

## **Pre-application briefing to Committee**

### **1. DETAILS OF THE DEVELOPMENT**

**Ref:** PRE/2015/0272

**Site Address:** Infill Site Garages beside 52 Templeton Road N15 6RX

**Ward:** Seven Sisters

**Description of Development:**

Erection a four storey singular block of flats comprising of 11 units on the Templeton Road site with landscaping ancillary car parking

**Applicant:** Haringey Council

**Ownership:** Council

**Case Officer:** Samuel Uff

### **2. BACKGROUND**

- 2.1 The proposed development is being reported to Planning Sub Committee to enable members to view it at an early pre-application 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 in the New Year.

### **3. SITE AND SURROUNDS**

- 3.1 The site is located on the junction of Templeton Road and Hermitage Road. A railway track and bridge adjoin the site to the north, separated by a green strip of land classified as Site of Importance for Nature Conservation (SINC). The site is currently used as public car parking, having previously been occupied by garages. The site also contains a small community hall, located along the eastern boundary.
- 3.2 The immediate vicinity has a mix of two and three storey residential uses; including a three storey block of flats to the south and a two storey dwelling (converted to 3 flats) adjoining the eastern boundary of the site. On the opposite side of Hermitage Road is a parade of single storey and two storey commercial units and a railway bridge to the north-west of the site. Network rail has access to its land from the rear of the site, which is required to be retained.
- 3.3 The site is not located within a Conservation Area, and does not contain any listed buildings.

### **4. PROPOSED DEVELOPMENT**

- 4.1 The proposal is for the redevelopment of the site, consisting of demolishing the existing single storey building with a four storey residential development of 11 flats (with a mix of one and two bedroom units) including private and communal amenity spaces, refuse facilities, cycle storage, landscaping and parking provision.

### **5. PLANNING HISTORY**

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

### **6. CONSULTATION**

## **6.1 *Internal/external consultation:***

6.2 This scheme is currently at pre-application stage so no formal consultation with neighbours has been undertaken at this time.

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.

## **6.4 Development Management Forum**

6.5 The proposal will be presented to a Development Management Forum on 17 November 2015. This will give local residents and the local community the opportunity to ask questions and provide feedback in relation to the proposed scheme.

## **6.6 Quality Review Panel**

6.7 The proposal was presented to a Quality Review Panel on 21 October 2015. Feedback from the Panel will be included within the written report to a forthcoming planning sub-committee and will be reported verbally at the pre-application briefing meeting.

## **7. MATERIAL PLANNING CONSIDERATIONS**

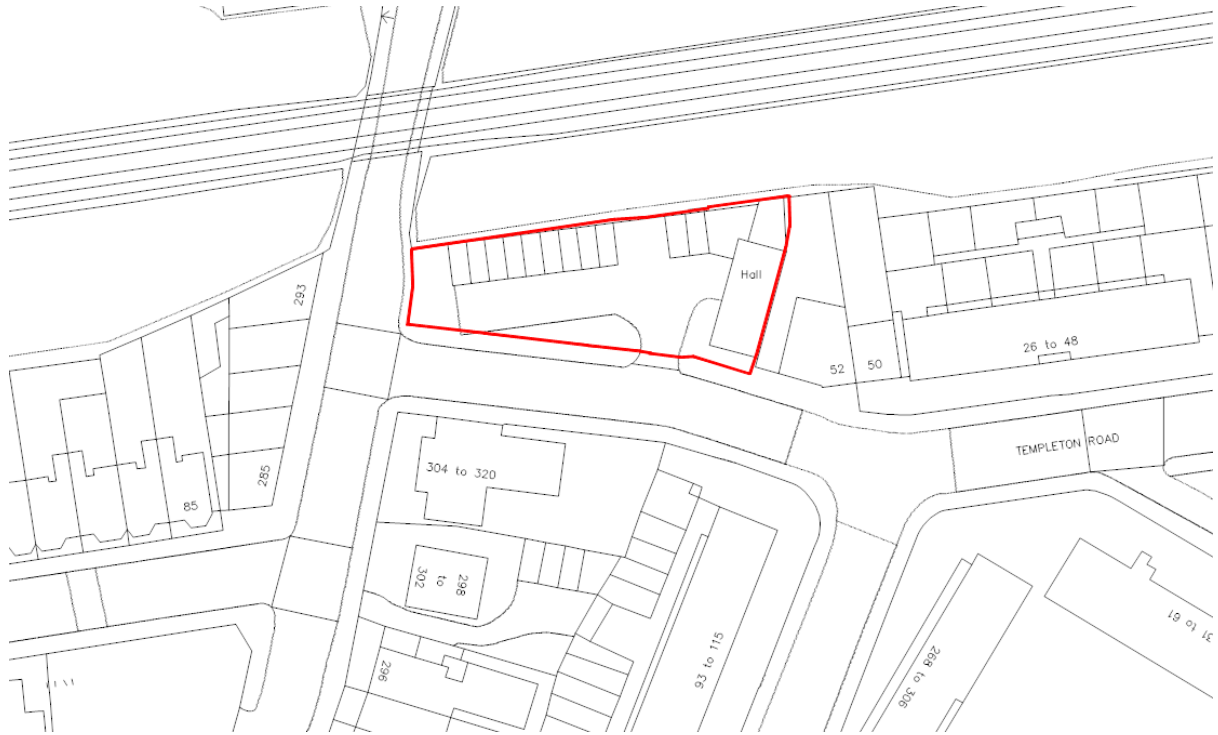
7.1 The main planning issues raised by the proposed development are:

1. *Principle of the development* – The principle of the redevelopment of the site for residential purposes is considered to be broadly acceptable, subject to the suitable justification of the loss of the existing community facility and public car park currently located on the site.
2. *Design and appearance* – The proposed development has been designed in order to be an appropriately designed building in terms of scale, bulk, height and siting. Although the scheme is at an early stage of the design process, the building would be required to be of a high architectural quality. Officers consider that the concept and principle of the proposal is acceptable in this location. Officers have advised that further thought and work is required for the front entrance configuration and canopy, as well as the angled windows on the building. The relationship with boundary treatment, landscaping and tree retention / replacement is also subject to further consideration.
3. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% of affordable housing contributions to the Borough's affordable housing stock. This is a Council led project and all units would be affordable shared ownership.
4. *Density* – The density of the proposal would be 147 units/hectare and 401 habitable rooms per hectare. The guidance in the London Plan Density Matrix for

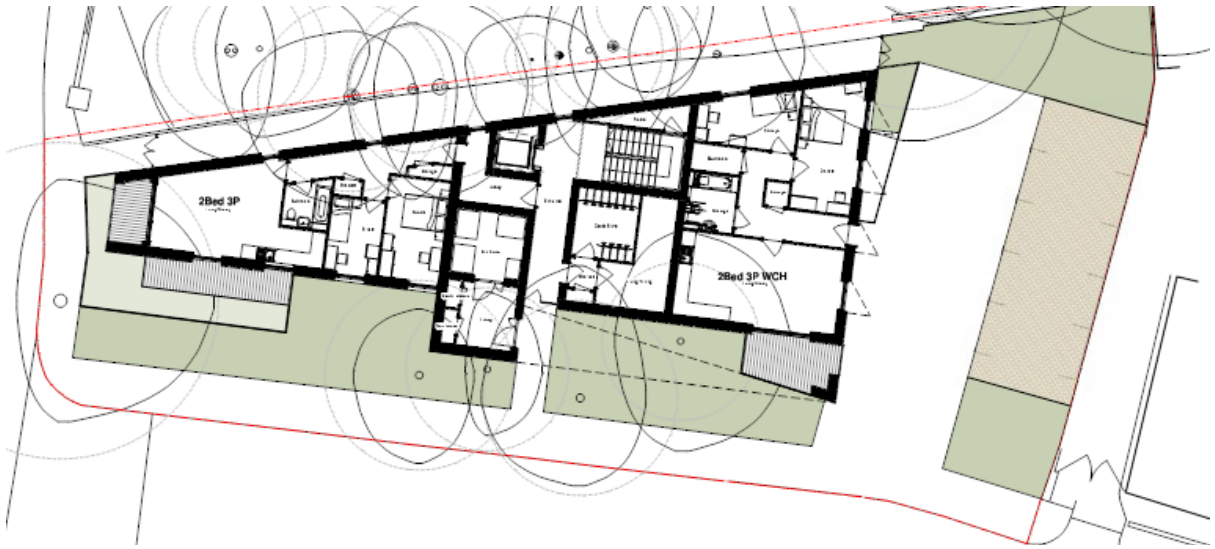
an Urban location with a PTAL of 2 such as this, is 70-170 u/ha and 200-450 hr/ha. The proposal would be within the desired density ranges as set out in the London Plan.

