

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2019/0179

Ward: Hornsey

Address: Wat Tyler House, Boyton Road, London, N8 7AU

Proposal: Construction of a part 4, part 5 and part 7 storey building that would adjoin the southernmost elevation of Wat Tyler House to provide 15 self-contained residential units with associated cycle, refuse storage and landscaping.

Applicant: London Borough of Haringey

Agent: KC+A Architects

Ownership: London Borough of Haringey

Case Officer Contact: Laurence Ackrill

2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it in good time ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to a Planning Sub-Committee in mid-2021. The applicant has been engaged in early pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The application site relates to a plot of land currently in use as a car park accommodating 24 bays for secure tenants and leaseholders in the local area. The site adjoins Wat Tyler House, an existing 6-storey residential building with an under-croft area located on the Eastern side of Boyton Road. None of the buildings / structures on or adjacent to the site are listed and although the site itself is not within any Conservation Area, the Alexandra Palace & Park and the Campsbourne Cottage Estate Conservation areas are located within 200m of the site to the north and west respectively.
- 3.2 The site is located within the Campsbourne Estate in Hornsey Ward, North of Hornsey High Street and south of Alexandra Palace. The area surrounding the application site is characterised predominantly by larger blocks of self-contained

flats, but there are also smaller, single family dwellings located along Boyton Road and the adjoining streets.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed works involve the construction of a part 4, part 5 and part 7 storey building that would adjoin the southernmost elevation of Wat Tyler House to provide 15 self-contained residential units with associated cycle, refuse storage and landscaping provision across the estate. (15 units comprising 7 x 1 bed, 7 x 2 bed and 1 x 3 bed units including one fully wheelchair accessible unit on the ground floor).
- 4.2. The scheme would include comprehensive landscaping around the development including to the front and rear of Wat Tyler House and in relation to existing play areas. One on-street Blue Badge parking bay would be provided and potential replacement car parking within the vicinity of the site is being explored by the development team if required, subject to the outcome of parking stress surveys and local engagement.

5. PLANNING HISTORY

- 5.1 None

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant will be undertaking pre-application public engagement in December/January prior to submission.

6.3. Quality Review Panel

- 6.4. The proposal was assessed by the Quality Review Panel (QRP) on 22nd April 2020. The QRP's report is attached as **Appendix 1**.
- 6.5. The scheme has yet to be amended from that reviewed by the QRP. The QRP was in support of the layout, scale and massing however further refinements to the layout were advised.

- 6.6. The submission of a full planning application is anticipated in February 2021.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1. The Council's initial views on the development proposals are outlined below:

7.2. *Principle of Development*

7.3. The development proposal for a mixed use scheme on this site would be acceptable in land use planning policy terms, subject to the review of the loss of car parking.

7.4. *Design and Appearance*

7.1. Officers consider the massing and scale of the proposal and building form to be generally acceptable given the building typologies within the area, including apartment blocks. The concept of three interlocking volumes, their differing heights and the staggered building line reflects the context along this part of the Boyton Road street frontage and the built form found adjacent to the site.

7.2. The applicant has prepared an indicative masterplan for the Wat Tyler Estate, to demonstrate how the estate could be improved in terms of public realm/landscaping provision including the enhancement of existing children's playspace.

7.3. A clear strategy for pedestrian, cycle and vehicle movement around the estate will be critically important to the success of the scheme. Potential exists for the development to improve the quality, safety, and design of the public realm adjacent to the development. Together with the proposed building, it is considered that the wider benefits of this work will assist in addressing Anti-Social Behaviour in the area.

7.4. *Residential Unit Mix and Affordable Housing*

7.5. The development would provide 7 x 1 bed, 7 x 2 bed and 1 x 3 bed units. This range of unit sizes is considered appropriate for this development and this location and optimises the use of the site to meet housing need. All units are proposed to be let at Council rents.

7.6. *Density*

7.7. The appropriate density range within an urban setting with PTAL 1b for the site would be between 150 - 250 hr / hectare.

