

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/1513	Ward: Woodside
<p>Address: Alexandra House 10 Station Road N22 7TR</p> <p>Proposal: Enclosure of existing walkway at Podium level between Alexandra House and River Park House.</p> <p>Applicant: Mr Michael Baldwin Haringey Council - Corporate Property and Major Project</p> <p>Ownership: Council</p> <p>Case Officer Contact: Aaron Lau</p> <p>Site Visit Date: 23/06/2014</p>	
<p>Date received: 30/05/2014 Last amended date: NA</p> <p>Drawing number of plans: 4100, 4101, 4200 A, 4204 A, 4208 P1, 4209 A, 4210 & 5003 A</p>	
1.1	This planning application is being reported to Committee as the application is made by Haringey Council and is required to be reported to Committee.
1.2	<p>SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The proposed enclosed walkway and associated works are sensitively considered in terms of the design and layout of the existing buildings. • The development has been inclusively designed and laid out to meet the needs of better access for the general public and disabled users.

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing

Informatives:

- 1) Working with the applicant
- 2) Asbestos

In the event that members choose to make a decision contrary to Officers' recommendation members will need to state their reasons.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- This is an application for enclosure of the existing walkway at Podium level between Alexandra House and River Park House (32m²) and for the creation of two new openings: one each from River Park House and Alexandra House.
- The new enclosed link would provide a direct route for users between the buildings without having to navigate a range of fire doors, and is a key to improving the operation of the two buildings.
- This proposal is part of Haringey Council's capital projects to River Park House (RPH) building to achieve objectives of 'The Smart Working' Programme, which is a key initiative to delivering Haringey's Corporate Plan: One Borough, One Future 2013- 2015.

3.2 Site and Surroundings

3.2.1 The application site straddles the corner of Station Road and High Road, and concerns an existing external link at podium level between the buildings known as Alexandra House and River Park House. The two buildings are currently occupied by Haringey Council.

3.2.2 The site is bounded by Wood Green Bus Depot along its northern boundary, offices along Station Road to the west, and is surrounded by ground floor commercial units with residential use above on the south side on Station Road and on the east side of the High Road. Wood Green Tube Station is located opposite River Park House.

3.2.3 The site falls within Wood Green Inner Control Parking Zone (CPZ) which is subject to parking controls between Monday to Sunday: 8.00am - 10.00pm, and an Area of Archaeological Importance within the Proposals Map. Wood Green District Town Centre lies in the vicinity and to the south.

3.3 Relevant Planning and Enforcement history

Alexandra House

3.3.1 HGY/1999/0865 - Installation of emergency generator in car park adjacent to Alexandra House to provide electrical supply to Level 10 communications room. – approved 03/08/1999

3.3.2 OLD/1986/1541 - Enclosing of five parking places in basement car park to provide a secure storage area. – approved 17/04/1986

River Park House

- 3.3.3 HGY/1999/0208 - Change of use of caretakers flat within an office building to office use. – approved 16/03/1999
- 3.3.4 HGY/1991/1011 - Erection of 44 microwave antennas on roof for telecommunications plus use of base for storage of equipment. – approved 15/10/1991

4. CONSULTATION RESPONSE

- 4.1 The following were consulted regarding the application:

Haringey Environmental Health

The following response was received:

Internal:

1) Environmental Health

- No objection subject to an asbestos informative

5. LOCAL REPRESENTATIONS

- 5.1 The application was publicised by way of 102 consultation letters.

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 The main planning issues raised by the proposed development are:

1. Design and layout;
2. Accessibility;
3. Impact on the amenity of nearby occupiers.

6.2 Design & Layout

- 6.2.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

- 6.2.2 The new flat roofed covered link with parapet wall will yield a floor area of 32 sq.m with a door at each end (Alexandra House and River Park House). The materials used for the proposed infill will match the existing bricks and mortar of Alexandra House. The new grey aluminium non-opening and opening windows have been designed to coordinate, and match the colour and

proportions of the existing window fenestrations to ensure that the development would not detract from the visual appearance of the main Alexandra House and River Park elevations.

