



4th March 2016

Haringey Council
Local Plan Team
Planning Policy
Level 6
River Park House
Wood Green
N22 8HQ

By Email: ldf@haringey.gov.uk

Dear Sirs,

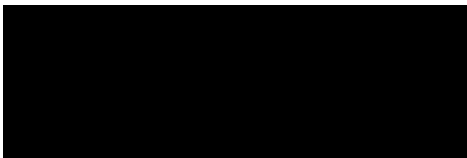
**HARINGEY LOCAL PLAN PRE-SUBMISSION RESPONSE REGULATION 19
CONSULTATION – TOTTENHAM AREA ACTION PLAN**

TH12 – HERBERT ROAD


As the owners of the substantive part of the area described as TH12 in the AAP, please find attached:

- a.) Our representation comments made via the Council's formal Regulation 19 Response form in regards to the emerging Tottenham Area Action Plan
- b.) Supporting Evidence – Statement of Case TH12 – Herbert Road, dated 4th March 2016

Yours Faithfully,



Nick Charalambous
Director
For and on behalf of
Empyrean Developments Limited

Ref: (for official use only)	Local Plan Publication Stage Response Form	
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Name of the DPD to which this representation relates:

Tottenham Area Action Plan

Please return to London Borough of Haringey by 5pm on Friday 4th March 2016

This form has two parts:
 Part A – Personal Details
 Part B – Your representation(s). Please fill in a separate Part B for each representation you wish to make.

Part A

	1. Personal Details ¹	2. Agent's Details
Title	Mr.	
First Name	Nicholas	
Last Name	Charalambous	
Job Title (where relevant)	Director	
Organisation (where relevant)	Empyrean Developments Limited	
Address Line 1	32 Junction Road	
Address Line 2	London	
Address Line 3		
Post Code	N19 5RE	
Telephone Number		
Email address	nick@em-dev.co.uk	

¹ If an agent is appointed, please complete only the Personal Details Title, Name and Organisation boxes, but complete the full contact details for the Agent.

Part B – Please use a separate sheet for each response

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph	<u>Herbert Road Page 134-135</u>	Policy	<u>TH12</u>	Policies Map	
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4. Do you consider the Local Plan is (tick):

4.(1) Legally compliant Yes No

4.(2) Sound Yes No

4.(3) Complies with the Duty to co-operate Yes No

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Site Allocation Herbert Road (TH12) provides a redline map, which is incorrect as it excludes an annex to a building which is incapable of remaining and nor self-supporting if the buildings within the redline are demolished.

Please refer to the report for more detail.

The site boundary has been repeatedly identified as wrong and acknowledged by the Local Authority. However, the error remains in the AAP.

(Continue on a separate sheet/ expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

The map needs to be corrected as per page 4 of our accompany submission

“Statement of Case TH12 – Herbert Road, dated 4th March 2016

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

n/a


Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the oral examination.

9. Signature



Date:

4/3/16

Ref: (for official use only)	Local Plan Publication Stage Response Form	
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Part A

	1. Personal Details	2. Agent's Details
Title	Mr.	
First Name	Nicholas	
Last Name	Charalambous	
Job Title (where relevant)	Director	
Organisation (where relevant)	Empyrean Developments Limited	
Address Line 1	32 Junction Road	
Address Line 2	London	
Address Line 3		
Post Code	N19 5RE	

Telephone Number

Email address

2) The Policy is unsound as it is not justified

The London Plan 2015 density matrix indicates that in urban locations a density of 200-700 habitable room per hectare or between 70- 260 units per hectare is acceptable. Given the site area at approximately 0.7 ha the figure of 66 net residential units is low. Based on this figure this assumes an equivalent figure of 1ha = 94.3 units. This is within the density range, however is considerably low and does not fully satisfy London Plan objectives, where:

Paragraph 3.19 of the London Plan states: 'In addition, the process of managing the release of surplus industrial land should focus on bringing forward areas with good public transport accessibility which will be particularly appropriate for high density development'.

It is considered that the indicative development capacity figures for both residential and commercial are too low and do not reflect the London Plan objective to deliver 'high density development' in areas with good public transport, where the Herbert Road site has PTAL rating of 6a.

3) The Policy is unsound as it is not effective

The indicative development capacity figures are not consistent with emerging policy objectives, where:

The commentary provided in TH12 Policy specifically highlights that: 'The quantum of dedicated employment floorspace on the site should be maximised through any development. Residential will be permitted to cross subsidise new employment stock, and should be located adjacent to the existing residential uses adjoining the site'.

Furthermore, Policy AAP3 of the emerging Tottenham Area Action Plan outlines that: 'Higher densities and capacities may be acceptable in appropriate locations, close to town centres, in areas with good local facilities and amenities and in areas well served by public transport, providing the other policies of this AAP and Haringey's Local Plan are not compromised'.

Additionally, Paragraph 5.144 of the same document suggests that: 'Employment land in this area will be retained and intensified in order to create a greater job density, whilst recognising that a limited amount of employment land is appropriate for more mixed use development in order to promote strategic regeneration initiatives.'

Please refer to the document submitted.

