

Southgate Town Hall Planning Brief

Supplementary Planning Document

October 2011

Local Development Framework



How the planning brief was prepared

Activity	Date
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To view the planning brief and supporting documents, including updates about the project, go to: www.enfield.gov.uk/southgatetownhall

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1. Introduction

- 1.1 The purpose of this document is to provide a planning framework and detailed guidance for future development of the Southgate Town Hall site. This planning brief must be taken into account by developers when considering options for the future development of the site
- 1.2 The reason we have prepared the brief is that the site is a redevelopment opportunity, the town hall is vacant and the library is in need of refurbishment. The site is owned by the Council. The planning brief contains information on what the site is like now, the surrounding environment and features, and our aspirations for any redevelopment in terms of mix of uses, retention of buildings, design, transport and landscaping.
- 1.3 The Planning Brief is a Supplementary Planning Document in the Local Development Framework and a significant material consideration in making decisions on planning applications affecting the site.
- 1.4 The role of a Supplementary Planning Document (SPD) is to provide more information and guidance on strategic planning policies in the Development Plan. The Planning Brief relates to:

- Core Policy 30 of the Core Strategy (2010) which states that site-specific planning briefs for key sites will be produced to ensure the maximum potential of the site is realised.
- Core Strategy: Core Policy 44. Core Policy 44 sets out the intention to deliver improved library facilities at Palmers Green. This planning brief provides more detailed information and guidance on how this will be managed to achieve a successful development scheme.

- 1.5 The North Circular Area Action Plan: Preferred Options report (2008) sets out a number of policies for the site however these will be updated in the Submission Version of the Area Action Plan. The site is identified in the North Circular AAP as being part of the New River Green Corridor. The North Circular AAP states that the river corridor should be revitalised and improved and this is encouraged in this Planning Brief. The area is identified in the North Circular Area Action Plan as being deficient in access to nature; therefore improvements in access to nature will be sought in the planning brief, particularly in relation to access to the New River Green Corridor. The Preferred Options report (2008) sets out the intention to: *'Redevelop or refurbish the existing Palmers Green Library and reprovide a modern, purpose-built library facility on this site; and sensitively convert Southgate Town Hall for residential or office purposes.'*



