

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2021/0011

Ward: Tottenham Green

Address: Brunel Walk, Turner Avenue Estate N15 5HQ

Proposal: Demolition of the existing 36 temporary accommodation homes on site and redevelopment of Brunel Walk and some of the space between the Council buildings of Turner Avenue to create 44 additional new homes for Council rent.

Applicant: London Borough of Haringey

Agent: KC+A Architects

Ownership: London Borough of Haringey

Case Officer Contact: Valerie Okeiyi

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 January/February 2022 for a decision. The applicant is currently engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 Brunel Walk was built on part of the former Palace Gates Railway Line and is immediately south of the Turner Avenue Estate and backs onto the rear gardens of the terrace houses on Seaford Road to its south. The Turner Avenue Estate is on the south side of West Green Road town centre just east of the site. Access to Brunel Walk is from Kirkton Road to its east, at the point where it meets Braemar Road to the south and Lomond Close to the east. To the west of Turner Avenue, Elmar Road runs west.
- 3.2 The existing 1970s buildings occupying Brunel Walk are 1 - 2.5 storeys in height, and currently house 36 one-bedroom units currently in use as temporary accommodation but now largely vacant. Turner Avenue contains 4 x 3 and 4 storey 1950s blocks, which will all be retained. There is no existing connection between the two estates, which are separated by 2m high fences and concrete walls.

- 3.3 The site falls within Site Allocation SS3 'Brunel Walk and Turner Avenue' of the Tottenham Area Action Plan, which allocates the site for a potential masterplanned housing estate renewal opportunity to improve the quality and utility of the housing stock on the site.
- 3.4 The site has a public transport accessibility level (PTAL) of 4. Seven Sisters underground and rail station is within easy walking distance (8 minutes' walk of the site). There are bus services on West Green Road to the north.
- 3.5 The site is close to but not within the Clyde Circus Conservation Area to the north, including the Locally Listed Fountain Hotel, whose garden backs onto the wooded amenity space at the eastern end of Turner Avenue.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed works would involve the demolition of the 36 temporary accommodation homes on site and redevelopment of Brunel Walk. The proposed development will include 38 flats (7 one-bedroom, 14 two-bedroom, 17 three-bedroom) across four buildings, four maisonettes (all three bedroom) and two houses (all four-bedroom) (44 homes in total) with associated amenity space, cycle and refuse/recycling stores and the reconfiguration and enhancement of the existing parking area, public realm, playspace and landscaping on the Turner Avenue Estate.
- 4.2. The scheme would create a new street frontage to both Kirkton/Braemar Road to the east and Elmar Road to the west. Three new garden spaces will be created between the new residential buildings incorporating hard and soft landscaping, including new trees and planting. A new enhanced shared garden to serve both the new and existing residents of the Turner Avenue Estate is also proposed. The existing 27 parking spaces on the Turner Avenue Estate are to be replaced with 29 (including 3 wheelchair accessible) spaces and the 6 existing parking spaces on Braemar Road will be replaced with 2 wheelchair accessible parking bays.

5. PLANNING HISTORY

- 5.1 No relevant planning history.

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken as yet. The applicant has recently undertaken pre-application community engagement prior to the submission of a planning application.

6.3. Quality Review Panel

6.4. The proposal was presented to the Quality Review Panel (QRP) on 15 September 2021 and formal written feedback of its design assessment will be reported as an addendum.

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 proposal for a residential scheme on this site would be acceptable given the site's existing residential use and the site allocation. The proposal would deliver additional council rented homes which is supported by Local Plan Policy.

Site Allocation

7.4. The site falls within Site Allocation SS3 'Brunel Walk and Turner Avenue' of the Tottenham Area Action Plan, which allocates the site for a potential masterplanned housing estate renewal opportunity to improve the quality and utility of the housing stock on the site.

7.5. The key site requirements include:

- Development will be required to be in accordance with a masterplan, prepared with resident involvement
- Existing buildings do not need to be retained, although refurbishment of the existing blocks with limited infill of the Turner Avenue part of the site should be considered.
- Design should take into account and positively respond to the Clyde Circus Conservation Area adjacent to the site.
- The use on this site will be residential.
- A new public open space should be provided on this site. The potential for this to link with the outside drinking area to the rear of the Fountain Pub should be considered

7.6. Key Development Guidelines include:

- Due to the good, and improving, public transport connections, parking should be limited on this site. The parking needs of existing residents should be assessed through future site masterplanning.
- Improved site permeability to enhance connection to the local road network. A through route may be acceptable if sensitively integrated and designed to restrict through traffic, including traffic calming measures.

