

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2017/0015

Ward: Noel Park

Address: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline

Proposal: Hybrid application (part outline and part detailed) for a revised masterplan for the redevelopment of the site to provide approximately 1600 residential units, and an increase in commercial floorspace over the previously approved scheme.

Agent: Quod

Ownership: Private

Case Officer Contact: Adam Flynn

2. BACKGROUND

- 2.1 The scheme 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 as part of a planning application to members of the Planning Committee later in the year.
- 2.2 The Haringey Heartlands area lies in the centre of the Borough and is one of the Growth Areas identified in the Council's Local Plan 2013. The area is also identified in the London Plan as an Area of Intensification.
- 2.3 Haringey's Site Allocations Development Plan Document (DPD) contains detailed provisions on the Growth Area / Area of Intensification, and specific site allocations for a number of sites in the area ('The Western Heartland Area'). This includes this application site, as 'SA22: Clarendon Square', which has been further developed as the council have gone on to prepare a Wood Green Area Action Plan (AAP). The Wood Green AAP includes this application site as 'SA18: Clarendon Road'. The two documents are at different stages; the Site Allocations DPD has been through its Examination in Public (EiP), and the Council have consulted on Post-Hearing Modifications (November 2016 – January 2017), and submitted the Modifications to the inspector. Whilst the Wood Green AAP is currently out for Preferred Options Consultation (February – March 2017). Therefore, although the AAP is more recent, the Site Allocations DPD is considered in planning policy terms to have more weight.

- 2.4 The AAP and Site Allocations both build upon the adopted 2005 Haringey Heartlands Development Framework. This established the principle of redeveloping the existing former industrial and utility lands, including the gasholders, of which there were originally two, to provide a mixture of housing, community, cultural and educational facilities and employment.
- 2.5 The original Site Allocations DPD proposed an indicative development capacity of 1,080 residential units, 700sqm of commercial floorspace, 920sqm of town centres uses, and 550sqm of other floorspace.
- 2.6 However, the proposed modified Site Allocation DPD SA22 states '*the PTAL accessibility of this site (now confirmed to be PTAL 4-6) and its Central character setting applying Table 3.2 of the London Plan Density Matrix, could mean that the site could support increased scale and densities beyond that already approved, subject to achieving an acceptable overall land use mix.*'
- 2.7 The AAP SA18 reads:
- Creation of a comprehensive mixed use development, including new employment, residential, and a new urban square with ancillary retail centre uses, a decentralised energy hub, community uses, and establishing principle north-south and east-west connections through the area.*
- 2.8 The APP proposes an indicative development capacity of 1,610 residential units, 14,091sqm of commercial floorspace, and 7,046 sqm of town centres uses.

3. SITE AND SURROUNDS

- 3.1 The application site forms part of the wider Haringey Heartlands area and is situated on land between Hornsey Park Road, Mayes Road and the London Kings Cross/East Coast Main Line, Clarendon Road and Coburg Road. The site covers an area of 4.83 ha and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. The site is currently characterised by cleared, derelict land on the southern portion, with light industrial and commercial buildings to the northern portion.
- 3.2 The surrounding land uses includes a mix of residential, retail, office, industrial and operational land. To the east is Hornsey Park Road characterised by two storey terraced dwellings with gardens backing on to the site. Coburg Road to the northern boundary of the site is characterised by a number of industrial units and the further north are a number of cultural facilities including The Mountview Academy of Theatre Arts and The Chocolate Factory artist spaces. To the north-west is a recently completed secondary school for up to 1,100 students. To the south is Clarendon Road which contains a number of light industrial and office uses.

- 3.3 To the west of the railway line is New River Village, a contemporary residential development. There is a pedestrian access between the two sites adjacent to the water treatment works and under the railway.
- 3.4 The site has a Public Transport Accessibility Rating (PTAL) of four and is within close proximity to Turnpike Lane and Wood Green Underground stations, Alexandra Palace and Hornsey train stations, and is within walking distance of numerous bus routes.

4. PROPOSED DEVELOPMENT

- 4.1 This proposal is for a substantially revised masterplan, with proposals for the southern half of the site; up to and including the pocket park and the block north of it on the west side of the north-south street (Mary Neuner Way / Clarendon Road) to be a detailed planning application and for the remaining northern half of the site to be in outline. The northern part of the scheme is being submitted in outline to allow the scheme flexibility to tie-in with other neighbouring developments as they come forward.

