Paul T ~~1570/867-869~~ P/File

C

1570/871-877.

DBPO/MG

Mr.Kicherside
Fairview Estates Ltd.,
Frogmore Hall,
Watton-at-Stone,
Herts SG 14 3WR

9 September 1981

Dear Mr.Kicherside,

Former Roadline Depot, Tottenham, N17

Further to our conversation yesterday, I thought you might like to see a copy of the report which we put to the Development Control Sub-committee last evening.

The recommendation was approved which means that the Planning and Development Committee will have it before them on the 22nd of September. It is going to the main committee because they have previously decided to support industrial/warehouse development before the possibility of retail use came on the scene.

We look forward to receiving your proposals for the development of the site and the restoration of the listed buildings.

Yours sincerely,

K S Gardner
Deputy Borough Planning Officer.

Enc.1.



File ~~PT~~

Fairview

Fairview Estates (Investments) Ltd

Frogmore Hall, Watton at Stone
Hertfordshire SG14 3RW
Tel: Ware (0920) 830033 Telex: FAVIEW 817058

DBPO/MG
BGK/MW

16th September, 1981

HARINGEY
TOWN PLANNING SERVICE
17 SEP 1981

DPO	DPCO	CAPO	SEC
DP/1	DP/2	DP/3	DP/4
DP/A	DC	DC/A	PERS
RES	LIB	LLC	

K. S. Gardner, Esq.,
Deputy Borough Planning Officer,
Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End,
London N8 9JJ

1 GC
2 CLH
3 PT.

Dear Sir,

RE: Former Roadline Depot, Tottenham N17. FE 540

With reference to the above, I acknowledge receipt of your letter dated 9th September, the positive comments of which are noted.

In connection with your third paragraph relating to the "listed" building, I would confirm that we have now carried out such preliminary works to enable a detailed survey of the building to take place. This survey will commence on Thursday, 17th September.

For your record purposes, will you please note that we are proposing to carry out works to the building to effect its security in an attempt to avoid any possible damage by vandalism or other such acts.

This temporary arrangement will take the form of removing all broken and cracked glass from front and rear glazed areas, to board up all front elevation windows from outside in 12mm ply and to similarly board up rear elevation windows from inside with hardboard. As a further security precaution, we propose erecting a 2.5m high hoarding in 12mm plywood on front elevation boundary with provision for access to doors to be made and effectively padlocked.

The above proposals, regretfully, are required to protect all our interests and will be carried out at the earliest possible opportunity.

Yours faithfully,

p.p.

B. G. Kitcherside

Directors: D.J.Cope J.N.Bickel J.B.Cousins K.J.Oliver W.F.Fox P.G.Davies Secretary: T.M.Birchmore ACCA

1570|867-869 Property File

LONDON BOROUGH OF HARINGEY

TOWN PLANNING

DATE OF COUNCIL MEETING 26th OCTOBER 1981

Report of the Planning & Development Cttee DATE 22/9/81

Extracts from Minutes

B 186 FORMER ROADLINE DEPOT, HIGH ROAD, TOTTENHAM N17 (B 40):– The Council has been requested for its informal views upon possible redevelopment options for this three-acre site. The proposals being put forward by the owners are –

a. A supermarket, about 12 lock-up shops and a large shoppers car park.

b. A supermarket and a large shoppers car park and industrial/warehouse units instead of lock-up shops.

c. Industrial/warehouse units only.

Under each proposal, the near derelict but finely proportioned pair of listed houses (Nos. 867 and 869 High Road) would be refurbished as offices; the owners have indicated that it would be difficult to finance a high standard of refurbishment without a large retail element. Accordingly, the Committee considered whether this site was suitable for retail development of the scale proposed or whether it would be preferable to support industrial redevelopment of the site. Having considered the factors in favour of major retail development and those against it, the Committee expressed a preference for the scheme involving the provision of modern shopping facilities since the site is in an area where few now exist. Furthermore, the site is convenient for shoppers on foot and by bus as well as for those driving cars and, provided that a wide range of trades is represented, it would complement existing facilities such as the Post Office, doctors' surgeries, public houses and specialist trades and agencies already in the locality. The Committee emphasised, however, that it would be opposed to any form of hyper market development and would expect the retail floor area of the supermarket to be within the 26,000–28,000 square foot range, with a preference towards the lower level.

The Committee was not opposed to industrial or warehouse development for the site if that proved to be a more viable development option. However, whereas there were upwards of 500,000 square feet of industrial or warehousing floor space available for occupation in Tottenham and numerous other sites suited for industrial development, there were very few other sites which were so well placed for providing new shopping facilities.

The Development Control Sub-Committee had considered the options for this site at its meeting on 8 September 1981 and agreed that this Committee should be recommended to advise the owners of the Roadline site that each of the options set out above would be acceptable in principle provided that Nos. 867 and 869 High Road were refurbished to a high standard, maintaining existing external features in particular, and that the option comprising supermarket, lock-up shops and shoppers car park is preferred. Thus, the Committee concurred in the Sub-Committee's view.

Resolved:–

1. That the owners of the former Roadline Depot, High Road, Tottenham N17., be advised that the Council has no objections to any of its proposed development options for the site but that, having regard to the need to reinforce local shopping provision, on balance it would prefer a development scheme comprising a supermarket, lock-up shops and a shoppers car park.

2. That the owners of the site be advised that the Council's views are given as an indication of its attitude to possible forms of development, without prejudice to the consideration of detailed planning applications in due course, and that the Council's acceptance of a supermarket development for the site is on the understanding that it would contain of the order of 25,000–28,000 square feet of retail floor space as a maximum.

Park Ward

1570/867-869 Property File

LONDON BOROUGH OF HARINGEY

TOWN PLANNING SERVICE

Date of Council Meeting 20 JULY 1981.

Report of the Planning & Development Cttee Date 16 June 81.

Extracts from Minutes

B 40 FORMER HAULAGE DEPOT (ROADLINE) AND NOS: 867/869 HIGH ROAD N17:– This site is now available for redevelopment following closure of the haulage and distribution depot; the frontage includes the listed buildings of Nos. 867/869 High Road which the Council is intent should be restored. The three-acre site (1.2 hectares) is in the North Tottenham Industrial Improvement Area and is most suitable for industrial redevelopment or a mixed scheme including warehousing.

The Committee noted that a planning brief for the site had been prepared incorporating the following elements:

a. 60,000 square feet of industrial floor space in small units.

b. A central spine road from the High Road to a turning space at the western end.

c. Compliance with the Council's car parking and loading standards.

d. Environmental compatibility.

e. Retention of the listed buildings and their conversion to offices while restoring the important architectural features.

The Committee noted the possibilities that might be afforded for improved access to the mixed industrial area to the south of the site and for securing the renovation of the listed buildings, possibly as a scheme for providing accommodation for light industrial co-operatives.

Resolved:–

1. That the uses and recommendations as set out in the planning brief for the former haulage depot and Nos. 867/869 High Road N17 be approved.

2. That applicants be advised that the Council desires that an agreement under Section 52 of the Town and Country Planning Act 1971/Section 126 of the Housing Act 1974 (covering the restoration of the listed buildings) be entered into before planning permission is granted for the redevelopment of the site.

3. That the Borough Valuer and Estate Surveyor, in collaboration with the Town Planning Service, be requested to investigate the feasibility of converting Nos. 867/869 High Road for use by industrial co-operatives.

4. That the Officers be requested to investigate with potential developers the costs that the Council would be required to bear if the spine road were to be aligned and constructed to allow access to the south-west corner of the site.

Park Ward