6.2.3 The proposed walkway enclosure is modest in scale in comparison to the existing elevation, and would therefore have a minimal impact upon the visual amenity at Alexandra House and River Park House and the wider streetscape along this section of Station Road. The proposed development is therefore acceptable in design terms and in accordance to the NPPF and to SPG1a 'Design guidance', saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

6.3 Accessibility

6.3.1 London Plan Policy 7.2 and Local Plan Policy SP11 require new development proposals to provide satisfactory access for disabled people and the wider community.

6.3.2 The applicant has set out its commitment in the design and access statement towards creating an inclusive environment so that the development is compliant with Part M of Building Regulations and BS8300. In assessing the proposal, the new development has been designed with: externally lit entrances; level thresholds to facilitate ease of entry/egress for those with mobility difficulties such as wheelchair users; visual manifestations at two levels to the glazed entrance doors to aid the visually impaired; min. 800mm clear width doors and 300mm leading edge to all doors; unobstructed corridor with a min. 1800mm clear width; and visual contrast in particular protruding elements such as columns. The proposal has therefore been inclusively designed for those with disabilities in meeting the accessibility aims and objectives of London Plan Policy 7.2 and Local Plan Policy SP11.

6.4 Impact on the amenity of nearby occupiers

6.4.1 London Plan Policy 7.6 and UDP Policy UD3 require development proposals to have no significant adverse impacts on the amenity of surrounding developments.

6.4.2 The nearest residential units closest to the location of the covered walkway are the upper floor flats located on the south side of Station Road. The modest scale, and siting of the proposal which would not project beyond the principal elevation, means that the living conditions currently enjoyed by the occupiers of these flats would be maintained in meeting London Plan Policy 7.6 and UDP Policy UD3. No representations have been received following consultation.

6.5 Conclusion

6.5.1 The proposed covered walkway and associated works are sensitively considered in terms of the design and layout of the existing buildings. The

development has been inclusively designed and laid out to meet the needs of better access for the general public and disabled users.

6.5.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

7.1 The proposal will not liable for the Mayor of London's CIL as the proposed additional floorspace is under 100sq.m (32m2).

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 4100, 4101, 4200 A, 4204 A, 4208 P1, 4209 A, 4210 & 5] 003 A

Subject to the following condition(s)

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing Alexandra House and River Park House buildings.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

Informatives:

a) *Positive and proactive manner*

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and

Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

b) Environmental Health

Asbestos survey

Prior to demolition or refurbishment of existing structures, the asbestos containing material identified in the accompanying asbestos survey is to be removed under controlled conditions and disposed of in accordance with the correct procedures by suitably licensed contractors. Inspection and air testing is to be carried out by an independent analytical company.

