

Pre-application briefing to Committee

DETAILS OF THE DEVELOPMENT

Reference No: PRE/2016/0316

Ward: Seven Sisters

Address: Land rear of Plevna Crescent Plevna Crescent N15

Proposal:

The construction of four individual pavilions (average of five storeys each) consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking.

The scheme is currently being revised following comments received in a recent follow-up pre-application meeting with officers and a Quality Review Panel presentation. The revised scheme includes one less pavilion (originally 5 presented – now 4 pavilions form part of the pre-application scheme), a variation in pavilion heights, and a reduced size basement compared with the initial scheme presented at pre-application stage.

NB: The plans attached to this report show both the 5 and 4 pavilion schemes. These have been included to illustrate the revisions undertaken but the plans showing the 4 pavilion scheme will be presented in more detail by the developer's architects on the evening of the planning sub-committee meeting.

Agents: D Rose Planning

Ownership: Private

Case Officer Contact: Wendy Robinson

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.

SITE AND SURROUNDS

- 3.1 The site is currently derelict land, which was formerly owned by Network Rail. The embankment supports sycamore woodland with areas of rough grassland, tall herbs and scrub. There are two access points with the southernmost part of the site being a vehicular access between numbers 58 and 60 Plevna Crescent and also a pedestrian access between No.s 30 and 32.
- 3.2 The site is designated in the Council's Local Plan as a Site of Importance for Nature Conservation (SINC) and is identified as 'Borough Grade II

Importance' in the Council's Local Plan. The site does not fall within a conservation area and there are no listed buildings on or within the vicinity of the site.

- 3.3 The surrounding streets are predominantly residential in character with building heights typically ranging between two and three storeys.
- 3.4 The site is located in an area with a high public transport accessibility level (site area of both 5 and 6a) and is within walking distance of Seven Sisters underground and South Tottenham over ground rail station. The railway line runs east and west of the Liverpool Street/Enfield line that runs from Seven Sisters tube and to the south of the Gospel Oak/Barking line that runs from South Tottenham.

PROPOSED DEVELOPMENT

- 4.1 The construction of four individual pavilions (average of five storeys each) consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking.
- 4.2 This scheme is currently being revised by the developer following comments received in a recent follow-up pre-application meeting with officers and a Quality Review Panel presentation. The revised scheme consists of 4 pavilions, a variation in pavilion heights, and a reduced size basement compared with the initial scheme presented at pre-application stage.
- 4.3 The acceptable scale of each pavilion has yet to be agreed which will influence the final unit numbers, housing mix, and parking provision. Further consideration of the separation and definition of public versus private domains is required, with appropriate use of site levels, landscaping and boundary treatment being suggested to achieve successful 'space making'.
- 4.4 The existing trees within the wooded area provide multiple dimensions of value and retention with active management is recommended. The balanced development of this site with provision of an independently managed ecological zone has been addressed in the appeal decision previously allowed. A full biodiversity and ecological report would need to be submitted with any future planning application addressing SINC land issues including any mitigation measures and aspects of the report would be incorporated in the design justification of the scheme.

PLANNING HISTORY

- 5.1 An outline planning application (all matters reserved apart from access) for a residential development on Ermine Road and Plevna Crescent was refused planning permission in 2014 (reference HGY/2013/2377). The applicant subsequently lodged an appeal with the Planning Inspectorate (PINs reference APP/Y5420/A/14/2218892) against the council's decision to refuse planning permission. Following a public inquiry, PINs issued a 'split' decision, upholding (allowing) the appeal for part of the development on Plevna

Crescent to provide up to 42 residential units and dismissing (refusing) part of the development on Ermine Road for up to 53 dwellings.

CONSULTATION

Internal/external consultation:

- 6.1 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 not undertaken their own consultation at this time.

Development Management Forum

- 6.2 The proposal will be presented to a Development Management Forum early in the 2017. All feedback from the Forum will be included within the written report to a forthcoming planning sub-committee should a formal planning application be submitted for consideration and recommended for approval.

Quality Review Panel

- 6.3 On 9th of November the proposal was presented to the Quality Review Panel (QRP). The QRP considered that the site represents a 'fantastic opportunity' for development. They welcomed the conceptual approach of pavilions within a landscape setting. However, the panel considered that the development density would be too high, and suggested a starting point of four pavilion blocks instead of five. This would create more generous spaces between the proposed blocks, and avoid problems of windows in close proximity giving rise to amenity impacts. The reduction in the number of pavilions would also improve the relationship of any proposed development with the existing properties on Plevna Crescent. The panel noted that the proposed plan form of the pavilion block appeared very efficient.
- 6.4 The panel encouraged the design team to explore how the development could more creatively exploit the different levels of the undulating landscape, and strongly recommended that an arboricultural survey be undertaken as soon as possible, to identify critical tree (and tree-root) locations. The panel welcomed further consideration of the nature and location of pedestrian movement into and through the site, and strongly supported moves to create high quality amenity space within the site, in addition to improving access to parts of the landscape within the heart of the site.

MATERIAL PLANNING CONSIDERATIONS

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

Principle of development

- 7.2 The principle of a residential development on the Plevna Crescent site is acceptable as this has been established following the decision by the Planning Inspectorate (PINS reference: APP/Y5420/A/14/2218892) in 2015 to grant outline planning permission for a residential development on the site. The consent issued by PINS essentially consisted of a 'split' decision, upholding (allowing) the appeal for part of the development on Plevna Crescent to provide up to 42 residential units and dismissing (refusing) part of the development on Ermine Road for up to 53 dwellings.

Scale

- 7.3 The developers are currently preparing an amended scheme which will reduce the number of pavilions from 5 to 4 in accordance with the advice provided by both officers and members of the QRP. The removal of one entire pavilion and further assessment of pavilion heights is considered necessary in order to address concerns; including, impacts on neighbouring properties, impacts on future occupants through building proximity, and space definition.

