

**Pre-application briefing to Committee Item No.**

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

**Reference No:** PRE/2015/0219

**Ward:** Tottenham Green

**Address:** 45-63 & 67 Lawrence Road N15 4EN

**Proposal:** Mixed use development with commercial uses at ground floor level and residential above

**Applicant:** Lawrence Road LLP (43 – 63 Lawrence Road) and Interfine Properties (67 Lawrence Road)

**Agent** Scott Hudson Savills

**Ownership:** Private/Council/Homes for Haringey

**Case Officer Contact:** Valerie Okeiyi

## **2. BACKGROUND**

2.1 The proposed developments are 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 early this year. The owners of these two sites, which are adjacent and adjoining each other, have engaged in pre-application discussions with Haringey Council for the redevelopment of these two sites. It is anticipated that the two sites will be developed at the same time. However, the two schemes have been devised so that if needs be, each of the two sites (and proposed schemes) can be implemented independently of one another, without prejudicing the future development of either respective site.

## **3.0 SITE AND SURROUNDS**

3.1 The site comprises two sites at the northern end of Lawrence Road on the west side of the street. The north boundary of no. 45 – 63 which is furthest north adjoins the existing play area and open space of Elizabeth Place and its south boundary adjoins no. 67. The west boundary adjoins residential properties on Bedford Road. To the east is no. 28 Lawrence Road, which is the most significant building, in architectural and design terms.

3.2 The site at no. 45 – 63 Lawrence Road is currently occupied by a number of different commercial buildings ranging from single and two storey buildings, with

the remainder being used as a car park. No. 67 Lawrence Road is occupied by a four storey flat roofed building which adjoins no. 69 Lawrence Road.

- 3.3 The sites, the subject of the pre-applications is located on the boundary of Clyde Circus Conservation Area, which also includes the rear gardens of the properties on Bedford Road. The surrounding area consists of mixed residential and commercial land uses, characterised by Victorian terraced houses, blocks of flats and commercial buildings on Lawrence Road, alongside the recent development at the southern end of the road.
- 3.4 The site falls within a designated 'site specific proposal' (SSP27) on the Haringey proposals map (Unitary Development Plan 2006). The site is also allocated in the Councils emerging Tottenham Hale Area Action Plan (SS2) and approved by Full Council on 23 November 2015, which seeks to promote a mixed use scheme with re-provision of commercial / employment generating uses at ground floor level and residential above. The Councils emerging Tottenham Hale Area Action Plan (SS2) states that the sites are suitable for taller buildings fronting both sides of Lawrence Road whilst ensuring that any development respects and safeguards the setting of the adjacent Clyde Circus conservation area.

#### **4. PROPOSED DEVELOPMENT**

- 4.1 The proposed development comprises the following:
  - Redevelopment of the site at 43 – 63 Lawrence Road to provide 80 residential units together with 563 m<sup>2</sup> B1 office space ranging from 4 – 7 storeys in height
  - Redevelopment of the site at 67 Lawrence Road to provide 69 residential units together with 7 Live Work units ranging from 4 – 7 storeys in height

#### **5. PLANNING HISTORY**

- 5.1 There is no relevant 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 and therefore no formal consultation has been undertaken.

6.3 The applicant has been advised of the requirements set out in the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011) regarding 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 undertaken their own consultation prior to the submission of the application

#### **6.4 Development Management Forum**

6.5 The proposal will shortly be presented to a Development Management Forum

#### **6.6 Quality Review Panel**

6.7 The proposal was presented to a Quality Review Panel on 16 December 2015. Feedback from the Panel can be summarised below;

- The Quality Review panel recognises the merits in both sites coming forward for development under a coordinated overall design, and finds much to admire in the proposals.
- Whilst the panel feels that the proposed building height/massing fronting onto Lawrence Road is at the limit of what would be acceptable, they think building heights to the north of the site should step down sooner, away from Lawrence Road. This would achieve a more sympathetic relationship with the small scale of the existing homes to the north and west
- The panel identified structural and daylighting issues that require further technical input, in tandem with very careful consideration of how the two sites would function independently in the event that one site fails to proceed
- The panel would encourage further consideration of the design of the central courtyard space, and the relationship of the existing games court to the northern section of the development.
- The palette of materials and approach to architectural design across the two sites needs to be more coordinated.
- The design of the commercial facades and the public realm adjacent also requires further consideration.

