

## **Pre-Application Briefing to Committee**

### **1. DETAILS OF THE DEVELOPMENT**

**Reference No:** PPA/2020/0006

**Ward:** Tottenham Hale

**Address:** Former Caxton Road PFS at 76-84 Mayes Road, Wood Green, N22 6TE

**Proposal:** Redevelopment of the vacant site for a mixed use development comprising 75 residential units (Use Class C3) and 1015sqm of commercial floor space

**Applicant:** Aitch Group

**Agent:** DP9

**Ownership:** Private

**Case Officer Contact:** Tobias Finlayson

### **2. BACKGROUND**

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, would be presented to the Planning Sub-Committee in summer 2020. The applicant has engaged in pre-application discussions with Council Planning Officers.

### **3. SITE AND SURROUNDINGS**

- 3.1. The site is located at the north eastern corner of Mayes Road (to the south) and Caxton Road (to the west). To the north and east, the site is bounded and constrained by the vehicle ramp serving the Wood Green mall car parking. The site is currently vacant with the petrol filling station (last use on site) having been removed several years ago.
- 3.2. The site is neither listed nor within a conservation area. However, it is within the southernmost part of the Wood Green Library Site Allocation (SA11), the Wood Green Metropolitan Centre and the Wood Green Growth Area. Although a relatively small part of the overall site allocation, the proposed scheme gives consideration to both the Council's future ambitions as well as how a wider masterplan for the site allocation would still be achievable.

#### **4. PROPOSED DEVELOPMENT**

- 4.1. The proposal is for redevelopment of the vacant site for a mixed use development comprising 75 residential units (Use Class C3) (37% affordable housing) and 1015sqm of commercial floor space ranging in height from 4 to 9 storeys.

#### **5. PLANNING HISTORY**

- 5.1. The site has no relevant planning history.

#### **6. CONSULTATIONS**

##### **Public Consultation**

- 6.1. This scheme is currently at pre-application stage and therefore no formal consultation has yet been undertaken by the Local Planning Authority.

##### **Applicant's Consultation**

- 6.2. The applicant has been advised of the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI), which set 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.
- 6.3. The applicant held a public exhibition on 24 February 2020 and any feedback/comments resulting from the applicant's own consultation will be included within the forthcoming planning application.

##### **Development Management Forum**

- 6.4. The proposal was presented to a Development Management Forum on 19 February. Should a formal planning application be submitted, feedback from the Forum will be included within the written report to a forthcoming Planning Subcommittee.

##### **Quality Review Panel**

- 6.5. The proposal has been reviewed twice by the Quality Review Panel (QRP), the first on 4 December 2019 and the second on 12 March 2020. The most recent QRP report is attached at **Appendix 1**. The summary of the QRP views is:

*The Quality Review Panel feels that the design team has addressed many of its comments from the previous review in December 2019 and that, subject to some further small refinements, the scheme now promises high quality development.*

*The panel supports the approach taken to the massing and distribution of accommodation and uses, and welcomes inclusion of deck access to improve the quality and liveability of residential units. While the general approach is supported, the panel feels that scope for further refinement remains within the architectural expression of the proposals, and within the design of the main residential entrance onto Caxton Road.*

## **7. MATERIAL PLANNING CONSIDERATIONS**

- 7.1. The Council's initial views on the development proposals are outlined below:

### *Principle of Development*

- 7.2. The proposed development would be acceptable in principle as it would bring a long-standing vacant site back into use, providing additional housing stock along with appropriate commercial uses in accordance with the site allocation (SA11: Wood Green Library). Furthermore, in accordance with the site allocation's site requirements and development guidelines, the proposal gives consideration to the surrounding sites and their further development potential as well as recognising the site's importance in helping to provide/maintain a future link from the High Road into the Haringey Heartlands area.

### *Design and Appearance*

- 7.3. The design is still being refined however, officers are broadly supportive of the approach taken. The QRP are also supportive. Although subject to officers assessing neighbouring amenity in terms of daylight/sunlight etc, the proposed height, bulk and massing of the scheme as currently presented is broadly acceptable and appropriate to the site and its surroundings, particularly when considered in conjunction with the aims and objectives of the site allocation.

### *Density, Residential Mix and Quality*

- 7.4. The site is 0.2 hectares, 75 units are proposed which equates to 213 habitable rooms proposed. Therefore, the density of the proposed development is 1,065 habitable rooms per hectare and 375 units per hectare. As the site is located within the "central" context and has a PTAL rating of 5, it falls with the current London Plan density range of between 650-1100 habitable rooms per hectare (hr/ha) and 2.7-3.0 habitable rooms per hectare (hr/unit).

