

Jones Lang LaSalle Incorporated

*The Former Grove Lawn Tennis
Club, Cascade Avenue, Muswell
Hill, Haringey, London, N10 3PS*

Loss of Existing Use Assessment

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1 Introduction

Introduction

- 1.1 Jones Lang LaSalle ('JLL') has been instructed on behalf of ROK Enterprises One Ltd ('the Client') to provide an assessment of the existing use, to support a planning application in relation to the proposed redevelopment of The Former Grove Lawn Tennis Club, Cascade Avenue, Muswell Hill, Haringey, London, N10 3PS ('the Site') to deliver 9 new homes.
- 1.2 The report considers the Site's historic "community use" as tennis courts and assesses whether there is any identified demand for continued community uses on the Site.
- 1.3 The report covers the following issues in detail:
 - A background to the Site and events to date;
 - A planning policy overview;
 - A socio-economic profile of Muswell Hill and the LSOA;
 - An assessment of the quality of the existing site and building;
 - Mapping of existing community facilities in Muswell Hill; and
 - An assessment of the appropriateness of the Site
- 1.4 Firstly, Section 2 provides an overview of the Site, its surrounding area and planning history in relation to the Site.
- 1.5 This report assesses the planning policy context in Section 3 and provides a broad overview of the relevant policy context for the Site. This identifies the policy test to justify a change of use to non-community uses, requiring evidence to show that there is no longer demand for the existing community uses or any other alternative social infrastructure. These policy tests are referenced in LBH's Local Plan, the London Plan and Mayor of London's Social Infrastructure SPG and further assessment is provided later in the report.
- 1.6 The report then reviews the socio-economic profile of Muswell Hill and the LSOA in which the Site is located. This will assist JLL's assessment by detailing the conditions in Muswell Hill, which create demand for specific types of social infrastructure. The assessment of local need can be compared with the availability of community facilities in order to provide a comprehensive picture regarding the balance between demand and supply for community uses in the area.
- 1.7 The report then continues to assess the condition of the existing courts and building. This will help inform whether the existing courts and building on the Site would be appropriate or of a condition where it could be reused for any other community purpose.
- 1.8 As part of the report, consideration is then given to the existing community facilities located in the area. This will help understand if there are any deficiencies of community facilities in the existing area and whether these deficiencies could be addressed through further provision on the Site.
- 1.9 In the context of the previous commentary, the report then goes on to provide a full exploration of the appropriateness of new community facilities in Muswell Hill, as well as reviewing the potential for re-using or redeveloping the whole or part of the Site for community uses, in response to the policy framework. This assessment will consider, in detail, whether the entire Site or any part thereof, could be occupied for a viable

community use. Conclusions are then made in the final section of the report, summarising the key elements of the assessment in the context of the redevelopment of the Site.

Statement Structure

1.10 The remainder of this statement adopts the following structure:

- Section 2 presents the Site and its surrounding context;
- Section 3 presents the planning policy framework;
- Section 4 presents socio-economic profile of Muswell Hill and the LSOA;
- Section 5 presents a description and structural assessment of the existing courts and building;
- Section 6 presents an interrogation of the potential uses for the Site and the current requirement for potential community uses; and
- Section 7 presents the conclusions.

2 The Site and Surrounding Area

The Site and Surrounding Area

- 2.1 The Site is circa 0.19ha, rectangular shaped and located in the London Borough of Haringey ('LBH'). The Site, formerly known as The Grove Lawn Tennis Club, accommodates three outdoor tennis courts and a pavilion building and therefore is classed for F2 use (in accordance with the 1987 Use Classes Order as amended).
- 2.2 We understand that the Site is currently vacant and in disrepair having not been formally operating since 2007.
- 2.3 The Site is located between The Chine and Cascade Avenue within a built-up residential area and is immediately adjacent to residential properties on all sides.
- 2.4 The Site can be accessed via a private gate along Cascade Avenue. See Figure 2.1 for the Site Location Plan.



Figure 2.1. Site Location Plan (Source: Google)

- 2.5 The closest local amenity store is located along St James's Lane, 0.15km to the north of the Site. Further local amenities are located on Park Road, 0.48km from the Site which offers a number of small retail shops and restaurants. Fortis Green Road and Muswell Hill Broadway, the two main shopping streets in Muswell Hill, are less than a 10-minute walk away.
- 2.6 The Site is approximately 2km away from Highgate Underground Station (Northern Line) which to the south-west and is approximately an 18-minute walk. East Finchley Underground Station (Northern Line) is located circa 2.4km away to the west. The closest mainline train station to the site is either Alexandra Palace or Hornsey both of which are around, 2.1km or approximately a 26-minute walk and 7-minute drive from the Site. Regular services are provided at both, linking into Moorgate in Central London within 20 minutes.

- 2.7 Muswell Hill is also accessible by bus, with a number of bus connections with direct routes to both the City and the West End throughout the day. Specifically, buses such as the W7 (to Finsbury Park) connect to the nearby underground stations, while the 43 runs to London Bridge and 134 has a 24-hour service to Tottenham Court Road. The current access to public transport means that the Site has a Public Transport Accessibility Level (PTAL) of 2.
- 2.8 A review of the Environment Agency's Flood Map for Planning confirms that the area is within Flood Zone 1 - low probability of flooding.
- 2.9 According to the LBH Local Plan Policies Map, the Site is within the Muswell Hill ward, Rookfield Conservation Area, an Article 4 Direction (Rookfield Estate) and a Critical Drainage Area. See Figure 2.2 for an extract from the Local Plan Policies Map. The Site also has a number of Tree Protection Orders.



Figure 2.2. Extract from the LBH Local Plan Policies Map (Source: LBH)

Planning History

- 2.10 We have reviewed the Council's online planning history records for the Site.
- 2.11 There have been a number of applications made for tree works to include felling and reduction of the tree canopies.
- 2.12 The Site was previously listed within in the D2 Use Class of the Use Classes Order, however in light of the recent changes to planning legislation, it would now fall under the F2 Use Class as a place for outdoor sport and recreation.

3 Relevant Planning Policy Framework

- 3.1 This section presents the planning policy framework in relation to community floorspace, which is relevant in LBH. The planning policy framework includes policies at national, strategic and local levels.
- 3.2 The key documents considered in this report are:
- LBH Strategic Policies 2013 – 2026 (2013, consolidated with alterations since 2017);
 - LBH Development Management Development Plan Document (July 2017);
 - The London Plan (2021)
- 3.3 Regard should also be had to the following material considerations:
- The Government’s National Planning Policy Framework (NPPF, 2021);
 - The Government’s National Planning Policy Guidance (NPPG, 2014 as amended); and
 - Supplementary Planning Documents and Guidance (including LBHF Planning Guidance SPD 2018 and the Mayor of London’s Social Infrastructure SPG, 2015)

National Guidance

- 3.4 The NPPF emphasises the importance of significantly boosting housing supply. Chapter 5 states that *“it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*
- 3.5 Moreover, Section 11 of the NPPF gives substantial weight to the value of using brownfield land to deliver housing. Paragraph 120 (d) states planning policies and decisions should *“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”*.
- 3.6 The document refers to the drive to deliver housing on brownfield sites that are no longer fit for their previous/intended use and the “substantial weight” that should be attached to delivering housing on brownfield land. Such guidance is directly relevant to the Site.

