

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2017/0010

Ward: Tottenham Hale

Address: Welbourne Community Centre, Chesnut Road, London, N17 9EQ

Proposal: Site clearance and erection of a part 16, part 7, part 6, and part 4 storey building and a podium, comprising 166 residential units 1500m² of health centre space and 300m² of retail floorspace. Provision of parking, access, servicing space, hard and soft landscaping and cycle parking.

Applicant: Argent Related

Agent: Quod

Ownership: Council

Case Officer Contact: James Hughes

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.
- 2.2 It is anticipated that the planning application, once received, will be presented to the Planning Sub-Committee in 2018. The applicant is engaged in pre-application discussions with Haringey and the Greater London Authority (GLA).

3. SITE AND SURROUNDS

- 3.1. The site is located on the north side of Monument Way and is approximately 0.38ha in area. The site is irregular shaped and is bounded by Park View Road to the east. Chesnut Road to the north and Fairbanks Road to the west which becomes a segregated cycle lane that runs southbound toward Monument Way. The site previously contained the Welbourne Community Centre but is currently vacant. A row of newly planted trees runs along the southern site boundary.
- 3.2. The surrounding area is primarily post-war residential development. A green space separates the site from two storey terraced dwellinghouses on Fairbanks Road. A public house, the Volunteer, and four storey post-war maisonettes lie to the north of the site. The southern tip of Down Lane Park, containing a playground, a BMX track, and a vacant caretaker's cottage, lies to the east of

the site. Three and four storey post-war residential development lies to the south. The site is not located in conservation area.

- 3.3. The site lies within the Tottenham Area Action Plan (AAP) site allocation TH10 (Welbourne Centre and Monument Way). The land to the west of the site within TH10 benefits from a sub-committee resolution to grant outline planning permission (HGY/2016/2184) for up to 54 residential dwellings comprised of three blocks ranging from 4-stories to 5-stories in height, arranged in a linear east-west formation.
- 3.4. TH10 promotes the comprehensive redevelopment of the Welbourne Centre for secondary town centre uses (which could include a health centre) at ground floor level, and residential uses above. The site is suitable for a tall building however consideration of the impact on residential amenity is required. The site has a PTAL rating of 6a.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal comprises 166 residential units, of which 66 will be market units and 100 will be affordable units. The affordable element comprises Pocket Homes, which is an affordable ownership tenure that allows for a discounted sale price secured by S106 agreement. These units deliver affordability using an efficient and replicated floorplate.
- 4.2. The proposal is a tower and podium design with a landmark building at the eastern apex of the site and wings extending along the north and south site edges, enclosed by a rear low rise block fronting Fairbanks Road.
- 4.3. The apex building facing Down Lane Park is proposed to rise to 16 stories, with a 6 storey building fronting Chesnut Road and 7 storey building fronting Monument Way. A 4 storey element will front Fairbanks Road. The internal podium will be landscaped and incorporate communal amenity space, with disabled car parking, cycle storage and bin storage below.
- 4.4. The proposal will incorporate 250m² of (A1) retail floorspace and a (D1) health/community centre of 1500m². Depending on NHS requirements, this facility may be of a local or district nature.

5. PLANNING HISTORY

- 5.1 The site has a limited planning history. The land previously contained a community centre, likely dating from the late 1980s as per the application below. The site is currently vacant.

- OLD/1987 - *Conversion of existing centre to form Caribbean senior citizen's day centre including extension to form art room. Granted 16/08/1988*

6 CONSULTATION

Internal/External Consultation

6.1 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken.

6.2 The applicant undertook non-statutory public consultation for several sites within the wider Tottenham Hale area (including the Welbourne Centre) in November 2017.

The applicant's engagement included:

- Tottenham Today exhibition, 9 September 2017
- Haringey Citizens meeting, 3 October 2017 – Argent presented emerging plans to members of Haringey Citizens
- Public exhibition -19th (3-7pm) and 21st (9am-7pm) October 2017. The applicant advises 123 members of the public attended the two day sessions.

Development Management Forum

6.3 The proposal was presented at a DM Forum on 2nd November 2017. 3 local councillors (Cllr Rice, Cllr Reith, and Cllr Carrol) and 1 local resident attended, in addition to officers and representatives of the applicant.

6.4 The DM Forum discussion primarily concerned Pocket Homes and its suitability for Tottenham Hale, and the quality of the Pocket Homes offer, as well as the impact of the tall building on Down Lane Park, and if a replacement community use would be incorporated into the scheme.

Quality Review Panel

6.5 A previous version of the proposal was assessed by the Quality Review Panel (QRP) on 14th June 2017. The QRP's report is attached as **Appendix 1**.

6.6 Following the QRP review of 14th June the applicant amended the scheme. The shape of the tower was modified to a more rectangular format to improve the design and layout of the development and allow for breaks between the buildings. The building heights and unit mix remained unchanged.

6.7 Officers have provided design comments on the scheme since the most recent alterations, and anticipate the proposal will return to the QRP for a full review before the submission of a planning application.

