

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

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

**Reference No:** PPA/2021/0030

**Ward:** Seven Sisters

**Address:** Sir Frederick Messer Estate,

**Proposal:** Erection of 66 new homes within two, six storey blocks providing 100% social rent homes, 10% wheelchair accessible homes, cycle parking, hard and soft landscaping, and all other associated works.

**Applicant:** Haringey Council

**Agent:** LBH Housing

**Ownership:** Haringey Council

**Case Officer Contact:** Gareth Prosser

### **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 autumn 2024. The applicant is currently engaged in pre-application discussions with Haringey Officers.

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

- 3.1 The Sir Frederick Messer Estate is a residential estate located on the southern corner of the junction of St Ann's Road and Seven Sisters Road. It includes several residential buildings, up to 17 storeys in height and is surrounded by a mix of residential and mixed-use buildings, predominantly two to three storeys in height.
- 3.2 The site is not designated as a Site Allocation, however, the site is adjacent to the Seven Sisters Road area of change and the locally listed Woodberry Tavern and is opposite the Seven Sisters Road local centre. It is within a critical drainage area. The adjacent railway line is designated as a Grade II Site of Importance for Nature Conservation (SINC) and is located within an ecological corridor. The St Ann's Conservation Area is a short distance to the northwest of the site and the site has a Public Transport Accessibility Level rating (PTAL) of four to five.
- 3.3 To the north and opposite the site is Kerswell Close on which a mixed use development is currently under construction.



**Fig 1:** Site location in context

#### **4. PROPOSED DEVELOPMENT**

4.1. The proposal consists of:

- The construction of two six (6) storey buildings;
- 66 new homes of which 100% would be for social rent tenure, delivering low-cost housing for Haringey residents;
- with a dwelling mix of 40% 3Bed, 40% 2Bed and 20% 1Bed homes;
- All homes are dual aspect
- The homes will achieve Greater London Authority (GLA) Net Zero carbon targets and Passivhaus standards
- 10% M4(3) wheelchair accessible homes;
- Homes would meet national and GLA spatial standards,
- 125 cycle spaces;
- Car-free development. Additional parking for Blue Badge users only;
- Enhancements to biodiversity
- New play space created for all age groups

#### **5. PLANNING HISTORY**

5.1 HGY/2008/2164 Deemed - Regulation 3 Approve with Conditions 16/12/2008 Sir Frederick Messer Estate,, St Anns Road, London, N15 Erection of 2100mm high youth shelter and associated landscape work.

#### **6. CONSULTATION**

6.1. **Public Consultation**

This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken at this time. A Development Management Forum will be undertaken prior to any formal submission of a planning application. The developer will undertake further public engagement prior to a submission.

## 6.2. **Quality Review Panel**

- 6.3. The proposal was presented to Haringey's Quality Review Panel (QRP) on two occasions. The latter was undertaken on May 8<sup>th</sup>, 2024.
- 6.4. The panel supports the fundamental design of the scheme, including the height, massing and configuration of the buildings and the provision of deck access. However, there are a number of aspects of the detailed design that need to be resolved in order to ensure that the residents will enjoy a high quality of life.
- 6.5. The design of the deck access needs further attention as this will have an impact on the appearance of the building as well as on the quality of movement, privacy and amenity of the residents. Further work is needed to activate the frontage of St Anne's Road and the new courtyard, which could include the relocation of the plant and cycle storage.
- 6.6. The panel supports the design team's ambition for the landscape, but states that the contribution of the existing green space should not be overlooked and every effort should be made to conserve the mature trees on the site and to protect them, along with the landscape form, throughout construction. Further work is needed to maximise the amount of green space at the heart of the development. The Panel states that consideration should also be given to reducing the amount of carbon and improving all aspects of sustainability, to set an exemplar for the decarbonisation and retrofit of the wider estate.
- 6.7. The Quality Review Panel recommends an additional review once the design has progressed, in consultation with planning officers.

(The QRP's full written response from meeting two is included under Appendix II)

## 6.6 **Development Management Forum**

The pre-application proposal will be presented at a Development Management Forum prior to the formal submission of a planning application.