Regional Policy and Guidance

- 3.7 The London Plan 2021 forms part of the Statutory Development Plan. Social infrastructure as noted in the London Plan includes community, recreation and sports facilities.
- 3.8 London Plan Policy S1 (Developing London’s Social Infrastructure) states: *“Redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered.”*
- 3.9 In cases where social infrastructure premises may be deemed redundant and a replacement facility is no longer necessary or appropriate, other forms of social infrastructure should be considered for the site or part of the site to help meet other community needs, before alternative uses are pursued.

- 3.10 Key guidance at strategic level is also contained in the Mayor of London's Social Infrastructure SPG (2015). This SPG remained as 'saved' when the London Plan 2021 was published, as although referring to a previous Policy 3.16, remains relevant to the London Plan 2021.
- 3.11 In the context of the significant increase in housing targets identified by the London Plan, the SPG notes that more efficient use of land by social infrastructure providers offers the opportunity to address housing and social infrastructure needs at the same time.
- 3.12 Identifying existing social infrastructure is essential to build up an evidence base that can be used to help guide decision-making. When analysing the capacity and condition of existing social infrastructure, a number of factors should be considered, including the following items and referenced in the Social Infrastructure SPG:
- *'The size/floorspace of the current facility and any capacity for expansion;*
 - *The available service workforce and capacity for expansion;*
 - *New services/facilities and extensions to those existing that are guaranteed to be delivered;*
 - *The opening hours of the current services/facilities and any capacity for expansion;*
 - *Any planned closures of existing services/facilities;*
 - *Consideration of the local demographics and how this might impact on service users in the short/ medium term;*
 - *The condition and operation of the current service/facility, for example:*
 - o *Who are the target users?*
 - o *Is it under- or over-utilised?*
 - o *Is it having a positive impact?*
 - o *Is it well located for its client group?*
 - o *Is it physically accessible?*
 - o *Is the facility currently in good condition?'*
- 3.13 The policy states that if it can be demonstrated that it is not practical or viable for the service/facility to continue operating for a community use in accordance with the above criteria, it may be argued that a redevelopment could better optimise the Site.
- 3.14 The SPG notes that the attractiveness of facilities (e.g. the age of a building) may have an impact on both the take-up of services and the efficiency/appropriateness of the service provided.
- 3.15 If the current use of a service/facility is no longer needed, Boroughs should look for alternative community uses where other needs have been identified. However, it is important to note the distinction between a service and a facility (usually a building, or in this case tennis courts). Some services can only take place in specific facilities, thereby even if the Site was in good condition the services that would be able to occupy the facility would be limited.
- 3.16 The appropriateness of converting the existing use for other community uses/social infrastructure has been considered in other sections of this report.

Local Policy and Guidance

- 3.17 LBH Local Plan Strategic Policy SP16 (Community Facilities) states the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities.

3.18 LBH Development Management Policy DM49 (Managing the Provision and Quality of Community Infrastructure) states where a development proposal may result in the loss of a facility, evidence will be required to show that:

- a) The facility is no longer required in its current use;*
- b) The loss would not result in a shortfall in provision of that use; and*
- c) The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.*

3.19 Policy notes the evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found.

Planning Policy Commentary

3.20 The preceding Chapter demonstrates that for over 15 years, the Site has been considered surplus to requirement. The building and courts are currently in disrepair having not been formally occupied for years, thereby demonstrating the negligible role this facility plays and therefore providing no contribution to local provision.

3.21 Notwithstanding this, a thorough assessment of potential alternative community uses for the Site will be completed to satisfy Development Management Policy DM49. In particular, it is imperative to establish whether there are any reasonable prospects of the Site being occupied by another suitable community use.

3.22 It is important to understand whether there are any current requirements for community facilities in Muswell Hill and whether any viable community uses have expressed an interest in occupying existing or redeveloped space on the site or in the Haringey area.

3.23 In the following sections we consider the demand for, and supply of, social infrastructure in Muswell Hill. This includes an exploration of whether there is any active demand for the subject site, or any part thereof, for community use.

4 Socio-Economic Profile of Muswell Hill – N10 3PS

- 4.1 This section considers the neighbourhood level socio-economic conditions in Muswell Hill and in particular the Lower Layer Super Output Area ('LSOA') in order to inform an assessment of the demand for, and supply of social infrastructure, in the locality. An assessment of socio-economic deprivation helps to map the social conditions in the area that give rise to demand for specific types of community facilities. The following paragraphs consider the level of deprivation across the area using industry-standard measurements including the Indices of Multiple Deprivation (IMD) datasets that are available from the Office for National Statistics (ONS).
- 4.2 This section provides a quantitative analysis of the socio-economic conditions in the ward of Muswell Hill. It considers the specific local conditions, in terms of deprivation, that give rise to demand/need for community facilities. Furthermore, the analysis involves mapping the community facilities in the vicinity of the Site to consider the availability of existing social infrastructure and services to address identified needs.
- 4.3 It also provides a description of the available type of community facilities in the area surrounding the Site, to enable a greater understanding of the balance between demand and supply of community facilities in Muswell Hill. In particular, a mapping exercise has been undertaken to identify the existing community facilities within a circa 500-metre radius of the Site. The following paragraphs also contain some analysis of deprivation at Borough level for the LBH in its entirety.
- 4.4 The purpose of this section is to fully understand the baseline conditions in the neighbourhood that give rise to identifiable need for community facilities. This understanding of demand/need can then be compared against the availability of social infrastructure in the area, to see if there are any clear gaps in facilities and/or service provision. This quantitative analysis of the unique conditions in Muswell Hill enables a more considered assessment of the role and function of the subject site in meeting the need for community facilities.

Socio-economic Conditions in Muswell Hill – N10 3PS

- 4.5 The Site is located within the Haringey 021A Lower Layer Super Output Area (LSOA) (i.e. neighbourhood). This falls within the Muswell Hill ward and Haringey local authority district. Please see the map below showing the LSOA boundary.