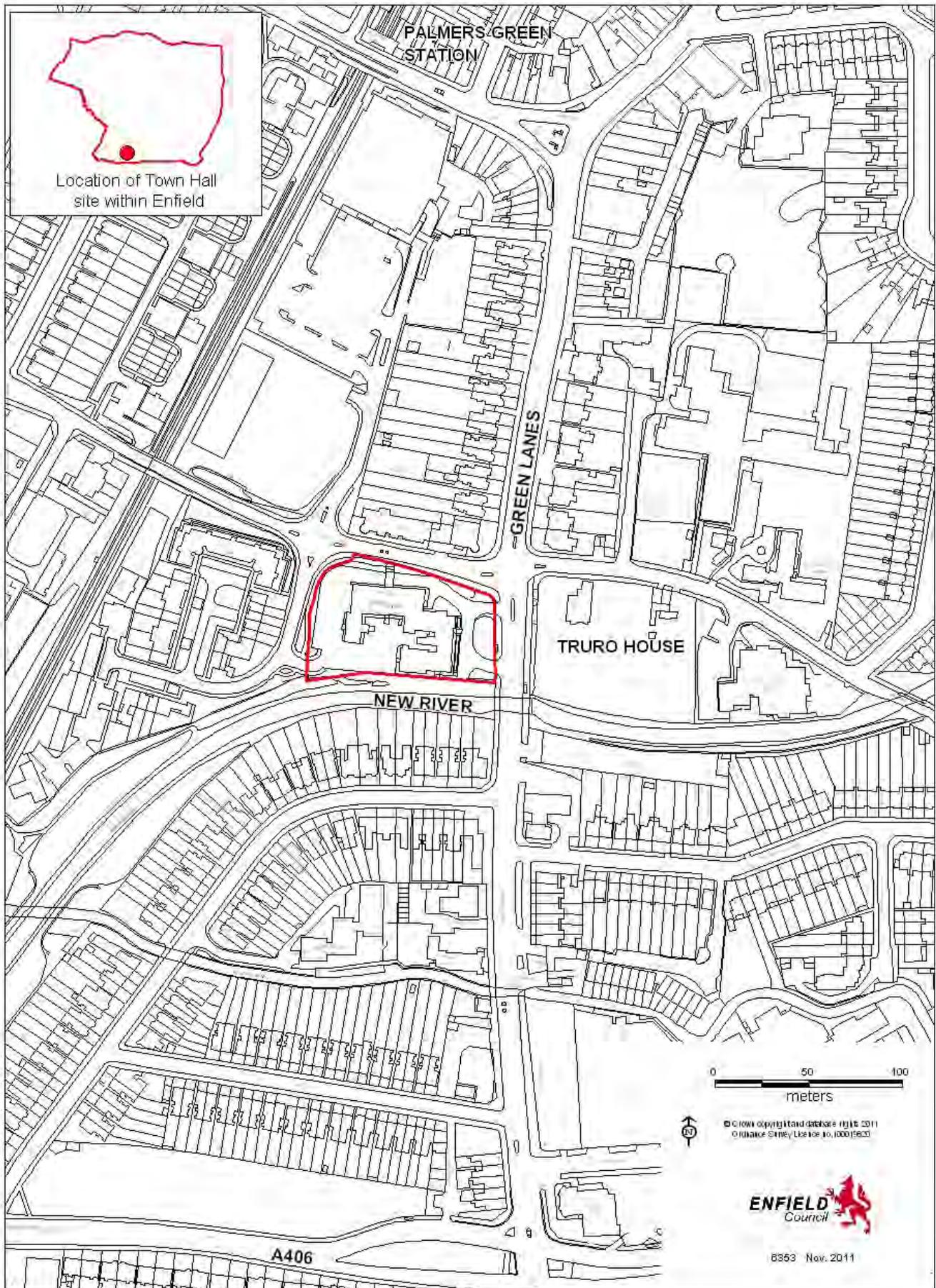


Figure 1: Site boundary

2. Why are we preparing a planning brief for Southgate Town Hall?

- 2.1 The site is currently occupied by two distinct buildings that are connected together, Southgate Town Hall, which fronts onto Green Lanes, and Palmers Green library, along Broomfield Lane. The library provides a public library service as well as a number of library support functions. Southgate Town Hall consists of vacant office space. The remainder of the site is occupied by surface car parking and landscaping
- 2.2 Due to the need to improve the library and the vacant town hall, a planning brief (that has been subject to consultation with residents and stakeholders) is required to provide a well considered vision which can steer potential developers to help ensure that the aspirations for the site are realised. It will ensure that the future development of the site accommodates appropriate uses, and the design of any new development is consistent with the planning policy framework and design principles for the site. The brief will also ensure that the social, environmental and economic benefits are maximised from any redevelopment.
- 2.3 The buildings on the site are of significant historical and townscape value and make a valuable contribution to the local character of the area. The reason for preparing the Planning Brief is therefore to:
- To deliver improved library services, and an associated community facility, on the site;
 - To retain the existing buildings and facilitate the re-use of the site, improving its relationship with the surrounding area, whilst recognising its local civic and historic importance and value within the community and townscape.



3. Objectives of the Planning Brief

- 3.1 The purpose of this planning brief is to set out the requirements for redevelopment of the site, including appropriate uses, design, transport and landscaping.
- 3.2 The primary objectives of the Southgate Town Hall planning brief are:
- To deliver improved, modern library services, and associated community facility, on the site;
 - To retain the existing buildings as part of any redevelopment scheme given their heritage value, townscape merit and significant contribution to the local character, and to protect and to enhance the heritage value of the buildings;
 - Facilitate the re-use of the site, maximising its relationship with the surrounding area, whilst recognising its local, civic and heritage importance and value within the community;
 - To maximise the community value of the site;
 - Maximise the social, economic and environmental potential of the site;
 - Make sure that any new development complements, but does not detract from Palmers Green Town Centre;
 - To improve entry to Palmers Green library;
 - To deliver high quality housing as part of any redevelopment scheme;
 - Ensure that any new development makes a positive contribution to the public realm and streetscape of Green Lanes, Broomfield Lane and Shapland Way, including creating a gateway to Palmers Green town centre;
 - Ensure that any new development takes advantage of the potential of the New River frontage;
 - To open up public access to the New River, provided that this does not have a detrimental impact on residential amenity, surrounding land uses and biodiversity;
 - Secure high quality development of excellent design, given the heritage value, prominent location and size of the site;
 - Improve the connections between the library, Palmers Green and Green Lanes town centres; and
 - To achieve the highest possible standards of sustainable design and construction.

4. Site information

4.1 Site description

- 1.1 The site is located on Green Lanes in the south west of the borough. The site is south of Palmers Green town centre and close to the North Circular Road (see Figure 2: location map). The site includes the late 19th Century former Town Hall building and the 1940 Library annexe, both three storeys in height. The site sits within its own grounds, the north, east and west sides are currently used for car parking while the southern side of the site has a frontage onto the New River although, the river path is restricted along most of the frontage of the site. The restricted part of the river path is owned by Thames Water. The edges of the site facing Green Lanes and Broomfield Lane also include some soft landscaping including a number of mature trees, none of which are subject to Tree Preservation Orders. The buildings are not listed or in a Conservation Area.
- 4.1.2 The former Southgate Town Hall building is brick and stone built with a pitched roof and original sash windows. The library annexe is brick and concrete built with a flat roof. There are two telephone masts on the roof of the library.
- 4.1.3 The total site area including the grounds is 0.52ha and the gross floor area of the building is 4,350m². Part of the site is currently in use as a library (D1 community use). The Town Hall building is currently vacant but was previously in use as offices. The Council owns the freehold for the site.
- 4.1.4 There have been no recent planning applications or proposals for the site.

