Hertford North.
- 6.8.3 The applicant has conducted a Parking survey in line with the Lambeth Methodology, the surveys were conducted on Wednesday 23rd and Thursday 24th of April 2014 between 03:00 and 05:00 hours, the survey examined the total number of cars parked within 200 metres of the site, a car parking space was assumed to be 6 metres instead of 5 metres, this provides a more robust calculation for parking pressures and spare capacity. The roads included in the parking survey were: Alexandra Park Road (east of the site), Alexandra Park Road (west of the site, Bedford Road, Palace Gates Road Alexandra Avenue, Outram Road, Victoria Road and Crescent Road. From the results of the parking survey between 408 and 411 vehicles were observed parked over the two days with between 72 and 76 car parking spaces available within the 200 metres radius of the site. The roads closest to the site have varying degree of parking pressure Alexandra Road ( east of the site ), has a parking stress of between 71.7% and 87.5% over the two surveyed days , excluding disabled car parking and dropped kerbs, the maximum vehicles parked was 69, with 20 spaces observed available; Alexandra Road (west of the site) has a parking stress of between 83.8% and 90.5% , excluding disabled car parking and dropped kerbs, 69 vehicles were observed parked with 10 spaces observed available. Anderton Court has hard standing which can provide off street car

parking for up to 8 cars, on the days the car parking survey were conducted 5 cars were observed parked on both surveyed days.

- 6.8.4 The applicant is proposing 5 units in total and the redevelopment will result in the loss of the 10 garages and 4 car parking spaces on the hard standing, as parking currently takes place in front of the garages. The Transportation Team has considered the net loss off street car parking spaces to be 10 off street car parking spaces. Based on the 2011 census data for the Alexandra Ward, with 1 car per household, the proposed 5 units would require 5 additional car parking spaces. The Transportation Team has considered that the loss of the 10 off street car parking spaces and the 5 additional units proposed would generate a cumulative on street car parking demand of 15 car parking spaces.
- 6.8.5 The Transportation Team note that as 6 metres has been used to calculate the on street car parking spaces available, this represents a worst case scenario, hence based on the parking surveys there is sufficient on street car parking spaces available within the area surrounding the site to facilitate any displacement in parking generated by the proposed development. The applicant will be required to provide 8 secure sheltered cycle parking spaces in line with the 2013 London Plan.
- 6.8.6 It is therefore considered that the proposed 5 additional residential units are unlikely to generate any significant increase in trips or parking demand which would result in any adverse impact on the surrounding highways network. Conditions can be imposed to ensure that cycle parking is provided prior to the occupation of the development and Travel Plan is implemented. A Construction Management Plan will also be required to minimise the impact of the construction works.

## **6.9 Sustainability**

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the minimum Code for Sustainable Homes Level 4 criteria as required under Local Plan Policy SP4.
- 6.9.2 The applicant's Design and Access Statement outlines the sustainability measures which would be incorporated into the proposed dwellings which includes; low 'U' values, high performance doors and windows, water use reducing fittings. A condition can be attached to ensure that the proposal will meet Code Level 4 in accordance with Local Plan Policy SP4. The proposal is therefore considered acceptable in this respect.
- 6.9.3 A further condition has been included by Council's Environmental Health Officer requiring the submission of details regarding the gas boiler details and ensuring these are efficient and accord with the London Plan's NOx emission standards.

## **6.10 Contamination**

- 6.10.1 Saved Policy ENV1 requires development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and carry out investigations to remove or mitigate any risks to local receptors.
- 6.10.2 The Council's Environmental Health Pollution Officer raises no objections subject to imposing conditions requiring a sequential approach to be taken to contamination on site with remediation to be carried out if necessary.

## **6.11 Waste**

- 6.11.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection following amendments. The Council's waste management team has advised the waste storage requirements and a condition will be attached for further details to be provided and approved prior to the commencement of the development.

## **6.12 Accessibility**

- 6.12.1 Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. All of the proposed dwellings have been designed in accordance with Lifetime Homes Standards.