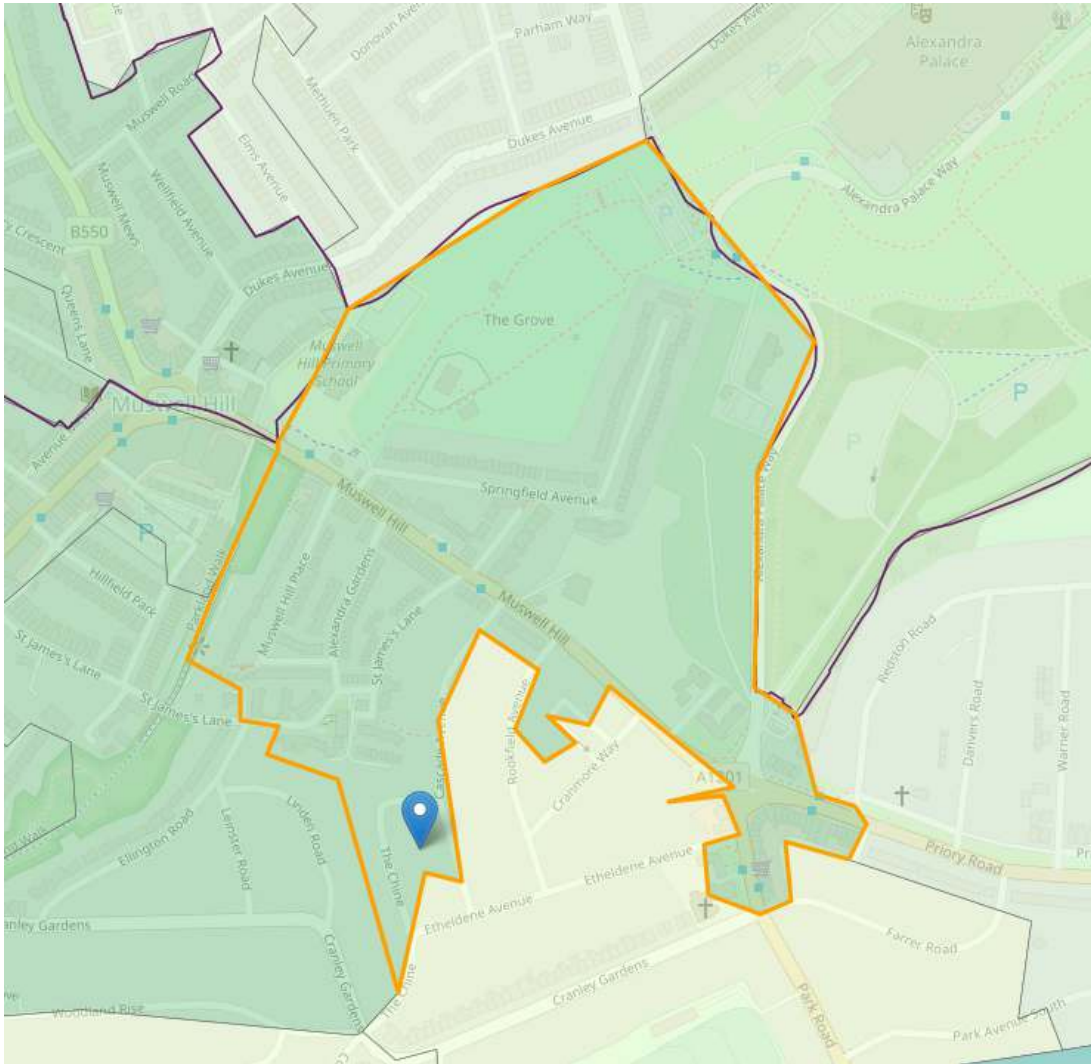


Figure 4.1 Map of the Lower Layer Super Output Area (Source: <https://dclgapps.communities.gov.uk>)

- 4.6 IMD data (2019) is available at neighbourhood level, which enables a detailed exercise of mapping the unique conditions in a particular locality.
- 4.7 The following sections will consider deprivation and existing conditions in the area, based on:
- Overall Deprivation;
 - Income;
 - Employment;
 - Health;
 - Education;
 - Housing;
 - Crime; and
 - Living Environment
- 4.8 The analysis of these issues will enable a more thorough understanding of the types of community facilities that are required to address local needs in the area.

Assessment of Deprivation

- Overall Deprivation – 16,855 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 50% least deprived neighbourhoods in the country.
 - Income Deprivation – 16,822 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 50% least deprived neighbourhoods in the country.
 - Employment Deprivation – 17,993 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 50% least deprived neighbourhoods in the country.
 - Health Deprivation and Disability – 20,727 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 40% least deprived neighbourhoods in the country.
 - Education, Skills and Training – 25,971 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 30% least deprived neighbourhoods in the country.
 - Barriers to Housing and Social Services – 10,283 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 40% most deprived neighbourhoods in the country.
 - Crime – 6,690 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 30% most deprived neighbourhoods in the country.
 - Living Environment – 8,347 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 30% most deprived neighbourhoods in the country.
- 4.9 The LSOA in which the Site is located is amongst the 50% least deprived neighbourhoods in the country in terms of its overall deprivation ranking. The ranking in terms of access to health and education facilities is good (within the 40% least deprived and 30% least deprived areas in the country respectively).
- 4.10 The neighbourhood performs particularly badly in terms of living environment and crime and disorder, where it is in the 30% most deprived neighbourhoods. In terms of the housing deprivation, the neighbourhood is amongst the 40% most deprived areas in the country.
- 4.11 In summary, this measurement demonstrates that there is a level of deprivation in the area which gives rise to demand for specific types of community facilities. Significantly, the evidence demonstrates that the area is well provided for in terms of access to health and education facilities, indicating that there is no demand for such facilities in the locality. The key issues in the area relate to crime, housing and living environment.
- 4.12 The proposed scheme will address housing and living environment deprivation, through delivering a high-quality development which will provide a range of housing types, the majority of which are suitable for families. The data indicates there is demand for social infrastructure relating to the deprivation experienced in terms of crime and disorder. Redevelopment of this Site will certainly add active natural surveillance which is important when considering crime and anti-social behaviour. The supply of local community facilities to address the identified deprivation is considered in the following paragraphs.

Social Infrastructure/Community Facilities in Muswell Hill

- 4.13 The maps below demonstrate the concentration of community facilities in the immediate vicinity of the Site. It is first worth reviewing the existing provision of tennis clubs and courts within the locality.

Tennis Clubs / Court Facilities

- 4.14 Within a circa 2km radius of the Site we have identified 9 tennis clubs and / or court facilities. This suggests there is a very high provision of the existing use in close proximity of the Site.
- 4.15 The closest and most similar provision to the subject site is Wood Vale Lawn Tennis Club which is located 0.3 km, approximately a 4-minute walk from the subject site. Wood Vale Lawn Tennis Club has a clubhouse and 6 outdoor tennis courts which include two hardcourts with LED floodlights built in 2017. The club also resurfaced two of their other hard courts in 2019. Membership for the 2023 season will be open on 1 April 2023.

