

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

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

**Reference No:** PRE/2015/0323

**Ward:** Harringay

**Address:** Hawes and Curtis, 590-598 Green Lanes, N8 0RA

**Proposal:** The proposal is for the redevelopment of the site to provide 133 residential units together with a 900sqm D1 Healthcare premises for the NHS (with a fallback position of flexible commercial/retail use).

**Agent:** CGMS Ltd

**Ownership:** Private

**Case Officer Contact:** Adam Flynn

### **2. BACKGROUND**

- 2.1 A planning application has been received for the proposed development, and it is being reported to Planning Sub-Committee to enable members to view it at an early stage in the application phase. 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.
- 2.2 Members will recall this pre-application was presented to the Planning Sub-Committee on 28 January 2016 at an early stage, shortly after its first presentation to the Quality Review Panel on 20 January 2016. Since that meeting, Officers have held a number of further meetings with the applicants, during which time the proposals have developed to a significant degree. The scheme has now been further revised with a new architect to take into consideration issues raised previously by Officers, the QRP and Members.

### **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 133 residential units, together with a 900sqm Use Class D1 Healthcare facility (with the a fall back position of flexible commercial/retail use) at ground floor level, in one 5-storey block and a second block ranging from 4-stories to 7-stories.

#### **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 undertaken 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 on the June 16. 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 original proposal was presented to the 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.

- 6.7 The revised scheme was presented to the Quality Review Panel on 18 May 2016. This proposal was seen as an improvement over the original submission, and the Panel consider that the scheme now respects and enhances the setting of Green Lanes, and promises high quality development. The panel supports the design approach taken to the Green Lanes frontage and interface with Colina Mews, but recommends a reduction in height of the 8-storey block to the centre of the site. The panel would encourage adjustments to the massing of blocks on Colina Road to help to increase daylight and sunlight in the courtyard, and achieve a sympathetic relationship with existing properties opposite. The applicant has sought to address these issues by reducing the height of the centre block to 7-storeys, and further articulating the block fronting Colina Road. These further revisions form the basis of the scheme submitted.

## **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 been engaged in discussions with the NHS, who have stated that 900sqm of floorspace would be suitable for their requirements, and this is currently proposed. Further discussions are ongoing regarding any potential funding for the facility.
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 has undergone some final adjustments prior to submission. Careful treatment of the design of the elevations was seen as essential, especially the southern flank wall facing Green Lanes. The design and layout of the scheme has been evolving, and was refined further 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). It is noted that the provision, at cost, of an NHS facility in this development, may significantly impact on the viability of the scheme's ability to provide any affordable housing. However, in line with Policy, 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 255 units/hectare and 800 habitable rooms per hectare. This is in line with the guidance in the London

Plan Density Matrix of 70-260 units/ha, and marginally over 200-700 habitable rooms/ha for an Urban location with a PTAL of 6. Given the provision of a healthcare facility adds to the higher density, it is considered the wider community benefit of this facility outweighs the marginal impacts of this higher density, which, it should be noted, is only on a habitable room basis. In addition, the proposal provides good quality units with a good quality living environment.

5. *Housing mix* – The original proposal presented a mix of units that was weighted towards 1 and 2-bed units, with less family sized units. The revised proposal includes a higher number of 3-bed units (22%), which is welcomed and considered to provide a good mix of units.
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 (14 based on 10% of the units proposed). This would need to be provided on the site, as disabled bays cannot be allocated on the street. Improvements to Colina Mews and to Colina Road would be supported as part of the application.
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 / Site Layout**





# Original Proposal – Ground Floor



# Proposed Green Lanes Street Scene Visuals

Looking South



Looking North





# Original Proposal – Street Scene Elevations



COLINA MEWS STREETSCENE



COLINA ROAD STREETSCENE



GREEN LANES STREETSCENE

**Proposed Aerial View**