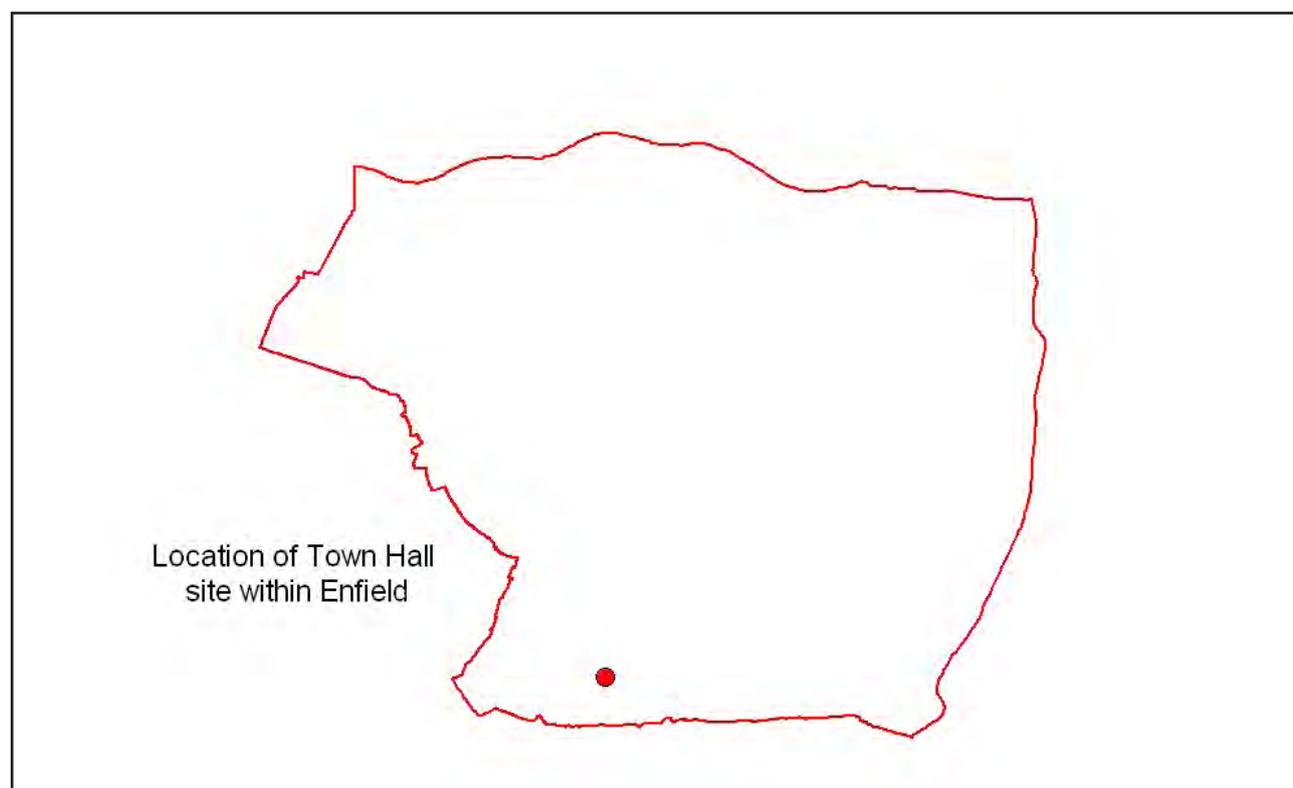


Figure 2: Location map

History, heritage and design

- 4.1.5 Southgate was a local district of Middlesex from 1881 to 1965. The district boundary included Southgate and Palmers Green and Southgate Town Hall was its administrative and civic centre. The town hall was built as municipal offices in 1893. It was extended in 1916 (this is the section that contains the former Council Chamber) and by the Library wing in 1940. The buildings reflects these construction periods; the town hall and chamber is a Victorian building whereas the library is an example of 1930's municipal buildings which were influenced by European architectural styles.
- 4.1.6 The library was purpose built as the new central library for the Southgate district at which time it was common to group civic and municipal buildings together on the same site. It was built by the Middlesex County Council Education Committee who, at the time, were building a number of similar buildings including Bowes Road and De Bohun libraries. In 1965 Southgate District became part of Enfield borough and the civic functions were relocated from Southgate Town Hall to Enfield Town.
- 4.1.7 Enfield's Characterisation Study (2011) highlights the impact that the relocation of the civic functions has had on Palmers Green stating that it has lost its key anchor use. The Characterisation Study gives Southgate Town Hall as an example of a building that needs a viable new use to support its ongoing role as a historic landmark. Improving the setting and visibility of important buildings, particularly those in prominent locations on key routes is a recommendation of the Characterisation Study.
- 4.1.8 Given the heritage significance of the buildings and their distinctive styles which are representative of their period, the design of any new development should complement and reflect the existing materials, style and scale.

4.2 The surrounding area

- 4.2.1 The surrounding area is a mix of residential, community and commercial uses. Palmers Green district town centre is directly to the north of the site and includes a mix of convenience and comparison retail provision as well as other A class uses like banks, restaurants and cafes. Palmers Green train station is located immediately to the west of the town centre, 1 block north of the development site. Further to the south of the site is the A406 North Circular Road which is the main east- west route in North London.

Truro House

- 4.2.2 Truro House and stable block are directly opposite the site, also facing Green Lanes. It is a Grade II listed building (including the walls) which is identified on the Heritage at Risk Register. Subject to a legal agreement being signed by the developer, planning permission has been granted for the refurbishment of the house to a single residential dwelling and residential development of 25 units in part of the grounds. Section 5 provides more details on how development on the Town Hall site should relate to Truro House.

- 4.2.3 Green Lanes Local Town Centre is located directly to the south of the site and comprises a mix of retail, commercial and residential uses.

- 4.2.4 The site is surrounded to the west by a residential development of 2- 3 storeys along Shapland Way. Directly to the north of the site, on the opposite side of Broomfield Lane is Cyril Smith House which comprises 3-4 storey sheltered housing flats for elderly people.
- 4.2.5 As mentioned the site has a southern frontage onto the New River although there is no direct access to the river for the majority of the building as this section of the river bank is owned by Thames Water. The exception is public access to the south west of the site which provides public access to a path that runs south-west. Redevelopment of the site should open up access to the remainder of the New River Path adjacent to the site. The New River is a designated Site of Importance for Nature Conservation (SINC), Local Wildlife Site, and part of the Green Chain Walk which is a recognised network of green spaces. The Planning Brief requires that access to the New River is enhanced, as well as its biodiversity value.
- 4.2.6 The nearest open space is Broomfield Park located to the west. In general, Palmers Green is not deficient in access to open space (Parks and Open Spaces Strategy (2009) although opportunities to improve open spaces may arise through the redevelopment of the site.
- 4.2.7 The overall character of the surrounding area including streets to the south and west are mainly Victorian terraces interspersed with more modern buildings such as Cyril Smith House and the housing off Shapland Way. The New River provides a very attractive green aspect to the southern boundary. Green Lanes is a busy transport corridor characterised by a mix of commercial, retail and residential uses which are in typically higher density, larger blocks. Broomfield Park is a very attractive expanse of green space north west of the site. As previously mentioned, Truro House is of significant historic and townscape value. The location of the site, on a junction and with the New River to the south, contributes to the isolated feeling of the buildings with no development directly either side of it. The same applies to Truro House and this serves to increase the importance of the relationship between the two sites and their location in the townscape.

