

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE**

**Reference No:** HGY/2005/1592

**Ward:** Seven Sisters

**Date received:** 26/08/2005

**Last amended date:** N/A

**Drawing number of plans:** P-10201, 02, 03, 04, 04, 06, 07, 08, 09, 10, 11, 12 & 13.

**Address:** 381 - 481 Seven Sisters Road N15

**Proposal:** Demolition of existing garages and erection of four x part 3 / part 4 storey blocks comprising 28 x 1 bed, 30 x 2 bed and 10 x 3 bed residential units with associated landscaping.

**Existing Use:** Council Garages/Advertisements

**Proposed Use:** Residential

**Applicant:** Ms Kenny, Boye Mosaic Homes

**Ownership:** Council

**PLANNING DESIGNATIONS**

Road - Metropolitan

**Officer Contact:** Stuart Cooke

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and to Section 106 Legal Agreement.

**SITE AND SURROUNDINGS**

The application site comprises the strip of land fronting Seven Sisters Road between Netherton Road to the south and Moreton Road to the north. The site is bounded by the properties in Pulford Road to the west. These properties form part of the larger Tiverton Road housing estate. Directly opposite the centre of the site is Manchester Gardens, a small local public open space identified in the Plan as a Historic Park.

To the west of the site at the south end is Tiverton primary School. On the east side of Seven Sisters Road opposite is Stamford Hill Primary School.

The area directly surrounding the application site is generally residential in character, to the west is the Tiverton estate built in the 1970's. On the east side of Seven Sisters Road are areas of late Victorian terraced housing.

Seven Sisters Road itself is a busy through route with commercial/retail frontages and a large Public House opposite the site. It is lined on both sides by large mature Plane trees. It is served by a number of bus routes and there is a bus stop directly outside the site. Seven Sisters Underground station is approximately a 10 – 15 minute walk away.

The application site area is 0.66 hectares. It is currently made up of disused garages in Council ownership and a grassed strip fronting Seven Sisters Road. Large advertising hoardings, 7 – 8 metres high, are located to the rear of the grassed area along a large part of the site.

The site is not identified in the Unitary Development Plan as being within any particular policy area. Directly to the south Nos 341-379 Seven Sisters Road are identified as Site Specific Proposal 17 for a mixed use development including retail/offices/housing and community uses. The parade of shops to the north are identified as a local shopping area.

The site also fall within the New Deal for Communities area, a regeneration initiative for this part of the borough.

## **PLANNING HISTORY**

Historically, the site was occupied by a mixed use, 3-storey commercial/residential terrace of buildings similar to the existing terraces to the north and south of the site. These were demolished in the 1960's as part of the Tiverton Road estate redevelopment.

There is no recent relevant planning history.

## **DETAILS OF PROPOSAL**

The scheme proposes the demolition of existing garages and erection of four, part 3, part 4 storey blocks comprising 28 x 1 bed, 30 x 2 bed and 10 x 3 bed residential units with associated landscaping. The buildings are arranged to form a new terrace fronting Seven Sisters Road, thereby creating a new street frontage to Seven Sisters Road, reflecting the original form of development demolished in the 1960's. The larger units are located on the ground floor and have rear gardens.

All the housing will be affordable. 26 of the units will be for shared ownership. The remaining units will be for social renting. 12 of the rented units, (5 x 1-bed and 7 x 2-bed), will be made available specifically for active older people through Hornsey Housing Trust who specialise in providing accommodation for the elderly.

The application is made on behalf of Mosaic Homes, a Registered Social Landlord with a number of schemes within the borough and Hornsey Housing Trust, catering mainly for the needs of the elderly, specialising in sheltered and supported accommodation.

The scheme is car free. Secure, covered cycle parking is provided within the proposed building. One disabled car space accessed from Moreton Road linked to the wheelchair unit is provided.

All the proposed flats include either at least two balconies, a terrace or a rear garden. The gardens range from 17 square metres to 65 square metres, with an average of approximately 33 square metres. These gardens are linked to the ground floor family accommodation. A further landscaping strip is located along the Seven Sisters Road frontage to provide defensible space for the ground floor units and a green setting for the buildings generally.

