

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Ref: PRE/2014/0137

Site Address: Former St Ann's Road Police Station, 289 St Ann's Road, London, N15 5RD

Ward: St Ann's

Description of Development:

Part demolition of existing police station building and demolition of existing outbuildings and change of use of existing police station to residential with the erection of one and three storey side and rear extensions to accommodate 7 new residential units (6 x 2 bed and 1 x 1 bed), the erection of part 3 part 4 storey buildings to accommodate 20 new residential units (2 x 3 bed, 13 x 2 bed, and 5 x 1 bed), and the erection of 5 x 4 bed three storey mews townhouses with associated car parking, cycle parking, refuse store, landscaping.

Applicant: One Housing Group

Agent: HTA Design

Ownership: Private

Case Officer: Anthony Traub

2. BACKGROUND

2.1 The proposed development at pre-application stage is being reported to the 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.

3. SITE AND SURROUNDS

3.1 The existing site is approximately 0.2ha and consists of the former St Ann's Police station with a collection of one and two storey out buildings. The site is L shaped and is located on the junction with St Ann's Road and Hermitage Road. The only adjoining neighbour is the St Ann's Hospital site to the west and south.

3.2 The northern portion of the site falls within the St Ann's Conservation Area. There are no statutory Listed Buildings on site, however, the Police Station building is Locally Listed.

4. PROPOSED DEVELOPMENT

4.1 The proposal is for the redevelopment of the site that would consist of 32 new residential units in the form of flats and five houses towards the rear of the site, both flatted development and 5 new family houses (see description of proposed development above for full details).

5. PLANNING HISTORY

5.1 HGY/1991/0696 GOV 12-08-91 Demolition of existing workshop/garage buildings and erection of single storey building for use as identification parade centre. Raised objections under the provisions of Circular 18/84

5.2 HGY/1994/0090 GOV 22-03-94 Works to Police Station including erection of archive store, disabled access ramp to front entrance, new pitched roof to existing rear extension and replacement cast iron railings. Raised No Objections under the provisions of Circular 18/84

6. CONSULTATION

6.1 *Design Review Panel*

6.2 The current proposal will be presented to DRP on Thursday 13 November 2014 with their comments reported to the committee in the form of an addendum.

6.3 The proposal will be presented to a Development Management Forum prior to submission.

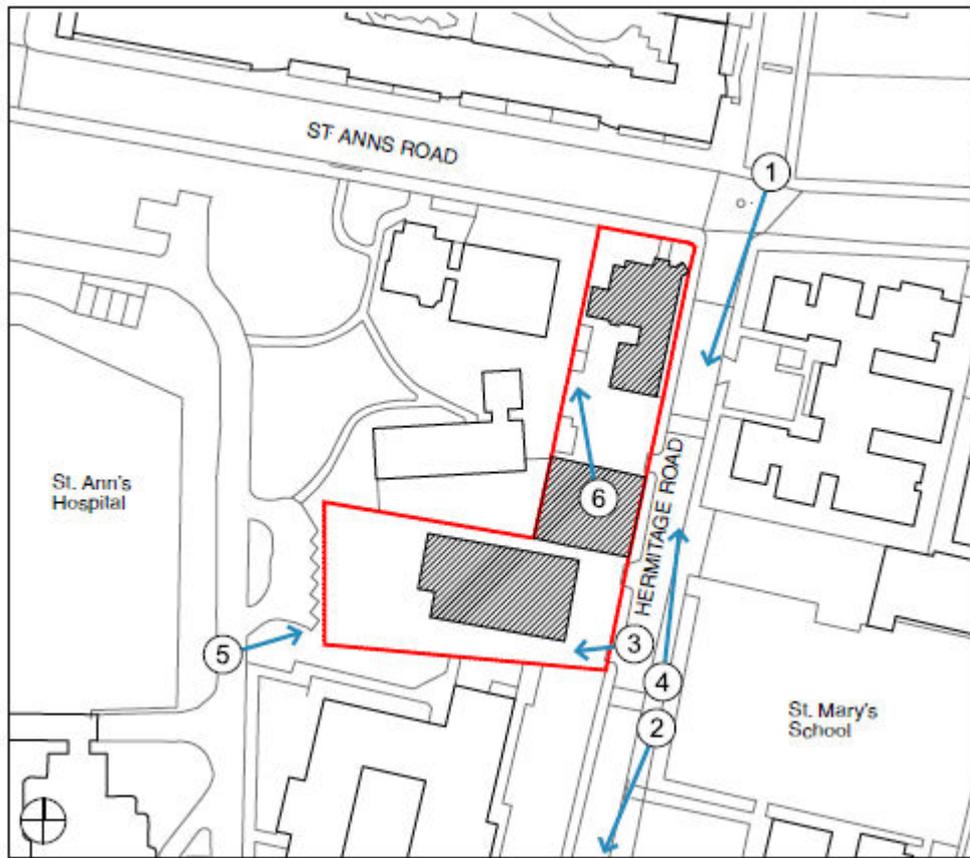
7. MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the proposed development, with internal officer comment thereon, are:

1. Principle of the development – The provision of housing on the site is acceptable in principle;
2. Design and appearance – The current massing, design and appearance of the proposed extensions and new buildings are currently being amended following formal comments and advice from the Council's Conservation Officer. The current design is not supported. These amended plans will be presented to the Committee on the evening of the meeting. Further comments will be tabled at the pre-application Committee from the DRP following the scheme having been presented to them on 13 November 2014. Further, The Applicants are also carrying out their own consultation exercise with the local community before the pre-application committee meeting.
3. Affordable housing – The scheme would be expected to provide the maximum reasonable amount of affordable housing taking account of viability. Housing mix – 6 x 1 bed, 19 x 2 bed, 2 x 3 bed, and 5 x 4 bed (houses). This housing mix is considered to be acceptable given the provision of larger wheelchair accessible flats and 5 new family houses with private gardens and car parking;
4. Density – The proposed 32 units over the entire site of 0.2 hectares would equate to 160 units per hectare and 535 habitable rooms per hectare at an average of 3.34 habitable rooms per unit. For a site with a PTAL of 3, in an Urban environment, the density would be higher than what is reflected in the guidelines under the London Plan Density Matrix. That being between 200-450 habitable rooms per hectare and between 55-145 units per hectare with the average habitable room per unit being between 3.1-3.7.
5. Impact on residential amenity – A shadowing report would be expected with the submission of a planning application taking into account the proposed units and any sensitive surrounding uses. The site is fortunate in that it does not directly adjoin any residential uses.

6. 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. The Council will need to be satisfied that the development is appropriate in the Conservation Area and that it preserves and enhances it, and does not cause harm, in accordance with the Council’s duty under section 72 of the 1990 Town and Country Planning Act.
7. Quality of accommodation – All accommodation must accord with Haringey and London Plan standards. Currently, there are no floor plans of the proposed units or mews houses and therefore this aspect cannot be formally commented on.
8. Parking and highway safety – With the submission of a planning application, a transport impact assessment and parking survey would be expected to understand the parking pressure in the immediate area and the impact the proposal would have upon the highway network.
9. Accessibility – All units would comply with Lifetime Homes standards and 10% of the number of residential units would be wheelchair accessible.
10. Sustainability - An Energy Strategy would be required with any submission of a planning application. Residential units would be expected achieve Code for Sustainable Homes level 4 and a 40% reduction in carbon dioxide.
11. Trees – The front portion of the site is located within a conservation area. However, the majority of existing trees are located outside of this area. Notwithstanding this, a comprehensive landscaping plan and tree planting plan would be expected with a forthcoming planning application.

Site Location Plan



Indicative Site Plan



Proposed St Ann's Road Street Elevation



Proposed Hermitage Road Street Elevation

