

Pre-application briefing to Committee

DETAILS OF THE DEVELOPMENT

Reference No: [PRE/2017/0035](#)

Ward: Tottenham Hale

Address: Plot SW Hale Village Ferry Lane

Proposal: 33 storey tower with 290 flats.

Agents: WYG

Ownership: Private

Case Officer Contact: Christopher Smith

1. BACKGROUND

- 1.1. A pre-application has been received for the proposed development, and it is being reported to Planning Sub-Committee to enable Members to view it at a very early stage in the pre-application process. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee later in the year.

2. SITE AND SURROUNDINGS

- 2.1. The application site is located on the northern side of Ferry Lane within the Tottenham Hale Ward in the east of the borough. It is known as 'Plot SW' by reason of its location in the south-west corner of the Hale Village development site. The site is currently vacant, although the majority of the remainder of the Hale Village development site has now been completed.
- 2.2. To the north, north-east and east of the site are student accommodation and housing blocks of a maximum 12, 6 and 8 storeys in height respectively. The ground floor units are occupied by retail, gym, office and health care uses/facilities. Across Ferry Lane to the south is a small public open space followed by residential dwellings, whilst Tottenham Hale rail and tube station and car park are located across the railway line to the west. Also of note is the large retail park to the south-west of the site, the nearby bus station adjacent to the station, and the River Lea close by to the east.
- 2.3. The site is angular but broadly rectangular in shape and has an extant planning permission for an 18 storey residential property of 194 units.
- 2.4. The site is part of land identified as site allocation (TH8) within the Council's Tottenham Area Action Plan Development Plan Document (TAAP) pre-submission version dated January 2016. This site allocation, which also includes the remainder of the Hale Village site to the north and east, is

identified as land being suitable for a residential-led mixed-use development, with town centre uses on the ground floor.

2.5. The site is identified as having the following policy constraints or land use designations in the Local Plan Proposals Map:

- Flood Zone 2;
- Tottenham Hale Growth Area;
- Archaeological Priority Area;
- SINC – Borough Grade II;
- Ecological Corridor.

2.6. The site is also located within a GLA Housing Zone which aims to provide 1965 homes over ten years. It is located adjacent to the Tottenham Hale Town Centre.

3. PROPOSED DEVELOPMENT

3.1. Pre-application discussions are at a very early stage and only broad proposals are currently available.

3.2. The proposal for the development at pre-application stage of this vacant site to provide a 33 storey tower on a broadly triangular 'iron' shaped floor plate. The development would provide around 290 flats, with commercial space at ground floor (and possibly first/mezzanine level too).

3.3. The triangular floor plate provides benefits in terms of separating the development from the existing properties to the north and east, increasing pedestrian space as well as preventing loss of light, and avoiding the underground tube lines below.

3.4. The ground floor element of the building would be fully glazed to maximise visual permeability and natural surveillance into the surrounding streets which is currently lacking. The development would bring street life to the ground floors of the area on all sides including the Ferry Lane frontage.

3.5. The larger lower element of the building would extend over the first ten storeys with a slimmer element projecting over floors 11-32. This would facilitate a communal 'garden' amenity space at 11th floor level. The top floor would be set back to form a 'crown' with a green roof.

3.6. The development would be finished in the highest quality natural materials, with a restrained colour palette, and good quality architectural design.

3.7. No confirmation of the degree of affordable housing provision or the housing mix of the scheme is available at this point in time. Further s.106 obligations are yet to be discussed.

4. PLANNING HISTORY

- 4.1. The site has a complex planning history. However, the site in its current form (as Plot SW) received outline planning consent initially in 2007 as part of the Hale Village Masterplan proposal (HGY/2016/1177). The approval permitted an 18 storey block with retail on the ground floor of this application site and residential units and hotel use on the floors above.
- 4.2. The original approval has had its deadline extended since then, and has now been implemented, as most of the original Masterplan has been built out, with some amendments.

5. CONSULTATION

5.1. Internal/external consultation:

- 5.2. The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues.
- 5.3. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The applicant has undertaken their own consultation prior to the submission of the application as required by the NPPF and the Council's statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.
- 5.4. The consultation involved a letter drop to local properties and a presentation in a local cafe. 203 people attended over 3 days, with a 15% response rate. It is understood that almost 50% of respondents agreed that the proposals would contribute positively to the local area, with a further 24% giving a neutral position on this issue. However, a small proportion of respondents felt the building height was out of keeping with the area and would lead to overshadowing. Residents indicated a demand for restaurants, cafes, wine bars and retail space. New commercial space was seen as a positive aspect of the development.
- 5.5. Another round of public consultation is expected towards the end of February 2017 once the design proposals have been developed further.
- ### **5.6. Development Management Forum**
- 5.7. The development has not yet been presented to a Development Management Forum as it is still at very early stages of the pre-application process. A more detailed scheme will be presented at the DMF as soon as possible.
- ### **5.8. Quality Review Panel**

5.9. Again, given the very early stages of both current discussions and the 'working up' of the development, the scheme has not yet been presented to the QRP. However, it is anticipated that the development will be presented to panel members for feedback / assessment on 22nd February 2017.

6. MATERIAL PLANNING CONSIDERATIONS

6.1. The site forms part of as site allocation (TH8) within the Council's Tottenham Area Action Plan DPD Pre-Submission Version dated January 2016.