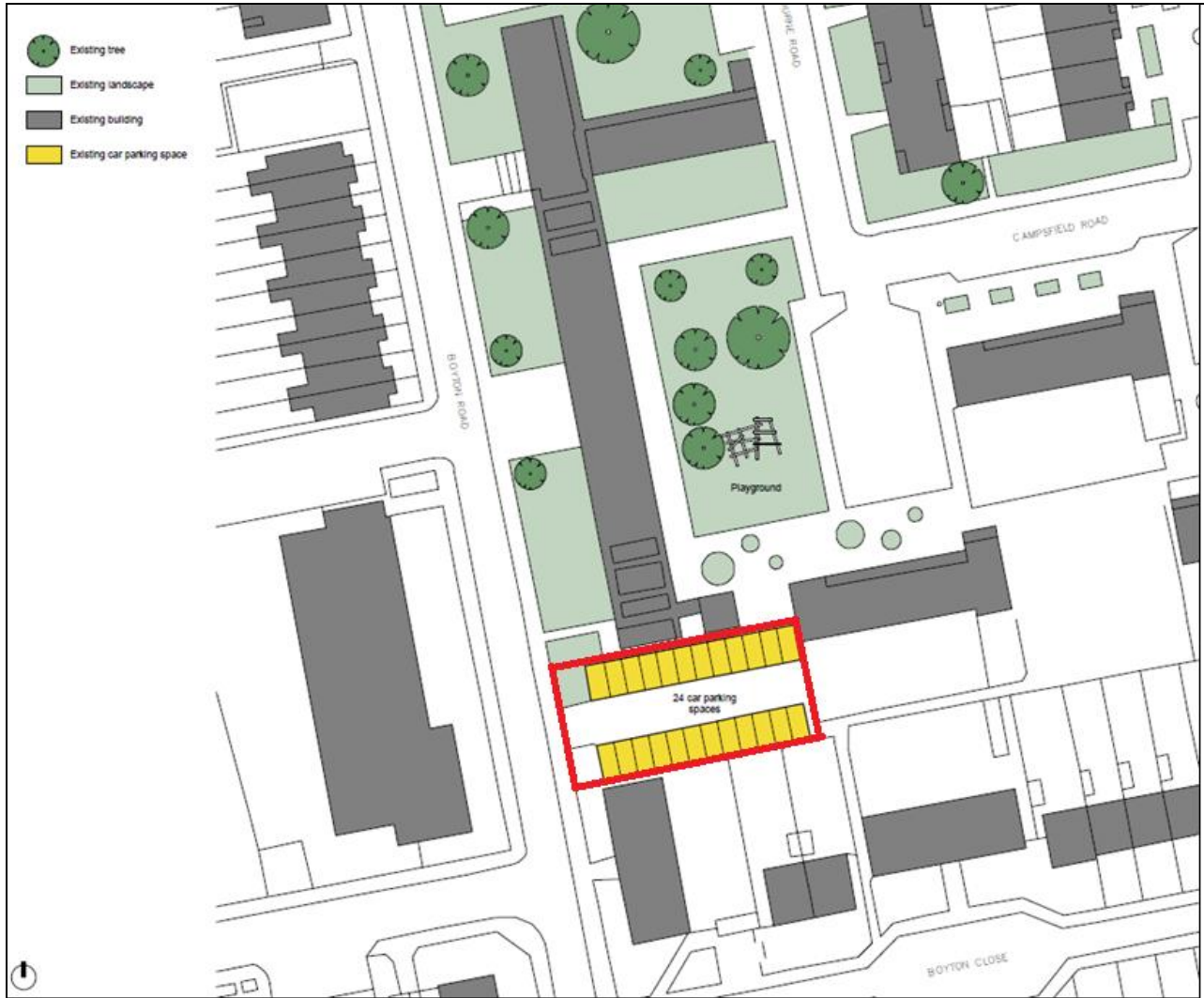
7.8. *Transportation and Parking*

7.9. The site has a relatively moderate PTAL rating of 1b. The development would provide one Blue Badge bay on-street and the potential to provide approximately nine replacement parking spaces elsewhere within the Campsbourne Estate is being considered subject to a detailed transport assessment, parking stress surveys and community engagement.