Two new open spaces are created on either side of the pedestrian access to the Tiverton estate totalling 1250 square metres. This will provide a much improved access to the estate and benefit visually Seven Sisters Road.

## **CONSULTATION**

Ward Councillors

Transportation

Cleansing

Building Control

Arboriculturist

Crime Prevention Officer

NDC Regeneration

2 – 96 Pulford Road

1- 67 Remington Road

1 - 24 Moreton Road

1 – 24 Osman Close

1 – 24 Tewkesbury Close

1 – 24 Moreton Close

1 – 60 Eckington House

1 – 30 John Masefield House

361 – 478 Seven Sisters Road (odd)

478a Seven Sisters Road

478b Seven Sisters Road

590 – 608 Seven Sisters Road

1 – 29 Berkeley Road

1 – 57 Heysham Road (odd)

2 – 68 Heysham Road (even)

1 – 41 Manchester Road

2 – 52 Manchester Road

1 – 19 Candler Street

2 – 22 Candler Street

## RESPONSES

Ward Councillors – no responses received to date.

13, 17, 23 John Masefield House -

express concerns over need for additional housing, excessive height and size, overshadowing, loss of light, loss of privacy, lack of parking

14 Moreton Road –

no need for additional housing, loss of open space, loss of garages, overshadowing.

38 Pulford Road –

inappropriate design and materials, problems of additional traffic using Moreton Road, lack of parking, interference with satellite TV reception.

Tiverton/Tewkesbury Residents Association (including a petition of 51

signatures) – local health facilities already full, inappropriate design, schools already full, loss of trees, rubbish collection.

Tiverton Primary School –

lack of parking, overlooking to school playground, design of elevation facing Tiverton School, maintenance of buildings, noise/dust during construction, use of Considerate Contractor scheme.

Education –

Education Service have responded that there is sufficient capacity in Tiverton and Stamford Hill Primary Schools to absorb the number of children likely to be generated by this development. Figures given in the School Place Planning Report 2005 produced by the Childrens Service show sufficient capacity exists in these schools.

NDC –

generally support the scheme. Wish to see good quality, sustainable design which contributes to the regeneration of the area. Would like to see the education contribution specifically benefit NDC residents. Disappointed at the level of the environmental contribution, would like this contribution to be targeted at the Tiverton estate. Have expressed reservations about the Construction Web scheme would prefer [work in partnership with a Local Labour in Construction \(LLIC\) organisation and the NDC to provide local labour opportunities for local residents and local businesses.](#)

Transportation –

Seven Sisters Road is a TfL road. TfL raise no specific objections to the scheme but require a condition to be attached regarding refuse collection.

Arboriculturist –

The following comments and observations relate to the effects of the proposed new development on trees within the above site and on the adjacent highway. Drawings no 1111-PC-013, 014, and 015 were used for identification purposes. He states specifically:

Tree cover.

*The development site has a number of trees growing on it. The majority are self-seeded Sycamore and also located there are three Cypress trees. The trees appear to be in a fair condition, and of normal vigour for the species. All are proposed for removal.*

*None of these trees are worthy of retaining and therefore Tree Preservation Orders.*

*Located on the adjacent footpath is a row of mature London plane trees, which are under the ownership of the Greater London Authority. They are of significant amenity value.*

Tree protection

*The new development is to be built within close proximity of the Plane trees. All the trees must be protected throughout the development by robust fencing creating a Tree Protection Zone to prevent any detrimental effects to them.*

*BS 5837:2005 Trees in relation to construction gives recommendations on minimum distances for erecting protective fencing. A Tree Protection Zone must be created using these recommendations.*

- The protective fencing must be constructed of stout wooden boards securely attached to scaffold poles, to a height of 2.4m.*
- The fencing must be erected before any construction work commences on site and remain until development is complete.*
- The Tree Protection Zone must remain in place until construction works are complete. No access will be allowed without prior agreement with the Local Authority Tree Officer.*

