

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2016/0032

Ward: Fortis Green

Address: Coppetts Wood Hospital Coppetts Road N10 1JN

Proposal:

Option 1 – demolition of all buildings and redevelopment of the site to provide circa 80 residential units – provision of over 50% affordable housing

Option 2 – demolition of some buildings and retention of the hospital administrative building on site and redevelopment of the site with a residential dscheme (less than 80 – number to be confirmed). This option is likely to deliver less homes and a lower percentage of affordable housing.

Agents: Savills

Ownership: Private

Case Officer Contact: Zulema Nakata

2. BACKGROUND

2.1 A pre-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.

3. SITE AND SURROUNDS

3.1 The property is located within the Fortis Green Ward in the north-west of the borough, on the western side of Coppetts Road. The site is bounded by Strawberry Terrace residential properties and The Church of Jesus Christ of Latter-day Saints to the north and the London Centre for Children with Cerebral Palsy to the north-west, Osier Crescent residential properties to the west and south, and Coppetts Wood Primary School in the north-east.

3.2 The site is largely rectangular in shape and is currently occupied by the vacant Coppetts Wood Hospital which specialised in infectious diseases. The hospital was built in 1888 and occupied until 2008 when the remaining high security beds were transferred to the Royal Free Hospital in Pond Street and Coppetts Wood finally closed.

- 3.3 The site is part of land identified as site allocation (SA 55) in the Council's Site Allocation Development Plan Document (DPD) pre-submission version January 2016. This site allocation, which includes the land comprising playing fields and buildings to the north, is identified as land being suitable for mixed use community and residential development.
- 3.5 The site has no policy constraints or land use designations in the Local Plan Proposals Map. However, adjacent to the site is Metropolitan Open Land (MOL): Coldfall Wood and Coppetts Road Sports Ground, and a Local SINC (Site of Importance for Nature Conservation): Muswell Hill Playing Fields.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the redevelopment of Coppetts Wood Hospital site to provide in the region of 80 residential units with ancillary parking and amenity space. The proposed residential blocks would vary from 2 storeys (Block A) to 6 storeys (Block F) in height across the site. The developer proposes off street car parking space at a ratio of 1:1. Specifically, the scheme would comprise, for pre-application purposes, the following 2 options:
- 4.2 Option 1 – demolition of all buildings and redevelopment of the site to provide provide circa 80 residential units – provision of over 50% affordable housing
- 4.3 Option 2 – demolition of some buildings and retention of the hospital administrative building on site and redevelopment of the site with a residential dscheme (less than 80 – number to be confirmed) This option is likely to deliver less homes and a lower percentage of affordable housing.
- 4.4 One main issue of contention is whether the demolition of the Hospital administration building fronting Coppetts Road is acceptable. Officers have advised at pre-application stage that the administration buildings should ideally be retained as part of any scheme.
- 4.5 The existing administrative building in question is considered to possess desirable architectural merit as it includes some interesting features such as a heraldic crest over the existing entrance, and some ornate gable mouldings. However, the building is not statutorily or locally listed and therefore not protected for heritage reasons. It is understood that the administrative building requires significant refurbishment in order to convert to residential units, funds which would result in the level of affordable housing on the site reducing in number.
- 4.6 Officers have advised that in order to fully support the principle of complete demolition of buildings on the site, the developers will need to provide evidence of the difference in the number of affordable housing units that could be delivered in terms of retention versus demolition of the administration buildings fronting Coppetts Road. Furthermore, Officer's support also hinges on the requirement for any scheme to be of an exceptional design in order to merit the loss of the administration buildings.

5. PLANNING HISTORY

- 5.1 Although there is no 'live' planning consent for the site, Coppetts Wood Hospital has been subject to a number of planning applications in the past most notably in 1999, 2001 and 2008. Planning Application reference: HGY/2008/2196, is the most recent residential led proposal on the site. Members resolved to grant planning permission for the proposed development but the legal agreement was never signed. The resolution is of some relevance in terms of establishing the acceptance of the principle of a residential development on the site however the previously approved scheme sought to retain the administrative building fronting Coppetts Road.

