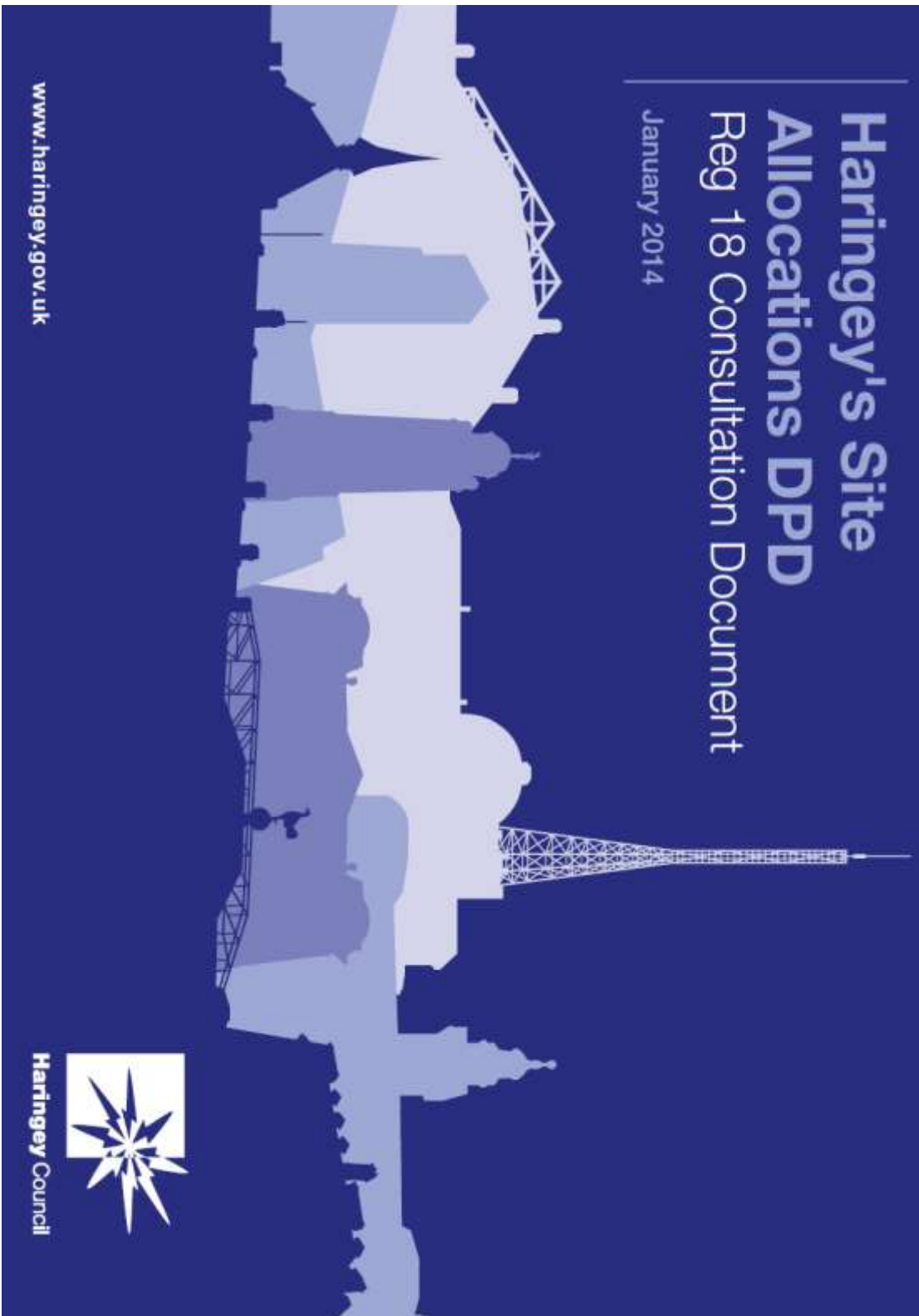


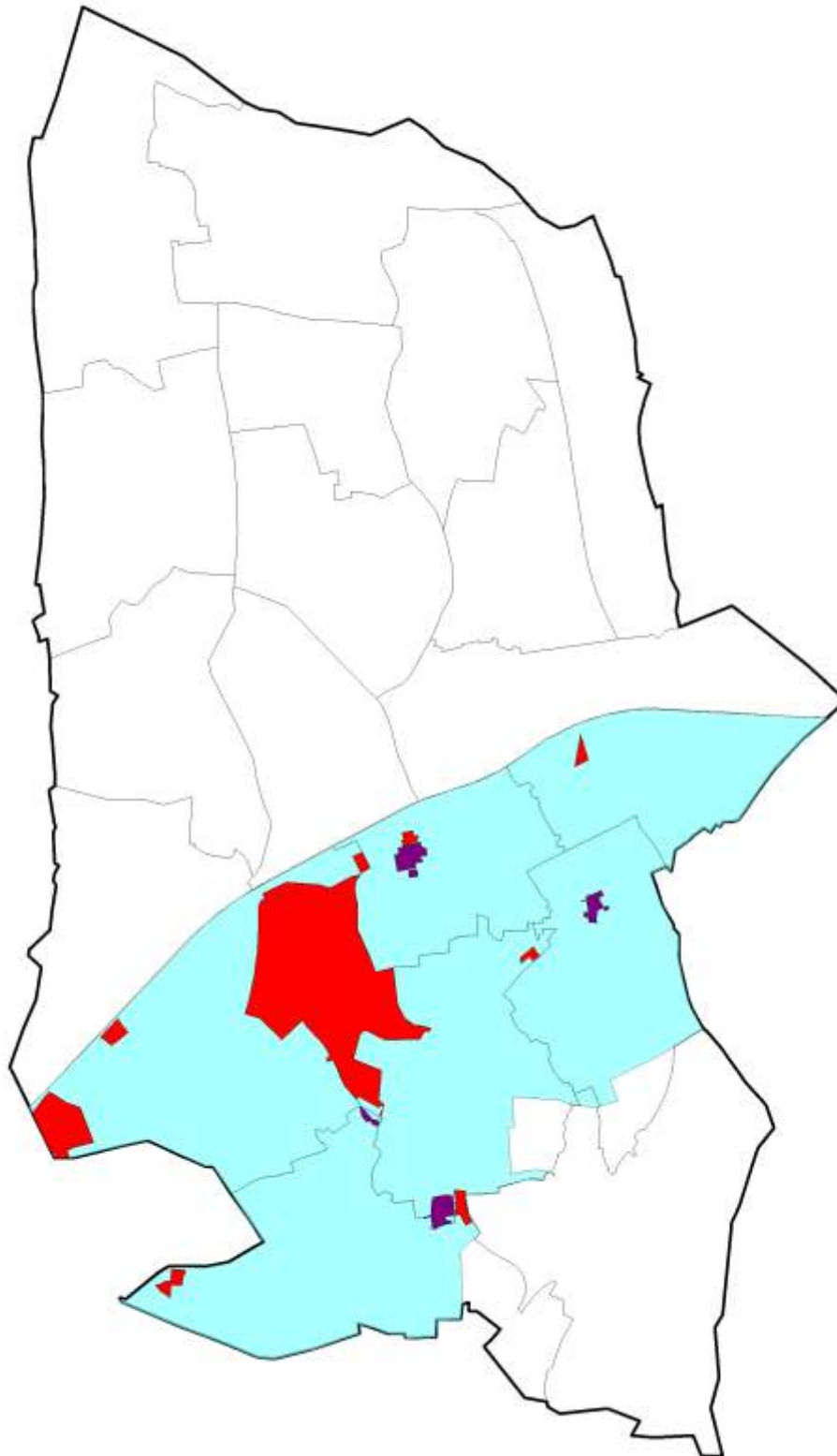
Haringey's Site Allocations DPD

Reg 18 Consultation Document

WORKING DRAFT



Sites in the west of the borough



The West of the borough comprises of Fortis Green, Muswell Hill, Alexandra, Hornsey, Crouch End and Stroud Green wards. The site at 18-20 Stroud Green Road, although in Stroud Green ward, is included in the South of the Borough section (on p112). Highgate has a separate section in this document due to the presence of several sites in this area, and also due to the emerging Highgate Neighbourhood Plan.

There are three sites in this area which have already received planning consent, and are of a scale and complexity that the Council wishes to retain them as Site Allocations. These are included in the Strategic Sites with Planning Permission section:

SA 6: Hornsey Depot (p34),
 SA7: St. Luke's (p35),
 SA8: Hornsey Town Hall (p36)
 PP1: 56 Muswell Hill

Hornsey

SA 49: Hornsey water Treatment Works (p130)
 SA 50: Cross Lane (p132)
 SA 51: Chettle Court (p134)

Crouch End

SA 52: Lynton Rd (p136)

Muswell Hill area

SA 53: Pinkham Way (p138)
 SA 54: Cranwood & St. James' (p140)
 SA 55: Tunnel Gardens (p142)

SA56: Alexandra Palace will help to ensure that the regeneration of Alexandra Palace is continued in an appropriate manner to the existing historic building.

Alexandra Palace Crossrail Station

The introduction of Crossrail to Alexandra Palace station, and also to New Southgate station could affect the property market in close proximity to these stations. The Council has indicated it's expectation that additional developer interest may occur in these areas over the Plan period. The approach to managing the effect of increased accessibility on these locations, is set out in SA1 of this document.

Fortis Green

SA 57: Coppetts Wood Hospital (p146)

SA 48: Hornsey Water Treatment Works

Address	Hornsey Water Treatment Works, Newland Rd, Hornsey N8		
Site Size (Ha)	0.7	PTAL Rating	1
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Filter beds		
Ownership	Single private freehold		
How site was identified	Call for Sites 2013		

Proposed Site Allocation

Redevelopment of filter beds for residential use including improved pedestrian and cycling link to Alexandra Palace from Penstock footpath.