- 7.10. The site is not within any of the Borough's formal CPZs, the nearest being the Hornsey North CPZ, which is 200 - 300m to the south of the site.
- 7.10 Discussions are ongoing with the Council's Transportation team.
- 7.11. *Impacts on Amenity of Surrounding Residents*
- 7.11 The proposed building would sit at the southern end of Wat Tyler where there are no directly facing habitable room windows. The height and scale of the development have been informed by daylight / sunlight studies and the position and orientation of adjoining property so as to maintain and respect the living conditions currently enjoyed by neighbouring residents.
- 7.12 Any scheme would need to comply with planning policy and BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents in relation to overshadowing, privacy, outlook, noise disturbance and visual amenity are not adversely affected.
- 7.13 The applicant is carrying out pre-application community engagement in December 2020, and a formal public planning consultation will be carried out once a planning application is received.

PLANS AND IMAGES

Site location plan



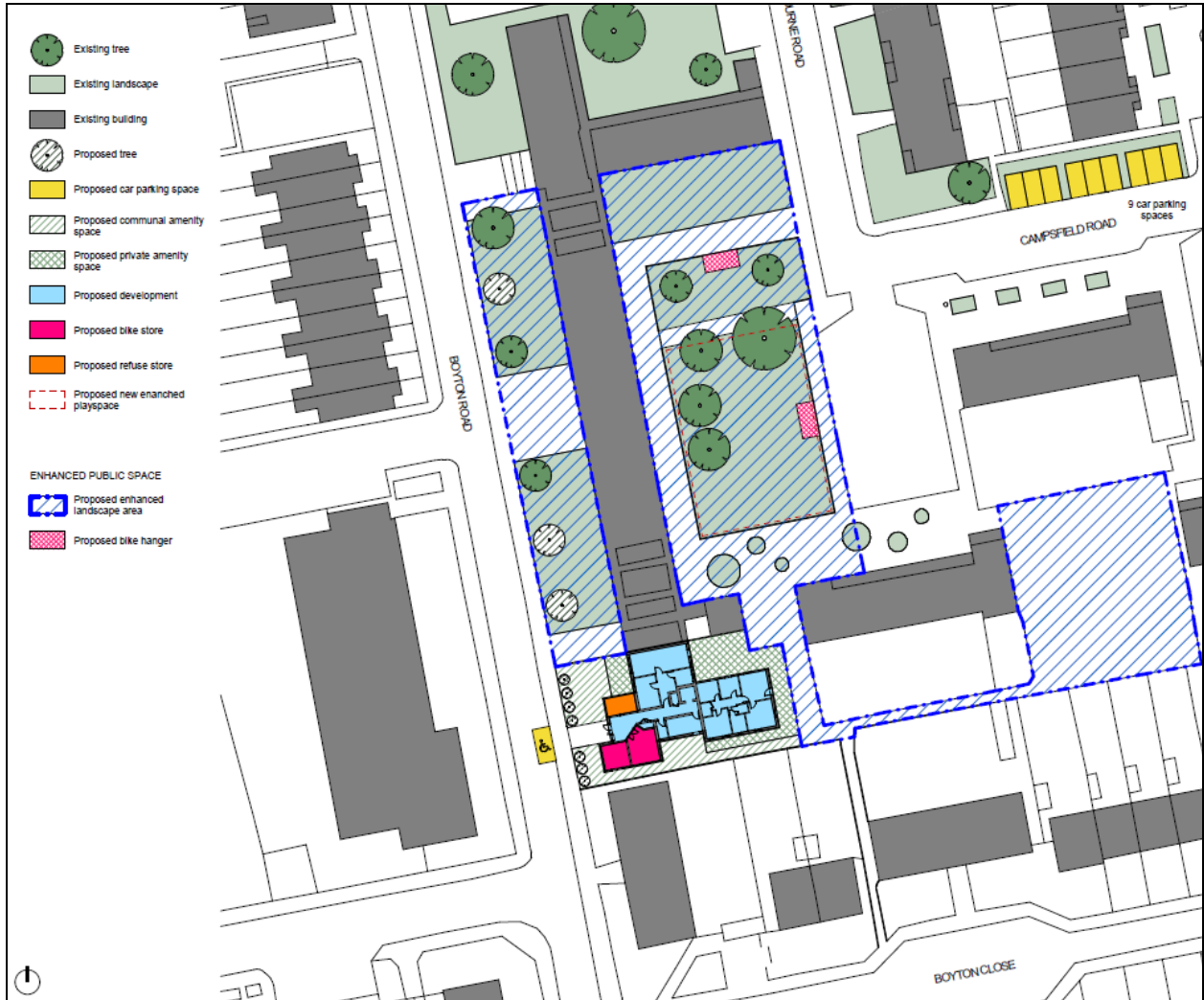
Aerial photograph of site



Photographs of existing site and surrounding area



Proposed site plan



Proposed west (front) elevation / views



