

Pre-application briefing to Planning-Sub Committee

1. DETAILS OF THE DEVELOPMENT

Ref: NA

Site Address: Former Highgate Police Station, Magistrates Court, & Telfer House, Archway Road London N6 4NW

Ward: Highgate

Description: Redevelopment of the site to provide 90 residential units.

Applicant: Bellway Homes Ltd

Agent: Savills

Ownership: Private

Case Officer: Aaron Lau

2. BACKGROUND

2.1 The proposed development is being reported to Planning Sub-Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.

2.2 The applicant is expected to submit its planning application in August 2014.

3. PROPOSED DEVELOPMENT

3.1 The proposal is for the demolition of the former Highgate Police Station, Magistrates Court, & Telfer House which falls within Highgate Conservation Area to create a new residential development (approximately 90 units) ranging between 3 and 7 storeys in height and associated car parking (0.5 spaces per unit). The 'tower' on the corner of Archway Road, Church Road and Bishops Road is the only 7 storey element. The main development will straddle Bishops Road, Archway Road and Church Road and a separate 3-storey mews block is proposed situated in the middle and towards the rear.

3.2 Haringey Magistrates Court is a 1950's two-storey building comprising of brick with the front façade clad in Portland stone. Pedestrian access to the building is directly from Bishops Road. Vehicular access to the rear is on the north side of the building, with ancillary car parking south of the site and to the rear of the building.

3.3 Telfer House is located on the southern side of Church Road and is a three storey brick built building. The building is currently in use as offices (Class B1) and is occupied by the Probation Service. Vehicular access is gained from Church Road, which leads to the rear of the property where there is the provision of a number of car parking spaces.

3.4 Highgate Police Station, a 1950's brick built building, is located on the corner of Church Road and Bishops Road, where both roads meet Archway Road. The Station operates as a Community Policing base. Vehicle access is gained from Bishops Road and a number of car parking spaces are located to the rear of the property.

3.5 None of the properties are Statutorily or Locally Listed, but the Cattle Trough in Church Road immediately in front of the Police Station is Listed.

4. RELEVANT PLANNING HISTORY

None

5. CONSULTATION

5.1 *Internal/external consultation*

5.1.1 Both the design and conservation officer consider that a taller landmark building at the corner of Archway Road, Bishops Road and Church Road could be acceptable subject to an exceptional design and consideration of harm to the conservation area.

5.1.2 The arboriculture and allotments manager raises no objection to the removal of a mature tree (which is subject to a Tree Preservation Order - T3), in the centre of the site subject to a comprehensive tree planting scheme, as part of any proposed development, which would compensate for the loss of this tree.

5.1.3 The Highgate Society has been engaged in the design process by attending 2 Design Workshops arranged by the Council. The issues raised include height, scale, number of units, and quality of affordable housing although the quality of the design was supported. The Society set out that the scheme requires revisions including a reduction in the number of units, relocating the family social housing units to ground floor level, and removing the parking from ground floor level.

5.1.4 The applicant held its own public consultation event at the end of June 2014.

5.1.5 The applicant is seeking to make further revisions to the scheme following its own public consultation event, 2 design workshops with The Highgate Society and the Highgate Conservation Advisory Committee, and a succession of meetings with the Council. The latest revisions following the second design workshop with The Highgate Society and the Highgate Conservation Advisory Committee are summarised as follows:

- Reduction of residential units from 91 to 89;
- Relocation of family units from upper floors to the ground floor of the proposed building;
- Additional landscaping within the courtyard
- More entrances to street along Bishops Road as a result of lowering the car park
- Reconfiguration of apex upper floor unit to avoid overlooking
- Introduction of concierge

5.2 *Development Management Forum*

5.2.1 A Development Management Forum will be held in September 2014.

5.3 *Design Review Panel (DRP)*

5.3.1 The scheme was presented to DRP on 8 May 2014.

5.3.2 The panel was concerned that the proposal did not have sufficient distinctiveness

and individuality to justify its height and bulk, unprepossessing courtyard amenity space, the loss of buildings in the conservation area and impact on the rest of the conservation area. This could suggest an over-development of the site unless design changes or different approaches resolved the most serious concerns.