- 7.5. It is noted that the London Plan density matrix is not taken forward in the new draft London Plan, which instead takes a design led approach to site optimisation. The scheme's density is appropriate in either policy context.
- 7.6. The proposed development at present includes provision of 75 new homes, with a mix of 30% 1 bedroom, 55% 2 bedroom and 15% 3 bedroom. This proposed mix is considered appropriate for a town centre location with a good PTAL (5).
- 7.7. All units will be dual aspect, meet the space requirements of the Mayor's Housing SPG and have individual access to balconies and communal terraces. Whilst the exact child yield is not yet known, the applicant has advised that they will be looking to provide dedicated child playspace on site.

#### *Affordable Housing and Workspace*

- 7.8. The scheme is proposing to provide approximately 37% affordable housing on site, with a tenure split of 72% social rented and 28% shared ownership. The level of affordable housing and split is welcomed.
- 7.9. The scheme has been designed to provide double-height affordable workspace to the eastern side of the development at ground/first floor, fronting to the new 'yard'.

#### *Impacts on Amenity of Surrounding Residents*

- 7.10. The mall borders the site to the east and the Islamic Community Centre to the north. The nearest residential properties are opposite the site to the west on Caxton Road and to the south/south west on Mayes Road. The applicant has advised initial daylight/sunlight testing indicates that the proposed scheme would meet the BRE Guidelines. Any forthcoming planning application will include a full daylight/sunlight report which will be fully reviewed as part of the planning application assessment process.

#### *Transportation and Parking*

- 7.11. The proposed development would be car free, which is acceptable as the site has good public transport connections (PTAL 5). To maintain the rear 'yard' and therefore the site's potential to provide a link from the High Road to the Haringey Heartlands area, no on-site 'blue badge' or delivery and servicing spaces are proposed on site. Instead, it is intended that these be accommodated on street and initial parking surveys indicate that there is sufficient space for 'blue badge' provision on street and within appropriate proximity. The projected demand for delivery and servicing provision (DSP) also indicates that this can be accommodated on street. These matters will be detailed further within the Transport Statement required to be submitted with any forthcoming planning application.

#### *Landscaping*

- 7.12. The proposal will increase the number of trees on site and on the adjoining footpath. Indicative designs show four trees being planted in the 'yard' to the rear adjoining the Mall and also two trees along Caxton Road. In addition, the scheme proposes extensive greening and landscaping of the communal terrace areas. The proposed development also seeks to greatly improve the adjoining footway and this would be achieved by way of a financial contributions secured by s278 agreement.

### *Sustainability*

- 7.13. The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations on-site and to offset any remaining carbon through a carbon offsetting contribution. The applicant is current working with officers on ensuring this target is met if not exceeded, ideally on-site. It is also expected that the proposed development be able to connect to the Wood Green District Energy Network (DEN). These matters will be detailed further within the Energy Strategy required to be submitted with any forthcoming planning application.

**Appendix 1: Plans and Images**

Location Plan



Proposed Block Plan (ground floor with landscaping)





Sketch view looking north east





## Appendix 2: Quality Review Panel Report

**CONFIDENTIAL**



### **Haringey Quality Review Panel**

Report of Chair's Review Meeting: Caxton Road

Wednesday 12 February 2020

Unit D, 199 Eade Road, Harringay Warehouse District, London N4 1DN

#### **Panel**

Peter Studdert (chair)

Hari Phillips

#### **Attendees**

Richard Truscott	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

#### **Apologies / report copied to**

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Rodney Keg	London Borough of Haringey
John McRory	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey

#### **Confidentiality**

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

**1. Project name and site address**

Caxton Road, Wood Green, London N22 6TN

**2. Presenting team**

Luke Cadman	Aitch Group
Craig Sheach	PRP LLP
Yiling Wang	PRP LLP

**3. Aims of the Quality Review Panel meeting**

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and, in addition, may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

**4. Planning authority briefing**

The site is located at the north eastern corner of Mayes Road (to the south) and Caxton Road (to the west). To the north and east, the site is bounded and constrained by the vehicle ramp serving the Wood Green Mall car parking. The site is currently vacant; a petrol filling station (last use on site) was removed several years ago.

