

Pre-application briefing to Committee

DETAILS OF THE DEVELOPMENT

Reference No: PRE/2018/0009 &
PRE/2018/0082, PPA/2018/0010

Ward: Alexandra

Address: 1-6 Crescent Mews, London N22 7GG

This report pertains to a pre-application presentation to Members by the applicant. The report is for information only.

Proposal:

The redevelopment of the site including the retention of existing buildings comprising 4 separate blocks (A-D) ranging from 1 – 4 storeys in height to create 35 residential units.

Further Information:

The scheme has been revised following pre-application meetings with officers, and has been presented to the Quality Review Panel.

NB: The plans attached to this report show the current scheme iteration and it is likely further amendments to the scheme will be presented following the Quality Review Panel.

Agents: Mark Wiseman, Collective Planning

Ownership: Private

Case Officer Contact: Valerie Okeiyi

BACKGROUND

- 2.1 A request for pre-application advice 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. Any comments made are of a provisional nature only and will not prejudice the outcome of any planning application later submitted for formal determination.

SITE AND SURROUNDS

- 3.1 The site is a long triangular piece of land located north of the rear gardens of the Crescent Road and Palace Gates Road properties, east of the properties on Dagmar Road and south of the railway lines and an ecological corridor. The site is currently occupied by a two-storey office building (Use Class B1) at the rear of the site and along the northern boundary and two single-storey storage warehouses (Use Class B8) in the remainder of the site.
- 3.2 The site has no specific land allocations or policy constraints, but the terraced properties on the Crescent Road northern frontage fall within Crescent Road

local shopping centre at Nos. 1 to 11 Crescent Road and Nos. 2 to 26 Palace Gates Road as identified in the Local Plan Proposals Map

PROPOSED DEVELOPMENT

- 4.1 The redevelopment of site involves the retention of the existing buildings comprising of 4 separate blocks (A-D) ranging from 1 – 4 storeys in height to create 35 residential units
- 4.2 This scheme has been revised by the developer following comments received in a recent follow-up pre-application meeting with officers to present to the Quality Review Panel.
- 4.3 The acceptable height of the building has yet to be agreed which will influence the final unit numbers, housing mix, and affordable housing provision. Further consideration of the loss of employment floorspace, housing mix, density, design/appearance/layout and impact on amenity is required.

PLANNING HISTORY

- HGY/2017/2999 Block C 1-6 Crescent Mews London N22 - Notification for Prior Approval for a Proposed Change of Use of a building from Storage and Warehouse Use (Class B8) to Residential Use (Class C3) Withdrawn
- HGY/2017/2998 Block B 1-6 Crescent Mews London N22 7GG - Notification for Prior Approval for a proposed change of use of a building from Storage and Warehouse Use (Class B8) to Residential Use (Class C3) Withdrawn
- HGY/2017/1961 Block A 1-6 Crescent Mews London N22 - Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwelling house (Class C3) Prior Approval Refused

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 advised that they will be undertaking their own consultation on 5th July 2018.

Development Management Forum

- 6.2 The proposal will be presented to a Development Management Forum later this year. 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 The scheme, which has been amended following the pre-application meeting with Officers, was presented to the Quality Review Panel (QRP) on 27th June 2018.

MATERIAL PLANNING CONSIDERATIONS

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

7.2 Principle of development

- 7.3 The loss of employment-generating floor space requires justification as required by policy DM40 of the Councils Development Management DPD 2017 and would need to be robust. The principle of introducing residential units on the site is broadly acceptable subject to the necessary planning justification for the loss of any existing employment land and floorspace, as loss of such space is contrary to policy.

7.4 Scale

- 7.5 The proposed form of development is generally supported by officers, however officers have raised questions as to whether proposed heights are appropriate.

7.6 Layout, design and appearance

- 7.7 It is considered the developer will need to demonstrate clearly that the mews concept is maintained and reads as a mews that has a good relationship with the existing buildings and a simple, straightforward building edge establishing passive surveillance yet maintaining residents' privacy. Officers are of the opinion that the scheme, although improved, is still too dense and would be overdeveloped. Officers consider the form and materials of the proposed scheme suitable, however the ground floor level does not work and needs further thought. Advice to improve the design quality and the communal courtyard space is ongoing. The developers are advised that access to the upper floor flats via a stairwell without a communal lift is considered unacceptable and not compliant with Building Regulations Part M4 (2) 'Accessible and adaptable dwellings'.

7.8 Affordable housing

7.9 At this stage, the affordable housing provision is unknown but the policy position is that it should be provided on-site (borough target of 40% based on habitable rooms). Any forthcoming planning application providing less than 35% affordable housing will need to demonstrate a viability case.

7.10 *Density*

7.11 The proposal site is considered to be in the “urban” context with a PTAL of 3 and therefore, the relevant density guidance as set out in the London Plan density matrix is between 200 – 450 habitable rooms per hectare (hr/ha). The density of the proposed scheme is approximately 560 hr/ha, which would exceed the relevant range.

