

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

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

**Reference No:** PPA/2020/0024

**Ward:** Noel Park Ward

**Address:** West Indian Cultural Centre (to now be known as African Caribbean Cultural Centre) site, Clarendon Road off Hornsey Park Road, N8 0DD

**Proposal:** Demolition of the three existing buildings and construction of a part 12/14 and part 6/8/10 storey building incorporating a two storey base to provide a new cultural centre, co-workspace, gym and cafe, 85 residential units and 140 co-living units, with access, public realm improvements and landscaping and car and cycle parking.

**Applicant:** Paul Simon Homes

**Agent:** Frances Young, DLP Planning Ltd

**Ownership:** Public (Council) and 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 2021. The applicant has engaged in pre-application discussions with Council Planning Officers as well as presenting the scheme to the Quality Review Panel (QRP) on two occasions.

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

- 3.1. The site is located to the south west of Clarendon Road and north of Turnpike Lane. Shaped like an inverted, upside down letter L, the site wraps around the northern and eastern flanks of the Westpoint Apartments (1-69 Turnpike Lane).
- 3.2. The site is neither listed nor within a conservation area. However, the site is within the southernmost part of the Clarendon Road South Site Allocation (SA23) and the emerging draft Wood Green Area Action Plan Site Allocation (WGSA27).

### **4. PROPOSED DEVELOPMENT**

- 4.1. The proposal is for demolition of the three existing buildings and construction of a part 12/14 and part 6/8/10 storey building incorporating a two storey base to provide a new cultural centre, co-workspace, gym and cafe, 85 residential units and 140 co-living units, with access, public realm improvements and landscaping and car and cycle parking.

## **5. PLANNING HISTORY**

### **30-36 Clarendon Road (Jessica buttons factory site):**

- 5.1. 2019: Planning permission (HGY/2019/2664) granted for change of use to D1 non-residential institution use (church and nursery) for a temporary period of three years only.
- 5.2. 2002: Planning application (HGY/2002/0340) refused for change of use of property from textile storage to community social club.
- 5.3. 1973: Planning permission (OLD/1973/0214) granted for erection of 2 storey industrial building.

### **20 Clarendon Road ('Day Centre' site) and West Indian Cultural Centre site:**

- 5.4. No relevant planning history.

## **6. CONSULTATIONS**

### **Public Consultation**

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

### **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 that a developer should engage with and consult the local community in planning and development issues on major developments prior to submitting an application.

- 6.3. Given the Covid pandemic, in lieu of in-person consultation events, the applicant held online consultation events on 14 and 16 November 2020. Any feedback/comments resulting from the applicant's own consultation will be included within its SCI submitted with any forthcoming planning application.

### **Development Management Forum**

- 6.2 Due to the Covid pandemic, an in-person Development Forum (DMF) has not been held. It is anticipated that in lieu of the standard format DMF, an online version will be held before submission and likely early 2021. Should a formal planning application be submitted and brought to this Committee, feedback from the DMF will be included within the written report to the Planning Sub-Committee.

### **Quality Review Panel**

- 6.4. The proposal has been reviewed twice by the Quality Review Panel (QRP), the first on 12 August 2019 and the second on 18 November 2020. The most recent QRP report is attached at **Appendix 1**. The summary of the QRP views is:

*The panel welcomes the opportunity to review the proposals for the African Caribbean Cultural Centre as they continue to evolve. Overall, the panel applauds the work that the design team has done and feels that the revised scheme has responded well to previous feedback. The proposals promise a high-quality development subject to some further refinements. The distribution and mix of uses within the development are supported, and the panel feels that work to rationalise the configuration of the scheme has been successful. The architectural expression and landscape design are well-mannered, but there remains some scope for some further refinements. In addition, further work on the layout of the co-living accommodation, the co-working spaces, the residential entrances and the cycle parking is required, in order to improve the quality and liveability of the proposals.*

#### *Next steps*

*The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.*

## **7. MATERIAL PLANNING CONSIDERATIONS**

- 7.1. Officers' initial views on the development proposals are outlined below:

## **Principle of Development**

- 7.2. The principle of a proposed mixed-use development broadly aligns with the longer-term land-use objectives for the site and the strategic land use designations in the Local Plan Strategic Policies, Site Allocations DPD, and the emerging Wood Green Area Action Plan.

