

Muswell Hill, Alexandra, Fortis Green and Highgate Area
Forum and Committee
Thursday, 17th July, 2014

Local Issues Update

1. a. Update from Haringey Planning on:

56 Muswell Hill

St Luke's Woodside Avenue

Application for Treehouse to use part of Fortis Green Reservoir

1. b. Update from Hanover Housing on:

New homes at the former St Luke's Hospital Site

2. Update from Haringey Leisure Services on:

Park Road Leisure Centre Diving Update

3. Update from Haringey Sustainable Transport on:

Street Lighting renewal programme

4. Update from Transport for London on:

Overloading of the 43 and 134 buses towards Highgate Station at the morning Peak

Possibility of a trial of the 144 bus using the new W7 Headstop on Muswell Hill roundabout

Muswell Hill, Fortis Green, Alexandra, and Highgate Area Forum – 17 July 2014

Local Issues Update Item 1

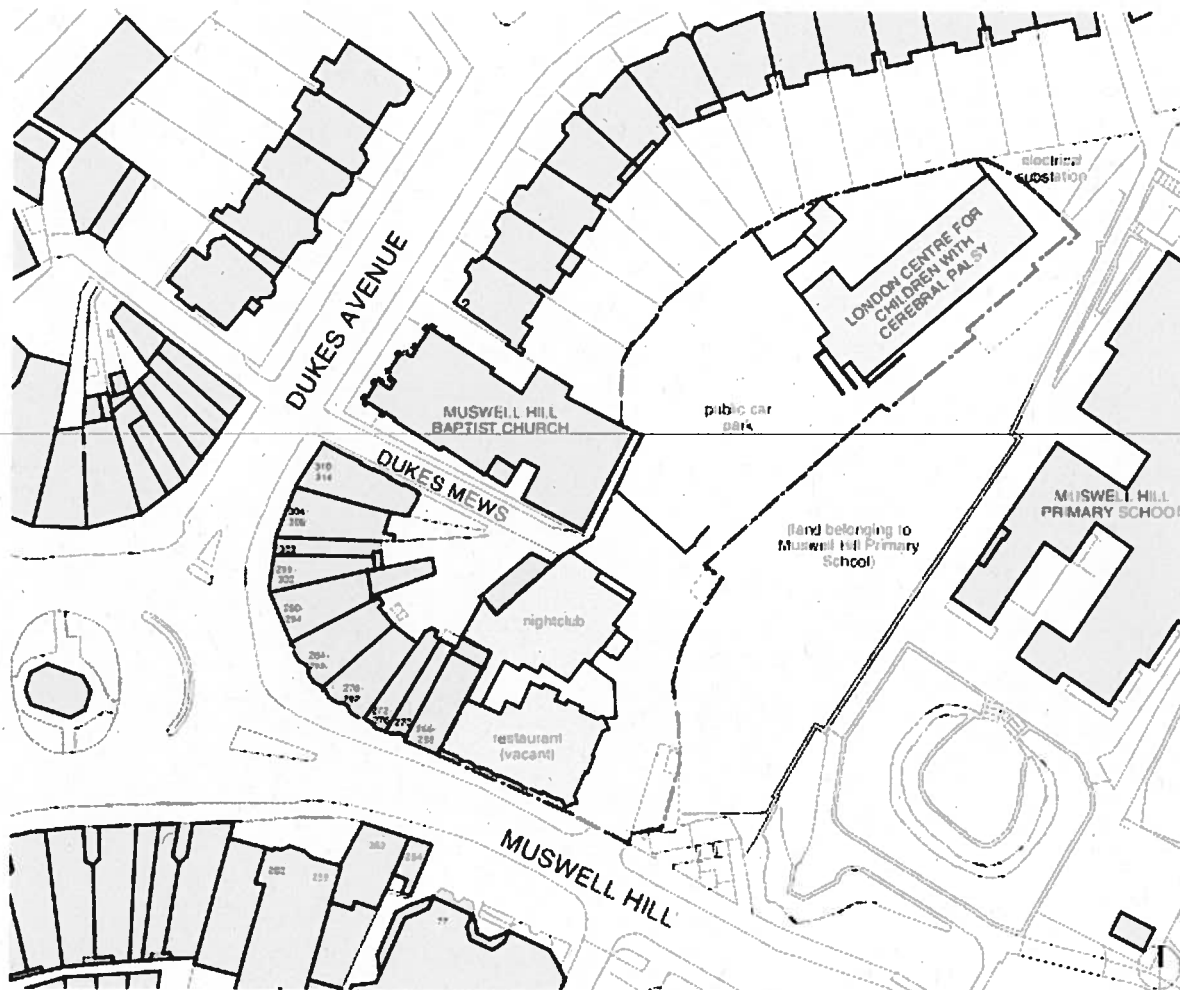
**Briefing Note from Haringey Planning Service on developments at:
56 Muswell Hill,
St Luke's Woodside Avenue and
the application for Treehouse to use part of Fortis Green Reservoir**