## **6.13 Conclusion**

- 6.13.1 The proposal is for new affordable housing. Considerable local concern has been expressed about the impact of the proposals (see appendix 1) encompassing a wide range of issues. Officers have had regard to these concerns in the consideration of the proposals against local, regional and national planning policy and statute and concluded that the proposals are acceptable. The development is considered to be a subservient and complementary in-fill development to the surrounding townscape, utilising previously development land to provide 5 affordable dwellings that are well proportioned and will add to the borough's affordable housing stock and will not harm the heritage interests of the Conservation Area or nearby Listed Building.
- 6.13.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.14 CIL**

- 6.12.1 The proposal results in the creation of new dwellings, and as such would be liable for CIL. This would equate to £9,800 (Mayoral CIL) and £4,200 (Haringey

CIL). However, given the application is for affordable housing, relief can be applied for.

## **8.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 5429-01-1000 A; 5429-01-1010 A; 5429-01-1100 A; 5429-01-1200 A; 5429-01-1201 A; 5429-01-1250; 5429-01-1260 A; 5429-01-1251; 5429-01-1800; 5429-01-1801; 5429-01-1803; 5429-01-1900;

Subject to the following condition(s)

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:  
5429-01-1000 A; 5429-01-1010 A; 5429-01-1100 A; 5429-01-1200 A; 5429-01-1201 A; 5429-01-1250; 5429-01-1260 A; 5429-01-1251; 5429-01-1800; 5429-01-1801; 5429-01-1803; 5429-01-1900;

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

6. No development, except for site clearance works, shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

7. Before development commences, other than for investigative work:  
a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the



information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy ENV1 of the Haringey Unitary Development Plan.

8. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

9. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

10. Prior to the first occupation of the hereby approved four (4no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

11. A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:
  - a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's Transportation Planning team.
  - b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

12. Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Anderton Court, and Alexandra Road minimised. The construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.

13. Before the first occupation of the extension hereby permitted, the 1<sup>st</sup> floor flank window in the eastern elevation of the flats hereby permitted shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

14. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development

Plan 2006.

**Informatives:**

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 3: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 4: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 5: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE 5: Asbestos: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE 6: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.



Appendix 1 Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	<b>INTERNAL</b>		
	<b>LBH Transportation</b>	<p>The proposed site is located in an area with a low public transport accessibility level PTAL 2, however the site is within walking distance of the 184 and W3 bus routes which provides access to Turnpike Lane and Finsbury Park underground stations, the site is also within walking distanced of Alexandra Palace Rail station which provides excellent connectivity to Moorgate to the south and Welwyn Garden City, and Hertford North.</p> <p>The applicant has conducted a Parking survey in line with the Lambeth Methodology, the surveys were conducted on Wednesday 23rd and Thursday 24th of April 2014 between 03:00 and 05:00 hours, the survey examined thane total number of cars parked within 200 metres of the site, a car parking space was assumed to be 6 metres instead of 5 metres, this provides a more robust calculation for parking pressures and spare capacity.</p> <p>The roads included in the parking survey were: Alexandra Park Road (east of the site), Alexandra Park Road (west of the site), Bedford Road, Palace Gates Road Alexandra Avenue, Outram Road, Victoria Road and Crescent Road. Form the results of the parking survey there are between 408 and 411 vehicles were observed parked over the two day with between 72 and 76 car parking spaces available within the 200 metres radius of the site.</p> <p>The roads closest to the site have varying degree of parking pressure Alexandra Road ( east of the site ),</p>	<p>Comments noted and conditions have been imposed as recommended.</p>