### *Employment, community and residential uses:*

- 7.3. The site allocation requirements include re-provision of the existing cultural centre as well as maintaining employment floor space provision, both of which the proposal does. In line with the site allocation, the scheme also includes conventional residential units to increase the viability of the new workspace. The residential units including affordable housing will also contribute to meeting the borough's housing provision targets.

### *Co-living:*

- 7.4. The scheme proposes 140 co-living rooms with associated communal facilities and amenity space. This type of accommodation can provide an alternative to traditional flat shares and includes additional services and facilities, such as room cleaning, bed linen, on-site gym and concierge service. Appropriate conditions could be imposed on a planning consent ensuring that these units could not be rented out as short term accommodation such as AirBnB and other such type land uses.
- 7.5. The council does not have a specific land use planning policy on co-living. However, the Mayor's 'Publication London Plan' Policy H16 (Large-scale purpose-built shared living) is therefore the prevailing policy for co-living schemes and can be given significant weight. The scheme should align with Policy H16 (in full below) and would also need to comply with other policies such as, but not necessarily limited to, an appropriate housing mix that supports balanced communities.

### ***Policy H16 Large-scale purpose-built shared living***

*A Large-scale purpose-built shared living development<sup>81</sup> must meet the following criteria:*

- 1) it is of good quality and design*
- 2) it contributes towards mixed and inclusive neighbourhoods*
- 3) it is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency*
- 4) it is under single management*
- 5) its units are all for rent with minimum tenancy lengths of no less than three months*
- 6) communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and offer at least:*

- a) convenient access to a communal kitchen
- b) outside communal amenity space (roof terrace and/or garden)
- c) internal communal amenity space (dining rooms, lounges)
- d) laundry and drying facilities
- e) a concierge
- f) bedding and linen changing and/or room cleaning services.
- 7) the private units provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes
- 8) a management plan is provided with the application
- 9) it delivers a cash in lieu contribution towards conventional C3 affordable housing. Boroughs should seek this contribution for the provision of new C3 off-site affordable housing as either an:
  - a) upfront cash in lieu payment to the local authority, or
  - b) in perpetuity annual payment to the local authority
- 10) In both cases developments are expected to provide a contribution that is equivalent to 35 per cent of the units, or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution, to be provided at a discount of 50 per cent of the market rent. All large-scale purpose-built shared living schemes will be subject to the Viability Tested Route set out in Policy H5 Threshold approach to applications, however, developments which provide a contribution equal to 35 per cent of the units at a discount of 50 per cent of the market rent will not be subject to a Late Stage Viability Review.

## **Design and Appearance**

- 7.6. Adopted Local Plan policies identifies the site as being suitable for a tall building. In that policy context, whilst the detailed design is still to be finalised and assessed, at this stage, the proposed height, bulk and massing of the scheme could be considered acceptable. Further, during pre-application discussions, as part of the process, the scheme has been presented to the Quality Review Panel (refer to Appendix 2) which is broadly supportive of the scheme.
- 7.7. However, in addition to the required further detailed design, the above position is contingent on the scheme being acceptable with regard to other policy requirements such as impact on neighbouring residential amenity and microclimate, which would be fully assessed in detail should a formal planning application be submitted.

## **Density, Residential Mix and Quality**

- 7.8. At this stage, the final density of the scheme is not yet known. However, it is noted that the London Plan density matrix is not taken forward in the new Publication London Plan, which instead takes a design led approach to site optimisation. Until formal adoption of policy, however, the density will be required to be taken into consideration as part of any scheme for the site.

### *Conventional residential units (C3):*

- 7.9. As this stage, the mix of units would consist of 85 residential units, which would consist of 5% studio, 27% 1 bedroom, 55% 2 bedroom and 13% 3 bedroom. As the site is within an area identified in the draft Wood Green Area Action Plan as being more suitable for family sized units, the percentage of family sized units is considered low, especially when taking into account the co-living units in the overall mix. All conventional residential units will meet the space requirements set out in Policy D6 (Housing quality and standards) of the Publication London Plan and the Mayor's Housing SPG, having individual access to amenity space in the form of balconies and communal terraces. 56% of the units will be dual aspect and where only single aspect can be achieved, these units would be east or west facing.
- 7.10. On-site child play space will be provided for ages 0-11 years with the remaining age (12+) provision being met offsite by way of financial contribution.