5. *Housing mix* – The proposed mix of units is expected to be a mix of one and two bedroom units. A housing scheme of this size should ideally include a proportion of family-sized units as part of the overall mix. The applicant has been informed that the absence of family accommodation would need to be robustly justified, justification may include the size of units in the rest of the programme.
  6. *Impact on residential amenity* – The proposal appears to have suitable separation between the proposed building and neighbouring residential properties. Details of windows in existing adjacent residential units would need to be clarified as to whether these facilitate habitable or non habitable rooms in order to assess loss of privacy and overlooking. A BRE daylight and sunlight assessment would also be required with any forthcoming planning application.
  7. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor’s Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space. A noise assessment and mitigation measures would also be required in order to protect the amenity of any future residents given the proximity of the adjacent railway.
  8. *Parking and highway safety* – The proposal consists of 11 residential units. Five car parking spaces are proposed and associated vehicle swept path analysis has been requested. This site is located in an area that has a relatively low public transport accessibility level of 2. However, bus routes are considered sufficient. The level of parking provision is in line with the Council’s maximum standard. The application will be required to contribute to a car club, which would be secured via S106 agreement, and provides 19 cycles spaces, in line with London Plan standards.
  9. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.
  10. *Sustainability* – 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.
  11. *Biodiversity* – a biodiversity report and assessment would be required as the site is located adjacent to a Site of Importance for Nature Conservation (SINC) – this is the railway embankment.
- 7.2 These matters are to be assessed prior to the application being considered at Committee.

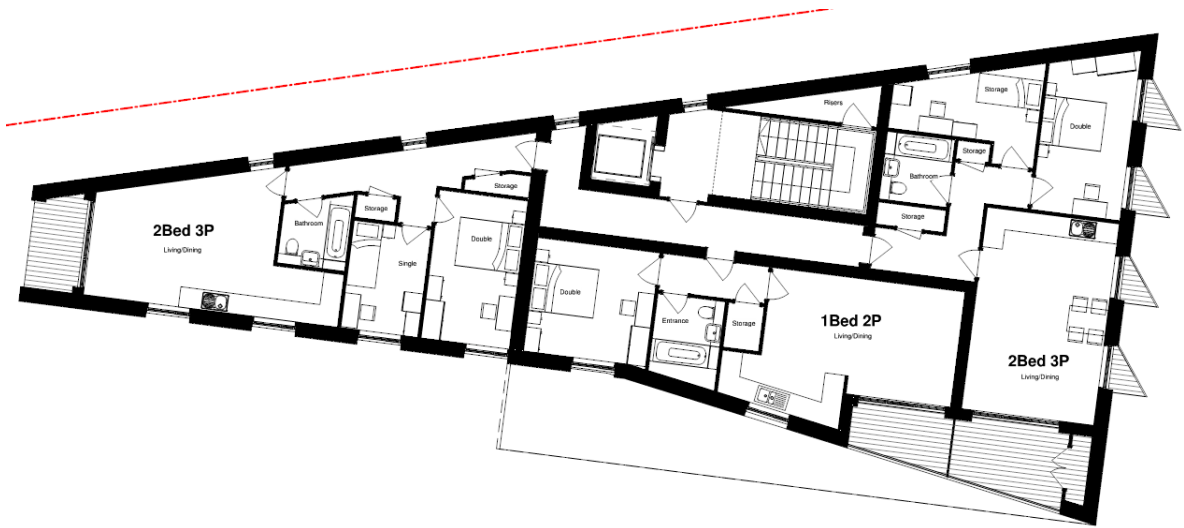
# Site Location Plan



### Proposed Ground Floor Plan



### Upper Level Typical Floor Plan



### Proposed Templeton Road Elevation



**Proposed East Elevation**



**Proposed West Elevation**



**Proposed North Elevation**



## Proposed 3D Views