The site is neither listed nor within a conservation area. However, it is within the southernmost part of the Wood Green Library site allocation (SA11), the Wood Green Metropolitan Centre and the Wood Green Growth Area. Although a relatively small part of the overall site allocation, the proposed scheme takes into account both the Council's future ambitions as well as how a wider masterplan for the site allocation would still be achievable. In terms of parking, the site is PTAL 5 and therefore, aside from the requirement to provide 10 per cent Blue Badge spaces on site, development with limited or no on-site car parking will be supported.

The current proposal is for redevelopment of the vacant site to provide a residential led mixed use development comprising approximately 75 C3 units and 1,000sqm of commercial floor space within a varied block form of a maximum nine storeys.

Subject to meeting other material planning considerations, officers generally support the approach to redevelopment of the site to create a mixed use development, while not prejudicing the wider aims and objectives of the site allocation. However, officers highlight the need for development heights on parts of the site directly opposite the residential buildings on Caxton and Mayes Roads to respect their residential amenity.



## 5. Quality Review Panel's views

### *Summary*

The Quality Review Panel feels that the design team has addressed many of its comments from the previous review in December 2019 and that, subject to some further small refinements, the scheme now promises high quality development.

The panel supports the approach taken to the massing and distribution of accommodation and uses, and welcomes inclusion of deck access to improve the quality and liveability of residential units. While the general approach is supported, the panel feels that scope for further refinement remains within the architectural expression of the proposals, and within the design of the main residential entrance onto Caxton Road. Further details of the panel's views are provided below.

### *Massing and development density*

- The panel welcomes the adjustments to the distribution of the massing, and considers that locating the tallest element to mark the termination of the view down Brook Road is appropriate.
- It also supports the approach to visually break up the mass into simpler elements, and feels that this is particularly successful at the frontages onto Caxton Road and Mayes Road.
- Creating a more uniform scale for the development fronting onto Caxton Road, as currently proposed, helps to establish a positive relationship to the existing houses opposite.

### *Place-making*

- The panel welcomes the wider masterplan, outlined to provide the immediate context of this development, in order to anticipate some of the future possibilities. It feels that the proposed scheme is a sensible and pragmatic response. Future links into the market hall and north east towards the library and the centre of Wood Green would be very desirable.
- It supports the clarity of the nature and roles of Caxton Road and Caxton Mews / New Road. The makers' space in the yard area seems well considered.

### *Layout of residential accommodation*

- The panel commends the design team's work to minimise single aspect residential units.
- It also supports inclusion of generous deck access circulation, and considers that pulling the deck away from critical windows as proposed could



significantly mitigate privacy issues. The deck is also likely to have amenity value as a space to watch over children playing in the courtyard below. This could be accommodated in the detailed design of the deck.

- The panel would encourage further work to unify the existing residential entrances by bringing the external stair inside, within the lobby area. This would create a single entrance, which could be very generous and glazed to allow light inside and views through - and up the stairs - to the landscaped courtyard beyond.

#### *Architectural expression*

- The panel supports the simpler approach to the architectural expression and the articulation of the different block-forms within the proposals.
- It welcomes the use of a lighter brick within the courtyard area. However, it would encourage the design team to wrap the edge of the outer façade of darker brick round into the courtyard, rather than the lighter brick wrapping onto the outer façade, as currently proposed.
- A more generous glazed residential entrance onto Caxton Road would be encouraged, as suggested above.
- The panel asks whether a more muted colour scheme should be used for balconies and window frames rather than black, which would result in quite a stark contrast.
- In addition, the detailed design of the parapets and balconies could strike a better balance between achieving openness on the one hand and privacy and screening on the other.
- Further consideration of how the relationship between the residential entrance on Caxton Road and deck access circulation above might be perceived would also be welcomed, in order to resolve any visually awkward juxtaposition in the elevation.
- The quality of materials and construction, for example the bricks used, and the detailed design of the deck access, will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.

#### *Next steps*

The Quality Review Panel supports the proposals for development at Caxton Road, subject to some minor adjustments and refinements as outlined above.

**Appendix: Harrogate Development Management DPD**

**Policy DM1: Delivering high quality design**

**Harrogate Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
  - b Make a positive contribution to a place, improving the character and quality of an area;
  - c Confidently address feedback from local consultation;
  - d Demonstrate how the quality of the development will be secured when it is built; and
  - e Are inclusive and incorporate sustainable design and construction principles.

**Design Standards**

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
  - b Form, scale & massing prevailing around the site;
  - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
  - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
  - e Rhythm of any neighbouring or local regular plot and building widths;
  - f Active, lively frontages to the public realm; and
  - g Distinctive local architectural styles, detailing and materials.

