

Pre-application briefing to Planning Sub-Committee

1. DETAILS OF THE DEVELOPMENT

Ref: HGY/2014/1691

Site Address: St Ann's General Hospital, St Ann's Road, London, N15 3TH

Ward: St Ann's

Applicant: Barnet, Enfield and Haringey Mental Health NHS Trust

Agent: Nexus Planning

Ownership: NHS

Case Officer: Anthony Traub

Description of Development:

This application has already been submitted as a planning application but is submitted for members to consider at an early stage in the process and identify any concerns they might have before formal consideration and determination thereof.

Hybrid application comprising:

Full application for the construction of 106 flats and 7 houses ranging in height from 2 to 5 storeys, conversion of retained buildings to provide 7 houses and 148 sq. m of retail (use class A1), 82 car parking spaces, highway and public realm works, hard and soft landscaping, access and associated development:

and:

Outline application (with all matters reserved except for principal means of access) for the construction of new buildings and conversion of retained buildings ranging in height from 2 to 5 storeys to provide up to 350 residential units, new healthcare buildings, upgrade of existing access point off Hermitage Road, open space and associated development, and outline application (with all matters reserved except for scale and layout) for construction of a new mental health inpatient building up to 3 storeys in height (use class C2) and associated development.

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. It is anticipated that the proposal will be presented to the September Planning Sub-Committee.

3. SITE AND SURROUNDS

3.1 The existing site consists of 11.24 hectares in healthcare use bounded by St Ann's Road, Hermitage Road to the east, Warwick Gardens to the west, and an overground railway line to the south.

3.2 The northern portion of the site falls within the St Ann's Conservation Area. There are no statutorily Listed Buildings on site, however, there are three locally listed buildings. The wall running along the street frontage of the site is an important

and positive contributor to the conservation area and its appearance. The southern portion of the site (running adjacent to the railway line) is designated as a Site of Importance for Nature Conservation (SINC).

3.3 Historically, St Ann's was established following an outbreak of scarlet fever in 1892. Over the years, several buildings have come and gone to facilitate the use of the site for healthcare services.

3.4 Currently there are several healthcare providers on site that are expected to continue providing these services in the consolidated healthcare facilities on-site once the development is complete and the new healthcare facilities have been built and/or upgraded. Those being (with services further described on page 7 of the submitted Design and Access Statement):

- The Mental Health Trust;
- Whittington Health;
- North Middlesex Hospital;
- Moorfields Eye Hospital;
- North London Breast Screening Service;
- London Ambulance Service.

4. PROPOSED DEVELOPMENT

4.1 The proposal is for the redevelopment of the site that would consist of 470 new residential units (both flatted development and family houses) and new healthcare buildings, upgrading of existing healthcare buildings and access points to the site (see description of development above for full details).

5. PLANNING HISTORY

5.1 There is no relevant recent planning history.

6. CONSULTATION

6.1 Internal/external consultation:

In line with Council procedure all the relevant internal and external consultees have been consulted. 536 local residents have been consulted by letter as well as 6 site notices being posted in close proximity to the site and a press notice placed in the Haringey Independent on the 27 June 2014. To date issues raised include loss of the hospital, the impact of the south west pedestrian access and its safety, the height of the development and the impact on the local area.

6.2 Development Management Forum

5.2.1 The proposal was presented to the Development Management Forum on 16/07/2014. Issues raised included the loss of health care facilities and the replacement of health facilities with housing, impact on traffic, impact of pedestrian access in south-west corner and the route under the railway line, level of affordable housing, need for supported housing, the need for additional mental health services.

6.3 Design Review Panel

6.3.1 The masterplan proposals were presented to the Haringey Design Panel on 16 May 2013 and the principles were broadly welcomed, with the panel giving a 'green light' to the masterplan.

6.3.2 The panel's observations can be summarised as:

- The masterplan displays a disciplined consideration of scale and the layout and massing was considered to be particularly convincing;
- To ensure quality was maintained throughout the development the panel emphasised the importance of establishing a Design Code;
- The type of architecture was strongly appreciated in places, but in others was bland and austere, or too fussy where attached to the former hospital admin building;
- Boundary wall recognised as important feature in the conservation area, but could be opened up in key places to provide interest;
- The healthcare planning strategy with the main entrance to the buildings being further into the site (not readily apparent) was a concern;
- The precedent of Orchard House (in terms of style, appearance and materials palette) for the design of the new Healthcare building was not considered appropriate and it would be preferable to treat the building as the modern addition it is;
- The landscaping strategy was praised, the east west link along the railway secured, though the north south route was not as strong as it could be;
- South west pedestrian and cycle link should be secured, providing greater permeability and accessibility; and
- The panel anticipated that the detailed design for both the health care and residential components would come back to the panel as they progressed.

7. MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the proposed development are:

1. *Principle of the development* – The provision of housing on the site to facilitate the upgrading and increase of healthcare services is acceptable in principle. The Council's Draft Site Allocations DPD identifies this site for a consolidation of the Healthcare facilities on the site and housing.
2. *Design and appearance* – The design of the buildings, front wall, roads, open space within the conservation area. Preservation of locally listed buildings. The detailed design is currently being considered.
3. *Impact on the conservation area* – The proposal includes a heritage appraisal with locally listed buildings and older buildings within the site retained. The front wall, which is mentioned in the Conservation Area Appraisal, is retained with modifications (railings) to visually open up the site from St Ann's Road.
4. *Affordable housing* – The amount of affordable housing is currently being negotiated and the latest position will be reported to the Committee at the meeting. The reason for this is the applicant is currently running its viability model. Once this process has been completed and tenure has been agreed a final affordable housing proposal will be put forward. The Council will then appoint consultants to undertake an independent assessment of the proposal.
5. *Housing mix* – The housing mix within the full planning application would be 4 x

2 bed houses, 7 x 3 bed houses, 3 x 4 bed houses and 36 x 1 bed flats, 60 x 2 bed flats, and 10 x 3 bed flats. Within the outline application, the remaining dwelling mix for the additional 350 units would need agreed as part of the parameters of any Outline Permission. The private and affordable units will be tenure blind. Indicative Hybrid Dwelling mix being: 87 (19%) 1 bed; 179 (38%) 2 bed; 141 (30%) 3 bed; 39 (8%) 4 bed; 24 (5%) 5 bed.

6. *Density* – The proposed 470 units over the entire site of 11.24 hectares would equate to 42 units per hectare. In reality, the healthcare services would occupy approximately 40% of the site and thus the density would be more akin to 70 units per hectare.
7. *Impact on residential amenity* – Shadowing report has been submitted with the application. Taller buildings are located more centrally within the site to reduce bulk and height when viewed from St Ann’s Road and from neighbouring houses.
8. *Quality of accommodation* – All accommodation must accord with Haringey and London Plan standards.
9. *Parking and highway safety* – Awaiting formal comments from TfL and LBH Transportation. Secure and covered cycling storage is required in line with the London Plan standards as well as parking, disabled parking, and electric parking points.
10. *Accessibility* – All units would comply with Lifetime Homes standards and 10% of the number of residential units would be wheelchair accessible.
11. *Sustainability* - Energy Strategy is currently being assessed. Residential units will achieve Code for Sustainable Homes level 4.
12. *Trees* – There are protected trees within the conservation area and proposed works with the SINC. Submitted tree survey and reports are currently being considered by the Council’s tree officer.

7.2 These matters are to be assessed and confirmed prior to the application being considered at Committee.

7.3 The application will also be subject to necessary conditions and a section 106 agreement which will include amongst other matters contributions towards school places and employment and training.

Site Location Plan



Proposed Site Plan



Proposed St Ann's Road Elevation

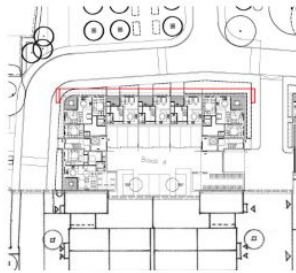


Street Elevation Section 1
Scale 1:2000(81)



Street Elevation Section 2
Scale 1:2000(81)

Block A North Elevation

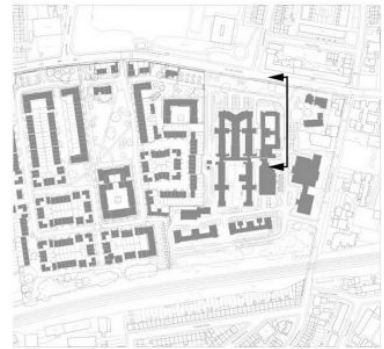


Block B North Elevation



Elevation Layout
Scale 1:500

Indicative Inpatient Building Elevation



Elevation Layout



New House Elevations: Type NS-A2



New House Elevations: Type NS-A and NS-A2