No.	Stakeholder	Question/Comment	Response
		<p>has a parking stress of between 71.7% and 87.5% over the two surveyed days , excluding disable car parking and dropped kerbs, maximum vehicles parked was 69, with 20 spaces observed available; Alexandra Road (west of the site) has a parking stress of between 83.8% and 90.5% , excluding disable car parking and dropped kerbs, 69 vehicles were observe parked with 10 spaces observed available. Anderton Court has hard standing which can provide off street car parking for up to 8 car on the days the car parking survey were conducted 5 car were observed parked on both surveyed days.</p> <p>The applicant is proposing to redevelop the site which contains 10 garages to provide 1x4 bed, 2x3 bed house and 2x2 bed flats, (5 units in total) the redevelopment will result in the loss of the 10 garages and 4 car parking spaces on the hard standing, as parking currently take place infront of the garages we have considered the net lost off street car parking spaces would be 10 off street car parking spaces. Based on the 2011 census data for the Stroud Green Ward, with 1 car per household, the proposed 5 units would require 5 additional car parking spaces. We have considered that the lost of the 10 off street car parking spaces and the 5 additional units proposed would generate a cumulative on street car parking demand of 15 car parking spaces.</p> <p>It is to be noted that as 6 metres has been used to calculate the on street car parking spaces available, this represents a worst case scenario, hence based on the parking surveys there is sufficient on street car parking</p>	

No.	Stakeholder	Question/Comment	Response
		<p>spaces available within the area surrounding the site to facilitate any displacement in parking generated by the proposed development. The applicant will be required to provide 8 secure sheltered cycle parking space in line with the 2013 London Plan.</p> <p>We have considered that the proposed 5 additional residential units are unlikely to generate any significant increase in trips or parking demand which would result in any adverse impact on the surrounding highways network. Therefore, the highway and transportation authority would not object to this application subject to the following conditions:  Conditions:  1) A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:  a) Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's transportation planning team.  b) Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team.  c) Provide 8 secure sheltered cycle parking spaces in line with the 2013 London Plan.</p> <p>2) The Applicant/ Developer are required to submit a</p>	

No.	Stakeholder	Question/Comment	Response
		<p>Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Anderton Court, and Alexandra Road minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network</p> <p>Informative: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p>	
	<p><b>LBH Management</b></p> <p><b>Waste</b></p>	<p>Street-based households receiving kerbside collection services require space for the 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Details of the 'Standard kerbside collection full set' are given below.</p> <p>Wheelie bins or bulk waste containers must be provided for household collections.</p> <p>Wheelie bins must be located no further than 25 metres</p>	



No.	Stakeholder	Question/Comment	Response
		<p>from the point of collection. Bulk waste containers must be located no further than 10 metres from the point of collection.</p> <p>If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.</p> <p>Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.</p>	
	<b>EH Pollution</b>	<p>With respect to the soft landscaped areas:</p> <p>Before development commences other than for investigative work:</p> <p>a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways</p>	

No.	Stakeholder	Question/Comment	Response
		<p>and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <p>a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.</p> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p>	

No.	Stakeholder	Question/Comment	Response
		<p>And:</p> <p>Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>Control of Construction Dust:</p> <p>No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's Control of Dust and Emissions during Construction and Demolition. The site or Contractor Company should also be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.</p> <p>Combustion and Energy Plant:</p>	

