

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

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

**Reference No:** PRE/2016/0126, 0274 & 0395

**Ward:** Tottenham Green

**Address:** 52-68 Stamford Road N15 4PZ

**Proposal:** Redevelopment of the site to provide a mixed use commercial and residential scheme. Follow up from PRE/2016/0126

**Applicant:** Colliers International

**Ownership:** Private

**Case Officer Contact:** Christopher Smith

### **2. BACKGROUND**

- 2.1 A pre-application has been received for a redevelopment of the site, and it is being reported to Members of the Planning Sub-Committee to enable members to view it at an early stage in the pre-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 early next year.

### **3. SITE AND SURROUNDS**

- 3.1 The property is located within the Tottenham Green Ward in the south-east of the borough, on the eastern side of Stamford Road. The site is bounded by warehouse units to the east, a public park to the north and Constable Crescent to the south. Across Constable Crescent are other warehouse/industrial units with residential properties sited on the western side of Stamford Road.
- 3.2 The site is largely rectangular in shape and is currently occupied by a two storey complex of 1950/60s office buildings and ancillary storage in the form of a builder's yard. The site remains in occupation by Diamond Build who wish to continue operating their offices from the site but no longer require the yard element.
- 3.3 The site is part of land identified as a site allocation (TH13) in the Council's Tottenham Area Action Plan (AAP) pre-submission version dated January 2016. This site allocation, which also includes the land containing warehouse units to the south, is identified as land being suitable for a mixed-use commercial and residential development.

3.4 The site has the following policy designations associated with its location:

- Flood Zone 2
- Local Employment Area (Regeneration Area)
- Locally Significant Industrial Site
- Adjacent to an Ecological Corridor

#### **4. PROPOSED DEVELOPMENT**

4.1 The redevelopment of the site to provide a mixed-use commercial and residential scheme comprising ground floor office/flexible workspace and parking space, with podium private communal amenity and four residential blocks of 3, 4, and 6 storeys (including the podium).

4.2 The offices at ground floor would be private in part (577sqm) to replace the existing main offices for Diamond Build, a building contractor. The remaining office space (523sqm) would be for affordable rent. Car parking would also be provided at ground floor level, accessed from Constable Crescent.

4.3 Above the office and car parking area would be a podium level of private amenity courtyard space. Arising from this podium would be four blocks of residential development – one facing Stamford Road and including family housing, one block to the north facing the park of mainly two-bedroom flats and another to the south also containing two-bedroom flats; one other block to the east of the site would contain mainly one-bedroom flats. The development would be a maximum of six storeys in height, with the eastern block a full six storeys in height and the northern block six storeys in height with a partial set back on the top floor, although this drops to three and four storeys on the Stamford Road and Constable Crescent road frontages respectively.

4.4 Pedestrian access to the residential units would be from an opening on Stamford Road.

4.5 The applicant intends to contribute to the improvement of the adjacent public park via Section 106 contributions.

#### **5. PLANNING HISTORY**

5.1 There is no currently extant planning consent for the site.

5.2 There is little formal planning history for the site with a handful of applications having been submitted in the past for minor works to the host builder's yard site and a recent application (HGY/2015/0400) for prior approval to change the use of the applicant's office building to residential properties that was refused.

#### **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.

#### **6.4 Development Management Forum**

6.5 The proposal was presented to a Development Management Forum on the 22<sup>nd</sup> September 2016. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee.

#### **6.6 Quality Review Panel**

- On 7<sup>th</sup> September 2016 the proposal was presented to the Quality Review Panel. The Panel were supportive of the development presented but did touch on some aspects of the scheme that should be 'looked' at and addressed, as follows:
- A podium arrangement was considered inappropriate in a suburban context.
- B1 Offices are not particularly successful in residential streets as the residential community could feel isolated from the local surroundings. An approach could be considered that locates a residential development to the north with office space to the south.
- If the podium approach is to progress then the interface with the neighbouring park, the scale of the residential block to the east and the massing/density of the development would need to be reduced.
- The internal elements of the plan seem restricted, particularly with respect to parking.

### **MATERIAL PLANNING CONSIDERATIONS**

7.0 The site forms part of site allocation TH13 in the Council's Tottenham Area Action Plan – Pre-Submission Version 2016

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

1. *Principle of the Development* – The Site Allocation allows for a residential development, but only in the circumstances by which it is necessary to cross subsidise the expansion of employment / commercial uses on the site.
2. The amount of employment generating commercial floor space should be maximised and a substantial element of the space allocated as flexible and affordable B1 commercial space is expected.

3. *Layout, Design and Appearance* – The proposed site layout incorporates a pedestrian access from Stamford Road up a flight of steps onto a podium access and amenity space level.

The residential blocks vary in height from three storeys facing Stamford Road up to six storeys in height to the east. The design is reflective of the surrounding area given the taller residential blocks to the north nearby and adjacent warehouse sites and finishing materials are expected to reflect the area's industrial heritage.

The vehicle access from Constable Crescent reflects the existing operations and parking beneath the podium prevents excessive degradation to the streetscape from on-street parking.

