



PLANNING PANEL

Monday 3rd December, 2012 at 7:30pm
Venue: Swan Annexe, 219/221 High Street,
Ponders End, EN3 4DX

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PLEASE NOTE THE TIME AND VENUE ABOVE

**PROPOSALS FOR THE FORMER MIDDLESEX UNIVERSITY CAMPUS
TOGETHER WITH NOS. 188-230 (EVEN) (EXCLUDING NO. 228), PONDER'S END
HIGH STREET AND PONDER'S END LIBRARY AND ASSOCIATED PARKING
AREA, COLLEGE COURT**

Demolition of existing buildings on site (excluding the Broadbent Building, Gymnasium, Caretakers Cottage, multi storey car park to the Queensway frontage and 198 High Street) and the redevelopment of the site to provide a mix of residential (Class C3), business (Class B1), retail (Classes A1-A4) and community uses (Class D1), hard and soft landscaping and open space, new connection (vehicle and pedestrian) to High Street via College Court, retention and alteration of existing accesses to Queensway, car and cycle parking (including alterations to car parking arrangements within College Court) and all necessary supporting works and facilities, including an energy centre; the retention, refurbishment and extension of the listed Broadbent building, retention and refurbishment of the associated caretakers cottage and gymnasium to provide up to 43 residential units, 2,141sq.m (GIA) of commercial/live work floor space (Class B1) and 427sqm (GIA) of community use (OUTLINE with some matters reserved - Access).

**Middlesex University, Queensway, Enfield
APPLICATION REF: P12-02677PLA**

PANEL MEMBERS: Councillors : Ertan Hurer (Chairman)
Dogan Delman
Ahmet Hasan
Patricia Ekechi
Ingrid Cranfield

Applicant:

Paul Walker – Assistant Director – Regeneration, Planning & Programme Management
Marc Clark – Project Manager, Ponders End High Street.
Jennifer Ross – Tibbalds Planning and Urban Design
Paul Karakusevic – Karakusevic Carson, Lead Architects

Local Ward Councillors:

Ponders End: Chaudhury Anwar, Ayfer Orhan, Doug Taylor

Officers:

Aled Richards – Head of Development Control
Sharon Davidson – Principal Planning Officer
Steve Jaggard – Group Leader – Transportation Planning & Policy.

ORDER OF THE EVENING

1. OPENING

- i) Purpose of the meeting.
- ii) Introduction of Applicant's representatives and Officers of the Council.

2. OFFICERS' SUMMARY OF THE PLANNING ISSUES**The Site**

The application site comprises the former Middlesex University campus which was vacated by the University in 2008 and is now in private ownership, together with No's 188-230 (even) High Street, excluding the mosque at No.228 High Street, the existing Ponders End Library and the parking area within College Court. The site extends to 5.21 hectares in the heart of Ponders End. The Broadbent Building, together with the Gym and Caretakers House, within the former University campus are Grade II Listed Buildings.

To the north of the site lies the Queensway Industrial Estate, a Locally Significant Employment Area, which comprises a range of small scale industrial units. To the west and south, the site bounds residential properties in Kingsway and Derby Road. To the east the site bounds the range of commercial and community uses that front the High Street.

Vehicle access to the site is from Queensway, with the exit via the existing multi-storey car park, also on to Queensway. A further pedestrian access exists to the High Street, just south of the Mosque.

The site lies within the Ponders End Regeneration Priority Area and within the area covered by the Ponders End Central Planning Brief.

Proposal

The application proposes the demolition of all buildings on site (including the existing library) with the exception of the Listed Broadbent building and the associated gymnasium and caretakers cottage, Tara Kindergarten at 198 High Street and the existing multi-storey car park to the Queensway frontage and the redevelopment of the site for a mix of residential (Class C3), business (Class B1) and retail (Classes A1-A4). The application is in outline form with only access to be determined, with the exception of the Listed Building, where no matters are reserved. Vehicle access to the site would be from Queensway, at existing points of access, and to the High Street, via College Court. The existing pedestrian link from the Middlesex University site to the High Street, adjacent to the Mosque, would be retained and enhanced.