No.	Stakeholder	Question/Comment	Response
		<p>Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p>Reason: As required by The London Plan Policy 7.14</p> <p>As an informative:</p> <p>Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
	<b>EXTERNAL</b>		
	<b>Thames Water</b>	No objections	Informatives attached as recommended
	Neighbouring Properties:	<p><u>Impact on neighbouring amenity</u></p> <ul style="list-style-type: none"> <li>• The windows of the existing building will become secluded</li> <li>• Loss of light to the existing flats</li> <li>• At least 3 flats will have a view onto a wall</li> <li>• The communal stairway and bike storage will create noise which will impact on the quality of life of neighbouring residents</li> <li>• Loss of privacy due to overlooking</li> <li>• Overshadowing loss of sunlight and daylight</li> </ul>	<p>See para 6.5.6 of the report</p> <p>See para 6.5.2 of the report See para 6.5.6 of the report See para 6.5.8 of the report</p> <p>See paras 6.5.3-4 of the report See para 6.5.2 of the report</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> <li>• Overlooking onto 278 Alexandra Park Road from windows and balconies</li> <li>• <u>Loss of amenities for existing properties</u></li> <li>• Loss of communal garden</li> <li>• Loss of communal washing line area</li>   <li>• Loss of parking</li> <li>• Loss of garage</li>   <li><u>Impact on the neighbouring park</u></li> <li>• Proposal will create an enclosed pathway to Alexandra Place</li> <li>• The building works will disrupt local wildlife and deer in the enclosure to the rear of the site</li> <li>• The building works will impact on the wellbeing of the Alexandra Palace and Park Deer</li>   <li>• The flats will be close to the boundary with the park and set a precedent for future developments</li> </ul>	<p>See paras 6.5.3-4 of the report</p> <p>The proposal would retain an area of communal garden area which is considered sufficient to maintain the amenities of existing properties and re-provide a drying area.</p> <p>The loss of parking and garage is addressed in para 6.8.4 and there is considered to adequate parking available following the development and on-street to accommodate the existing and additional parking demand.</p> <p>The proposal is not considered to be overbearing to the pathway to the park and would increase the surveillance of this pathway.</p> <p>The proposal is not considered to impact on the wildlife in the park to the rear of the site, the building works would be a temporary impact and can be coordinated to avoid the most sensitive time for the deer in the park.</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> <li>• In sufficient space for emergency vehicles</li> <li>• If permission is granted a contribution should be made towards the management of the trees on the boundary with the site and the Park</li> <li>• A contribution should be provided for resurfacing the alleyway and improving drainage</li> <li>• The proposed buildings will harm the vista looking out over Wood Green as you exit the park</li> <li>•</li> </ul> <p><u>Parking and highway issues</u></p> <ul style="list-style-type: none"> <li>• The proposal will increase the number of cars parked on the street</li> <li>• The proposal will increase traffic in the area</li> <li>• Negative impact on road safety</li> <li>• Will increase parking pressure at a time when the CPZ is about to be extended to the area surrounding the Alexandra Palace Station</li> <li>• Restricted access will cause issues for ambulances and fire engines</li> </ul> <p><u>The development is out of character with the surrounding area</u></p>	<p>There is existing development at the rear of this site close to the park so the proposal would not set a precedent for future development</p> <p>The Transportation Team have considered the access and circulation within the site and have no concerns with access for emergency vehicles</p> <p>There is no Development Plan basis for obligations towards the improvement and management of the park as a result of this development.</p> <p>The vista of Wood Green from the park is not a protected view however the height of the proposal would not impact on views from the park towards Wood Green.</p> <p>The impact on the proposal on parking and highway safety has been considered in paras 6.8.1 to 6.8.6</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> <li>• The building are out of character with the current buildings</li> <li>• Overbearing and over development</li> <li>• Negative impact on the character of the area which borders a Conservation Area</li> <li>• The development is too dense</li> <li>• The design in out of character with the character of the area and attractive Victorian buildings</li> <li>•</li> </ul> <p><u>Other matters</u></p> <ul style="list-style-type: none"> <li>• Loss of refuse space and waste disposal recycling area</li> <li>• Proposals will increase the risk of crime</li> </ul> <ul style="list-style-type: none"> <li>• The building works will result in disruption to disabled residents and block access</li> </ul> <ul style="list-style-type: none"> <li>• Impact on surrounding trees</li> <li>• The proposal will damage the mature oak tree at the front of the site</li> </ul> <ul style="list-style-type: none"> <li>• Risk to biodiversity and geological conservation due to contamination</li> <li>• Open space would not comply with the Mayor's Housing SPG.</li> </ul>	<p>The impact on the character of the area and the adjoining Conservation Area are addressed under headings 6.3 and 6.4 above.</p> <p>The proposal will provide waste disposal and recycling facilities  The proposal would increase surveillance across the site and to the neighbouring path which will assist in reducing potential for crime.  The impact on construction works will be a temporary impact and a Construction Management Plan is required by a condition  This is address under heading 6.7 above</p> <p>This is addressed under heading 6.10</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> <li>• The development will damage the brick boundary wall on the eastern side of the site</li> <li>• The proposal will cause drainage issues</li> <li>• Damage to the foundations of the existing building</li> <li>• The building works will disrupt the power cables which supply the existing sub-station</li> <li>• The existing garages should be repaired maintained instead</li> </ul>	<p>above</p> <p>Each property would have SPG compliant amenity space</p> <p>The proposal will ensure the protection of the existing wall</p> <p>The drainage and foundation will be address by Building Regulations</p> <p>This will be dealt with through Building Regulations</p> <p>It is considered that on balance providing additional affordable housing is of greater public benefit than repairing the existing garages.</p>