Proposed structures

*The nearest point of the new structure is 4m from the Plane trees. Only a structure built using a Pile and Beam foundations would be suitable. Piles within the trees crown spread will require hand digging to 1m initially to ensure no structural roots are damaged.*

*The new boundary wall and raised beds also require careful construction to reduce any detrimental effects*

*Consideration also needs to be given to the future relationship between trees and buildings. Issues such as blocking of daylight, nuisance caused by leaf fall and personal anxiety caused by living close to large trees need to be addressed.*

#### *New tree planting*

*It is proposed to remove a number of trees from the site. A new landscaping scheme needs to be produced with new tree planting.*

#### *Conclusions*

*A Method Statement must be produced indicating the chronology of events with regard to tree protection. This should also include engineering specifications for fence design and a revised site plan showing the Tree Protection Zone.*

*Engineering details will also be required for construction of the new boundary wall and raised beds to the front of the site.*

*The statement must also indicate exactly where the site compound and storage area is to be located. It should also include details of where service runs are to be installed.*

*Once a Method Statement has been produced and its contents agreed by all, it must be conditioned into planning permission.*

*A new tree planting programme must also be conditioned into planning permission.*

LUL –

LUL do not consider the development will adversely affect the Victoria Line tunnel at this point. They request an informative is added to any planning permission requiring the applicant contact LUL regarding foundations and loading prior to the development commencing.

#### Development Control Forum

The development was subject of a Development Control Forum on 5 October 2005. The Forum was held at Stamford Hill Primary School and approximately 15 people attended. The main issues raised were:

- subsidence/ground stability/foundations/underground tunnels
- damp/flooding
- sunlight/daylight/overlooking
- passage at the rear
- parking problems
- designing out crime
- waste management/recycling

With regard to these issues:

- subsidence/ground stability/foundations/underground tunnels  
the architect has been in discussion with LUL regarding the proximity of the underground tunnels. LUL have confirmed verbally that there is no risk of subsidence or damage to the tunnels as a result of the development.
- damp/flooding  
the scheme has been designed to avoid problems of damp and flooding from occurring.
- sunlight/daylight/overlooking  
the scheme is located to the south east of the existing properties in Pulford Road and so will have some effect on sunlight/daylight in the early part of the day. The scheme has been designed to minimise any adverse effect by use of a mansard type roof construction to the rear of the building closest to Pulford Road to reduce the bulk of the building at this point.  
The fenestration to the rear has been designed to avoid direct overlooking problems by the use of angled windows, obscured glazing and locating non-habitable rooms to the rear.
- passage at the rear  
this is a land ownership issue outside the remit of this application. However the Crime Prevention officer has commented that such access ways often lead to security problems and has recommended that this accessway should be removed.
- parking problems  
the scheme is designed as a car free scheme. As such, provision is made in the S106 agreement not to allow future residents of the scheme to be eligible for parking permits. The
- designing out crime  
The scheme will remove the existing garages which have been subject to anti social behaviour problems for some time. The proposed scheme as designed has strong building edges and introduces natural surveillance to the street and the proposed open space in the centre of the development which will help to discourage anti-social behaviour in the future.
- waste management/recycling  
The scheme has been developed in conjunction with Waste Management Service. Individual bin stores are provided for the ground floor units and communal stores for the upper floors. These will be accessed from Seven Sisters Road and meets the requirements of the Waste Management Service.

Full minutes of the Development Control Forum are attached at the end of this report.

## **RELEVANT PLANNING POLICY**

### **PPS1 Delivering Sustainable Development**

PPS1 2005 sets out the fundamental planning policies on the delivery of sustainable development through the planning system. PPS1 identifies the importance of good design in the planning system and that development should seek to improve rather than maintain the quality and character of towns and cities.

### **PPG3 Housing**

PPG3 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land in order to promote regeneration. PPG3 also sets out the Government's commitment to concentrating additional housing developments in urban areas and create sustainable communities. The need for development to include affordable housing is also set out in PPG3.

