

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2021/0011

Ward: Tottenham Hale

Address: Arundel Court and Baldewyne Court, Lansdowne Road, N17

Proposal: Proposals seek to deliver 30 new homes in five buildings fronting Lansdowne Road at Arundel Court and Baldewyne Court.

Applicant: London Borough of Haringey

Agent: BPTW

Ownership: London Borough of Haringey

Case Officer Contact: Kwaku Bossman-Gyamera

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 late 2021. The applicant has been engaged in pre-application public engagement with the wider community.

3. SITE AND SURROUNDINGS

- 3.1 The application site relates to Arundel Court and Baldewyne Court, two estates facing Lansdowne Road, in North Tottenham. The site is located in the Tottenham Hale ward.
- 3.2 The surrounding brick buildings are three storeys in height, constructed in the 1970s, with associated garages and pram sheds.
- 3.3 The site is not located within any designated conservation area and is not within the curtilage of any statutorily Listed Buildings.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal is to provide high-quality new council housing on land currently occupied by parking, pram sheds and garages facing Lansdowne Road on Arundel Court and Baldewyne Court.

- 4.2. The proposal seeks to deliver a total of 30 new homes for council rent across both sites as follows:

Arundel Court:

- 4 x 1 bed 2 person
- 2 x 1 bed 2 person
- 12 x 2 bed 4 person

18 homes (in 3 x 3 storey blocks)

Baldewyne Court:

- 3 x 1 bed 2 person
- 1 x 1 bed 2 person
- 8 x 2 bed 4 person

12 homes (in 2 x 3 storey blocks)

- 4.3. The proposal also incorporates an extensive landscaping improvement scheme to enhance the setting of the new development and improve the external amenity spaces and facilities across the existing estates. This includes new and improved planting and play area, new and relocated refuse/recycling facilities and new communal cycle stores for existing residents, together with a community garden.

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 has undertaken a level of pre-application public engagement with local residents' groups prior to submission which is anticipated to be in late 2021.

6.3. Pre-application advice

- 6.4. The proposal was reviewed by officers at an initial pre-application advice meeting on 15th February 2021.

- 6.5. The proposal has also been reviewed by the Quality Review Panel, in August 2021, to be reported as an addendum and the comments/suggestions from that meeting are being addressed by the design team.
- 6.6. The proposal is also due to go before a Development Management Forum, in late September 2021.

7. MATERIAL PLANNING CONSIDERATIONS

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

Principle of Development

- 7.1. The proposal for a residential scheme on this site would be acceptable given the site's existing residential use. The proposal would deliver additional council rented homes which is supported by Local Plan Policy.
- 7.2. Therefore, 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 all planning considerations, however key issues would be around parking and landscaping. Currently the sites are considered to have sufficient parking capacity to allow for this reduction and therefore redevelopment, however a detailed assessment and review of the loss of car parking, together with a comprehensive landscaping strategy for the wider site, will be submitted as part of the planning application.

Design & Appearance

- 7.3. The proposal is for the redevelopment of the site by the erection of a three-storey building of contemporary design. The design has been reviewed by QRP and comments will be reported as an addendum to this report when received.
- 7.4. The proposal would have a similar eaves and ridge height to neighbouring buildings. The building would utilise brick, extensive glazing and metal works for all the floors. The brick detailing and deep window openings would successfully complement the elevational treatment of the building. Bedrooms have been located to the rear, away from Lansdowne Road to minimise noise and angled bay windows have been used to keep bedrooms from having a direct aspect over adjoining sites to ensure no loss of privacy and good outlook for future occupiers. To accord with the outcome of the overheating report, horizontal sun louvres (bris soleil) will be provided above windows in key locations to increase shading and avoid over heating in the summertime.
- 7.5. Laser cut screens are proposed in front of the communal windows and the bays to allow for ventilation with a secure opening. The bronze colour for all metal work and window frames has been proposed to complement the two brickwork types.

The laser cut leaf motif for the metalwork has been developed to pick up from the nearby street trees. In relation to private amenity spaces, balconies are proposed with an angled railing balustrade design with low level brickwork and railings to ground level patio gardens. The angled design of the balusters has been designed to provide a sense of enclosure and avoid residents erecting further screening.

- 7.6. There is a mixture of architectural style in Lansdowne Road and there is no objection to the contemporary design adopted for the proposed buildings. Officers consider the proposed massing and scale of the building form, in terms of both street frontage views, to be generally acceptable subject to finer design and fenestration detailing. It is considered that the design would be a complementary addition to the surrounding buildings and that they would not compete or dominate in appearance, including longer views. Furthermore, it is considered that the proposal would improve the current appearance of the street frontage substantially, which currently contains a high brick wall which is unattractive and creates a visual barrier with the road.