Site Requirements

- A Council-approved masterplan for the management of the filter beds will be required prior to any development being granted planning permission.
- The Masterplan should show how the benefits of redevelopment outweigh the loss of the locally listed filter beds, and the architectural value they hold.
- Consideration of a range of uses for this site will be considered.
- The long term future of all of the filter beds should be set out before a decision is made on the two that the landowners deem to be becoming surplus over the plan period.
- There are no buildings to be retained, but the historic filter beds should be celebrated by, and be integral to, any future development on them.
- The MOL boundary will be redefined in order to exclude the existing site which represents previously developed land.
- The filter beds should be utilised as a feature in the new development.
- Pedestrian access into the south of the Alexandra Palace grounds from the Penstock footpath, and up Newland Rd should be created.
- The site lies within the Hornsey Water Works & Filter Beds Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.

Development Guidelines

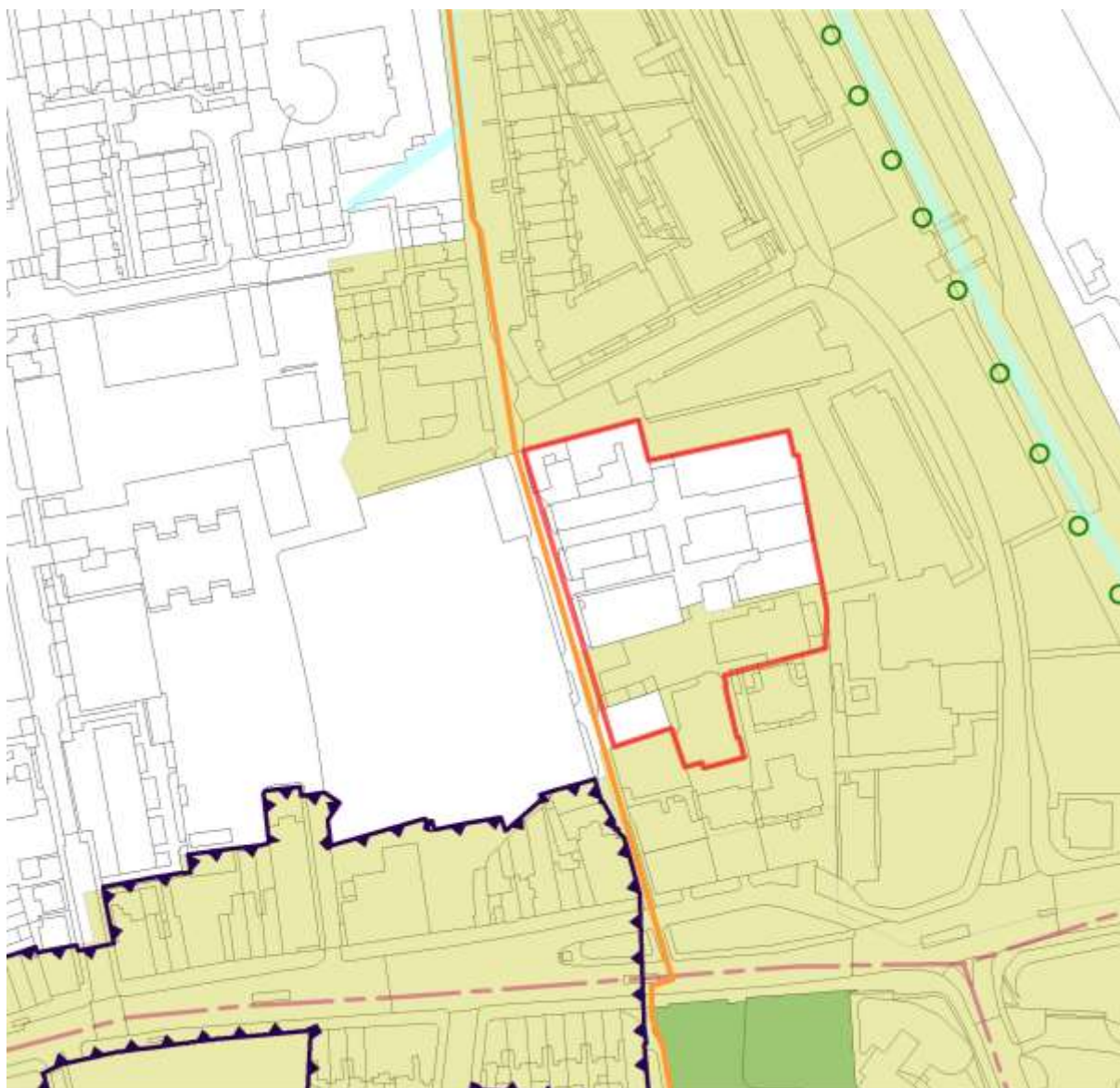
- Houses to the south and west should respect the adjoining residential properties.
- Contamination due to the historical use should be examined.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified and addressed as part of any planning application.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

SA 49: Cross Lane

Address	Cross Lane Industrial Estate, Cross Lane, Hornsey N8		
Site Size (Ha)	0.6	PTAL Rating	3
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Industrial estate		
Ownership	Mix of private freeholds and leaseholds		
How site was identified	Heartlands development framework		

Proposed Site Allocation

Redevelopment of industrial estate for mixed use employment and residential uses.



