

## **Pre-Application Briefing to Committee**

### **1. DETAILS OF THE DEVELOPMENT**

**Reference No:** PRE/2020/0213

**Ward:** Tottenham Hale

**Address:** Reynardson Court, High Road, London, N17 9HX

**Proposal:** Development of the land to the rear of Reynardson Court, High Road to provide 18 residential homes fronting Rycroft Way, and associated landscaping (Reynardson Court will be refurbished).

**Applicant:** London Borough of Haringey

**Agent:** Haworth Tompkins 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 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 early 2022. The applicant has been engaged in pre-application discussions with Haringey Officers.

### **3. SITE AND SURROUNDINGS**

- 3.1 The application site relates to a plot of land currently in use in part as a car park and part open space. The site adjoins Reynardson Court, an existing 4-storey residential building located on the Eastern side of the High Road. Buildings south of the site including No. 2 Somerset Road (Former Tottenham Grammar School) are locally listed and the site itself is located within the Tottenham High Road Historic Corridor / Tottenham Green Conservation Areas. The application site is also located within Site Allocation TG3 of the Tottenham Area Action Plan.
- 3.2 The area surrounding the application site is characterised predominantly by larger blocks of self-contained flats, but there are also smaller, three storey dwellings located along Rycroft Way to the east of the site and the adjoining streets.

### **4. PROPOSED DEVELOPMENT**

- 4.1. The proposed works involve the construction of a part 3, part 4-storey block of flats comprising of 18 residential units on a plot of land to the rear of Reynardson Court, which is part car park, part green space. The existing Reynardson Court block is to be retained and refurbished. Trees facing the High Road are to be retained
- 4.2. The scheme would include comprehensive landscaping around the development including to the front and rear of Reynardson Court. Two off-street Blue Badge parking bays would be provided. The building would incorporate Passivhaus principles - aiming for net zero operational carbon.

## **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 prior to submission which is anticipated to be in November 2021.

### **6.3. Pre-application advice**

- 6.4. The proposal was reviewed by officers at an initial pre-application advice meeting on 4<sup>th</sup> February 2021.
- 6.5. The scheme has been amended from that reviewed by officers following elements arising from the initial pre-application meeting.

## **7. MATERIAL PLANNING CONSIDERATIONS**

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

### *Principle of Development*

- 7.2. The proposal for a residential development on this site would be acceptable in land use planning policy terms. The principle of the development would be subject to the review of the loss of car parking and a comprehensive landscaping strategy for the wider site.

### *Site Allocation*

- 7.3. The application site falls within Site Allocation TG3 of the Tottenham Area Action Plan, which allocates the site for the redevelopment of Reynardson Court, the car

park and the underutilised land to the rear for improved housing stock and improved / enhanced open space. Whilst the proposal would result in a reduction of open space in quantity terms, it would involve the significant enhancement to the quality of the open space, both for new and existing residential occupiers.

#### *Design and Appearance*

- 7.4. Officers consider the massing and scale of the proposal and building form to be generally acceptable given the site context. The building would be sensitively designed, dropping down in scale to respect the height of buildings along Somerset Road and will enhance the streetscape of the location, provide good quality new homes with excellent private and shared amenity space including apartment blocks.
- 7.5. The applicant has prepared an indicative masterplan for the Reynardson Court site, to demonstrate how the amenity provision to the existing block would be improved in terms of public realm/landscaping provision including the provision of children's playspace.
- 7.6. A clear strategy for pedestrian, cycle and vehicle movement around the site 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.

#### *Residential Unit Mix and Affordable Housing*

- 7.7. The development would provide a mix of 1-bed, 2-bed and 3-bed homes with 8 Family sized units & 2 Wheelchair accessible 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.

#### *Transportation and Parking*

- 7.8. The site has an excellent PTAL rating of 6b. The development would provide two Blue Badge bays off-street. The loss of the existing car park must be supported by a detailed transport assessment, parking stress surveys and community engagement.
- 7.9. The site is within a formal CPZ (The Hale) and discussions are ongoing with the Council's Transport Planning team. The development would be designated as 'car free' and subject to restrictions for future occupiers obtaining parking permits.

#### *Impacts on Amenity of Surrounding Residents*

- 7.10 The proposed building would sit at the eastern / southern sides of Reynardson Court. There are windows that directly face the site from Reynardson Court and Ryecroft Way. The proposal has been designed to avoid unacceptable levels of overlooking to existing occupiers through separation distances and alignment of windows away from habitable rooms opposite. The height and scale of the development has been informed by daylight / sunlight studies and the position and orientation of adjoining properties so as to maintain and respect the living conditions currently enjoyed by neighbouring residents.
- 7.11 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.
- 7.12 The applicant is due to carry out a Section 105 Housing consultation and wider pre-application public engagement is to be undertaken. A formal public planning consultation will be carried out once a planning application is received.