7.12 *Housing mix*

7.13 The proposed housing mix is 1 x studio unit (3%), 16 x 1 bed units (46%), 10 x 2 bed units (29%) and 8 x 3 bed units (23%), whilst the number of 3 bedroom units has increased following the pre-application meeting, the applicant is advised to reduce the number of 1 bedroom units on the site in order to provide a more appropriate mix. Further, the density of the scheme is excessive so the reduction in units would also address this issue.

7.14 *Impact on residential amenity*

7.15 Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Palace Gates Road / Crescent Road; both flats above shops (including any residential accommodation/habitable rooms in rear projections and extensions – possibly including on the ground floor) and houses/flats further up Crescent Road and on Dagmar Road. A detailed survey of neighbouring properties and their window locations may be necessary to demonstrate this proposal is acceptable.

7.16 Daylight, sunlight and privacy should be considered. Daylight to all habitable rooms (living/dining rooms, kitchens, bedrooms) and workspaces, sunlight to south facing living rooms and all residential external private amenity spaces, all following the methodology in the BRE Guide.

7.17 *Quality of accommodation*

7.18 All of the proposed flats and houses meet the minimum unit size requirements as set out by Nationally Described Space Standards. None of the units are single aspect. The communal roof garden is considered acceptable, however all first floor flats should have balconies and all family accommodation should have private amenity space.

7.19 *Parking and highway safety*

7.20 The scheme is car free, but includes 4 disabled parking spaces at the entrance of the site, and proposes 56 cycle parking spaces. The site is currently accessed off Crescent Road, and is located in an area with a medium public transport accessibility level (PTAL3). The scheme would be

located on the edge of Alexandra Palace station and Wood Green Outer control parking zone (CPZ) subject to on-street parking controls between Mondays to Friday 12:00 to 14:00. It is recommended that the developers transport consultant undertake a site-specific PTAL assessment to confirm the exact PTAL of the site.

7.21 *Sustainability and drainage*

7.22 The London Plan requires all new homes to be zero carbon and it is expected that any forthcoming planning application achieves this through lean, clean and green measures. If the zero carbon target cannot be achieved on site, then in line with policy, an offsetting payment will be required by way of financial contribution secured through an s106 agreement.

8. Summary

8.1 The above matters will be assessed further before a full planning application is brought before the Planning Sub-committee.

PLANS AND IMAGES

Site Plan:



General Layout and Landscaping:

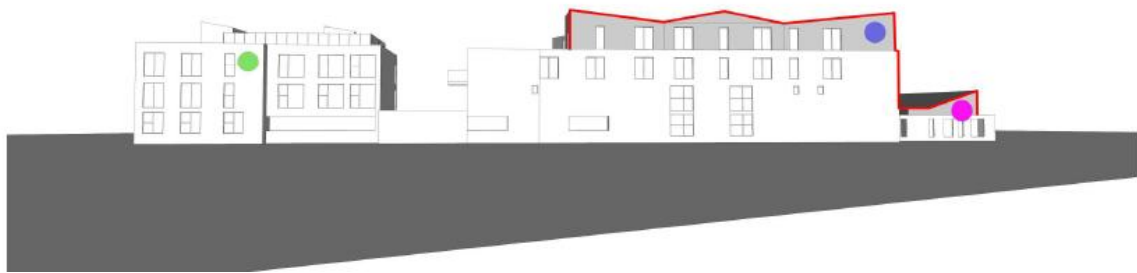
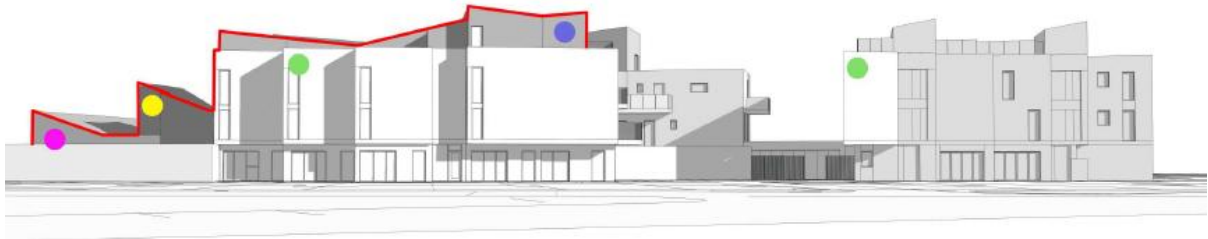


Proposed Images

Roof scape / Storey heights

Storey Heights:

- +4
- +3
- +2
- +1



Proposed elevations



PROPOSED ELEVATION A

(not to scale)



PROPOSED ELEVATION B



PROPOSED ELEVATION C

(not to scale)



PROPOSED ELEVATION D

(not to scale)



PROPOSED ELEVATION E

(not to scale)



