

**NHS PROPERTY SERVICES
185 THE AVENUE
PLANNING STATEMENT
JANUARY 2023**



Site Description

The Site comprises of a two-storey semi-detached property. To the rear of the property is a lawned area which provides amenity space. Whilst assumed to originally comprise of a purpose-built single residential dwellinghouse, the property has been used to provide assisted living for up to 4 residents for over 30 years. All former residents have been relocated to alternative accommodation and the property is currently vacant.

The Site is situated in a residential area with properties of a similar age and style. Residential properties are characterised by two storey traditional buildings with consistent building heights, pitched roofs and soft landscaped front gardens.

The Site is not located within a conservation area nor are there any listed buildings on or surrounding the Site. The Site is not located within a flood zone and there are no Tree Preservation Orders on the Site.

The site has a Public Transport Accessibility Rating (PTAL) of 2. The site is within 0.6 miles of Bruce Grove Overground Station, 0.9 miles of Seven Sisters Underground Station and 1.2 miles from Tottenham Hale Underground and Rail Station.

The site is also within walking distance of the Bruce Grove District Centre.

Planning History

An online search indicates that the Site does not contain any relevant recent planning history.

Proposed Development

The application proposes the conversion of the existing building to provide 2 x 1 bed assisted living units (C2) for individuals with extra care needs. Each unit would have an open living/dining/kitchen area, bathroom, bedroom and access to amenity space. The ground floor unit would also provide an office space for care staff.

The property, whilst assumed to originally form a purpose-built single residential dwellinghouse, has previously been used to provide care to adults with learning difficulties. The property is currently vacant with the services from 185 The Avenue having been relocated.

The proposed development has also been carefully designed to make the most efficient use of the space within the building whilst ensuring a layout that meets the needs of future residents.

Minor physical alterations are proposed to the exterior of the building, and this includes the provision of an access ramp to the side of the building to provide level access to the ground floor flat, the addition of a door in lieu of an existing window in order to provide access to the ground floor flat, a ground floor level access terrace to the rear of the property and an entrance gate to the side of the building.

The proposed development will enable the effective reuse of an underutilised building. The proposals provide an appropriate response to the site's conditions and location, providing a residential use consistent with the existing use and surrounding context.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

This section identifies national and local planning policy and guidance relevant to assessing the principle of residential use on the site.

- National Planning Policy Framework (2021)
- The London Plan (March 2021)
- The London Borough of Haringey Strategic Policies Development Plan Document (DPD) (March 2013)
- The London Borough of Haringey Development Management DPD (July 2017)
- The London Borough of Haringey Site Allocations DPD (July 2017)

Planning Assessment

Principle of Development

The London Plan (2021) Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum.

Policy H1 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially sites with existing or planned public transport accessibility levels (PTALs) 3-6 or which are located within 800m of a station or town centre boundary.

Policy H2A outlines a clear presumption in favour of development proposals for small sites such as this (below 0.25 hectares in size). It states that they should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on them to significantly increase the contribution of small sites to meeting London's housing needs. It sets out (table 4.2) a minimum target to deliver 2,600 homes from small sites in Haringey over a 10-year period. It notes that local character evolves over time and will need to change in appropriate locations to accommodate more housing on small sites.

London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.

The Haringey Local Plan Strategic Policies DPD, 2017, (hereafter referred to as the Local Plan) sets out the long-term vision of the development of Haringey by 2026 and sets out the Council's spatial strategy for achieving that vision. While this is not an 'allocated site' for larger-scale housing growth, not all housing development will take place in allocated sites. The supporting text to Policy SP2 specifically acknowledges the role these 'small sites' play towards housing delivery.

Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.

Local Plan Policy SP14 (Health and Well-Being) seeks to protect existing facilities and support the provision of new or improved health facilities through land use planning area plans and development management decisions. Importantly, and as depicted in the supporting text to the Policy, one of Haringey's Sustainable Community Strategy is to promote independence and provide high quality support and care for those in greatest need.

Local Plan Policy SP16 sets out Haringey's approach to ensuring a wide range of services and facilities to meet community needs are provided in the borough.

Haringey Development Management DPD (hereafter referred to as the "DM DPD") Policy DM15 states that the Council will support proposals for new special needs housing where it can be shown there is an established local need for the form of special needs housing, the standard of housing and facilities

are suitable for the intended occupiers, there is a good level of accessibility to public transport, shops and services and the proposed development would not be detrimental to the amenity of the local area.

As depicted above, The London Plan and Local Plan policies support specialist accommodation to ensure that all housing needs are appropriately met in the Borough. Whilst the existing property provided extra care accommodation the building has fallen into a state of disrepair and in its current layout and form is no longer suitable for its intended use. The main aim of the housing provision proposed at 185 The Avenue is to provide supported housing for adults with mental health needs and additional support needs. A supporting letter from the service provider accompanies this application and outlines the requirement for the proposed specialist accommodation.

The site is located in a sustainable location and is in walking distance to an array of services and facilities and public transport.

It is noted that the surrounding area is an established residential area which includes a range of tenures. The proposal would therefore continue to contribute to a mixed and balanced community and make a significant contribution to delivery of the Borough wide housing target.

The proposal is therefore considered to provide appropriate levels of independence, supervision, management and support.

Turning to the external alterations to the building. These will consist of the provision of an access ramp, new side access door, gate and raised decking. The nature and scale of the external alterations are considered appropriate in the context of these particular premises in its size and nature. As such, it is considered that the proposed alterations would not have a detrimental impact on the character and appearance of the existing property, the street scene or the wider locality.

As such, the principle of development is considered acceptable and is in accordance with regional and local policy.

[Design and Impact on The Character and Appearance of The Surrounding Area](#)

The London Plan (2021) policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D4 notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant).

Policy D6 concerns housing quality and standards and notes the need for greater scrutiny of the physical internal and external building spaces and surroundings as the density of schemes increases due the increased pressures that arise. It includes qualitative measures such as minimum housing standards.

Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

Policy DM1 of the DM DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.

The external appearance of the existing building would not be heavily altered as part of this application for a change of use nor would there be any net increase in floor area beyond the existing footprint of the building.

The proposed alterations to the side of the property will be minimal and the building will retain much of its 'residential' appearance as originally built. The alterations to the rear of the building and the creation of the ground floor terrace area will be screened from the public realm.

The conversion of the building into two self-contained units for individuals with specialist needs is in keeping with the existing use of the building and would not have a detrimental impact on the character of the property or the character of the area.

The proposals represent appropriate development in that they comprise a sympathetic reuse of the existing vacant building, whilst respecting the existing setting, and therefore suitably address the requirements of development plan policies SP11 and DM1 as well as D4 and D6 of the London Plan (2021). For these reasons, the layout and appearance of the proposed development are considered acceptable.

Impact on neighbouring properties

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, and states that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

Policy DM1 of the DM DPD states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid material levels of overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The development is contained within the existing fabric of the building. The external alterations are minor in nature and their position and scale in relation to neighbouring buildings ensures that the outlook, privacy and level of sunlight/daylight enjoyed by existing residents will not be adversely affected.

As such the proposal is not considered to have a significant, detrimental impact on the amenity of the existing properties in accordance with the above policies.

Quality of Accommodation

The Nationally Described Space Standards set out the minimum space requirements for new housing. The London Plan (2021) standards are consistent with these. London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight,

Policy DM15 of the DM DPD, states that specialist housing will be supported where the standard of housing and facilities are suitable for the intended occupiers. This includes the provision of appropriate amenity space.

In order to provide suitable accommodation, the proposed layout comprises 2 x 1 bed units with gross internal floor areas ranging between 50sqm and 52sqm with each unit provided providing an open plan living/kitchen/dining, bedroom, bathroom and balcony.

All dwellings are considered to be well laid out with sufficient space for storage to provide useable living spaces to meet modern living arrangements.

The private terrace and communal grassed areas provided for the exclusive use of occupants would be sufficient in size.

The proposed units would benefit from good living conditions, and it is considered that the proposed units meet the requirements of the Nationally Described Space Standards, the London Plan (2021) and Haringey's DM DPD (2017).

Highways, Transport, Parking and Cycling

Policy T4 of the London Plan (2021) states that development proposals should ensure that development does not adversely affect the safety or capacity of the transport network.

The proposal does not alter the existing parking arrangements of the property.

As per Policy T5 of the London Plan (2021), the proposed units would require two long-stay cycle parking spaces and two short-stay cycle spaces. The proposal incorporates these cycle parking spaces to the side of the property. It is considered the location would be appropriate and easy to access for future residents and staff members.

Refuse Storage

Policy SI 7 of the London Plan (2021) requires the provision of suitable waste and recycling storage facilities in all new developments. The proposed bin store would be located in close proximity of the back edge of the footway and would be able to accommodate two bins. Refuse collection for the site would form part of an existing collection route already operating in the local area and hence would not represent a 'new' trip on the local highway network. This is considered to be an acceptable location for convenience to future occupiers and refuse collectors.

Conclusion

The proposal provides high quality specialist accommodation in the form of supported living (Use Class C2) comprising 2 one-bedroom homes, a support office and communal garden, appropriate support, care and management will be provided.

The property as existing, is sustainably located on land within a defined settlement boundary, which has a range of services and good transport links.

The proposals for the conversion of the existing property to provide 2no. C2 residential units on the Site is considered acceptable for the location, which is predominantly residential in nature, and would meet the objectives of the Development Plan which seeks to boost specialist housing supply. The proposals seek to balance the various site opportunities and constraints to arrive at a successful scheme that will deliver much-needed specialist housing in a sustainable location.

The proposal provides acceptable living conditions and the proposal would not have an adverse impact on visual amenity or highway safety and contributes to housing supply in a sustainable location.

Based on the above and in accordance with the balance of considerations in the Framework the proposal amounts to sustainable development and in terms of paragraph 11 of the NPPF there are no significant demonstrable adverse impacts arising from the proposal that would outweigh the considerable benefits of the proposal. The proposal accords with the Policies contained within the Development Plan and bearing in mind Section 38(6) of the Planning and Compulsory Purchase Act 2004.