#### *Landscaping & Trees*

- 7.13 The development guidelines within the Site Allocation highlight that the existing trees to the front of Reynardson Court should be retained. Those to the rear may be removed however with an equivalent number of trees, at a minimum, replaced as part of public realm enhancements in proximity to the site. Tree removals to the rear of the site would be replaced with at least an equivalent number of trees, at a minimum, replaced as part of public realm enhancements in proximity to the site, as per the site allocation. The measures would also include strong landscaping along the street frontage and play space provision to enhance the public realm.

## **PLANS AND IMAGES**

### **SITE LOCATION PLAN**



## PHOTOGRAPHS OF EXISTING SITE AND SURROUNDING AREA



View of Reynardson Court from Tottenham High Road



Reynardson Court, concealed by mature trees



3 Storey Residential Properties on Rycroft Way



Residential Properties adjacent to site on Somerset Road



Student Housing and Tottenham Police Station on Chestnut Road



View of Holy Trinity Primary School from site

## ELEVATIONS AND PLAN DRAWINGS

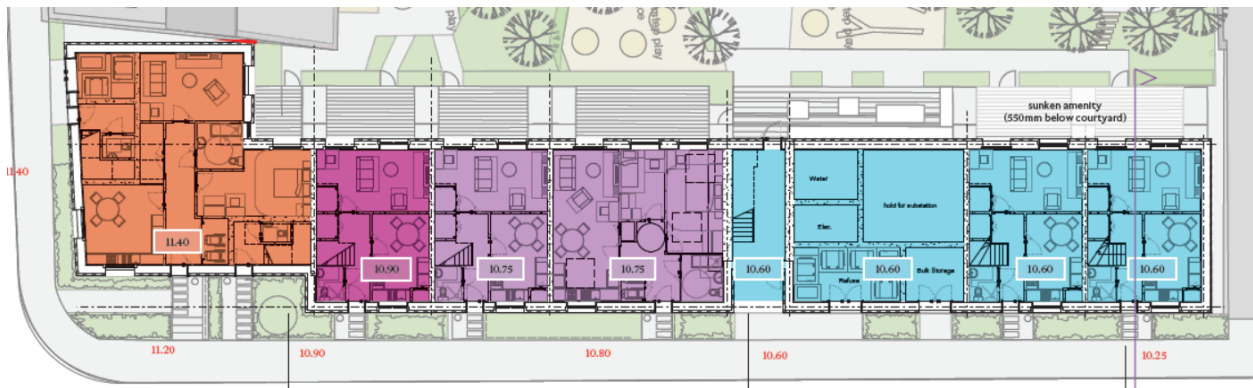


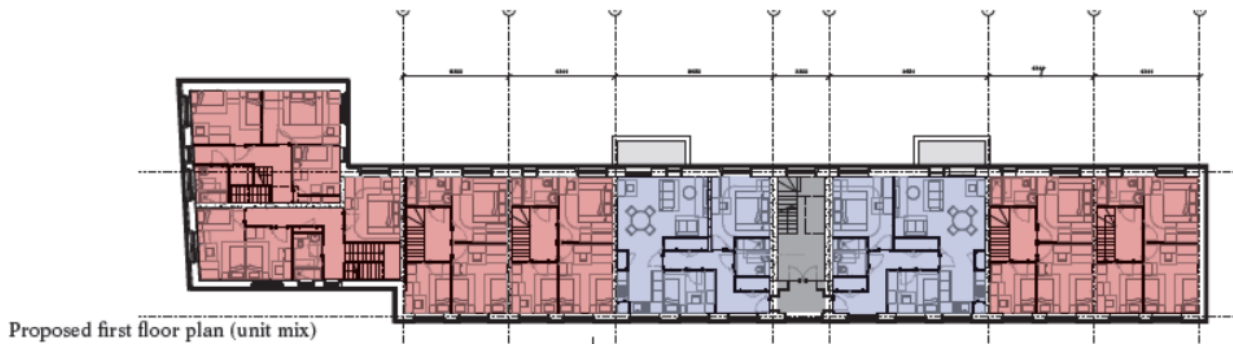
Design development: Rycroft Way elevation study

Street (zone 1): recessed rainwater downpipes and feature brickwork surrounding window openings to create vertical proportions along the street frontage



Design development: Somerset Road elevation study







# LANDSCAPING AND PLAYSACE

4.4 COMMUNAL GARDEN



Childrens Doorstep Play space



Nature -space for biodiversity