5. PLANNING HISTORY

5.1 Outline Planning Permission

In 2009, an Outline planning application (accompanied with an Environmental Impact Assessment) (ref. HGY/2009/0503), was submitted for the demolition of existing structures and redevelopment of the site to provide a residential led, mixed-use development, comprising:

- between 950 to 1,080 residential units (C3);
- 460sqm to 700sqm of office uses (B1);
- 370sqm to 700sqm of retail/financial and professional services uses (A1/A2);
- 190sqm to 550sqm of restaurant/cafe/drinking establishment uses (A3/A4);
- 325sqm to 550sqm of community/assembly/leisure uses (D1/D2);
- new landscaping, public and private open space,
- energy centre, two utility compounds,
- up to 251 car parking spaces, cycle parking, access and other associated infrastructure works.

This planning application was approved on 18 June 2009 subject to a section 106 legal agreement.

- 5.2 A full reserved matters application (ref. HGY/2016/1661) was submitted in June 2016 to approve reserved matters for the design of the original outline approval. In it, Sprunt Architects produced a workable design that could have implemented Make Architects original 2009 proposals. The QRP reviewed these proposals in 2016. The application was approved in the knowledge that the QRP had

expressed reservations about its design, and recommended “a fundamental rethink of the overall masterplan”, understanding that this was indeed proposed. This application is that fundamentally rethought masterplan.

- 5.3 A revised reserved matters application for Building C7 was submitted and approved in May 2017 (ref. HGY/2017/0821). This application was to provide a revised design to this block to allow it to tie into the old masterplan to allow works to commence, whilst allowing the revised masterplan to come forward.

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 confirmed they will be undertaking their own consultation prior to the submission of the application 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 has been presented to a Development Management Forum. Feedback from the Forum will be included within the written report to a forthcoming planning sub-committee. The key issues raised at the Forum were:

- The proposed heights of buildings
- The proposed density
- Lack of justification for increased heights and density
- Building layouts and variations in heights
- The location of tall buildings and the impact on local character
- Affordable housing, mix of tenures, and lack of family housing
- Noise
- Car parking
- De-culverting the Moselle
- Open space – public vs. private; size; lack of spaces
- Employment floorspace and employment gains

6.5 Quality Review Panel

6.6 The proposal has been presented to the QRP and discussions are ongoing with further meetings planned.

7. MATERIAL PLANNING CONSIDERATIONS

7.1 Although the general strategic layout of the proposals remains a residential-led mixed use development of flatted blocks rising in height east to west and north to south, with non-residential uses on some ground and first floors, with employment and retail focussed towards the northern part of the site. However, in addition to increasing residential unit numbers and employment floorspace to reflect anticipated increased public transport accessibility and the assessment in the Urban Characterisation Study as of 'central' character, the form and layout of blocks is being significantly broken up to create a greater variety of individual buildings with spaces of different characters between. The buildings proposed across the site range from two-storeys up to 18-storeys. The heights of buildings will step up from the south of the site to the highest elements in the north.

7.2 Officers have been generally supportive of this new approach, particularly welcoming the less monolithic blocks, and the opportunities to create greater character and interesting public and private spaces between buildings. In addition, officers welcome the likelihood that residential quality and amenity will be improved, with significantly fewer single aspect flats, a good distribution of ground and first floor maisonettes with their own front doors and/or private gardens as well as ground floor non-residential uses creating active frontages. Other positive aspects include the compatibility with (and protection of) the existing housing adjacent and the creation of a network of interesting, pedestrian friendly spaces that will not be car-dominated. Officers feel that this is a significant improvement on the previous reserved matters scheme.

7.3 Officers consider the more fragmented block forms and increased vertical emphasis as a significant improvement. The applicants propose an interesting system of elevational treatments, proportions and material choices that seek to give a unity to the facades around the spaces rather than to the blocks themselves, which officers consider could be very successful. In addition, they feel that the distribution of community, retail and employment uses has a great deal of logic and appeal, and that the proposed public and private open spaces are promising. It is also recognised that a comprehensive Design Code will be required for the northern, outline, portion of the site.

7.4 The scheme does seek to increase the number of residential dwellings on the site together with a good proportion of commercial space. The density of the proposal would therefore increase in comparison to the extant scheme but would be within the thresholds as set out in the AAP.

