

Pre-application briefing to Committee Item No.

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2019/0004

Ward: Tottenham Green

Address: 19 Bernard Road N15 4NE

Proposal: Demolition of existing buildings on the site and the erection of new buildings up to 6 storeys in height, comprising 346sqm (GIA) of commercial floorspace (use class B1a B1c and 52 residential units (Use Class C3)

Applicant: Day Dome Ltd.

Agent Alvin Ormonde INFOGRAND LTD

Ownership: Private

Case Officer Contact: James Hughes

2. BACKGROUND

- 2.1 The proposed development is being reported to Planning Sub Committee to enable members to view the proposal 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 an application will be submitted shortly and the proposal will be presented to the Planning Committee later in the year.
- 2.2 A Development Management Forum was held on 4th March.

3.0 SITE AND SURROUNDS

- 3.1 The site consists of approximately 0.18 Ha. The site includes a part 1 storey/part 2 storey building that is currently in commercial use. While somewhat dilapidated, the building contains approximately 21 smallscale commercial spaces totalling approximately 1100m² of floorspace (which excludes internal building circulations areas).
- 3.2 The surrounding area to the south and west is industrial however to the east there are 2 storey terrace of residential properties. To the north there are existing industrial unit and open space with planning permission for redevelopment for a mixed use employment and residential scheme with re-provision of the open space immediately opposite this site.

- 3.3 The site is within a Local employment area: Rangemoor/ Herbert roads and the Tottenham Hale growth area. Part of the site (excluding the open space) is subject to a site allocation in the draft Tottenham AAP: TH12 Hebert Road. For 'potential redevelopment of the sites for commercial-led mixed-use development with residential'.
- 3.4 The site has a PTAL Rating 6a (high level of public transport accessibility).

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the demolition of the existing building, the erection of 3 commercial units and 53 residential units in a part 4/part 5 and part 6 storey building with associated amenity, landscaping and cycle parking areas.

5. PLANNING HISTORY

- 5.1 HGY/2007/1517: Partial demolition of existing light industrial / warehouse building and reconstruction of new light industrial / warehouse comprising of six self contained units with a mezzanine floor structure with toilet / kitchen facilities and on site parking.
- 5.2 The site and surroundings have extensive planning history for minor alterations to the existing commercial buildings.
- 5.3 The neighbouring site, which is part of the same site allocation, has planning permission for a mixed used development approved in 2018.
- HGY/2017/3584 Demolition of existing buildings and erection of a part 1,3,4,5,6,7 storey mixed use development comprising 25 Commercial Units (B1/B2), music rehearsal space (Sui Generis), café (A3), exhibition space (Sui Generis) (commercial spaces totalling 2446.9m² gross), and 99 Residential Units (C3) including 12 apartments tethered to the commercial space, plus site access, replacement open space, landscaping, plant and other associated development

6 CONSULTATION

6.1 Internal/external consultation:

- 6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. There has been no formal neighbour notification as yet as the planning application has not yet been submitted.
- 6.3 The National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), encourages developer engagement 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.

6.4 The parameters for development on the site have been consulted on as part of the Tottenham Area Action Plan.

6.5 Development Management Forum

6.6 The proposal was presented to a Development Management Forum on 4th March 2019. A note of the forum is attached.

6.7 Quality Review Panel

6.8 The proposal was presented to a Quality Review Panel on 12 December 2018.

6.9 The QRP noted that given all of the site constraints, the proposals presented represented a good first iteration of the project in line with the policy context, and the scheme was developing in the right direction.

6.10 The panel generally supports the approach to scale, massing and architectural expression but felt there is scope for further refinement of the scheme at a detailed level, including the layout of the floorplan, the configuration of the cores, the design and access arrangements of the communal spaces, in addition to the detailed articulation of the exterior of the scheme, including the location and nature of the balconies.

6.11 The applicant has progressed the design since the initial QRP and a further review will take place before the scheme is formally presented to Members at Planning sub-committee.

7 MATERIAL PLANNING CONSIDERATIONS

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

Principle of the development –

7.2 The principle of redevelopment of the site for commercial-led mixed-use development with residential is acceptable as commercial-led mixed use development is promoted by the Tottenham Area Action Plan allocations (TH12), subject to making a positive contribution to meeting the Borough's housing and employment needs.

7.3 The site allocation (TH12) envisages the creation of an employment-led mixed-use development. The site has an indicative capacity of 2,300m² of employment space and an indicative minimum provision of 66 residential units, site-wide. The Bernard Works development adjacent (HGY/2017/3584) was approved on 9th July 2018.

This scheme encompasses the majority of the land area within the TH12 site and will bring forward 1908m² of non-residential employment-generating floorspace.

7.4 The current scheme would develop the remaining land area in the TH12 site and proposes 427m² of employment floorspace. The employment floorspace is set across three commercial units fronting Bernard Road together with 53 residential units.

7.5 The remaining employment floorspace requirement in the allocated site following the granting of the Bernard Works scheme is approximately 400m². (2300m² targeted –1900m² approved). The proposal would thus achieve the indicative capacity set out in TH12.