9.0 APPENDICE:
Appendix 1: Plans and images





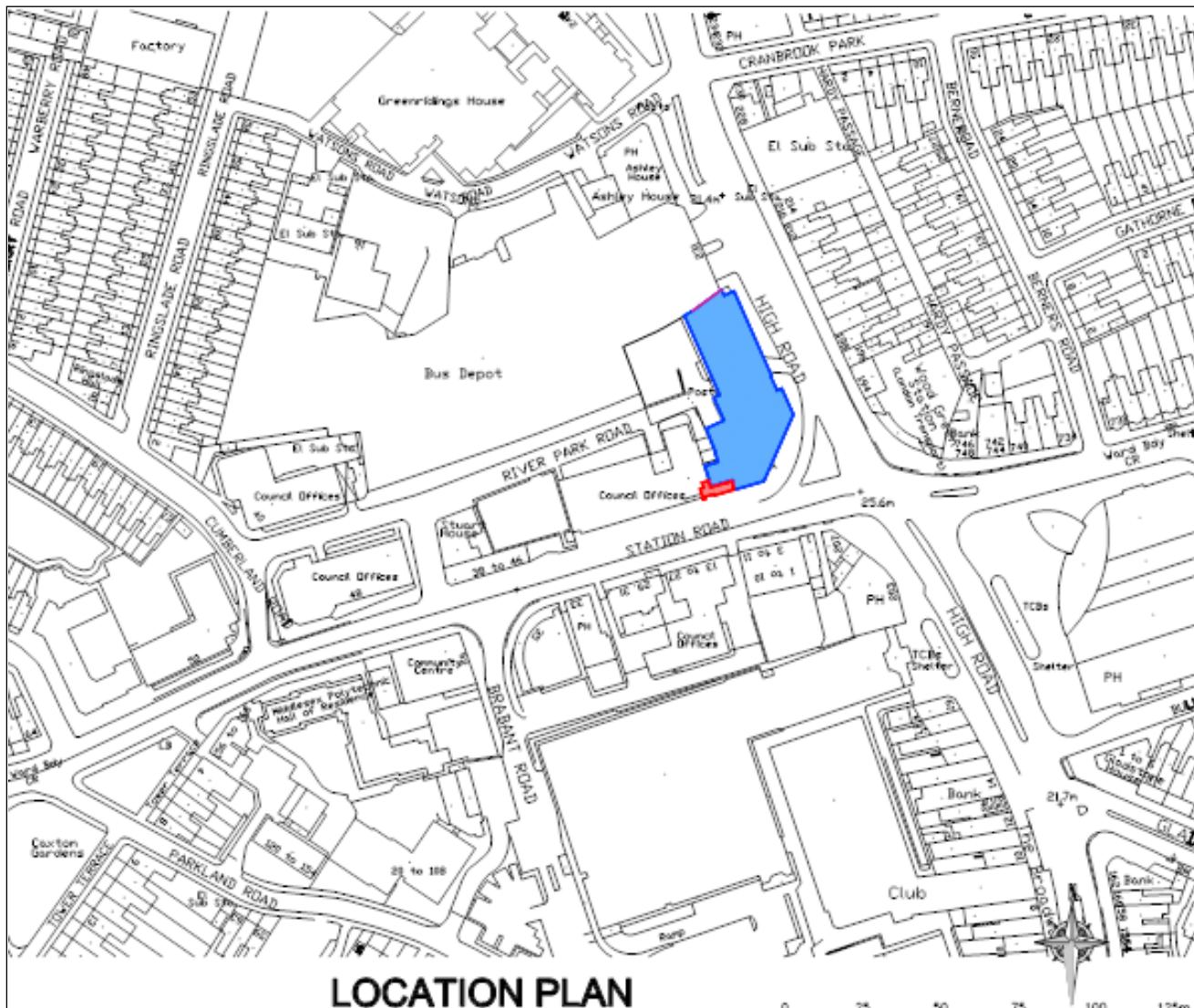
For Sub Committee

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Officers Report



LOCATION PLAN

checked on site and any discrepancies to be reported to the Mouchel office. All material is produced on behalf of Mouchel Ltd. All drawings to be read in conjunction with specification where applicable.
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Based upon the entrance Survey map with the permission of the Director of Her Majesty's Stationery Office © Crown Copyright Licence No. 1,0294-004

KEY

- █ site boundary
- █ planning boundary

Rev	Description	Design	Drawn	Checked	Approved	Date

mouchel
building great relationships
Mount Pleasant House, 2 Mount Pleasant, Cambridge, CB2 0PH
Tel: +44 (0) 1223 447750 Fax: +44 (0) 1223 447751

Client: **Haringey Council**

Client Ref Number:

Project: **Haringey Smart Working**

Site Ref/USRN:

Mouchel Project No: **1058411**

Drawing Title:
Location Plan

Design:	Drawn:	Checked:	Approved:
ME	VD	SM	SW

Date: **May 2014** Scale: **1:1250 @: A1**

Drawing No: Rev. No:

FINISHES

FLOOR FINISHES

F1 - CARPET - Interface Floor Transformation, Fern - 304196 Installation.