Site Requirements

- No buildings on this site need to be retained.
- The site will be given a Local Employment Area: Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to continue change in this area.
- The existing floorspace should be replaced within the development site. Cross subsidy from another use will be permitted to enable this.
- Part of the site lies within the Hornsey Water Works & Filter Beds Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.

Development Guidelines

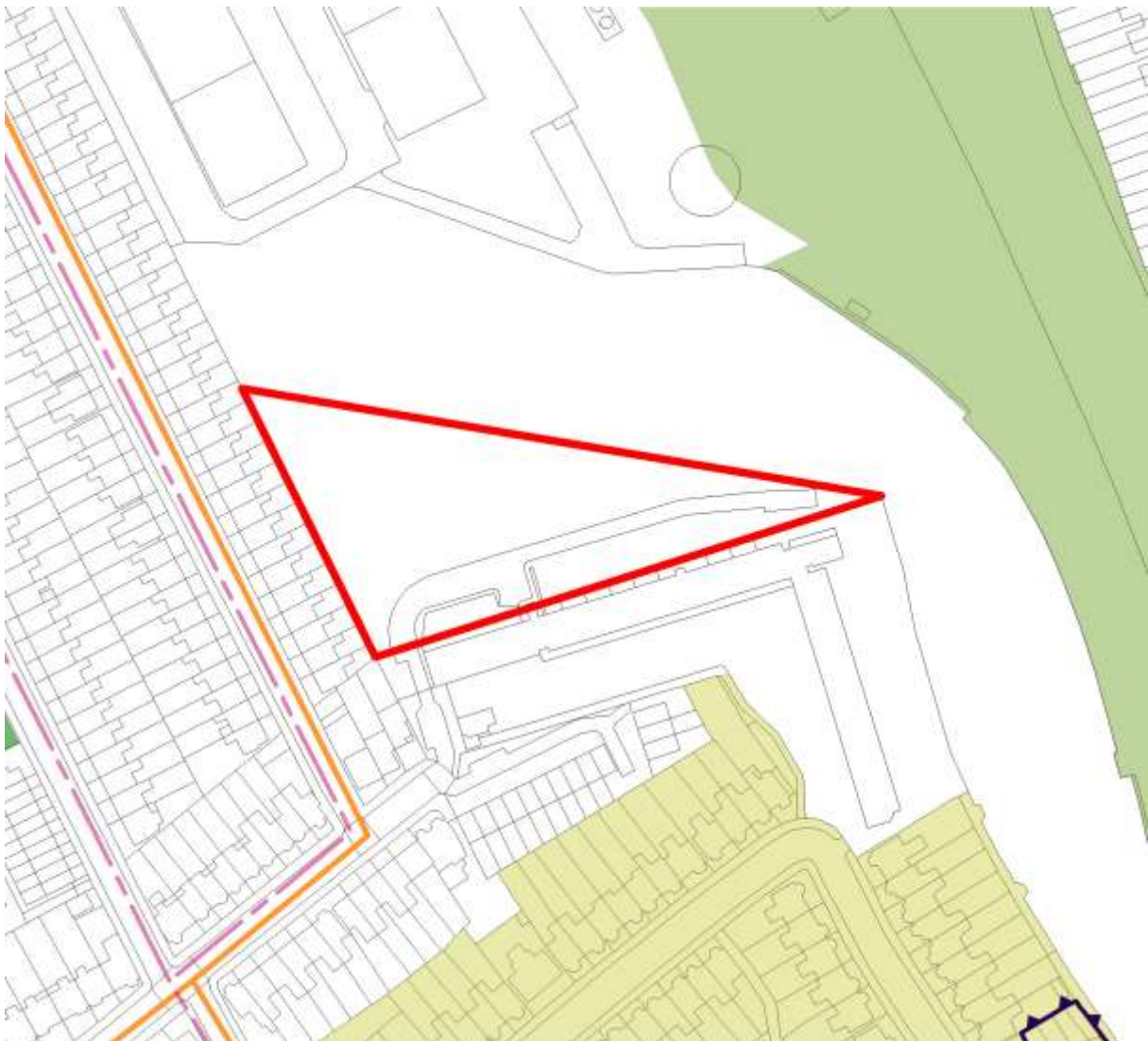
- Development typologies should be responsive, and consistent with, those at New River Village and Hornsey Depot.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.

SA 50: Chettle Court

Address	Land adjacent to Chettle Court, Highbank Way, N8		
Site Size (Ha)	0.7	PTAL Rating	2
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Ancillary land to residential, including some outdoor leisure uses.		
Ownership	Single public freehold.		
How site was identified	2013 SHLAA		

Proposed Site Allocation

Potential major residential infill development with potential for self-build.



Site Requirements

- No buildings need to be retained. There is currently a leisure facility on the site, which would need to be reprovided as part of any development.
- Improved access from Highbank Way will need to be secured as part of the design for this development.
- There is a Borough Grade II SINC immediately to the north of the site separating the site from the industrial estate to the north. This SINC should be enhanced through any development.