1.

Site address: 56 Muswell Hill, London, N10

Approved development: Demolition of existing specialist school (D1 use) and night club (sui generis use) and partial demolition of existing restaurant building (A3 use). Conversion of retained buildings and erection of new buildings of 3 storeys to provide 1,054sqm of floorspace as replacement specialist school including community use accessed from Muswell hill (D1 use), partly accommodated within the existing vacant building at No.56 Muswell Hill, 28 residential units (C3 use), and a 288sqm ground floor retail unit at No.56 Muswell Hill (A1/A2/A3 use). Provision of car parking, cycle parking and associated hard and soft landscaping

Site Plan



Land Ownership

The site is owned by the London Centre for Children with Cerebral palsy (LCCCP) and the former Green Man PH Restaurant and nightclub.

Recent Planning History

A planning application (reference: HGY/2013/2069) at 56 Muswell Hill (London Centre for Cerebral Palsy and former Green Man Public House) was considered by Planning Sub Committee in December 2013. The Committee's decision was to grant permission subject to the signing of a Section 106 agreement.

A decision notice was issued by the Council on 14/02/2014 following the completion of the S106 agreement.

A number of pre-commencement conditions were imposed to the decision, namely:

- Environmental Code (No. 4)
- Materials (No. 5)
- Landscape scheme and boundary treatment (No. 6)
- Contamination (No. 7)
- Piling (No. 8)

- Construction Management Plan and Logistic Plan (No. 12)
- Delivery and Servicing Plan (No. 13)

To date, no approval of detail applications for the above pre-commencement conditions have been received.

2.