7.6 The 3 proposed commercial units would provide larger, purpose built floorspace, each afforded separate and direct vehicular access to the highway and external amenity space. The proposed provision is also judged to allow for increased intensity of employment by unit.

7.7 The total provision of homes in the site allocation (including the Bernard Works scheme) is above the indicative minimum, which is welcomed, subject to detailed development management matters.

Design and appearance –

7.8 As set out above the proposal has been to the Quality Review Panel and received broad support. The panel considered that the scale of the proposals is acceptable. The panel encouraged the design team to explore alternative ground floor configurations, to reduce the impact of the cores on the building frontage, and create more compact cores. The applicant has since revised the core layouts.

7.9 The panel recommended increasing the floor-to-ceiling height of the commercial units to match the height of the consented commercial accommodation to the north of the site. They also raised points about the detailed design of the elevations.

7.10

7.11 The emerging Tottenham Area Action Plan provides a number of design guidelines. Including an improved streetscape with the existing homes on Ashby Road. The proposal includes street trees and front gardens to Ashby Road in line with the Bernard Works development to the north.

7.12 Concerns were raised at the DM Forum with the scale and design of development proposed. The AAP does not set out height parameters for the site,

but development must sit comfortably within the surrounding context and potential developments on other sites. The Bernard Works permission adjacent, reaches a maximum of 8 storeys and so the current proposal would appear to be appropriate within the context of this neighbouring proposal. Again, this is subject to detailed matters (such as daylight /sunlight, design and appearance etc).

Affordable housing –

7.13 Local Plan Policy requires development to contribute to the borough target of 40% affordable housing. However, subject to viability any proposed scheme providing less than 35% affordable housing must submit a viability report for assessment (as per London Plan policy).

7.14 The applicant proposes 19 units of affordable housing, which represents 39% by habitable room. Subject to tenure details, this headline percentage of affordable housing does not require viability justification.

Quality of accommodation –

7.15 London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor's Housing SPG. All units must meet the space standards set out in these policies. The proposal commercial uses must be design to avoid noise impacts on the proposed residential units.

Housing mix –

7.16 The applicant proposes 23 x 1-bedroom units, 20 x 2-bedroom units and 10 x 3-bedroom units, across market and affordable tenures. This equates to approximately 19% family housing by habitable room.

Impact on residential amenity

7.17 The potential overshadowing effect and impact on outlook of the proposal on the existing residential dwellings on Ashby Road and Herbert Road will need to be carefully considered and supported by BRE compliant reports.

7.18 The key impacts to adjoining occupiers are considered to be daylight/sunlight issues, outlook and privacy, noise and comings and goings. Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Ashby Road. The revised design facing Ashby Road, including inset balconies to improve privacy is supported.

7.19 As noted above, the application should be accompanied by a full daylight/sunlight assessment that is in accordance with BRE criteria and considers the impacts to the

approved Bernard Works scheme and existing residential dwellings. The applicant should clearly note offset distances between proposed and existing/approved dwellings in the Design and Access Statement and undertake an assessment of inter-looking to the Bernard Works scheme where required.

Parking and highway safety

7.20 The site is located in an area with a high public transport accessibility level where development plan policies support developments with low levels of car parking provision.

7.21 The applicant proposes an “on street” parking arrangement with additional bays on Ashby Road to serve disabled residents in line with the approved scheme at Bernard Works. Space for 7 accessible bays is proposed, the number of bays provided exceeds the 10% required by London Plan Policy. This element will need to be assessed by Transport Officers.

7.22 The applicant’s submitted plans show a shared surface route north of the proposed building, intended as part of the highway alterations Bernard Works scheme to be implemented through a Traffic Management Order (TMO) removing general traffic and only permitting servicing, cycles and pedestrians. The applicant should ensure the scheme accords with the consented development to the north in transportation terms. The TMO may include the details of scheme for lockable bollards at either end of the shared surface.

Accessibility –

7.23 All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.

Sustainability –

7.24 The London Plan requires all new homes to achieve ‘Zero Carbon’. Commercial buildings must achieve BREAM ‘Excellent’. This would be expected to be outlined in an Energy Strategy to be submitted with any application.

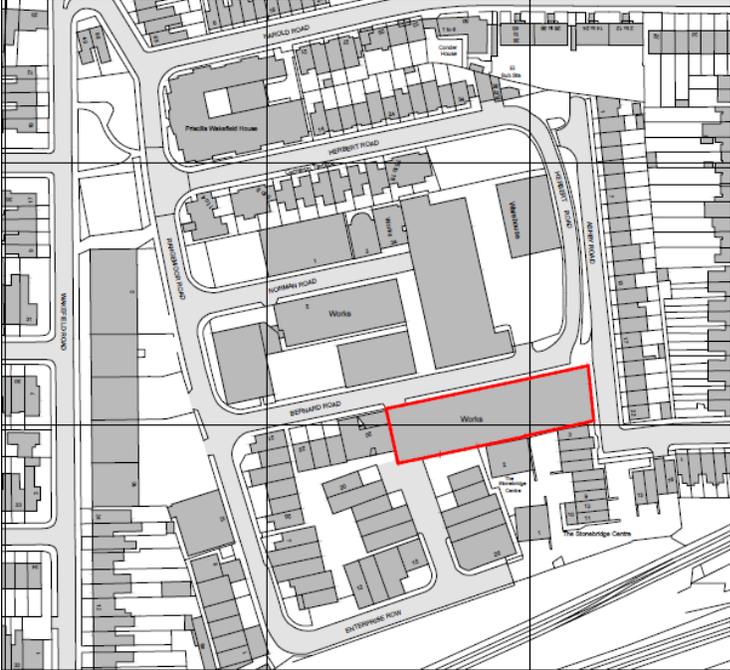
7.25 The AAP guidelines identify the potential for the site to be part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