Residential Unit Mix and Affordable Housing

- 7.7. The development would provide a mix of 1-bed and 2-bed homes with 3 wheelchair accessible units. While it does not provide family size units, this should be considered in the context of the wider estate redevelopment which also includes Ashdowne Court delivering 3 x 3-bed houses and Fiske Court delivering 4 x 2-bed houses. In terms of the wider redevelopment, this range of unit sizes is considered appropriate for this development and this location along Lansdowne Road and optimises the use of the site to meet housing need, in line with council policy. All units are proposed to be let at Council rents.

Transportation and Parking

- 7.8. The parking strategy for the new proposal will provide a total of 18 no. spaces within Arundel Court, but this is an overall loss of 15 spaces from the existing arrangement. There will be 4 wheelchair spaces within the parking arrangement for the wheelchair dwellings. For Baldewyne Court, the new proposal will provide a total of 13 spaces, which would be an overall loss of 17 spaces from the existing arrangement. There will be 2 wheelchair spaces within the parking within Baldewyne Court.
- 7.9. The loss of 32 parking spaces will have to be fully justified with the application submission but data appears to show this would not result in unacceptable parking stress. A Transport Assessment and Travel Plan will be required with any subsequent planning application.

Impacts on Amenity of Surrounding Residents

- 7.10. The proposed new buildings have been positioned to respect the locations of the existing blocks within Arundel Court and Baldewyne Court.
- 7.11. 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 in line with BRE guidelines. Consideration has also been given to the impact on privacy, outlook, noise disturbance and visual amenity.
- 7.12. Some proposed windows within the new buildings would face the neighbouring properties' flank wall windows however these windows serve non-habitable rooms i.e. bathroom and kitchens so it is not anticipated that there would be any significant levels of overlooking or loss of privacy for the existing blocks over and above the existing site circumstances where some mutual overlooking occurs already.

Landscaping & Trees

- 7.13. The approach to the landscaping strategy is based in tying the new development with the existing, to create a more structured layout to the space and provide defensible planting to ground floor dwellings.
- 7.14. The landscaping has been designed in consultation with existing residents, it incorporates new play facilities and raised planters into both courts, including a community orchard area which residents will be involved in planting.
- 7.15. Baldewyne Court also has an outdoor gym trail to the southern boundary. Existing pram sheds are removed to facilitate the landscape improvements on both estates. It is envisaged that the boundary landscape areas will become wildlife areas, with meadows and deadwood habitat.
- 7.16. Parking at both courts is reorganised, with appropriate planting added where achievable including new trees.

Sustainability

- 7.17. The energy strategy will follow the hierarchy quoted within GLA guidance of lean, clean and green. The energy efficiency measures are anticipated to better Part L 2013 by 14% against a GLA target of 10%.
- 7.18. The site is within an area of district heating opportunity identified within the Development Management Development Plan Document. However, given the low density of the development, and developed nature of the surrounding area it is not proposed to install a community heating system.
- 7.19. A review of various forms of renewable energy technologies have been examined and air source heat pumps are viewed as the most viable solution to provide low

carbon heat to the dwellings. The relatively low height of the apartment blocks allows the heat pumps to be located at roof level.

- 7.20. In addition to the heat pumps, photovoltaic panels will be mounted on the remaining suitable roof space to maximise the potential CO2 reduction from the development.

PLANS AND IMAGES

SITE LOCATION PLAN



PHOTOGRAPHS OF EXISTING SITE AND SURROUNDING AREA



Street view photos of site: Arundel Court



View looking East along Lansdowne Road



View looking West along Lansdowne Road, illustrating brick boundary wall



View looking into the Arundel Court parking area



Parking area and the external prism sheds



Garages and the external refuse arrangement



Parking area to the West of the access road

Street view photos of site: Baldewyne Court



View looking east along Lansdowne Road showing the existing brick boundary wall



View looking west along Lansdowne Road



View from Lansdowne Road



Existing garages and Baldewyne Court buildings



Current parking arrangement within the central area of Baldewyne Court



Current parking and garage arrangement looking eastwards

Proposed site block plan and wider estate plan improvements



Propose flat layouts



1st & 2nd Floor



Ground Floor

Key

- 1B2P - Type 1
- 1B2P - Type 2
- 2B3P Wheelchair
- 2B4P - Type 1
- 2B4P - Type 2



2B4P Flat Layout - 70.5 m² - Type 1
1st & 2nd Floor



2B4P Flat Layout - 70.5 m² - Type 2
1st & 2nd Floor



1B2P Flat Layout - 60.0 m² - Type 1
Ground Floor



1B2P Flat Layout - 53.8 m² - Type 2
Ground Floor



2B3P Wheelchair Flat Layout - 81.8 m²

Sustainability and Design



CGI Views



Proposed landscaping & play space: Arundel Court



Proposed landscaping & play space: Baldewyne Court

