

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/0615	<b>Ward:</b> Muswell Hill
<b>Address:</b> The Paddock, Meadow Drive N10 1PL	
<b>Proposal:</b> Extension of existing sheltered accommodation to form 6 no additional flats.	
<b>Existing Use:</b> Care Home/ C2	<b>Proposed Use:</b> Care Home/ C2
<b>Applicant:</b> Methodist Homes for the Aged - MHA Group	
<b>Ownership:</b> MHA Group	
<b>Date received:</b> 31/03/2011	<b>Last amended date:</b>
<b>Drawing number of plans:</b> B-2106 11 Rev P5 & B-2106 12 Rev P4	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Conservation Area	
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions	
<p><b>SUMMARY OF REPORT:</b> The subject site is occupied by MHA (Methodist Homes for the Aged) a charity providing care homes, housing and support services for older people throughout Britain The site is 9 acres in size and contains two primary buildings, a residential and dementia care home building located to the south west of the site, know as 'The Meadow' which has 40 rooms -16 of which are designated for specialist dementia care; and an extra care block of flats (29 flats) to the north east corner. The proposal is for an extension of the existing extra care block (known as 'The Paddock' and built in 1987) to provide 6no additional one bedroom self contained flats; to meet the growing demand for independent living accommodation with added on site care. The proposed new extension will be of the same design as the existing building and will be linked through to the existing building to make use of the existing communal facilities and lift access. The scale, height, bulk and design of the proposed extension relative to the existing building is considered acceptable and has taken due consideration in terms of the need to safeguard the privacy and amenity of the nearby residential properties. The fenestration pattern to the new building has been carefully considered to ensure that the levels of privacy and amenity currently enjoyed by neighbouring residents are not prejudiced. The proposed development will provide valued additional accommodation to this facility and will not adversely affect parking conditions in the surrounding area.</p>	

## **1. SITE AND SURROUNDINGS**

- 1.1 The Meadow is a care home building operated by Methodist Homes for the Aged and is located in Meadow Way. Meadow Drive is a private road to the south of Our Lady of Muswell RC Church. The site is 9 acres in size and contains two primary buildings, a residential and dementia care home located to the south of the site and an extra care block of flats to the north. The rest of the site is generally open parkland with isolated decorative trees within the confines of the site and some larger trees around the site perimeter. Car parking spaces and medical service parking spaces are provided around the site. The surrounding area to the north comprises of a sports facility with Muswell RC Church located to the north east alongside the access road. To the south, east and west are established residential streets. Along the eastern boundary of the site is Woodberry Crescent which consists of early 20th Century two storey red brick houses with roughcast rendered upper floors. Most of the houses on this crescent are linked semi-detached buildings, with slight variations on a similar style.
- 1.2 The application site is located within Muswell Hill Conservation, but it is recognised that none of the buildings are of conservation interest however the mature trees make a substantial contribution to the landscape character that dominates the area.

## **2. PLANNING HISTORY**

OLD/1988/0859 - Removal of two Ash tree and lopping of one Horse Chestnut and one Ash tree. – Approved 06/06/1988

OLD/1988/0860 - Removal of two Ash tree and lopping of one Horse Chestnut and one Ash tree. – Approved 06/06/1988

OLD/1988/0861 - Erection of floodlighting to the three tennis courts. – Approved 18/11/1988

OLD/1989/0847 - Erection of new entrance porch to existing residential home for the elderly. – Approved 17/05/1989

OLD/1989/0846 - Erection of new entrance porch to existing residential home for the elderly – Approved 17/05/1989

HGY/1995/1000 - Conservation Area Consent for demolition of part of north and east wings in association with the erection of ground and first floor extension. – Approved 12/12/1995

HGY/1995/1001 - Erection of ground and first floor extension to north and east wings including 4 No. additional residents rooms in connection with the reorganisation and improvement of existing home for the aged. – Approved 12/12/1995

HGY/1997/1789 - Various remedial works to eight Horse Chestnut trees, one Lime and one Oak and felling of one Lime. (All trees subject to Tree Preservation Order) – Approved 20/01/1998