7.26 Discussions are ongoing with the Council’s Carbon Management Team to ensure compliance with the London Plan Policy and potential provision of a decentralised energy hub.

7.27 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site location



Aerial View



Current site



Site in context of Bernard Works Approved Development

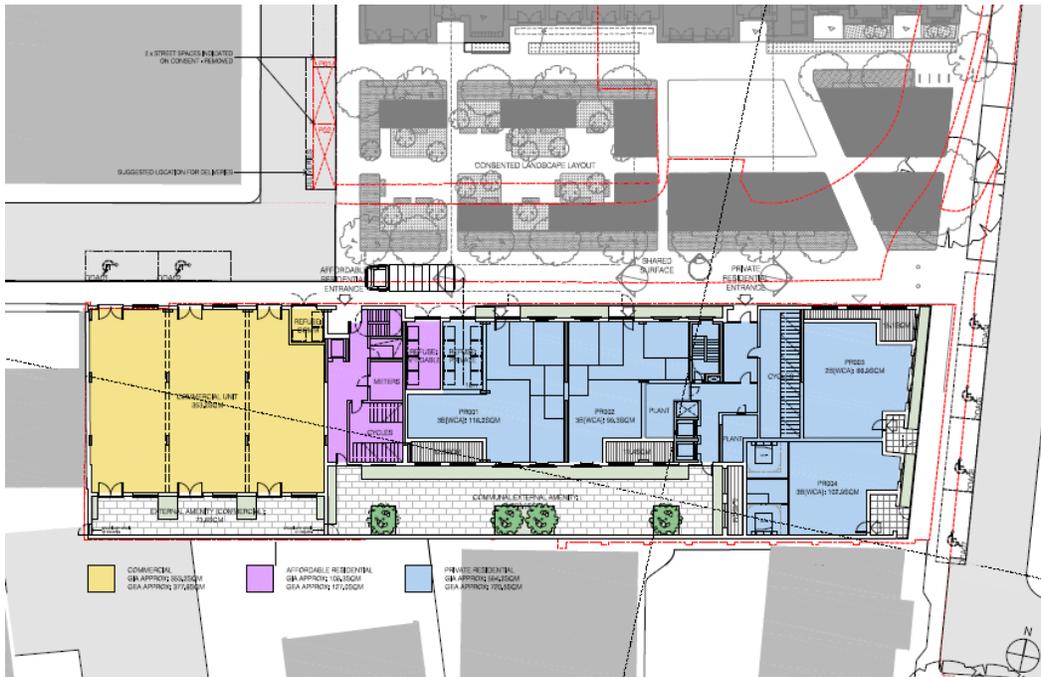


Consented mixed use scheme Bernard Works

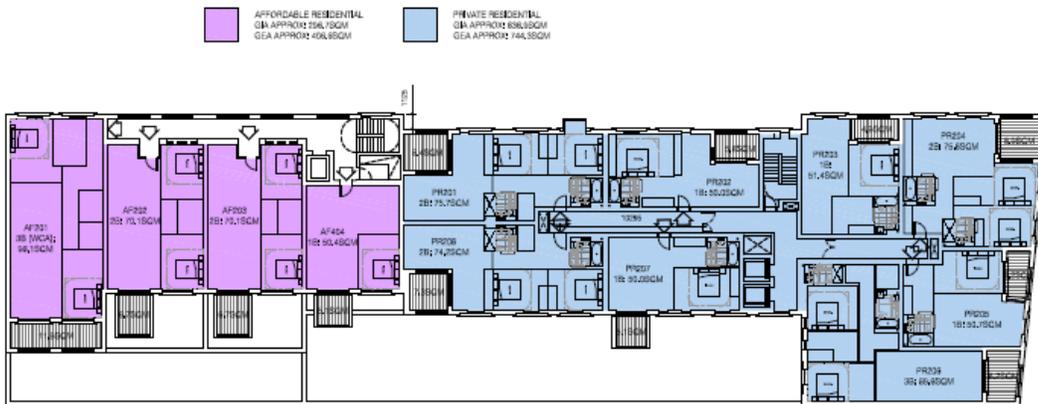


- Bernard Works site
- Site boundary

Ground floor plan



Upper floor plans



3D visual