## 7. **MATERIAL PLANNING CONSIDERATIONS**

- 7.1. Officers initial views on the development proposals are outlined below:

### *Principle of Development*

- 7.2. Policy H2A of the London Plan outlines a clear presumption in favour of development proposals for small sites such as this site (below 0.25 hectares in size). The Policy states that such sites should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on them to significantly increase the contribution of small sites to meeting London's housing needs. It sets out (in table 4.2) a minimum target to deliver 2,600 homes from small sites in Haringey over a 10-year period. It notes that local character evolves over time and will need to change in appropriate locations to accommodate more housing on small sites.

- 7.3. Policy DM12: Housing Design and Quality of the councils Development Management Development Plan Document (referred to as the DM DPD from here on in) states that all new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses ( as set out in Policy DM1 of the DM DPD) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- 7.4. Policy DM13: Affordable Housing of the DM DPD outlines how the Council will seek the maximum reasonable amount of affordable housing provision when negotiating on individual private residential and mixed-use schemes with site capacity to accommodate more than 10 dwellings, having regard to Policy SP2 of the Councils Local Plan Strategic Policies (referred to as the Local Plan from here on in) and the achievement of the Borough-wide target of 40% affordable housing provision.
- 7.5. With regard to the existing open space on the site, DM DMP policy DM20 'Open Space and Green Grid' states that development that protects and enhances Haringey's Open Spaces will be supported where it is part of a comprehensive, deliverable scheme and where there would be no net loss of open space, The policy further states that development would be supported where it would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and where it would secure a viable future for the open space.
- 7.6. Whilst the site is currently green open space, there is no formal designation on the land, with the area forming an underused and poorly defined green corner of the existing housing estate with little attractions and amenities. The development, whilst reducing the size of the green space, proposes significant enhancement, offering more defined, structured and attractive spaces which will be of significantly greater quality and usable to both existing and future residents. The proposal also strengthens the links between the proposed spaces and existing public realm, representing a more comprehensive approach to open spaces across the estate. Consideration therefore needs to be given to whether the redevelopment of the existing, underutilised and poorly defined space is supported where it incorporates existing assets such as mature trees and planting is acceptable in the overall planning balance.
- 7.7. Given that the site has no specific designated allocation, the residential nature of the Sir Frederick Messer Estate and that 100% of the proposed new homes will be for social rent, the proposal is considered to be in accordance with the above policy context and therefore acceptable in principle.
- 7.8. Officers support the proposed development of the site to provide new homes which will contribute to the Borough's housing stock and the scheme would align with the above mentioned planning policies,

#### *Design and Residential Quality*

- 7.9. Policy SP11 of the councils Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 7.10. Policy DM1 of the DM DPD requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires

all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.

- 7.11. In addition, Policy DM6 of the DM DPD expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design in accordance with Policy DM1 of the DM DPD. For buildings projecting above the prevailing height of the surrounding area it will be necessary to justify them in urban design terms, including being of a high design quality.
- 7.12. The existing site consists of a poorly defined and unused green space which runs adjacent to Seven Sisters Road. The open nature of the site provides no frontage onto a significant stretch of Seven Sister Road whilst also leaving the Sir Frederick Messer feeling exposed to the surrounding roads with a poorly defined urban form, particularly on the junction with St Ann's Road.
- 7.13. Officers consider the siting, height, massing and scale of the two proposed blocks is acceptable within the site's context and surrounding built form, with a significant number of existing trees being preserved. Although there would be a loss of green space, the proposal would provide a more defined street frontage to both Seven Sister's Road and St Anne's Road, whilst also providing a sense of enclosure to the residential estate behind.
- 7.14. The proposal defines the junction of Seven Sisters and St Ann's Road with a strong corner, enhancing the relationship between the existing site and the streetscene. At a consistent 6 storeys across both blocks, the proposal would provide an appropriate scale between the higher storey structures of the Sir Frederick Messer Estate and the more modest, Victorian townscape along Seven Sisters Road.
- 7.15. The proposal would enhance the established building line and contribute positively to the street frontages along Seven Sisters Road and St Anne's Road.
- 7.16. The proposed landscaping plan retains the most significant trees with negotiations ongoing to retain more trees where possible or to mitigate the loss with replacement trees of additional species both on the site and within the wider estate.
- 7.17. Further discussions around the detailed design, including elevation composition and detailed layouts are ongoing as part of the pre-application discussions. The Applicant continues to refine the landscaping and architecture so to ensure these components of the scheme are well integrated.

