

**Pre-application briefing to Committee** Item No.

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

**Reference No:** PPA/2017/0013

**Ward:** Tottenham Green

**Address:** Land at Bernard Works, Bernard Road, Herbert Road and Norman Road  
Bernard Road N15 4NX

**Proposal:** Demolition of the existing commercial buildings and erection of a part 1, 3, 4, 6 and 8 storey mixed use development comprising 20,020sqft of commercial makers and designers space, circa 97 apartments and 16 residential apartments tethered to the commercial space. The commercial space will also include live music rehearsal as well as recording space.

**Applicant:** Empyrean Developments Ltd

**Agent:** Jo Hanslip Urbanissta

**Ownership:** Private and Council

**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. It is anticipated that an application will be submitted in August and the proposal will be presented to the Planning Committee early 2018.
- 2.2 A Development Management Forum was held on 4<sup>th</sup> July.

## **3.0 SITE AND SURROUNDS**

- 3.1 The site consists of approximately 1 hectare of low key industrial units internal access road and a small area of open space to the north.
- 3.2 The surrounding area to the south and west is industrial however to the north and east there are 2 storey terrace residential properties. There is an unusual arrangement along the east of the site where Herbert Road runs parallel to Ashby Road separated by a 2 metre high brick wall.
- 3.3 The site is within a Local employment area: Rangemoor/ Herbert roads and the Tottenham Hale growth area. Part of the site (excluding the open space) is

subject to a site allocation in the draft Tottenham AAP: TH12 Hebert Road. For 'potential redevelopment of the sites for commercial-led mixed-use development with residential'.

3.4 The site has a PTAL Rating 6a.

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

4.1 Demolition of the existing commercial buildings and erection of a part 1, 3, 4, 6 and 8 storey mixed use development comprising approximately 20,000sqft of commercial makers and designers space, approximately 97 apartments and approximately 16 residential apartments tethered to the commercial space. The commercial space will also include live music rehearsal as well as recording space.

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

5.1 There is no relevant planning history for the site.

5.2 The site and surroundings have extensive planning history for minor alterations to the existing commercial buildings.

5.3 The planning history for the neighbouring dwellings is as follows:

HGY/2008/1293 GTD 31/07/2009 Demolition of 7 existing temporary detached bungalows and erection of a two / three storey development of 7 houses (3 / 4 bed) including one wheelchair house, 11 (1 bed / 2 bed) flats and associated parking and external works.

#### **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 formal neighbour notification 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 Tottenham Area Action Plan.

6.4 The applicant carried out a formal exhibition 18th May 2017

### **6.5 Development Management Forum**

6.6 The proposal was presented to a Development Management Forum on 4<sup>th</sup> July. Concerns were raised with the proposal to consolidate the road layout and the effect on traffic levels on Ashby Road on Herbert Road. The relocation of the park was criticised, and concerns were raised with the height and impact on neighbouring amenity.

### **6.7 Quality Review Panel**

6.8 The proposal was presented to a Quality Review Panel on 8<sup>th</sup> March and again on 5<sup>th</sup> July.

6.9 The QRP welcomed the mix of employment and residential uses as well as the overall approach to the design. The panel raised some issues to be considered at the next stage of design. The feedback from the second review will be available to members at the Committee Meeting (18<sup>th</sup> July).

6.10 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 redevelopment of the site for commercial-led mixed-use development with residential is broadly acceptable and is in accordance with the emerging Tottenham Area Action Plan allocations (TH12), subject to making a positive contribution to meeting the Borough's housing and employment needs.

The proposal to provide a range of modern workspaces for creative enterprises is in line with the AAP site requirements provided that the employment floorspace is maximised. Residential use adjacent to the existing residential uses in line with the AAP and will cross subsidise the new employment stock. The AAP expects commercial rents to be capped in line with the Draft Development Management DPD.