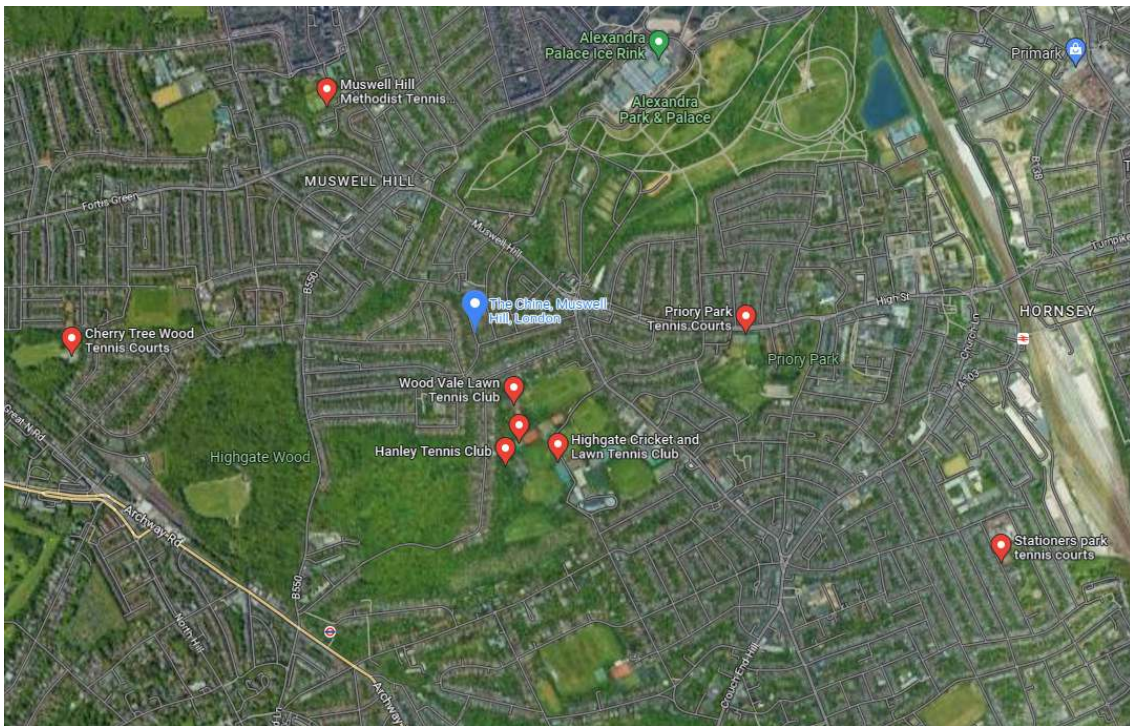


Figure 4.2 Location of nearby tennis clubs and court facilities (Source: Google Maps)

- 4.16 Within 1km of the Site there are a further 3 clubs (Hanley, Georgians and Highgate), all of which are accepting new members. In addition, Priory Park is a 15-minute walk or 4-minute drive from the Site, providing 5 tennis courts, all of which can be booked free of charge. Please see Table 4.1 below which provides a breakdown of nearby clubs and court facilities.

	Distance from Site	No. of Courts	Accepting New Members
Wood Vale Lawn Tennis Club	0.3km	6	Yes - opens 1 April 2023
Hanley Tennis Club	0.6km	4	Yes
Georgians Tennis Club	0.6km	7	Yes
Highgate Cricket and Lawn Tennis Club	0.9km	9	Yes
Priory Park Tennis Courts	1km	5	Yes - courts can be booked free of charge
Muswell Hill Methodist Tennis Club	1.2km	4	No - there is a waitlist
Cherry Tree Wood Tennis Courts	1.6km	2	Yes – courts can be booked free of charge
Stormont Tennis and Squash Club	1.6km	3	Yes
Coolhurst Tennis and Squash Club	2km	14	Yes

Table 4.1 Nearby tennis clubs and court facilities (correct as of 2 February 2023)

- 4.17 The nearest larger tennis provision that includes both indoor and outdoor would be Coolhurst Tennis and Squash Club which is located 2km away, approximately a 27-minute walk or 8-minute drive from the subject site. The facilities here include 14 tennis courts with a range of surfaces, a gym complex and large clubhouse. The club is currently accepting new members.
- 4.18 In summary it is clear that there is an abundance of tennis clubs and court facility offers within the area. A number of these do not require membership and are free to use. Whilst some of these operate as members only clubs, we would still consider this level to be high for the area and very well serviced with an extremely high level of competition.

Parks and Recreation

- 4.19 Aside from the existing tennis courts as discussed above, in terms of parks and other recreation, the Site is well served. The Site is within 300 metres of Crouch End Playing Fields to the south. Prior Park, Highgate Wood and Queen's Wood are all within 1km of the Site.
- 4.20 In addition, Alexandra Palace with its park and gardens is located 400m to the north-east.

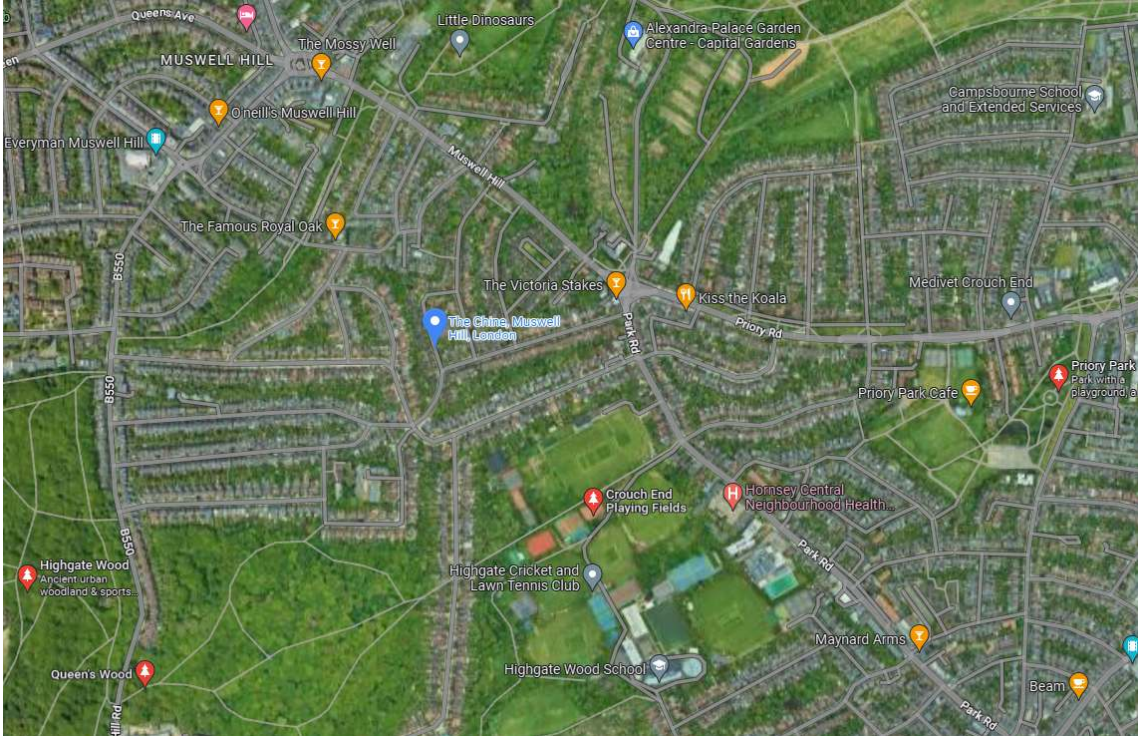


Figure 4.3 Location of nearby parks / commons (Source: Google Maps)

Education

- 4.21 In terms of education, within a circa 500-metre radius of the Site, The Cherry Tree Pre-School and 345 Pre-Schools are located 400m away to the west and north respectively. St James' Pre-School is located 600m away to the north-west.
- 4.22 There is an abundance of primary schools in close proximity to the Site including St James' Church of England and Tetherdown Primary Schools to the west, Muswell Hill Primary School to the north and St Mary's CE Primary School to the east.
- 4.23 Highgate Wood Secondary School is 500m to the south of the Site. In addition, further secondary schools including Hornsey School for Girls and Fortismere School are both a 7-minute drive from the Site.
- 4.24 The Holmewood School for special educational needs is located 300m away to the north of the Site.