### **The London Plan**

The London Plan has now been formally adopted having been issued in draft in June 2002 by the Greater London Authority. The London Plan forms the emerging Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It will replace Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) of a target for London of 457950 (23000 per year).

In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. A site with a PTAL rating of 2, where flats are predominantly proposed, the density range suggested is 300 – 450 habitable rooms per hectare. The car parking provision for such locations should be less than 1 space per unit.

The London Plan sets affordable housing targets for individual boroughs. The target for Haringey is 50%. This figure should include a range of affordable housing following the guide 70:30 for social rented to intermediate housing. However, the actual proportions for any individual site will depend on the boroughs housing need priorities, the characteristics of the residential



proposal, the level of affordable housing in the surrounding area & the economic viability of the scheme.

### **Haringey Unitary Development Plan (1998)**

HSG 1.1	Strategic Housing Target
HSG 1.2	Sites For New Housing
HSG 1.3	Change of Use to Residential
HSG 2.1	Dwelling Mix for New Build Housing
HSG 2.2	Residential Densities
HSG 2.23	Affordable Housing
SPG 1.3	Privacy and Overlooking
SPG 2.2	Density for Residential and Mixed Use Developments
SPG 2.3	Standards Required in New Residential Development
DES 1.1	Good Design and How Design Will Be Assessed
DES 1.2	Assessment of Design Quality(1):Fitting New Buildings Surrounding Area
DES 1.3	Assessment of Design Quality (2): Enclosure, Height and Scale
DES 1.4	Assessment of Design Quality (3):Building Lines, Layout, Rhythm, Massing
DES 1.5	Assessment of Design Quality (4): Detailing and Materials
TSP 7.1	Parking For Development
RIM 1.2	Upgrading Areas in Greatest Need
RIM 3.8	Waste Management

### **6.7 Haringey Unitary Development Plan – Second Deposit (2004)**

UD 1A	Sustainable Design and Construction
UD2	General Principles
UD 3	Quality Design
UD 6	Waste Storage
UD 9	Parking for Development
HSG 1	New Housing Developments
HSG 4	Affordable Housing
HSG 7	Housing for Special Needs
HSG 8	Density Standards
HSG 9	Dwelling Mix
SPG 3a	Density, Dwelling Mix, Floor space Minima & Lifetime Homes
SPG 3b	Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
SPG10	The Negotiation, Management and Monitoring of Planning Obligations
SPG10a	Affordable Housing

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

The main issues to be considered in relation to this development are:

1. Principle of the use and housing need
2. Density
3. Design, bulk and massing
4. Unit and Room Size, Layout and Stacking
5. Traffic and parking
6. Privacy and overlooking
7. Relationship to the school
8. Sustainability
9. Community Involvement

1. Principle of the use and housing need

Planning Policy Statement 1: “Delivering Sustainable Development” advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should “promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings”.

National Policy Guidance PPG 3 “Housing” and the London Plan encourage the residential development of brownfield sites. The pressure for new housing in the Borough means that brownfield sites, i.e. previously developed sites, are increasingly considered for housing development. In the Borough’s tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

The London Plan sets housing targets for Local Authorities for the period up to 2016. The target for Haringey is 19,370 additional ‘homes’ (970 per year). These targets are generally reflected in Unitary Development Plan policy HSG 1.1 ‘Strategic Housing Target’ which states that the Council will seek to increase the number of dwellings in Haringey by 6,700 units between 1992 and 2006. As such, the redevelopment of the site for residential purposes will contribute toward the Council meeting its housing targets, in line with policy HSG 1.1 Strategic Housing Target.

The application site is currently occupied by lock up garages and a grassed open area fronting Seven Sisters Road which is backed by large advert hoardings facing the main road. The garages are vacant and the site is subject to anti-social behaviour. The open area has little townscape value and is dominated by the row of large hoardings. The garages are no longer required by Housing and the redevelopment of this site will bring about the re-use of what is currently under used land in line with advice in PPG3, The London Plan and HSG 1.1 Strategic Housing Target and HSG1.2 Sites for New Housing of the Unitary Development Plan.

