Planning Brief

530 – 536 High Road Tottenham, N17

Consultation Draft

January 2012
Haringey Council:
Planning Regeneration and Economy

Introduction

Purpose
This brief provides planning and design advice for the development of 530 – 536 High Road Tottenham, N17 and will assist in the determination of future planning applications.

Scope
The brief draws together all the relevant Council planning policies for the site as set out in the Unitary Development Plan 2006 and the emerging Local Development Framework.

Site Description
The site is situated on the Tottenham High Road within the Bruce Grove Conservation Area. The site was damaged by the riots that occurred along the High Road in August 2011, and was formally occupied by a number of retail units on the ground floor namely:

Post Office – No. 530-532
Hairdressers – No. 534
Jewellers – No. 536

Above the retail there were approximately 8 residential flats set back from the High Road frontage.
Development objectives

Key Planning objectives:

- The provision of a high quality, sustainably designed replacement building that repairs the urban fabric, contributing to the quality of the Conservation Area.
- To achieve a replacement development which is compatible with the surrounding environment along the High Road and contributes to the quality and appearance of the Conservation Area.
- To provide a replacement development that reflects the historic height of properties of three storeys on the site, within the Conservation Area and along high road, reinstating that historic building frontage along the High Road, and maximising the density of development that can be delivered on the site.
- To achieve a high quality mixed use comprehensive re-development of the site equivalent to the buildings and uses that previously occupied the site.

Land Uses:

- The site should be developed with a high quality building, which contributes to the character and quality of the Conservation Area bringing back into use the site following the riots in August 2011.
- The site is located within the defined Bruce Grove District Town Centre Boundary as such the re-provision of retail uses should be provided on the Ground floor fronting the High Road.
- The Council will expect any proposals for the site to re-provide space for the Post Office in order to ensure that it can reopen at the same location following its temporary relocation to another site on the High Road.
- Residential use should also be re-provided on the upper floors of buildings fronting the High Rd.

Affordable Housing and Mix

As the upper floors of previous building on the site was largely private market housing and considering the circumstances for the site becoming vacant in addition to the obligations that the landowner may have to those leaseholders the Council would only expect to seek affordable housing as proportion of any increase in the number of housing units on the site.

The Council’s adopted policy on affordable housing is to seek 50% affordable housing on sites able to deliver ten residential units or more. The split of affordable housing sought in the Affordable Housing SPD (2008) is a split of 70% Social Rented and 30% intermediate Housing. However the Housing SPD states that the precise mix of affordable housing on individual sites will be set out in planning briefs having regard to the following:
Haringey Council:
Planning Regeneration and Economy

- The existing proportion of social rented housing in a ward
- The overall amount of affordable housing to be provided
- The suitability of the site and location for family housing
- Individual site costs
- The availability of public subsidy and other planning requirements

The east of the borough has a large proportion of Haringey’s social rented stock and a significant proportion of this is provided in Tottenham Hale and Northumberland Park. The Tottenham Hale Ward has had 225 affordable housing units delivered within it in the last three years.

This part of the High Road is considered to be a key area for the wider regeneration of Tottenham. Taking into account the amount of social rented housing already in the Ward and surrounding area, and the amount of affordable housing in the pipeline (470), the Council would not consider it appropriate to seek further social housing as part of the affordable housing provision on this site.

However, the Council would seek provision of intermediate housing including Shared Ownership as part of an affordable housing element to any mixed use scheme coming forward.

The Council will expect all reasonable attempts to be made to ensure that the housing units delivered on the site are built to Lifetime Homes Standards with at least 10% being wheelchair accessible. The Council acknowledges that this may be difficult given the circumstances of the site becoming vacant and any obligations to leaseholders. If the Councils policy on lifetime homes can not be met a schedule explaining the reasons for this will be expected to be submitted in support of any planning application to demonstrate the exceptional circumstances to justify an exception to the Councils adopted policy.

**General Design Principles:**

Any new building on the site should be appropriate to its context within the High Road and be designed to improve the character and quality of the conservation area. Ideally proposals will integrate Designs should integrate requirements for sustainability and CABE’s Building for Life design standards where possible. Inclusive design principles will also be expected to be applied in the design of any new building.

Proposals should respect the historic building line of the High Road and seek to continue this along this part of the High Road. The shop units should follow a similar design to those in neighbouring blocks and it is important to note that the following design elements will not be supported by the Council and therefore should be avoided:

- Single large continuous plat glass frontage
- Blank facades fronting the High Road
- Obscured shop windows
- External shutters.
Haringey Council:
Planning Regeneration and Economy

**Height scale and density**

The Council will seek to ensure that a new building on the site makes a positive contribution to the urban realm and enhances the setting of the conservation area. Any new building will need to fit in *roughly* with the window cill, head, cornice and parapet levels of the adjacent buildings to preserve and enhance the historic character of the Conservation Area.

The Council will therefore seek to ensure that any replacement building re-instates the former building heights on the site and along the High Road.

**Transport and Parking**

As the site previously did not provide parking any scheme on this site will also be required to not provide car parking as part of a scheme.

**Sustainability**

The sites contribution to climate change adaptation and mitigation should be maximised. Any replacement building will be expected to aim to meet high standards of sustainable design and construction of all elements of proposal as well as promote sustainability through long term management.

Residential units will be expected to achieve at least Code for Sustainable Homes Level 4. The Council acknowledges that this may be difficult given the circumstances of the site becoming vacant and any obligations that the landowner may have to leaseholders. If the Councils Code level 4 can not be met a schedule explaining the reasons for this will be expected to be submitted in support of any planning application to demonstrate the exceptional circumstances to justify an exception to the Councils adopted policy.

Non residential units will be expected to achieve BREEAM excellent or bespoke BREEAM excellent. The Council will also expect the site to generate 20% of its energy needs from on site renewable generation.
Planning requirements

Observance of relevant Planning Policies

Any development on the site will be expected to comply with the relevant planning policies applicable at the time a planning application is made. The following policy documents are relevant at the time of writing and should be referred to in developing proposals for the site.

The London Plan 2010
Supplementary Guidance to the London Plan:
- The Mayors Housing Design Guide

The Unitary Development Plan 2006
Local Development Framework: Core Strategy

The Core Strategy Examination in Public was held in June 2011. The Inspectors report is expected to be received in early 2012. Once it is adopted the Core Strategy will replace some of the policies in the adopted UDP. Any planning application will be considered against the Councils approved planning policies at the time the application is submitted.

In addition to the UDP and Core Strategy the following policy documents will be applied to proposals submitted for this site:

- Housing Supplementary Planning Document 2008
- Draft Sustainable Design and construction SPD 2011
- SPG1a Design Guidance 2006
- SPG8a Waste and recycling 2006
- SPG10a The Negotiation, Management, and Monitoring of planning obligations 2006
- Draft SPG6a Shopfronts, signage & Security 2006
- Draft SPG7c Transport Assessments 2006
- Draft SPG 8e Light pollution 2006
- Open space and recreation SPD
- Tottenham High Road Historic Corridor Conservation Area Appraisal 2009

Pre – Application:
Before submitting any application, the developer together with the applicants should enter pre-application discussions with planning and design officers. This will help to ensure that the applicants / agents are fully aware of the application and consultation process and allow any issues to be addressed prior to the consideration of proposals.

Applicants will also be expected to present there schemes to the Council’s Design Panel at the appropriate time in order to gain there comments prior to the submission of a planning application.
Design

Four principles for new development

1. a part of the high street
2. a town building
3. an active frontage
4. housing
1

A part of the high street

The new building should reinstate the high street pattern of this part of the Conservation Area by fronting directly onto the pavement between the neighbouring buildings.

The frontage of the new building should be aligned with the neighbouring building blocks (Windsor Parade and Iceland).
Haringey Council:
Planning Regeneration and Economy

2

A town building

Any new building should respect the heights of the adjoining properties, reinstating the former building heights along the High Road and within the Conservation Area.

The new building frontage should match the scale and height of the neighbouring properties. The window cill and parapet heads should align with the historic high street frontage.

554 High Road – is a good example of a high street building frontage with housing on upper levels and active shop frontage at street level.
3

An active frontage

The ground level of the building should join in with and reflect the existing retail frontages along the High Road.

In developing proposals reference should be made to the shopfront design guide SPG.

The scale of the street level frontage should be similar to that found on surrounding shop fronts and most importantly be active.

The use of awnings along the frontage will be encouraged in order to reflect the historic precedent within the Conservation Area.
4 Housing

The development of the site should provide appropriate levels of housing as well as replacement shop units on the High Road.

The following massing diagrams indicate potential options for the redevelopment of the site.

Housing above shop units with separate housing block at rear.

Housing above the shop units on the High Road and a new terrace of housing along Dowsett Road.
Haringey Council:
Planning Regeneration and Economy

Housing above shop units with terraces at rear of the site fronting onto gardens.
Please tell us if you would like a copy of this document in another language that is not listed above or in any of the following formats, and send the form to the Freepost address below.

- In large print
- On audio tape
- In Braille
- In another language, please state:

Name: ____________________________ Tel: ____________________________
Address: __________________________ Email: ____________________________

Please return to: Freepost RLXS-XZG-UGRJ, Haringey Council, Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ

Haringey Council offers this translating and interpreting service to Haringey residents. We can translate this document into one language per resident ONLY.

This is printed on recycled paper. When you have finished with it please recycle and help the environment.

copyright Haringey Council’s Communications Unit 659.8 • 01/12

Please note: This document is provided in various languages for the benefit of Haringey residents. It is not designed to be aesthetically pleasing, due to the structural limitations of providing this service.