Layout, Design and Appearance

- 7.4 The proposed site layout incorporates a relationship with the ecology of the site with the trees, natural wetland area and variation in levels forming controls to influence the layout, view points, and amenity areas. Further reflection of the relationship, particular the use of levels and access to visual amenity areas, has been requested within the scheme amendments.
- 7.5 The general design concept of the individually designed pavilions that incorporate common design language is supported. The common ground floor plinth providing access to each pavilion and views to the surrounding ecological setting are positive. The details and relationship between each pavilion have yet to be determined and provided.
- 7.6 Separation between vehicular and pedestrian access from Plevna Crescent is preferred and further details of how this would be achieved is required. The included basement parking is supported as this would reduce the number of surface on-site parking which sterilises the public realm and general site layout. The access from Plevna Crescent requires permission from Homes for Haringey.

Trees and Ecology

- 7.7 The subject site is designated as a Site of Importance for Nature and Conservation (SINC), Borough Grade II Importance and Ecological Corridor, and is located within Haringey Green Grid detailed specifically in the Tottenham Area Action Plan in connection to the London Green Grid. The balanced development of this site with provision of an independently managed ecological zone has been addressed in the appeal decision previously allowed. The scheme proposed in this pre-application meeting has shown a slight adjustment to the development zone and ecological zone boundaries although no net loss to ecological zone is proposed. However, the previous scheme did not incorporate any basement level development and full assessment of this revision will need to be considered.

7.8 It is advised that the existing trees within the wooded area provide multiple dimensions of value and retention with active management is recommended. There is now the need for a new tree survey and report to be prepared as the tree report used during the previous application appeal is potentially outdated.

7.9 A full biodiversity and ecological report, outlining all required mitigation measures would need to be submitted with any future planning application.

Affordable housing

7.10 The maximum amount of affordable housing should be provided taking into account viability. It is not clear yet as to what level of affordable housing units would be proposed.

Unit Density

7.11 This site is considered to be in the 'urban' context and has a PTAL rating of 5, thus any proposed development should seek to optimise the site whilst using the density guidance ranges of 200 to 700 habitable rooms per hectare (hr/ha) as set out in the London Plan.

7.12 The current scheme has been kept amendable regarding the number of units and mix to enable prescription from design guidance. The scheme with 75 units was deemed within the density matrix guidance of the London Plan. It is noted that the development site only was used to calculate the area and not the total site area.

Impact on residential amenity

7.13 Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Plevna Crescent and the proposed units of other pavilions. A daylight/sunlight BRE assessment would be required as part of an application. Any scheme should seek to safeguard the amenity of surrounding residents.

Quality of accommodation

7.14 Policy 3.5 of the London Plan 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.

7.15 Private amenity space is currently being proposed with some ground floor level provision and balconies incorporated within the design. Further assessment of the provision and definition of each space is required to comply with these standards.

Parking and highway safety

7.17 The site is located in an area with a public transport accessibility level (PTAL) rating of 5 indicative of high accessibility to local public transport services. Parking provision policies would need to be adhered to unless otherwise justified. It is noted that parking is currently proposed within a basement level which is generally supported.

Sustainability and Drainage

7.18 Sustainability and energy polices 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.

- 7.19 Changes to the London Plan now mean that major residential developments will need to be deemed 'zero carbon' in accordance with Policy 5.2 'Minimising Carbon Dioxide emissions' of the London Plan. An energy assessment will be needed demonstrating how the targets for regulated CO2 emission reduction over and above 2013 Building Regulations will be met using the Mayor's energy hierarchy.
- 7.20 These matters are to be assessed prior to any formal submission of a planning application being reported to planning sub-committee.

PLANS AND IMAGES

Indicative Site and Section Plan – 4 pavilion scheme:



Site Plan – 5 pavilion scheme:



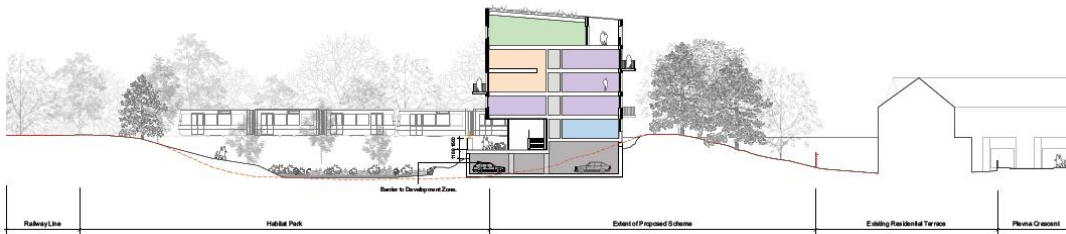
General Layout and Landscaping:



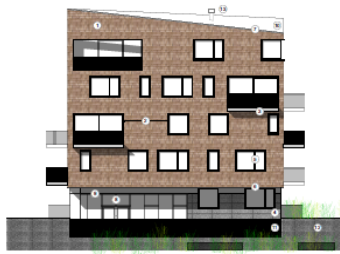
Basement level plan:



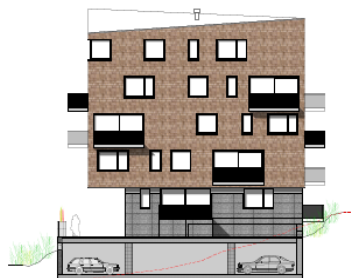
Massing and Height Elevations:



Images:



1 Proposed New Structure - East Elevation



2 Proposed New Structure - West Elevation



3 Proposed New Structure - South Elevation



4 Proposed New Structure - North Elevation