



# PLANNING COMMITTEE

## 20 January 2015

### SECOND DESPATCH

Please find enclosed the following items:

- Item 3** Dover Court Estate, including land to north of Queen Elizabeth Court and garages to west of and land to north and east of Threadgold House, Dove Road; garages to east of Illford House, Wall Street; Romford House Mitchison Road; land to east of Westcliff House and Ongar House, Baxter Road; land to east of Greenhills Terrace; and garages to rear of and ball court to west of Warley House, Baxter Road, Islington, London, N1. 1 - 2

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**SUPPLEMENTARY REPORT – ITEM B3**  
**PLANNING COMMITTEE OF 20<sup>th</sup> January 2014**

<p><b>Proposed Development At:</b></p> <p>Dover Court Estate, including land to north of Queen Elizabeth Court and garages to west of and land to north and east of Threadgold House, Dove Road; garages to east of Illford House, Wall Street; Romford House Mitchison Road; land to east of Westcliff House and Ongar House, Baxter Road; land to east of Greenhills Terrace; and garages to rear of and ball court to west of Warley House, Baxter Road, Islington, London, N1.</p>	<p><b>LBI Application Ref:</b></p> <p>P2014/3363/FUL</p>
<p><b>Proposal</b></p>	<p>Demolition of an existing two-storey residential building (Romford House)(consisting of 18 units) and 81 garages to allow for the construction of 70 new homes (27 x 1 bed, 26 x 2 bed, 15 x 3 bed and 2 x 5 bed) across nine infill sites, consisting of the construction of a part three, part four storey block and a two semi-detached pair of dwellings facing Balls Pond Road, a two storey block between Dove Road and Balls Pond Road, alterations and extension to ground floor of Threadgold House to create a residential unit and community rooms (measuring 135.8square metres), a part two, part three storey terraced row facing Wall Street, a part single, part three and part four storey extension to the north east corner of Ongar House, a four storey extension to the west elevation of Ongar House, a three storey terraced row replacing Romford House, a four storey block between Warley House and No. 53 Mitchison Road and a part single, part two storey terraced row to the rear of Warley House, and the provision of new green space and sports and play facilities, including a new ball court to the east of Greenhills Terrace, cycle storage, public realm improvements across the estate and the relocation of Baxter Road to the front of Romford House.</p>

Resolution of on-street parking provision

1. Further to paragraph 10.211 of the committee report, following a discussion with the applicant and the Council’s Highways Team a resolution regarding the reprovision of on-street Highways parking spaces has been made.
2. The Highways Team have detailed that the existing turning head at the eastern end of Mitchison Road is required to be retained, resulting in the loss of two proposed on-street parking spaces and a turning head is required to be retained for the on-street spaces at Wall Street. This results in a requirement to provide 10 on-street Highways spaces rather than 8 as stated in paragraph 10.211 and in the Heads of Terms of the Directors’ Agreement.
3. It is proposed that an area of previously proposed shared space and estate parking to the south of Wall Street between Ongar House and Block D would be retained and maintained as Highways land. This would result in an area of shared surface being replaced with asphalt and 10 proposed estate parking spaces being transferred to Highways on-street parking.

## Evaluation

4. The submitted parking survey details that 46 of the 165 existing estate parking spaces are in use and proposes the re-provision of 67 estate parking spaces. The above proposal would re-provide 57 estate parking spaces and the 10 required Highways on-street parking spaces and two turning heads. While the area proposed to be transferred into Highways ownership includes four proposed accessible parking spaces, these would be relocated within close proximity to this area and form part of the proposed estate parking.
5. The Highways Team are confident that there would be adequate turning head space within the amended area to the south of Wall Street and Officers uphold that an amended highway area would be in keeping with the proposed estate improvements. It is recommended that details of this area and the re-provision of four accessible parking spaces would be assessed under part 'F' of the discharge of condition 19 (landscaping).

## Amendment to Directors' Agreement

6. The Heads of Term reading:

*'The designation of 8 on-street parking bays as adopted highway parking spaces. (i.e re-designate some estate roads to publicly adopted highway)'*

Shall read:

*'The designation of 10 on-street parking bays as adopted highway parking spaces. (i.e re-designate some estate roads to publicly adopted highway)'*