Non-directional Construction Tufted Patterned Structural Loop pile
The Yarn 100% 80/20 Solution Dyed Nylon contains pre-consumer recycled content. Backing Graphite® Size 820 x 520 mm Product number 348000408 Colour number 304196 Fern. All carpet should be laid in accordance with S.L.S. 0323 Installation of textile floorcovering. For further installation advice, please contact Interface Technical Services. Allow for two colours (2c)
Accessories: Sliding strip at thresholds linking the internal ramps standard Graphite range.

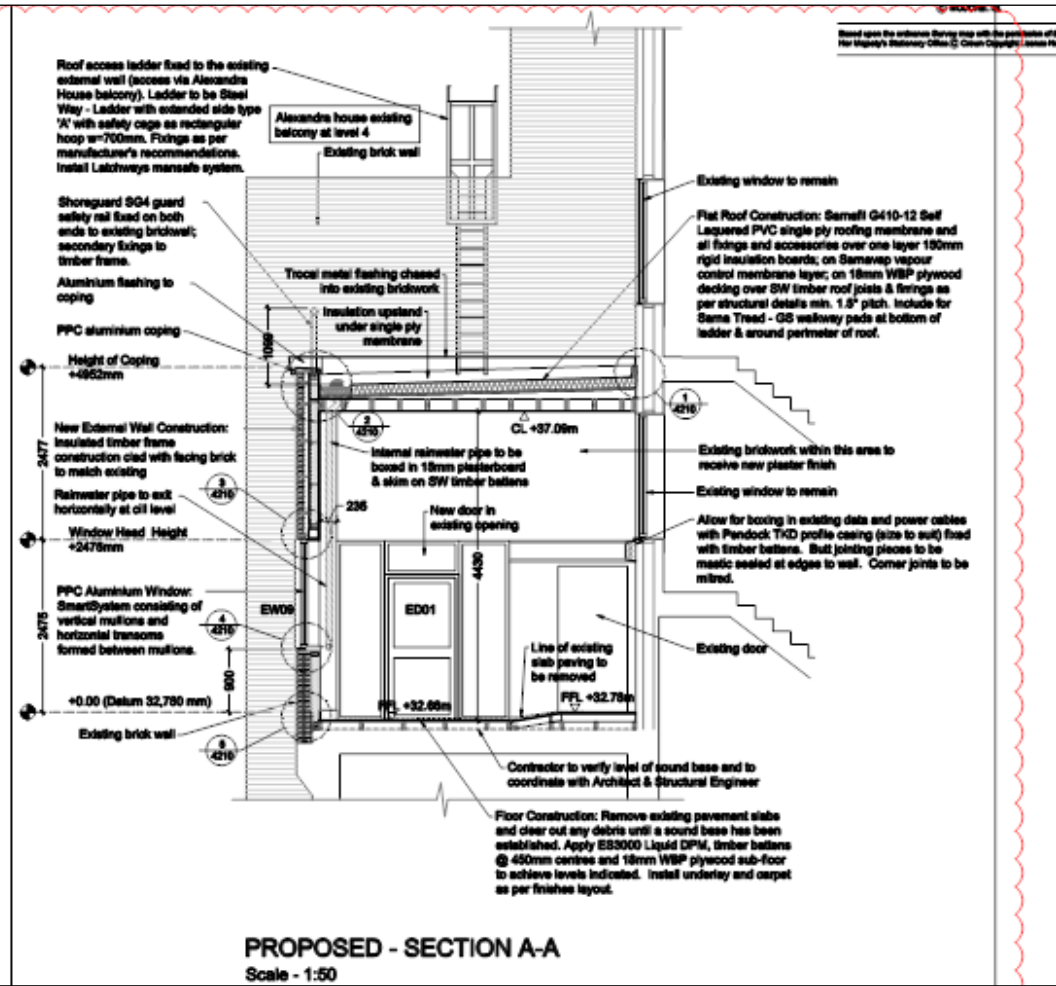
WALL FINISHES

W1 - WALL PAINT 1 - Crown Points - Easydon Matt, Colour - pure brilliant white

C4 - NEW PLASTERBOARD - Painted white as W1.