## 2. Density

The London Plan sets a density of 300 – 450 habitable rooms per hectare for developments, consisting mostly of flats, in urban areas along transport corridors and sites close to town centres with an accessibility index of 3 -2.

Policy HSG 2.2 of the adopted Unitary Development Plan sets a density range of 175 – 250 habitable rooms per hectare. Where higher densities are acceptable, in all cases, the upper limit will be 350 habitable rooms per hectare. Policy HSG8 of the emerging plan policy sets the density range between 200 – 400 habitable rooms per hectare.

The scheme proposes a total of 68 residential units. The development would provide a mix of 28 x 1-bedroom units, 30 x 2 bedroom units and 10 x 3 bedroom units. In total, the scheme has 186 habitable rooms. Therefore, applying the method set out in Supplementary Planning Guidance Note 2.2 “Residential Densities”, the density of the proposed development is 281 habitable rooms per hectare.

The proposed density is within the range of 200 – 400 set out in the emerging Unitary Development Plan. In the context of the surrounding area, the proposed density is considered appropriate. As such, the scheme is considered to have an acceptable density, in compliance with the London Plan, Policy HSG 2.2 and HSG8, SPG 2.2 and SPG3a.

## 3. Design, bulk and massing

Policy DES 1.1 ‘Good Design and How Design Will Be Assessed’, DES 1.2 ‘Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area’, DES 1.3 ‘Assessment of Design Quality (2): Enclosure, Height and Scale’ and DES 1.4 ‘Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing’ require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPG3.

The underlying design principal of the scheme is to create a modern terrace, interpreting the traditional pattern of development in the area in a new way. The layout comprises linear blocks close to the street edge, overlooking the street with private rear gardens. The development is broken up into four separate buildings to respond to the slope of the site and provide views through the development to the areas behind. A wider landscaping area in the centre of the development is incorporated into the scheme to provide a direct and attractive visual and pedestrian link from Seven Sisters Road to the Tiverton estate. This clearly improves access into the estate and helps link the new development with the estate.

The proposed buildings vary between 3 and 4-storeys to reflect the slope of the site and to respond to the proximity of the existing buildings to the rear. The proposed units are all dual aspect with front doors to the street and balconies, all of which contributes towards improved surveillance of the surrounding streets. Extensive use of wood and copper throughout the elevational treatments gives a visually exciting and modern appearance to the buildings, set behind the existing screen of mature London Plane trees lining this part of Seven Sisters Road.

#### 4. Unit and Room Size, Layout and Stacking

In terms of the standard of accommodation provided, SPG 2.3 “Standards Required in New Residential Development” and SPG3a “Density, Dwelling Mix, Floor space Minima, Conversions, Extensions & Lifetime Homes” set out the Councils standards. The policy outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

The majority of the one-bedroom units have a floor area of at least 49m<sup>2</sup>, which exceeds the Councils requirement. Therefore, the one-bedroom units are considered to provide a satisfactory standard of accommodation. The two-bedroom units are between 62m<sup>2</sup> and 66m<sup>2</sup>. All the two-bedroom units meet the minimum flat size requirement of 60m<sup>2</sup> (for a 2-bedroom, 3 person flat). The three-bedroom units vary between 84 and 90m<sup>2</sup>, which is in excess of the size requirements of a 73m<sup>2</sup> (4 person flat), 82m<sup>2</sup> (5-person flat) and 90m<sup>2</sup> (for 6 person flat).

All the flats are dual aspect. As such, all units/rooms are considered to have adequate light and ventilation. In addition, the stacking and layout arrangement is deemed to be acceptable, with all habitable rooms located above or below habitable rooms in other units. The proposed units provide a satisfactory standard of accommodation and internal layout appropriate for the development. As such, the residential accommodation is found to comply with policy HSG 2.3, SPG 2.3 and SPG3a.

