

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2016/0231

Ward: Tottenham Green

Address: Mono House, 50-56 Lawrence Road, N15

Proposal: Demolition of existing buildings and construction of 44 residential units over 3 blocks and up to 400 sq.m of commercial floorspace at ground and first floor level.

Agent: CGMS Ltd

Ownership: Private

Case Officer Contact: Valerie Okeiyi

2. BACKGROUND

- 2.1 This proposal 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 The applicants of the site have engaged in pre-application discussions since November 2015. Shortly after the second pre-application meeting the scheme was presented to the Quality Review Panel on 27 April. Since that meeting, Officers have held a further meeting with the applicants, during which time the proposals have developed to a significant degree where the architect has taken into consideration the issues raised previously by Officers and the Quality Review Panel.

3. SITE AND SURROUNDS

- 3.1 The site is at the northern end of Lawrence Road on the east side of the street, located immediately north of the Bellway masterplan and directly opposite Zenith House. Directly north of the site is a large dry cleaning factory called Jeeves Dry Cleaning. To the rear of the site are the gardens of the residential properties on Collingwood Road. The site is currently occupied by a vacant 2 and 3 storey factory building previously used for lamp works which extends along the eastern boundary shared with the gardens of the residential properties of Collingwood Road. The site is also occupied by an existing terraced building to the front defining the entrance onto the site which was previously used for residential purposes.

- 3.2 The site adjoins the Clyde Circus Conservation Area to the east which also includes the rear gardens of the properties on Collingwood 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 (Bellways).
- 3.3 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 Council's draft Tottenham Hale Area Action Plan (SS2) now submitted for EiP, which seeks to promote a mixed use scheme with re-provision of commercial / employment at ground floor level and residential above. The AAP 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 proposal is for the demolition of the existing structure and redevelopment of the site to create a mixed use development comprising 44 residential units over 3 blocks, together with 400sqm of commercial floorspace at ground and first floor level. The street facing block would be 7 storeys in height and include a recessed top floor. The residential mews block would be 5 storeys stepping down to 4 storeys in height and the mews houses would be 3 storeys in height.

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 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 shortly be presented to a Development Management. 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 27 April. Feedback from the Panel can be summarised below;

- The Quality Review Panel recognises that the site represents a huge opportunity for development.
- Whilst broadly welcoming the approach taken to the design of the scheme so far, the panel has concerns about a number of issues.
- They feel that the scale and bulk of the mansion block fronting onto Lawrence Road requires further consideration, and would also recommend careful detailed design of the top storey in order to reduce the impact on long views.
- The panel think that there would be great benefit in exploring an alternative configuration for the northernmost part of the rear mews.
- There is also scope for improving the landscape and townscape qualities of the rear mews.
- With regard to the architecture of the scheme, the panel would encourage a contrasting materiality and articulation to that of the visually dominant Bellway scheme adjacent.
- Further details on the panel's views are provided below

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 commercial floorspace is generally supported in principle subject to the level of employment generating floorspace being re-provided to the same floorspace as existing on the site, and any reduction in employment generating floorspace would have to be robustly justified. Flexible and affordable B1 units will be considered favourably. The applicant has engaged in discussions with key partners in Tottenham Hale recommended by Tottenham regeneration team to get an overview of affordable workspace in Tottenham. Further discussions are ongoing regarding any potential occupants of the commercial floorspace proposed
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. 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 Collingwood Road. The scheme has been presented to the Quality Review Panel where the scheme has been further revised to address their concerns raised, where the scale and bulk of the mansion block fronting onto Lawrence Road has been reduced and the rear building line pulled back. The massing and reconfiguration of the northern most portion of the rear mews has been revised to form a taller apartment block at the north end of the mews, instead of the row of houses at the northern boundary. This is to potentially terminate the long view from the south, whilst mediating between the scale of the mansion block to the front of the site and the mews houses to the rear. The most significant concern regarding this change is the 5 storey block prejudicing the Jeeves site immediately north coming forward for development at a later stage. Officers need reassurance on this matter. Although the elevational treatment is at an early stage, Officers welcome the two storey high archway access to the "mews" from Lawrence Road, which is similar to the Bellways scheme opposite. The ground and first floor has also been treated as a grander base distinct from the upper floor which is also welcomed.