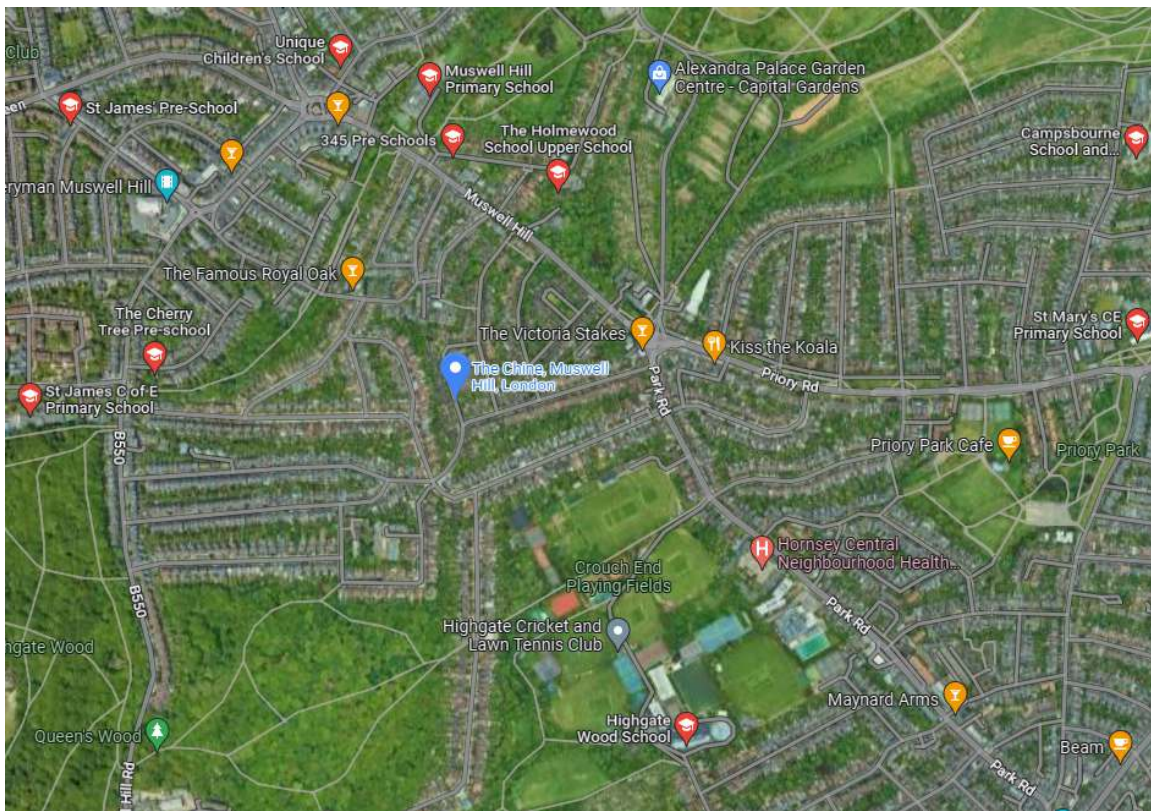


Figure 4.4 Location of nearby schools (Source: Google Maps)

Healthcare

- 4.25 There are a number of NHS medical centres in close proximity, including the Queenswood Medical Practice and The Muswell Hill Practice, both located circa 400m away to the south-east and north-west respectively. The subject site is within the catchment area of both surgeries, and both are accepting new patients (correct as of 2 February 2023). In addition, there are a number of private surgeries close by.
- 4.26 Hornsey Central Neighbourhood Health Centre is located 400m away to the south-east.
- 4.27 In addition, there are a number of care homes in close proximity including Brownlow Retirement Home, MHA The Meadow Residential & Dementia Care Home and Spring Lane Care Home. All of these are within 500m of the Site.

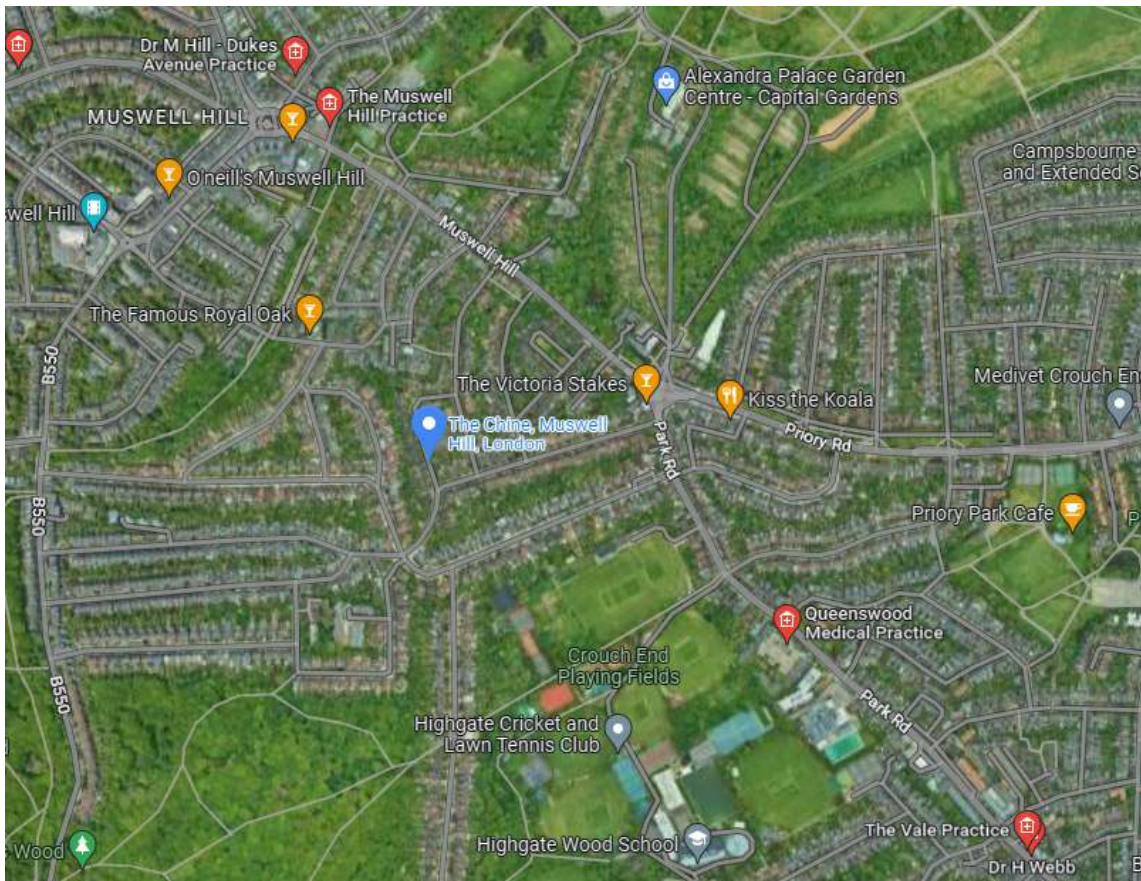


Figure 4.5 Location of nearby doctor's surgeries (Source: Google Maps)

- 4.28 There are numerous dentist surgeries located close by including NHS dentist Park Road Dental Clinic (located 200m to the east) and St James Dental Surgery (located 400m to the north-west). See Figure 4.6 for details.

