

PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

MINUTES

Meeting : **DEVELOPMENT CONTROL FORUM - Land rear of 42 – 48 Newland Road, N8**
 Date : **10th September 2007**
 Place : **St Mary's C.E. Junior School, Hornsey N8**
 Present : **Paul Smith (Chair), Cllr Bevan, Cllr Whyte, Cllr Hare, Local Residents, (1) Architects, Circle 33 representative**
 Minutes by : **Tay Makoon**

Distribution :

Item		Action
1.	<p>Paul Smith introduced the meeting by welcoming everyone to the meeting. The purpose of the meeting, is not a decision making meeting. house keeping rules and explained the agenda.</p> <p>Presentation by Architects</p> <p>Proposal New four-storey block of flats at 16-52 High Road N15 (HGY/2007/1660). The details are as follows: Description: Demolition of existing garages and erection of four storey building comprising 1 x four bed, 3 x three bed, 6 x two bed and 8 x one bed self contained flats with two commercial units at ground floor level and parking at basement level.</p> <p>The architects introduced the scheme by using illustrative maps of the site, floor layout, first floor, ground floor to show the scheme. The presentation covered the number of units,(2, 3 bed flats) the disabled units, materials. Great detail information public footpath</p> <p>Questions from the floor Question: Will the building be of the same height as buildings close by? Answer: We have taken sketches of the properties in Newland Road and we have looked at the masses and the two storey building and flatter roofs approach rather than pitched roofs.</p> <p>Question : Cllr Hare – The shiplap what material is that? Answer: It is a fibrous panel with a wide range of colours.</p> <p>Question: What sort of colour are you thinking of using? Answer: We are interested in muted toned down colours. In this</p>	

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	<p>location we are thinking of using muted warmer softer colours to blend in with the New River Village and the surrounding properties in Newland road.</p> <p>Question: Cllr Hare: How will you address the Penstock Path as it is an important route and what sort of frontage will your development produce.</p> <p>Answer: We are putting up a fence to secure our property and sympathetic with the surrounding.</p> <p>Question: Cllr Hare: Do you know what kind of materials will be used for the fencing? Also concerned about landscaping, lighting.</p> <p>Answer: We have not looked at the finer details as yet and will take on board the suggestions made. Such as looking at the Highgate Wood fencing as an example of good use of materials and secure by design.</p> <p>Other concerns raised:</p> <ul style="list-style-type: none"> • Security for the gardens – Visual screening to be as natural as possible • Flytipping <p>Question Cllr Hare: Sustainability – what are you proposing?</p> <p>Answer: We are proposing to have green roofs, permeable parking surfaces, Solar heating on roof. We have also commissioned a sustainability report.</p> <p>Question: Cllr Bevan – What is the tenure mix?</p> <p>Answer: Mixture of shared ownership and affordable housing.</p> <p>Question: Cllr Hare – Re the affordable housing buy to let or sold. What controls do you have in place?</p> <p>Answer: In the lease it will say you cannot sub-let. More information will be made available by Circle 33.</p> <p>Paul Smith ended the meeting by reminding everyone to submit comments to the Planning Service and representation can be made at the Planning Committee. He thanked everyone for attending and contributing to the meeting.</p> <p>End of meeting</p>	