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 The developers are in the process of undertaking public consultation, as follows:

- a. 1st round of engagement took place on 19th and 21st May and 56 members of the public attended over the two days. The main focus of contention was with regard to the perceived impact on parking in the area which has a Public Transport Accessibility Level of 1b (PTAL 1b, poor), although the developers are proposing a parking ratio of 1:1, including car club and disabled parking spaces. There was some concern raised over the demolition of the buildings to the front of the site, while there were residents from Osier Crescent in favour of the demolition of the buildings as they see it as an eyesore. With regard to the design, residents raised preference for a development which is similar to the existing surrounding buildings in terms of height, bulk and massing.
- b. 2nd round of community engagement is scheduled to take place on 20th and 21st June.

6.4 Development Management Forum

6.5 The proposal will be presented to a Development Management Forum on the 29th June 2016. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

6.6 Quality Review Panel

- On 3rd of June the proposal was presented to the Quality Review Panel. The Panel were in favour of the existing administration building fronting Coppetts Road being retained.
- Exploration of alternative site layouts could achieve a scheme that retains the attractive administration building, alongside high quality contemporary development.
- As part of this process, the panel thinks a fundamental rethink of site access and circulation is required. Reducing the height of the tallest elements of the proposed development would also create a more neighbourly scheme. In terms of quality of life, the panel think single aspect units should be avoided, and the layout and landscape design of public space could improve its quality, safety and value for residents.
- The panel also notes that the mature trees on the site frontage have significant value and that every effort should be made to retain them.

7 MATERIAL PLANNING CONSIDERATIONS

The site forms part of site allocation 55 in the Councils Site Allocation DPD Submission Version 2016

7.1 Following on two pre-application meetings the main planning issues raised by the proposed development are:

1. *Principle of the development* – the Site Allocations Plan allows for a residential development.
2. The most up to date and relevant planning application in relation to this pre-application is the 2008 planning application (reference: HGY/2008/2196). Members resolved to grant planning permission for the proposed development but the legal agreement was not signed. Although there is no ‘live’ residential planning consent for the site, the resolution is of some relevance in terms of establishing the acceptance of the principle of a residential development on the site.
3. Demolition of all the buildings maybe on balance, acceptable in view of the level of affordable housing that would be provided. However, any scheme would need to be of a high design quality in order to merit the loss of the administration buildings.
4. *Layout, Design and Appearance* – The proposed site layout incorporates a potential spine-route through the site and onto Coppetts Road for pedestrians and vehicles. This helps break up the massing and bulk of the apartment and terraced housing blocks fronting onto Coppetts Road and creates desirable vistas through and across the site.

The residential blocks vary in height from 2-storeys (Block A) up to 6-storeys (BlockF), where the 6-storey element of the development is set back towards the centre of the site and is designed to act as a visual reference point for the area. The 6-storey element and the general layout are in principle, considered acceptable providing the scheme comes forward with high quality detailed design.

The included basement parking is supported as this would reduce the number of surface on-street parking which sterilises the public realm and streetscape.

5. *Affordable housing* – the maximum amount of affordable housing should be provided taking into account viability.
6. *Density* – This site is considered to be in the ‘urban’ context and has a PTAL rating of 2, thus any proposed development should seek to optimise the site whilst using the density guidance ranges of 200 to 450 habitable rooms per hectare (hr/ha) as set out in the London Plan. The proposed density is 347 habitable rooms per hectare which falls within the London Plan Density Matrix.
7. *Housing mix* – The scheme makes provision for up to 80 residential units comprising 17 x 1 bedroom, 46 x 2 bedroom, 10 x 3 bedroom and 7 x 4 bedroom units. This mix is generally acceptable as it offers a good proportion of family-sized dwellings.
8. *Impact on residential amenity* – Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Osier Crescent (west and south) and Coppetts Road (north, south and east).

