

Statement of Common Ground

In respect of

Eade and Overbury Roads and
Arena Design Centre

On behalf of

Provewell Ltd

RPS CgMs Ref: 17700

July 2016

QUALITY MANAGEMENT

Prepared by:	Olivia St-Amour
Authorised by:	John Ferguson
Date:	July 2016
Project Number/Document Reference:	17700

COPYRIGHT © RPS CgMs

The material presented in this report is confidential. This report has been prepared for the exclusive use of ProveWell Ltd and shall not be distributed or made available to any other company or person without the knowledge and written consent of RPS CgMs.

CONTENTS

1	INTRODUCTION	1
2	SITE AND SURROUNDINGS	2
3	RELEVANT MATTERS IN AGREEMENT	6
4	MATTERS IN DISPUTE	8

APPENDIX 1: ARENA DESIGN CENTRE SITE PLAN

APPENDIX 2: OVERBURY AND EADE ROAD SITE PLAN

APPENDIX 3: ARENA DESIGN CENTRE LAND USE TABLE

APPENDIX 4: EADE ROAD LAND USE TABLE

1 INTRODUCTION

- 1.1 The Statement of Common Ground has been prepared in advance of the Examination Hearings for the Haringey Local Plan in respect of the following documents:
- Alterations to Strategic Policies
 - Development Management DPD
 - Site Allocations DPD
- 1.2 The Statement sets out the confirmed points of agreement between LB Haringey and RPS CgMs with regard to the representations submitted for the sites at Eade and Overbury Roads and Arena Design Centre, as well as the matters in dispute, in order to assist the Inspector during the examination of the Local Plan.
- 1.3 Provewell are the freehold owners of Site SA30: Arena Design Centre (site plan at **Appendix 1**) and Site SA34: Overbury and Eade Roads (site plan at **Appendix 2**).
- 1.4 In addition to these 2 sites contained within the Site Allocation DPD, this Statement of Common Ground also relates to Policy DM38 Employment-led Regeneration and Policy DM39 Warehouse Living DM39, of the Development Management Policies.
- 1.5 Provewell made representations to Haringey's Site Allocations DPD Regulation 18 Consultation Document on the 6th March 2014, and representations to Haringey's Site Allocations DPD and Development Management Policies DPD Preferred Options on March 2015, and Regulation 19 representations March 2016. In addition there have been a number of subsequent meetings with planning officers at LB Haringey over the past 12 months.
- 1.6 This Statement of Common Ground is structured as follows:
- Section 1.0: Introduction
- Section 2.0: Site and Surroundings
- Section 3.0: Matters in Agreement
- Section 4.0: Matters in Dispute

2 SITE AND SURROUNDINGS

- 2.1 The Provewell Estate comprises the following areas in Haringey:
- Site SA30: Arena Design Centre; and
 - Site SA34: Overbury Road and Eade Road.
- 2.2 These two areas house approximately 1,000 people, who are predominantly aged 25 – 35. All occupants are registered for, and pay Council Tax. Across Haringey we understand there are approximately a further 1,000+ people in warehouse living that we are aware of, a further 2,000+ in Hackney and considerably more across wider London.
- 2.3 The units are predominantly residential, but there are some commercial units. A number of residents are sole traders working at or near home. The principal underlying characteristic is the entrepreneurial approach of the residents, setting up small creative businesses and adopting a co-operative and open approach to the sharing of skills and ideas. Many people run their own businesses. These range across a spectrum of creative industries.
- 2.4 Their incomes are relatively low, and the advantage of these spaces is they provide affordable space where artists can live (and work in some cases).
- 2.5 The changes to Provewell's properties have taken place organically over the past 15 years and have provided a new lease of life to previously redundant warehousing and vacant office space, giving a home to a wide variety of individuals - most with a creative arts background. This regeneration has largely been a 'bottom up' process with people learning about the spaces through social networks and using their creative talents to adapt them, making the necessary improvements to facilitate safe occupation for their comfort and to suit their living arrangements.
- 2.6 The vast majority of units have or are in the process of achieving Building Regulations Certificates. As a result of this process, previously unoccupied estate buildings and unsafe streets and neighbourhoods (where prostitution and drug dealing prevailed) have been transformed into vibrant and safe places, with innovative creative and economic activity sustained and promoted. Local businesses have benefitted from this growing community and the increased spending power that has been brought to these neighbourhoods as well as the benefits of reduced crime.

Format of Accommodation

- 2.7 Each warehouse unit varies but a typical example comprises a large communal area with kitchen, sitting area(s), and some creative space. These areas are often well lit with good levels of natural daylight. Off this communal area will be approximately a number of large (approximately 16 m²) bedrooms. For some units these will have direct access to natural daylight, for a few units the light will be borrowed.

- 2.8 In addition units will have a number of shared bathrooms and sometimes outdoor amenity space and cycle parking. The large communal spaces and large bedrooms exceed London Plan minimum sizes and are therefore very popular and good value.
- 2.9 Provewell have been committed to ensuring excellent standards are achieved throughout their estates. Unlike other estates they ensure units are not crammed with too many rooms, large areas of communal spaces are provided and a high level of amenity is achieved.

SA 30: Arena Design Centre

Site Location and Description

- 2.10 Site SA30: Arena Design Centre is located in the south of the borough, to the south of the Barking Gospel Oak Rail Line. The site is approximately 600 metres from Haringey Green Lanes Overground Station and approximately 1km from Manor House Underground Station. A number of busses pass nearby the site on Green Lanes.
- 2.11 The site has a single vehicular and pedestrian access from Greater Ashfield Road, that is currently gated. The site comprises part of a former industrial estate, with dated industrial buildings comprising 2-3 storeys. There is an area of car parking in the middle of the site for approximately 40 cars. The site does not have any architecturally or historically important buildings, nor is it at risk from flooding. The site has a PTAL of 3.
- 2.12 The surrounding area to the east and west is an established residential community. To the north is the former St Anne's Hospital site that is currently in for planning for a large residential redevelopment, and will therefore form a residential neighbour to the site. The site borders Crusader Industrial Estate to the south that is in industrial use, and beyond this to the south is Omega Works, which is another warehouse living area.

Lawful Uses of the Site

- 2.13 Unlike most of the other established employment sites that have been identified in the Site Allocations DPD, this site has evolved over the past 15 years to become predominantly residential in use with a well-established warehouse community and creative living/working. The site has 28 separate units. These units house between 3 and 6+ people per unit, with approximately 275 residents living on the estate. A table outlining the lawful uses and size of each unit and map showing the lawful uses of the units is at **Appendix 3**. Only Unit D and Unit E right are in commercial use. These units are used by a stone cutters and employ approximately 5 people. All the other units within the estate are in residential/ HMO or live/work use.
- 2.14 The table summarising lawful uses reveals:
- Approximately 4,600m² of lawful residential use,
- Approximately 1,000m² of lawful commercial space in commercial use,
- Approximately 2,000m² of additional residential accommodation (previously commercial floorspace) that is being occupied without Certificate of Lawfulness. However, the majority of this space has been in established residential use by the host community for 5-10 + years and therefore capable of qualifying for a Certificate of Lawfulness of Existing Use as residential.

- 2.15 In summary, the overall site has, either through a formal grant of planning (CLEUD), or longevity, approximately 6,600 m² of residential with only 1,000m² of commercial employing 5 people. The Estate has a residential feel and is no longer an important industrial estate or employment area (photographs of the site are at Appendix 4)
- 2.16 There are significant physical barriers to use of the site for commercial uses including access, quality of floorspace and the residential nature of the area.

SA34: Overbury Road and Eade Road

Site Location and Description

- 2.17 Site SA34: Overbury Road and Eade Road is located in the south of the borough, to the west of Seven Sisters Road. The site is approximately 600 metres from Manor House Underground Station and within close proximity to Seven Sisters Road where a number of bus routes pass. The site has a PTAL of 5.
- 2.18 The site comprises a former industrial estate, comprising a number of former warehouses of varying ages. The warehouses range in size and height from 2 storeys to 4 storeys. The site does not have any architecturally or historically important buildings, nor is it at risk from flooding.

Lawful Uses of Site

- 2.19 The site has evolved over the past 15 years to become predominantly residential in use. The site has 68 separate units. These units house between 3 and 15 people per unit, with approximately 520 residents living on the estate. A table outlining the lawful uses and size of each unit and a map showing the lawful uses of the units is at **Appendix 4**.
- 2.20 Only Unit 1 and Unit 2 Overbury Road, part of Unit E, and the ground floor of Unit 4 199 Eade Road are in a commercial use. All the other units within the estate are in residential/ HMO or live/work use.
- 2.21 The table summarising lawful uses reveals:
- Approximately 8,300m² of lawful residential use,
 - Approximately 3,925m² of lawful commercial space in commercial use,
 - Approximately 6,132m² of additional residential accommodation (previously commercial floorspace) that is being occupied without Certificate of Lawfulness. However, the majority of this space has been in established residential use by the host community for 5-10 + years and is therefore capable of qualifying for a Certificate of Lawfulness of Existing Use as residential.
- 2.22 In summary, the overall site has, either through a formal grant of planning permission or longevity, approximately 14,431 m² of residential floorspace with only 3,925m² of commercial floorspace accommodating very few jobs.
- 2.23 To the north of the estate is Overbury Road. Overbury Road comprises 13 units in lawful residential use with approximately 57 residents.

- 2.24 On the southern side of Overbury Road there is the Old Ribbon Factory which comprises four certified residential units with approximately 33 people.
- 2.25 To the east of the estate is Tewkesbury Road which borders the appeal site. Along this road and within the site is a walk way named Catwalk Place. Within Catwalk Place are two residential buildings where a Certificate of Lawfulness of Existing Use has been obtained for residential use. This includes Cardigan House and The Button Factory which are 2 – 3 storeys in height and include 4 – 6 flats within each unit. This comprises approximately 63 residents.
- 2.26 To the west of Catwalk Place is the Cotton Mill, in respect of which a Certificate of Lawfulness of Existing Use is currently being sought for residential use, as it has been in residential use for over 4 years. It includes 5 flats with approximately 7 residents within each, totalling 35 residents. Neighbouring Cotton Mill to the west is Stone House. Stone House has a Certificate of Lawfulness of Existing Use for 12 flats at first floor, with approximately 25 residents. Cara House is located to the south eastern edge of the site. It comprises five storeys of lawful residential use and approximately 30 residents.

3 RELEVANT MATTERS IN AGREEMENT

3.1 The following paragraph list out the issues of the Draft Local Plan documents to which my client and LB Haringey are in agreement. These are as follows:

- Site Areas;
- Recognition of Warehouse District;
- PTAL rating;
- Mixed use designation of Eade Road;
- Opening connections to Arena;
- Gateway building at Eade Road;
- Quantum of units in Lawful Residential Use at Eade Road;
- Quantum of Lawful Residential Use at Arena Design Centre;

Site Areas

3.2 The site area of Arena Design Centre (SA30) indicated by the red line plan (**Appendix 1**) is 1 hectare.

3.3 The site area of Eade and Overbury Roads (SA34) indicated by the red line plan (**Appendix 2**) is 2.3 hectares.

Recognition of Warehouse District

3.4 The principle of Policy DM39 'Warehouse Living' is agreed, in particular with regards to the 'Haringey Warehouse District'; paragraph 2.85 of the SA defines this as "The occupation on a communal basis of a large footplate building a mixed residential and employment use" and goes onto confirm that this is Sui Generis in the Use Class Order.

3.5 Warehouse Living is defined in the Site Allocation DPD Glossary of Terms as "Purpose built and genuine integrated working and living accommodation specifically targeted at the creative industries sector".

PTAL rating

3.6 SA30 – Arena Design Centre has a PTAL rating 3.

3.7 SA34 – Eade and Overbury Roads has a PTAL rating 5.

Mixed use designation of Eade Road

3.8 ProveWell welcome the designation of Eade Road as a Local Employment Area: Regeneration Area, and the recognition of the existing mixed use nature of this site.

3.9 SP8 states that a “regeneration area is the most flexible of the categories as it can include uses appropriate in a mixed use development”

Opening connections to Arena Design Centre

3.10 The Site Requirements set out in the Site Allocations DPD for SA30 state that “Redevelopment should look at the feasibility of connection up to the quietways network through the disused tunnel in the north-west corner of the site, linking through the St Ann’s hospital site.”

3.11 The significance of opening up connections and improving site accessibility is agreed.

Gateway building at Eade Road

3.12 The Site Allocations DPD acknowledges that “*There is potential for a building on the corner of Eade and Seven Sisters Rds marking the gateway to the warehouse district from Seven Sisters Rd*”.

3.13 It is agreed that there is significant potential to create a landmark building to act as a gateway to the warehouse district on Eade Road.

Quantum of units in Lawful Residential Use at Eade Road

3.14 The number of lawful residential units is 226.

3.15 The quantum of residential floorspace with Certificate of Lawfulness at Eade Road is 8,300.8sqm

3.16 The total floorspace of the existing units is 18,358.12sqm. **(See Appendix 4).**

Quantum of units in Lawful Residential Use at Arena Design Centre

3.17 The number of lawful residential units is 81.

3.18 The quantum of residential floorspace with Certificate of Lawfulness at Arena Design Centre is 4,589.5sqm

3.19 The total floorspace of the existing units is 7,821.5sqm. **(See Appendix 3).**

4 MATTERS IN DISPUTE

4.1 The following matters are of dispute:

- Proposed Designation of Arena Design Centre;
- Requirement to increasing the level of employment at the sites;
- Restriction of building height;
- Overbury Road employment designation;
- Overall development capacity and land use ratios.

Proposed Designation of Arena Design Centre

4.2 The designation of Arena Design Centre as a Local Employment Area: Regeneration Area does not reflect the existing site characteristics and is unjustified.

4.3 The site is not currently allocated as designated employment land within Haringey's existing adopted Local Plan, indeed Haringey's UDP allocates Arena Design Centre as a 'Housing Site, and states that the site is 'considered suitable for housing.'

4.4 The nature of the site is predominantly residential, with only 10% of the existing floorspace remaining in employment use, employing only 5 people. The allocation of the site as a Local Employment Area requiring 66% of the site to be used for employment purposes fails to acknowledge the existing site characteristics. Redevelopment to these specifications would result in the overall loss of housing on the site and be ultimately unfeasible.

4.5 This designation is unjustified, ineffective, does not comply with national policy and is ultimately unsound.

Requirement to increase the level of employment at the sites

4.6 Policy DM39: Warehouse Living states that proposals must "increase and diversify the employment offer"; DM38 also states that proposals must "maximise the amount of employment floorspace to be provided within a mixed use scheme".

4.7 Provewell considers that these policies are overly restrictive, are not compliant with national policy and would inhibit development opportunities.

Restriction of building height

4.8 Policy DM6 restricts the location of tall buildings to areas identified in figure 2.2. The policy further specifies that 'taller' buildings will only be accepted where they provide a community benefit.

4.9 Provewell considers this policy to be restrictive and ambiguous.

Overbury Road employment Designation

4.10 Overbury Road has been included within the employment designation of Eade Road (SA34); however this section is purely residential in character and does should not be designated employment land.

Overall development capacity and land use ratios

4.11 The development capacity for the sites has been based on a methodology using London Plan SRQ matrix. The methodology assumes a land use split of 33% commercial and 66% residential. This however fails to reflect the existing site capacity, land use ratio or individual site characteristics. The methodology would result in an underdeveloped site and would lead to the loss of housing; against Council policy.

4.12 Our proposed modifications to the Council's capacity methodology are set out in the representations dated March 2016 and are based on more accurately assessed site characteristics than that presented by LB Haringey. By our calculations, the minimum number of residential units for each site should be as follows:

- Arena Design Centre (SA30): 140 residential units;
- Eade Road (SA34): 266 residential units.

Signed by Representor

Signed on behalf of Local Planning Authority

.....

.....

Date

Date

.....

.....

Position

Position

.....

.....

APPENDIX 1: ARENA DESIGN CENTRE SITE PLAN

APPENDIX 2: OVERBURY AND EADE ROAD SITE PLAN

APPENDIX 3: ARENA DESIGN CENTRE LAND USE TABLE

APPENDIX 4: EADE ROAD LAND USE TABLE