4. *Affordable Units* – A substantial amount of affordable commercial space is to be provided within the expanded commercial floor area which is the key emphasis of the site allocation.
5. The applicant is investigating the possibility of providing affordable housing and officers have indicated that the maximum amount of affordable housing should be provided, taking into account the overall viability of the development and the requirements of the site allocation to maximise commercial floor space in this location. However, any shortfall or 'none' provision of affordable housing (as a result of cross subsidy) would need to be robustly justified with the support of a viability assessment which will have been independently assessed.
6. *Density* – This site is considered to be in the 'urban' (as specified in the London Plan) context and has a PTAL rating of 6, thus any proposed development should seek to optimise the site whilst using the density guidance ranges of 200 to 700 habitable room per hectare (hr/ha) as set out in the London Plan. The proposed density is around 240 units per hectare which falls within habitable rooms per hectare limit as set by the London Plan Density Matrix.
7. *Housing Mix* – The scheme makes provision for up to 53 residential units including 10 x 3-bedroom units. This mix is generally acceptable as it offers a reasonable proportion of family-sized dwellings given the site context.
8. *Impact on residential amenity* – Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Stamford Road (west). The separation distance between the western elevations of the family dwellings and the front elevations of existing houses on Stamford Road is consistent with similar residential layouts in the surrounding area. Habitable rooms on eastern block face inwards towards the podium.

A daylight/sunlight BRE assessment would be required.

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 6 indicative of high accessibility to local public transport services. Parking provision policies would need to be adhered to, including minimising car parking provision given the good transport connections, unless otherwise justified.
11. *Access* – *The main pedestrian access to the office buildings is via entrances from Stamford Road. Pedestrian access to the podium is through an undercroft stairway from Stamford Road, between the two offices. Family houses are accessed directly from the podium and all flats are accessed through their respective stair cores. Each flat will be accessible from a lift. Car park access is from Constable Crescent.*
12. *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

Officers are at an advance stage of discussions but a final amended scheme has not yet been provided for comment. This will be assessed and presented to Members prior to the application being considered at Committee.

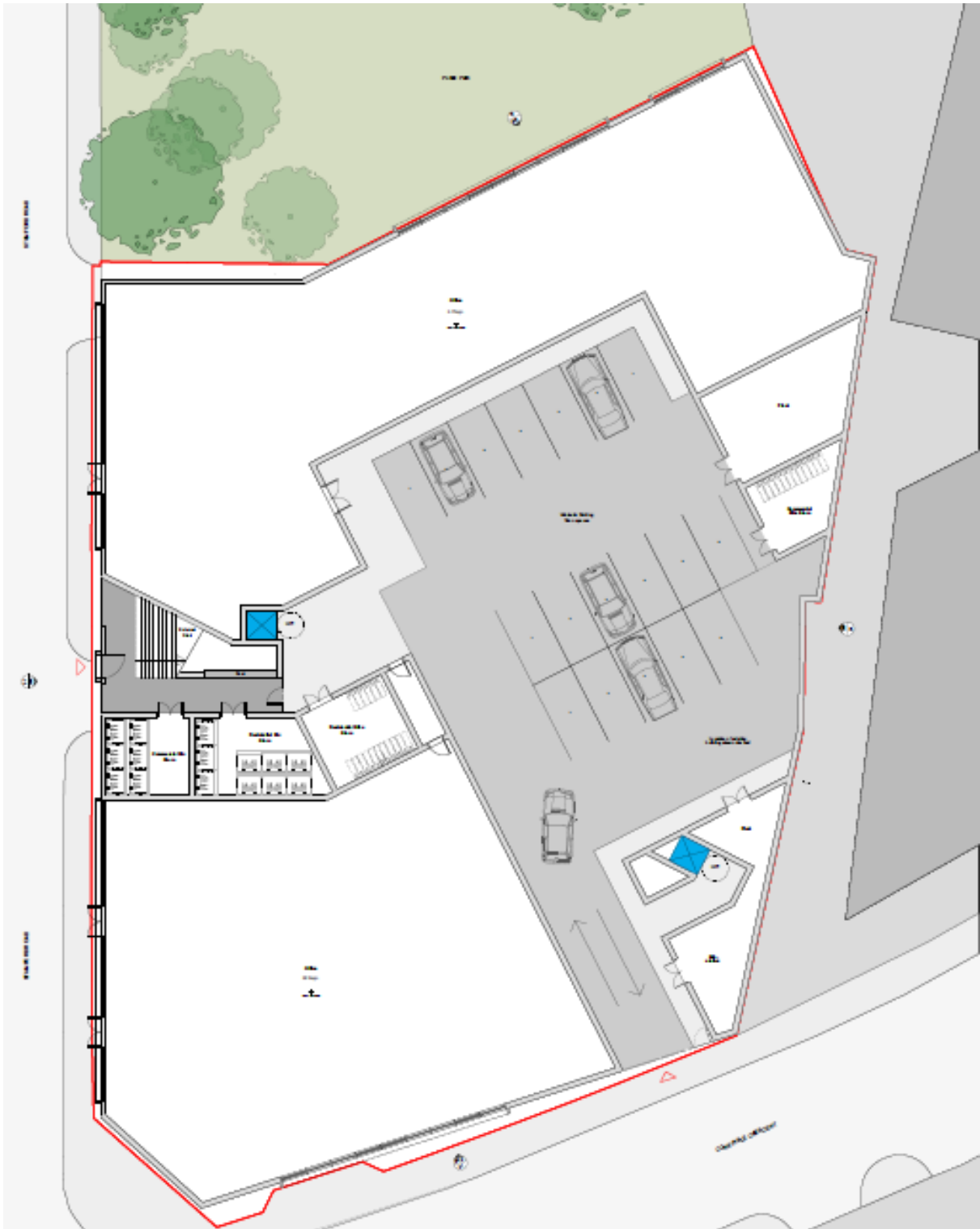
## PLANS AND IMAGES

### Site Plan:



# General Layout and Landscaping:

## Ground floor plan



## First floor plan





**Images:**



View of eastern elevation from Stamford Road.



View of northern elevation from the park.