

Muswell Hill – Redevelopment of the Odeon Cinema Parade

June 30, 2014

BACKGROUND

This scheme was originally conceived as part of the London Mayor's public spaces initiative which works on the proviso that 'A great space encourages walking and cycling, breathes life into dense populated areas, and provides inspiring places where people want to stay'. This initiative is the basis of this new development which has been agreed and adopted by Haringey Councillors.

From a planning perspective, the Planning Sub-Committee approved Planning Permission and Listed Building Consent on the 14th October 2013 for the development at the site adjoining the Odeon; 107-143 Muswell Hill Road N10 3HS. The Planning Permission (reference HGY/2013/1169) was subject to a Section 106 legal agreement and the Planning Permission and Listed Building Consent HGY/2013/1170 were issued on the 18/11/2013.

The approvals were subject to several conditions including a requirement to submit further details of the public realm works. The applicant has now begun discharging these conditions, the condition relating to the public realm works has been submitted (reference HGY/20140818) and will be discharged once the relevant Highways Agreements are in place.

PURPOSE OF THE SCHEME

The initial scope of this scheme was to increase the retail floor space available in the Muswell Hill/Fortis Green shopping area, where the Odeon Cinema currently resides. As a consequence of these works, a s.278 agreement was drawn up to pay for improvements on the public highway in front of the existing shop fronts and a s.106 agreement was used to provide funding to construct two new flats on top of the retail area. In addition the Car Park at the rear of the building has been re-designed to account for the loss of existing parking which is currently in front of the shops.

The public highway in front of the existing proprietor is to become a pedestrian only area. It will be paved over to create a new Plaza with Mediterranean style café feel. As part of this new plaza we will be installing new cycle hoops, benches, improved lighting including low level bollard style lighting and trees which will hopefully improve the aesthetics of the area. In addition the shops fronts, which have listed status will be cleaned and refurbished in accordance with guidelines to preserve and revitalise listed features.

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The development will also provide 8 new flats above the existing shops, this has already passed the planning stage and has been agreed with local councilors and the traders association.

Finally, to account for a loss of parking with the installation of the new plaza the car park to the rear of the building will be re-designed to service the shops and local passing trade who wish to visit.

NEXT STEPS

The Plaza scheme has already passed the preliminary design stage and is currently out for consultation, with advertisements in the local paper and letters distributed to the local residents. We have also agreed for a local shop, Planet Organic, to display our plans for all customers and residents to view. The consultation runs from the 23rd June to 13th July and invites all to address any concerns they may have with the scheme layout.

A final design is expected to be approved at the end of *August*; we will then be looking to begin construction of the Plaza area mid *September*, subject to programming and of course the weather. The work on the retail space itself will take up to a year to complete and will utilise part of the car park at the rear to store materials, however all parties involved will attempt to minimise disruption until the completion of works