#### 5. Traffic and parking

The development is proposed as a car free development. This is due in part to the location of the site fronting Seven Sisters Road, which is a main through route, served by a number of bus routes and being within approximately 10 minutes walking distance of Seven Sisters and Manor House stations, as well as the natural characteristics of the site making the provision of providing car spaces within the site difficult. A clause is inserted in the S106 agreement to prevent future occupiers obtaining residents parking permits for the surrounding area.

Seven Sisters Road is the responsibility of TfL. TfL have no objection to the scheme but have requested that a condition is attached restricting refuse collection to periods outside morning and evening traffic peaks to limit disruption to all traffic.

One disabled parking space is provided accessed from Moreton Road linked to the wheelchair unit provided at that end of the scheme.

13 secure, covered cycle parking bays are provided within the development.

Individual wheelie bin containers are provided to the front of the development to serve the ground floor units. In addition, three separate refuse storage areas are provided within the development with direct access for refuse collection vehicles from Seven Sisters Road.

The application site is located over the Victoria Line underground tunnels which run along Seven Sisters Road at this point. LUL have been contacted. They confirm that the tunnels are approximately 15 metres deep along this stretch and are not located directly under the application site. LUL have confirmed verbally that they do not consider the scheme will adversely affect the tunnels structure but have requested an informative be added to require the applicant to contact LUL regarding foundations and loading details prior to the development commencing.

## 6. Privacy and overlooking

Policy DES 1.9 Privacy and Amenity of Neighbours and UD2 General Principles seek to protect existing residential amenity and avoid loss of light and overlooking issues.

Due to the narrow nature of the site and the proximity of the existing housing, particularly in Pulford Road, the proposed development is within the 20 metre distance required by policy between facing principal windows. To avoid potential overlooking of the existing houses by the new development, the upper storey of the rear elevations have been designed to minimise any loss of privacy by providing screens to the rear balconies, angled windows to avoid direct overlooking and obscured glass to rear facing windows where required.

## 7. Relationship to Tiverton Primary School

The proposed development shares a common boundary with Tiverton Primary School at its southern end. Due to the difference in levels at this point, the development is effectively raised up by a storey at this point relative to the school playground. To address this, the scheme incorporates an “art wall” at playground level. This will be finished to allow the School to be involved in the development of suitable art work to be created through a collaboration between the applicant and the school. A provisional sum of money has been set aside for this project.

The scheme has been presented to the Head Teacher of the Primary School and the Chair of Governors of the School to identify and resolve any issues and concerns that the School may have. In particular, concerns raised by the School over potential noise, dust and disturbance to the School during

construction have been discussed with the applicant and I understand these difficulties resolved. Concern has also been expressed over the fenestration and materials used in the elevation facing the school. These details are covered by condition to retain specific control over the detailing of this area.

## 8. Sustainability

The re-use of under utilised land and the provision of 100% affordable housing are regarded as important sustainable features of the development in themselves which comply with the thrust of both national and London wide guidance. In addition, the scheme is car free and the configuration of the proposed buildings, for example all the units are dual aspect, provide for good natural ventilation and daylighting. Materials are also from recycled or sustainable sources, where possible.

In terms of assessment of this type of development, the BRE Ecohomes Assessment procedure is regarded as most appropriate. This approach is used to benchmark the overall sustainability of developments. Using this approach based on an assessment of seven key areas the scheme would achieve a very good rating. The scheme includes particular features to improve its energy efficiency/sustainability including condensing boilers, dual flush toilets and water meters.

## 9. Community Involvement

The applicant has carried out an extensive series of meetings with stakeholder groups in the local area including the NDC partnership, the local schools, residents groups and the local Crime Prevention officer. These meetings began in September 2004 and continued up until June 2005. The intention of this process was to allow local people to see the scheme and comment on it. As a result of this process, the scheme has been developed and where possible the comments made have been incorporated into the scheme.