A daylight/sunlight BRE assessment would be required.

Any scheme should seek to safeguard the amenity of surrounding residents.

9. *Quality of accommodation* – Policy 3.5 of the London Plan (Minor Alteration March 2016) and Local Plan Policy SP2 require high quality residential development which meets the standards set out in The Mayor’s Housing Supplementary Planning Guidance and Haringey Housing SPD. Any forthcoming proposal must comply with these space standards.
10. *Parking and highway safety* – The site is located in an area with a public transport accessibility level (PTAL) rating of 2 indicative of low accessibility to local public transport services. Parking provision policies would need to be adhered to unless otherwise justified.
11. *Sustainability* – Sustainability and energy policies would need to be met and the number of single aspect units should be kept to an absolute minimum. BREEAM / Good Home Mark or other assessment of

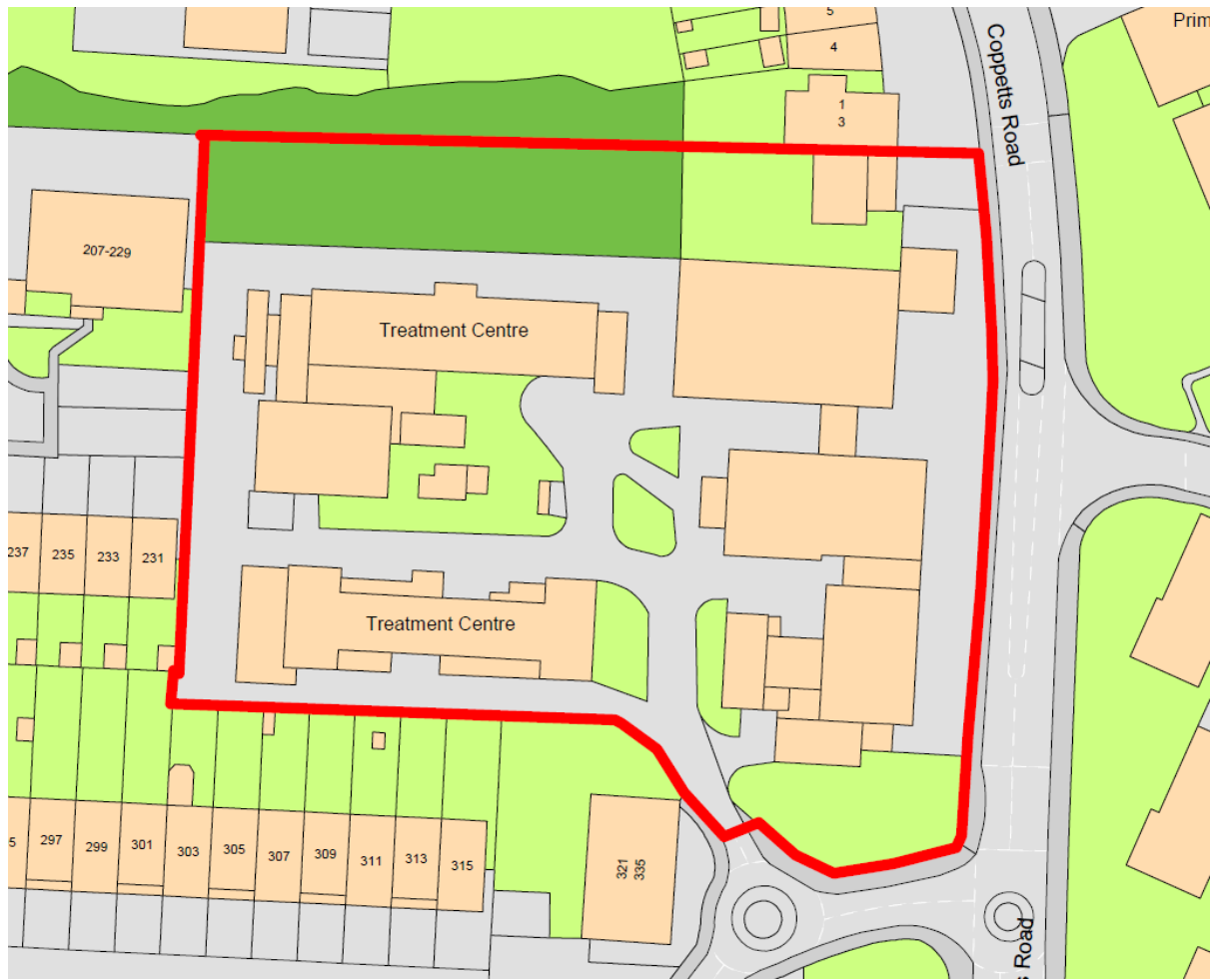
sustainability is expected for the development with the highest possible standard being achieved