Haringey Design Panel no.  
Thursday 4<sup>th</sup> December

53  
2014

## **ATTENDANCE**

### **Panel**

Deborah Denner  
Michael Hammerson  
Phyllida Mills  
Peter Sanders

### **Observers**

(all Haringey Council unless otherwise stated)

Matthew Patterson (Acting Chair) .... Assistant Direct of Planning  
Richard Truscott (Facilitator) ..... Design Officer  
Stefan Krupski ..... Housing Investment & Sites  
Hanan Osman ..... Development Management Officer  
Cllr Sheila Peacock ..... Northumberland Park Ward

### **The following topics were considered by the Panel:**

#### **Small Infill Housing: Anderton Court, Connaught Lodge & Whitbread Close**

Nick Newman ..... ECD Architects,

Warren Myles ..... Newbuild Housing Project Manager  
Jim McKinnon ..... Strategic Development Consultant  
Ashley Turner ..... Capital Projects ..... all Haringey Council

## **Small Infill Housing: Anderton Court**

### **Project Description**

Anderton Court is a small estate of two three storey blocks of flats built in 1950s on a sloping site on Alexandra Park Road, backing to the south onto the park; to either side are 2-3 storey houses with long back gardens, but to the west separated from Anderton Court by a path into the park. The proposal is to build a row of three large townhouses (of five and six bedrooms) in place of a row of underused garages beside the park path and to add two flats to the side of the existing block to the rear. This was briefly seen at the previous panel meeting but has subsequently been significantly changed.

### **Panel Questions**

#### **Are the roof terraces the only amenity space?**

Yes this is the only private amenity space 16sq m each for two of the family houses (the third has none), but this is considered sufficient with considerable communal amenity space across the estate and Alexandra Park next door. Much of the existing estate amenity space is unused or underused and not in good condition; it is proposed that this will be improved as part of the works, benefiting all residents of the estate.

#### **Explanation and details were requested of how close to the rear of the houses gets to the high brick wall to the park path?**

The applicants showed that the ground floor (generally Living-Dining Kitchens, plus in one case a Bedroom), extended right up to an external wall against the wall, with a shallow sloping rooflight between the main rear wall of the proposed building and this wall bringing daylight in to the back of these rooms.

#### **Why are the Living Rooms on the ground floor, yet with only small windows to the front, whilst the rooms with potentially generous glazing onto the terraces are just Bedrooms, yet they also have large projecting oriel windows to the front?**

This would appear to be on the face of it the wrong way round; either the rooms with the greatest fenestration, and therefore most daylight (on the top floor) should be the Living Rooms or, preferably, the layout should be decided first (with as a preference Living Rooms on the ground floor), and then be given the most glazing and natural light; in other words, 2<sup>nd</sup> floor Bedroom windows could be made smaller, but ground floor Living Room windows should be made larger.

#### **How are the rooflights to be accessed for cleaning and repairs?**

The applicants are considering self-cleaning glass, but also access should be possible not only from either end but easily from the path to the park.

