

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/1979

**Ward:** St. Ann's

**Date received:** 02/10/2008

**Last amended date:** N / A

**Drawing number of plans:** 0824/LL/103 Rev A, 0824/LL/104, 0824/LL/105 & 0824/LSe/401.

**Address:** Edgecot Grove, N15

**Proposal:** Development of new multi use games area, boundary railways, planting comprising of 4 meter high weld mesh fencing, basket ball and football units

**Existing Use:** Residential

**Proposed Use:** Residential

**Applicant:** Mr Jeremy Shapiro, Haringey Council

**Ownership:** Public

**PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer contact:** Jeffrey Holt

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The subject site consists of an existing car park and garden area in the eastern corner of the Edgecot Grove Estate, Edgecot Grove N15. The estate consists of four blocks of flats arranged in a square forming a central courtyard area. A fifth block is located to the south towards Culvert Road. Surrounding development is characterised by smaller Local Authority development and private terraced houses.

## **PLANNING HISTORY**

The site was originally occupied by storage buildings then developed into Local Authority flats in the late 1960s. Since then only small superficial changes have been made to the complex. Full planning history since original construction is listed below.

HGY/1995/1183 - Erection of 1.8m high railings. (Council Own Development) – GRANTED

HGY/1994/0895 - Erection of single storey concierge unit and enclosure of stairwells – GRANTED

HGY/1993/0682 - Conversion of ground floor store, boiler house and caretakers facilities into 1 x 3 bedroom disabled persons flat, 3 x 2 bedroom flats, improved caretakers facilities and two external refuse chutes – GRANTED

OLD/1966/0194 - Erection of 160 flats, 4 shops, boiler room and service rooms, 108 covered car park for cars and 68 open parking for cars – GRANTED

## **DETAILS OF PROPOSAL**

Permission is sought for the redevelopment of existing parking area into new multi use games area (MUGA) with basketball and football units. The MUGA is 26.5m long and 12.9m wide and is enclosed by a 4m high weld mesh fence with inward cranked top. Around this fence is a 0.8m high brick wall and a second 2.1m high fence. Access to the MUGA is possible only from within the Edgecot Grove complex. Planting is proposed along the Braemar road frontage and around a proposed disabled ramp. One existing tree is to be removed and a new tree is proposed in the existing landscaped area north of the MUGA. Four new floodlights between 6m and 8m high are proposed on the edges of the MUGA.

## **CONSULTATION**

Ward Councillors

Local Residents:

1-168 (c) Edgecot Grove N15

47-51 (o) Braemar Road, N15

66-70 (e) Braemar Road, N15

Transportation Group

## RESPONSES

3 objections from local residents expressing the following concerns:

- Increased noise
- Light disturbance from floodlights
- Attraction of young people in the area will compromise security
- Lack of toilets – public urination is an existing problem
- There are adequate facilities elsewhere
- Restricting access to Edgecot Grove residents only is not realistic
- Loss of a tree and associated bird habitat
- Loss of parking
- Insufficient consultation
- Leaseholders should not be forced to pay for part of the development

### Transportation

Although this site is in an area with low public transport accessibility level and outside a controlled parking zone, it has not been identified within the UDP as a location experiencing parking problems. In addition, except for the occasional use by the adjoining Seven Sisters Primary School pupils, this facility will be predominantly for the enjoyment of the residents of this development. We have subsequently considered that this development proposal would not generate any traffic or indeed car parking demand. However, we would ask the applicant to seek areas within the site where some of the 14 car parking spaces proposed to be lost, including the existing disabled parking, can be relocated, in order to minimise the car parking impact of this development proposal. Moreover, while the frequency of the use of the sports ground by the adjacent school is unknown at present, we would ask that a clear-cut pedestrian walkway (2metres-wide), which shall be taken from the southwestern periphery of the site, next to Oulton Road and running along the western and northern perimeter of the site, to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area. Furthermore, we have noted that pedestrians would benefit from the proposed reinstatement and enhancement of the footway section abutting the eastern end of the site on Braemar Road.

Consequently, the highway and transportation authority would not object to this application subject to the conditions that the applicant:

1. submits a scheme for the construction of a 2metres-wide footway running along the western and northern perimeter of the site, delineated by appropriate paving materials and/or bollards to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area

Reason: To minimise conflict between pedestrians and vehicles along the site's access.

2. submits a scheme for the re-organisation of the existing car park, which

shall include the relocation of the disabled parking and some of the 14 car parking spaces anticipated to be lost

Reason: To minimise the car parking impact of this development at this location.

3. reinstates and upgrades the footway section abutting the eastern side of the play area on Braemar Road, including the area surrounding the redundant vehicle crossover.

Reason: To improve the conditions for pedestrians at this location.

Informative

The proposed development requires a redundant crossover to be removed and the affected footway section reinstated and upgraded. The necessary works will be carried out by the Council at the applicant's expense, once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

## **RELEVANT PLANNING POLICY**

### **National Policy**

#### **PPG17: Sport and Recreation**

This PPG describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space which has recreational value. It recognises the importance of quality open space, sports and recreation facilities in supporting social inclusion, community cohesion and health and wellbeing.