HGY/2008/1986 - Fell five Ash trees to ground level and grind out stumps. – Approved 26/11/2008

HGY/2008/1246 - Tree works to include pollarding by removal of all re-growth from previous reductions and pruning wounds of no greater than 50mm diameter of 1 x Horse Chestnut Tree (G4). – Approved 10/09/2008

### **3. PROPOSAL**

- 3.1 The proposal is for an extension of the existing extra care block to provide 6no additional one bedroom self contained flats; to meet the growing demand for independent living accommodation with added on site care. The proposed new flats will be linked to and make use of the existing extra care flats facilities and communal facilities available at the Paddock.

### **4. RELEVANT PLANNING POLICY**

#### **4.1 National Planning Policy**

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 3: Housing  
Planning Policy Guidance 5: Planning for the Historic Environment

#### **4.2 London Plan**

Policy 3A.1 Increasing London's supply of housing  
Policy 3A.2 Borough housing targets  
Policy 3A.3 Maximising the potential of sites (London Plan Density Matrix)  
Policy 4B.5 Creating an inclusive environment  
Policy 4B.8 Respect local context and communities  
Policy 4B.12 Heritage conservation

#### **4.3 Unitary Development Plan**

G1 Environment  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
HSG1 New Housing Development  
HSG7 Housing for Special Needs  
M10 Parking for Development  
CW1 New Community Facilities  
CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
OS17 Tree Protection, Tree Masses and Spines

#### 4.4 Supplementary Planning Guidance / Documents

SPG 1a Design Guidance and Design Statements  
SPG2 Conservation & Archaeology  
SPG4 Access for All – Mobility Standards  
SPG5 Safety by Design  
SPG8b Materials  
SPG11b Building Suitable for Community Use  
SPD Housing (October 2008)

#### 4. **CONSULTATION**

<b>Internal</b>	<b>External</b>
Ward Councillors Haringey Conservation Team Haringey Transportation Group Haringey Cleansing Section Haringey Building Control	London Fire Brigade Thames Water Muswell Hill CAAC Muswell Hill Fortis Green Resident's Association 39 to 51 Kings Avenue (incl. flats), 17-59 Woodberry Crescent (incl. flats) 4-40 Queen Avenue (incl. flats)

#### 5. **RESPONSES**

- 5.1 Thames Water - Advise that in regard to water & sewerage infrastructure they would not have any objection to the above planning application.

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

- 6.1 The main issues in respect of this application are considered to be (1) the principle of additional extra care units; (2) design, form & layout, (3) impact on residential amenity and (4) car parking and access.

##### Provision of Additional Extra Care Units

- 6.2 The proposal is to provide 6 additional one bedroom 'extra care' self contained units on two floors. As noted above the proposed new flats will be linked through to the existing building with future residents being able to access the café/lounge and communal lounge and lift. The flats will be larger in floor area than the existing flats and will provide a lounge, kitchen, bathroom and bedroom.
- 6.3 This type of housing is designed to support independent living, allowing care to be delivered to people in their own homes without necessarily having to go into residential or nursing care. The Council's 'Older People's Housing Strategy' a

sub-strategy of Haringey's Housing Strategy 2009-2019 identifies a need for another 350 units of extra care housing to meet existing and future need up to 2013.

- 6.4 The subject site is occupied by MHA is a charity providing care homes, housing and support services for older people throughout Britain. On site MHA currently provide 29 extra care flats and a care home facility 'The Meadow' which has 40 rooms, 16 of which are designated for specialist dementia care.
- 6.5 The cumulative residential density arising from this development would be in keeping with the density standards of the adopted UDP and the London Plan. The provision of such accommodation is strongly welcomed and accords with Policy HSG1 'New Housing Development' and Policy HSG7 'Housing for Special Needs.
- 6.6 The provision of residential care within the community, of an appropriate standard, is essential in meeting the needs of the elderly, encouraged under Policy CW1. It is considered that the increase in the number extra care units on this site will not be detrimental to the residential amenity of the surrounding area.

#### Design, Form & Layout

- 6.7 The proposed two storey wing to be added to 'The Paddock' building will be located on the eastern side of the block. This wing will be 10m in width and 20.8m in depth. The external appearance of the extension and its fenestration will reflect and copy that of the existing 1987 building (multi light brown facing brick, brown interlocking concrete tiles, dark brown stained timber windows). The elevations of the existing building and proposed extension are broken up, using set back and projecting wall and roof sections with the walls provided with domestic scale windows, creating the appearance of a residential street. The lounge windows to the units will have picture windows to affording views of the open spaces around the site or over the adjacent tennis courts.
- 6.8 The residential units will have a gross internal floorspace in excess of 48sq.m therefore meeting the floorspace minima for a one-bedroom dwelling, as set out in the Council's Housing SPD. The proposed extension is designed to be accessible to all users. The proposed flats are fully wheel chair accessible, level thresholds are provided throughout and additional toilets are provided at convenient places adjacent to communal areas.

<b>Unit Sizes</b>	
Flat 1	59.sqm
Flat 2	55 sqm
Flat 3	54 sqm
Flat 4	59 sqm
Flat 5	55 sqm

- 6.9 In the character appraisal for the conservation area it is stated that none of the buildings on Meadow Drive are of conservation interest, but the mature trees make a substantial contribution to the landscape character that dominates the area. As outlined above the design of the extension reflects that of the existing 1987 building. The proposal would result in the loss of a tree. It is considered that in general terms the open parkland aspect of the site and new tree plantation will enhance the site and will offer pleasant visual amenities to its surroundings.
- 6.10 It is considered that the proposal will preserve the character and appearance of this part of the conservation area.

#### Impact on Residential Amenity

- 6.11 The proposed extension will be positioned on the eastern side of the existing 'The Paddock' building, close to the access way which is located at the back of the private gardens to properties on Woodberry Crescent. At pre-application stage it was asked to move the proposed extension northwards to align the frontage of the proposed extension with that of the existing building and to remove some of the windows on the side elevation of the building to minimise overlooking to the garden of No 43 Woodbury Crescent. Such measures were incorporated in the design and siting of the proposal.
- 6.12 The nearest properties on Woodberry Crescent (No's 41 & 43) sit an angle reflecting the crescent nature of the road, with the backs of these properties in excess of 20 metres away from the side elevation of the proposed extension. The habitable room windows on the side elevation of the extension will be over 9m away from the nearest adjacent residential boundary at the closest point. It is noted that there is some screening along the shared boundary. The privacy and amenity of these nearby properties and their gardens, in addition to light levels, outlook and aspect will not be adversely affected by the proposal.
- 6.13 The area to the north of the extension is a sports facility with a church located to the north-east alongside the access road. Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected.

#### Car Parking & Access

- 6.14 Within the site there is adequate car parking provision for residents, medical service vesting the site and visitors. In addition space is provided for deliveries and collections to both buildings.

- 6.15 Two additional car parking spaces will be provided on site whilst access for the turning of refuse vehicle and ambulance or other such vehicle will remain the same.
- 6.16 The site fall within an area of medium accessibility with good access to bus services (No's 43, 102, 134, 234 and 299 which serve all of the local areas and with connections to the rest of London) as well as good access to retail and other community facilities.

## **7. CONCLUSION**

- 7.1 The scale, height, bulk and design of the proposed extension to this extra care facility relative to the existing building is considered acceptable, and has taken due consideration in terms of the need to safeguard the privacy and amenity of the residents of the adjoining properties. The fenestration pattern to the new building has been carefully considered to ensure that the levels of privacy and amenity currently experienced by the neighbouring residents are not prejudiced. The proposed development will provide valued additional accommodation to this facility and will not adversely affect parking conditions in the surrounding area. Given the above this application is recommended for APPROVAL.

## **8. RECOMMENDATION**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) B-2106 11 Rev P5 & B-2106 12 Rev P4

Subject to the following condition(s)

### **IMPLEMENTATION**

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

### **MATERIALS & LANDSCAPING**

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason: To safeguard the visual amenities of the building and surrounding area.