### **Panel discussion**

1. The main concern the panel had with these proposals was with the fenestration in relationship to the internal layout; the panel considered that there was a disconnect between the house internal layouts, with Living Rooms, that need the most natural light, on the ground floor and only with smaller windows, whilst the room on the top floor which could have the most natural light is only a Bedroom and also has a large projecting full height oriel window. It was strongly recommended that fenestration should be provided appropriate

to the rooms within; in particular that the Living Rooms should have large windows and Bedrooms smaller.

2. There was also significant concern at the approach and entrances to the townhouses; the lack of defensible space in front of a mean and cramped front door and lobby.
3. Panel members expressed some concern at access for cleaning the rooflights, which needs to be explained in the application.
4. The proposed private amenity space to the townhouses is substandard, but this may be acceptable, given the amount of communal amenity space on the estate and the very close proximity of and accessibility to Alexandra Park.
5. However, there needs to be some doorstep play space for young children, close to the front doors to the proposed houses, in the amenity space of the estate.
6. **Conclusions:** Overall this scheme was considered by the panel to be an acceptable in principle, but that the design should be reviewed and further refined before submission.

#### **Small Infill Housing: overall conclusions**

1. The panel observed that the architects lacked consistency and conviction in both explaining their proposals and in what had been produced; they seem to have been deflected from original concepts too readily by conflicting suggestions from interested parties, so that their unique and coherent design philosophy had become lost from the schemes.
2. It is regrettable for a major council commissioned scheme that the proposals are not amongst the better schemes to have been seen by the panel. The panel felt it was vital that they should set an exemplar standard of excellence of design that should be followed, and that the schemes seen did not do so.
3. This raises concerns amongst the Panel with the Council's procurement methods, on how architects are appointed (particularly the constraints of framework agreements) and on the reliance on Design & Build.
4. There was some concern at the loss of parking on all 3 schemes, but that this should be allayed when the planned parking surveys had been carried out and full reports were included demonstrating no impact.

## Appendix 3 Plans and images

Exiting site plan



## Existing garages



A

## Existing flats



Pathway to Alexandra Palace and Park



Location of proposed flats



Existing block of flats



View north from rear of site



Proposed site plan





3D of proposed terrace



3D of proposed rear elevation



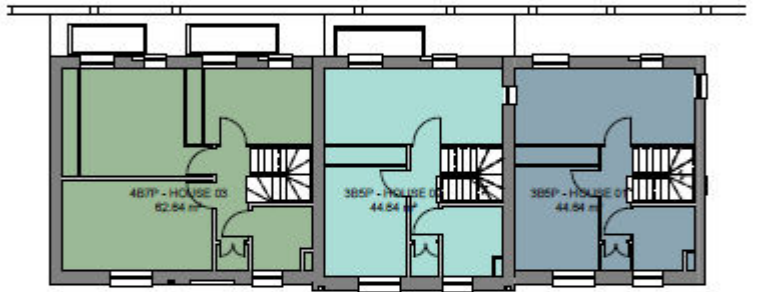
3D of proposed flats front elevation



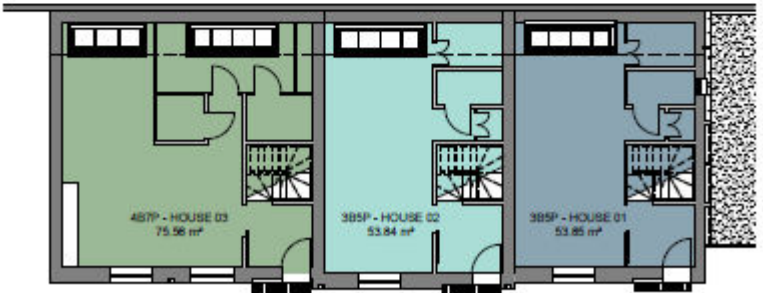
# Proposed terrace floor plans



**PROPOSED 2ndF PLAN**  
1 : 100



**PROPOSED 1stF PLAN**  
1 : 100



**PROPOSED GF PLAN**  
1 : 100



# Proposed flats floor plan