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

- 7.18. The proposal would provide 66 new homes of which 100% of the proposed homes will be 'affordable housing' in the form of social rent, thereby exceeding the minimum GLA/Haringey policy requirements. The unit size mix also provides a high level of larger 2 and 3 bedroom dwellings to address the requirement for family sized accommodation in the borough.
- 7.19. The proposed 66 Social Rent Homes will include as follows:
  - 20% one-bedroom homes,
  - 40% two-bedroom homes and
  - 40% three-bedroom (or more) homes.

- 7.20. 10% of homes will be wheelchair accessible as defined under part M4(3) of Building Regulations, with the remaining meeting M4(2) Accessible and adaptable dwellings standards.

#### *Transportation and Parking*

- 7.21. The site has a PTAL value of 4/5 - considered to be 'good' to 'very good'. There are multiple bus services accessible along Seven Sisters Road and St. Ann's Road, and Seven Sisters Station is a 9 minute walk away.
- 7.22. The site is also within the Seven Sisters South CPZ, to the western edge of it, which is in operation Monday to Friday between 0800 – 1830. To the west side of Seven Sisters Road there is the Green Lanes 'B' CPZ which has the same operating hours and days, and north of St Ann's Road the Seven Sisters CPZ which has the same hours however also operates on Saturdays.
- 7.23. Seven Sisters Road and parts of St Ann's Road are TLRN/Red Route so TfL are the Highway Authority for these lengths, otherwise Haringey are the Highway Authority for public highway abutting the site. The Parking courts within the estate are managed and enforced/administered by Homes for Haringey.
- 7.24. The proposed pre-application scheme would be a car-free development, except for blue badge parking for the 7 accessible/wheelchair units. 125 cycle parking spaces are also proposed to be located within 2 external cycle stores.
- 7.25. Some minor parking arrangement changes are also proposed within Bushey Road and St Ann's Road. A new foot connection direct to Seven Sisters Road is also proposed.
- 7.26. Policy T5 of the London Plan sets out the relevant cycle parking standards, which are reinforced in Policy DM32 of the DM DPD.
- 7.27. Two cycle stores accommodating 125 cycles are proposed, for each block. The cycle parking provided must meet the numerical requirements of the London Plan, for long stay and short stay/visitor parking. The proposed arrangements should be secure, weatherproof, attractive and easy to use. The layout and design should meet the requirements of the London Cycle Design Standards as produced by TfL.
- 7.28. The locations envisaged for visitor cycle parking will also be required, to demonstrate they will be appropriately located and not impede or clutter any public realm.
- 7.29. Full details will be required at an early stage to demonstrate the system proposed, and the dimensional requirements for access/spacing/headroom.
- 7.30. A 'Healthy streets' Transport Assessment/Statement will need to be submitted as part of any future planning application. The most critical aspects in the transportation sense are enabling improved access for walking and cycling, parking demands and management, potential parking impacts on street, deliveries and servicing, refuse and recycling collections, and the build out of the development. As presented, there are potential impacts relating to all of the above and these need to be considered and mitigation proposed as appropriate.

- 7.31. A detailed draft of the Construction Logistics Plan for the site will be required at application stage, outlining the construction period and programme, and the numbers and types of construction vehicles attending the site. All arrangements to minimise the impact on both the Public Highway and adjacent neighbours will need to be included in this document.

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

- 7.32. DM DPD policy DM1 states that developments must ensure a high standard of privacy and amenity for the developments users and neighbours. The policy supports developments that provide appropriate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land. Developments must avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and residents of the development.
- 7.33. The two proposed blocks at 6 storeys are set back from the nearby residences at Outfield House, which at 17 storeys, dwarfs the proposal and the more modest Henrietta House which, under the proposal, would front a new, more clearly defined and usable public greenspace. Given the scale and placement of the proposed blocks and the generous open spaces in between, there are no significant concerns regarding the impact of the proposed units on the neighbouring properties in terms of overshadowing, overlooking or loss of light. In addition, the proposed blocks are set back from both Seven Sisters Road and St Ann's Road, behind a green strip and the existing planting. As such, there is no impact in terms of overshadowing and loss of privacy to the mixed-use properties fronting both these major roads.
- 7.34. A BRE assessment will be provided as part of any formal planning application submission in relation to daylight / sunlight impacts to ensure that the amenity of neighbouring residents with regards to daylight / sunlight and overshadowing is not materially affected. A noise assessment and, if necessary, mitigation measures will also be required.