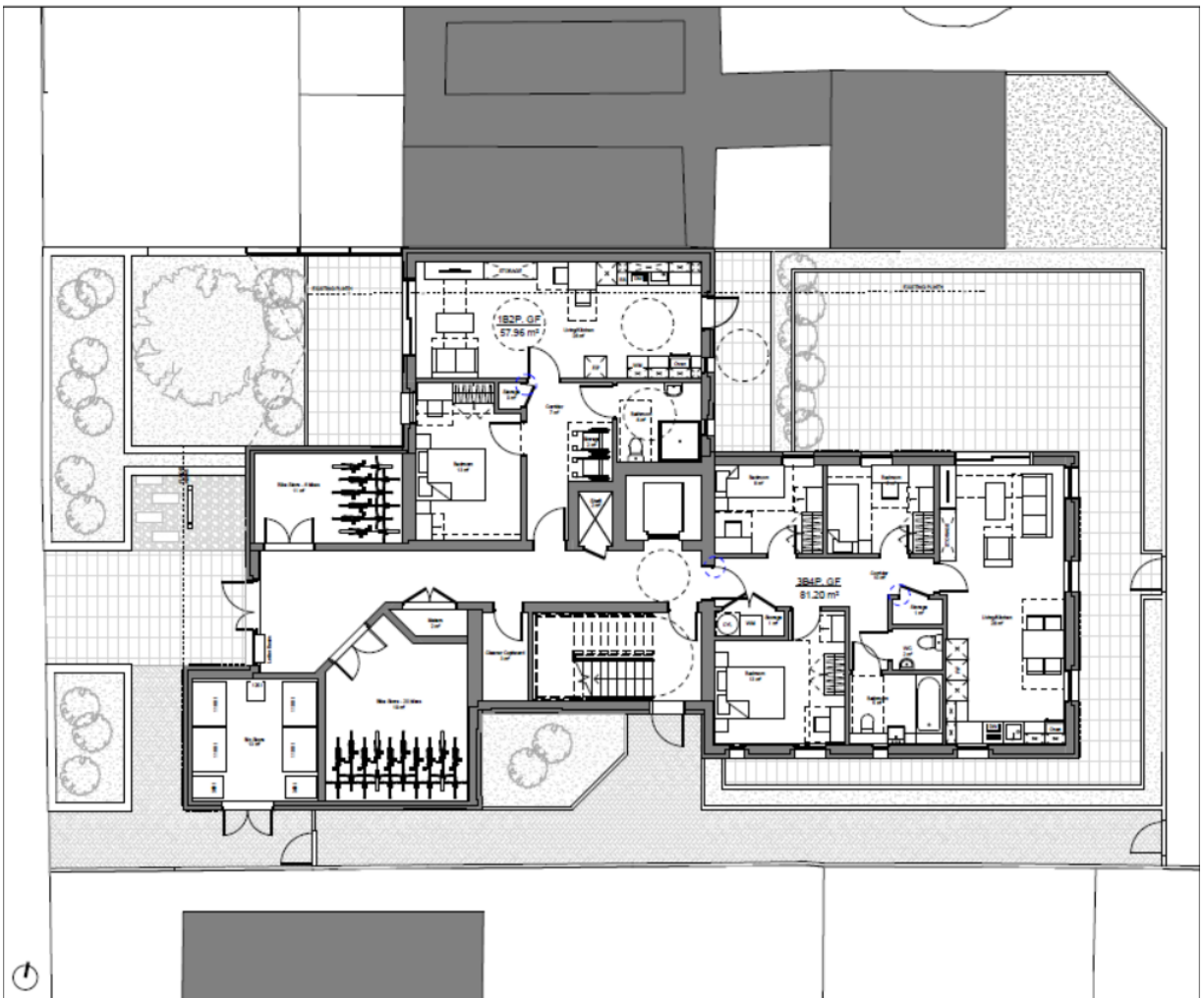
Proposed south (side) elevation /views



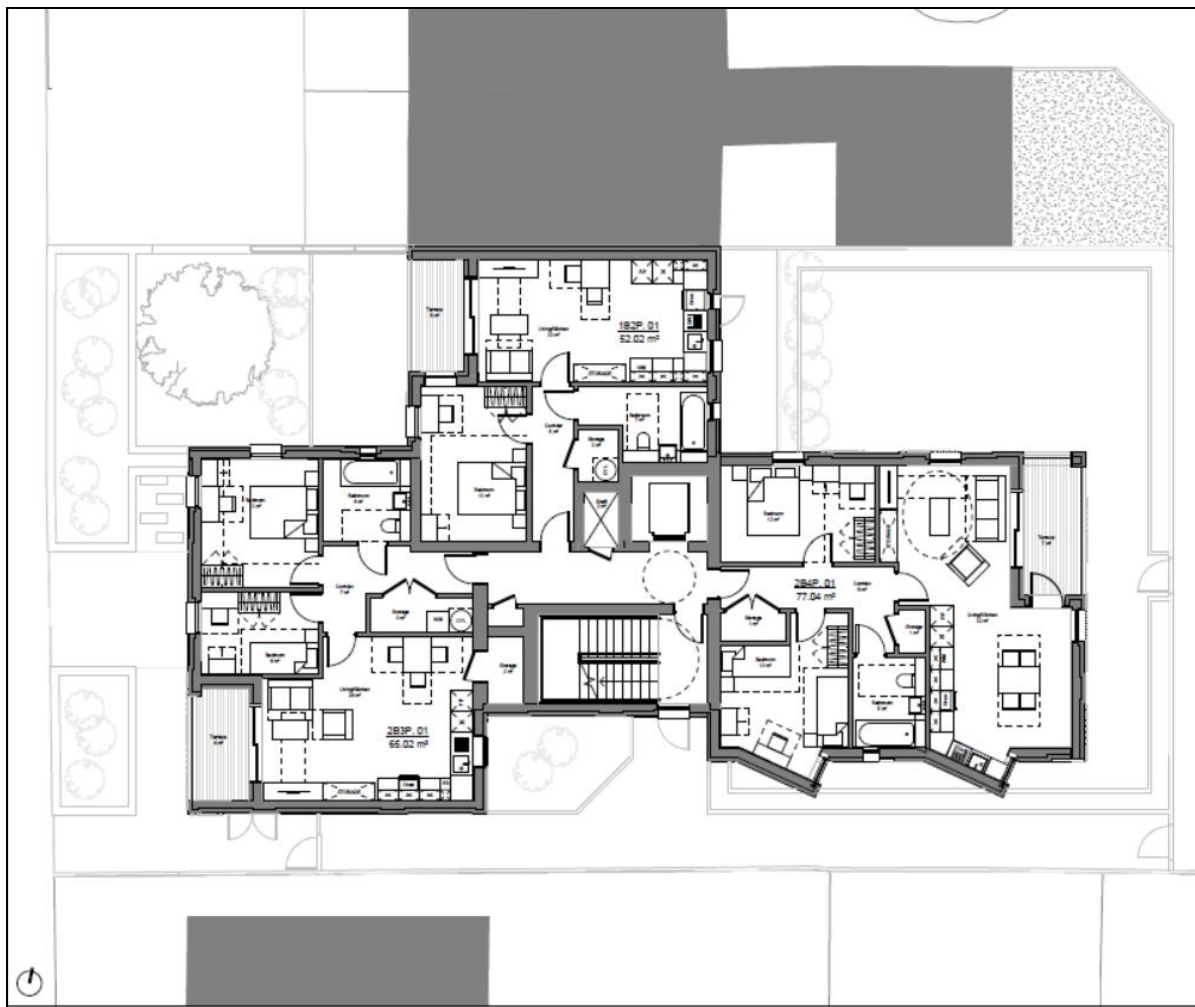
Proposed east (rear) elevation / views



Proposed ground floor



Proposed first floor



APPENDIX 1

1. Project name and site address

Wat Tyler House, Boyton Road, N8 7AU

2. Presenting team

Anna Blandford	London Borough of Haringey
David Doherty	London Borough of Haringey
Samantha Jones	London Borough of Haringey
Martin Cowie	London Borough of Haringey
Russell Walker	Walker Construction Consultants
Kiran Curtis	KC+A Architects
Colin Merifield	KC+A Architects
Manual Filippi Farmar	KC+A Architects
Francis Christie	Remapp Ltd Landscape Architects