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). In line with Policy, any proposed scheme providing less than the required affordable housing must submit a viability report for assessment.
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 626 habitable rooms per hectares (HRH). 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. The density is at the upper level of the range and is 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 revised proposal includes a higher number of 1-bed and 2 bed units, where the amount of family units have been reduced. Further discussions are ongoing regarding the housing mix and tenure.
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 Collingwood Road and development to the rear in relation to the proposed height and potential overlooking are now satisfactory. It is important to note that the existing warehouse building to the rear is substantially larger in scale and extends to the rear boundary shared with the rear gardens of the properties on Collingwood Road.

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 in the form of private balconies or private rear gardens.
 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. *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



Aerial view of site



Site Location Plan

Proposed Ground Floor / Site Layout



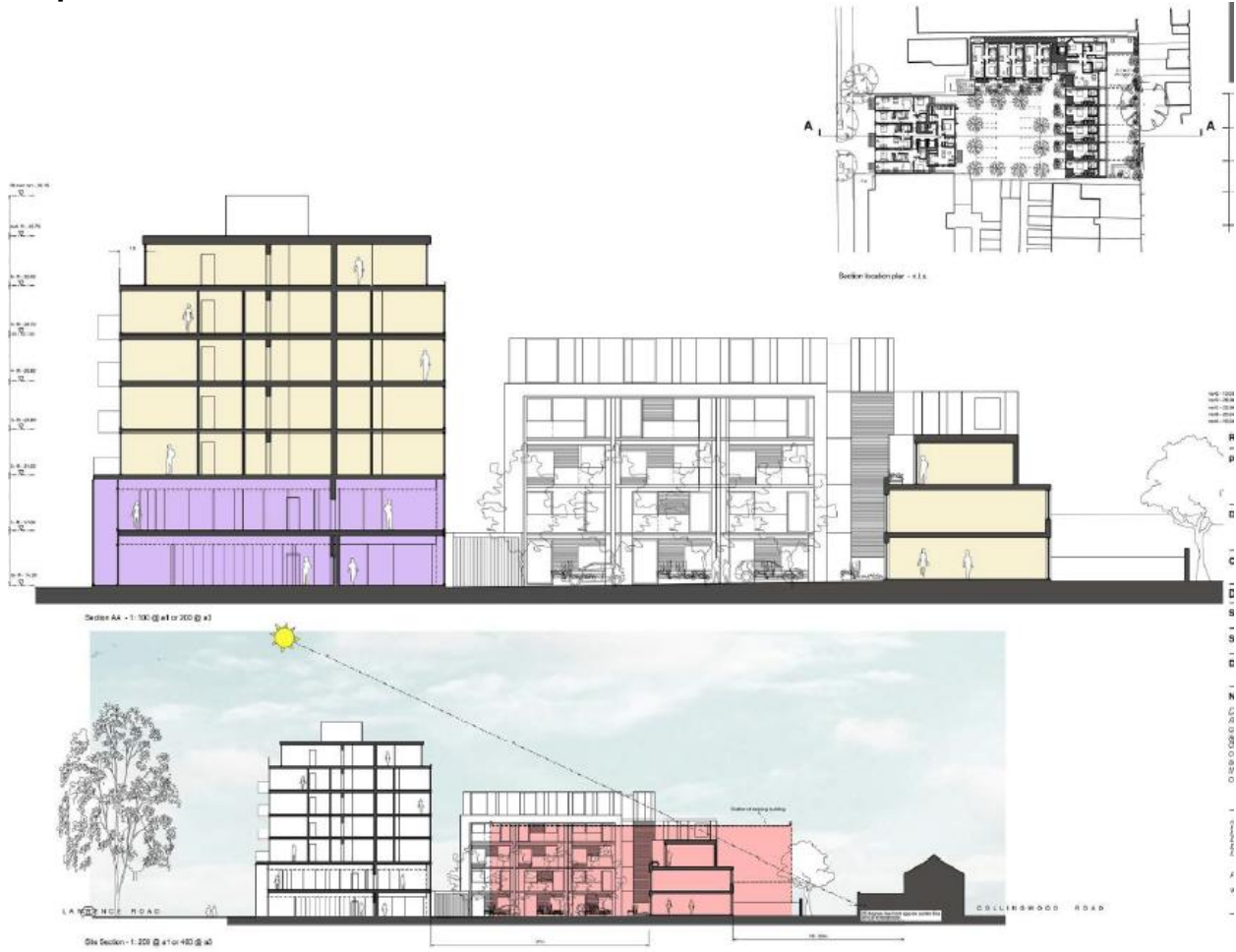
Proposed first floor plan



Proposed second floor plan



Proposed Section



Proposed Visuals

Looking North



View into the site

