

2nd March 2016



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**Re: Section 73 application - St Luke's Woodside Hospital,
Woodside Avenue, N10 3JA**

Planning Application Reference: HGY/2016/0242

Dear Councillor

I am writing to you as the Deputy Director of Development at Hanover to provide some background on why we are requesting the changes in the application to be heard at the Committee Meeting on 7th March.

After being granted planning consent in April 2014, the development at the former St Luke's Hospital is well under way on site, with the first homes due for completion by the end of the year.

As you may recall, the development is for 161 homes, 70% of which is age restricted with 30% affordable housing being delivered. It is being developed by Hanover, in partnership with Hill Residential.

We have submitted a Section 73 application to vary Condition 2 (plans and specifications) and Condition 41 (occupancy) attached to the planning permission HGY/2013/2379 and an application for a Deed of Variation to the Section 106 legal agreement.

The amendments that we are proposing, and the reasons for why we feel these are crucial for the success of the project are as follows:

1. To omit the age restriction on four of the Co-housing houses, to be reclassified as family homes.

These houses are located in the Cohousing area of the development. We have found, since marketing the houses to cohousing members since early January that the age restriction applied to these four units is detracting potential purchasers. The design of

the dwellings, as three storey town houses is more appropriate to families than to those over 55.

Furthermore, the age restriction would also limit marketing potential and demand for the houses should the houses not be sold to Cohousing purchasers and they revert to sale on the open market.

Therefore this amendment is requested in order to enable these four houses to be sold to any purchaser, whether Cohousing or on the open market. This would also regularize these dwellings with the remaining three storey town houses on the development which are family dwellings, not age restricted.

An additional education contribution has been agreed with the Council to address the impact of the increase in family units on the local schools.

2. Amendment to Roseneath and Norton Lees buildings basements

For the Roseneath building the changes involve demolition of existing walls to be rebuilt to match the existing, internal remodelling including new basement staircase.

For the Norton Lees building, the changes requested are internal remodelling, external works/landscaping amendments and rebuilding and enlargement of existing basement lightwells.

These changes are required in order to address some improvements in the scheme which have been identified as needed since detailed design work has been undertaken. We are proposing to rebuild to match the existing; using a combination of existing salvaged bricks and bricks 'to match the existing'. Our plans are in keeping with the nature of the buildings and have been drawn up in consultation with the Planning Officer Aaron Lau and Haringey's Principal Conservation Officer Nairita Chakraborty. Our architects PTE have produced a Letter of Justification providing further detail on the reasons for the requested changes to these two buildings which we enclose with this letter.

3. Deed of Variation of S106 Agreement - Amendment to restriction of occupation of market units.

At present the restriction prevents the occupation of any Market housing until all the affordable housing units are ready for occupation.

We are requesting that this is amended to allow for the occupation of Market housing once blocks WB1, WB2 and WB3 are complete and ready for occupation. This means 23 of the 48 affordable units will be ready for occupation before any market housing can be occupied. This equates to almost 50% of the affordable.

Planning officers have advised that the 30 cohousing dwellings can be classed as affordable housing, as they are offered for discounted market sale. If including these in

the figures, the proposed amendment would equate to 44 of the 78 affordable properties (56%) being completed before any market sale will be occupied.

This amendment is required because the current drafting of the s.106 means that we will be unable to sell 62 homes, the majority of which will be ready for occupation some eight months before the completion of the final affordable housing property. This would involve properties sitting empty for several months, and cause a great inconvenience to purchasers who will have reserved or exchanged on properties which they cannot complete on. As the affordable housing is pepper-potted through the development, it is not possible to accelerate the construction of the remaining affordable housing to mitigate the issue. However, an amendment to the restriction will allow for the earlier delivery of much needed homes in the Borough.

I hope this provides some useful background into the reasons why the proposed amendments have been requested and I hope they will be considered acceptable to the Council.

I will be available to answer any questions you may have at the Committee Meeting next Monday.

Yours sincerely



p.p. Claire Anderson
Deputy to the Executive Director of Development

