

Appendix 4 DM Forum Notes

Meeting	:	Development Management Forum- Apex House 820 Seven Sisters Road N15 5PQ
Date	:	Wednesday 27th May 2015
Place	:	The Exam Room The College of Haringey, Enfield and North East London (CONEL) Tottenham High Road N15 4RU
Present	:	Emma Williamson(Chair), Stephen Kelly, Neill McClellan Robbie McNaugher, Tay Makoon, X attendees
Minutes by	:	Robbie McNaugher

MINUTES

Emma Williamson welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. She explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, she explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.

Presentation by Jonathan Kiddle (Grainger Plc) and Aiden Potter (John McAslan and Partners)

The proposal residential units will be for private rent and affordable rent. Grainger have developed other sites including Hornsey Road Baths and Macaulay Walk Clapham.

Apex House has been identified as a development site for the last 10 years and in July 2014 the Council Cabinet resolved to the sell the site to Grainger.

The construction would create 200 jobs and 335 indirect jobs with a post construction GVA of £9.6m and would bring £1.3 additional expenditure to the area.

Affordable housing will make up 39% of the proposal for affordable rent. Grainger Trust will own and manage these properties.

They have carried out public engagement with 150 attendees with flyers to 7,00 addresses.

The site is considered appropriate for a tall slender building. The design will retain the existing tress and provide an active frontage on to the high road. Highlighted key concerns from public consultation and key amendments. Including changes to the entrances and courtyard.

The current proposal includes local materials with different bricks proposed. The latest proposal is for a dark brick and a light brick. The building would be 22 storeys stepping down to 18 and 16 storeys.

Highlighted the Seven Sisters view and other key views both local and longer.

Described the amenity and landscaped areas and service and access arrangements. Show an artist's impression of the courtyard which would be 22 metre wide a total of 360 sq.m. Showed an artist's impression of the building at night.

Questions and Answers:

Q- How many units would be affordable?

A – JK: 52 units 33% of units and 39% of rooms, allocations would be from the Council's list but this has not been finalised.

Q- I would like to see the shadow cast up the High Road in the morning and afternoon?

A- AP: The proposal must prove there is not harm to neighbours a sun path analysis and of key public spaces will be included in the application.

Q- Define significant impacts?

A- AP: There are analysis tools and standards which allow an accurate analysis of the shadow. The shadow will be cast to the north but will be fast moving.

Q- Disagree that the proposal is slender and elegant, how can you say it improves the area why does the design suit the site?

A- AP: The site has been identified in the Council's Urban Characterisation Study as a site for a tall building on the axis of the roads. The slenderness is the relationship between height and width, in my view it is slender.

Q- The proposal involves demolishing the Council Office and relocating to the top floor of the library which is busy and important. Can't the existing office go on the ground floor of the building?

A- EW: Apex House has been identified in a property review as excess to requirements, the proposal is for some staff to go to the library. It has already been agreed that the building will be removed.

Q- the proposal cannot be considered without the related issues, the community has been turned over to private developers.

A- EW: These issues are important to the community but these wider issues are not for discussion this evening.

Q- What is in this for the people of Tottenham? The view from the east would be a slab. The proposal is not slender from that view.

A- JK; The community will benefit in terms of jobs, a market re-provision or offices. The LPA will impose obligations around local jobs and apprentices. The proposal is an opportunity for a really significant improvement to the area.

Q- Will the proposal remain as a tall building? Wards corner will look small, do you imagine it will be the only tall building in Tottenham?

A- EW: The Council has published a draft Area Action Plan and this would be the only tall building in sevens sisters. The urban characterisation study does not have other tall buildings in this area.

AP: Does not believe there will be a blanket of tall buildings in the area and believes this is an appropriate site.

Q- Affordable means 60/80% of market rent which is not affordable. Will a viability assessment be produced?

A- JK: The level of affordable rent will vary and will be discounted more on larger units.

Q- Will Tottenham people be able to afford it?