The current indicative development capacity figures as outlined in Policy TH12 do not reflect the objective of higher density employment uses. It is considered that Empryan's site alone (within the Herbert Road site) can deliver a mixed use proposal of:

- The site has the potential to deliver approximately of 25,000 sqft commercial floorspace.
- The site has the potential to deliver approximately 121 residential units.

(Continue on a separate sheet/ expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Changes Required - please refer to document submitted

The indicative development capacity figures as outlined in TH12 need to be changed to reflect the reasons as outlined in the document submitted. The indicative capacity figure needs to be flexible and non prescriptive, setting out a minimum figure for both residential and commercial development.

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

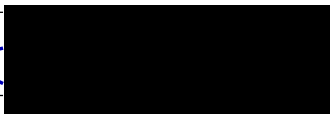
✓	No, I do not wish to participate at the oral examination	Yes, I wish to participate at the oral examination
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8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

N/A

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the oral examination.

9. Signature



Date:

4/3/16

With reference to the document submitted, Emyprean would contest that the Redline for TH12 should therefore be extended to include the adjoining property as described therein. This would have the added benefit of facilitating development.

(Continue on a separate sheet/ expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Changes Required - please refer to document submitted

The site needs to be expanded, to include 2 Norman Road, as described in detail in document submitted.

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

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✓	No , I do not wish to participate at the oral examination	Yes , I wish to participate at the oral examination
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N/A

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9. Signature

[Redacted Signature]

Date:

4/3/16

REPRESENTATION TO THE EMERGING TOTTENHAM AAP

STATEMENT OF CASE TH12: HERBERT ROAD

04th MARCH 2016

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01 INTRODUCTION

proposed amendments to the Tottenham AAP

This document has been prepared as official representation to the emerging Tottenham Area Action Plan. It describes our proposed amendments to the Site allocation TH12 (map 4) within the Tottenham Area Action Plan.

Empyrean Developments Ltd area the freeholder site A on map 1.

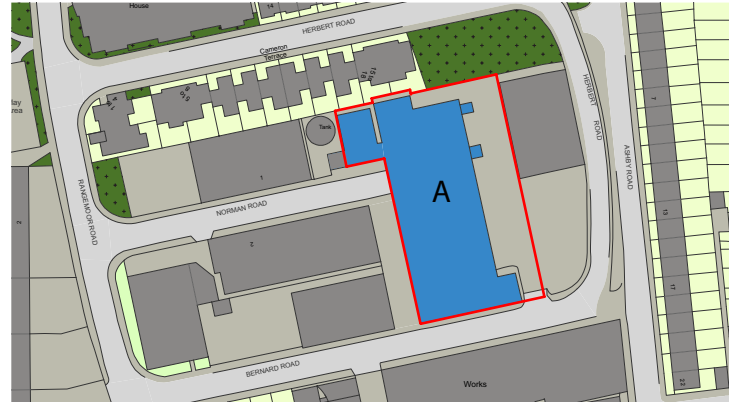
The site sits within the Tottenham Hale Neighbourhood Area and has been identified for redevelopment.

The other part of the site proposed for redevelopment is Council owned, site B on map 2.

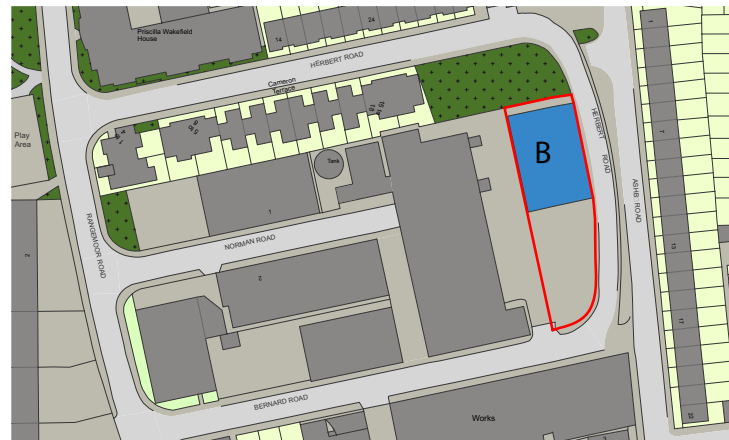
In addition Empyrean owns the site located at 2 Norman Road, site C on map 3.

Empyrean are proposing to include this existing warehouse as part of the TH12 site allocation (map 5).

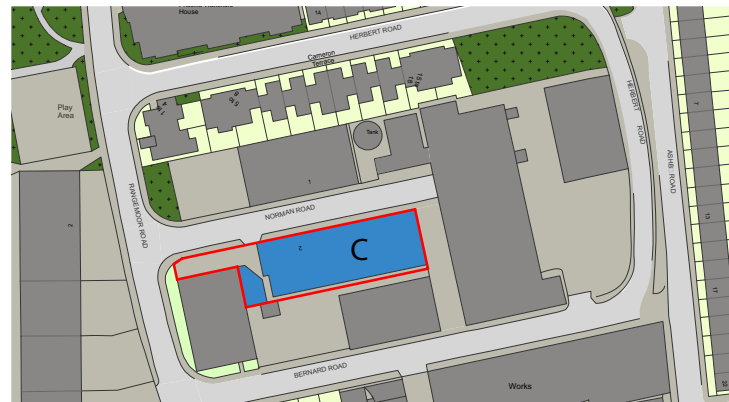
The details of this proposal are described further in the document.