A full biodiversity impact study should be requested and look for impacts on species of bats and water ecological impact.

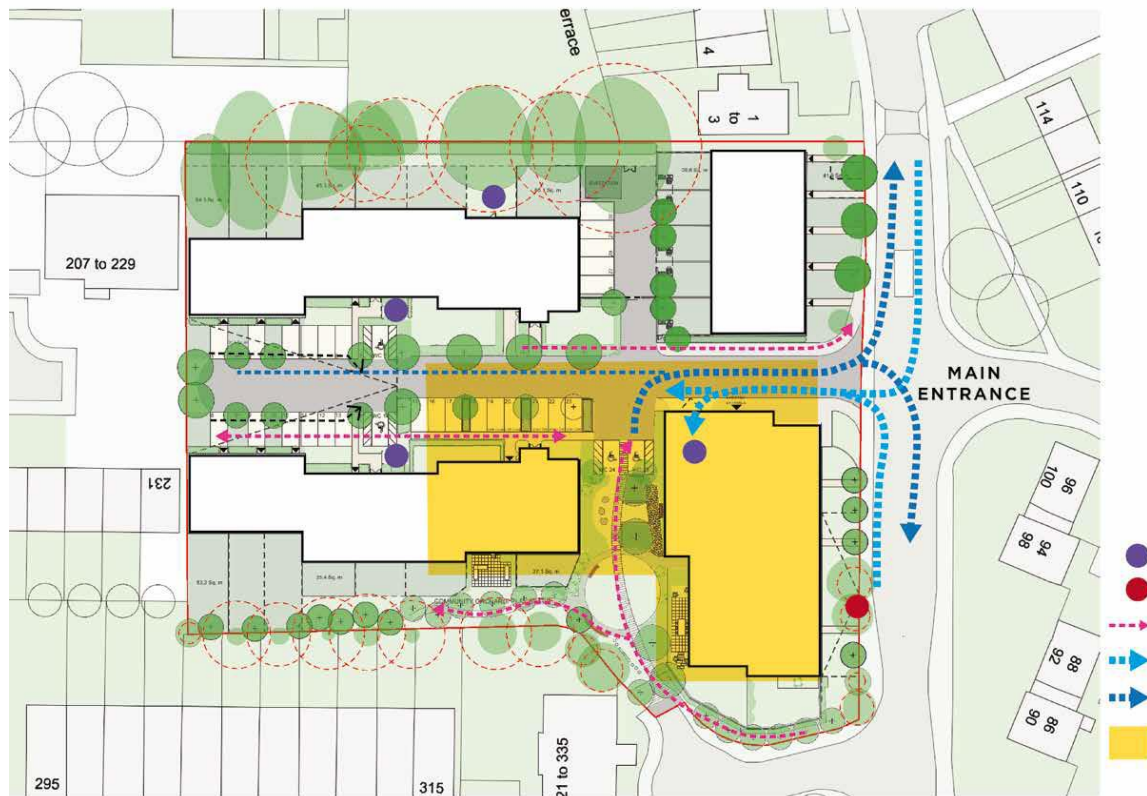
These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site Plan:

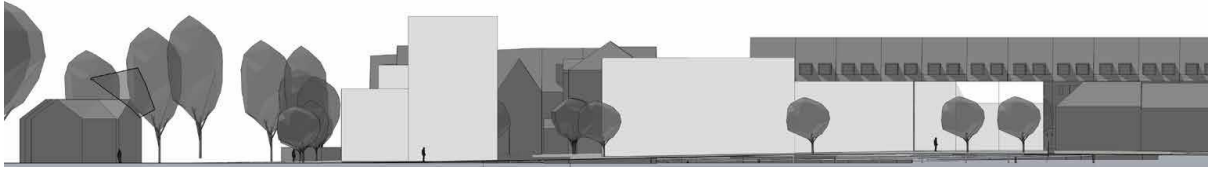


General Layout and Landscaping:

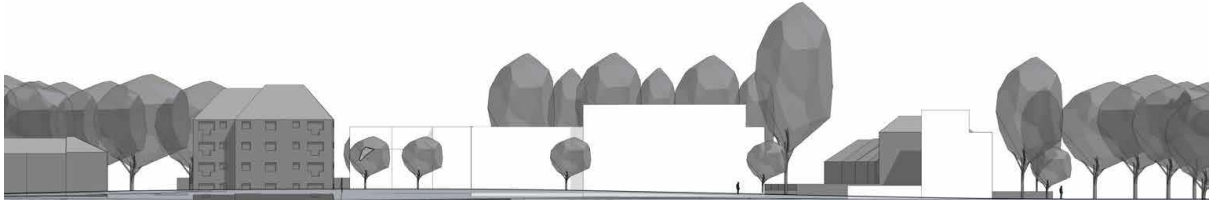


Massing and Height Elevations:

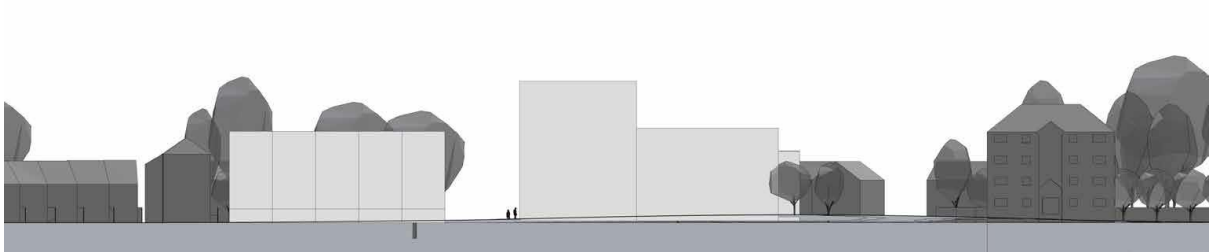
Looking South



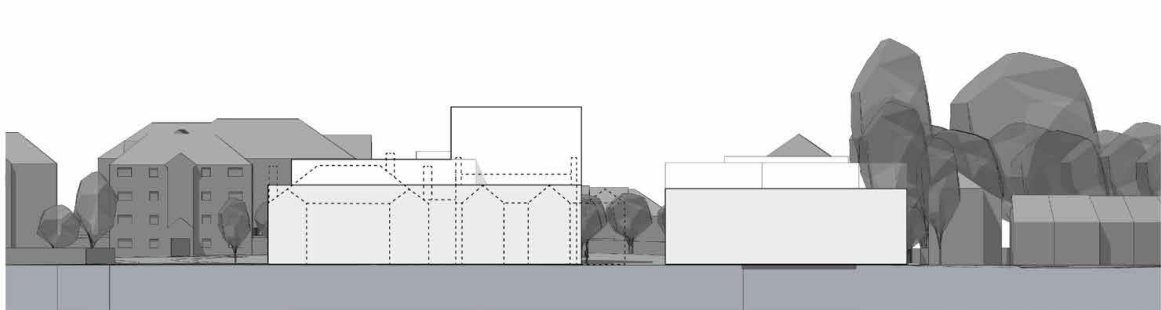
Looking North:



Looking East:



Coppetts Road:



Images:

