

Pre-application briefing to Committee

1 DETAILS OF THE DEVELOPMENT

Reference No: PRE/2017/0279 &
PPA/2017/0025

Ward: Noel Park

Address: BHS, 22-42 High Road, Wood Green, London N22 6BX

Proposal:

The redevelopment of site to provide a part 5, part 7 and part 8 storey building comprising 2,500m² of commercial floorspace, 209 residential units, and a 136 bed hotel.

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 variations to the design detailing, housing mix and preferred layout options, and retail scale and frontage design.

NB: The plans attached to this report show the current scheme iteration and the amended plans will be presented in more detail by the developer's architects on the evening of the planning sub-committee meeting.

Agents: Gerald Eve LLP and Sheppard Robson Architects

Ownership: Private

Case Officer Contact: Wendy Robinson

2 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.

3 SITE AND SURROUNDS

3.1 The location of the site is on the Wood Green High Road, a Metropolitan Town Centre designated in the London Plan, close to Turnpike Lane Station. The development site falls within Wood Green Town Centre, and within a Primary Shopping Area with a Primary Frontage in the Local Plan Proposals map.

3.2 The site consists of:

- 22-24 High Road; no. 24 contains half of a 3 storey early 19th century semi-detached villa, the other half long since demolished, and a single storey shop extension up to the High Road; no. 22 appears to be single storey throughout. These are adjacent to three further individual small

shop units, nos 16-20, not part of this application, up to the junction of Whymark Avenue with the High Road. There is a small alleyway off Whymark Ave, accessing the rear of all five;

- No. 26 (the former BHS), a 2-storey, "brutalist", bush-hammered concrete, large-floorplate, retail building from the 1960s, on an L-shaped plot containing a High Road frontage to the south-west, Whymark Avenue frontage to the south-east behind nos. 16-24 High Road, and a longer Bury Road (servicing) frontage;
- Nos. 28-34; 4no. smaller shop units similar (matching) in design and age to the BHS and also opening (like BHS and Bonmarché/Mothercare) onto a shared service yard opening onto Bury Road;
- No. 36; a small, stuccoed, 19th century, 2 storey, shop unit;
- No. 38; (Bonmarché/Mothercare) a 2 storey, 1950s, large-floorplate, retail building running through to Bury Road; and
- No. 42; (Mightypound) an intermediate-width shop unit with 4no. flats above accessed presumably from a narrow passage visible on Bury Road between the Bonmarché/Mothercare and (former) M&S building.

4 PROPOSED DEVELOPMENT

- 4.1 The comprehensive redevelopment of the site involves the creation of a residential led mixed-use scheme consisting of a part 5, part 7 and part 8 storey building comprising 2,500m² of commercial floorspace, 209 residential units, and a 136 bed hotel.
- 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.
- 4.3 The acceptable height of the High Road building frontage as well as the retail floorspace scale has yet to be agreed which will influence the final unit numbers, housing mix, and affordable housing provision. Further consideration of the phasing relationship, elevational treatment, public and amenity space design and definition, and the retail floorspace scale is required.

5 PLANNING HISTORY

- 5.1 None applicable.

6 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 2018. 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 15th of November the proposal was presented to the Quality Review Panel (QRP). The QRP was generally supportive of the proposal with the mix of uses and proportion of affordable housing. They did indicate that scope remains to refine the massing, to improve the relationship with neighbouring houses as well as views both locally and further afield. The panel encouraged further exploration of: the bulk and massing of the development as it steps back from the High Road frontage; the architectural expression; location and nature of the place space; and quality of internal circulation.

7 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 site is part of allocation allocations for this site, SA14 (16-54 Wood Green High Road) in the Site Allocations DPD (2017) and WGS13 (16-54 Wood Green High Road) in the Wood Green AAP (preferred options, February 2017). The two allocations broadly agree. From Wood Green AAP SA13, the site allocation is for the Comprehensive redevelopment of current buildings for mixed use development consisting of town centre uses at ground and first floor level, with residential above.
- 7.3 The mixed use residential scheme as a whole would meet the long term land use vision for the site and would be in accordance to the strategic land use designations in the emerging site allocations DPD and Wood Green AAP. It would also be supported by Local Plan Policies SP2 and SP10 and London Plan Policy 3.3 which respectively seek to maximise the supply of housing to meet London and local housing targets. However, only proposing ground floor retail along the High Road frontage remains a problem, albeit the developer has been invited to demonstrate how the development achieves the equivalent retail and town centre floor area whilst ensuring that there is no precedent to allow High Road frontage with reduced intensities of retail and town centre uses.

Scale

- 7.4 The currently proposed scale and massing of development is generally supported by officers. Discussions are still continuing to determine if additional height could be supported to the stepped back top floor of Blocks A and D which front the High Road.

Layout, design and appearance

- 7.5 Given the location of the site, the wider master plan aspirations for the area, and the high density of the scheme, an exceptional design is required. Officers welcomed recent amendments to the elevational treatment (particularly to all three street frontages), the courtyard design and core entrance layout, accommodation layout, the material palette and improved general detailing relationship to Noel Park Conservation Area, and to communal amenity spaces. Advice to further enhance these details was provided to continue the design quality progression.
- 7.6 The general vision of masterplan heights of 6-8 storeys along the whole of the High Road frontage, only rising to tall building(s) at, or very close to, the corner of Westbury Avenue, is an appropriate interpretation of the Council's aspirations for the site allocation and wider area.

Affordable housing

- 7.7 The development currently proposes 38% affordable housing onsite provision and is seeking permission to utilise the Mayor's Fast Track route to viability. The developer has been advised that they need to amend the scheme to meet Haringey's tenure mix – namely to provide a proportion of four bed units. The Fast Track route allows developers to proceed without requiring viability assessment and would only be subject to an early viability review if an agreed level of progress is not made within two years of planning permission being granted.

Unit density

- 7.8 This site is considered to be in the 'urban' 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 rooms per hectare (hr/ha) as set out in the London Plan.
- 7.9 The current scheme has been kept amendable regarding the exact number of units and mix to enable prescription from design guidance and utilisation of the above Fast Track route for affordable housing.

Impact on residential amenity

- 7.10 Overlooking distances, privacy, daylight & sunlight effect of the proposal on nearby house appear acceptable, however any further submission should include an annotated site plan showing the distance between the proposed flats and the garden areas and dwellings on the neighbouring sites.
- 7.11 The scheme has been designed to provide a masterplan approach that can be carried through into the remainder of the site allocation to the north (M&S).

This allows for a scheme to carry through without prejudicing land use or amenity on the adjacent site.

- 7.12 A daylight/sunlight BRE assessment is expected to be submitted with the application in order to demonstrate that the siting and scale of the proposed buildings will maintain an acceptable level of living conditions currently enjoyed by occupiers.

Quality of accommodation

- 7.13 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.
- 7.14 Private amenity space is currently being proposed with balconies incorporated within the design and multiple areas of communal amenity space. Further assessment of the provision and definition of each space is required to comply with these standards.

Parking and highway safety

- 7.15 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. As result of the site's location and high PTAL level it is expected that the development should be 'car free' with 10% wheelchair parking spaces. It is noted that the required levels of disabled parking are currently proposed within ground floor service lane-ways. These service lane-ways require further investigation due to the proposed width and potential servicing vehicle and pedestrian conflicts.

Sustainability and drainage

- 7.16 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.
- 7.17 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.
- 7.18 These matters are to be assessed prior to any formal submission of a planning application being reported to planning sub-committee.

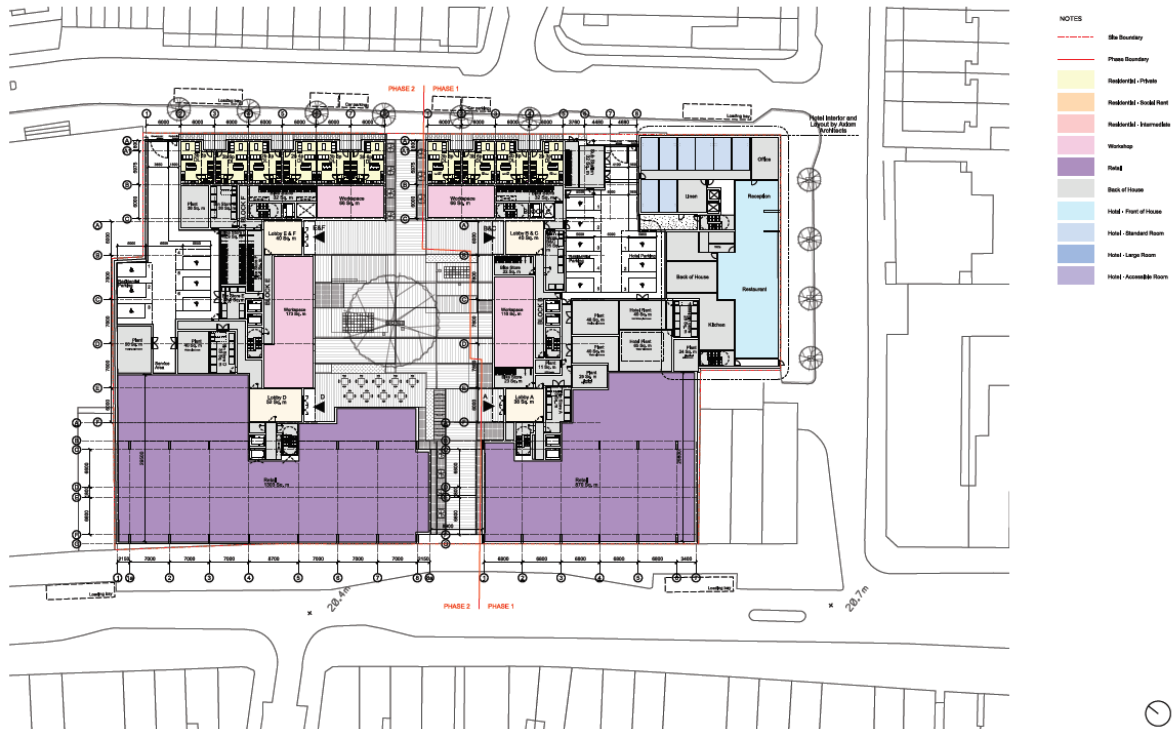
PLANS AND IMAGES

Site Plan:



General Layout and Landscaping:

GROUND FLOOR PLAN





Images:
Existing view



High Road view



Hotel view



Bury Road frontage



Proposed courtyard view