Map 1: Bernard Works - owned by us



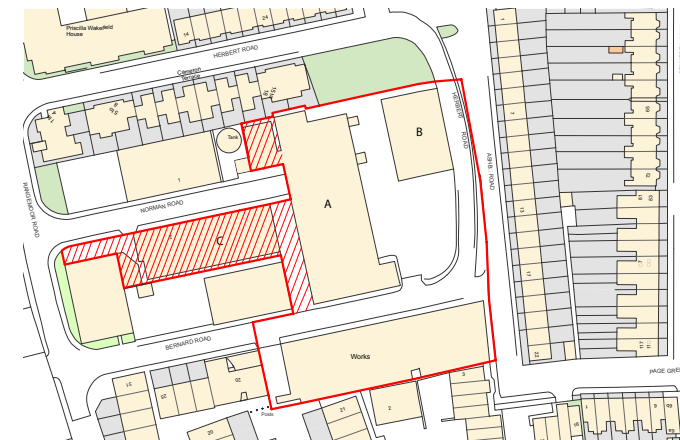
Map 2: Bernard Works - owned by Haringey Council




Map 3: 2 Norman Road - owned by us



Map 4: Current TH12 site boundary



Map 5: Proposed TH12 site boundary

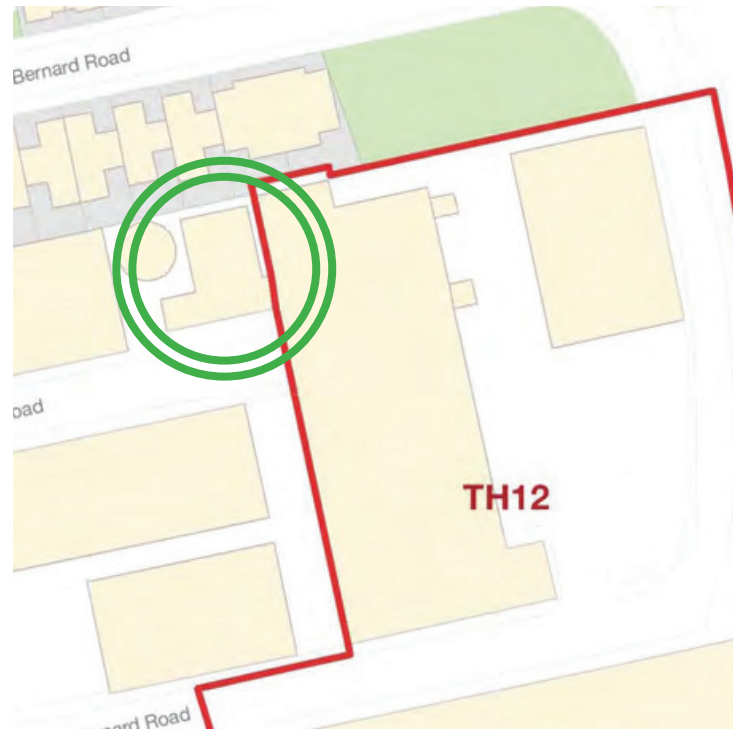
 areas proposed to be included in TH12 boundary

02 CORRECT SITE BOUNDARY

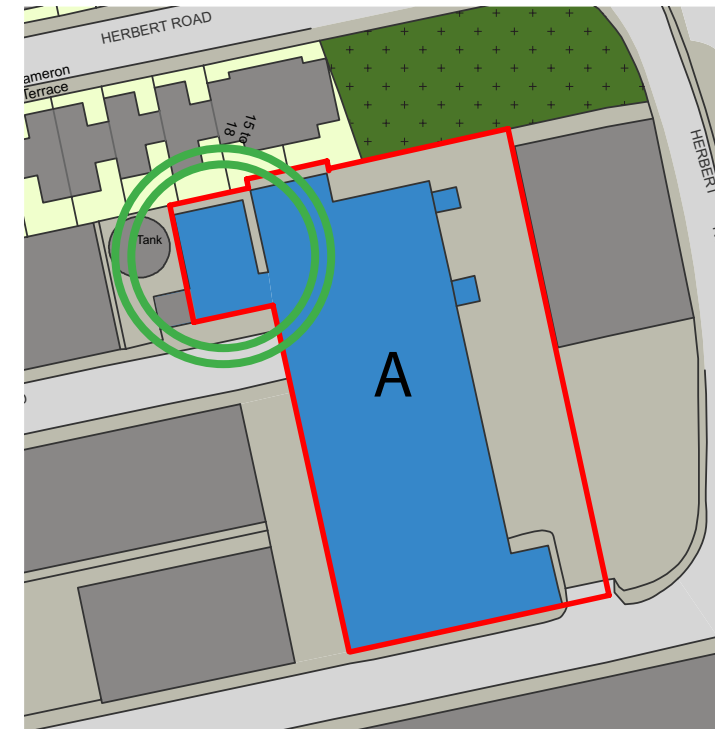
the TH12 site boundary is missing part of the actual site

It has been highlighted on several occasions to the Tottenham Regeneration Team as well as John McAslan + Partners, that the site boundary in the site allocation document (map 6) is missing part of a building which is part of the Bernard Works site (map 7).