### *Co-living:*

- 7.11. The size of the scheme's co-living rooms ranges from 21-35m<sup>2</sup> (average 22.5m<sup>2</sup>) and the average amenity area per person is 9.5m<sup>2</sup> (6.4m<sup>2</sup> internal and 3m<sup>2</sup> external). The amenity areas are provided within the internal co-living communal facilities such as kitchen/dining, TV/cinema room, library and club room. Additional to these areas, co-living residents will have access to the co-work café and gym. The co-living external amenity is provided in dedicated roof terraces at 6<sup>th</sup> and 8<sup>th</sup> floors. Communal areas are located on the ground floor.
- 7.12. Unlike conventional residential units (C3), there is currently no Local Llan policy standards or guidelines for co-living minimum room sizes or amenity areas. However, the proposed room and amenity sizes both compare reasonably favourably to recently approved co-living schemes in other London Boroughs.

### ***Affordable Housing***

- 7.13. The scheme proposes 40% affordable housing within the conventional residential (C3) block of 85 units, which equates to 27 units overall. The tenure split is proposed to be 59% affordable rented (16 units) and 41% intermediate (11 units).
- 7.14. Regarding the co-living element of the scheme, the London Plan Policy advocates a cash in lieu contribution towards conventional C3 affordable housing off-site. The applicant has indicated that due to cross-subsidising others parts of the scheme such as the replacement community facility (The African Caribbean Cultural Centre), the co-living aspect of the scheme will be unable to provide any financial contribution for off-site affordable housing provision. However, in accordance with the London Plan, as the scheme includes co-living, it must be subject to the Viability Test Route and not the Fast Track Route. Therefore, whether or not it is viable for the co-living element of the scheme to provide a

contribution towards off site affordable housing provision, the proposal will be subject to further detailed scrutiny upon assessment of a planning application.

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

- 7.15. Residential properties border the site to the west and are adjacent to the north, north east and east. Whilst the site is identified in the Development Management DPD as being suitable for a tall building, this needs to be considered against other relevant policies including those related to impact on neighbouring residential amenity. Furthermore, Site Allocation SA23 states that heights should be restricted where they adjoin the properties on Hornsey Park Road.
- 7.16. The applicant has advised initial daylight/sunlight testing indicates that the proposed scheme would meet the BRE Guidelines. Any forthcoming planning application will be required to include both a full daylight/sunlight report and a microclimate report, which will be fully scrutinised as part of the planning application assessment process. The views of nearby residents will also be sought via the DM Forum and formal planning application notifications.

### **Transportation and Parking**

- 7.17. In line with policy, given the good accessibility level (PTAL 5), to promote sustainable modes of transport, in addition to compliant levels of cycle parking, both the conventional residential units and co-living use will be 'car free' aside from the appropriate number of 'blue badge' disabled spaces. Also, in line with current policy, the co-working use will not have any car parking but will have compliant levels of cycle parking. Given the existing community use parking, the scheme proposes retaining an appropriate number of spaces so as not to result in parking stress on the surrounding area.
- 7.18. Delivery and servicing will be accommodated to the rear of the site away from close proximity to the junction where there may be conflict with other vehicles.
- 7.19. These matters will be detailed further within the Transport Statement required to be submitted with any forthcoming planning application.

### **Landscaping**

- 7.20. The scheme proposes to improve the public realm interface at the most important 'public' frontages to the north, east and south. This improvement will be aided through keeping servicing to the rear or back of the site. Indicative landscaping and planting plans show an increase in planting to the footway as well as wider pavements and a colonnade to the south in close proximity to the at grade play space. Detailed plans and specifications for such provision will be submitted with any forthcoming planning application.

### **Sustainability**

7.21. The applicant is currently working with officers on ensuring carbon reduction and overheating targets are met. 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 and overheating assessments required to be submitted with any forthcoming planning application.



