



**PLANNING & REGENERATION  
DEVELOPMENT MANAGEMENT TEAM**

**MINUTES**

Meeting : Development Management Forum - 624 High Road, N17  
 Date : 29th September 2009  
 Place : 639 High Road, Tottenham N17 9UH (Conference Room)  
 Present : Paul Smith (Chair); Applicants, Representatives, Cllr Reith, 1 Local Residents  
 Minutes by : Tay Makoon

Distribution :

		<b>Action</b>
1.	Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.	
2.	<p><b>Proposal</b></p> <p>Retention of the existing structural frame comprising Scotland Green House, rebuilding of the front and rear elevations, adding a fourth storey to the existing building and erection of a new four storey building to the front of the site to provide 43 residential units and one commercial unit.</p>	
3.	<p><b>Presentation by Architects</b></p> <p>The Architect for the applicants gave a presentation of the scheme, using plans to illustrate site and surrounding, site constraints, concept design, and various elevation plans.</p> <p>The new scheme would offer a high quality residential development with 50% affordable accommodation with a diverse mix of small household and family accommodation.</p> <p>The design has specifically been developed to address the difficult architectural issues at the juxtaposition of Scotland Green with High Road, facing a designated Conservation area, with its regenerated buildings opposite, the existing apartment blocks on either side and its relationship to the 'solitaire' building opposite. At the same time, it must resolve the integration of the existing building with the new structures.</p> <p>Consideration of the adjacent properties, regarding, sunlight &amp; daylight,</p>	

overlooking and views, has been crucial to the design process. As such an architecture that integrates articulated facades, patio gardens, private amenity space and an informal parking/ cycling court has been developed to create a contemporary mews.

There will be a communal landscape courtyard and private amenity spaces have been incorporated within ground floor patio gardens and by the inclusion of balconies at all levels on the façade.

Common staircase, have been located at regular distances throughout the building. This is intended to enable ease of access to each part of the building, retain privacy for the residents and reduce the lengths of the internal corridors. It should also increase security to the rear of the building.

The building would comprise 3,850 gross internal floor area over 4 storeys, and a basement.

In an attempt to utilize the existing built structure, we propose to increase the depth of the building to allow for various flat size combinations.

The proposal is to convert the existing building structure into a residential scheme. To achieve this goal the single storey front and rear extension including the main rear elevational wall would be demolished. The remaining building is retained, refurbished and extended. The proposal is to increase the depth of the building towards the rear of the site and to add an additional storey. The single storey front extension will be replaced by a new four storey building (fronting or facing) the High Road.

The proposal has been designed to be fully compliant to Lifetime Homes Standards with a Csh14 rating subject to design development. It will also meet all HQ1 criteria for affordable housing space, location, energy, access and sustainability benchmarks.

The proposed development provides 43 residential units with 139 habitable rooms and 89sq m2 area on the ground floor for D1 accommodation on a gross site area of 0.26 hectares, resulting in an overall density of 530hr/ha (164U/Ha). This density level is in accordance with the UDP guidelines at a maximum of 700hr/ha for Urban area with a high PTAL.

The London Plan (4.47) states that appropriate Density ranges are related to location, setting in terms of existing building form and massing, and the index of public transport accessibility, the density figure of 700hr/ha, therefore, cannot be considered in isolation. The proposal has been designed in a form and scale to be sympathetic to the surrounding area generally seeking to reflect the overall height, mass and scale of the existing buildings. To reflect the urban grain of the Conservation Area, the façade has been visually subdivided into separate segments, by alternative materials (brick-render). Balconies along Scotland Green reinforce this separation. The top floor is set back by ca 2m along High Road and ca 4.5m along Scotland Green, thus being invisible from the street. This creates the appearance of a three storey building. Most apartments within the existing building will have balconies and those flats on the new third floor will have terraces.

The site is not included in any CPZ. Car club be introduced. There is a provision for 7 car parking spaces at the rear of the site, of which four are designated for wheel chair users. A sheltered storage area for bicycles has been provided at the rear of the site. It accommodates 54 bicycles (one per unit). It is anticipated that residents will also use the private gardens and balconies to store their bikes.

An energy statement will be provided as part of the planning submission documentation setting out how the development proposals satisfy the London Plan Policies

#### **Main Issues**

Principle of use

Density and Design

Size and scale

Impact on adjoining properties

car parking

Landscaping

#### **Concerns from Cllr and Local residents:**

Q1: Cllr Reith had concerns about who would be responsible for the future occupation of the development particularly in relation to “ buy to let”. She asked that a condition be added to any planning permission to restrict or prevent the private flats being rented by absentee owners.

Ans: After discussion it was decided that further consideration be should be given to mechanisms for ensuring that there would be some control in relation to this issue.

Q2: Joyce Prosser: had concerns about the yellow brick stock, balconies glass panels in terms of privacy. Also how will the green roof be maintained. On the whole liked the scheme.

Ans: Red stock brick can be used, the architects will submit further details to be agreed and the glass on the panels for the balconies will be opaque. The green roof is cedar and is self maintained.

Q3: The Owner of one of the Public houses in Scotland Green expressed concerns about parking, noise from the pub in relation to the new flats and the effect that that might have on her future trading, she was concerned about the capacity of the sewers to cope with the new development without any back flooding..

Ans: Parking will be looked at by the Council’s transportation group, the possibility of having CPZ to address the parking problem also car club is being suggested . The drains problem the developer will need to talk to Thames water to see how they can address the current problem and the future for drainage use by the development.

Q4: Other concerns

Other concerns expressed at the meeting were that the building be double glazed, that the building be thermally insulated and properly ventilated. This partly referred back to the issue raised earlier in the meeting about noise nuisance.

Ans: The building will be meet current life standard homes standards

Paul Smith ended the meeting by advising everyone if not already done so to send their comments onto the Planning Service and advised that representation can also be made at Planning Committee. He thanked everyone for attending and participating in the meeting.

End of meeting.