

Pre-application briefing to Committee Item No.

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2016/009

Ward: Tottenham Hale

Address: Ashley Road South Tottenham Hale

Proposal: A mixed use development of approximately 800 homes, the National College of Digital Skills, flexible employment workspace & the Retention of Berol House with associated public realm works and open space.

Applicant: Berkeley Square Developments Limited and Notting Hill Housing

Agent Nathaniel Lichfield & Partners & John McAslan & Partners

Ownership: Private

Case Officer Contact: Robbie McNaugher

2. BACKGROUND

2.1 The proposed development is being reported to Planning Sub Committee to enable members to view the proposal 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. Pre-application discussions have only recently commenced however the application is on an accelerated programme to avoid the uncertainty around 'Starter Homes' which may come into force in September. It is anticipated that an application will be submitted in September and the proposal will be presented to the Planning Committee early 2017.

3.0 SITE AND SURROUNDS

3.1 The site comprises the 2.8 hectares of employment land straddling Ashley Road and bounded by Watermead Way to the East, Hale Road to the south, Down Lane Park to the west and north and Burdock Road to the north east. The site contains industrial units some of which are attractive historic buildings notably Berol House which is a locally listed building.

3.2 The site is in Flood Zone 2, a Local Employment Area within the current Local Plan and Saved Policies and a growth area and within the emerging Local Plan Policies. Down Lane Park is a Local Site of Importance for Nature Conservation (SINC) and an area of Significant Open Land.

3.3 The site (and neighbouring terrace of houses) is subject to two site allocations in the draft Tottenham AAP; TH5 Station Square north and TH6 Ashley Road South Employment Area.

4. PROPOSED DEVELOPMENT

4.1 The proposal is for a mixed use development of approximately 800 homes, the National College of Digital Skills, flexible employment workspace & the Retention of Berol House with associated public realm works and open space. A masterplan has been designed for the whole site by the project architects. Planning permission will be sought for the masterplan's component site on the basis of three parallel detailed and outline applications:

4.2 Planning Application 1 – A full planning application will be submitted for the south east area of the site to provide the new college and the renovated/extended Berol House alongside new homes. This element of the scheme will provide the new college for the NCDS (Class D1), managed workspace within Berol House (Class B1) and high quality new homes (Class C3)

4.3 Planning Application 2 – Outline planning application for the Notting Hill Housing land in the north eastern and south western sections of the site to provide commercial space and new homes; and

4.4 Planning Application 3 – Outline planning application for the Berkeley Square Developments land in the north western corner of the site to provide commercial space and new homes.

5. PLANNING HISTORY

5.1 There is no relevant planning history for the site

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. There has been no external consultation as yet as the planning application has not yet been submitted.

6.3 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 parameters for development on the site have been consulted on as

part of the District Centre Framework for Tottenham Hale and site specific engagement and formal exhibitions will take place shortly.

6.3 Development Management Forum

6.4 The proposal is to be presented to a Development Management Forum in the near future. 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 27th April 2016.

6.7 The QRP recognised that the site represents a fantastic opportunity for development, especially with the inclusion of the National College for Digital Skills in the proposals. The panel felt that the development is progressing along the right lines, but that as the scheme is developed in more detail, further thought is required to some aspects of the scheme. The panel noted that the west side of the development is to be submitted in outline. They generally supported the scale of this area of the proposal, however they felt that further consideration of the interface with Down Lane Park is required, through the development of an urban design strategy for this area.

6.8 They felt that the design of the south eastern part of the scheme needs strengthening to reflect its role as a key arrival point onto the site. In addition, the panel had some concerns about the scale and density of the northwest part of the scheme, given the proximity of the existing school to the north. Whilst the panel welcomed the central space (linking Down Lane Park to Berol House), they recommended further consideration of the nature and scale of the other streets and spaces within the development, to achieve a clearer hierarchy of public, semi-public and private spaces.

6.9 A further review will take place prior to the submission of a planning application the feedback will be tabled for Members at Planning sub-committee.