4.3 Transport and accessibility

- 4.3.1 Most of the site has a Public Transport Accessibility Level (PTAL) of 4 (0 being the least accessible and 6 being the most accessible location) which means it has a 'good' accessibility score. The west of the site has a PTAL of 3. Palmers Green train station is within a 5 minute walk, located in Palmers Green town centre. It provides a direct link to Central London (underground interchange at Finsbury Park), Moorgate Station and Hertfordshire.
- 4.3.2 In addition Green Lanes, Palmers Green and the North Circular Road are well served by several bus routes which provide links to a number of destinations including Enfield Town, Finchley, Edmonton, Barnet, Wood Green, Turnpike Lane and London Bridge. The site is not within walking distance of a London Underground Station. Arnos Grove and Bounds Green underground stations on the Piccadilly Line are those closest to the site and the 121 bus on Green Lanes provides a link to Piccadilly Line stations. The site is not within a controlled parking zone.
- 4.3.3 The main north-south route in the area is Green Lanes, A105. Broomfield Lane is the main east-west access road.



Figure 3: Aerial photograph of the site

5. Planning and Design

5.1 Mix of uses

5.1.1 A mixed use development is required, which respects the heritage and townscape value of the buildings and the surrounding residential character of the area, whilst recognising the proximity of Palmers Green District Town Centre. The following use is required on the site:

- Library (D1 Use) and an associated community use space (D1/D2 use)*

In addition the following uses will be acceptable:

- Residential (Use Class C3).
- *Community and leisure uses (Use Class D1 and D2), which are not deemed to be more appropriately located in town centres and which would not have a significant traffic impact. Examples of appropriate community uses include health clinic, gallery, museum, sports and leisure.
- Offices, research and development, studios and high technology, Use Class B1 (a) and (b)), which are not deemed to be more appropriately located in town centres. Any B1 uses must also be compatible with the library, existing surrounding residential properties and other uses proposed on the site as part of a mixed use scheme.



Figure 4: Proposed Land Uses

5.1.2 During the planning brief consultation the local community suggested a number of different uses for the community space. These should be considered in relation to the provision of community uses, suggestions included:

- Café
- Dance, drama and sports space
- Music studio
- Museum and gallery
- Training facilities
- Space for young people

5.1.3 As the site is located outside of nearby Palmers Green District Town Centre and Green Lanes Local Centre, retail uses (A1-A5 Use Classes) and Hotels (Use Class C1) will not normally be acceptable on the site as these should be directed towards existing town centres. There may be scope to provide a small-scale retail use or café which is associated with, and ancillary to, a D1 or D2 use.

5.1.4 A number of consultation responses on the draft planning brief requested that the site be used for a primary school, however it is not considered that the site is suitable for a school for the following reasons:

- The Council has an agreed 10 year strategy to provide sufficient primary school places to meet the rising demand. The strategy was agreed by Cabinet in November 2010. By providing school places in the geographical area of demand, the strategy seeks to reduce the movement of pupils across the Borough which is not only beneficial and cost effective for parents but also helps to stabilise local communities and reduces traffic movement at peak times.

Proposals to respond to the current forecasts are being developed and will be brought to Cabinet in December 2011 for availability in 2012. Given that this site is not expected to be a large housing site or deliver a significant number of large family homes (as the existing buildings are being retained), the number of units and their size are not likely to result in any significant pressure on school places and certainly not in September 2012.

The suggestion that the Town Hall should be used for a school is not supported for the following reasons:

- Due to the adjoining public library there are potential security issues which would be difficult to resolve;
- The building is on several different levels with no disability access;
- If a school is provided on the site there will be no funding available to refurbish Palmers Green library and add enhanced community facilities;
- The location of the site on a busy road would make access, parking and drop-off difficult and would be likely to have a significant impact on surrounding streets; and
- There would be insufficient outside space.

5.2 Existing buildings

5.2.1 Both of the existing buildings must be retained and refurbished as part of any redevelopment scheme (including the clock tower). The library should be refurbished in its current building and any new community space should be located to maximise the physical links between the library and other community uses.

5.2.2 Both the town hall and the library have a number of extensions, such as the toilet block on the town hall. These annexes will be considered for redevelopment provided that there is no loss to the overall library floorspace and that any demolition is justified through design and viability considerations. The west wing of the library forms a significant part of the building and is built in the same style as the main library however; it is not as prominent and visible as the town hall and main library building when approaching the site from Green Lanes. The presumption will be in favour of retaining this annexe however it is recognised that, given the need to retain the existing buildings, and deliver a refurbished library, the site is constrained and innovative solutions will be considered.

5.3 Layout of different uses

5.3.1 The layout of the different uses will ultimately be determined in a planning application but should be based upon the requirements of this brief:

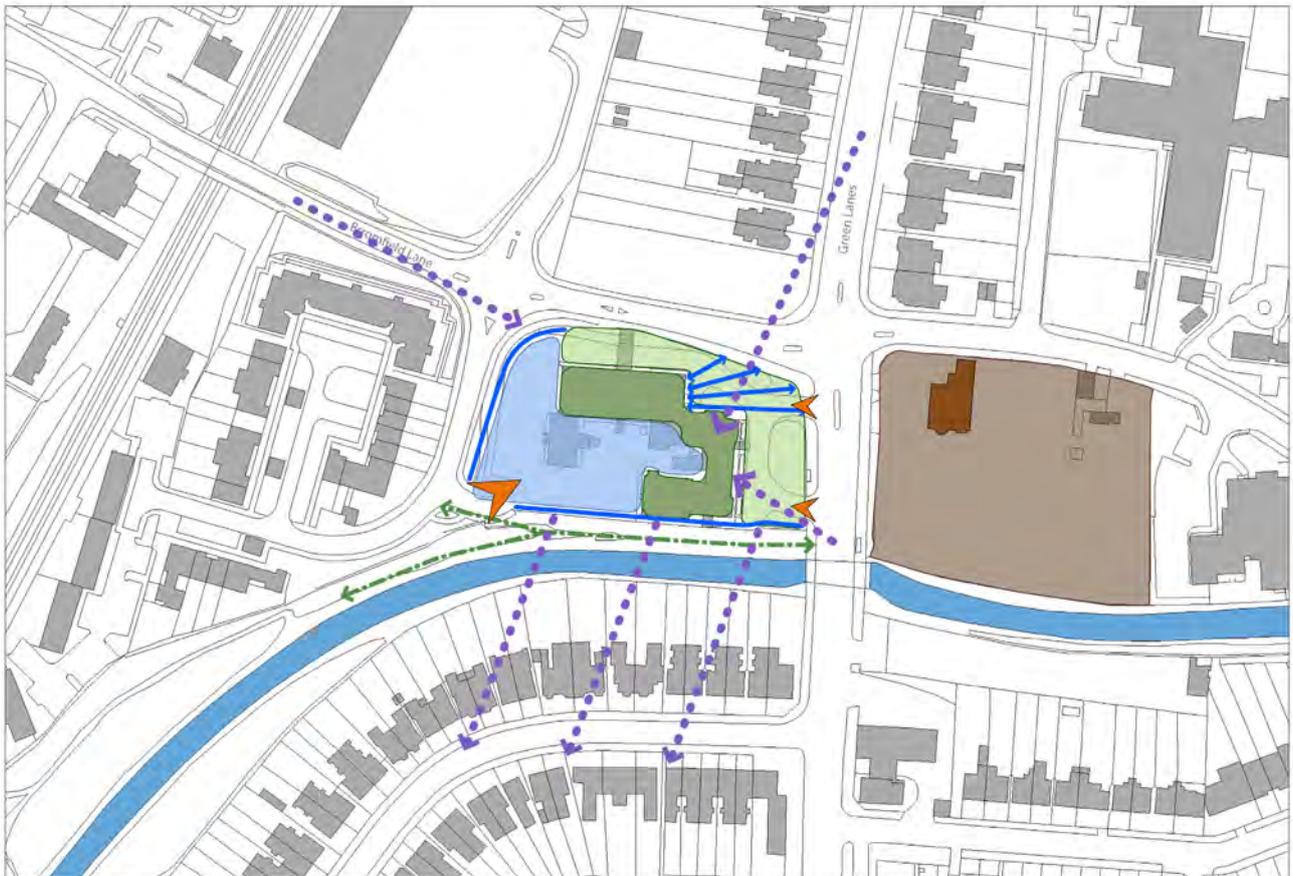
- As the library will be refurbished in its current building it is considered that any additional community space (D1/D2) should be co-located in the library building to provide a link between different community uses and to maximise usage and the benefit to the community. This will also ensure that access between different community uses for disabled people and the mobility impaired can be achieved in the most effective way.
- The commercial space (B1(a) and/or (b)) should also be co-located in this building for the same reasons.
- Providing all of the non-residential space in the same building will make it easier to achieve a successful mixed use development as separation of parking and access to the buildings can be better achieved.
- Any new build residential development must be accommodated to the rear of the site, maximising the New River frontage and minimising the visual impact from Green Lanes.
- Based on the library building being considered more suitable for community space, it is considered that the town hall is the most suitable building for residential units in a conversion.
- Residential and non-residential floorspace should be designed in order to minimise their impact on other uses on the site and surrounding amenity particularly in relation to privacy, overlooking, noise, access and parking.
- As both of the existing buildings are being retained, new development along Green Lanes will be unacceptable other than works to the existing buildings to enhance them and their settings, and provide a new entrance to the library.

5.4 Design

5.4.1 Core Strategy, Core Policy 30 states that all developments must be high quality and design-led having special regard to their heritage context. The urban design requirements for the site are:

- The design of any new development must capture the civic heritage and historic significance of the site, and respect the setting, style and character of the existing buildings and Truro House.
- Create strong frontages to surrounding streets, and provide an active frontage to Green Lanes.

- The library will be given improved public access from Green Lanes.
- All residential units should have access to either private or communal amenity space, a significant proportion of which should be located to the rear of buildings and away from the street. Full use of balconies and roof terraces should be made in order to take advantage of views to the new river. Account will be taken of the difficulties in arranging amenity space around any existing buildings, however, irrespective of the quantity; the emphasis will be on quality and functionality. Amenity space standards should aim to meet the requirements in the London Housing Design Guide, 2010.
- Provide a high standard of residential amenity in terms of internal space and layout, privacy and outlook, the relationship with non residential uses, natural light, ventilation, sustainable design and construction, safety and security for residents. The standards should be in accordance with the London Housing Design Guide (2010).
- Contribute to the interest and vitality of the streets, particularly along Green Lanes.
- Provide multiple entrances to residential uses at street level to provide animation and increase surveillance and security.
- Limit the amount of surface car parking on the site, particularly that which is visible from Green Lanes and Broomfield Lane.
- Provide access to, and enhance the setting of, the New River frontage, and ensure that the library and community space benefit from the river aspect.
- Any new development must be designed to minimise the noise impact of Green Lanes and Broomfield Lane including opportunities for landscape buffers.
- Mature trees should be retained wherever possible and enhanced by high-quality planting and landscaping.
- Maintain and enhance the southern views from the site to Alexandra Palace.
- North facing single aspect dwellings will be discouraged and sustainable design and construction opportunities should be maximised.
- Any extensions to existing buildings must be sympathetically designed, enhance their appearance, be of exemplary design and must not detract from the streetscape.
- The Green Lanes frontage should provide a landmark element which acts as a gateway to Palmers Green town centre, this will be most effectively achieved by the creation of a new entrance to Palmers Green library in this location. An entirely new building is not considered to be acceptable along Green Lanes given the requirement to retain the existing buildings.