It has been repeatedly acknowledged with the view of being corrected, but has yet not been included in site boundary of the TH12 Site Allocation within the emerging Tottenham Area Action Plan.



Map 6: Current TH12 site boundary



Map 7: Actual site boundary



missing building which should be within the site boundary

image of missing building

03 EXTEND SITE BOUNDARY

extend the existing TH12 site boundary to include 2 Norman Road

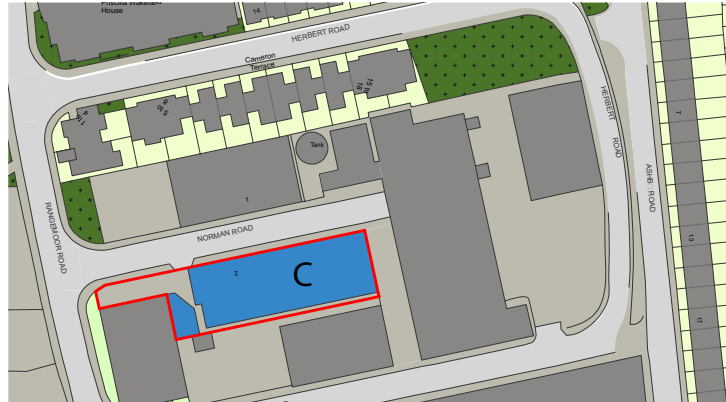
Empyrean proposes to extend the site boundary to include 2 Norman Road.

The building is currently being vacated as the unit is no longer fit for purpose for the current tenant, a printing business. They are moving to a purpose build unit, which is more suitable to their business.

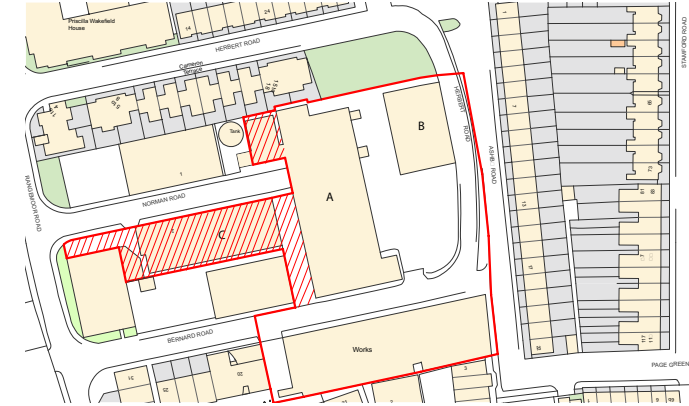
In accordance with the emerging Tottenham Area Action Plan, one of the key objectives is to use existing warehouses as flexible workspaces in order to accommodate a wider job diversity. (5.125, 5.144 and 5.145 of the Tottenham Hale Neighbourhood Area, within the Tottenham AAP)

A further justification is to include the site within TH12, is to facilitate the de-camp of current tenants located within Bernard Works, whilst it's being redeveloped.

Once completed tenant will be moved back to a more suitable work environment.



Map 3: 2 Norman Road - owned by us



Proposed TH12 site boundary



05 EXISTING BERNARD WORKS

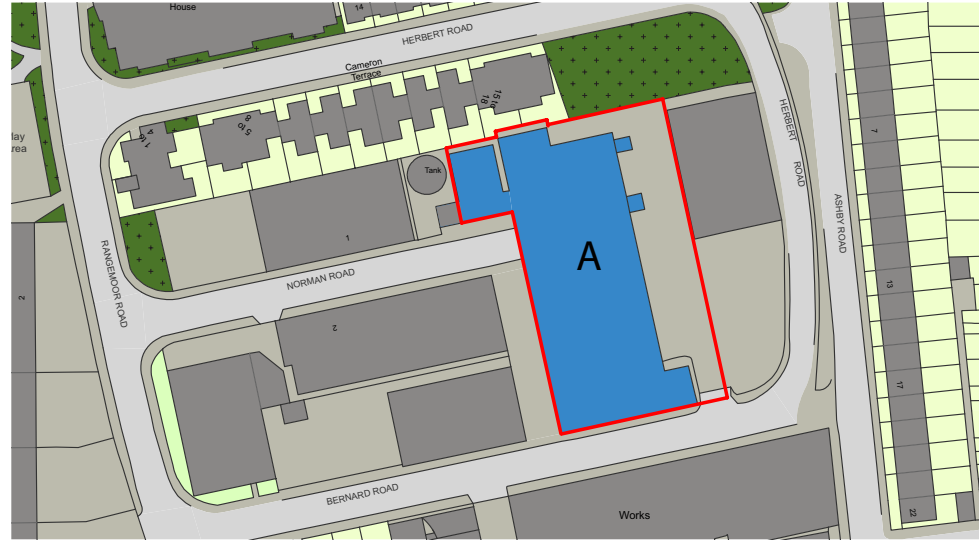
what we propose to be amended in the Tottenham AAP

Bernard Works is currently providing work space to over 14 creative businesses and artists as a pilot project.

The building is split up into various sized units, ranging from 270 sqft to 6,200 sqft to accommodate the 42 creative workers.

The principle of moving existing tenants from the current temporary arrangement at Bernard Works, is to ensure the retention of intensified activity on site.

