

Pre-application briefing to Planning Sub-Committee

1. DETAILS OF THE DEVELOPMENT

1.1 4 infill housing sites:

- Fenton Road Tottenham N17 7JQ
- Connaught Lodge Stroud Green N4 4NR
- Anderton Court Wood Green N22 7BE
- Whitbread Close Tottenham N17 0YB

2. BACKGROUND

- 2.1 These sites form part of the Council's new build programme which aims to provide a mix of tenure types. This will include housing products aimed at providing entry to home ownership and discounted rents for people on lower incomes as well as new socially rented homes. This is the second batch of sites in the first phase of a programme and funding is in place to deliver these new homes.
- 2.2 The proposed developments are being reported to Planning Sub-Committee to enable members to view them at an early stage before the designs have been finalised. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. These sites will come before the Planning Committee for determination because the Council is the applicant and as such under the new delegation arrangements such decisions need to be made by committee.

SITE ONE

Ref: NA

Site Address: Fenton Road Tottenham N17 7JQ

Ward: White Hart Lane

Description: Construction of 5 residential units

Applicant: LB Haringey

Agent: ECD Architects

Ownership: Public

Case Officer: Robert Smith

1. PROPOSED DEVELOPMENT

1.1 The proposal is for construction of five residential units (2 x 1 bed flats, 1 x 2 bed flats and 2 x 3 bed flats).

2 PLANNING HISTORY

2.1.1 The site is hardstanding capable of use for informal car parking

3 CONSULTATION

Development Management Forum and Design Review Panel

3.1.1 The proposal was not of a size to warrant presentation at Development Management Forum.

3.1.2 The proposal was presented to Design Review Panel at an early stage on 8 May 2014. The panel gave advice on the procurement of the programme and said that the scheme was promising but considered that further evolution of the design was required.

MATERIAL PLANNING CONSIDERATIONS

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

- Principle of the development - The principle of residential development is acceptable and would represent a significant improvement to this vacant site.
- Design and appearance – The form, breakdown and architectural approach to the terraced block is seen to represent a good quality contemporary approach. The fenestration pattern, use of brick and cladding to the upper floor represent a good design solution to break down the bulk and form of the building. The materials used should be good quality and durable materials.
- Amenity issues: A BRE report assessing impact on sunlight and daylight will need to be submitted with the application and assessed by officers. The proximity of the rear elevation and the buildings height will have an effect on the properties on Compton Crescent to the rear.
- Quality of accommodation – The proposed dwellings should adhere to the unit and individual space standards as laid out in the London Plan.
- Accessibility – The dwelling should be compliant with Lifetime Homes standards.
- Sustainability – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4.
- Parking & Transportation – Likely to be acceptable but further assessment needed of parking survey

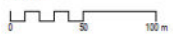
submitted.

- Waste Management - The siting of enclosed waste storage facilities to these separate dwellings needs to be indicated in the plans submitted.



EXISTING LOCATION PLAN

1 : 1250



EXISTING LOCATION PLAN

1 : 500



VIEW LOOKING EAST ACROSS SITE TO NEIGHBOURING BUILDING



VIEW FROM SITE LOOKING SOUTH TO NEIGHBOURING BUILDING



VIEW FROM SITE LOOKING WEST TO OPPOSITE BUILDINGS



VIEW FROM STREET LOOKING SOUTH-EAST ACROSS THE SITE



SITE TWO

Ref: NA

Site Address: Connaught Lodge Stroud Green N4 4NR

Ward: Stroud Green

Description: Construction of 6 new dwellings

Applicant: LB Haringey

Agent: ECD Architects

Ownership: Public

Case Officer: Tobias Findlayson

1 PROPOSED DEVELOPMENT

- 1.1.1 The proposal is for the erection of a part 3 and part 2 storey building with accommodation in the roofspace with a single storey building to the rear to accommodate 7 self contained units (1x1 bed, 4x2 bed, 1x3 bed).

2 PLANNING HISTORY

- 2.1.1 No relevant planning history

3 CONSULTATION

Development Management Forum and Design Review Panel

- 3.1.1 The scheme is not of a scale that warrants presentation to Development Management Forum.
- 3.1.2 Design Review Panel: The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme and with regard to this specific proposal raised concerns with the mansard roof proposed, windows, materials and particularly the detailing of the bays. The proposal has been amended since the Design Review Panel meeting.

MATERIAL PLANNING CONSIDERATIONS

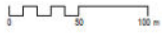
The main planning issues raised by the proposed development, with internal officer comment thereon, are:

- Principle of the development - The principle of residential development is acceptable.
- Impact on the Conservation Area: 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.
- Design and appearance – The site is located within Stroud Green Conservation Area with this part of the conservation area characterised by Victorian terraces up to three storeys high with later large purpose built blocks of flats. The site, at present represents a gap/ termination to street frontage on Connaught Gardens and the Victorian terraces houses around the corner on Oakfield Road. Officers consider that the broad scale and contemporary form of the development is capable of being acceptable given the statutory duty of the Council in respect of development in Conservation Area.
- Quality of accommodation – The proposed dwellings should adhere to the unit and individual space standards as laid out in the London Plan.
- Impact on amenity- There is scope for overlooking from the proposed balconies to the rear. Further consideration to the treatment of the balconies to minimise overlooking may need to be considered. A daylight/ sunlight desk study should be submitted to demonstrate the living conditions of the neighbouring properties would not be seriously affected.
- Trees - There are a number of medium sized trees on site and in neighbouring gardens. The impact on the development on these trees should be investigated and tree protection measures put in place if necessary. Any loss of a tree(s) would have to be justified and a replacement provided on-site or nearby.
- Accessibility – The dwellings should be compliant with Lifetime Homes standards.
- Sustainability – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4.
- Parking & Transportation – Acceptable- there is sufficient on-street parking spaces.
- Waste Management - Waste storage facilities should be suitably sited and enclosed and satisfy requirements in terms of collection.