KEY

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|---|---|---|---|
|  | Buildings that must be retained |  | Primary vehicular access |
|  | Potential for new development |  | Reduced or removal of vehicular access |
|  | Improved street/river frontage |  | Green link/improved access |
|  | Increase presence of library on Green Lanes |  | Important views to and from the site |
|  | Improved landscaping, including retention of important mature trees |  | Truro House (listed building) and its curtilage |

Figure 5: Urban Design Principles

5.5 Density, Heights and massing

- 5.5.1 The density of a development refers to the amount of development on a site, based on its size. The London Plan (2011) sets out a density matrix for residential development based on how accessible the site is by public transport and the density and character of the surrounding area.
- 5.5.2 Given that the site will come forward as a mixed use development, the existing buildings on the site must be considered when calculating the density as they add to the overall density of the development. Any new development must take account of:
- the net space available for new development, excluding the footprint of existing buildings
 - the existing heights, scale and massing of existing buildings on the site and reflect these in the design.
 - the context and character of the surrounding area
- 5.5.3 The existing library building and town hall building are 3 storeys (based on average residential height) excluding the basement level. Cyril Smith House on the other side of Broomfield Lane is a residential block of flats which ranges from 3 to 4 storeys in height.
- 5.5.4 The back of the site, along Shapland Way is at a lower level than Cyril Smith House and the surrounding pavement. It is considered that development up to 3 storeys will be acceptable. 4 storeys will not be allowed unless it is confined to a small part of the site, located at the rear of the site where the ground level is lower and justified through exemplary design that enhances the heritage and civic importance of the existing buildings.
- 5.5.5 New development should not be visible from behind the roofline of the town hall or library from the Green Lanes aspect.
- 5.5.6 Development will:
- Create a scale of development that respects the surrounding residential character of the area, whilst recognising the prominent location of the site on Green Lanes and its proximity to Palmers Green Town Centre
 - Reinforce views and routes from the site to Palmers Green Town Centre and Green Lanes Town Centre
 - Maintain views and enhance views from the site to Alexandra Palace
 - Provide an increased presence on Green Lanes
 - Ensure a good amount of natural sunlight and shelter within any private courtyards
 - Respond well to the scale of the existing heritage buildings

5.6 Trees and landscaping

- 5.6.1 The landscaping at the front of the site should be improved to create a more attractive frontage onto Green Lanes taking account of existing mature trees whilst providing a buffer against the road. Trees must be retained unless it can be demonstrated that their removal will significantly enhance the streetscape and setting of the town hall and library. Trees and shrubs should not be planted over the route of sewers or water pipes.
- 5.6.2 Part of the New River path is accessible from the site. Any development should improve access and links to the New River Path for the general public and users of the site, including exploring options to open up a direct access to the river path from Green Lanes, provided this does not have a negative impact on surrounding uses and amenity. The developer should agree public access to part of the river path that is in Thames Water ownership. Access to the New River should be considered in relation to the impact on wildlife and biodiversity.



KEY

- | | | | |
|---|--|---|--|
|  | 1 storey /1 storey plus pitched roof |  | 3 storeys /3 storeys plus pitched roof |
|  | 2 storeys /2 storeys plus pitched roof |  | 4 storeys/4 storeys plus pitched roof |

Figure 6: Heights of existing buildings

5.6.3 Thames Water have confirmed that, in principle, they could open up the section of the river path that is currently closed. The security of the pumping station will need to be maintained with the addition of fencing. A new gate would also need to be considered. Any solution will need to be discussed with the Thames Water Operations and Security team.

5.7 Traffic and parking

5.7.1 The number of parking spaces provided on the site will have a direct impact on residents in the properties off Shapland Way. The site has a Public Transport Accessibility Level of 4 which is classed as having 'good' access to public transport by Transport for London.

5.7.2 The approach to residential car parking in new developments, as set out in the London Plan (2011) and Core Strategy (2010), is that it should be minimised to encourage more sustainable forms of transport like walking, cycling and public transport. In addition the Mayor's policy is that on sites with good access to public transport that the number of spaces should be less than 1 space per residential unit. Given the location of the site, at the crossroads of two busy roads (Broomfield Lane and Green Lanes (A105)), its location near Palmers Green and Green Lanes centres, and residents concerns over traffic congestion on local roads, it is considered that car parking should be minimised as much as possible to reduce traffic congestion and encourage more sustainable modes of travel, provided that it can be demonstrated through a Transport Assessment that this will not have an adverse impact on local roads and streets.

5.7.3 In relation to the parking spaces for community and office uses (B1, D1 and D2 uses) the approach will be the same.

5.7.4 The Planning Brief does not set out an amount of residential units or floorspace as its purpose is to identify the framework for development to take place. However any planning application (which will be specific on floorspace and number of residential units) must be accompanied by a Transport Assessment (incorporating a Travel Plan) setting out the amount of car parking proposed and justification for this including: the impact on surrounding roads and streets in relation to traffic congestion and overspill parking, servicing and access arrangements and mitigation measures proposed.

5.7.5 Any development must provide adequate disabled parking spaces for both the residential units and community/commercial use space. This should be based on the requirements in the London Plan (2011).

5.7.6 Any development must provide secure and well-designed cycle parking based on the minimum standards in the London Plan (2011). Motorcycle parking bays should also be provided; the amount should be based on the Transport Assessment.

5.7.7 Suitable access and parking should be provided for refuse collection, servicing and emergency vehicles.

5.7.8 The main vehicle access to the site is currently from Shapland Way which should continue to be main access route. There is an alternative access at the front of the site from Green Lanes although this should not be the main vehicle access point. The Transport Assessment should set out proposed access arrangements.