- 5.3.3 In response to the Panel's concerns, the applicant has made some revisions to address the points raised including reconfiguration of the units to provide ground floor family accommodation.

6. MATERIAL PLANNING CONSIDERATIONS

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

1. *Principle of the development* – The Council's draft Site Allocations DPD has identified this site as being suitable for residential led mixed use development including community uses and possibly a hotel. The applicant would need to provide strong written justification to support the reasons for not retaining the buildings as a first option. The provision of housing would assist in meeting the housing target of 1502 units per year set out in the Further Alterations to the London Plan.
2. *Design and appearance* – The design of the building would need to be of an exceptional standard to support a building consisting of the range of heights given that the predominant surrounding built environment consists of low rise buildings. At the moment, the scheme would range in height from three, four, five, six and seven storeys. The Council's draft Site Allocations DPD suggests four or possibly five storeys would be possible at the apex of the site. The applicant would need to provide full justification for such a departure.
3. *Impact on the conservation area* – The proposed design should respect the conservation area setting and Listed Cattle Trough in Church Road. The Highgate Character Appraisal identifies the development site as an enhancement opportunity, and states that the police station as a prominent post modern building on the corner with Bishops Road. It describes Telfer House as a Unitarian office block, and that the 1960's modern Magistrates' Court House is a good example of its period. Council officers will need to assess the proposal taking account of any harm that may be caused to the conservation area and it will need to consider whether the schemes preserves or enhances the conservation area.
4. *Affordable housing* – The scheme would be required to provide 50% on-site affordable housing provision subject to viability with a preference towards 4 bedroom or more residential units, based on habitable rooms. A financial appraisal will be submitted with the formal submission. The level of affordable housing is unknown at this stage.
5. *Housing mix* – The housing mix is not finalised as it is influenced by the final design and layout but it will comprise 1 bed, 2 bed and 3 bed units. The private and affordable units will be tenure blind.
6. *Density* – The site has a PTAL of 4 and the London Plan density guideline for such

an area is 200-700 habitable rooms per hectare or 70-260 units per hectare in an Urban location. The current proposal achieves a density of approximately 190 units per hectare.

7. *Impact on residential amenity* - A daylight/sunlight BRE report should be submitted to demonstrate the living conditions of the neighbouring properties including 35 Bishops Road and All Saint's Vicarage on Church Road would not be materially affected.
8. *Quality of accommodation* – The proposed units should meet the London Plan space standards and the London Housing Design Guide requirements.
9. *Parking and highway safety* – The site has a PTAL rating of 4 and falls within the Highgate Station controlled parking zone which operates Monday to Friday from 10am to 12:00noon. The site is also located in the Archway Road Restricted Conversion Area, and is an area which has been identified as experiencing problems of extreme parking pressure. The proposed development makes provision for approximately 0.5 spaces per unit. Secure and covered cycling storage is required in line with the London Plan standards.
10. *Accessibility* – The layout of the current design indicates that the units will be compliant to Lifetime Homes standards, and 10% of the number of residential units will be wheelchair accessible in addition to 10% disabled parking.
11. *Sustainability* – the application will need to demonstrate how it would achieve Code for Sustainable Homes Level 4 and the 40% carbon reduction target (beyond Part L 2010) set out in the London Plan. The proposed sustainability measures are unknown at this stage.
12. *Trees* - The current design would involve the loss of a mature tree (T3) of 'medium quality' in the centre of the site in order to allow the development of the site. The Council raises no objection to its removal subject to a comprehensive tree planting scheme, as part of any proposed development, which would compensate for the loss of this tree.

These matters are to be assessed and confirmed prior to the application being considered at Planning Sub-Committee. Where necessary and appropriate conditions and planning obligations may be proposed.

8. PLANS & PHOTOS

8.1 Existing site plan



8.2 Proposed site plan(to be finalised)



8.3 Photos of the site



Archway Road/Bishops Road view



Archway Road/Church Road view



Church Road view 1



Church Road view 2



Bishops Road view 1



Bishops Road view 2

8.4 Proposed elevations and CGI's (to be finalised)