In terms of detail the development comprises the following key elements:

- The retention, refurbishment and conversion of the Tara Kindergarten building (198 High Street) to provide up to 491 sqm (GIA) of replacement library accommodation to replace the College Court Library.
- The retention and refurbishment of the listed Broadbent building, caretaker's cottage and gym to provide 4,503 sqm (GIA) of residential floorspace and up to 31 dwellings, 2141 sqm (GIA) of commercial/live work floorspace (Class B1) and 427 sqm (GIA) of community use (Class D1).
- The retention and refurbishment of the existing multi-storey car park on Queensway to provide parking for up to 119 cars (89 residential and 30 replacement spaces for employees of Enfield Enterprise) and an energy centre.
- The construction of up to 39,927sqm (GIA) of new residential floorspace to provide up to 377 new mixed tenure dwellings.
- The construction of up to 567sqm (GIA) of new commercial (Class B1) floorspace.
- The construction of up to 776sqm (GIA) of new mixed retail (Class A1-A4)
- The construction of up to 156sqm (GIA) of new community (Class D1) floorspace.
- Surface car parking on street, within College Court car park and in structure parking to provide for up to 252 cars (212 residential (167 on street and 45 in block A1), 10 commercial, 27 retail (College Court replacement) and 3 community.
- The introduction of new public open space, public realm and private amenity space.

An illustrative layout has been provided to demonstrate how the site might accommodate this level and mix of development.

The application is accompanied by a viability assessment and this confirms that based on the illustrative mix set out below, the maximum quantity of affordable housing that could be delivered by the scheme equates to approximately 30% of the proposed units. However, the application confirms that the precise quantum and mix of affordable housing will be subject to further discussions.

The illustrative mix proposed within the application is as follows

Private market housing

Unit Type	Number	%
1 bed 2 person	46 }	26%
2 bed 3 person	27 }	
2 bed 4 person	21 }	15%
2 bed 4 person (MAIS)	20 }	
3 bed 4 person	3 }	40%
3 bed 5 person	65 }	
3 bed 6 person (MAIS)	44 }	
4 bed 6 person	47	17%
TOTAL	273	
TOTAL OVERALL %	70%	

Affordable Rent

Unit Type	Number	%
1 bed 2 person	12 }	19%
2 bed 3 person	6 }	
2 bed 4 person	9 }	13%
2 bed 4 person (MAIS)	4 }	
3 bed 4 person	1 }	32%
3 bed 5 person	18 }	
3 bed 6 person (MAIS)	13 }	
4 bed 6 person (HOUSE)	34	30%
TOTAL	97	
TOTAL OVERALL %	25% (82% of the affordable total)	

Intermediate

Unit Type	Number	%
1 bed 2 person	8	
2 bed 3 person	5	
2 bed 4 person	6	
2 bed 4 person (MAIS)	2	
3 bed 4 person	0	
3 bed 5 person	0	
3 bed 6 person (MAIS)	0	
4 bed 6 person (HOUSE)	0	
TOTAL	21	
TOTAL OVERALL %	5% (18% of the affordable total)	

The application, however, seeks approval for up to 408 units i.e. some 17 units in excess of the illustrative mix, to allow some flexibility within the overall Gross Internal Area floorspace maximums proposed to enable the applicant to respond to changing market conditions over time.

Planning Issues for discussion

The density of development, its form and layout and integration with surrounding development.

The housing mix proposed and level of affordable housing provision.

The proposals for the Listed Building, gymnasium and caretaker's cottage

The demolition of the existing Library and its relocation within the site.

The demolition of the existing commercial/retail units to the High Street frontage and the proposals for re-provision of new commercial and retail accommodation.

The relationship of the scheme to the wider regeneration ambitions for the area

The traffic impact of the development and the proposals for access to the site

The level and arrangements for car parking throughout the site.

- 3. PRESENTATION BY THE APPLICANT/AGENT**
- 4. QUESTIONS BY PANEL MEMBERS**
- 5. QUESTIONS BY WARD COUNCILLORS**
- 6. OPEN SESSION - QUESTIONS AND VIEWS FROM THE FLOOR**
- 7. CLOSE OF MEETING**