#### **The London Plan**

The London Plan, adopted in February 2004 and updated in February 2008, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It contains key policies covering housing, transport, design and sustainability in the capital.

#### **Unitary Development Plan 2006**

The Council's Unitary Development Plan was adopted by the council in July 2006 following its Public Enquiry and modifications procedures. It incorporates relevant national policy guidance and complies with the London Plan. The principles which are relevant to this case are set out below.

## **POLICY UD3: GENERAL PRINCIPLES**

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

#### **POLICY UD4: QUALITY DESIGN**

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

#### **POLICY ENV7: AIR, WATER AND LIGHT POLLUTION**

Pollution can come from a range of uses, such as industrial processes, transport, construction, foul and surface water misconnections and energy consumption. Inappropriate lighting can cause light pollution to habitable rooms nearby and/or can contribute to light pollution of the night sky.

#### **POLICY CW1: NEW COMMUNITY/HEALTH FACILITIES**

This policy seeks the provision of new community facilities to meet growing demand provided that they are appropriate to the location, meet a local need, are flexible in use where possible and can be reached by sustainable means.

#### Supplementary Planning Guidance

SPG1a	Design Guidance
SPG5	Safety by Design
SPG8e	Light Pollution

#### **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues relating to this proposal are:

1. Impact on neighbouring properties
2. Security
3. Appearance
4. Transport and Access
5. Need for new facilities

### Impact on neighbouring properties

Policy UD3 requires development proposals have no significant adverse impacts on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

#### *Noise*

The proposed MUGA is located in the eastern corner of Edgecot Grove Estate, occupying an area which consists mostly of carparking. It is sited in a corner formed by two side walls of two blocks of flats. In this way, the parts of the estate which are directly adjacent to the MUGA are two side walls and a stairwell. Consequently, there are no windows which would face directly onto the MUGA, reducing the potential for noise disturbance. On the northern edge there is a small row of terrace houses which are near to the development. The principal elevation of these houses is to the east onto Braemar Road away from the MUGA. In addition, the courts will be closed each night at 2130 hours to minimise disturbance during unsociable hours. Also, the weldmesh fencing has been designed with rubber insulation between the fence and fence post to reduce noise when a ball hits. Consequently, it is considered that the scheme would not harm the residential amenities of nearby properties through noise disturbance.

#### *Light*

Four floodlights between 6m and 8m high are proposed. No windows on the estate and only one window on a nearby house on Braemar Road will face the MUGA so there will be little potential for light intrusion. Although few details regarding the lights have been submitted, the applicant has stated that the lights will operate on a timer switch and will turn off every night at 2130.

The principle of floodlights is acceptable provided that adequate measures are taken to minimise light spillage. A suitably worded condition will be applied requiring the submission of specific details for these lights.

### Security

The proposed MUGA will be completely fenced in. Main access will be via the existing stairwell to Edgecot Grove Estate and secondary pedestrian access will be via the car park. The stairwell can be accessed by residents of the estate only and access to the secondary pedestrian is controlled by a key fob system similar to that used on the rest of the estate. Each night the MUGA will be closed at 2130 hours.

In addition, the Crime Prevention Design Adviser for Haringey Borough Police has stated that by blocking off entry from Braemar Road the MUGA will reduce the number of access points to the estate and improve overall security.

On balance, sufficient measures have been taken to ensure that the proposed MUGA is secure and would not prejudice the security of the estate or other nearby residents.

### Appearance

The MUGA consists of a games court measuring 26.5m by 12.9m arranged parallel to Braemar Road. Around the court is a 4m high green weldmesh fence, another 2.1m high fence encloses an outer paved area which allow access to the MUGA via the stairwell and carpark only. A 1.6m wide landscaped strip is proposed along Braemar Road and around the entrance to the MUGA. In addition, 4 floodlights are proposed around the court.

The MUGA is proposed on land which is currently occupied by car parking and a small landscaped area with a mature tree. Currently, the frontage onto Braemar Road consists of a wide vehicle crossover blocked by bollards, which is used for emergency access only. Apart from the landscaped area and existing tree, this site has no particular aesthetic appeal. In particular, the wide crossover with bollards is a poor boundary treatment which does inadequately separates the estate from the public realm on Braemar Road.

The proposal, by removing the crossover and placing a raised landscape strip along Braemar Road will create a legible edge to the grounds of the estate. The brickwork for the retaining wall to this landscape strip and the rest of the MUGA will match that present on the estate. Similarly, the proposed weldmesh fence will be painted green to minimise its visual impact and to match the existing metal work used for railings and fencing elsewhere on Edgecot Grove.

### *Trees*

An existing landscaped area and mature tree will be removed as part of the proposal. All other trees will be retained and protected during construction. A replacement specimen will be planted in the existing landscaped area to the north of the court and a new landscape strip will be placed along Braemar Road. It is considered that the loss of the tree and landscaped area is adequately compensated for and that the new landscaping to Braemar Road will result in a greater green presence on the streetscene.