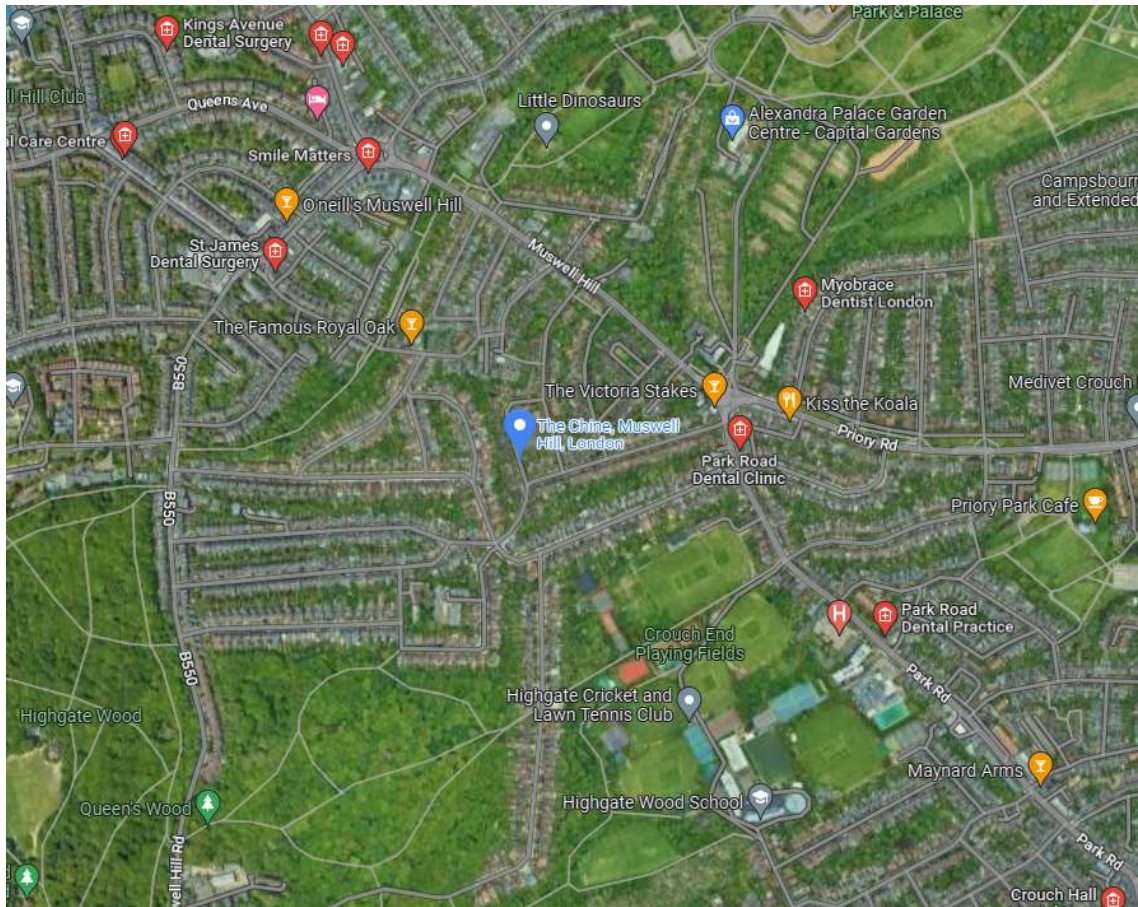


Figure 4.6 Location of nearby dentist surgeries (Source: Google Maps)

Community Centre / Places of Worship

- 4.29 There are several community halls and recreation centres including the Birchwood Centre (500m to the north-west of the Site) and The Muswell Hill Club.
- 4.30 There are many places of worship within the vicinity including Hornsey Parish Church, located 200m away to the east along Cranley Gardens.
- 4.31 The nearest library is Muswell Hill Library which is 400 metres away to the north.



Figure 4.7 Location of nearby places of worship (Source: Google Maps)

- 4.32 Overall, the maps above show an agglomeration of community facilities in the area immediately surrounding the subject site. There are no obvious gaps in social infrastructure provision and the Site is within reasonable travelling distance of all priority community facilities.
- 4.33 The Site is also relatively well served in terms of public transport ensuring relative ease of access to facilities outside the immediate 500-metre radius of the Site.

Main Findings

- 4.34 Overall, the main sources of deprivation in this LSOA relate to crime, housing services and living environment.
- 4.35 Given the absence of any identified shortages in community facilities/social infrastructure within Muswell Hill and the adjoining wards, the provision of community uses/social infrastructure on all or part of the Site is not considered appropriate.
- 4.36 It is clear that there is an abundance of tennis clubs and court facility offers within the area. A number of which do not require membership and are free to use. Whilst some of these operate as members only clubs, we would still consider this level to be high for the area and very well serviced with an extremely high level of competition.
- 4.37 If community floorspace was proposed as part of the new development, this may jeopardise the ongoing use of these existing facilities, and the proposed development should support existing community facilities rather than risk their ongoing success.
- 4.38 The proposed scheme will make a significant contribution to the provision of new housing, including family housing, in the area. This will make a major contribution to addressing the issue of deprivation experienced in terms of the access to housing services and living environment domains.
- 4.39 Furthermore, construction of a new high-quality development will also make a significant positive contribution to the living environment and built form in the locality.
- 4.40 A review of available data demonstrates that the area is well provided for in terms of educational and health facilities, as well as other community facilities and social infrastructure. The exercise of mapping the availability of community facilities in the neighbourhood has demonstrated that the area immediately surrounding the Site is very well serviced by social infrastructure/community facilities. There are no obvious deficiencies in terms of local provision and the Site is in reasonable proximity to key facilities including:
- Schools (pre-school, primary and secondary);
 - Health facilities/dental surgeries;
 - Residential care;
 - General/multi-purpose community facilities;
 - Parks and recreation
- 4.41 Fundamentally, the findings of the neighbourhood level analysis of deprivation data and the mapping of local social infrastructure indicates that there is a good level of local provision to address identified need. Whilst this exercise does not consider the Borough-wide picture in detail, it does provide a clear steer that Muswell Hill and the surrounding wards are well provided for in terms of social infrastructure and access to local services.
- 4.42 It should also be noted that the Site is approximately 2km away from Highgate Underground Station (Northern Line) which to the south-west and is approximately an 18-minute walk. The closest mainline train station to the site is either Alexandra Palace or Hornsey both of which are around 2.1km or approximately a 26-minute walk and 7-minute drive from the Site. Muswell Hill is also accessible by bus, with a number of bus connections with direct routes to both the City and the West End throughout the day. This has the effect of ensuring that residents can access facilities and services outside of their immediate neighbourhood relatively easily.

- 4.43 It is important to reaffirm that analysis of the IMD data indicates that there is a definite requirement to improve housing and access to housing stock in the area. There is also an identified need to enhance the quality of the living environment, which performs poorly in terms of neighbourhood level Index of Multiple Deprivation data. On this basis, the residential redevelopment of the subject site would improve access to housing and the living environment relative to the existing situation and will significantly improve the quality of the living environment in Muswell Hill, clearly addressing an existing deficiency in the area. Consequently, the proposed redevelopment scheme would make a significant contribution to addressing these identified causes of deprivation in the area.
- 4.44 It should be noted that the Site and its location demonstrates the attributes required for residential development. The Site is located on a brownfield site with good access to local amenities and public transport. Therefore, a residential scheme would optimise the use of this previously developed land and make a significant contribution towards housing delivery in line with Local Strategic Policy SP2 and London Plan Policies GG2 and H1. In addition, the NPPF refers to the drive to deliver housing on brownfield sites that are no longer fit for their previous/intended use and the “substantial weight” that should be attached to delivering housing on brownfield land.
- 4.45 To summarise, the analysis from this exercise suggests that the Site and its surrounding area, does not suffer from any significant shortages in terms of community facilities/social infrastructure. The area ranks well in terms of access to health and educational buildings and services, furthermore, the Site is well served by residential institutions, general community services and leisure facilities. Even where facilities have not been identified in the immediate vicinity of the subject site (the 500-metre radius), they are still within reasonable proximity. The analysis in Section 5 considers the local requirements for community facilities in more detail and assesses whether there are any particular local requirements that could reasonably be provided on the subject site.