Whilst Empyrean acknowledges that not all tenants will make the transition the sites ongoing recognition by creative businesses as a place where they can work, is critical.



Map 1: Bernard Works - owned by us



05 EXISTING TH12

Tottenham hale site allocation- TH12: HERBERT ROAD

The Site Allocation documents has identified this site as potential for a commercial-led mixed-use development.

The aim of this site allocation is to reintroduce employment-generating uses and improve the current streetscape.

Paragraph 5.144 (of the Implementation Considerations for the Tottenham Hale Neighbourhood Area) suggest the retention and intensification of current employment sites and offering in greater job diversity.

To sustainably accommodate this type of employment growth whilst neighbouring residential houses, requires the comprehensive redevelopment of the site. The current layout is very car dominant and does not provide a safe or active streetscape. All the buildings are in poor condition and serve merely as a temporary, compromised work space for the temporary tenants, who warrant a purpose build work space.

The site has great potential for intensification and offer a more suitable work space for the various businesses, whilst delivering much needed additional housing.



Address:	5-18 Herbert Road land on Norman Road and Bernard Road to the West of Ashby Road		
Site Area:	0.7ha	PTAL rating:	6a
Planning designation:	Local employment area: Rangemoore / Herbert roads (LEA: 22) Tottenham Hale growth area		
Indicative Development Capacity	66 residential units (70 sqm each)	2,300 sqm commercial space	

06 SITE ANALYSIS BEFORE

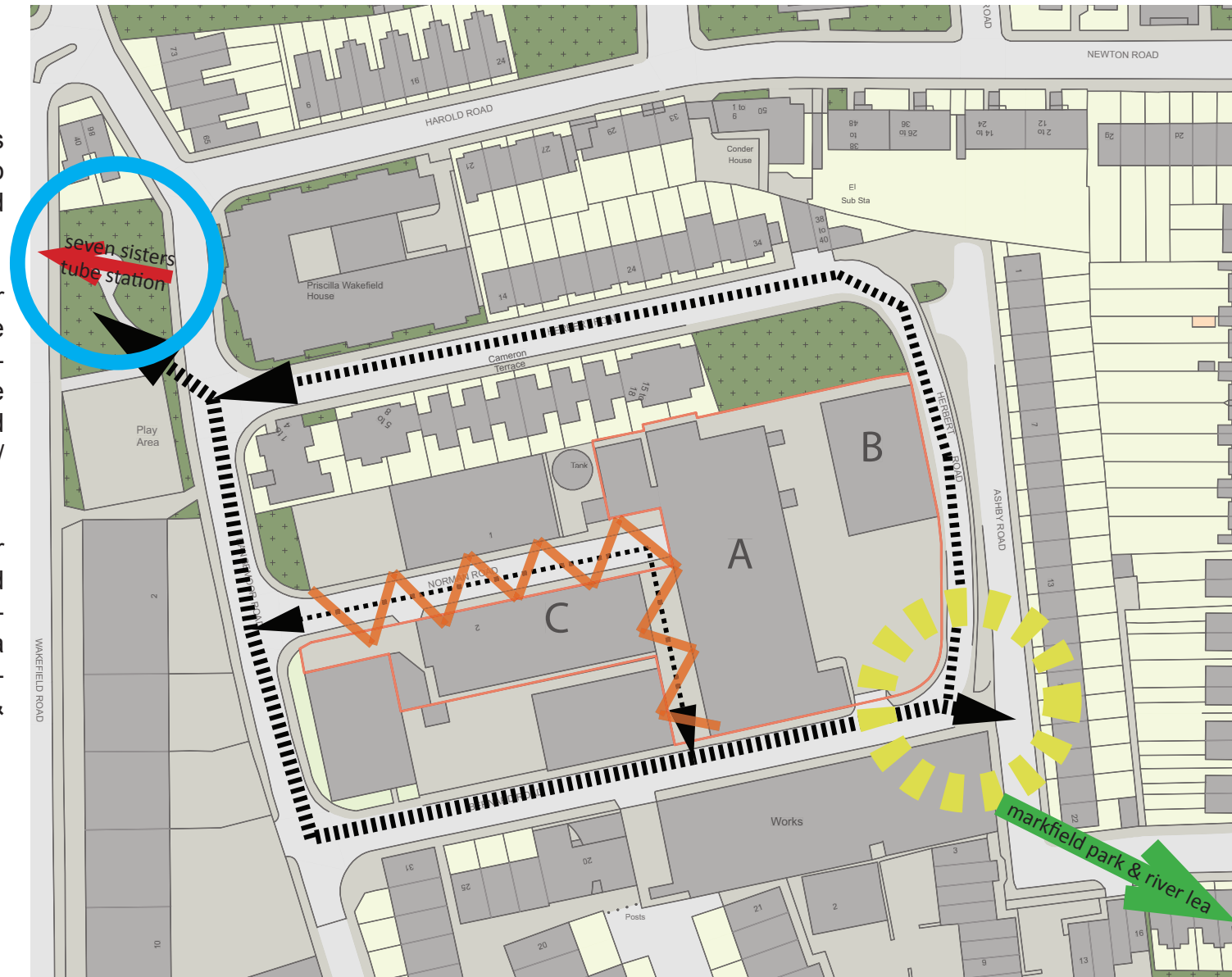
current pedestrian flow










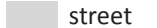
CAR DOMINANT
NO PEDESTRIAN CONNECTION
FEELING OF ENCLOSURE

The current site offers no direct access across the site from Herbert Road to Norman Road nor from Bernard Road to Cameron Terrace.