A-JK Rates will be from 50% rent for family housing they aim to provide for the 'affordable gap' between social rent and market rent.

Q- What about viability?

A- EW: If the proposal does not comply with policy then a viability report will need to be produced which will be independently assessed by valuers using industry standards. The policy is for 50% but this must be approached on a site by site basis. We can't guarantee Grainger won't come back with a lesser offer at a later stage.

Q- Greenwich are taking a stance on affordable provision will the assessor be independent?

A- EW; We are as rigorous as Greenwich and do not accept market value for the site. The viability assessment will not be fully available for 3rd parties to view.

Q- What number of jobs would be provided directly?

A- JK: Grainger are not a builder so will employ a contractor and sub-contractors

Q- CONEL apprentices deserve a chance

A- JK: Agree on apprenticeships and will ensure local employment is maximised

Q- I agree that this is a special site but disagree on the design. Can you explain what is special or distinct about this building?

A- AP: Agree that there could be more understanding of context and will continue to look for a link to the vernacular of the area. The building has a complex silhouette of shapes. We need to respond to concerns to find a unique piece of architecture.

Q- The design is for a 22 storey building, how did you run the numbers? At what scale does it make a profit?

A-JK: I expect that the submission will be 22 storeys, the land deal with the Council was agreed in a cabinet report and includes an overage clause which would provide money to the Council

Q- There is a housing crisis in London, the site is close to the tube, there is a need for homes and investment in the area to create housing. The level of affordable set by the government is a problem. I run a business and profit is not evil. The council do not build homes so the private sector has to build and they take risk and make profit. What will occupy the commercial space?

A- JK: Either the market move to Apex or it will be flexible commercial space.

Q- In respect of 'poor doors' I note there are 2 entrances?

A- AP: There will be 1 entrance off Seven Sisters Road with all others off the courtyard through a single entrance.

Q- What are the environmental standards in terms of reducing CO2, triple glazing, recycling water, electricity for lifts and the impact on climate change?

A- AP: An energy and waste strategy will be provided, it will not have triple glazing but a high level of insulation and double glazing all the measures will be set out in the planning submission

EW: The London Plan Policy 5.3 requires a 35% CO2 reduction on current Building Regulations.

Q- What is the accepted level of profit for a developer?

A- SK: 17.5 – 20% profit for viability assessments

EW: If the profit is greater than 20% then more affordable housing would be required.

Q- With regard to the proposed design, having been to Kings Cross I am disappointed by the design. This looks like the high rise flats of the 70s which are being demolished. It is not similar to other building in the area but is like a concrete tower. This is zone 3, I accept that it is not zone 1 but not zone 4 either. The design is not suitable for a landmark, I would expect more glass and a more contemporary design which will encourage regeneration.

A- AP: Modern buildings provide an opportunity to include more glass and we will explore a more contemporary design.

Q- What are you hoping to learn tonight and what research has gone into this?

A- SK: this is the 2nd part of a 1st phase of consultation

AP: An architect must draw with confidence but I admit they can be wrong and consultation is important.

Q- I am a fan of modern architecture, but this could be more ambitious, why use brick. This is an exciting opportunity.

Q- How deep will the piling go? It could go into the tube station.

A- AP: A method statement will be required.

EW: Piling works will require the approval of TfL

Q- If Wards Corner is 7 storeys why is this 22?

A- AP: I accept this as a comment.

Q- I am happy with McAslan as a designer but feel they could be more ambitious, vernacular materials on a modern building may not be correct. If the Council owns the site then there should be more affordable housing. How can the building be surplus to requirements if it is impacting on the library? Will the customer centre and library be on the top floor? I would like a sun path analysis.

Q- I think it is too large by 4 storeys, the articulation of the facade and 3 distinct elements of the facade are good but it needs more. You should look at the bricks, red & white may not be ok.

Q- Concerned about the shadow profile, what are the actual heights for each step?

End of meeting