Development Guidelines

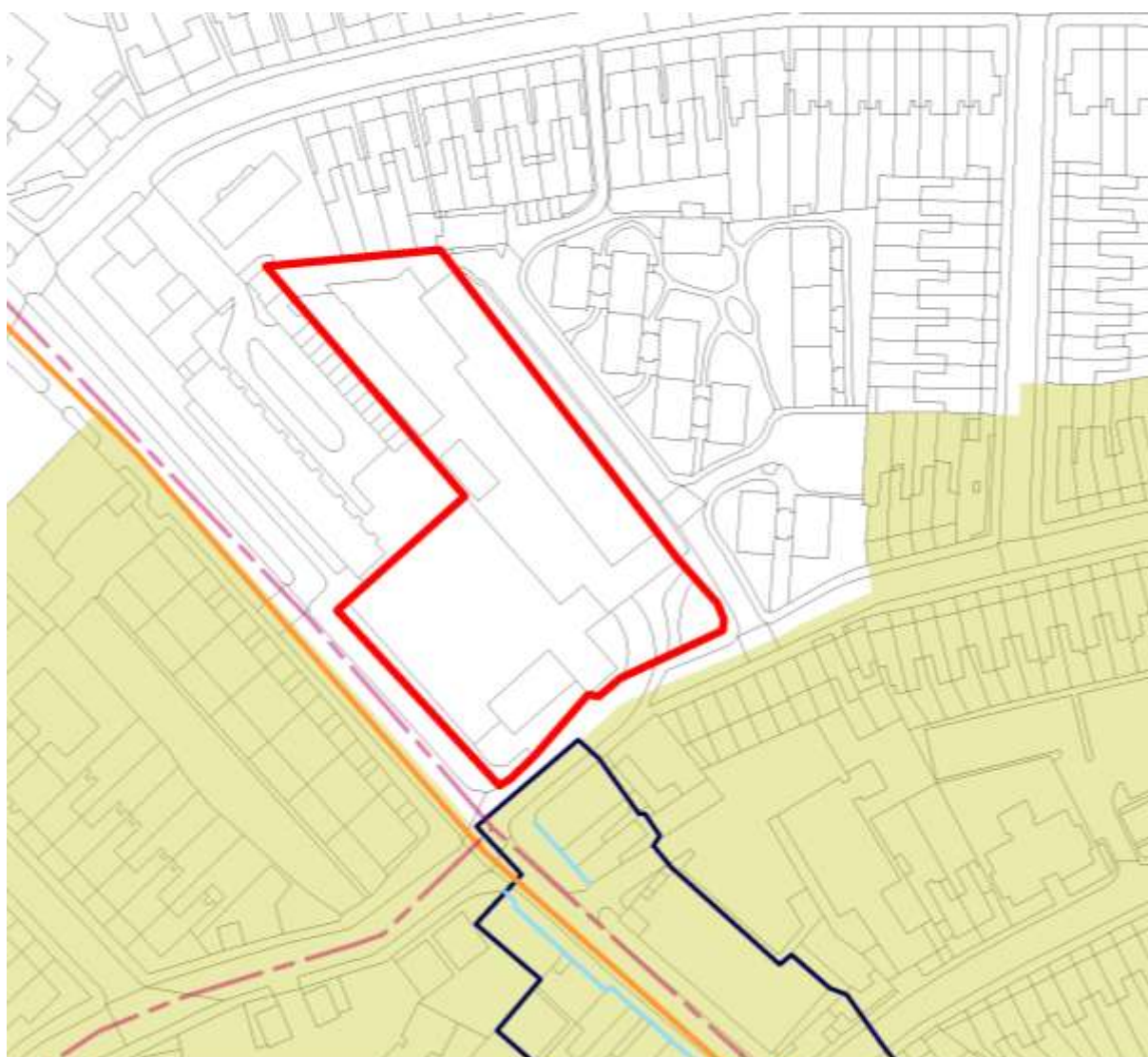
- Due to the steep slope and local environmental constraints, this could be a appropriate site for a self-build development.
- The amenity of the properties to the rear of Uplands Rd should be respected.
- Building beyond 6 storeys may be possible on parts of the site due to the steep sloping nature of the site. The prominence of the site from across Haringay to the East should be considered, and architecture of a high quality will be required due to this local prominence.

SA 51: Lynton Road

Address	72-96 Park Rd, and industrial site on Lynton Rd, Crouch End, N8		
Site Size (Ha)	0.5	PTAL Rating	2
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Industrial		
Ownership	Multiple private freeholds		
How site was identified	2013 SHLAA		

Proposed Site Allocation

Extension of District Centre including secondary frontage to create residential led mixed use development.



Site Requirements

- Redevelopment of this site for residential use will be permitted.
- No buildings need to be retained on this site.
- The maximum height on this site should be 5 storeys.

Development Guidelines

- The current blank brick façade on the approach to the Church on the Grove should be replaced with active building frontages, with front doors opening onto the street.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- Heights should be no more than 4 storeys on The Grove, and heights should be restricted to the north of the site to protect the setting of the church, and preserve the amenity of the back gardens on Palace Rd.
- Higher elements may be possible on Park Rd marking the entrance to Crouch End District Centre.