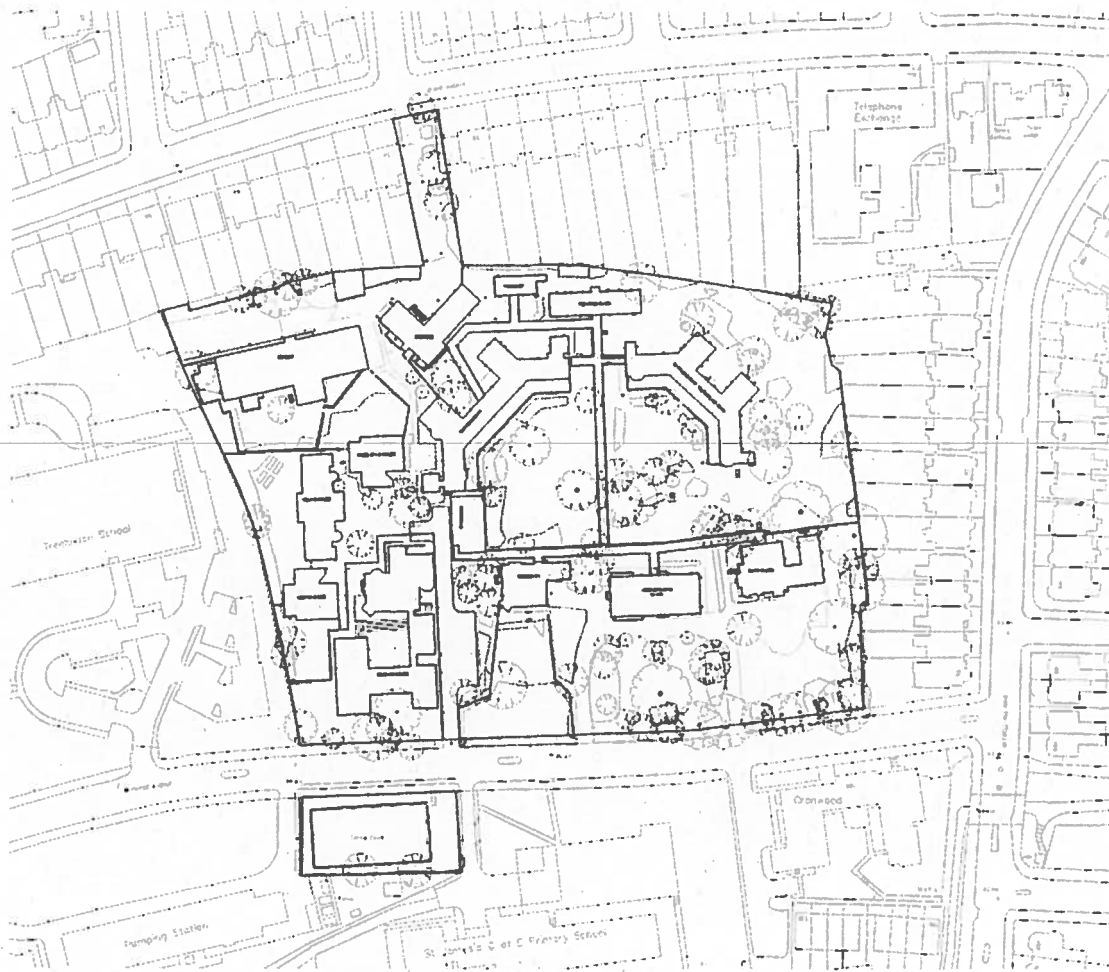
Site address: St Lukes Woodside Hospital Woodside Avenue N10 3JA

Approved development: Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site

Planning application reported to committee on 13 Jan 2014 with committee resolving to Grant PP subject to S106 agreement.

GLA issued Stage I and II report on 29 Jan 2014 allowing LPA to determine the application.

Site Plan



Land Ownership

Private

Overview of Development

Planning application reported to committee on 13 Jan 2014 with committee resolving to Grant PP subject to S106 agreement.

To date, no conditions have been discharge, nor are there any applications pending for the discharge of conditions.

Conditions attached to the planning permission being:

- 1) 3 years to implement;
- 2) Development in accordance with approved plans;
- 3) Constriction controls – management of dust;
- 4) Construction controls – Remediation;
- 5) Construction controls – CMP;
- 6) Construction controls – Delivery and Servicing Plan;
- 7) Construction controls – hours;
- 8) Construction controls – Piling;
- 9) Listed Building;

- 10) Listed Building;
- 11) Listed Building;
- 12) Listed Building;
- 13) Archaeology – implementation programme;
- 14) Materials – samples;
- 15) Materials – slatted screens;
- 16) Refuse/waste/recycling;
- 17) Sustainability – boilers;
- 18) Sustainability – combustion plant;
- 19) Sustainability – photovoltaic panels;
- 20) Sustainability – lifetime homes;
- 21) Sustainability – wheelchair accessible;

- 22) Sustainability – CfSH;
- 23) Ecology – Bats;
- 24) Ecology – green roofs;
- 25) Ecology – water supply;
- 26) Drainage – surface water drainage;
- 27) External lighting;
- 28) Trees and landscaping – planting schedule/landscaping plans;
- 29) Trees and landscaping – protective fencing;
- 30) Trees and landscaping – landscape management plan;
- 31) Play Areas
- 32) Removal of permitted development – extensions;
- 33) Removal of permitted development – satellite dishes;
- 34) Communal satellite;
- 35) Traffic and transportation – parking;
- 36) Traffic and transportation – cycle parking;
- 37) Traffic and transportation – disabled parking;
- 38) Traffic and transportation – parking management plan;
- 39) Traffic and transportation – electric vehicle charging;

3.