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the proposed development are:

1. Principle of the development –

The principle of the redevelopment of the site for residential purposes is broadly acceptable and is in accordance with the emerging Tottenham Area Action Plan allocations (TH5 and TH6), subject to the suitable replacement of the existing employment uses on the sites.

2. *Design, density and appearance –*

As set out above the proposal has been to the Quality Review Panel on 27th April 2016 and received broad support. The panel felt the development was progressing along the right lines but felt further thought was required on the impact on the tall buildings on the neighbouring school and the design and nature of the public and private spaces on the site.

The emerging Tottenham Area Action Plan provides a number of design guidelines.

The TH5 design considerations are as follows:

- The interface with Down Lane Park should be treated with care to ensure the park's amenity is improved.
- Development should form a consistent building line, and complement Berol House to the north.
- Ashley Road should be retained as a key movement spine.
- The Victoria Line runs in a shallow tunnel beneath part of this site.
- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning permission.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralized energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- It is anticipated that the redevelopment of this site will create a net increase in employment floor space and will result in a substantial increase in jobs.
- Each development will be expected to contribute to the aims of a comprehensive public realm strategy.

The TH6 design considerations are as follows

- The most suitable use on the Watermead Way frontage is considered to be employment use, which may include an educational use.
- Development should utilise the amenity, and respect the character of Down Lane Park with a street edging the park, with buildings providing an edge to that street and fronting the park to the west and north-west.
- This site forms a transition site between the generally more dense District Centre, and the surrounding residential environment.
- The existing industrial character on Ashley Road should be maintained and enhanced, encouraging new businesses to come into the area.
- Ashley Road itself should be pedestrian and cycle friendly, and provide a legible route to the new District Centre to the south. Measures to improve the

activity onto Ashley Road will be supported on this site, including the orientation of sites to open onto Ashley Road with frequent front doors.

- Additional permeability should be provided through the addition of pedestrian and local access routes passing east-west through the site.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralized energy network.

London Plan Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location taking account of the guidance set out in the Density Matrix of the London Plan. The site is considered to be Urban with a PTAL of 4 to 6 so the recommended density is 70–260 units per hectare the proposed density would be above this range at 304u/ha (813 units/2.67 Ha) and therefore exceptional design quality should be provided.

3. *Affordable housing –*

Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough's target of 50% (40% in the published draft revised Local Plan) of affordable housing contributions to the Borough's affordable housing stock. However, subject to viability any proposed scheme providing less than 50% affordable housing must submit a viability report for assessment. The applicant has not presented a formal proposal for the level of affordable housing as yet.

4. *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. Given the proposal will be submitted in outline, detailed floor plans have not been provided.

5. *Housing mix –*

The proposed masterplan will provide a mix of units including larger family sized units close to Down Lane Park. The final mix has not yet been discussed with the Council's Housing Team but discussions will take place early in the pre-application process to ensure the design retains an appropriate mix of units.

6. *Impact on residential amenity*

The overshadowing effect of the proposal on the properties on Hale Road will be an important consideration.

7. *Parking and highway safety*

The site is located in an area with a high public transport accessibility level where development plan policies support developments with low levels of car parking provision. The parking provision has not yet been discussed with Transportation Officers.

The proposed development will have to be supported by a transport assessment (TA).

8. *Accessibility –*

All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.

9. *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. The Council will expect the proposed scheme to facilitate a connection to future decentralised energy networks in the area. This would be expected to be outlined in an Energy Strategy to be submitted with any application.

10. *Flooding and drainage*

The site lies within the Flood Zone 2 (medium probability) and any forthcoming application will require a site-specific flood risk assessment.

