

# APPENDIX 3

## Development Management Forum Minutes

**PLANNING & REGENERATION  
DEVELOPMENT MANAGEMENT TEAM**

---

**MINUTES**

---

Meeting : Development Management Forum - 638 High Road, N17 –  
Formerly Carpet Right  
Date : 3<sup>rd</sup> April 2012  
Place : Pembury Nursery, Lansdowne Road, N17  
Present : Paul Smith (Chair), Architect Agent, 5 Residents  
Minutes by : Tay Makoon

---

Distribution :

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.

### **Proposal**

Erection of 3 storey building to provide 26 residential units at first, second, third floors including A1 retail floor space at ground and part basement levels.

### **Presentation by Architects, Representative from Montague Evans**

The ownership of the site is quite complicated Thread Needle Pensions Limited are the freeholder and they have got a long lease with Metropolitan Housing Trust who when the building was converted had 26 residential units and they in turn have got shared ownership flats, fully owed flats within the 26 resident and in addition to that there is another lease with Carpet Right who was the retailer on the ground floor. There are 16 of the residents intended to come back so they have all been involved in the design development process and the situation is that we have been consulting them and made sure they are happy with the revised layout of the plans. The building history is that it was built in the 1930's as a department store for London Co-operative Society, originally it was basement, ground and two storeys with an art deco style and it contributed significantly to the Conservation Area and the Locally Listed Building because of its appearance and contribution. Then in 2000 the first and second floor were converted into residential units and an upper third floor was added with some more residential units and the retail was restricted to ground floor and basement levels only. After the aftermath due to the condition of the building it had to be demolished and this vacant space is now as it is.

Thread Needle Lease and contractual obligations, their insurance is through Zurich and the insurance have to reinstate the building in the same condition as it was when it was destroyed. So we have to put back the 26 residential units in the same form as the existing building before it was damaged. The same amount of one Bed, two Beds, and the living room is the same position as in the original building. We have chosen to replicate the same style building as this is the simplest way of which we can put the insurance position also satisfy the planning requirements and reinstate the local listed building and the land mark that was so well known. The position whereby because the build was destroyed we had to go back and get planning consent and the attitude of the courts is because it was there previously there is a strong material consideration for it to be rebuilt and so planning permission is not necessarily going to be granted but it is going to be considered because of its previous existence. The situation

that has occurred within the flats between 2000/2010 the building regulations have moved on significantly and planning policies have developed significantly such that the standards now being imposed are more onerous than those that were there when the build was originally converted and we have endeavoured to satisfy as many of the planning policy improvements and building regulations as we possibly can within the constraints of the footprint of the building plus putting back all the original flats. The decision to reinstate was taken after consultation with a variety of people

Including planning officer, as well as the need as desires of the residents who wanted to go back in and we also had to consider the time scale to redevelop so we are going back in with the replica building was probably going to be a slightly faster programme if we were going to come up with a completely new proposal together. The speed also sends an appropriate positive signal in the area. We have had a challenge to reconcile the regulatory requirements, legal obligations and various stakeholders and we have been doing this as speedily as possible and it has resulted in the planning application being submitted in February which is within 6 months of the event, which is very quick for a project such as this.

We did some research on this building, the original building was 1930's. We noticed the fenestration was a lot more elegant. (photos highlighting differences) The window was a two storey element covered the spandrel panel is a metal which gives the overall proportion to the windows making it slender, makes the appearance of the façade more elegant. Pictures of the 1970's. The building was developed in 2000 to look like that at which point the façade was painted yet again, windows totally replaced and the third floor added on top.

We have designed the building slightly different and the main change is the vehicle access to the back and that no longer exist and all the space that was there have now been included into the footprint of the building to allow the building to expand slightly to allow us to satisfy a lot of the regulatory requirements that currently exist, amongst those are wheelchair accessible lift servicing the residential units which has to go in a new core which had to be created in a new ambulant disabled stair which resident will have access to, we have reconfigured the bins store which is directly linked to the street, we have provided cycle storage and the main entrance still exist in 638 High Road. The retail units exist in the same place as before, we have had to accommodate a new smoke vent in the basement; the new escape stair is now in the front.