SA 52: Pinkham Way

Address	Former Friern Barnet Sewage Works, Pinkham Way, Muswell Hill N8		
Site Size (Ha)	5.95	PTAL Rating	1a
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Disused sewage works		
Ownership	Multiple public freeholds		
How site was identified	Call for sites representation (nominated twice, once by owners, once by local interest group).		

Proposed Site Allocation

The site is Borough Grade 1 SINC, and for employment uses.



Site Requirements

- Before any development is granted planning permission, a Biodiversity Study will be carried out to identify how the designated SINC can be enhanced by the development in line with policy SP13: Open Space and Biodiversity and any future DMDPD policy relating to this issue.
- Employment is the preferred use on this site, preliminary viability evidence suggests that a higher value use may be required in order to subsidise the delivery of employment and enhancement of the SINC.
- Pursuant to policy 7.19 of the London Plan, if appropriate development may be required to improve access to the SINC.

Development Guidelines

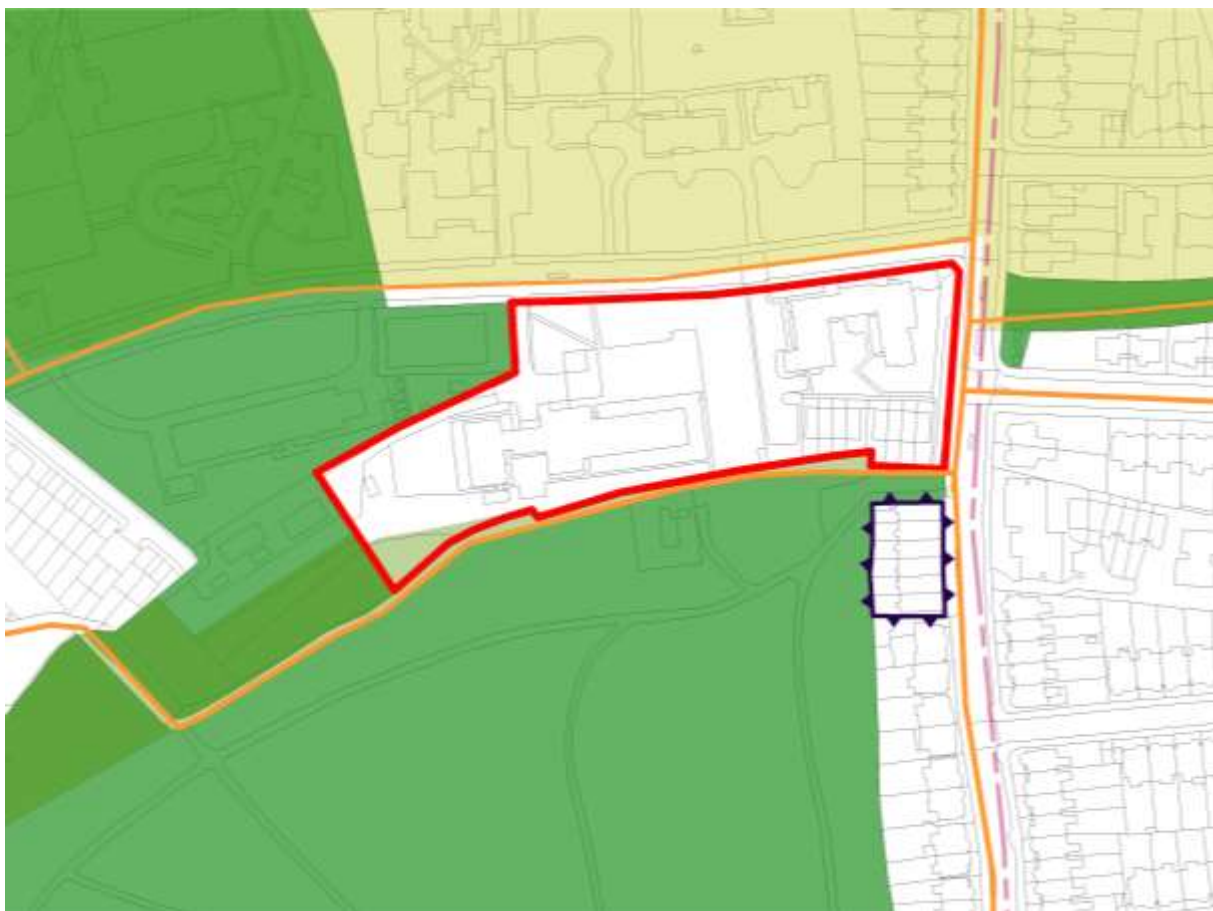
- Due to the nature of the site, it is not straightforward to nominate height guidelines. In view of the PTAL rating, heights are not expected to be more than 3-5 storey development (or equivalent), taking into account the topography of the site.
- There is residual 1 in 100 year + Climate change flood risk from Bounds Green Brook to the north of the site. Although the brook is to the north of the site, flood risk is present on the site. More vulnerable uses should therefore be kept from this part of the site in line with sequential test requirements.
- The culverted stream should be examined for structural condition and blockages prior to any development.
- The area in the vicinity of the north eastern corner of the site (along the rail line) is an ecological corridor, and any development should serve to enhance this function.
- Pedestrian and cycling connectivity through the site, including the existing estate on Alexandra Rd, to New Southgate station, which Crossrail 2 is proposed to be connected to, should be optimised as part of the design of any new development.
- There may be potential to relocate some businesses from Regeneration Areas in other parts of the borough to improved premises at this location.
- This site has been nominated by the North London Waste Authority as a potential future waste site in the preparation of the North London Waste Plan.
- Studies should be undertaken to understand any contamination prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Proposed development must also take into account any land stability issues if relevant.

