

Southgate Office Village Planning Panel Summary

The Site

- 1.1 The application site lies adjacent to Southgate District Centre on Chase Road. It is bounded by residential properties fronting Park Road to the north east, Chase Road to the north west and the White Hart PH, which is a non-designated heritage asset, to the south.
- 1.2 There is existing access onto Chase Road serving a complex of seven, three-storey high office buildings, providing a total of 4,433 sq.m. of office floorspace. The existing development are of a late 20th Century design and include a podium level car park with 140 parking spaces.
- 1.3 The site is not within the Southgate Circus Conservation Area but lies adjacent to and contributes to the setting of the Conservation Area. The site is also within proximity of listed buildings, including the Grade II* Southgate Underground station which is approximately 200 metres to the south of the site. Other nearby heritage assets include Station Pylons to the north and south of Southgate Underground station and the Grade II Gloucester Place Cottages, 22-36 Chase Side. The Grade I listed Grovelands Park Hospital (original block) and Grade II Granary to the west of Grovelands are over 550 metres south east of the site, and the Grade II* Grovelands Park (Park and Garden) and Grade II Lodge to Grovelands Park and Pair of Gun Posts are approximately 300 metres distant.
- 1.4 Southgate Underground Station serves London Underground (LU) Piccadilly Line services. The closest bus stop is Southgate Station stop, around 250 metres away, which serves 8 routes connecting Southgate to Central London and other transport hubs. The site has a public transport accessibility level (PTAL) of 4 (where 1 is "poor" and 6 is "excellent"); and, therefore, has a good level of accessibility to public transport.
- 1.5 The buildings within the immediate locality and those adjoining the site are generally residential and of two to three storeys in height with rows of Victorian terraces fronting Chase Road and Park Road. There are larger commercial style buildings progressively to the south of between three and six storeys in height. The office buildings are generally of a plain utilitarian design.
- 1.6 The ground levels from Chase Road rise steeply from north to south and therefore Southgate Circus itself is one of the highest points within the Borough.

Proposal

The application under consideration is a full planning application seeking the following:

1. Demolition of existing office buildings;
2. Erection of buildings between 2 to 17 storeys high comprising offices (use class B1), 216 residential units (use class C3) and dual use cafe (use class A3 / B1);
3. Creation of access, basement car park and Energy Centre; and
4. Provision of cycle parking, landscaping and associated works.

Key Planning Issues for Discussion

Some key issues that will form part of the Council's consideration will be:

1. The principle of the quantum of development and mix of uses proposed noting the context of the extant permission to convert the existing commercial units to residential with no requirement to re-provide employment floorspace or provide affordable housing.
2. The rationale for the proposed height of the development taking into account the need to optimise development on urban sites, its design, the visual impact of the development on the wider area, the viability of the scheme and its ability to support affordable housing and re-provide employment floorspace
3. The relationship of the development to the adjacent district centre and neighbouring residential / commercial properties including the proposed introduction of public access to the landscaped public realm parts of the site and community café,
4. The potential effect of the development on the free flow and safety of vehicles using the adjoining highways having regard to parking and traffic generation.
5. The potential effect of the development on the setting and appearance of the Southgate Circus Conservation Area and the nearby listed buildings / heritage assets.
6. The architectural and design quality of the proposed buildings, both individually and a group; and
7. The mix of residential accommodation and the level of affordable housing proposed in the context of delivering a London Plan policy compliant scheme.