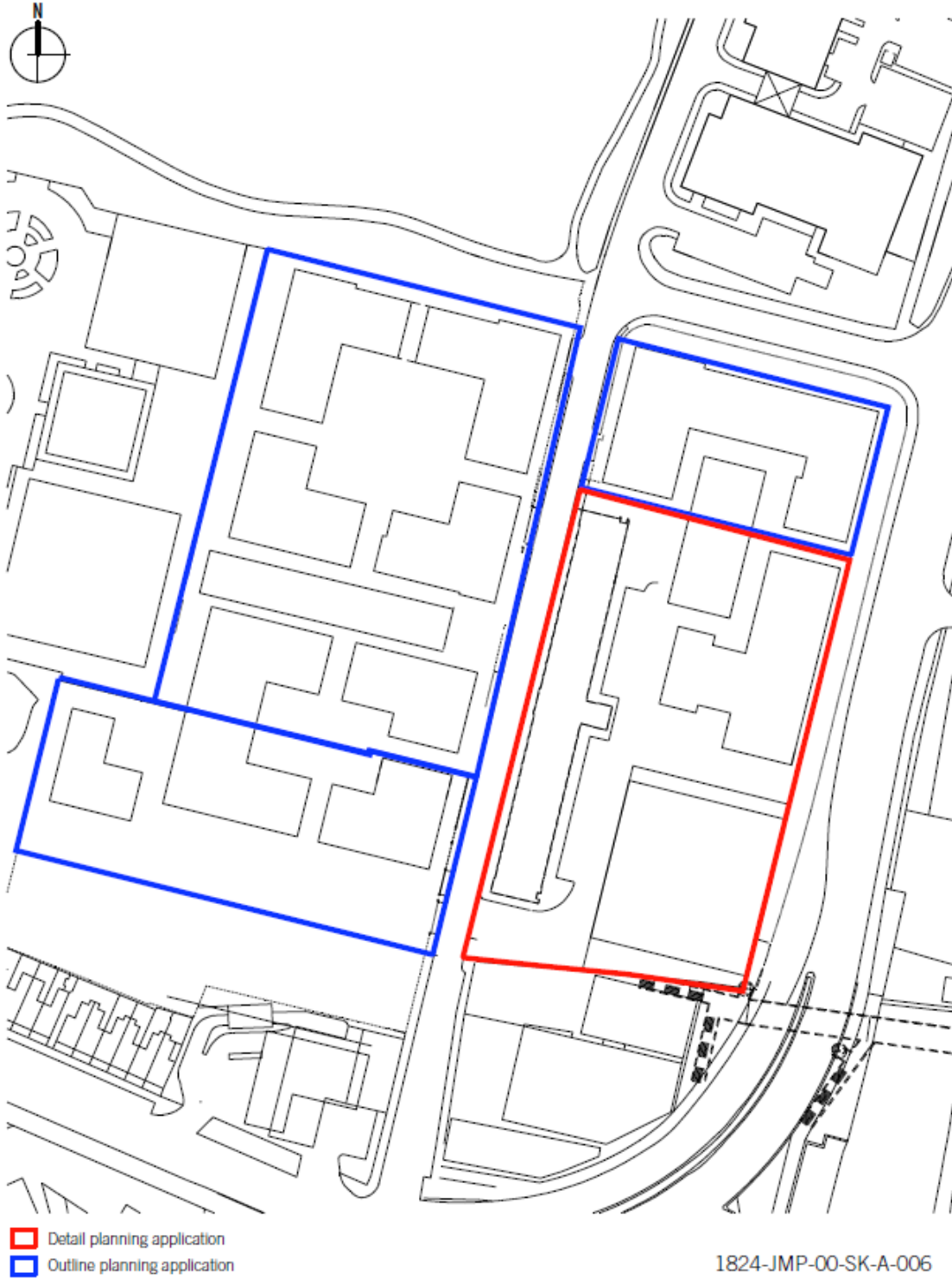
It is expected that developments utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

It is also required that drainage be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation.

