

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2017/0046

Ward: Noel Park

Address: Iceland, Brook Road, Wood Green N22

Proposal: The proposal currently at pre-application stage is for the demolition of the existing buildings and the construction of a new block providing commercial floorspace and an NHS healthcare facility at ground floor level, and up to 166 residential units, with associated landscaping and car parking.

Agent: DP9

Ownership: Currently Council-owned

Case Officer Contact: Adam Flynn

2. BACKGROUND

2.1 The proposed development, currently at pre-application stage is being reported to Planning Sub-Committee to enable members to view it at an early stage. 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.

3. SITE AND SURROUNDS

- 3.1 The property is located on the southern corner of Brook Road and Mayes Road and contains an existing 'Iceland Foods' supermarket and the associated car parking area. The site is not located within a Conservation Area, and no buildings are listed.
- 3.2 The site is bordered by Brook Road to the north west, Mayes Road to the north east, the Clarendon Gas Works site to the south west, and a mixture of residential properties and a light industrial unit to the south east.
- 3.3 The site forms part of Site SA21 in the Site Allocations DPD, which has been through the modification stage. The proposed Site Allocation states: 'Creation of a new link between Wood Green and Clarendon Square. Mixed use redevelopment of existing buildings to create a legible streetscape along this link with employment-led mixed use development with residential.'

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the redevelopment of the site to create a mixed use development comprising 166 residential units, together with a Use Class D1 Healthcare facility and commercial floorspace at ground floor level. The scheme is proposed to be a Private Rented Sector (PRS) development, with a proportion of units to be provided as affordable via a discount on market rent in perpetuity.

5. PLANNING HISTORY

- 5.1 There is no recent planning history for the site relevant to this application.

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 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. 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 already undertaken their own consultation, and will undertake further consultation prior to the submission of the application. This is as required by the NPPF and the Council's statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.

6.3 Development Management Forum

- 6.4 The proposal will likely be presented to a Development Management Forum in March. Feedback from any Forum will be included within the written report to a forthcoming planning sub-committee.

6.5 Quality Review Panel

- 6.6 The scheme is to be presented to the Quality Review Panel on 8 March 2017. A summary of the Panel's view will be available to members at the meeting.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by the proposed development are:

1. *Principle of the development* – The redevelopment of the site to create a mixed use development comprising residential units, a healthcare facility, and commercial floorspace is acceptable in principle, and in accordance with the

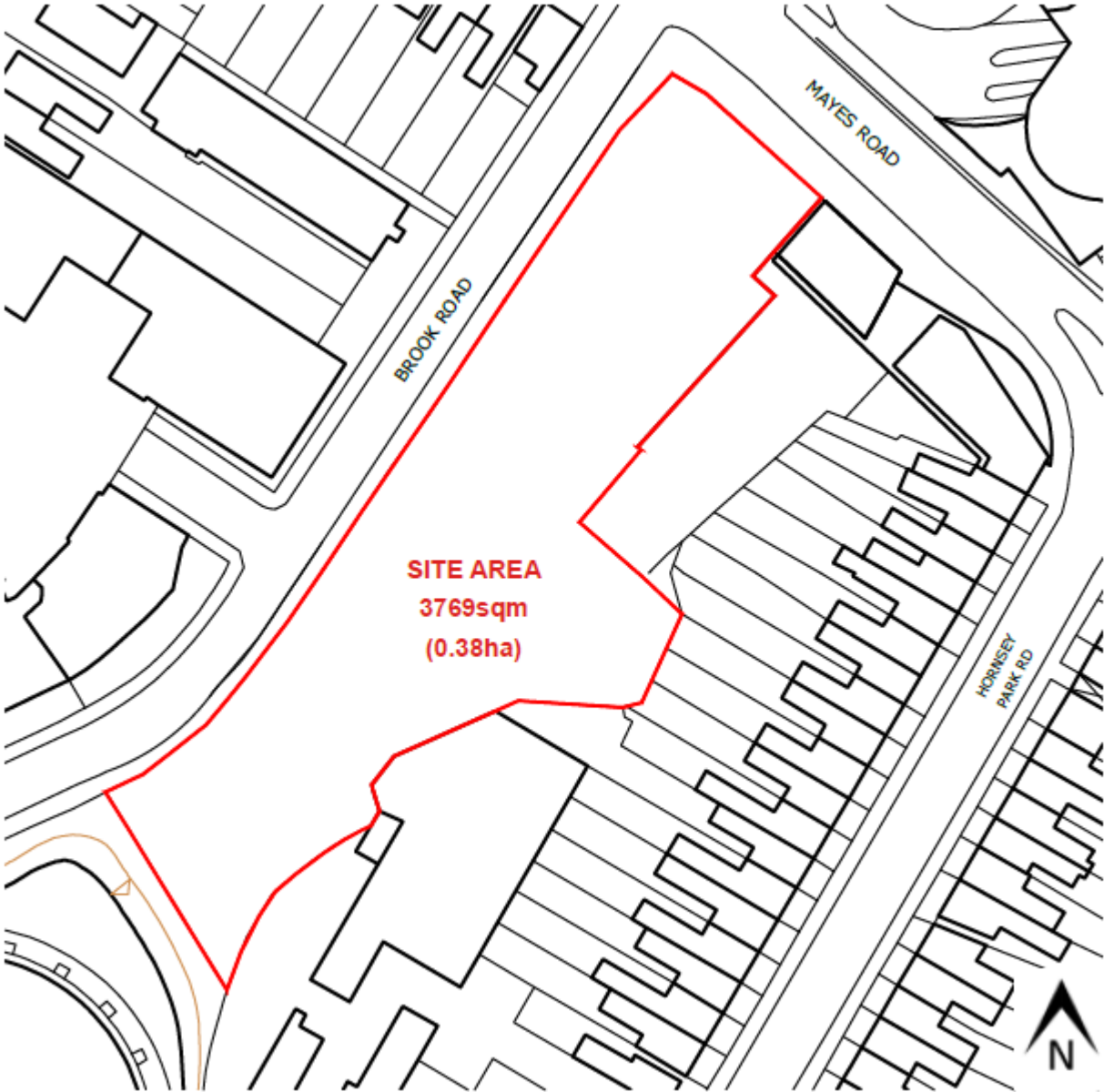
site allocation for the site. The applicant has opened discussions with the NHS, who have stated that they are interested in the site and that it would be suitable for their requirements.

2. *Design and appearance* – The general principle of the layout of the development and the block position is considered acceptable, however the overall bulk, massing and height is still being developed. Careful treatment of the street elevations is essential. The design and layout of the scheme has been evolving, but this still requires some refining prior to submission.
3. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock (current Draft Published Local Plan Amendment 40% affordable housing). However, any proposed scheme providing less than the required affordable housing must submit a viability report for assessment.
4. *Housing mix* – The mix of units appears to be weighted towards 1 and 2-bed units, with no family sized units. This is being further considered by officers, given the central location.
5. *Impact on residential amenity* – The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight / sunlight / enclosure overlooking, loss of privacy and noise levels. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site and a noise report with mitigating measures if required. Any material levels of overbearing / increased sense of enclosure and outlook issues to the rear of any residential properties backing onto the site will be examined, and avoided in order to safeguard the amenity of existing occupiers.
6. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space.
7. *Parking and highway safety* – Given the site's high PTAL, a car-free development is welcomed. The incorporation of the cycle parking into the cores of the blocks is welcomed. Cycle spaces are required at a rate of 1 per 1-bed unit and 2 per 2+-bed unit. Disabled parking would be required at a rate of 1 per wheelchair unit (10% of the units proposed). This would need to be provided on the site, as disabled bays cannot be allocated on the street. GP spaces could also be provided on the site.

8. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.
 9. *Sustainability* – The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application.
- 7.2 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site Location Plan



Indicative Site Layout



Indicative Visualisation