EXISTING LOCATION

1:1250



VIEW FROM CONNAUGHT ROAD LOOKING TO THE EAST



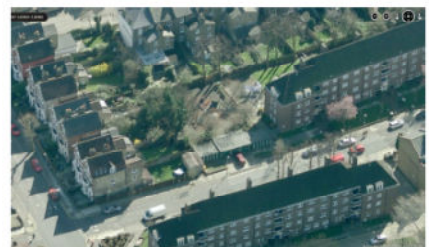
VIEW FROM CONNAUGHT ROAD LOOKING TO THE WEST



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING SOUTH



EXISTING SITE BLOCK

1:500



SITE THREE

Ref: NA

Site Address: Anderton Court Wood Green N22 7BE

Ward: Alexandra

Description: Construction of 4 new dwellings

Applicant: LB Haringey

Agent: ECD Architects

Ownership: Public

Case Officer: Robert Smith

1 PROPOSED DEVELOPMENT

1.1.1 Provision of 4 x 3 bed 5 person terraced houses on the site of former garages.

2 PLANNING HISTORY

2.1.1 No relevant planning history

3 CONSULTATION

Development Management Forum and Design Review Panel

3.1.1 The proposal is not of the size to warrant presentation at Development Management Forum.

3.1.2 Design Review Panel: The proposal was presented to Design Review Panel on 8 May 2014. The panel gave advice on the procurement of the programme and with regard to this specific proposal set out that overall massing and fenestration widely praised, but some concern at some details such as rainwater pipes and screens to top floor terraces not liked. The scheme has been amended since the panel meeting to introduce a more "traditional" pitch roof form which has deleted the rooftop terraces/amenity space.

MATERIAL PLANNING CONSIDERATIONS

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

- Principle of the development - The principle of residential development is acceptable.
- Design and appearance – the scheme has been revised following comments from members and officers. The current scheme needs further work in particular further information is needed on the design and architectural approach, particularly showing the entrance arrangement to the dwellings, materials, the junction between the different materials/ dwellings, window design and reveals, bay projections etc. The impact of the massing of the building on the park needs to be carefully considered.
- Amenity issues: There is the potential for overlooking in the direction of 278 Alexandra Park Road and as such mitigation needs to be incorporated into the design to minimise this at the same time whilst not making the internal accommodation oppressive. While not likely to be significant, because of the separating public footpath, some shadowfall analysis should be included in the plans submitted.
- Quality of accommodation – The proposed dwellings should adhere to the unit and individual space standards as laid out in the London Plan. The amendment of the scheme has removed all external amenity space from the development (previously on the roof). The proximity of the park and the open plan landscape spaces opposite may provide mitigation for such an omission.
- Accessibility – The dwelling should be compliant with Lifetime Homes standards.

- Sustainability – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4.
- Parking & Transportation – Likely to be acceptable but further assessment needed of parking survey submitted.
- Waste Management - The siting of enclosed waste storage facilities for these separate dwellings needs to be indicated in the plans submitted.



SITE FOUR

Ref: NA

Site Address: Whitbread Close Tottenham N17 0YB

Ward: Tottenham Hale

Description: Construction of 4x 1 bed flats

Applicant: LB Haringey

Agent: ECD Architects

Ownership: Public

Case Officer: Anthony Traub

1. PROPOSED DEVELOPMENT

1.1 The proposal is for construction of four x one bed 2 person flats.

2 PLANNING HISTORY

2.1.1 The site is currently an area used for car parking by local residents.

3 CONSULTATION

Development Management Forum and Design Review Panel

3.1.1 The proposal is not of the size to warrant presentation at Development Management Forum. This application has not yet been presented to Design Review Panel.

MATERIAL PLANNING CONSIDERATIONS

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

- Principle of the development - The principle of residential development is acceptable.
- Design and appearance – The form and scale of the building, in particular the roof form, represent a distinct but contemporary interpretation of neighbouring buildings on Hampden Road and is acceptable.
- Amenity issues: A BRE report assessing impact on sunlight and daylight particularly to 3 Hampden Road will need to be submitted with the application and assessed by officers. However the windows to this property are expected to be secondary windows or windows serving non habitable rooms and as such the impact is not expected to be significant. This will need to be explored as part of the planning application.
- Quality of accommodation – The proposed dwellings should adhere to the unit and individual space standards as laid out in the London Plan. Further discussion is needed in order to optimise the quality of the internal layouts.
- Accessibility – The dwelling should be compliant with Lifetime Homes standards.
- Sustainability – The proposal would need to demonstrate how it would achieve Code for Sustainable Homes Level 4.
- Parking & Transportation – Acceptable- there is sufficient on-street parking spaces



EXISTING LOCATION PLAN
1:1000



FROM JUNCTION LOOKING TOWARDS HAMPODEN ROAD



TERRACES ALONG HAMPDEN ROAD



3 STOREY BLOCK AT WHITBREAD CLOSE



FROM WHITBREAD CLOSE LOOKING EAST