First floor there are 10 flats, the are in the same position and size as before, we have had to accommodate air circulation zone in bathrooms and that has had some impact on the way we designed the layouts. The second floor is identical to the first and

third floor is 6 flats and we have reinstated the communal roof garden as we had before. We have automatic smoke vent which opens automatically in case of fire, the smoke vented out so people can make way out of building. Some discussions with residents about fire integrity of the building, because we are going in with a reinforce concrete frame solution, it has a more inherent fire integrity and we are achieving 2 hours fire protection at basement and ground and 90 minutes to the structure about that. We have a new roof plan with photo voltaic panel which to assist the energy strategy which is to satisfy the planning policy in renewable energy for buildings. We are using a whole house ventilation system which sucks in fresh air and uses the extract of warm air to heat exchange the fresh air and it reduces the central heating requirements in the winter. The elevation treatment, we have the windows, introduced the spandel panels, the other problem the residents had was very serious overheating in the summer months because the size of the windows they had and they were south facing , couldn't open them except at the top, they couldn't vent the hot air out and could not clear their windows. The new design allows the windows to be tilt and turned so they can be opened up inside to be cleaning purposes and should they need it for extra ventilation in the summer otherwise the ventilation system is providing the building with fresh air. Rear elevation with London stock brick and aluminium window frames.

We have prepared an indicative construction management plan, it will be up to the appointed contractor to work up the details of this. In terms of the timetable we are intending to go out to tender immediately after Easter and looking to start on site in July and complete September 2013. The core working hours will be Mon – Fri 8am – 6pm and Saturday mornings will be reviewed dependant on the local position in Tottenham around matches in view of traffic generation. The contractor will be obliged to follow the considerate contractor scheme, includes a number of obligation to local liaise. Apart from the contact numbers and leaflet drop about progress on the site, there will also be site hoardings and regularly updated with progress of the works such as any road closures due to Tower Crane being delivered and due to safety the road needs to be closed.

### **Question from Floor**

Q1: Quinten Given; Tottenham & Wood Green Friends of the Earth

We are very pleased you are going to build on site very quickly. How many cycle spaces?

Ans: One per Unit

Q2: Quinten Given; What standard overall is the code for sustainable homes are you achieving?

Ans: Because of the way the previous building was and the need to reinstate and can't get CFSH to code 4 and we are looking to get to that as much as we can. We think 2 or possibly 3. Within the constraints we have got, we have worked as hard as we can and tried to get it up as high as we can, for example as a new building we can massively improve the thermal performance of the building envelope, we are doing whole house ventilation, we are doing heat recovery, there are codes we cannot get because of the orientation of the flats. We have consultants and there is a full report done in detail and is with the Council.

Q3: What is the heating system? Is there no scope for having more?

Ans: We have dual gas boilers, we have looked at it and it is too small to have CHP, we looked at having communal system but because the building is so well insulated there is no huge demand for heating with heat recovery systems. All you are doing is heating hot water on demand.

Q4: It is good if the heat recovery deals with most of the heating, do you know what the reduction is in Co2.

Ans: The simple answer is no, I am a planner and not an engineer. We do have engineers but they are not here tonight. It is a significant increase over the previous building, it is not as good as CFSH code 4 but it is as high as we can get it and it has massively improved from the original.

Q5: Any specification about local sourcing of materials

Ans: All the stuff in CFSH, were sustainable material also what we have been talking to the Council and put forward as a set of conditions. Normally on a job like this you would have a legal agreement looking for local labour, if we enter a legal agreement it is going to stop us getting on site and we are dealing with that by way of a set of conditions so there will be a condition requiring local labour be employed and local training for those people.

Q6: Joyce Prosser – CAAC

The CAAC's have already seen this presentation and we are very please as local people are the building is going to be rebuilt, it is nice you have the notices up on the hoardings telling people what is happening. When is it going to Planning Committee? It was interesting to hear about the fire protection would have saved this building had the fire engines been able to get to the fire and put it out. It might be worth publishing that why it burnt down. One last question.

Ans: It is going to Planning Committee on May 14<sup>th</sup>. We have an active alarm system on the ground floor and linked to upper flats, dry risers for fire engine to fight fire from away from the building, it is design to perform much better than previously as residents were concerned about it and we are going above what is normally

required for a building like this. It will be one of the safest buildings in Tottenham. We have explained all that in the design and access.

Q7: Just need reassurance about the cladding being used and windows and shop fronts

Ans: Using this is the material board that was submitted to Haringey, we are going with the reconstituted stone finish, cast in panels, rather than being painted white this is maintenance free solution. The sample is with case officer and can be accessed, we then have a new core which we are building, the east end of the building and we are going to finish that off with a render and then London stock brick, the window frames on the 3<sup>rd</sup> floor and rear elevations are to be polyester powder grey aluminium frames, window frames on front, doors to the flat and shop will be bronze iodise finish. We are not showing any signage here there will be an application by Carpet Right for their own advertisement consent which would be considered separately by Haringey.

Q8: Are carpet right going to take over all of the ground floor again.

Ans: Yes they have a lease and they have a right and obligation to go back and they want to go back and we are re-providing them with their shop.

Paul Smith reminded everyone to submit their comments to the Planning Service if not already done so and further representations can be made at Planning Committee. He thanked everyone for attending and contributing to the meeting.

End of meeting