Rationalisation of the parallel access roads is included in the AAP Development Guidelines so is acceptable in principle.

With regard to moving the existing open space from the north of the site to the south emerging DM DPD Policy DM20 sets out that the reconfiguration of open space will be supported where:

- a It is part of a comprehensive, deliverable scheme;
- b There would be no net loss of open space;
- c It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and
- d It would not be detrimental to any environmental function performed by the existing open space.

The existing open space consists of grass and semi-mature trees it does not appear to well used and is relatively poor quality.

The proposal to relocate the open space is part of a comprehensive, deliverable scheme and there would no net loss of open space with a proposed increase from approximately 600 sqm. to 900 sqm. The relocation aims to enhance the quality and accessibility of the open space and does not appear to harm the environmental function performed by the open space subject to habitat and tree surveys being carried out.

## *2. Design and appearance –*

The proposal for up to 8 storeys which is above the prevailing height of the surrounding area and must be considered against DM DPD Policy DM6 'Building Heights' which sets out that proposals for taller buildings must be justified in community benefit as well as urban design terms and should conform to the following general design requirements:

- a Be of a high standard of architectural quality and design, including a high quality urban realm;
- b Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and
- c Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings.

The proposal therefore must provide a high quality design and public realm and must not impact on local views and the setting of Tottenham High Road Historic Corridor and nearby listed buildings.

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. As set out above the rationalisation of the parallel access roads on Ashby/Bernard/Herbert

Roads is set out in these guidelines. An improved streetscape with the existing homes on Ashby Road is required.

A more detailed design was presented to the QRP on 5<sup>th</sup> July and the feedback from this will be provided to members prior to the committee. Concerns were raised at the DM Forum with the scale of development proposed. The AAP does not set out height parameters for the site, for 8 storeys (at the highest point) to be acceptable it must be considered to sit comfortably within the surrounding context and potential developments on other site.

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 6 so the recommended density is approximately 45-260 units per hectare the proposed density would in line with this range at 100u/ha.

### *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. All units must meet the space standards set out in these policies. LIVE WORK?

The proposal commercial uses must be design to avoid noise impacts on the proposed residential units.

### *5. Housing mix –*

The proposed masterplan will provide a mix of units

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. The current proposal shows a mixture of dwellings with some family sized maisonettes on Herbert Road and smaller flats on Ashby Road and Bernard Road.

### *6. Impact on residential amenity*

The potential overshadowing effect and impact on outlook of the proposal on the existing residential dwellings on Ashby Road and Herbert Road will need to be carefully considered and supported by BRE compliant reports.

The impact of the intensification of the commercial uses and changes to the road layout will also need to be considered. The proposal has been designed taking these impacts into 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 applicant proposed an “on street” parking arrangement with additional bays on Ashby Road to serve disabled residents. The number of bays provided exceeds the 10% required by London Plan Policy. The remainder of spaces could either be provided into the local CPZ or retained for residents of the development. Commercial parking spaces are provided at the centre of the site close to the commercial development with servicing within the central courtyard area. The proposal includes the rationalisation of the parallel access roads on Ashby/Bernard/Herbert Roads which must be managed to prevent introducing commercial traffic to the residential roads and prevent ‘rat running’ through the site. Discussions are ongoing with Council Transportation officers to resolve these issues.

#### *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 ‘Zero Carbon’. Commercial buildings must achieve BREAM ‘Excellent’. This would be expected to be outlined in an Energy Strategy to be submitted with any application.

The AAP guidelines identify the potential for the site to be part of a decentralised 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.

Discussions are ongoing with the Council’s Carbon Management Team to ensure compliance with the London Plan Policy and potential provision of a decentralised energy hub.