Within the Haringey Urban Character study (page 119, February 2015) of the Seven Sisters area, a visual and experiential character map identifies the park on the corner of Rangemore and Wakefield Road as a key gathering / social place (blue circle).

However there is currently a very poor pedestrian link between the site and the various residential units on Ashby Road. Similarly it is also used as a cumbersome link between Seven Sisters Tube Station and the River Lea & Mark eld Park.



KEY							
	site area		private outdoor spaces		pedestrian link between Ashby Rd and Bernard Rd - poor		gathering / social space
	public green spaces		pedestrian areas		feeling of enclosure - unsafe		pedestrian routes
	existing buildings		street				

07 SITE ANALYSIS AFTER

pedestrian flow after full redevelopment

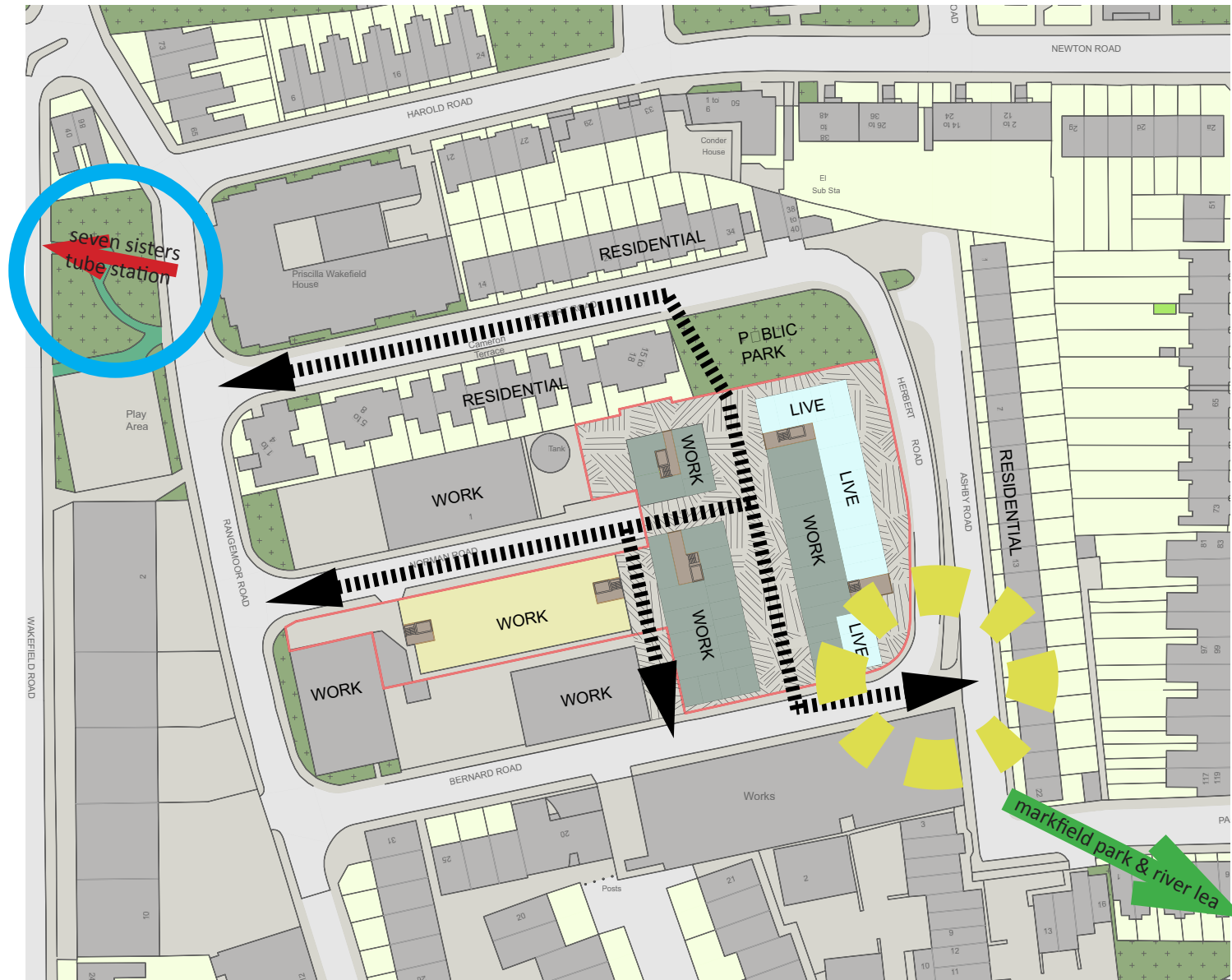
MIXED USE SCHEME
NATURAL SURVEILLANCE
PERMEABLE
ACTIVE STREET FRONT

The proposed massing is split into four blocks to make the site more permeable and encourage pedestrian flow.

The live units, which are tethered to work units and are located on the ground floor facing existing neighbouring residential units (as per site requirements of **TH12**)

The remaining ground floor is occupied by work units creating a more active streetfront and delivering much needed work space for creative employment uses.