HGY/2014/0840 – ‘Erection of shed and two moveable polytunnels for horticultural purposes in conjunction with Treehouse School’

This application is for a site located adjacent to the Treehouse School ‘Ambitious About Autism’ site in Muswell Hill, N10. The application for the ‘Erection of shed and two moveable polytunnels for horticultural purposes’ has been withdrawn due to the lack of detail which is needed to assess the scheme.

The applicant is currently reviewing their submission with a view to submit a more comprehensive application later this summer.

A new application will include an additional consultation with local residents and interested parties.

**Muswell Hill, Fortis Green,
Alexandra, and Highgate Area Forum
– 17 July 2014**

Local Issues Update Item 1(ii)

Update from Hanover Housing on:

**New homes at the former St Luke's
Hospital Site**

St Luke's Update – Summer 2014

New homes at the former St Luke's Hospital Site

Hanover is one of the UK's leading national providers of housing and services for older people. Founded in 1963 it has approximately 19,000 properties in some 600 locations. More information on Hanover is available at www.hanover.org.uk.

In January 2014 Haringey Council gave planning permission for Hanover's plans for 161 new homes on the St Luke's site.

St Luke's is a very attractive site for high quality housing and our plans make the most of its character and special attributes. These are some of the key elements of the plans:

- 70% of the new homes will be for over 55's and will enable older people living locally to downsize to smaller properties which are easier and cheaper to maintain.
- The proposals respect the existing mature planting, the listed and locally listed buildings and the character of the conservation area.
- The design also incorporates a green north-south pedestrian and cycle link between Grand Avenue and Woodside Avenue.
- The plan will bring the three listed and locally listed buildings back into use by converting the existing buildings into apartments.

Who will live in the new homes?

Around 70% of the new homes will be for over 55s. The apartments have been designed so that they can cater for the changing needs of people as they get older.

All purchasers or intended occupants will have to meet Hanover's age requirements regarding occupancy. These would require the main occupant to be over the age of 55 (or in the case of an assignment to two people, at least one of them is over that age). In the case of purchasers seeking to rent their property to a third party, they will require Hanover's prior consent and the same age requirements will apply to tenants.

There are likely to be families living in the 17 town houses as well as in the 12 homes designated as "general needs affordable housing" (i.e. social rented and shared ownership dwellings) which will be located in the block to the rear of Simmons House.

When will the new apartments and houses be built?

We will be appointing a contractor later this year, we currently anticipate starting work on site in January 2015. With an estimated phased construction programme of two and a half years we expect new homes to be available from July 2017. Prior to

January 2015 there may be some sporadic activity on site however whilst initial survey work is undertaken.

In order to keep disruption to the absolute minimum we will be implementing the following measures;

- All construction lorries will enter and exit the site via the existing access points on Woodside Avenue. **Grand Avenue will not be used for construction vehicles.**
- Measures will be taken on site to minimize disruption from dust and noise. During demolition water spraying will damp down dust.
- A land drain is being installed, together with a French drain, to improve drainage overall.
- Access to the site from Grand Avenue will be pedestrian-only with no vehicular access.

The proposals also incorporate thirty dwellings for the Cohousing Woodside group, which was set up by a group of local residents wanting to create their own community and live more sustainably.

The Cohousing Woodside Group writes:

Cohousing is a mini-neighbourhood designed and run by its occupants as a means of counteracting the anonymity that often prevails in a busy city like London. The idea of a senior cohousing community is attracting a lot of interest these days and we are one of three forming groups working with Hanover in the capital.

The Cohousing Woodside group has a mix of men and women, singles and couples keen on creating an environment on the St Luke's site which meets our needs to down-size, know our neighbours and cut down on energy use. Our Development Plan, which can be read on the website, sets out progress so far and maps our key milestones.

Our scheme is designed around a shared courtyard and allotment gardens on the north-east corner of the site. An attractive central feature is the Common House and terrace, which will be a venue for occasional meals, meetings, book and film clubs, yoga and other activities we haven't yet dreamed up. The Cohousing Woodside dwellings will be constructed to certified Passivhaus standard. This high level of insulation and air-tightness will mean that our homes will require little space heating beyond that generated by ourselves, the cat, the budgie or the fridge.