SA 53: Cranwood & St. James' School

Address	St. James' C of E High Schools and Cranwood Care Home, 100-106 Woodside Avenue, Muswell Hill/ Highgate N10		
Site Size (Ha)	1.2	PTAL Rating	2
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	School & Care home		
Ownership	Unified public freeholds		
How site was identified	Existing SSP, Housing Estate Renewal programme		

Proposed Site Allocation

Redevelopment comprising an expanded school, new residential development and improved connections through the site linking Highgate Wood and the Parkland Walk.



Site Requirements

- There is no requirement for the care home building to be retained. However there is a small electricity substation on the southern boundary; this will need either relocating on the site or retaining.
- The uses on this site will be residential, and subject to consultation, an expansion of the existing St. James' school.
- Height will be limited to five storeys on this site.
- An enhanced entrance to Highgate Wood will be created as part of a new piece of urban realm including a new entrance to the new school.
- The development should extend the Parkland Walk through the site, including a new cycling route around the edge of Highgate Wood should be created by enhancing the existing path.

Development Guidelines

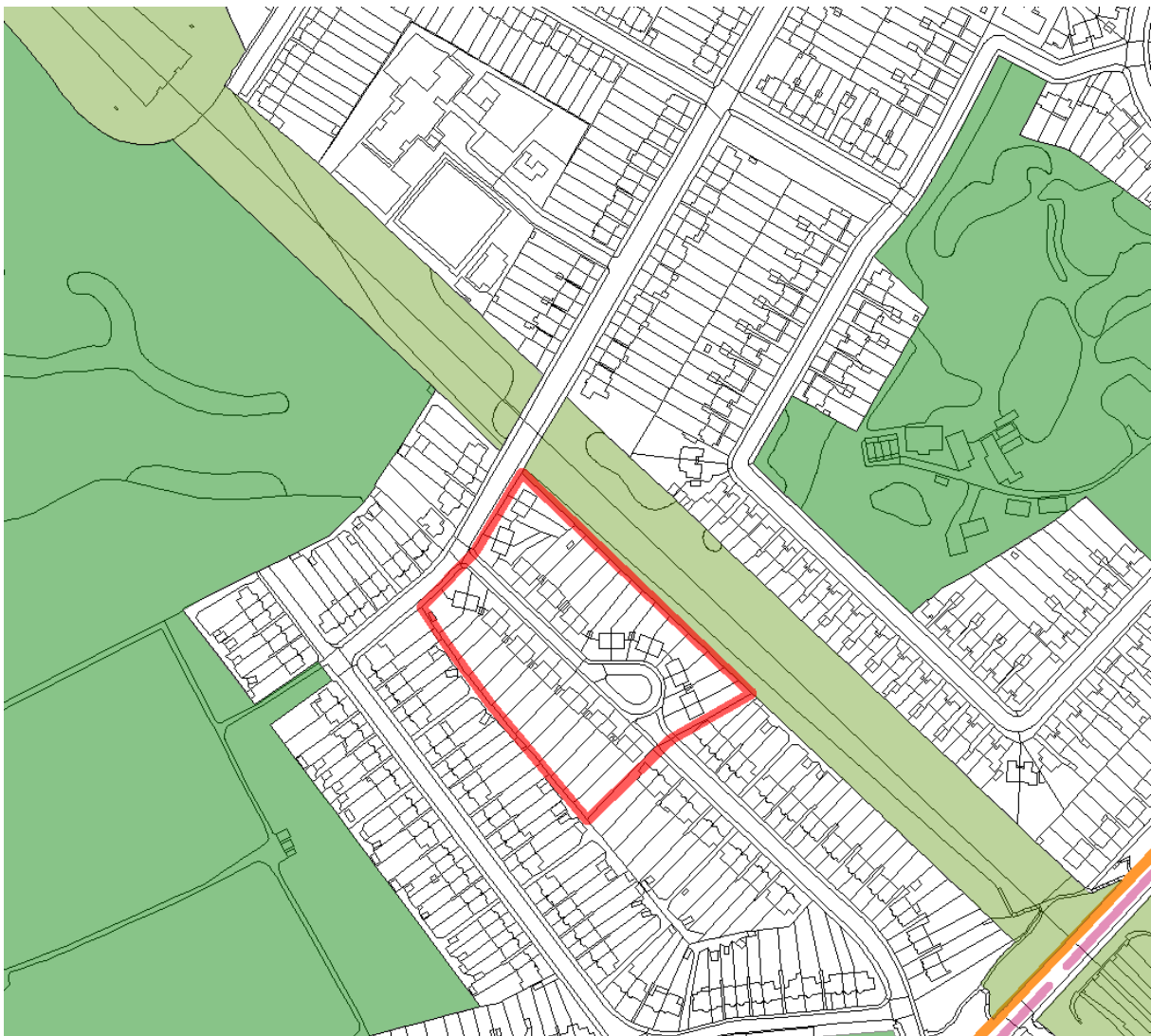
- The development should be sensitive to the setting of the historic Highgate Wood which adjoins the southern boundary of the site, and the Muswell Hill Conservation Area on the other side of Woodside Avenue immediately to its north. The main building of the pumping station west of the site is also locally listed.
- A north-south connection linking the route through the St. Luke's redevelopment should be established to the west of the expanded school.
- The building line formed by the existing residences along Woodside Avenue should be maintained but can come closer to the pavement edge.
- Views of Highgate Wood across the site from Muswell Hill should be maintained.
- A new piece of urban realm space should be created on Muswell Hill Road in the south-eastern corner of the site linking the entrance into Highgate Wood, the entrance to the new school, and providing a connection to the Parkland Walk link.
- Particular attention should be paid to the amount of footway outside of the school, and ensuring it is large enough to facilitate school drop offs and collections.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of local noise pollution should be considered on this site.