## **RESPONSES TO CONSULTATION**

In total, six responses have been received from local residents which express concern over a number of issues. In summary these are:

- The need for additional housing
- excessive height and size,
- overshadowing, loss of light, loss of privacy,
- lack of parking
- loss of open space,
- loss of garages,
- inappropriate design and materials,
- problems of additional traffic using Moreton Road,
- interference with satellite TV reception.

A petition has also been received from the Tiverton/Tewkesbury Residents Association of 51 signatures raising the following additional points:

local health facilities already full,  
schools already full,  
loss of trees,  
rubbish collection

In response to these issues, the provision of local health facilities is the responsibility of the local Primary Health Care Trust. As a result of a survey of health care capacity in the South Tottenham area, the PCT has provided a new facility, The Laurels, in St Anns Road. The purpose of this health care facility is to provide for existing demand in the area and to accommodate increases in demand due to new development, at least in the short term. It is anticipated that the number of additional patients likely to be generated by this development is within the projected capacity of The Laurels centre.

With regard to local school places capacity, the Education Service has responded confirming that space is available in the two local schools, Tiverton and Stamford Hill Primary Schools which is adequate to accommodate the additional children likely to be generated by this development.

The Chair of Governors of Tiverton Primary School has also written expressing specific concerns over the potential effect of the development on the School. The Governors concerns relate primarily to the impact of the construction process, particularly when the construction works will take place and that it should be properly controlled through a Considerate Contractor Scheme. In response, construction hours are controlled by condition and the requirement for a Considerate Contractor Scheme is included in the S106 agreement. Concern is also expressed over potential car parking problems. Restrictions where appropriate and possible relating to the car free nature of the scheme will be incorporated into the S106 agreement.

## **S106 AGREEMENT**

Policies RIM1.1 Community Benefit and UD10 Planning Obligations set out the requirement for development in the borough to provide contributions to enhance the local environment where appropriate, in line with the national guidance set out in Circular 1/97.

The applicant has agreed to enter into an Agreement of S106 of the Town and Country Planning Act 1990 to include provision to achieve improvements to the local environment and facilities in the borough. The main features of the S106 Agreement are:

- The provision of affordable housing at 100% of the total units, to achieve: 26 shared ownership units, (16 x 1-bed, 10 x 2-bed)  
30 units for rent, (7 x 1-bed, 13 x 2-bed, 10 x 3-bed) and

12 units to be made available for active elderly people through Hornsey Housing Trust, (5 x 1-bed, 7 x 2-bed)

- An education contribution as required under SPG12 Education Contributions to a value of £45,000.
- An environmental contribution of £50,000 to be used to improve access to the Tiverton estate from Seven Sisters Road by upgrading and linking the new open area created as part of the layout of the proposed scheme to Seven Sisters Road.
- An agreement between the Housing Service and Mosaic Homes that a proportion of the new units are made available to residents of the Tiverton estate under a local lettings scheme,
- Car free scheme to prevent current or future occupiers being eligible for residents parking permits for existing or future restricted parking areas in the area.
- A cost recovery charge of £5000, 5% of the total value of the S106.
- Participation in the Construction Web Initiative.

## **SUMMARY AND CONCLUSION**

The application site comprises the strip of land fronting Seven Sisters Road between Netherton Road to the south and Moreton Road to the north. The application site area is 0.66 hectares. It is currently made up of disused garages in Council ownership and a grassed strip fronting Seven Sisters Road. Large advertising hoardings, 7 – 8 metres high, are located to the rear of the grassed area along a large part of the site.

The scheme proposes the demolition of existing garages and erection of four, part 3, part 4 storey blocks comprising 28 x 1 bed, 30 x 2 bed and 10 x 3 bed residential units with associated landscaping. All the housing will be affordable. 26 of the units will be for shared ownership. The remaining units will be for social renting. 12 of the rented units, (5 x 1-bed and 7 x 2-bed), will be made available specifically for active older people through Hornsey Housing Trust who specialise in providing accommodation for the elderly. The application is made on behalf of Mosaic Homes and Hornsey Housing Trust.

