

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2016/0277

Ward: West Green

Address: Keston Centre, Keston Road, Tottenham N17 6PW

Proposal: The proposal is for the demolition of the existing buildings and the construction of four blocks of flatted accommodation and three storey terraced dwellings to provide 130 residential units, associated landscaping and car parking, and the re-provision of a community facility.

Agent: Rolfe Judd Planning

Ownership: Currently Council-owned

Case Officer Contact: Adam Flynn

2. BACKGROUND

2.1 The proposed development is being reported to Planning Sub-Committee to enable members to view it 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. 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 on the eastern boundary of Downhills Park and has a frontage of approximately 150m onto the park. Downhills Park is designated as Metropolitan Open Land (MOL) and is a local Site of Importance for Nature Conservation (SINC). The site currently contains a playgroup/nursery, and the Goan Community Centre. The site is not located within a Conservation Area, and no buildings are listed.

3.2 The site is bordered by Downhills Park on the eastern and northern sides, with the Harris Primary Academy School to the south, and terraced residential properties to the west fronting Keston Road.

3.3 The site forms part of Site SA60 in the Site Allocations DPD, which has been submitted for its examination in public. The proposed Site Allocation states: 'Subject to re-provision of the existing nursery & day centre uses, redevelopment for residential.' The site requirements outlined in the DPD are:

- No buildings need to be retained, but the existing uses should be re-provided prior to any development taking place.

- Access to the site requiring the use of, or impacting on, any element of MOL will need to justify how the benefits provided by the benefits of the development justify any and mitigate any impact.
- Pedestrian and cycle access from the south west corner of the site into Downhills Park and towards the West Green Rd local centre should be provided.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the demolition of the existing buildings and the construction of four blocks of flatted accommodation and three storey terraced dwellings to provide 130 residential units, associated landscaping and car parking, and the re-provision of a community facility. A small 'land swap' with part of the adjacent MOL is proposed to widen the access to the site. The Council's Corporate Property Unit has undertaken their own formal consultation on this exchange.

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 already undertaken their own consultation, and will undertake further consultation prior to the submission of the application. This is 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 was presented to a Development Management Forum on 20 July 2016. The key concerns highlighted at the meeting by residents were parking, the height of the proposed development, consultation and the loss of parkland/MOL. 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 scheme was presented to the Quality Review Panel on 17 August 2016. The summary of the Panels' views is as follows:

The Quality Review Panel supports the overall concept of the scheme, which promises a significant contribution to meeting housing needs in the area. They offer broad support for the scale and form of the proposed development, but feel that there are a number of areas that require further consideration. The terraced houses could be designed to respond more to the character of existing houses in streets around the site. They would also encourage further thought about the materials and detailing of the mansion blocks, perhaps drawing inspiration from historic mansion blocks in Haringey. There is potential for the community centre to become an important local landmark, and the panel would welcome a further opportunity to comment on this element of the scheme in more detail.

The panel welcomes the careful thought that has been given to the design of the street, and landscape design. The density of development proposed means that continuing work to balance the needs of residents with the creation of public routes and spaces will be required. In particular, the panel would encourage a more generous public space to the north of the site, next to the community centre, and creative thinking about the design of the mews street.

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 residential development with a replacement community (nursery and day centre uses) building is acceptable in principle, and in accordance with the site allocation for the site.
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 is undergoing some further adjustments, following public consultation and QRP comments, prior to submission. Careful treatment of the design of the elevations is essential, and the design and layout of the scheme has been evolving, and will be further refined prior to submission.
3. *Affordable housing* – The proposal is seeking to provide approximately 84% of the units as affordable housing – under the 'Pocket Housing' model. The exact mix of units and tenure split has not been confirmed.
4. *Density* – The density of the proposal would be 163 units/hectare and 423 habitable rooms per hectare. This is in line with the guidance in the London Plan Density Matrix of 70-170 units/ha and 200-450 habitable rooms/ha, for an Urban location with a PTAL of 2. Given the provision of a community facility adds to the higher density, it is considered the wider community benefit

- of this facility, together with the provision of much needed affordable housing, outweighs the marginal impacts of this higher density.
5. *Housing mix* – The proposed mix is presently 16 x family sized townhouses; 6 x two bedroom apartments, and 112 x ‘Pocket’ affordable homes, 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 Keston Road will be examined, and avoided in order to safeguard the amenity of existing occupiers.
 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 low PTAL, some car parking would be expected to be provided. The applicant is currently proposing one space for each of the family units and private units, together with 10% disabled spaces, spaces for the community centre, and car club spaces. There is also a small provision for the 1-bed units proposed (at a ratio of 0.2 spaces per unit. This results in 68 spaces being provided on the site, which is in accordance with the standards set out by the Council for a site with a PTAL such as this. Cycle parking is proposed, and this is required at a rate of 1 per 1-bed unit and 2 per 2+-bed unit. The access to the site is proposed to be improved to a standard where two cars can safely pass.
 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.
 11. *Impact on MOL* – Although a small portion of land would be taken to allow for the access to the site to be widened to be to the correct standard, the applicant is proposing to exchange some land from their site to compensate for the land required. Some 15sqm is required for the access, and 60sqm will be added to Downhills Park to the southwest of the site. This will result in an overall gain of MOL land to Downhills Park of around 45sqm. In addition, any development adjacent to MOL needs to be assessed to ensure it does not impact on the openness or character of the MOL. The development seeks to provide access through the site to Downhills Park (as required by the Site Allocation).

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

PLANS AND IMAGES

Site Location Plan



Indicative Site Layout



Indicative Aerial View