The residential units located on the upper floors create natural surveillance and promote safety.



KEY

site area

landscaped pedestrian area

public green spaces

existing buildings

private outdoor spaces

pedestrian areas

street

pedestrian link between Ashby Rd and Bernard Rd - improved

gathering / social space

pedestrian routes

markfield park & river lea

08 PROPOSED MASSING

proposed mass model in site context

Haringey's Urban Character Study (February 2015) suggest for this area within the Seven Sisters Neighbourhood an average building height of 12m. This equals to about 3-4 storeys.

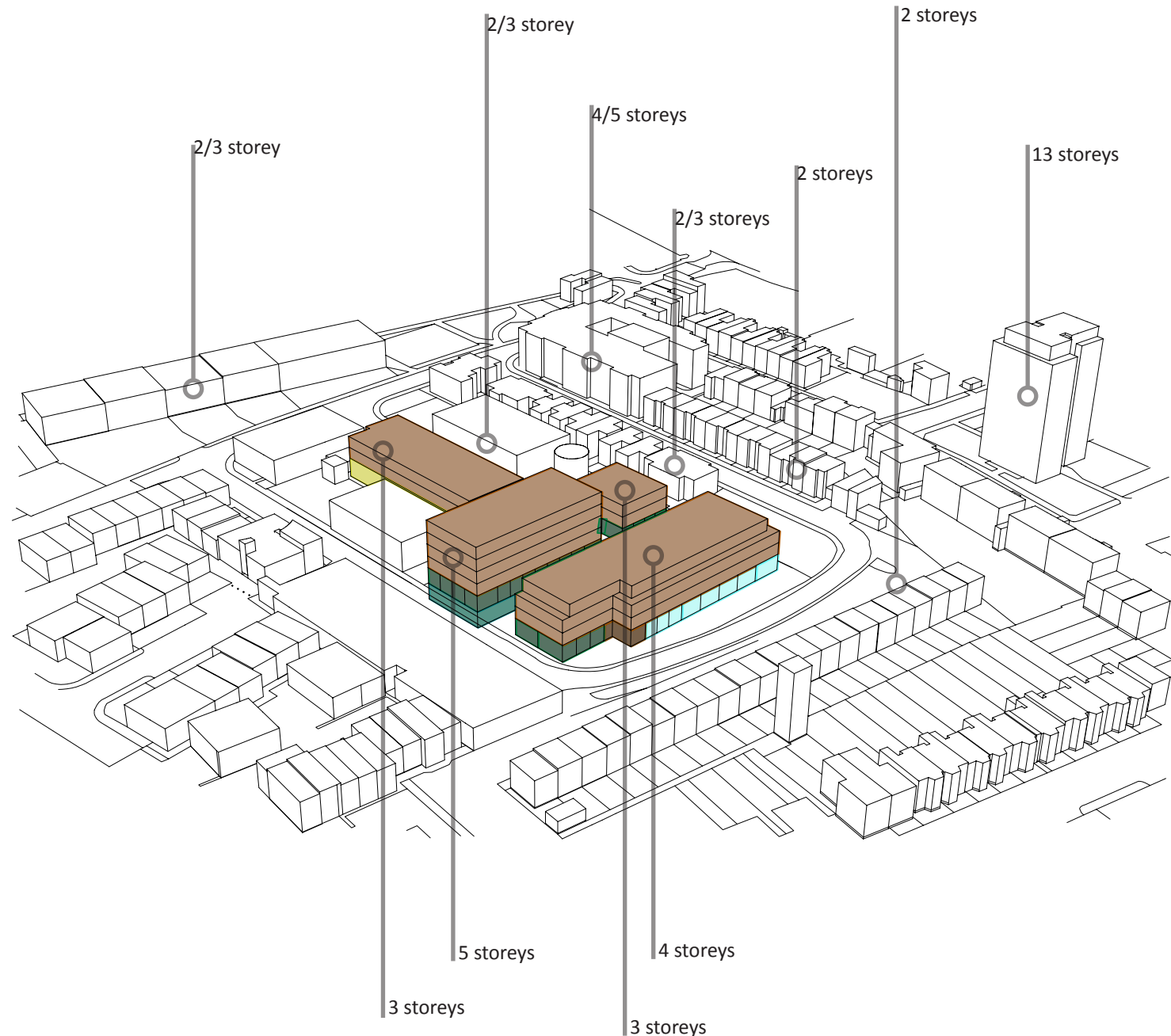
Empyrean, having analysed the surrounding area, feel a development of 5 storeys (16m), dropping to 3 storeys (10m) is appropriate and not out of context.

Empyrean recognizes that height justification presumes high quality design and architecture.

The proposed extended TH12 site covers an area of 0.86 ha. The development on Empyrean site alone would result in a density of 368 hr/ha (140 u/ha).

"Residential will be permitted to cross subsidise new employment stock, and should be located adjacent to the existing residential uses adjoining the site." (paragraph 5.176 of the Tottenham AAP)

In order to facilitate such proposal densities have to be increased.