5 Assessment of Existing Use

- 5.1 The Site was previously occupied by a local sports club, however we understand that they stopped operating the tennis courts in 2007. Since then, the courts have been out of use and there has been very little maintenance to the Site. Please see photographic evidence of the Site below.



Figure 5.1 View of tennis court looking north-west (left) and south (right) (Source: Adam Architecture)



Figure 5.2 The pavilion building to the north of the Site (Source: Adam Architecture)

- 5.2 Savills undertook an inspection of the Site in April 2021, which at the time they concluded (as stated in the Savills Leisure Viability Report, April 2021) the following:

“From our inspection of the site, we believe the facilities are currently in a state of disrepair. The courts have not been maintained and have suffered wear and tear over the years including the growth of moss and therefore would need to be resurfaced in order to be functional.

The former club house building (pictured above) previously provided the changing facilities and locker rooms, but has been boarded up and is not currently in a useable condition. We have not undertaken any kind of structural survey of the building and so cannot advise on the condition of the fabric of the building. From a visual inspection it is clear that the building would require extensive refurbishment to become operational. However it should be noted that we believe the current size of the building would not accommodate most requirements for commercial operators, as it offers minimal space for customer changing.

It is important to consider these factors of location, accessibility, visibility and condition of facilities in the context of the high amount of surrounding provision. Whilst each factor alone might not serve to deter any potential operators from the space, the fact that there are multiple other local facilities that do not face the same constraints whilst in many cases providing an enhanced offer make this specific site less appealing and therefore we would anticipate any demand that would come forward to do so at a discounted rate in order to reflect these issues.”

- 5.3 Since then, we understand no planned works or maintenance has taken place to the courts or building, therefore the current state of both the building and courts has deteriorated since 2021.

Summary of Assessment

- 5.4 It is our conclusion that the building and grounds on the subject site suffer significantly from being vacant and without any form of maintenance in recent years. It is likely that significant refurbishment works would be required internally in order to bring both the building and courts back into a useable condition.
- 5.5 The costs of restoring this to a usable condition is likely to be considerable. Given the significant costs associated with doing so, it would not be considered pragmatic or appropriate to convert the existing building for reuse for community or to accommodate an alternative community use.
- 5.6 It is proposed to retain the pavilion building, which is welcomed, albeit this would need to be funded by the wider residential development.

6 Local Requirements for Social Infrastructure

- 6.1 This section of the report considers the local requirements for community uses/social infrastructure in Muswell Hill in further detail.
- 6.2 We understand that the Site is currently vacant and in disrepair having not been formally operating since 2007. This is a very important point to note because the closure of this facility has not resulted in a gap or deficit in local service provision.
- 6.3 The size and nature of the Site means that it could only be suited to a small and select list of potential occupiers and uses. Notwithstanding, JLL has assessed whether any single users or mixture of smaller users have any active requirements to occupy the Site. The analysis considers whether the Site in its entirety or any part thereof will be attractive to potential occupiers.
- 6.4 The following paragraphs will consider the potential uses for the Site and whether there are requirements for such uses.

Reuse of the Existing Site

- 6.5 The tennis courts and associated pavilion building are currently in disrepair having not been formally occupied for many years, thereby demonstrating the negligible role this facility plays and therefore providing no contribution to local provision.
- 6.6 JLL is of the opinion that the costs of conversion to an alternative community use are likely to be prohibitive. If any alternative community use were to be identified for the Site, then a comprehensive redevelopment for such use would be required. The reuse of the existing pavilion building, given its size is not considered to be an appropriate or suitable solution for any alternative community uses on the Site.
- 6.7 As discussed in the previous chapter, it is clear that there is already an abundance of tennis clubs and court facility offers within the area.
- 6.8 It is likely that any new community use/social infrastructure use would require specific facilities which would mean the existing building would be demolished and tennis courts redeveloped. On this basis, the assessment considers whether a new use would take the Site as an entirety, and whether any community use has a requirement which can be suitably accommodated by this Site.
- 6.9 It should be noted that when reviewing other alternative leisure uses in April 2021, the Savills Leisure Viability Report concluded that *“we believe there would be little demand from an outdoor swimming operator due to the size of the site, coupled with prohibitively expensive development costs associated with excavating the ground to provide such a facility. We would also discount a skating rink due to the size of the site and the quiet neighbourhood residential location. There could potentially be interest from outdoor football/ rugby facilities, but we are not aware of any commercial operators currently looking for space in this sphere and we would anticipate that the restrictions around the lack of floodlights and inability to offer increased facilities will make this a more difficult site for those uses to consider.”*
- 6.10 Marketing was undertaken by Savills between 23rd March 2021 and 1st May 2022. This demonstrated that interest remained relatively quiet and that ultimately nothing came to fruition. Please find the marketing details and interest schedule attached as Appendices 1 and 2 respectively.

Education Use

- 6.11 Given the proximity of The Cherry Tree Pre-School and 345 Pre-School as well as St James' Church of England and Muswell Hill Primary Schools all within circa 500-metres, the subject site is not an ideal location for another primary or pre-school and it would make more sense to focus provision on an established school site. The map included as Figure 4.4 also illustrates that there are other primary schools in the vicinity of the Site.
- 6.12 There are no identified requirements for secondary provision and this is not a viable use for the Site, given its limited size. Highgate Wood Secondary School is within a 500-metre radius of the Site.

Health and Social Care Use

- 6.13 The analysis in Section 4 indicates that the neighbourhood is well provided for in terms of health facilities.
- 6.14 The NHS is currently undergoing a process of rationalisation of existing real estate assets and it is not considered that any additional space will be required in this location in the foreseeable future. Whilst the site location would, in theory, be acceptable for a surgery of some description, there are a number of NHS medical centres in close proximity, all of which are accepting new patients.
- 6.15 There are numerous dentist surgeries located close by including the NHS dentist Park Road Dental Clinic.
- 6.16 It is JLL's firm conclusion that there are no reasonable prospects of an alternative health-based occupier for the subject site.

Community Use

- 6.17 The nearest library is Muswell Hill Library which is 400-metres away to the north. There are also a large number of community halls and places of worship within the vicinity including Hornsey Parish Church, located 200m away to the east. The Site is also very well served in terms of access to parks and outdoor space.
- 6.18 Given the local provision of such services and the trend of closures and cutbacks for libraries and associated facilities, there is no evidence of any demand for such uses to occupy all or part of the subject site.
- 6.19 It was also established that there are no identified shortages in key community facilities in Muswell Hill, with a number of multipurpose community floorspace areas within the vicinity of the Site including the Muswell Hill Club.
- 6.20 On this basis, the provision of any general-purpose community floorspace on the Site through redevelopment would not be considered suitable and may prejudice the use and operation and plans of nearby community floorspace and other general community floorspace facilities in the area.

