

27th March 2015



Haringey Council

Planning Policy

Level 6

River Park House

225 High Road

Wood Green

N22 8HQ

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Sir / Madam

HARINGEY'S LOCAL PLAN PREFERRED OPTION SITE ALLOCATIONS DPD CONSULTATION DOCUMENT: FEBRUARY 2015 GUY CHESTER CENTRE, PAGE'S LANE, LONDON, N10

Introduction

We write on behalf of our client, the Trustees for Methodist Church Purposes, in relation to Haringey's Local Plan Site Allocations DPD Consultation Document (February 2015), for the inclusion of the above site for residential development.

The site is situated in Muswell Hill to the West of the Borough adjacent to Pages Lane. To the east of the site is Colney Hatch Lane and to the south is Meadow Drive as shown on the accompanying site location plan.

The Guy Chester Centre (formerly the North Bank Estate) comprises a number of separate buildings across a landscaped site. The principal use of the site is as student accommodation. There are 152 study bedrooms let to students from various institutions. Part of the site is occupied by the Muswell Hill Methodist Church and part by a tennis club. To the west of the site are gardens and a wooded area providing private green space. Opportunities may exist to provide public access as part of any proposed development elsewhere on the site.

The site has the following designations as shown on the adopted Proposals Map:

1. Located within the Muswell Hill Conservation Area;
2. North Bank (Part of the Methodist Church) is a Locally Listed Building of Merit; and

Suitability for Residential Development

The accommodation provided in Chester House is outdated and is at the end of its economic life. As such the site offers the potential for redevelopment for student residential or private residential accommodation. In these terms the site is capable of adding to the required capacity of the London Borough of Haringey to meet its strategic housing delivery targets and should be included within the adopted Site Allocations DPD.

The site has been developed in part already for a variety of quasi residential uses, confirming its suitability for residential development. It is located within a largely residential area, close to Muswell Hill District Centre that provides services to support a residential population.



The site is capable of delivering a high quality residential environment and is compatible with the various existing surrounding land uses. Any new development could enhance the streetscape without affecting amenity standards in terms of daylight, sunlight, noise, sense of enclosure and overlooking.

In line with adopted planning policy, any development proposals on the site would respect the size, form and use of the existing open space and would not detract from the overall openness and character of the site or its appearance and historical significance. The existing tennis courts on the site would be re-provided enhancing this integral community use.

Our client currently owns the entire site and is capable of delivering a high quality residential scheme in the short term.

Conclusion

In light of the above, we request that the site is allocated within the emerging Site Allocations DPD as being suitable for student accommodation and/or private residential.

We trust the above and enclosed are satisfactory for your purposes and would be grateful if you could acknowledge receipt of this letter to Richard Ward or Jamie Wallace of this office.

Yours faithfully,

DP9 Ltd