The redevelopment of this site will bring about the re-use of what is currently under used land in line with advice in PPG3, The London Plan and HSG 1.1 Strategic Housing Target and HSG1.2 Sites for New Housing of the Unitary Development Plan.

The scheme proposes a total of 68 residential units which results in a density of 281 habitable rooms per hectare.

The underlying design principle of the scheme is to create a modern terrace, interpreting the traditional pattern of development in the area in a new way. Extensive use of wood and copper throughout the elevational treatments gives a visually exciting and modern appearance to the buildings. The development is proposed as a car free development.



Whilst the proposed development is within the 20 metre distance required by policy between facing principal windows, the rear elevation has been designed to minimise potential overlooking of the existing houses.

The proposed development shares a common boundary with Tiverton Primary School at its southern end. The scheme incorporates an “art wall” at playground level which will be finished to allow the School to be involved in the development of suitable art work to be created through a collaboration between the applicant and the school.

The applicant has carried out an extensive series of meetings with stakeholder groups in the local area including the NDC partnership, the local schools, residents groups and the local Crime Prevention Officer.

The applicant has agreed to enter into an agreement of S106 of the Town and Country Planning Act 1990 to include provision to achieve improvements to the local environment and facilities in the borough, covering in particular affordable housing, education, environment and Construction Web.

## **RECOMMENDATION**

Drawing Nos: P-102-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12 and 13.

(1) That planning permission be granted in accordance with planning application reference number **HGY2005/1592**, subject to a pre-condition that the applicant shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure:

- The provision of affordable housing at 100% of the total units, to achieve: 26 shared ownership units, (16 x 1-bed, 10 x 2-bed) 30 units for rent, (7 x 1-bed, 13 x 2-bed, 10 x 3-bed) and 10 units to be made available for active elderly people through Hornsey Housing Trust, (5 x 1-bed, 7 x 2-bed)
- An education contribution as required under SPG12 Education Contributions to a value of £45,000.
- An environmental contribution of £50,000 to be used to improve access to the Tiverton estate from Seven Sisters Road by upgrading and linking the new open area created as part of the layout of the proposed scheme to Seven Sisters Road.
- An agreement between the Housing Service and Mosaic Homes that a proportion of the new units are made available to residents of the Tiverton estate under a local lettings scheme,
- Car free scheme to prevent current or future occupiers being eligible for residents parking permits for existing or future restricted parking areas in the area.
- A cost recovery charge of £5000, 5% of the total value of the S106.
- Participation in the Construction Web Initiative.

and

- (2) That the agreement referred to in resolution (1) above is to be completed no later than **24 November 2005** or within such extended time as the Council's Assistant Director (PEPP) shall in his/her sole discretion allow; and
- (3) That, following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application for the following reason:

The scheme complies with the national and strategic guidance and the relevant policies of the adopted and emerging Unitary Development Plan and Supplementary Planning Guidance. As such approval is recommended.

subject to the following planning conditions:

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.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.  
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

5. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

8. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

9. 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 1200 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.

10. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.  
Reason: In order to protect the visual amenities of the neighbourhood.
11. That a detailed scheme for the provision of refuse, recycling and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.  
Reason: In order to protect the amenities of the locality.
12. Prior to the commencement of the development hereby approved, a method statement must be produced setting out the chronology of events with regard to tree protection. This method statement should include engineering specifications for fence design and a revised site plan showing the tree protection zone. Engineering details will also be required for the construction of the new boundary wall and raised beds to the front of the site. The statement should also include precise details of the site compound, storage areas and service runs.  
Reason: To ensure the adequate protection of the existing trees.
13. That precise details of the fenestration to the rear of the south block overlooking Tiverton Primary School playground shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being commenced.  
Reason: To avoid overlooking of the school playground.
- (4) That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the Planning Application be refused for the following reason:

The proposal fails to provide the affordable housing provision in accordance with the requirements set out in Supplementary Planning Guidance 11 Affordable Housing attached to the emerging Unitary Development Plan
- (5) In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) there has not been any material change in circumstances in the relevant planning considerations, and
- (ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- (iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.