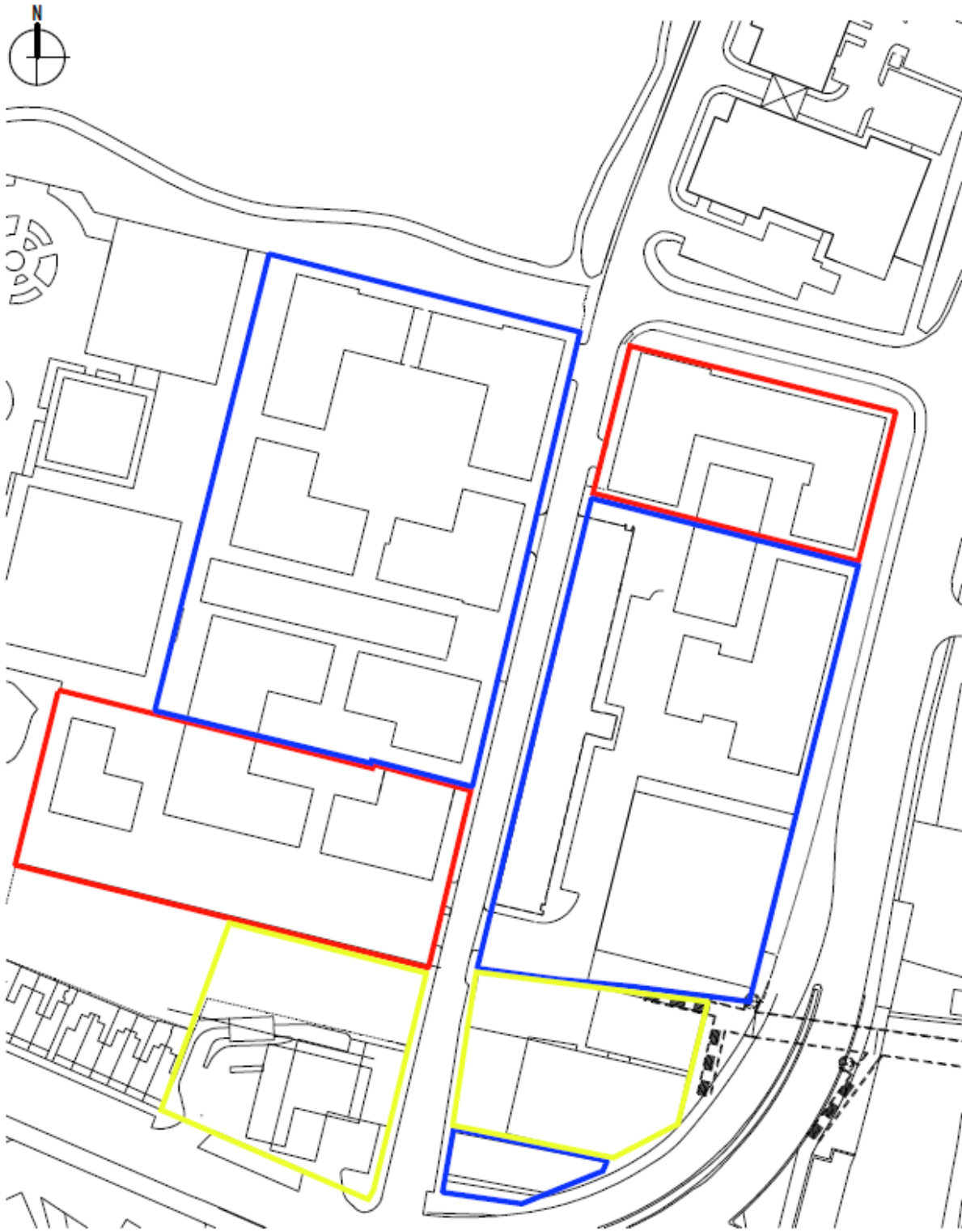
7.2 These matters are to be assessed prior to the application being considered at Committee.

PLANS AND IMAGES

Site location plan



Site ownership plan



- NHHT
- Berkeley Square Developments
- Haringey Council

1824-JMP-00-SK-A-007

Drawing Scale: 1:1250

Site masterplan



Internal courtyard visualisation



Visualisation looking south east from Down Lane Park