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and, in addition, may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

The proposals form one of a number of development opportunities the Council is currently exploring on Council owned land across the borough to deliver new Council homes at Council rents. The redevelopment of previously developed land across the Borough offers the opportunity to ensure that the mix of new residential development is appropriate to its local context, as well as targeted to meeting specific local housing needs and improving housing choice.

The application site is currently used as a car parking area for local residents. It adjoins Wat Tyler House, an existing six storey residential building with an additional undercroft area, located on the eastern side of Boyton Road. None of the buildings and structures on or adjacent to the site are listed. Although the site itself is not within a conservation area, the Alexandra Palace and Park and the Campsbourne Cottage Estate Conservation Areas are located within 200 metres of the site to the north and west respectively.

The area surrounding the application site is characterised predominantly by larger blocks of self-contained flats, but there is also a scattering of smaller, single family dwellings located along Boyton Road and the adjoining streets.

The proposed works involve the construction of a part-four, part-five and part-seven storey building that would adjoin the southernmost elevation of Wat Tyler House. This would provide 15 self-contained residential units with associated cycle, refuse storage and landscaping provision. All of the units will be Council homes to be let at Council rents.

Officers asked for the panel's views on the scheme's design quality, the proposed massing and scale of the building forms, and the design of the landscape and public realm.

5. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the opportunity to comment on the evolving proposals for the development site adjacent to Wat Tyler House. This infill site represents a good opportunity for the development of new Council homes. The panel also welcomes the project team's commitment to a comprehensive local community engagement process concerning the proposals (when current restrictions are lifted) and highlights that residents' input and agreement will be extremely important.

The panel supports the broad principles of the scheme, subject to some improvement and refinement. It feels that the scale of the proposals is ambitious but nonetheless broadly acceptable. As design work continues, the panel would encourage further work to refine the residential layout, its circulation cores, and relationship to the public realm adjacent. Consideration of future potential phases of work will also help to inform this process. While the panel generally supports the approach taken to the architectural expression, this could be made more distinctive by drawing on the character and qualities of Wat Tyler House, and by giving the main entrance more emphasis.

A clear strategy for pedestrian, cycle and vehicle movement around the estate will be critically important to the success of the scheme. A lot of potential exists for the development to improve the quality, safety and design of the public realm adjacent to the development. It highlights that the wider benefits of this work can help to establish a strong justification for the scheme. Further details on the panel's views are provided below.

Massing and development density

- The site represents a good opportunity for the development of new Council homes. The panel feels that the scale of the proposals is ambitious, but nonetheless broadly acceptable, subject to the resolution of issues around the quality and design of the accommodation (with particular reference to the ground floor) and the detail and design of the public realm adjacent.
- The panel considers that the architectural concept of three interlocking volumes seems sensible.

- The project team should explore the scope for a similar infill development at the northern end of Wat Tyler House. Consideration of how both 'bookends' might work together (in massing, detail and townscape terms) could help to inform the ongoing detailed design of the initial 'bookend' development.