Greater London Authority (GLA)

6.8 The applicants have engaged the GLA in pre-application discussions. A pre-application meeting occurred on 15th November 2017, with specific sessions on energy and transport planned before the deposit of the application.

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the proposed development are considered below:

Principle of the development

7.2 The development proposal is broadly considered to meet the site requirements of the relevant part of TH10 in the Tottenham Area Action Plan (AAP) and is acceptable in principle subject to the provision of further details and a consideration of community uses. The provision of a A1 retail space within the development is subject to discussion with officers.

Design and Appearance

7.3 Officers consider the design of the scheme is progressing in a positive direction and the height of the corner structure is supported, however the building height will need to be justified by the applicant in line with local and London Plan policy. There are still design issues to be addressed in relation to the flank elevations created by the blocks and overhanging elements fronting Monument Way.

7.4 The gallery access design of the units in the north and south wings has the potential to be a positive design feature and allow for “habitable spaces” along decks, however the high number of units per core and overlooking concerns need additional consideration at the lower levels of the scheme.

7.5 The scheme is proposed to be brick built, however specific details have not yet been provided by the applicant. Further detail with respect to appearance and materials will be forthcoming. The indicative landscaping proposals showing high quality play space suitable for under-5s are encouraging and have the potential to be a positive design feature within the development.

7.6 The applicant notes an aspiration that no north facing single aspect units are proposed to be included. This will be confirmed upon receipt of detailed floorplans.

7.7 The amenity for the Pocket Homes is proposed to be provided communally. 200m² of communal space will be provided at 4th floor roof level and 400m² within the podium courtyard. Amenity spaces will be tenure blind and both market and Pocket owners will have the opportunity to use communal amenity areas, although

the market units are proposed to have private external amenity spaces. These may be balconies or winter garden depending on the outcome of environmental testing. Officers are still in discussion with the applicant and the GLA concerning amenity provision.

Residential Unit Mix

7.8 The proposed market units are to be compliant with London Plan space standards, however full floor plans have not yet been provided by the applicant.

7.9 The unit mix for the affordable and market elements of the scheme is set out in the table below:

UNITS	Market	Pocket Homes	TOTAL
1-Bedroom	26	60	86
2-Bedroom	34	40	74
3-Bedroom	6	0	6
TOTAL	66	100	166

7.10 The unit mix is considered broadly appropriate for a high density location. The dwelling mix is consistent with the Housing Zone portfolio approach as it seeks to deliver a high density of smaller units on a site close to Tottenham Hale Station. The current tenure split of 100% intermediate discounted sale is the subject of discussions with officers.

Density

7.11 The site is approximately 0.38ha (the redline area is not yet fully defined) and the applicant proposes 166 residential units. This yields a density of 436 units/ha. A breakdown by habitable room has not yet been provided by the applicant and the floorplate of ground floor non-residential uses has not yet been removed from the site area total, which may further lower density. Additional density calculations will be undertaken as the application processes.

7.12 The site has a PTAL rating of 6a, indicating excellent access to public transportation. The London Plan density range for an urban site with a PTAL between 4-6 is 45-260 units/ha.

7.13 While the proposal exceeds the London Plan Density Matrix for an urban site with a PTAL of 4-6, the number of units proposed is below the indicative capacity set out in the APP Site Allocation (TH10).

7.14 The indicative capacity of the site allocation is 298 residential units. 54 units have been granted outline planning permission (HGY/2016/2184) for the Monument Way

part of the site. The residual capacity is therefore 244 units. The applicant proposes 166 units, which is well below the possible indicative capacity for the remaining land.

7.15 While density discussions are ongoing with the applicant, the density is considered broadly appropriate. The site has excellent access to public transportation and is located within a Housing Zone.

7.16 The applicant must ensure a robust design and layout and demonstrate how a high quality residential environment for occupiers will be achieved, including a high quality use of gallery access housing.

Affordable Housing

7.17 London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13 address the Mayor's strategy for affordable housing and Local Plan Policies SP2 and DM13 reiterate this. The Local Plan requires developments of 10 units or more to provide 40% of affordable housing in order to contribute to the boroughs affordable housing stock.

7.18 Officers welcome the high percentage of affordable housing in the scheme, however issues of tenure, viability and the portfolio approach to affordable housing within the Tottenham Hale Housing Zone are still under discussion with officers.

Transportation and Parking

7.19 The site has a PTAL rating of 6a. The proposal is to be car free other than 5 spaces for Blue Badge disabled users (contained within the podium) and short stay car parking serving the community use/health centre. The issue of parking not yet fully resolved.

7.20 There is a requirement for some parking serving the health centre (including an ambulance bay) and a loading bay requirement, however further liaison with Homes for Haringey and Transport for London is required. Officers anticipate the developer will justify the level of Blue Badge parking in the wider Tottenham Hale context.

7.21 The site requirement states "parking should be minimised on the former Welbourne Centre part of the site due to the excellent local public transport connections." The cycle routes around the site are still being resolved however TfL standards for cycle parking are proposed to be met on site with storage below the podium.