We are currently seeking interest from others who may find these aims attractive and who would like to join us in shaping the future community now. The 30 units will be mix of one, two and three bedroom flats, a few houses and duplexes. Anyone seeking to buy needs first to become a member and so should contact us via the website and come to one of our regular monthly meetings.

We expect to take part in and contribute to local activities and are looking forward to meeting new neighbours on the St Luke's site and further afield. Our cohousing community will be completed at an early stage of the development and we are keen to host welcoming events for newcomers as a catalyst for St Luke's to grow as a neighbourhood.

For further information on Cohousing Woodside see www.cohousingwoodside.co.uk/

Registering your interest

You can register your interest for new homes sales by contacting David Jubb at Savills djubb@savills.com

Further Information

For further information on the development see <http://www.stlukesmuswellhill.co.uk/>

To report any site security issues please contact Jane@proforce1security.com.

St Luke's Muswell Hill

St Luke's is a complex and sensitive site, set within one of the most attractive areas of North London - its northern boundary consists of fine Edwardian terraced houses and to the south lies Highgate Woods. It housed an inpatient hospital for mental health patients from the mid-1920s, but has been largely unused since 2009. A nationally listed Grade 2 neo-Georgian administration building dating from the 1920s and two locally listed Victorian houses form the public face of the site, set in extensive gardens with mature trees along with associated ancillary buildings.

The development of new mixed tenure homes for Hanover puts the principles of HAPPI into practice, providing beautiful homes designed to enable continuing activity as residents grow older. It sensitively retains the listed buildings and provides 161 new homes, 70% of which are aimed at active downsizers aged 55 and over. The development also includes 30 Passivhaus houses and flats for Cohousing Woodside, with extensive landscaping incorporating the best mature trees and other elements of the existing setting to bring residents together as well as providing a therapeutic green outlook. PTE's design was praised by planners as providing "an interesting, varied yet coherent setting".

The design creates a well-integrated development, not a gated community. The apartment blocks are not separated by tenure - private sale, affordable rent and shared ownership flats are located side-by-side and accessed from the same entrances and lifts. A green north-south pedestrian link, between Grand Avenue and Woodside Avenue enhances an existing informal short cut, opening up links for the wider Muswell Hill community to experience a previously private green landscape.

The houses all have private gardens, the flats have balconies or private terraces. There are two main public outdoor spaces, the central gardens on the site of the old hospital garden, and the parkland to the front of the listed buildings. A significant number of mature trees will be preserved in the proposed development and the planting scheme is designed to support local biodiversity. The landscape design includes dedicated play space as well as opportunities for informal play across the site. In addition to these two public spaces the development will include courtyard and allotment gardens shared between members of the cohousing group.

"This will be a high quality housing development... our research has shown there is a strong demand in Haringey for this type of housing, where older people are making positive choices to downsize from under-occupied family homes to attractive housing well-designed for their changing needs."

Clare Anderson, Hanover

www.pollardthomasedwards.co.uk
www.hanover.org.uk



Muswell Hill, Fortis Green, Alexandra, and Highgate Area Forum – 17 July 2014

Local Issues Update Item 2

Park Road Leisure Centre Diving Update

The works at Park Road Leisure centre originally included adding a moveable floor into the diving pool that would allow diving to continue.

These works were tendered and came in £1m over budget.

As the moveable floor would significantly increase the usage of the diving pool an option to move diving to Tottenham Green was explored.

In response to concerns raised by diving club members this decision has been put on hold, pending further investigations of an alternative technical solution.

The council has met with representatives who raised the original concerns on a number of occasions over recent months and most recently on the 12th June.

At this meeting the group reviewed the plans for the works and it concluded that one potential route was to engage a specialist civil engineering company outside of the current refurbishment contract to undertake the deepening of the pool that was required.

Fusion has been meeting with various specialist companies to seek costs and views on the practicalities of the project.

Fusion are due to meet with group in the next couple of weeks to update the group on progress to identify a specialist contractor.

At this stage any works to deepen the diving pool, should they go ahead, will not take place until the main refurbishment works are completed in December this year.