4. A scheme of soft landscaping including details of existing trees to be retained shall and the species, size and siting of the replacement trees shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

Reason: To safeguard the visual amenities of the area/

5. No windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

## CONSTRUCTION

6. 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 1300 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.

## REASON FOR APPROVAL

The scale, height, bulk and design of the proposed extension to this extra care facility, relative to the existing building, is considered acceptable and has taken due consideration in terms of the need to safeguard the privacy and amenity of the residents of the adjoining properties. The fenestration pattern to the new building has been carefully considered to ensure that the levels of privacy and amenity currently enjoyed by neighbouring residents are not prejudiced. The proposed development will provide valued additional accommodation to this facility and will not adversely affect parking conditions in the surrounding area. The proposed development is considered consistent with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG7 'Housing for Special Needs', CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' OS17 'Tree Protection' of the of the adopted Haringey Unitary Development Plan (2006 and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG2 Conservation & Archaeology and SPD Housing (October 2008)





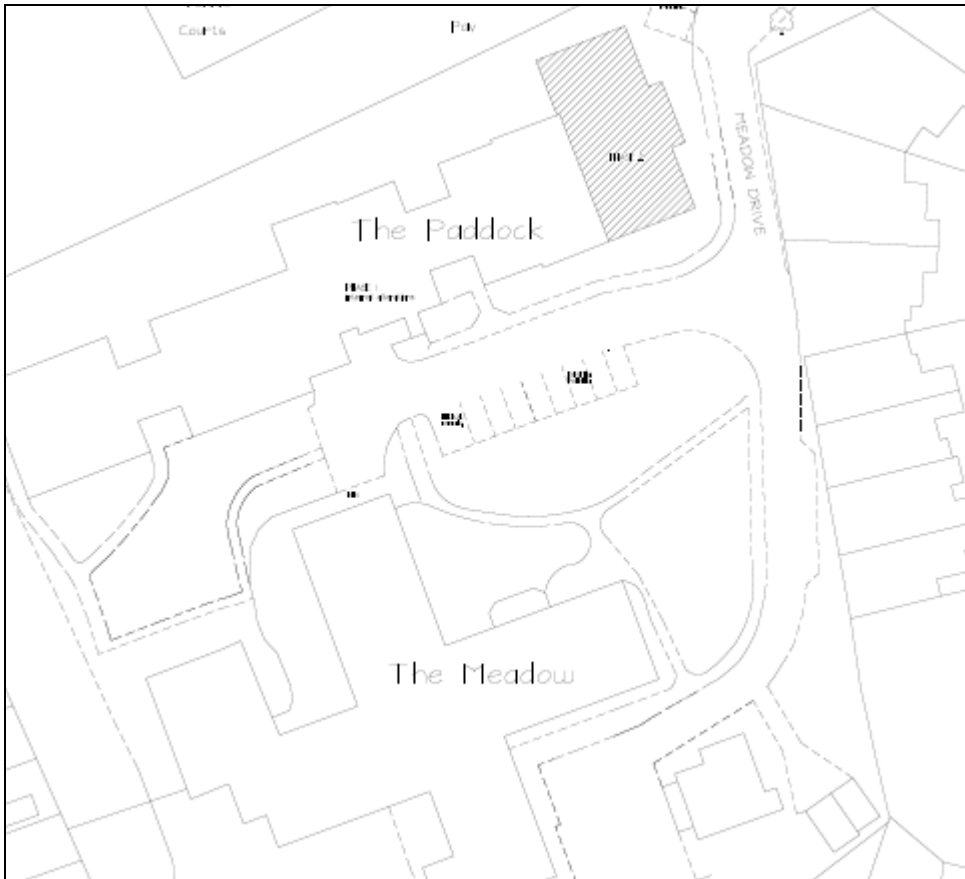
**Photo 1: Access to the site from Colney Hatch Lane with Our Lady of Muswell RC Church to the right.**



**Photo 2: Front Elevation of 'The Paddock' / Extra Care Block**



**Drawing 1: Side Elevation of Proposed Extension**



**Drawing 2: Site Layout – Dark grey showing outline of Proposed Extension**