

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2015/0323

Ward: Harringay

Address: Hawes and Curtis, 584 Green Lanes, N8 0RA

Proposal: The proposal is for the redevelopment of the site to provide circa 141 residential units together with a D1 Healthcare premises for the NHS.

Agent: CGMS Ltd

Ownership: Private

Case Officer Contact: Adam Flynn

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 SURROUNDS

3.1 The property is located on the eastern side of Green Lanes, near the junction with New River Avenue. The site comprises a number of poor quality retail and light industrial buildings. The site lies on the northern edge of the Green Lanes Town Centre. It is not located within a Conservation Area, and no buildings are listed.

3.2 The site is bordered by streets on three sides, with Green Lanes to the front (west), Colina Road to the South and Colina Mews to the east. To the north of the site is the Langham Club with a garage site to the rear (this garage site has a permission for a 3-storey flatted block). The predominant character of the surrounding area is terraced residential properties, with a shopping parade opposite, and along Green Lanes to the south.

3.3 The site forms part of Site SA26 in the emerging Site Allocations DPD proposed submission document 2015. 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 to create a mixed use development comprising 141 residential units, together with a Use Class D1 Healthcare facility at ground floor level, in a number of blocks ranging from 3-stories to 7-stories. The exact size of the healthcare unit is subject to discussion with the NHS.

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 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. The applicant has confirmed they will be undertaking their own consultation prior to the submission of the application as required by the NPPF and the council's statement of community involvement (SCI) which sets out details of the developer undertaking community engagement.

6.3 Development Management Forum

- 6.4 The proposal will be presented to a Development Management Forum in February. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

6.5 Quality Review Panel

- 6.6 The proposal was presented to a Quality Review Panel on 20 January 2016. Feedback from the Panel raised concerns over the bulk, massing, building lines and density of the buildings fronting Green Lanes, and the size, layout and shadowing of the courtyard in the centre of the site. The treatment of the development fronting Colina Road and Colina Mews was considered more successful.

7. MATERIAL PLANNING CONSIDERATIONS

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

1. *Principle of the development* – The redevelopment of the site to create a mixed use development comprising residential units, and healthcare floorspace is acceptable in principle, and in accordance with the site allocation for the site. The applicant has opened discussions with the NHS, who have stated that 700sqm of floorspace would be suitable for their requirements, and this is currently proposed. However, further consultation has suggested that 1000-1500sqm may be required, and this is subject to confirmation from the NHS.
2. *Design and appearance* – The general principle of the layout of the development and the block position is considered acceptable, however the overall bulk, massing and height is still being developed. Careful treatment of the design, especially to Colina Mews, is essential. The design and layout of the scheme has been evolving, but this still requires some refining prior to submission.
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 (current Draft Published Local Plan Amendment 40% affordable housing). However, any proposed scheme providing less than the required affordable housing must submit a viability report for assessment.
4. *Density* – The density of the proposal would be 250 units/hectare and 690 habitable rooms per hectare. This is in line with the guidance in the London Plan Density Matrix of 70-260 u/ha and 200-700 hr/ha for an Urban location with a PTAL of 6.
5. *Housing mix* – The mix of units appears to be weighted towards 1 and 2-bed units, with less family sized units. An increase in family sized housing is required and this is currently being discussed.
6. *Impact on residential amenity* – The proposal should consider the impact on the amenity of the surrounding properties regarding loss of daylight / sunlight / enclosure overlooking, loss of privacy and noise levels. Any formal submission should include a BRE sunlight and daylight study in relation to any redevelopment of the site and a noise report with mitigating measures if required. Any material levels of overbearing / increased sense of enclosure and outlook issues to the rear of any residential properties backing onto Colina Mews will be examined, and avoided in order to safeguard the amenity of existing occupiers. Any application should also seek to ensure there are no impacts on the consented scheme on the garage site to the north of the site, which has some windows facing the proposal site.
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.
8. *Parking and highway safety* – Given the site's high PTAL, a car-free development is welcomed. The incorporation of the cycle parking into the

cores of the blocks is welcomed, and providing spaces internally within flats would also be welcomed as an option. Cycle spaces are required at a rate of 1 per 1-bed unit and 2 per 2+-bed unit. Disabled parking would be required at a rate of 1 per wheelchair unit (10% of the units proposed). This would need to be provided on the site, as disabled bays cannot be allocated on the street. GP spaces could however, be allocated on the street (Colina Mews in this instance). Improvements to Colina Mews could include the provision of a cycle lane and shared surfacing.

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.

7.2 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site Location Plan



Proposed Ground Floor



Proposed Street Scene Elevations

