

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Ref: PRE/2015/0034

Site Address: 191-201 Archway Road, London N6 5BN

Ward: Highgate

Description: The proposal is for the retention and enhancement to the existing building facing Archway Road: Provision of 25 new residential dwellings; Provision of circa 372 sqm of A1 commercial floor space; and Provision of circa. 739 sqm of D1/D2 floor space

Applicant: Archway Apartments Ltd

Agent: Savills

Ownership: Private

Case Officer: Aaron Lau

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. It is anticipated that the proposal will be presented to the Planning Committee later in the year.

3. SITE AND SURROUNDINGS

3.1 The site, the subject of the pre-application is currently occupied by three storey terraced buildings consisting of an assortment of different units namely: a ground floor vacant furniture shop – 'Richardson of Highgate' (Use Class A1); a number of House in Multiple Occupation (HMO) units (Use Class C4); and B1a, B1c, D1 and D2 units located on the upper floors.

3.2 The site is located within Highgate Conservation Area The existing building is not statutorily or locally listed. Archway Road Local Shopping Centre is located on the eastern side of Archway Road (opposite the site). The area is characterised by a mix of uses and the building forms are generally consistent within the immediate locality.

4. PROPOSAL

4.1 The proposal is for the retention of and enhancement to the existing building facing Archway Road consisting of:

- Extensions at the rear of the building
- Provision of 25 new residential dwellings
- Provision of circa 372 sqm of A1 commercial floor space
- Provision of circa. 739 sqm of D1/D2 floor space

5. SITE HISTORY

5.1 None relevant

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. There has been no external consultation as yet as the planning application has not yet been submitted.

6.3 The applicant has been advised of 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.

6.4 The applicant has undertaken its own public consultation exercise and has also approached and spoken to the amenity / interested groups within the community. Members will be able to obtain further information about the format and outcome of these discussions from the applicants on the evening of the planning sub-committee.

6.5 Development Management Forum

6.6 The proposal was presented at Development Management Forum on 18th May 2015.

6.7 Residents raised the following main concerns:

- the loss of the existing studio workshop units;
- the impact of the new commercial unit on local businesses;
- servicing of the commercial unit;
- materiality of the proposed development;
- insufficient no. of parking spaces and impact on surrounding streets;

6.8 Quality Review Panel

6.9 The proposal was presented to a Quality Review Panel on 20 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 principle of the proposal is considered acceptable. The residential units would contribute towards the identified need for housing within the Borough over the next 25 years. However, in respect of the 'lost' B1 floorspace, the applicant is required to submit robust evidence to justify the loss of employment generating floorspace on this site in particular the studio workshop uses, and also provide evidence to demonstrate that the enlarged class D1/D2 unit forming part of the development would meet local demand

2. *Design and appearance* – The design of the extension and architectural detailing would need to be of an exceptional standard. The proposal would need to preserve and enhance, and not cause harm to, the conservation area and the visual amenity of the locality generally.
3. *Affordable housing* – The scheme would be required to provide 50% on-site affordable housing provision subject to viability, based on habitable rooms. It is anticipated that financial appraisal will be submitted with the formal submission of a planning application.
4. *Housing mix* – The proposed mix of units is considered acceptable. However, any scheme would need to provide full justification and reasoning of the mix of units proposed in order to determine the acceptability of the mix presented. The private and affordable units will need to be tenure blind.
5. *Density* – The proposed density should be guided by the London Plan “Sustainable residential quality density matrix”.
6. *Impact on residential amenity* - A daylight/sunlight BRE report should be submitted to demonstrate the living conditions of the neighbouring properties along Archway Road and Causton Road would not be materially affected.
7. *Quality of accommodation* – The proposed units should adhere to the unit and individual space standards as laid out in the London Plan.
8. *Parking and highway safety* – The proposed development will need to provide minimum parking in line to London Plan parking requirements. Secure and covered cycling storage is required in accordance to the London Plan standards.
9. *Accessibility* – All units would be required to be compliant to Lifetime Homes standards and 10% of the number of residential units should be wheelchair accessible. The commercial/communal aspects of the scheme should be Part M compliant.
10. *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.
11. *Trees* – The applicant would be required to provide details on how the neighbouring mature trees adjacent to the site and located in the front and rear gardens of the properties No. 203 Archway Road and No. 2 Causton Road will be protected during the construction phase of the development. A comprehensive soft and hard landscaping scheme would also be required as part of any submitted planning application.



Site Location Plan



Proposed Site Plan

KEY

- Existing Retained Structure
- Retail
- Residential



Basement



Ground Floor



First Floor



KEY

- Residential
- Circulation
- Core
- Residential Amenity
- Retail - Class A1
- Flexible non-residential - Class A1, D2 or D1
- Car Parking

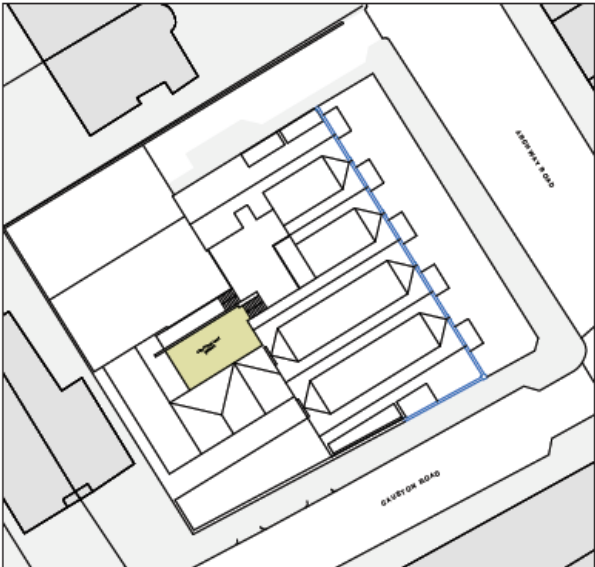
Second Floor



Third Floor



Roof





North East Elevation



South East Elevation

Causton Road - Existing



Archway Road - Existing



Causton Road - New



Archway Road - New



Archway Road - Existing



Rear - Existing



Archway Road - New



Rear - New



View from Causton Road



View from Archway Road