## Appendix 1: Plans and Images

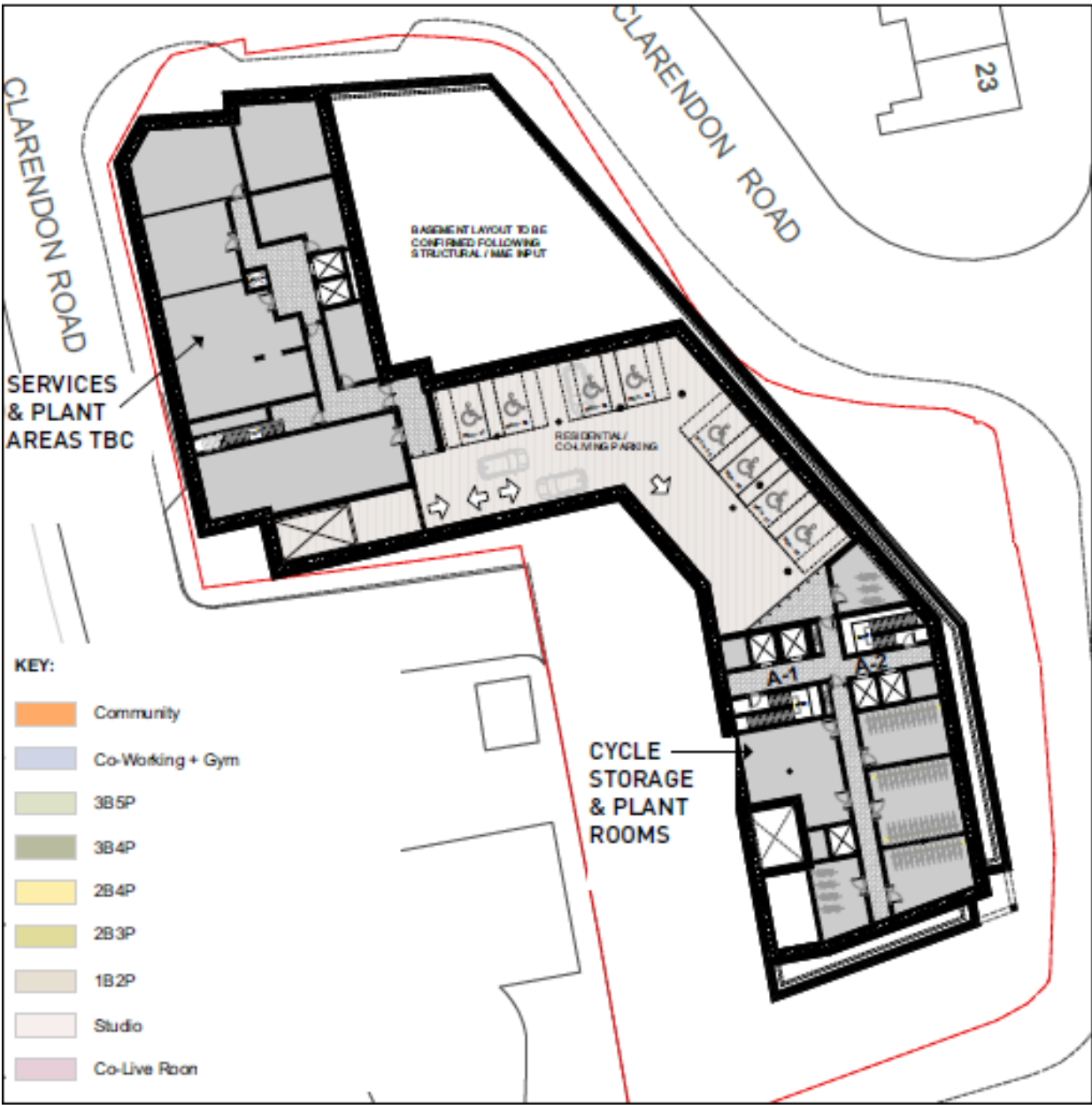
Location plan:



Aerial view from south:



Proposed Basement Plan:



Proposed Ground Floor Plan:





Proposed First Floor Plan:



Proposed Typical Upper Floor Plan:



Proposed Roof Plan:



Proposed Computer Generated (CGI) image looking north west from Turnpike Lane:







CGI – View from Wightman Road:



CGI – View from Turnpike Lane looking east:



CGI – View from Turnpike Lane looking west:



CGI – View from the Avenue:



CGI – View from Hornsey Park Avenue:



CGI – View from Clarendon Road:



CGI – View from Clarendon Square:



## Appendix 2: Quality Review Panel Report

**CONFIDENTIAL**



### **Haringey Quality Review Panel**

#### **Report of Formal Review Meeting: African Caribbean Cultural Centre**

Wednesday 18 November 2020  
Video conference

#### **Panel**

Peter Studdert (chair)  
Phil Armitage  
Marie Burns  
Tim Pitman  
Wen Quek

#### **Attendees**

Dean Hermitage	London Borough of Haringey
John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Tobias Finlayson	London Borough of Haringey
Sarah Carmona	Frame Projects
Kyriaki Ageridou	Frame Projects

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

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Deborah Denner	Frame Projects

#### **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**

The African Caribbean Cultural Centre, Clarendon Road, London N8 0DD

**2. Presenting team**

John Woolstencroft	Stockwool Architects
Deborah Wartenberg	Stockwool Architects
Warren Standerwick	Standerwick Land Design
Frances Young	DLP Planning
Scarlett Franklin	XCO2 Energy
Ransford Stewart	ACLC

**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 proposed development is for the construction of a new African Caribbean Cultural Centre, B1 office space, gym floor space, 100 residential units, 100 co-living rooms, along with a new public square and amenity areas and improved access and parking. The site is located to the south west of Clarendon Road and north of Turnpike Lane. The site wraps around the northern and eastern flanks of Westpoint Apartments (1 - 69 Turnpike Lane). The site is within the southernmost part of the Wood Green Library Site Allocation and the emerging Wood Green Area Action Plan as Site Allocation 27. The site is suitable for a tall building in line with Development Management Policy DM6: Building Heights and emerging Wood Green Area Action Plan Policy WG6: Tall Buildings and Local Views Policy.

Integral to the site allocations is Development Management Policy DM55: Regeneration and Masterplanning. This policy requires that a masterplan for the wider site is produced that demonstrates that the proposal will not prejudice future, adjacent development. The site allocation provisions seek to secure and maximise the amount of employment floor space provided. The scheme is expected to provide 50% affordable housing and provide replacement community floor space to meet the existing need on site. The site is PTAL 5, so aside from the requirement to provide 10% 'blue badge' spaces, limited or no on-site car parking for the residential element of the development will be supported. Officers welcome the panel's views on the quality of the scheme's design overall.





## 5. Quality Review Panel's views

### *Summary*

The panel welcomes the opportunity to review the proposals for the African Caribbean Cultural Centre as they continue to evolve. Overall, the panel applauds the work that the design team has done and feels that the revised scheme has responded well to previous feedback. The proposals promise a high-quality development subject to some further refinements. The distribution and mix of uses within the development are supported, and the panel feels that work to rationalise the configuration of the scheme has been successful. The architectural expression and landscape design are well-mannered, but there remains some scope for some further refinements. In addition, further work on the layout of the co-living accommodation, the co-working spaces, the residential entrances and the cycle parking is required, in order to improve the quality and liveability of the proposals. Subject to the comments outlined in detail below, the panel offers warm support for the scheme.

### *Scale and massing*

- In general, the amendments to the massing and distribution of uses have been successful, and the rationalisation of how the uses are stacked has benefitted the proposals. The panel welcomes the relocation of Block B to the west and its reduction in depth, which gives more breathing space to the scheme overall.
- It considers that the scale of the scheme is acceptable but notes that it is at the limit of what is appropriate within the location. A building of 14 storeys on the corner (as proposed) would be visually commanding and would provide a strong edge to the open space of the wide corner.

### *Landscape and public realm*

- The panel welcomes the revised landscape proposals for the scheme; the relocation of the street trees and the reconfiguration of the courtyard are both very positive improvements.
- It will be important to retain the ambition for quality in the materials, detailing and execution of the landscape proposals. The panel would like to see the ongoing involvement of a landscape architect in the project to help ensure that quality is protected.
- It welcomes the landscaped roof gardens and podium. However, adequate structure and anchoring details will be required to accommodate the types of planting proposed, and to ensure the robustness and longevity of the landscape scheme.