SA 54: Tunnel Gardens

Address	Tunnel Gardens & Blake Road N11		
Site Size (Ha)	1.3	PTAL Rating	1
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Residential		
Ownership	Public freehold with some private leases.		
How site was identified	LBH Estate Renewal programme		

Proposed Site Allocation

Potential Estate renewal opportunity to consider housing investment options as part of a masterplanning process.



Site Requirements

- No buildings need to be retained.
- Potential reconfiguration of the open space at the centre of the site for the benefit of residents.
- Height will be limited to 4 storeys on this site.
- The use on the site will be residential.

Development Guidelines

- Development should respect the back gardens of neighbouring properties on
- The ecological corridor along the rail line to the north east of the site should be preserved through this development.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

SA 55: Alexandra Palace

Address	Alexandra Palace, Alexandra Palace Way, Muswell Hill N8		
Site Size (Ha)	77.5	PTAL Rating	1-2
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Events venue, range of community uses including ice rink, BBC facilities, and theatre. Grounds include multi-functional parkland including sports pitches and gardens.		
Ownership	Unified public ownership		
How site was identified	Current HLF bid		

Proposed Site Allocation

Conservation of original facades, while enabling a range of uses, including but limited to Hotel/restaurant, making use of the natural situation of the site including the protected view to St. Pauls and across London. Opportunities to improve access to between the Palace and the rest of the borough will be explored.



Site Requirements

- All Buildings, including existing basement structures should be retained.
- The new development of restaurant and hotel uses will be supported in the western part of the Palace.
- Development on the west side of the Palace should not compromise development of a multifunctional venue offering theatre, wedding and conferencing space, an ice rink, and enhanced studio space offering educational, cultural and business spaces on the Eastern wing, or the ongoing popular function of the Central Hall.
- Opportunities to improve the open space will be supported, particularly by improving walking and cycling links.
- Design needs to respect the historic fabric of the existing building.
- The site lies within the Alexandra Palace Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- The height and form of any new enabling development should be subordinate to the original façade, and contained within the existing structure.

Development Guidelines

- The interior of the western side of the Palace building may be able to accommodate high quality contemporary design where it can be demonstrated that it complements the historic façade.
- Views from the Palace and its grounds across London should be optimized, with additional facilities being oriented to maximise this asset.
- The opportunity for improved connections between the Palace and Wood Green will be supported.
- Opportunities to make better use of the currently inaccessible basement structures will generally be supported.
- The Central Hall will be retained as a popular venue in keeping with the original aims of the Palace, and to support the non-commercial uses in the eastern side of the building.
- The site is MOL and a SINC, and these should be supported through any future development.

SA 56: Coppetts Wood Hospital

Address	Coppetts Wood Hospital, Greenfields School, and Crouch End Vampires, Coppetts Rd, Fortis Green, N10		
Site Size (Ha)	1.3	PTAL Rating	1
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Football changing facilities, hospital, former school		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	2013 SHLAA		

Proposed Site Allocation

Consolidation of existing land uses to create potentially mixed use development.



Site Requirements

- Suitable re-provision for all the existing uses will be required to be shown that they are no longer needed, or have been re-provided before any development can proceed. This will include
 - Crouch End Vampires
 - Greenfields School
 - Hospital function at Coppetts Wood Hospital
- Depending on the findings of the emerging Infrastructure Delivery Plan, this site could be converted to create a new school. If this is not needed for this purpose, it could be converted to residential.
- Heights should be limited to 5 storeys on this site.
- Parks and other service vehicle access to Playing Fields

Development Guidelines

- The possibility to include the Church of Jesus of the Latter day Saints building into this scheme should be considered.
- The amenity of the properties on Coppetts Rd should be respected by the new development.