Emergency Services

- 6.21 The nearest Fire and Police Stations are located 1km and 1.5km away respectively. These are located in Hornsey to the south-east.
- 6.22 With regard to emergency services, there has been considerable activity of late regarding closure of police stations across London. Furthermore, many of the London Fire Brigade stations have been facing reductions in staffing/resourcing in light of reducing numbers of fires in recent years. There are no plans for expansion of emergency services in Muswell Hill at the present time and, therefore, this is not a realistic community use for all or indeed part of the subject site.

Summary of Findings

- 6.23 This section of the report has considered the potential alternative community uses/social infrastructure for the subject site. Further to a detailed exploration of different uses and occupiers it has not been possible to identify a legitimate community use/social infrastructure use that would want to take the whole site.
- 6.24 This section of the report has further considered whether an element of community use/social infrastructure provision would be suitable as part of a mixed-use scheme. It is the firm conclusion of this report that there are no suitable uses for part of the subject site. This position is supported further by the high number of existing community facilities already located in the immediate area of the Site.
- 6.25 On this basis, as demonstrated above, there are no outstanding requirements for social infrastructure/community floorspace within this area. The provision of a mixed-use development incorporating community use/social infrastructure floorspace is also not considered appropriate as it could prejudice existing community uses within the area.

7 Conclusion

- 7.1 This report provides a detailed assessment of the Former Grove Lawn Tennis Club, Cascade Avenue, Muswell Hill, Haringey, London, N10 3PS. The report considers the Site's historic "community use" as tennis courts and assesses whether there is any identified demand for continued community uses on the Site.
- 7.2 LBH Development Management Policy DM49 (Managing the Provision and Quality of Community Infrastructure) states where a development proposal may result in the loss of a facility, evidence will be required to show that:
- a) The facility is no longer required in its current use;*
 - b) The loss would not result in a shortfall in provision of that use; and*
 - c) The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.*
- 7.3 Policy notes the evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found.
- 7.4 It has been established that the tennis courts and associated pavilion building are currently in disrepair having not been formally occupied for over 15 years, thereby demonstrating the negligible role this facility plays and therefore providing no contribution to local provision.
- 7.5 As assessment of nearby tennis clubs and courts has been undertaken which highlights an abundance of tennis clubs and court facility offers within the area. A number of these do not require membership and are free to use. Whilst some of these operate as members only clubs, we would still consider this level to be high for the area and very well serviced with an extremely high level of competition.
- 7.6 JLL has considered also the potential alternative community uses and occupiers of the Site in detail. Having assessed the full range of public sector and other community tenants, JLL has reached the reasoned conclusion that no realistic alternative community uses have been identified for occupation of either all, or part of the Site in the event of redevelopment, with any provision of community floorspace on the Site potentially jeopardising existing community facilities within the area.
- 7.7 It should also be noted that marketing was undertaken by Savills between 23rd March 2021 and 1st May 2022. This demonstrated that interest remained relatively quiet and that ultimately nothing came to fruition.
- 7.8 This report concludes that the loss of the existing tennis courts and pavilion building is considered appropriate and has been fully justified. The proposed development at the Former Grove Lawn Tennis Club will deliver significant planning benefits and raise the profile of Muswell Hill further, addressing recognised deficiencies in the local area.
- 7.9 On this basis, it is recommended that should a planning application be forthcoming, it would accord with the London Plan and LBH Local Policy DM9 and the loss of use should be considered acceptable in principle by Officers.

Appendix 1 – Savills' Marketing Details

New Lease Opportunity

LEISURE OPPORTUNITY

THE CHINE, MUSWELL HILL, LONDON



KEY HIGHLIGHTS

- Leisure opportunity including three tennis courts and a small club house with locker rooms and toilets.
- The site is located within a private residential road in Muswell Hill, an affluent suburb in North London.
- It is situated in a Conservation Area where there are restrictions on height and architecture.
- The catchment for the unit is excellent with over 35 schools being within a 30 minute walk away.
- The nearest tube station to the site is Highgate (Northern Line) which is a 15-18 minute walk away.

SAVILLS LONDON
33 Margaret Street
W1G 0JD

[savills.co.uk](https://www.savills.co.uk)







Accommodation

The site is a rectangular shaped and extends to 20,451 sq ft. It includes various levels and is accessed via a private gate along Cascade Avenue.

Total Area: 20,451 sq ft 1,900 sq m

Rent

Upon application.

Tenure

A new lease for a term to be agreed.

Rates

TBC

Use

The proposed planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request.

Viewing

Appointments to view should be made strictly by appointment.

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March 2021



Appendix 2 – Interest Schedule

Company	Date of Enquiry	Comments
CBRE	31.03.21	Looking for a convenience store operator. Not possible with use restriction.
Ofixu (Commercial Property Agency)	24.03.21	Received an enquiry from a German investment firm who want to establish a Padel business in London
Prestbury Investments Holdings Limited	24.03.21	Looking for pop up events space. Requested more info regarding restrictive covenants and background on the surrounding residents' failed attempt to take on the facility. Lack of floodlights would be an issue.
Raven Rose	22.03.21	Enquired on behalf of a new Padel operator. Visited site, but felt accessibility restrictions would present a challenge.
Bernard Gorgdon & Co	23.03.21	Nursery operator- One of the biggest in the UK. Would need LL to construct a nursery building but would be interested in looking at the space.
N/A	23.03.21	Agent acting for a padel operator. Enquired regarding rent, lease length and if pavillion would be included.
Stonebrook London	23.03.21	Looking on behalf of a padel operator requested informationn regarding restrictions on head height. Would need to erect perspex walls.
May & Company	22.03.21	Active in the area. Client has just acquired a gym and so could look at running the tennis courts as a complimentary service.
N/A	22.03.21	Requirement for a kids soccer school.
Raven Rose	23.03.21	Game 4 Padel is client. Andy Murray is an investor and ambassador. The site has since been discounted.
Shelley Sandzer	26.04.21	Enquired on behalf of a Padel operator
N/A	03.05.21	Mail enquiry. No response.
Tarshish	14.05.21	Enquired about location for turkish restaurant. Not possible with use restriction.
N/A	08.06.21	Enquired about size of property and wanted to understand any potential restrictions on the space

N/A	30.06.21	Initial enquiry for further information.
N/A	29.06.21	Initial enquiry for further information.
N/A	30.06.21	Initial enquiry for further information.
Go Padel Uk	04.07.21	Put forward a proposal for a padel facility.
Padel World	06.07.21	Initial enquiry for further information.
Padel operator	10.08.21	Initial enquiry for further information.
Activity Centre	10.08.21	Initial enquiry for further information.
Tennis	24.11.21	Put forward a proposal on the basis of running a tennis court facility.
TBC	27.11.21	Enquiry for further information.
TBC	24.11.21	Viewed the site 21.03.22. Proposal put forward on running the tennis courts on a management basis.
Tennis Courts	06.01.22	Initial interest in the site.
Tennis	01.04.22	Initial enquiry for further information.
TBC	27.04.22	Initial enquiry for further information.
PH Tennis	04.05.22	Initial enquiry for further information.



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