Impacts to Amenity

7.22 The site is an appropriate location for a landmark tall building, however the impact to residential amenity are still under assessment and officers anticipate a BRE daylight/sunlight assessment will be submitted with the application in order to

demonstrate that the siting and scale of the proposed buildings will be acceptable in relation to the amenity of adjoining occupiers and on Down Lane Park.

- 7.23 A townscape assessment will also further articulate the impact of the building from vantage point in the vicinity of the site, however officers are encouraged by a preliminary massing assessment included with pre-application submission.

Trees and Ecology

- 7.24 There are no statutorily designated nature conservation areas on the site. The applicant has undertaken a preliminary tree survey which indicates the on-site trees while mature, are of a low quality. These trees are a Norway Maple, Ash and Pear trees. These trees are proposed to be removed.

- 7.25 The QRP raised concerns with respect to tree retention which are noted, however they pre-date the applicant's survey and officers consider that a high quality landscaping solution for tree replacement should be proposed by the applicant. This issue will be revisited at the next QRP session before the deposit of the application.

Sustainability

- 7.26 The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. Pre-application discussions around energy are progressing with both Haringey Officers and the GLA.

PLANS AND IMAGES

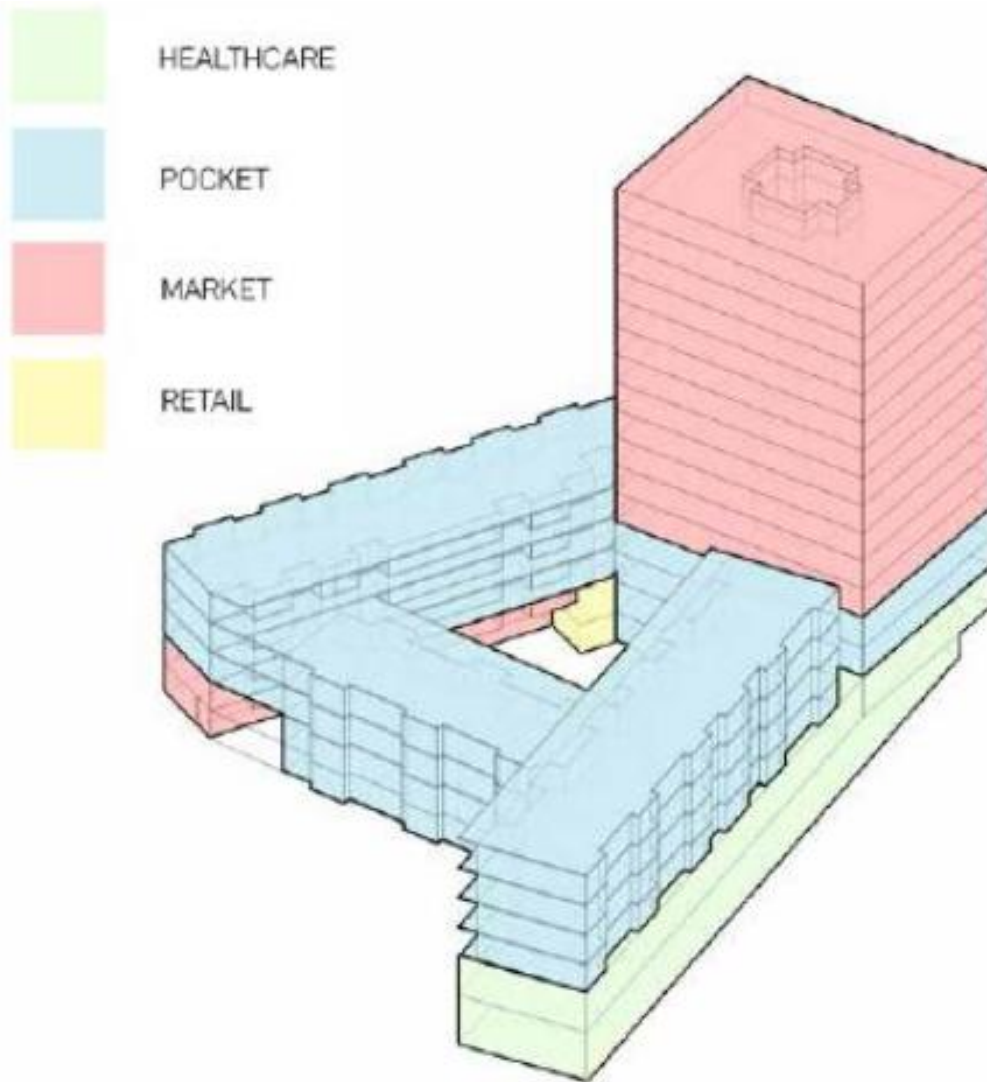


Image 1.1. – Development Design



Image 1.2 – Looking East – Monument Way



Image 1.3 – Looking East Tarmar Way



Image. 1.4 – Building Heights in Context



Image 1.5 – Development Podium



Image 1.6 – Development Courtyard