5.7.9 Redevelopment of the site should improve pedestrian and cycle links to surrounding streets, particularly Palmers Green and Green Lanes town centres and Broomfield Park.

5.7.10 The Council is preparing a Development Management Document, which will provide more detailed policies on traffic and car parking. This should be referred to, once adopted.

5.7.11 Thames Water will require 24 hour vehicular access to any pedestrianised area to undertake emergency works. Access to the sewerage and water supply infrastructure must not be impeded. This will allow Thames Water to operate the network with as little interruption to the service as is possible.

5.8 Housing

5.8.1 All London Boroughs have annual housing targets, which are set by the Mayor in the London Plan (2011). This is due to the London-wide housing shortage. The provision of new homes will therefore help to meet the Borough's housing need. In addition the provision of housing on site will assist in funding the refurbishment of the library and regeneration of the site.

5.8.2 Any newly constructed housing on the site must meet the following requirements:

- The scheme should aim to achieve the affordable housing, tenure mix and housing type requirements set out in the Core Strategy (2010). This is a requirement of 40% affordable housing on site of which 70% should be social rented and 30% should be intermediate.
- Where development cannot meet the aspirations in the Core Strategy, justification should be provided based on the viability of delivering a suitable mix of land uses on the site and the mix of housing in the surrounding area.
- Residential units should be fully integrated between different tenures and tenure blind.
- Housing should meet the requirements set out in the London Housing Design Guide (2010).
- Affordable units must meet the HCAs Design and Quality Standards.
- Rent levels on affordable housing units should meet the Council's affordability threshold.
- New residential units must aspire to meet Code for Sustainable Homes Level 4.
- We will work with developers to consider ways to discourage the sale of units for buy-to-let to help reduce the rate of population turnover and strengthen the community. We will write this into an agreement with the developer of the site. Developers should make sure that their sales and marketing for the new homes discourage buy-to-let purchasers.
- All residential units must be built to Lifetime Homes standards.



- 10% of all new units must be wheelchair accessible or easily adaptable for wheelchair users, and should be built on the ground floor. Where it is not possible to build wheelchair accessible units on the ground floor, a lift must be provided. Wheelchair accessible units should be in conformity with the requirements of the Enfield Wheelchair Design Guide.

5.8.3 The Planning Brief requires the retention of Southgate Town Hall as part of any redevelopment scheme. It is recognised that the refurbishment of existing buildings can make the achievement of certain standards and policies, such as Lifetime Homes or mix of housing difficult; however the starting point will always be the development achieving highest standards possible and full financial and design justification must be given where these cannot be met.

5.9 Sustainability

5.9.1 The development should achieve the highest possible standards of sustainable design and construction based on the requirements set out in the London Plan (2011). Residential units should achieve Code for Sustainable Homes Level 4 and non-residential uses should achieve a BREEAM very good rating.

5.9.2 Carbon emission reductions and renewable energy:
Any proposal must demonstrate how they will minimise carbon dioxide emissions in conformity with the energy hierarchy in Policy 5.2 of the London Plan (2011). In accordance with the hierarchy, proposals must also provide a reduction in carbon dioxide emissions by at least 20% through the use of onsite renewable energy generation unless it can be demonstrated that this is not feasible. A Combined Heat and Power plant should be explored as part of the scheme with the ability to connect to a District Heating Network and/or other redevelopment sites in the area

5.9.3 A sustainability appraisal, incorporating an energy assessment and design and access statement must be submitted with any planning application for the site.



- 5.9.4 The redevelopment of the site should deliver maximum social and economic benefits to the local community including the employment of local people in the construction, and in any commercial or community space provided on the site.
- 5.9.5 Green roofs should be incorporated into the development where possible to enhance biodiversity and reduce surface water run-off.
- 5.9.6 The development must contribute to the delivering of a sustainable water supply and drainage by promoting water conservation and efficiency measures, including retrofitting and incorporating sustainable drainage measures to reduce surface water run-off.

5.10 Heritage and Architectural Features

- 5.10.1 All of the existing interior and exterior heritage and architectural features must be retained in situ, specifically the exterior features such as the town hall clock. If a feature cannot be retained in situ then it should be relocated, preferably to the refurbished library.
- 5.10.2 The exception is in the town hall, where if converted to residential use, there will be a requirement to relocate the interior features to a public building wherever possible

5.11 Biodiversity

- 5.11.1 The New River is a designated Site of Importance for Nature Conservation (SINC), Local Wildlife Site, and part of the Green Chain Walk, which is a walking network of green spaces.
- 5.11.2 Core Strategy: Core Policy 36 states that proposals and planning applications should protect, restore and enhance sites of biodiversity value such as waterways, nature conservation sites, and green corridors. Therefore improvements to the biodiversity value of sites are required via the planning process.
- 5.11.3 In relation to the Southgate Town Hall site any redevelopment must aim to connect the Green Chain Walk along the New River at this point, which will connect this as a biodiversity corridor, and enhance the existing biodiversity value of the site. Further green infrastructure and biodiversity enhancements will be sought as part of any planning application.
- 5.11.4 Planning applications will be screened to assess the need for an ecological assessment. Proposals must also refer to the requirements of Enfield's Biodiversity Action Plan (2011).