### **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 employment generating commercial floorspace is generally acceptable in principle subject to the level of employment generating floorspace being re-provided equal to the existing commercial floorspace

currently on site – any loss of employment generating floorspace would have to be robustly justified and compensated in line with the Councils planning obligations SPD. Flexible and affordable B1 units will be considered favourably.

2. *Design and appearance* – The bulk, scale, and massing of the proposal has reached a point where it is broadly acceptable. The heights of buildings have been agreed in the main although the QRP has commented on this issue also, which is included below. Any proposal should also have complete regard to the impact on the adjacent conservation area and the visual amenity of the townscape generally. Any proposed development should also safeguard the amenity of surrounding residents particularly those on Bedford Road. The scheme has been presented to the Quality Review Panel who advised that the building heights to the north of the site should step down away from Lawrence Road as this would achieve a more sympathetic relationship with the small scale existing houses to the north and west of the site. The QRP also encouraged further consideration of the design of the central courtyard space, and the relationship of the existing games court to the northern section of the development. The QRP considered that the palette of materials and approach to architectural design across the two sites needs to be more coordinated and the design of the commercial facades and the public realm adjacent also requires further consideration.
3. *Affordable housing* – London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13 Local Plan Policy SP2 aims to provide affordable housing by:
  - Subject to viability, sites capable of delivering ten or more units, will be required to meet a borough wide affordable housing target of 50%, based on habitable rooms. The alterations to the Strategic Policies revises the affordable housing target to 40%, based on habitable rooms
  - The Council's aspirations are geared towards schemes delivering affordable housing in the east of the borough that include a majority of shared ownership and other intermediate products - 70% shared ownership/ 30% affordable rent by habitable rooms.
  - The affordable housing units would be required to be fully integrated within the development, and 'pepper-potted' throughout the residential buildings. As yet, the level of affordable housing is unknown. This will become clearer once the scheme has been finalised.
4. *Density* – Policy 3.4 of the London Plan encourages the optimisation of housing output for different types of location. Table 3.2 sets out broad ranges of densities in relation to different types of area and public transport accessibility. The density of the proposal in terms of habitable rooms per hectare would be approximately 747 habitable rooms per hectares (HRH) for 45 – 63 Lawrence Road and 751 for 67 Lawrence road. The London Plan categorises density ranges in terms of location, setting, existing building form and massing. The site is considered to be an area characterised by high rise buildings and as such the density of 200-700

HRH is a guideline for areas with a PTAL of 4. Although the density slightly exceeds the range above, the density is on balance considered acceptable subject to the scheme being of high quality in terms of design, layout and securing a quality environment in which to live.

5. *Housing mix* – The full mix of units and tenure split has not been confirmed. However, some affordable workspace would be expected in this scheme, as well as affordable housing.
6. *Impact on residential amenity* – Any design proposal should consider the impact on the amenity of the surrounding properties, particularly on the residential properties and rear gardens of the houses adjacent to the sites. Officers are satisfied that the distances between the existing properties on Bedford Road and development to the rear in relation to the proposed height and potential overlooking are now satisfactory.
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 and information provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to private amenity space.
8. *Parking and highway safety* – Considering the revised PTAL calculation for the site and the Council’s aspiration for regeneration of Tottenham (Tottenham Hale, Northumberland Park, High Road West and the Northumberland Development Project), the reduced parking provision is considered acceptable. There is a requirement for 20% of the parking spaces to be fitted with electric charging points as well as passive provision for a further 20%, - this should be designed into the car parking layout. The level of cycle storage spaces would need to accord with the London Plan (2015) standards - (1 cycle parking space per 1 bed unit and 2 cycle parking space per 2 plus bed units)
9. *Sustainability*: The NPPF, London Plan and local planning policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and conserve and enhance the natural environment. The applicant must submit a sustainable design and construction statement to confirm the sustainability measures which are to be incorporated into the proposal. The development should meet London Plan carbon reduction policy.

10. *Drainage and flooding* – The Council are now the consent authority for drainage systems associated with a new development therefore details of drainage for a proposed development are now required to be submitted with any formal planning application for consideration.

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

**PLANS AND IMAGES**