09 PROPOSED MASSING & USAGE

exploded mass model

As this is a PTAL 6 location, Empyrean would like to argue the site can support, assuming a site area of 0.62 ha (as defined by Maps 1-3 above):

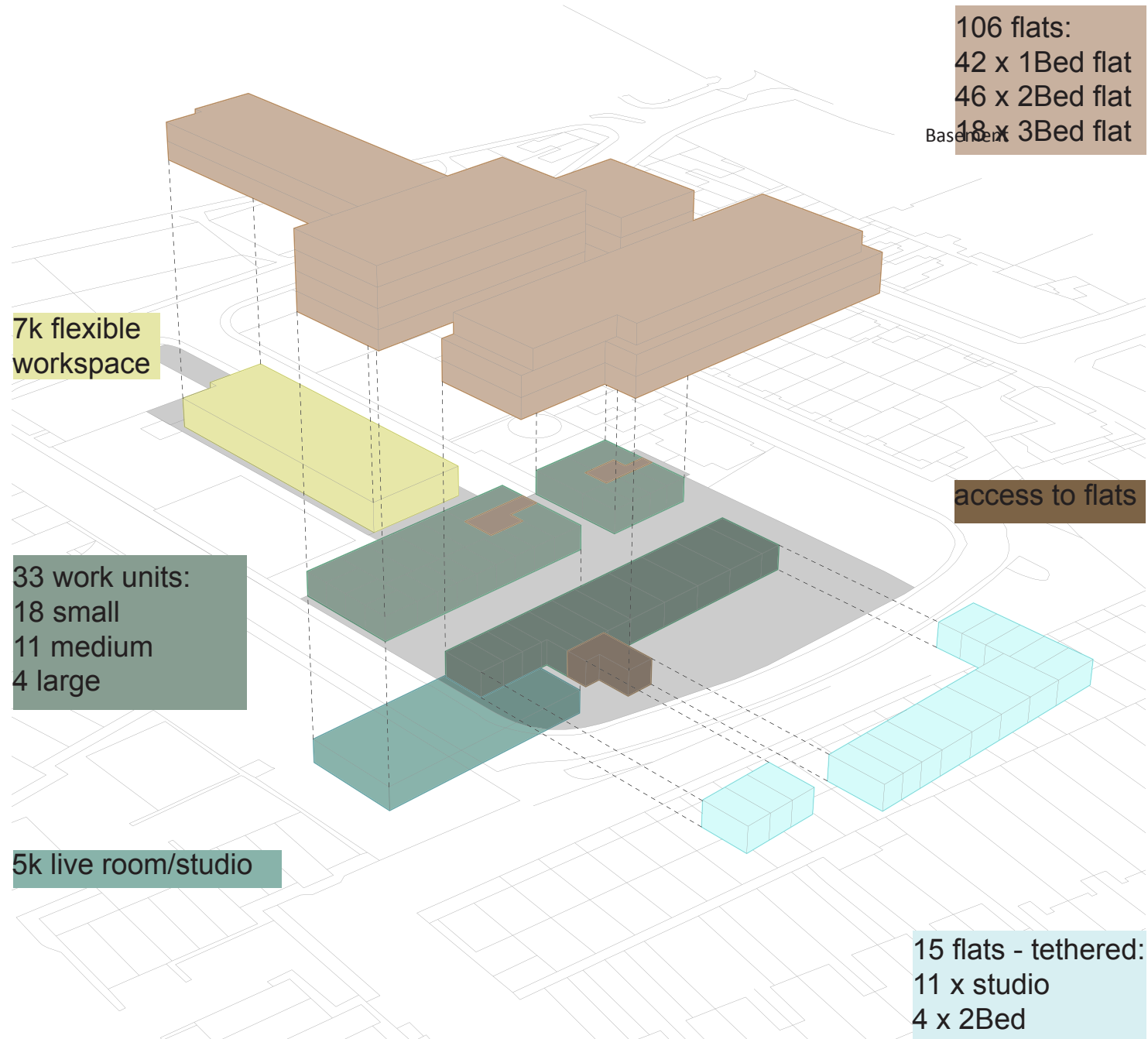
317 habitable rooms
121 unit
25,000 sqft commercial space

Whilst this is more than stated in the AAP, which covers a wider area, the London Plan suggests a density of 200 - 700 habitable rooms per hectare for sites with a PTAL rating of 4 to 6. This equates to 260 units per hectare.

Empyrean proposes a density of 511 hr/ha, which equals to 195 units/ha.

INDICATIVE PROPOSAL

- 121 flats
- of which 15 flats are tethered
- over 25k workspace:
 - 33 work units (small/medium/large)
 - 7k flexible workspace
 - 5k flexible live room/studio (basement level)



14 PRECEDENTS

materiality and design

A great example in relation to materiality and design is the Gransden Avenue Development in Hackney, London.

It combines brick, which reflects the local residential buildings and metal, making reference to its previously light industrial use.

Like Bernard Works the commercial spaces are aimed at providing flexible creative work spaces for a range of businesses, in particular the creative industries who have seen a reduction of available space in this part of London.



15 PRECEDENTS

public realm and usages

The public realm responds to both the existing qualities and its future uses, from doorstep play, to social space, food growing, seating associated with the A3, spill out space for the B1 uses to coexist on the site.

A shared surface which would extend throughout the groundplane of the development would provide a safe pedestrian environment (area indicated in site analysis, page 9).