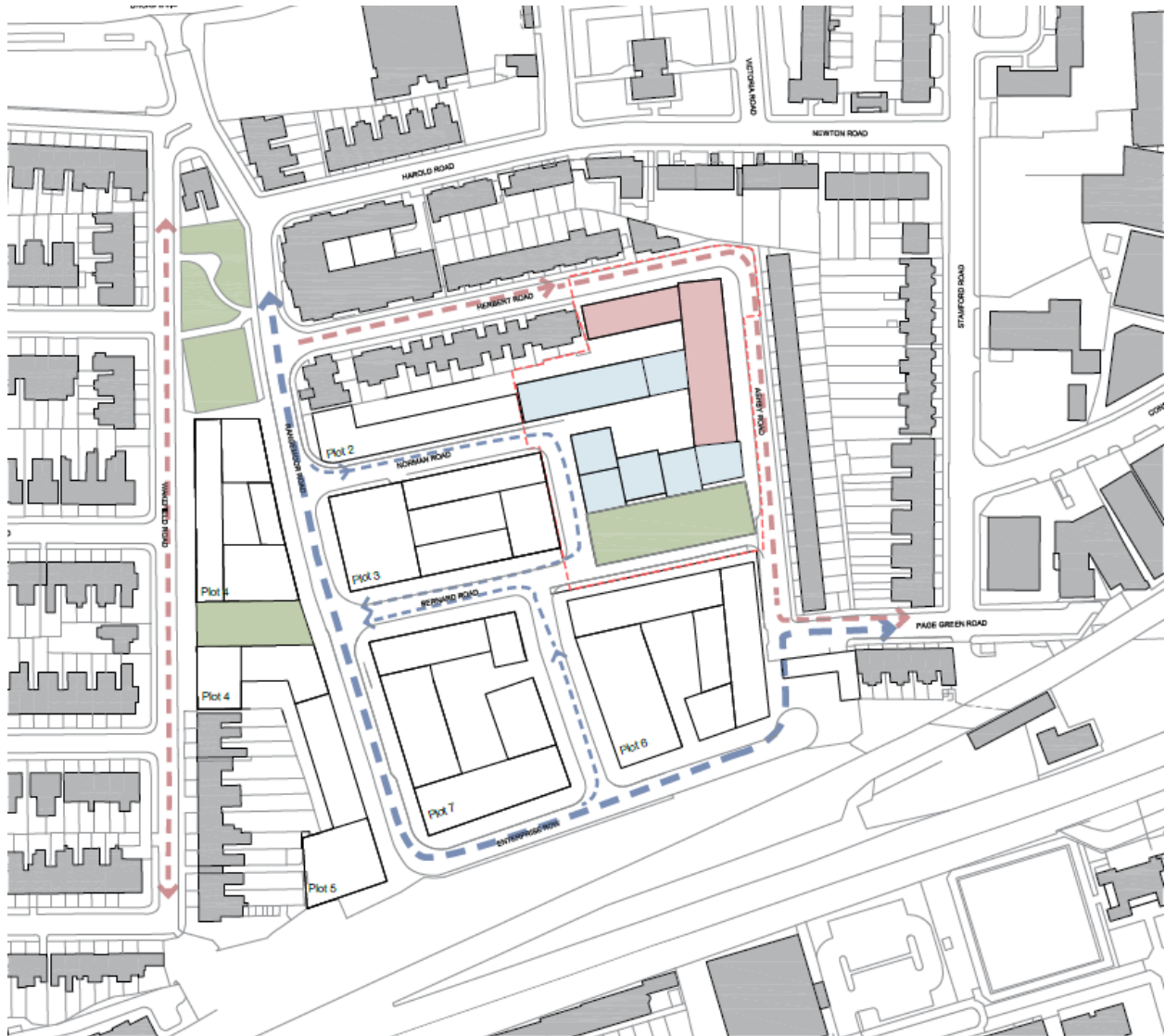
These matters are to be assessed prior to the application being considered at Committee.

**PLANS AND IMAGES**

Existing site



Proposed Layout – residential in red, commercial in blue





Proposed landscaping



Proposed massing