6. Section 106 (Planning Obligations)

- 6.1 Section 106 payments (or planning obligations) are a fee paid to the Council by a developer to make a development acceptable in planning terms. Section 106 payments are required on all mixed use developments which incorporate residential uses.
- 6.2 Enfield's Section 106 Supplementary Planning Document (2011) sets out the Council's Section 106 priorities according to different areas. The site is located within the North Circular Area Action Plan boundary and the Section 106 priorities for a mixed use residential scheme in this area (between 10 and 49 units) are identified as: affordable housing, learning and skills facilities and transport. Contributions towards community infrastructure are listed as a lower priority in this location.
- 6.3 However given that the purpose of the Planning Brief is to secure the refurbishment of the library, the Section 106 priorities will be considered differently for this site. As follows:
- The refurbishment of the library (community infrastructure) will be the highest priority.
 - Education (financial contributions towards additional school places).
 - Affordable housing, public realm works and transport will also be prioritised in any Section 106 agreement based on their high priority level in the Section 106 SPD.
 - Given the constraints of the site and the need to deliver the library, other Section 106 priorities identified in the SPD may not be required. This will be subject to discussion based on the land use mix and quantum in any planning application submitted.
- 6.4 This approach will ensure the key objective of the Planning Brief, to refurbish the library and retain the buildings, is achieved.



7. Delivery and Implementation

- 7.1 The purpose of the Planning Brief is to set a framework for the future of the site. A planning application will still need to be submitted and approved by the Council before any physical works or development can take place.
- 7.2 As the site is owned by the Council we can be clear about how we will develop and deliver the site to achieve the refurbishment of the library.
- 7.3 Our priority is to secure the refurbishment of the library building. The following strategy will be adopted to deliver the library refurbishment:
- Adoption of the planning brief
 - A detailed specification will be drawn up and agreed for the library building refurbishment (with comments from the consultation on the planning brief being used to prepare this).
 - The site will be marketed for sale with the library specification and the adopted planning brief. The freehold for the library will be retained by the Council.
 - A developer will be selected to deliver the redevelopment, including the refurbishment of the library, as part of a comprehensive scheme approach.
 - The community will have the chance to comment further on proposed designs for the site before a planning application is submitted.
 - The Council will specify and arrange the required provision of library services during the refurbishment period and make arrangements for the library support functions and Museums collection.



Appendix A: National, Regional and Local Planning Policy

All new planning documents must comply with relevant national, regional and local planning policies. This section sets out the planning policies that are relevant to the site.

Local planning policy

The latest local planning policy guidance for the site is set out in the Core Strategy (2010);

- Core Policy 44 states that library facilities at Palmers Green will be improved
- Core Policy 44 that improvements to the public realm at Green Lanes will be made

The North Circular Area Action Plan: Preferred Options report (2008) set out a number of policies for the site however these will be updated in the Submission Version. The site is identified in the North Circular AAP as being part of the New River Green Corridor. The North Circular AAP states that the river corridor should be revitalised and improved and this is encouraged in this Planning Brief. The area is identified in the North Circular Area Action Plan as being deficient in access to nature, therefore improvements in access to nature will be sought in the planning brief, particularly in relation to access to the New River Green Corridor. The Preferred Options report (2008) sets out the intention to: *'Redevelop or refurbish the existing Palmers Green Library and reprovide a modern, purpose-built library facility on this site; and sensitively convert Southgate Town Hall for residential or office purposes.'*

As well as the site specific policy framework, the Core Strategy also sets out more general principles which are relevant to the redevelopment of the site. These include:

Core Policy 3: Affordable Housing

Core Policy 4: Housing quality

Core Policy 5: Housing types

Core Policy 9: Supporting community cohesion

Core Policy 11: Recreation, leisure, culture and arts

Core Policy 17: Town centres

Core Policy 18: Delivering shopping provision across Enfield

Core Policy 20: Sustainable energy use and energy infrastructure

Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure

Core Policy 22: Delivering Sustainable Waste Management

Core Policy 24: The Road Network

Core Policy 25: Pedestrians and Cyclists

Core Policy 26: Public Transport

Core Policy 28: Managing flood risk through development

Core Policy 29: Flood management infrastructure

Core Policy 30: Maintaining and improving the quality of the built and open environment

Core Policy 31: Built and landscape heritage

Core Policy 32: Pollution

Core Policy 34: Parks, playing fields and other open spaces

Core Policy 36: Biodiversity

Core Policy 44: North Circular Area

Core Policy 46: Infrastructure contributions

The Unitary Development Plan (2004) also sets out a number of relevant policies to take into account. Relevant policies should be identified by referring to the Unitary Development Plan: Schedule of Extant policies:

http://www.enfield.gov.uk/downloads/file/3452/extant_udp_policies

Regional Planning Policy

- London Plan (2011)
- London Housing Design Guide- 2010
- Housing SPG- 2005
- Providing for Children's and Young People's Play and Informal Recreation SPG- 2008
- Sustainable Design and Construction SPG- 2006

National planning policy

- PPS1: Delivering Sustainable Development (2005)
- Supplement to PPS1: Planning and Climate Change (2007)
- PPS 3: Housing (2006)
- PPS4: Planning for Sustainable Economic Growth (2009)
- PPS5: Planning for the Historic Environment (2010)
- PPS9: Biodiversity and Geological Conservation (2003)
- PPS10: Planning for Sustainable Waste Management (2005)
- PPG13: Transport (2004)
- PPG17: Planning for open space, sports and recreation (2002)
- PPS22: Renewable Energy (2004)
- PPS23: Planning and Pollution Control
- PPG24: Planning and Noise (2004)
- PPS25: Development and Flood Risk (2006)

Appendix B: Useful Contacts

- Main Council switchboard Tel: 020 8379 1000
www.enfield.gov.uk
- Neighbourhood Regeneration Team
Tel: 020 8379 3640
neighbourhoodregeneration@enfield.gov.uk
- Planning Policy Team (including Design and Conservation)
Tel: 020 8379 1634
- Property Services
Tel: 020 8379 4175
- Libraries and Museums Service
libraries@enfield.gov.uk
- Housing
enfield.enabling@enfield.gov.uk
- Development Management
Tel: 020 8379 3825
development.control@enfield.gov.uk

Contact Enfield Council

Civic Centre
Silver Street
Enfield
EN1 3XY
Tel: 020 8379 1000
www.enfield.gov.uk