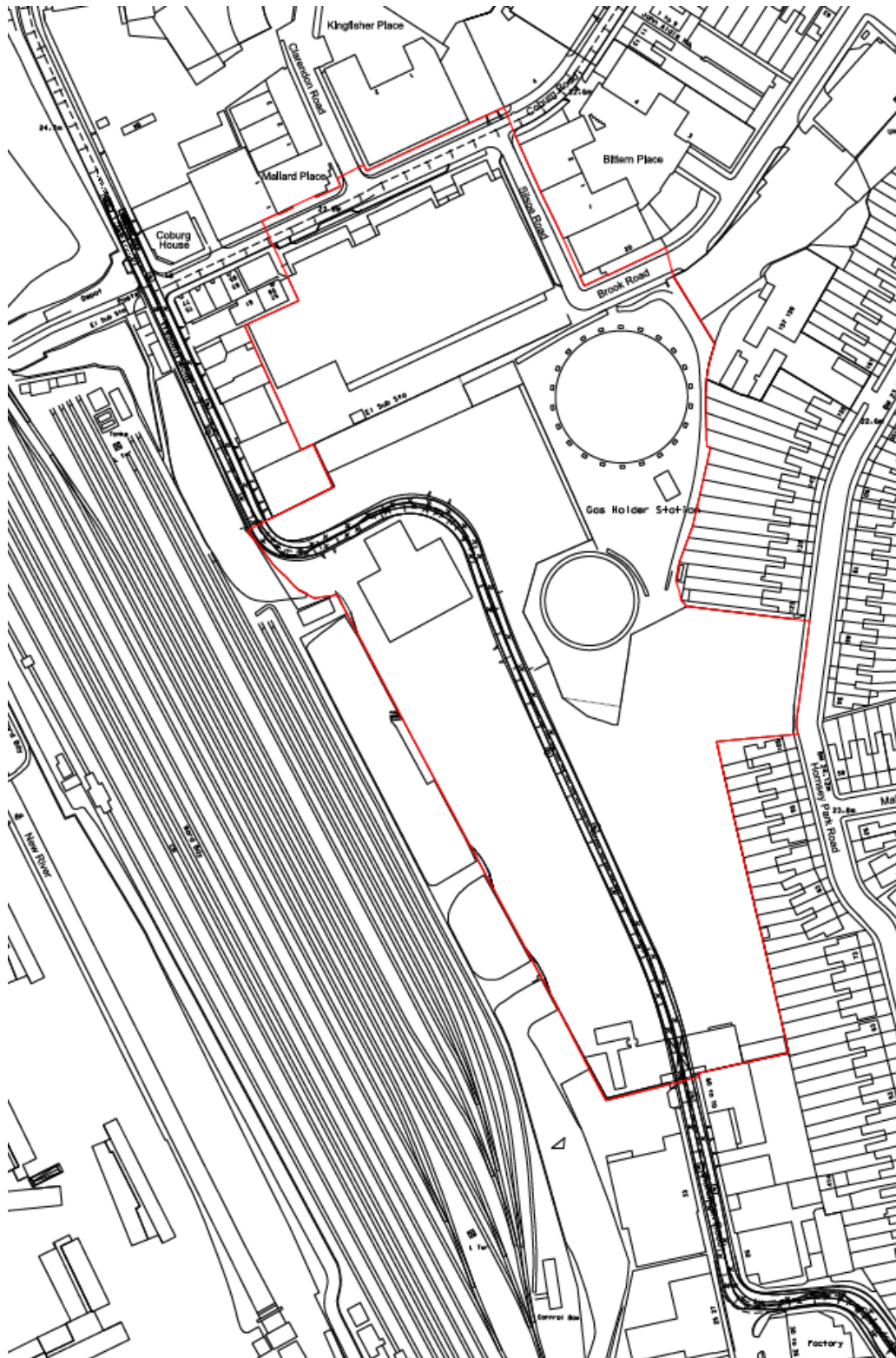
7.5 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Design and appearance
3. Affordable housing
4. Density
5. Housing mix
6. Impact on residential amenity
7. Quality of accommodation
8. Parking and highway safety
9. Accessibility
10. Sustainability
11. Drainage
12. Contamination
13. Waste
14. Air Quality

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

PLANS AND IMAGES

Site Location Plan



Proposed Illustrative Masterplan



Previously Approved Outline Masterplan