Place-making, public realm and landscape design

- Currently, pedestrian routes through the estate are typified by narrow alleyways that lack passive surveillance and represent opportunities for crime and antisocial behaviour. Addressing these issues - within an overall strategy for movement around the estate, and within the current proposals - will be very important.
- An overarching strategy for movement should consider access points for different modes of transport, alongside parking and the relationship to play areas. It should prioritise routes for cycles and pedestrians that are broad, light and well-surveilled.
- This strategy should also consider potential future phases of development - which may include infill of the undercroft in addition to further possible 'bookend' developments.
- The panel thinks that relying on existing narrow and poorly overlooked pedestrian routes is not an acceptable approach to take.
- Options for exploration include providing a better primary pedestrian route, and either closing the alleyways or retaining them as secondary, secure routes for adjacent residents, accessible only via fobbed access at secure gateways.
- The panel would encourage the project team to consider how the open space to the rear of Wat Tyler House could be improved. It has potential to help to punctuate and reinforce the townscape qualities and legibility of local pedestrian routes.
- The panel expresses concern about the loss of green open space and trees. It feels that the scheme should protect and enhance all of the existing green and open spaces within the estate, to enable greener streets.
- This will help reduce urban heat island effects, and improve air quality – which would be especially valuable within the vicinity of the school.
- The intention should be to maintain and improve the ecological value of all of the open, green areas, in accordance with biophilic design principles for health and wellbeing.
- In this regard, the panel would encourage the project team to undertake a parking survey to establish what additional parking may be needed, where it can be located, and how to minimise the impact on existing green spaces and trees.

- The panel understands that the Council is planning a comprehensive local community engagement process for the scheme, for when current restrictions are lifted. The movement strategy, parking within the estate, landscape design and the issue of alleyways would benefit from being considered as part of this process.

Scheme layout, access and integration

- Because of the alleyways adjacent to the scheme – both existing and planned – the scheme has no 'back'. This risks compromising the privacy and quality of homes at ground floor level, and their external amenity spaces.
- Potential solutions include either closing off the alleyways or gating them with fob-access for residents' use only.
- The panel also notes that a one metre high gate or boundary wall would not be effective in providing security or privacy for ground floor homes and gardens.
- The panel recommends that the ground floor flat at the east of the block should have its primary entrance directly from the communal core, rather than from the rear alleyway. This would be safer and would enable the external amenity space to be more private. It would also improve the practicality of issues like accessing the bin store.
- There may also be scope to arrange the bedrooms and living spaces differently within the eastern ground floor flat (whilst relocating the primary access to the communal core) to optimise the quality of the accommodation.
- The panel wonders whether there may also be potential to explore an alternative location for the circulation core that may facilitate further improvements to the amenity and orientation of the accommodation on all levels of the scheme.

Architectural expression

- The panel considers that Wat Tyler House has some character and qualities, and could be a striking example of its time, if refurbished.
- While the panel generally supports the approach taken to the architectural expression of the infill development, reflecting some of the qualities of Wat Tyler House could make it more distinctive.
- For example, the taller section of the proposed building could reference Wat Tyler House, with the block standing forward of this building line being conceived as a 'pavilion' with a more unique architectural expression.

- The panel also wonders whether the taller section of building could also visually reflect some of the horizontal alignments seen within the elevations of Wat Tyler House in some way.
- The panel highlights that if a future project is undertaken to develop the space within the undercroft of Wat Tyler House, this should be done carefully and should try to respect (and reflect) some of the special qualities of the block.
- It would also support further consideration of how the scheme engages with the street at a detailed level; options to celebrate the main entrance and enliven the main entrance frontage would be supported.

Design for inclusion, sustainability and healthy neighbourhoods

- The panel welcomes the creation of much-needed new homes in underutilised areas of the existing housing estate.
- The aspiration for zero carbon development and a 'fabric first' approach is supported.
- The design and location of fenestration will play an important role in achieving energy efficiency, and the way the balconies help protect west facing glazing from overheating is helpful.
- As mentioned above, the panel advocates that a biophilic design approach to the landscape, public realm and parking strategy should be adopted. This should aspire to maintain and improve all existing green spaces, thereby reducing the urban heat island effect while improving health, wellbeing and air quality.
- The panel notes that communal cycle stores can sometimes be underused if too large and remote from residents' homes. However, it considers that as the development is reasonably compact, then two communal cycle stores as proposed could be acceptable, if they are designed and integrated well.
- It notes that cycles are often accommodated in a similar fashion to bins and would encourage the project team to explore options to make them a pleasure to use.

Next steps

The Quality Review Panel is confident that the project team will be able to address the points above effectively, in consultation with Haringey officers. It would be happy to consider the revised proposals in addition to the wider landscape strategy in more detail at a Chair's Review, if required.