EXISTING - SECTION A-A
Scale - 1:50

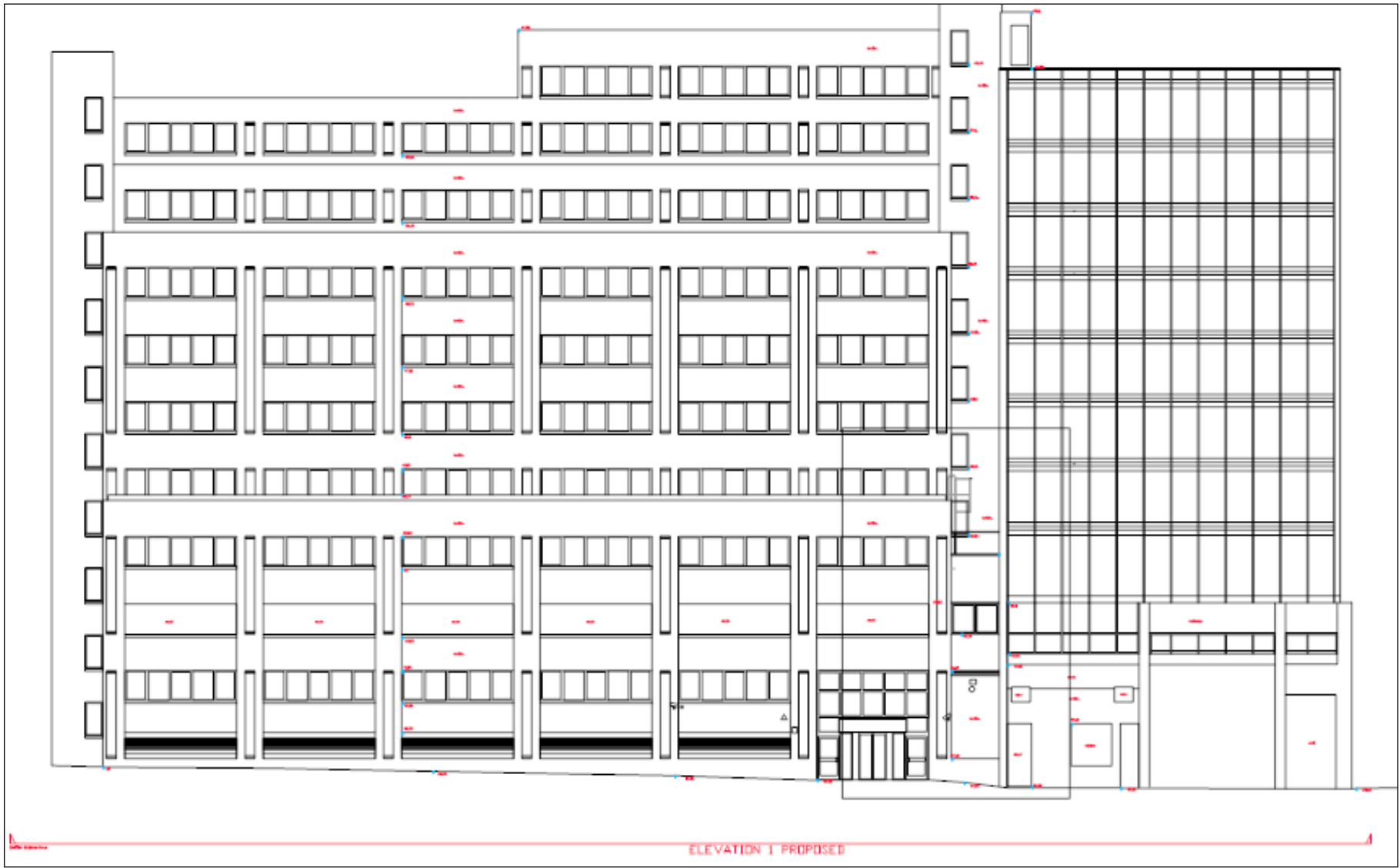


PROPOSED - SECTION A-A
Scale - 1:50

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