### Transport and Access

Policy UD3 requires development proposals to not have a significant impact on public and private transport networks, including highways or traffic conditions.

Although this site is in an area with low public transport accessibility level and outside a controlled parking zone, it has not been identified within the UDP as a location experiencing parking problems. In addition, except for the occasional use by the adjoining Seven Sisters Primary School pupils, this facility will be predominantly for the enjoyment of the residents of this development. It is subsequently considered that this development proposal would not generate any traffic or indeed car parking demand.

However, the Council's Transportation Officer has recommended that the following works be undertaken to manage the traffic impacts of the development. First, the car park area should be reorganised to recover some of the 14 spaces lost, including the existing disabled parking. Second, although the frequency of the use of the MUGA by Seven Sisters School is unknown, a clear cut pedestrian walkway at least 2m wide shall be taken from southwestern periphery of the site, next to Oulton Road and along the western and northern perimeter of the site, to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area. Third, the footway on Braemar Road should be reinstated and enhanced for the benefit of pedestrians.

### Need for new facilities

National Planning Policy Guidance 17 the importance of quality open space, sports and recreation facilities in supporting social inclusion, community cohesion and health and wellbeing. In addition, Policy CW1 seeks the provision of new community facilities to meet growing demand provided that they are appropriate to the location, meet a local need, are flexible in use where possible and can be reached by sustainable means.

Current recreation facilities on Edgecot Grove consist of a playground for small children in the central grassed area of the estate but there are few facilities for older children. The majority of Edgecot Grove residents are in favour of adding a MUGA to the estate. A door-to-door survey conducted by the applicant found that 83% of those aged over 16 were in favour of a MUGA and 80% supported the proposed site.

By providing a quality sporting facility within easy access to Edgecot Grove Residents the MUGA will meet a local need for recreation facilities suitable for teenagers. Also, there is potential to allow nearby Seven Sisters Primary School to share the facilities subject to an agreement between the school, Homes for Haringey and Edgecot Grove Residents' Association. On balance, the proposal is considered to provide a local community benefit in an appropriate location.

## **SUMMARY AND CONCLUSION**

The proposal comprises the erection of a Multi-use games area (MUGA) at Edgecot Grove Estate adjacent to Braemar Road. The main issues relating to this scheme are the impact on the neighbouring properties, security, appearance, transport and access, and the need for new facilities.



It is considered that the scheme is in a location which minimises the impact of noise and the potential for light spillage. It is securely designed and makes a positive contribution to the visual amenity of Braemar Road. Subject to conditions, it would not generate additional traffic or significant parking demand. The scheme will provide a recreation facility which will meet a local need and to the benefit Edgocot Grove residents. The proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', ENV7 'Air, Water and Light Pollution' and CW1 'New Community/Health Facilities' of the Unitary Development Plan 2006 and approval is recommended subject to conditions.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2008/1979

Applicant's drawing No.(s) 0824/LL/103 Rev A, 0824/LL/104, 0824/LL/105 & 0824/LSe/401.

Subject to the following condition(s)

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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

4. Notwithstanding the description of flood lighting in the application, no development shall be commenced until precise details of the flood lighting to be used in connection with development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: To ensure that the lighting scheme will not cause a light nuisance to adjoining residents.

5. The courts shall not be used between the hours of 2130 and 0800 the following day. The gates to the court shall remain locked during this period.

Reason: In order to protect nearby residents from noise disturbance.

6. That the applicant submits a scheme for the construction of a 2 metres-wide footway running along the western and northern perimeter of the site, delineated by appropriate paving materials and/or bollards to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area.

Reason: To minimise conflict between pedestrians and vehicles along the site's access.

7. That the applicant submits a scheme for the re-organisation of the existing car park, which shall include the relocation of the disabled parking and some of the 14 car parking spaces anticipated to be lost

Reason: To minimise the car parking impact of this development at this location.

8. That the applicant reinstates and upgrades the footway section abutting the eastern side of the play area on Braemar Road, including the area surrounding the redundant vehicle crossover.

Reason: To improve the conditions for pedestrians at this location.

9. The trunks of those trees to be retained shall be protected by two layers of chestnut paling or hessian sacking.

Reason: In order to ensure the safety of tree trunks during constructional works.

INFORMATIVE: The proposed development requires a redundant crossover to be removed and the affected footway section reinstated and upgraded. The necessary works will be carried out by the Council at the applicant's expense, once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

## REASONS FOR APPROVAL

The proposed scheme is in a location which minimises the impact of noise and the potential for light spillage. It is securely designed and makes a positive contribution to the visual amenity of Braemar Road. Subject to conditions, it would not generate additional traffic or significant parking demand. The scheme will provide a recreation facility which will meet a local need and to the benefit Edgecot Grove residents. The proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', ENV7 'Air, Water and Light Pollution' and CW1 'New Community / Health Facilities' of the Unitary Development Plan 2006.