7.7. Whilst the proposal does not include the comprehensive estate renewal envisaged by the site allocation, the key principles of the site allocation would be delivered

through a masterplanned approach to the site allocation. The site's permeability would be improved by providing a new footpath and new landscaping and amenity/playspaces and enhancements to the existing play spaces serving the estate are proposed. The existing refuse stores will also be replaced in parallel with a proposed landscaping scheme that tie both the new and the existing developments together. A Section 105 Housing consultation (secure tenants and leaseholders of the estate only) took place between February and March 2021 and wider pre-application public engagement took place from 20th August to 13th September 2021.

- 7.8 The existing blocks on the Turner Avenue Estate are currently undergoing planned upgrade works as part of the Council's Decent Homes programme. These involve replacement windows/doors, internal and external decorating, new lighting etc. and will be completed mid-2022.
- 7.9 The proposal is therefore in line with the aspirations of the site allocation, however further consideration must be given to the detailed site requirements and guidelines as set out below.

Design and Appearance

- 7.10 Officers consider the massing and scale of the proposal to be generally acceptable given the site's context. The buildings would be sensitively designed, dropping down in scale to respect the adjoining properties and the adjoining Conservation Area. The architectural detailing is promising however the facades need to be cleverly designed and the proportions need to be further reviewed.
- 7.11 The applicant has prepared an indicative masterplan for Brunel Walk and Turner Avenue Estate, to demonstrate how the amenity provision to the existing buildings and new buildings would be improved in terms of public realm/landscaping provision including the provision of children's playspace and new enhanced shared garden adjoining existing and proposed buildings.
- 7.12 A clear strategy for pedestrian, cycle and vehicle movement around the existing and proposed buildings will be critical to the success of the scheme. The proposal seeks to exploit the potential to improve the quality, safety, and design of the public realm adjacent to the existing and proposed residential buildings. This would also greatly assist in addressing Anti-Social Behaviour in the area.
- 7.13 The proposed development is targeting a zero-carbon approach on-site and will incorporate high levels of insulation, energy efficient heating systems such as Air Source Heat Pumps and solar roof panels.

Residential Unit Mix and Affordable Housing

- 7.14 The proposal would provide 7 x 1 bed flats, 14 x 2 bed flats, 17 x 3 bed flats, 4 x 3 bed maisonettes and 2 x 4 bed houses of which would include 4 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 particularly the need for family sized accommodation.
- 7.15 All residential units would be provided at Council rents.

Transportation and Parking

- 7.16 The site has a public transport accessibility level (PTAL) of 4 which is considered 'good' access to public transport services. Several bus services are accessible from West Green Road, and Seven Sisters station is an 8 minutes walk.
- 7.17 Brunel Walk and the Turner Estate are located within the wider St. Anns CPZ, which has operating hours of 0800 – 1830 Monday to Saturday. The car parking areas that service the Turner Estate, whilst accessed off public highway, are privately run and managed by Homes for Haringey.
- 7.18 Discussions are ongoing with the Council's Transport Planning team. There is not expected to be significant change in parking demands and characteristics within the estate. Nevertheless, a parking stress survey should be carried to provide details on the existing parking conditions and enable an assessment of the parking impacts considering the uplift in units and change in unit sizes compared to the existing units to be demolished.
- 7.19 Due to the good, and improving, public transport connections, parking should be limited in line with the site allocation. 5 new blue badge bays are proposed, three for the existing Turner Estate parking areas that are to be reconfigured and 2 to be located on Braemar Road, at the eastern edge of the site. There will be a slight uplift in parking within the two parking areas off Turner Avenue (27 spaces will increase to 29) however a loss of 4 spaces on Braemar Road resulting in a net loss of 2 spaces. The site is appropriate for permit free/car free development.
- 7.20 Improvements to the existing footpaths within the estate are included and welcomed. Any potential through access proposals for vehicles and/or pedestrians/cyclists are welcomed in principle subject to further detail.
- 7.21 Details will be required for the arrangements for refuse and recycling including locations for the collection vehicles to dwell to make collections, and swept path plots to demonstrate the necessary manoeuvres will be achievable.

Impacts on Amenity of Surrounding Residents

- 7.22 The proposed buildings back onto the rear gardens of the terrace houses on Seaford Road to the south. The distance between the rear wall of the properties on Seaford Road and that of the proposed buildings is 20m or more which is considered a sufficient separation distance to preserve neighbouring amenity. The windows/balconies of the proposed flats closest to the habitable rooms of the corner facing flats of the Turner Avenue Estate buildings will need to be designed to mitigate overlooking/loss of privacy issues. 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.
- 7.23 Further assessment will be required in relation to BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents is not adversely affected.

Other matters

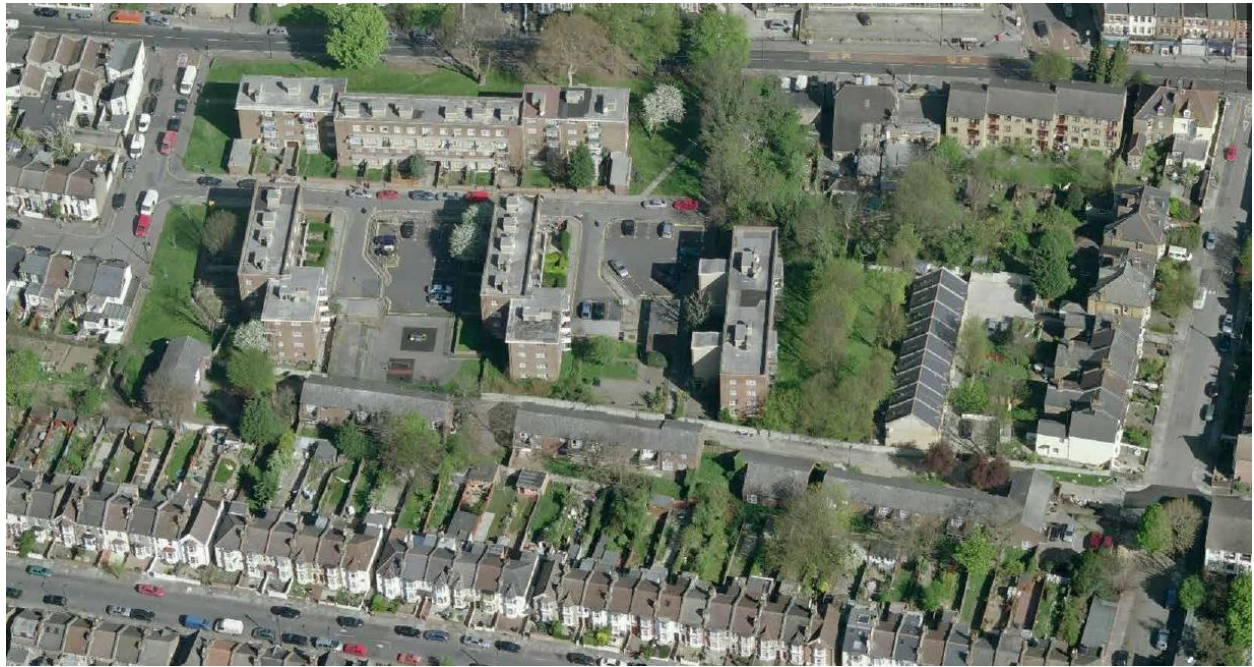
- 7.24 Consideration on the following matters is also required – but has not yet been discussed in detail:
- Flooding and drainage;
 - Energy strategy;

PLANS AND IMAGES

SITE LOCATION PLAN



BIRDS EYE VIEW



PHOTOGRAPHS OF EXISTING SITE AND SURROUNDING AREA



AERIAL VIEW OF THE PROPOSED DEVELOPMENT



PROPOSED GROUND FLOOR SITE PLAN



PROPOSED LANDSCAPE PLAN



Key

- Site Boundary
- 1. Communal amenity spaces
- Enhancements to existing amenity and play area
- 2. Existing residential gardens
- 3. Proposed garden spaces for new residential blocks
- 4. New/enhanced Shared Gardens adjoining existing and proposed buildings
- 5. Proposed gardens to ground floor homes on West Green Road
- 6. Additional planting to existing/ proposed ground floor homes to give privacy
- 7. Proposed boundary enclosure
- 8. Proposed footpath
- 9. Relocated refuse store
- 10. Proposed refuse store
- 11. Enhancements to soft landscape along boundary
- 12. Enhancement to existing footpath

Indicative landscape plan

PROPOSED ELEVATIONS



1 Proposed rear elevation of the development / View from Seaford Road properties



2 Proposed front elevation of the development / View from inside Turner Avenue Estate

Key reference to elevations



View of the proposed development from Elmar Road showing Building A



View of the proposed Building D from Kirkton Road



View of the proposed Building D from Seaford Road



View of the proposed car park and landscaping within the Turner Avenue Estate, showing proposed Building B



View of the improved communal garden at the rear of 53-83 Turner Avenue, showing proposed Building D.