

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference: PRE/2014/0152

Site Address: 255 Lordship Lane, N17

Ward: West Green

Description of Development:

Demolition of existing buildings, construction of new access road, and construction of part 4 storey (plus basement) building comprising approximately 30 new residential flats and new commercial B1 floor space on the ground floor.

Applicant: Beckley Group Ltd

Agent: Oculus Architects

Case Officer: Malachy McGovern

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.

3. SITE AND SURROUNDS

3.1 The site is located on the southern side of Lordship Lane (A109), just west of Lido Square and close to the junction with Awlfield Avenue. The site is rectangular in shape and measures approximately 33 metres wide by 63 metres deep (2079 sqm) with a double access directly from Lordship Lane.

3.2 The site is currently in commercial use comprising low quality warehouse building, which is currently in use as a car wash and tyre repair shop with ancillary storage. Immediately west of the site is a vehicle MOT centre and small print shop adjacent to a terrace of inter-war period, two storey residential properties. Immediately east and south of the site are more modern residential developments and to the south west is a B8 distribution warehouse and depot operated by Haringey Council / Homes for Haringey.

3.3 To the north of the site on the opposite side of Lordship Lane is Tower Gardens Conservation Area comprising of a mixture of Victorian era and modern residential developments. The immediate area is therefore characterised by a mixture of commercial uses surrounded by modern residential development.

3.4 The site does not comprise any statutory or locally Listed Buildings and is not located within a Conservation Area, but as stated above, does fringe Tower Garden Conservation Area.

4. PROPOSED DEVELOPMENT

4.1 The proposal is for the redevelopment of the site to provide commercial units at the

ground floor and approximately 25-30 residential dwellings consisting of 1, 2 and 3 bedroom units.

- 4.2 The applicant has agreed and negotiated with the Council the principle of a land swap with Haringey Council, which is in advanced talks in order to reconfigure the site and provide a central access road aligned with Awlfield Road immediately north. This has greatly improved access to the site and also to an existing council depot that is located at the rear of the site. The land swap can be viewed on the site plan drawings attached at the end of the report.

5. PLANNING HISTORY

- 5.1 There is no recent planning history for the site relevant to this pre-application.

6. CONSULTATION

6.1 Internal/external consultation:

- 6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken by the Council. There has been no external consultation as yet as the planning application has not yet been submitted.

- 6.3 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. Officers have been informed that a consultation exercise is currently underway and Members will have the opportunity to question the applicants about this exercise.

6.4 Development Management Forum

- 6.5 The proposal is to be presented to a Development Management Forum in the very near future.

6.6 Quality Review Panel

- 6.7 The proposal was presented to a Quality Review Panel on 20th May 2015. The feedback will be tabled for Members on the evening of planning sub-committee on 1st June 2015.

7. MATERIAL PLANNING CONSIDERATIONS

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

1. *Principle of the development* – the provision of a mix use scheme consisting of commercial employment generating space and residential units on the site.

2. *Principle of a 'land swap'* - to provide a new access road adjacent to the proposed building and into an existing council depot at the rear of the site –

which seeks to improve legibility of the public realm.

3. *Design and appearance* – the design, height and massing of the building and associated landscaping on the visual amenity of the streetscape and the locality generally. The proposal should seek to safeguard and not cause harm to the setting of the adjacent conservation area.
4. *Affordable housing* – the scheme would require the provision of 50% affordable housing on site. Likely to be subject to a viability report.
5. *Housing mix* – the housing mix within the full planning application would be 1, 2 and 3 bed units in the form of self contained flats.
6. *Impact on residential amenity* – BRE Sunlight and Daylight report will be submitted with a planning application which will also include details of shadowing. Requirement for noise assessments and sound insulation scheme to protect future residents from adverse impacts on amenity in relation to noise nuisance. Assessment on overlooking / loss of privacy and increased sense of enclosure.
7. *Impact on the adjacent Tower Gardens Conservation Area* – the site does not fall within but ‘sits’ on the boundary with the conservation area. The application would require a heritage appraisal to illustrate how the building does not harm the setting and appearance of the adjacent conservation area.
8. *Quality of accommodation* – all accommodation must accord with Haringey and London Plan standards.
9. *Parking and highway safety* – parking is proposed in the basement. 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 need to comply with Lifetime Homes standards and 10% of the number of residential units would be wheelchair accessible.
11. *Sustainability and Drainage* - The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application. Drainage should be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation.

7.2 These matters are to be assessed prior to the planning application being considered at a forthcoming planning sub-Committee.