Therefore, diving will remain in its current form at Park Road until the end of the year. Although the main pool and diving pool will be closing in August and reopening in November as part of the overall refurbishment works. The works include retiling the walls and floor, new ceiling, new lighting, new ventilation and new energy efficient windows.

Muswell Hill, Fortis Green, Alexandra, and Highgate Area Forum – 17 July 2014

Local Issues Update Item 3

- Street lighting – we will continue with our lighting replacement programme to improve our lighting stock and bring it in line with EU regulations. Our priorities will be the replacement of our concrete columns stock. We will also seek to build on the successful cast iron column refurbishment pilot scheme undertaken in 2014/15. Both types of column are considered past their life expectancy and in need of maintenance or replacement. This will take place along full lengths of road to ensure consistency in lighting conditions. We will however provide a small budget to consider locations where existing lighting conditions are considered poor and can be addressed through the provision of an additional column. This work will be delivered on a needs basis and within the budget allocation. LED is now our standard lighting mechanism to provide energy efficient low maintenance lighting and we will be examining options in 2014/15 to accelerate the use of this lighting source.

Appendix (Works plan)

Street lighting

- 5.15 There are approximately 17,000 lamp columns on the public highway of which 4,600 [27%] are in need of replacement or refurbishment. These columns are mainly of concrete construction in the east of the borough and cast iron construction in the west. Investment will be made in both of these areas to improve our lighting stock and bring it in line with EU regulations. We will seek to build on the successful cast iron column refurbishment pilot scheme undertaken 2013/14 and refurbish cast iron columns where the power supply is contained in the base of the column. We will also provide a small budget to consider locations where existing lighting conditions are considered poor and can be addressed through the provision of an additional column. LED is now our standard lighting mechanism to provide energy efficient low maintenance lighting and we will be examining options in 2014/15 to accelerate the use of this lighting source

Table 8: Street lighting renewal areas 2014/15

Road Name	Ward	Allocation 2014 /15 (£k)
Concrete column replacement – Rowley Road, Ritches Road, Cranley Road, Conway Road, Woodlands Park Road, N15	St Ann's	114
Concrete column replacement – Linley Road, Wimbourne Road, Whitley Road, N17	Bruce Grove	42
Concrete column replacement – Malvern Road, Kimberley Road, Mafeking Road, Ladysmith Road, Mitchley Road, N15	Tottenham Hale	64
Cast iron refurbishment – roads to be confirmed	Stroud Green	70
Cast iron refurbishment – roads to be confirmed	Crouch End	70
Localised improvements	Borough wide	40
Total		400

Muswell Hill, Fortis Green, Alexandra, and Highgate Area Forum – 17 July 2014

Local Issues Update from TfL - Item 4

- **Overloading of the 43 and 134 buses towards Highgate Station at the morning Peak**

Routes 43 and 134 provides 20 bus per hour between 0800 and 0900, that is a bus on average every 3 minutes, so a very high frequency service. Where this level of service is provided, passengers should be able to board a bus within 10 minutes of arriving at a stop. However, they may not necessarily be able to board the first or second bus.

We have looked at our data which shows that the majority of buses that arrive at Highgate (the busiest point where it is carrying the maximum load) are carrying an average load of 65 passengers between 0800 and 0830. Therefore, in the majority of cases, passengers are actually able to board the first bus, although it is acknowledged that there may be occasions, particularly when loadings are particularly high that this may not be possible. This scenario normally occurs following gaps in service.

We will continue to monitor and if there are any instances where they people are having to wait an excessively long time to board a bus, then we would be happy to re-investigate. We will be speaking to the operators to remind them that it is the busiest point of the routes and they need to ensure the service is managed to provide a regulated even service.

Possibility of a trial of the 144 bus using the new W7 Headstop on Muswell Hill roundabout

Following the successful installation and operation of the southbound stop at Muswell Hill roundabout for the route W7 in November 2012, arrangements are now being made to allow the route 144 to use the same stop to pick up passengers. An implementation date has not yet been agreed but it is likely to be operational towards the end of this year. The existing stop in Muswell Hill will also remain.