6.2. Following an initial pre-application meeting the main planning issues raised by the proposed development are:

1. *Principle of the development* – The Site Allocation Plan allows for a residential-led mixed-use development with town centre uses on the ground floor, and that is what is currently being proposed. The Extant planning permission also reinforces the acceptability of new build mix use residential led development for the site.
2. The original planning application in relation to the Hale Village Masterplan pre-application is the 2006 planning application (reference: HGY/2006/1177) that allowed for a 18 storey 'gateway' tower on this site that was mostly residential in use but with retail use on the ground floor and some element of hotel use. Members resolved to grant planning permission for that original approval in 2007. The remainder of the Hale Village development has now been constructed, in line with various applications to amend some aspects of the original permission, with the exception of this plot.
3. The site currently includes a void that drops below the level of the existing pedestrian areas that surround it.
4. *Layout, Design and Appearance* – The development would include a 33 storey tower on the western side of the site that drops to 11 storeys to form a 'sky garden' to the rear (east).

The use of the block is primarily residential (290 units) with a rectangular ground floor and mezzanine podium level forming retail and also potentially office space (1600sqm). The residential entrance is to the north.

The detailed design of the proposal is currently subject to change due to the early stages of discussions, although the predominant material currently appears to be glass with variation in the use of external or inset balconies and winter gardens, as appropriate, intended to provide visual interest.

Basement parking would be provided for the site, as well as external hard and soft landscaping.

5. *Affordable housing* – The maximum amount of affordable housing should be provided taking into account viability. No indicative figure has yet been identified.
6. *Density* – This site is considered to be in the ‘urban’ context and has a PTAL rating of 6a, thus any proposed development should seek to optimise the site whilst using the density guidance ranges of 200 to 700 habitable rooms per hectare (hr/ha) as set out in the London Plan. The proposed density has yet to be confirmed but is expected to fall within this threshold.
7. *Housing mix* – The housing mix has not yet been confirmed. However, it is estimated there would be approximately 290 residential units in a majority of 1 and 2 bedroom flats, with around 3% (8 or 9) 3 bedroom flats.
8. *Impact on residential amenity* – Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those within the residential buildings to the east (Coppermill Heights) and to the south (Ferry Lane Estate).

A daylight/sunlight BRE assessment would be required.

Overlooking is also a key consideration given the amount of glazing proposed and the siting of a private viewing platform/amenity space.

Any scheme should seek to safeguard the amenity of surrounding residents.

9. *Quality of accommodation* – Policy 3.5 of the London Plan (Minor Alteration March 2016) and Local Plan Policy SP2 require high quality residential development which meets the standards set out in The Mayor’s Housing Supplementary Planning Guidance and Haringey Housing SPD. Any forthcoming proposal must comply with these space standards.
10. *Parking and highway safety* – The site is located in an area with a public transport accessibility level (PTAL) rating of 6a indicative of very high accessibility to local public transport services. Parking provision policies would need to be adhered to unless otherwise justified. It is understood that approximately 50 parking spaces would be located in a basement area, accessed from Jarow Road. 10% of the proposed units would require disabled parking provision.
11. *Sustainability* – Sustainability and energy policies would need to be met and the number of single aspect units should be kept to an absolute minimum. BREEAM / Good Home Mark or other assessment of sustainability is expected for the development with the highest possible standard being achieved

- 6.3 These matters are to be assessed further before a full planning application is submitted and considered at the Planning Sub-Committee.
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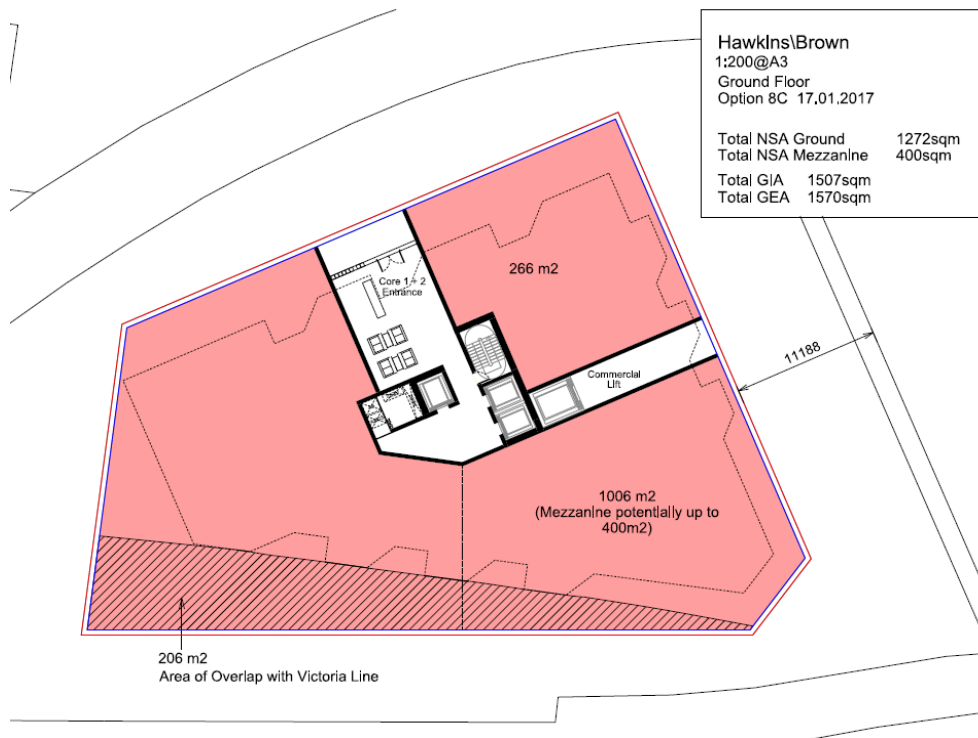
PLANS AND IMAGES

Site Plan:



General Layout:





Massing, Height and Design:



