

A photograph showing the hands and feet of several children sitting on a floor mat covered with large, colorful letters (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z). The children are wearing various shoes and socks. The image is used as a background for the top half of the document.

PLANNING SUPPORTING STATEMENT

Site Address: - 100 Lansdowne Road, Tottenham, N17 9XX

Proposal: - Continued use of the whole property as a Day Nursey

February 2023

Natalie Price

1. INTRODUCTION

This Planning Statement has been prepared on instructions from Mrs. Bossman to support the full planning application for the Continued use of the property whole premises as a Day Nursery (for children between the ages of 3 months - 6 years) at 100 Lansdowne Road Tottenham N17 9XX.

2. SITE AND SURROUNDING AREA

The subject site is a two-storey semi-detached building currently in use as Day Nursery (Use Class E). The property has previously been extended to provide a single storey rear extension, a loft conversion with a rear dormer and a rear outbuilding.

Morning Star is a fully equipped, friendly childcare service providing premium care and education for children aged 6 months-5 years. Under the direction of a fully qualified Early years practitioner, Morning star ensures a safe, stimulating, happy and rich learning environment which has a balanced EYFS that covers the 7 Early Learning Goals. We offer a quality service to parents so you can be rest assured whilst you leave your child in our care.

The site is not located within a conservation area nor is it a Listed Building.

3. PROPOSED DEVELOPMENT

The proposal is for the continued use of the whole premises as a day Nursery.

The ground floor is currently operating as a Day Nursery (approved under ref. HGY/2018/0911)- this application is for the continued use of the 1st and 2nd floor as a Day Nursery.

Details of the Day Nursery

- The numbers of children: - 20 children (same as existing- no increase)
- Childcare provided for 3 months to 6 years (same as existing)
- Staff 6 (3 full time & 3 part time - same as existing)
- The opening hours are: -
 - Monday-Friday 8am - 6pm for Children (7am - 7pm for staff). Same as existing (no changes)
 - Closed on Saturdays and Sundays (incl. weekends) (same as existing- no changes)
- No. 4 members of staff (same as existing)
- No. 4 cycle parking spaces have been provided to the front driveway. (same as existing no changes)

4. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Reference	Description	Determination
HGY/2019/1034	Certificate of lawfulness for the erection for the erection of a proposed outbuilding at the rear of the garden (for use as a garden office).	Lawful 18.04.2019
HGY/2019/1036	Application for a non-material amendment following a grant of planning permission HGY/2018/0911 for the replacement of 2 existing windows on the ground floor of the front elevation, with 2 new emergency escape fire doors.	Refused 24.04.2019
HGY/2018/0911	The proposed development includes the: - Single storey ground floor rear infill extension - Change of use of the ground floor from C3 Residential Use to D1 Preschool Learning Center (Nursery) - Conversion of the 1st and second floor to a 3no. bed family sized maisonette	Grant Permission 21.05.2018
HGY/2018/0296	Certificate of lawfulness for formation of dormer in rear roof slope and installation of one roof light to front roof slope	Lawful 02.02.2018
HGY/2013/0886	Change of use of existing property from Residential (3) to Nursery (D1)	Refused Permission 02.07.2013 <i>Reason- The proposed change of use of the property would result in the loss of a residential accommodation of a type which continues to be suited to this purpose and for which there is a need in the Borough. The proposal is also contrary to Policy SP2 'Housing' of the Haringey Local Plan (2013) and saved UDP Policies UD3 General principles, ENV6 Noise Pollution and advice on day-care centres for under-fives in residential areas contained in the Council's supplementary Planning Guidance SPG11b Buildings Suitable for Community Use.</i>
OLD/1975/0584	Formation of Vehicular Access	Granted 06.04.1975

5. RELEVANT PLANNING POLICIES

The National Planning Policy Framework (2021)

The London Plan (2022)

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy S1 Developing London's social infrastructure
- Policy S3 Education and childcare facilities
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy T6 Car Parking
- Policy T7 Deliveries, servicing and construction

Haringey's Development Management Development Plan Document (July 2017).

- Policy DM1: Delivering High Quality Design
- Policy DM2: Accessible and Safe Environments
- Policy DM51: Provision of Day Nurseries and Child Care Facilities
- Policy DM49: Managing the Provision and Quality of Community Infrastructure
- Policy DM31: Sustainable Transport
- Policy DM32: Parking

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Background/Existing Use
- Principle of the development.
- Loss of housing/Community Use
- The impact of the proposed development on the character and appearance of the street scene
- The impact on the amenity of adjoining occupiers
- Parking and highway safety
- Accessibility

Background/Existing Use

The application site was used as a residential property by the applicant and family from 1985 until 2007.

In 2007 the applicant began providing childminding services for children in the local area, after her own children had left the family property. The childminding use was provided throughout the whole property; the hours of use was Monday-Friday 8.30pm- 6pm. This childminding service continued until 2018.

In 2018- Planning permission was granted for the use of the property as a Day Nursery at Ground Floor and at first and second floor provide a 3-bedroom flat- including the construction of a loft conversion with a rear dormer and single storey rear extension.

In 2018- the property was converted into a 'Morning Star' Day Nursery providing childcare facilities for 20 children. The property is currently laid as follows- ground floor provides educational/playrooms, kitchen and a rear garden (play area); at first floor provides ancillary to the nursery such as a staff room, a quiet/library room for the children, sleeping areas with changing areas and on the second floor an Office.

The proposal for the first and second floors for conversion of the 1st and second floor to a 3no. bed family sized maisonette has not been implemented, as part of the approved scheme (ref. HGY/2018/0911). This has proved to be impractical in relation to the Day nursery at ground floor. As the first floor and second floor accommodation can only be accessed from within the central hallway of the nursery entrance, with a door preventing children from climbing the stairs to the upper landing. This lack of a separate access means that future occupiers of the flat would need to walk through the childcare setting, and this would give rise to child safeguarding issues for Morning Star Day nursery.

For the last 15 years, Morning Star Day Nursery has provided local children with a high-quality childcare facility in the heart of the community at 100 Lansdowne Road. Morning Star Day nursery would like to continue to provide this community use within the borough for local children and request that the Local Planning Authority consider the benefits of the proposal for the continued use of the property as a Day Nursery.

Principle of Development

Paragraph 93-95 of the NPPF states that planning policies should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments; and provide sufficient education facilities to meet the needs of existing and new communities.

Paragraph 96 of the NPPF states that Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement to widen choice in education by giving weight to the need to create, expand or alter education facilities through the preparation of plans and decisions on applications; and they should work with education providers to plan for required the required educational facilities and resolve key planning issues

The London Plan (2021) supports access to affordable, accessible, and high-quality childcare (pre-school and school age) provision as this can play a significant role in children's development and positively influence school-readiness, future educational attainment, economic participation and health. Universal, high-quality, early childhood education and care not only benefits the whole population but can particularly benefit children from the most disadvantaged backgrounds. As well as the positive benefit for children, it also helps to enable parents to go back to work

The London Plan identifies that an additional 100,000 childcare places will be needed between 2016-2041 to meet the needs of its growing and diverse population. The Childcare Act 2006 places a duty on local authorities to ensure that there are enough childcare places to enable parents to work or train, and also to ensure that there are sufficient funded early education places for all three- and four-year-olds within the local authority area. In consultation with parents, the private, voluntary and independent sectors, and other key partners, boroughs should ensure the location

and provision of a range of childcare services in different types of settings to meet the needs of local communities.

Policy S3 of the London Plan sets out that proposals which support the provision of childcare education facilities, to meet the demands of a growing and changing population and which enable greater educational choice, should be encouraged. As such, proposals which enhance education provision, including changes of use to educational purposes from other uses, should be viewed favourably, and the provision of educational facilities should be given significant weight.

Haringey's Development Management Development Plan Document (July 2017). identifies 'community infrastructure' to include facilities that are available to and used by the local community at large for the purposes of: - leisure, social interaction, health and wellbeing or learning. This will include, but not be confined to, community centres, premises for indoor sport, leisure and cultural centres, places of worship, doctor's surgeries/ health centres, public houses, crèches, playgroups, libraries, schools and other training and educational facilities

Policy DM49: Part E of the: - states that proposals for new and extended social and community facilities and the sharing of facilities will be supported by the Council provided they:

- a) Are accessible by public transport, walking and cycling, preferably in town centres or local centres, Growth Areas or Areas of change;
- b) Are located within the community that they are intended to serve.
- c) Provide flexible, multifunctional and adaptable space, where practicable;
- d) Do not have significant adverse impact on road safety or traffic generation; and
- e) Protect the amenity of residential properties.

Provision of Childcare

The Morning Star Day nursery is located within Northumberland Park where there is a larger population than the average for Haringey, at 16,495 residents. Northumberland Park has a younger population generally; residents are more likely to be aged 0-19 and less likely to be aged 65+ than the Haringey average.

The Census 2021 identified the population size has increased in Haringey by 3.6% from around 254,000 in 2011 to 264,200 in 2021. Haringey has the second highest proportion of working-age people claiming out-of-work benefits (8%) out of all the London boroughs; this is significantly higher than the London average of 5.7%. The number of children living in relative poverty is higher in Haringey compared to other London boroughs.

Haringey's Childcare Sufficiency Action Plan (CSA) 2019-2022- highlights areas of need within the Borough. The CSA states that in supporting key strands of work in continued improvements in the access to and quality of childcare in Haringey and in order to achieve this:- the childcare market needs to offer more flexible childcare; ensure sufficient childcare is available to meet the housing growth and increased population; Support is needed for childcare providers to deliver sustainable 2Y0 places; incentives should be put forward to providers to deliver for children with SEND or SEND or disabilities within providers to deliver in disabilities and increase the early support places in areas of need. The CSA considers that if these key strands can be achieved this would help to support more disadvantaged children within early years; and help Haringey residents access childcare that enables them to work, train or study- which would improve the local economy.

The site is located close to major growth areas in Northumberland Park to the north of the site and the Tottenham Hale Growth Area in the south, which will provide a significant number of new homes, including affordable homes. The application site is near a large proportion of the borough's industrial sites and employment areas. These include Millmead and Lockwood industrial estates by Watermead Way, areas alongside the Lee Valley, around Brantwood Road/Garmin Road, and the South Tottenham Employment Area to the southeast of Broad Lane. The industrial estates in this area contain some of the borough's largest companies and important sectors and are a major source of jobs and opportunities for local people.

During the pandemic, the Department of Education released statutory guidelines for all nurseries and early years practitioners and establishments to follow. The guidance mandated for all children to be in small groups called 'bubbles' and maintain strict infection controls to reduce the risk of coronavirus transmission. This resulted in each room and space within the application site to be used to care for children in a safe manner. During this time Morning Star Nursery was able to remain open to support key works and offer support to other nurseries that were unable to operate. The Covid-19 pandemic meant that childcare provisions such as Morning Star could continue to play an essential and integral part of the education and employment infrastructure of Haringey.

The nursery serves and would continue to serve the local community and it is recognized that the surrounding area is extensively residential in character. The provision of social and community facilities is therefore immediately accessible by, and within close walking distance of, the community it intends to serve.

It is also noted that the "Ofsted" report for the nursery has given the premises "good" rating. The continued use of the property as a day Nursery would allow for enhanced children's nursery facilities within the curtilage of the site.

Loss of Housing

The Local Plan recognizes the value and importance of provision of suitable day care facilities for preschool children and that the demand for a range of such facilities, operated either from dwellings or other premises, is likely to increase over the plan period. To ensure that basic standards are maintained, the Council will seek to ensure that all facilities are appropriately located, to protect the amenity of the neighbouring properties and the wider area. Consistent with the housing policies of this Plan.

The loss of housing is a material consideration, the criteria for which is set out in Policy DM51 resists the loss of housing where it involves the provision of essential community facilities, for example health and education, which are necessary to meet the specific needs of the community; or the proposal is necessary to deliver mixed and balanced communities.

The loss of one dwelling is not regarded as being overly detrimental to local housing stock, particularly when weighed up against the identified need for early years' places in the Northumberland Ward and the housing growth within the borough. The 1st and 2nd floor as approved would fail to provide sufficient access to a private garden or amenity space for a three-bedroom family dwelling which would result in substandard accommodation and would be contrary to Policies DM12 and The London Plan. The loss of the 1st and 2nd floor is not regarded as presenting a barrier to the change of use in principle.

Morning Star Day Nursery is currently and would like to continue to provide the much-needed childcare to meet the housing growth and meet the need of increased population in the local area. The nursery helps to support local parents into employment, many of which work within the local

community. The use of the property as a Day nursery would continue to support the major employment areas located within the Northumberland Ward. The nursery also provides employment and training opportunities to local people in Early Years Development.

It is considered that the continued use of the first and second floor as a day nursery would be acceptable as it would be in close proximity to the community it serves and would maximise use of premises for community purposes. As such, it is considered that the need for the continued use of the property at a Day Nursery would outweigh the loss of residential at 1st and 2nd floor is considered acceptable in principle in land use terms.

The impacts of the continued day nursery use on local character, residential amenity and parking and highway safety are assessed in following chapters of this report.

The impact of the proposed development on the character and appearance of the streetscene Policy DM1 ‘Delivering High Quality Design’ requires development proposals to relate positively to their locality, Local Plan: Strategic Policies (Jul 2017) Policy SP11 ‘Design’ requires the highest standard of design that respects its local context and character and historic significance.

The continued use of the property as a day nursery is acceptable; the front of the property still maintains the character and appearance of the streetscene. The use is largely contained within the existing footprint of the property. Unable to demonstrate any harm to the visual amenities of the surrounding area. The proposal complies with Policy DM1 of the Local Plan: Strategic Policies (Jul 2017).

Impact on the amenity of adjoining occupiers

The London Plan (2021) states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Haringey’s Development Management Development Plan Document (July 2017) Policies DM1 and DM12 require that development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours.

The Council will support proposals that: provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development, adjacent buildings and land; provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and address issues of vibration, noise, fumes, odour, light pollution, and microclimatic conditions likely to arise from the use and activities of the development.

The day nursery caters for up to 20 children at any one point in time and is open between Monday to Friday 08:00 to 18:00 and closed on Saturdays, Sundays, and Bank Holidays. Lansdowne Road has medium ambient noise levels owing to the number of vehicles using the street during the day and evenings. It is considered that the continued use of the site as a day nursery would have resulted in limited levels of noise from the number of children on the site.

The first second floors are mainly used for the children to sleep, this would not give any significant rise to noise as the use of the upper floors are similar in nature to the upper floors of neighbouring properties, this reduces any significant impact to the attached neighbours in terms of noise. Any amenity impact in terms of noise is limited to the weekday as the Day nursery is closed in the evenings and on the weekends (including bank holidays).

To the rear of the application site is Harris Primary Academy that is located at the rear of the application property has in excess of 230 students between the ages of 5- 11-year-olds., the noise

disturbance is no more than what is existing. The applicant has a play plan for use of the garden- this will be limited to 15 min segments (in good weather) in the morning between 10am - 12noon, potentially a 45 min break after lunch, and 15 min segments between 1pm - 3pm (all in good weather).

The application does not include a change to the number of children attending the nursery or its operating hours, it is to provide better space and facilities throughout the property for the 20 children attending the Day nursery as most of their time is limited to indoor play and learning as opposed to outdoors. The applicant is also happy if the council wishes to apply a condition that may protect the amenities of neighbouring properties if they feel it to be necessary.

In addition, the properties that would be most affected by the application proposal (nos 98 & 102 Lansdowne Road) have provided their support for this application.

The proposed use is not considered to result in significant detriment to the amenity of neighbours. The proposal complies with The London Plan (2022) and Policy DM1 and DM12 of the London Plan Haringey's Development Management Development Plan Document (July 2017).

Parking and Highway safety

This site is located to the south side of Lansdowne Road, roughly midpoint between the junctions with Tilson Road and Pymmes Close. It has a PTAL value of 3 which is considered 'moderate' access to public transport services. Three bus services are accessible within a minute's walk of the site, and a fourth is available within a seven-minute walk.

Northumberland Park Railway station is a six-minute walk away. It is within the Tottenham Hale North event day CPZ, which has operating hours of 0800 - 1830, Monday to Friday, and midday to 20.00 Saturdays, Sundays and bank holidays.

The Nursery accommodates 20 children, 6 members of staff and 4 cycle parking spaces have been provided to the front driveway. There is no parking provided for drop off or pick up.

This application proposes no changes to the existing car parking and transport patterns, as these have remained unaffected by the existing use.

Staff are encouraged to walk, cycle, or use public transport and this can be encouraged using a travel plan. The catchment is a relatively local one and walking and public transport are predominant modes of transport used by all existing parents to access the site.

Accessibility

London Plan policy 3.16 requires that facilities should be accessible to all sections of the community. Policy SP1 indicates that quality design is a key element achieving sustainable development as it can make developments accessible to everyone. One of the requirements of DPD Policy DM51 for day nursery is to make provision for disabled access in and around the building to promote access for all.

The main activities for the day nursery are located at ground floor level with the existing entrance to the rear garden remaining unaltered and providing level access to pick up and drop off areas, promoting access for all.

The day nursery is an accessible environment which includes wide and spacious rooms and a large toilet area and circulation spaces in accordance with DPD Policy DM51.

Mitigating factors/Planning Balance

The Early years Provision within Haringey is clear and there is demand in support for this form of Childcare. There is an identified need which has been evidenced in this location.

The Local Authority is required by legislation to secure early education entitlement places; until the child reaches compulsory school age (the beginning of the term following their fifth birthday).

The applicant does not intend for this proposal to set a precedent for other properties to adopt this approach and would like the Local Planning Authority to consider the application on its own merits.

The applicant would like to work proactively with the Local Planning Authority to continue to provide a high-quality Day Nursery and would consider any conditions imposed and measures put forward to overcome any concerns that may be raised regarding this continued use.

Any residual harm not capable of being mitigated by the conditions to be imposed in the event of approval needs to be balanced against the Local Authority's legal duty to secure sufficient early education entitlement places in the local area, for which there was a deficit in the 2019-2021.

7 CONCLUSIONS

This application seeks planning approval for the continued use of the property as a day nursery. The principle of the provision of the day nursery use is acceptable in this location. The use would not impact on the amenity of adjoining occupiers. The day nursery would continue to provide high quality care to the local community, and the transportation impacts the proposal not considered to add to parking stress on the surrounding highway network. The accessibility of the premises is suitable given its use and layout. All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above.