- The panel would encourage the design team to identify and understand the desire lines and levels of footfall locally to the scheme. A greater definition – through design – of what is ‘front’ and ‘back’ (or what is public and private/semi-private) will help to curate how people will move around and through the site and should avoid the scheme becoming too permeable.
- Lighting will contribute significantly to the character of the scheme and will be particularly important within the courtyard space.
- Catenary lighting could be used to differentiate the character of different areas and could be very attractive within the spill-out space for the cultural centre. The panel notes that careful consideration of siting would be required to ensure that service vehicles would not damage the catenary wire.

#### *Plan, layout and use*

- The panel understands the desire for the co-working facility to have a prominent entrance at the southern end of the building, but it wonders whether it may be beneficial to locate the entrance more centrally. This would avoid a very long and deep floor plan, which will create a restricted ‘bottle-neck’ as the co-working circulation runs through the primary core. It notes that the current layout may prove difficult in use and management.
- The panel recognises that the design team have worked hard to increase the generosity of the individual co-living rooms. However, it thinks that further consideration – and generosity – of the communal facilities is also required. To avoid the accommodation feeling very institutional with long, narrow corridors, an approach that establishes and reinforces smaller clusters of rooms should be adopted that will underpin the hierarchies of living, which will be extremely important for sociability. Informal social spaces are also needed, which will provide for a richness of interactions; for example, when a resident steps out of the lift.
- Other schemes for co-living are coming forward within London and further afield. It remains an emerging typology, and more thought needs to be given to avoiding potential management problems, while creating a new environment for living that will endure.
- The panel has concerns about the separation of residential entrances, with the affordable accommodation entrance located at the rear. It feels this should be rethought, with both tenures accessed directly from the street. This would avoid negative perceptions and ensure that all of the residential accommodation has a clear ‘address’ on the street.





*Architectural expression*

- The panel welcomes the crispness and quality of the detailing and of the materials proposed. This quality needs to be maintained, however, if the desired high standard for the site is to be achieved and the panel would support planning officers in securing this through planning conditions.
- The architectural language and the rhythm of brick and framed openings works well. The double order system used within the elevation is convincing and could potentially be explored further.
- The panel would encourage further thought on how the elevational treatment of the different faces of the building could vary in order to better respond to the different microclimate challenges (discussed in further detail, below).
- Further exploration of how the junction between the 14-storey element and the 12-storey element of Block A is visually conceived would also be supported. The panel would like to see a confident approach to the break in mass at the corner. For example, special folded/faceted bricks or recessed amenity spaces could help reinforce this break.
- The elevation of Block B onto Clarendon Road could be further developed and differentiated, to express its position as a 'turning point' within the form of the building.
- The lift is a significant vertical element on the west side of the scheme and will be highly visible across the railway and from Alexandra Park. The lift lobby and lightwell therefore need to be well-detailed.

*Environmental design and sustainability*

- The panel welcomes the general approach to sustainable environmental design but notes that the technical detailed design will be critical in ensuring that these ambitions are realised.
- While the provision of a district-wide heating network is anticipated within the London Plan, the current scheme should be designed to operate effectively and sustainably prior to establishment of this network as well as ready to connect to it in the future.
- While the fabric improvement standards proposed are acceptable, the panel would encourage the design team to look at how the energy efficiency of the building's envelope could be enhanced through passive design features. It notes that the four faces of the building are similar, yet all have different orientations and micro-climate challenges. Potential exists to refine the



detailed design of the different elevations in order to make them more responsive to climate and orientation.

- As there are different uses within different areas of the building, it will be important to integrate user-type profiles to enhance the energy efficiency approach across the whole development. For example, deep floor plans can be improved through careful design to increase access to light.
- Heat pumps have only been relatively recently adopted within commercial development, and a careful understanding of how to optimise their use within this setting could make a difference to the overall performance of the building.
- The panel notes that there is often a tension between the goals of biodiversity and solar energy generation through the inclusion of photovoltaic panels at roof level, as overshadowing can significantly reduce performance. In this regard, it is more realistic to adopt either photovoltaic panels or a living roof, rather than both in tandem.

#### *Cycle strategy*

- The panel would encourage further consideration of the arrangements for cycle parking, to ensure that it is convenient, accessible, and secure, for both the co-living and residential accommodation, ideally at ground or basement level. Providing a ramp or a lift to the basement would improve access and convenience.

#### *Next steps*

The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.



**Appendix: Haringey Development Management DPD**

**Policy DM1: Delivering high quality design**

**Haringey 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.