#### *Sustainability & Trees*

- 7.35. In accordance with the London Plan Policy S12 all major development should be 'zero carbon' by minimising operational emissions and energy demand in accordance with the Mayor of London's energy hierarchy and discussions are ongoing on the overall energy strategy for the development.
- 7.36. A range of sustainability and carbon measures, including Urban Greening proposals will be required and these discussions are ongoing with the Carbon Team.
- 7.37. Demonstrating that the proposal achieves Biodiversity Net Gain will also be required as part of any formal submission of a planning application.
- 7.38. The proposed landscape design seeks to improve pedestrian connections and permeability throughout the site, enhance parking conditions and enrich the quality of the existing species.
- 7.39. Of the 54 existing trees on the site, 15 Grade B and 9+2 Grade C/U (low quality/recommended for removal) are proposed to be removed. 52 new trees would be planted within the site which will include a wider range of native species than is currently

found. 41 further potential tree planting locations within the wider estate have also been identified.

## Appendix 1

### PLANS AND IMAGES

Site location



Site photos – Existing Greenery along Seven Sister Road



Site looking North towards Railway Line



Proposed Plans

Ground floor plan



Site layout



View North along Seven Sisters Road



View from East along St Ann's Road



View of Courtyard from Bushey Road



Landscape Design

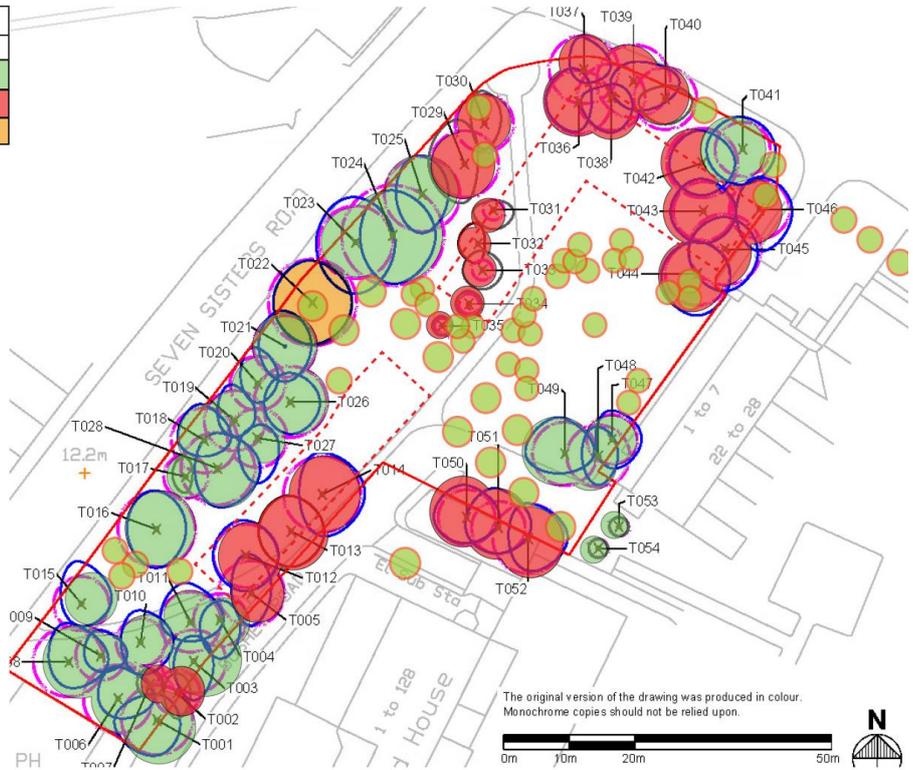


## Tree Removal Strategy

TREE Category	A	B	C	U
<b>TOTAL NUMBER OF TREES</b>	<b>0</b>	<b>40</b>	<b>12</b>	<b>2</b>
To be retained	-	23	3	-
To be removed	-	15	9	2
Likely to be removed	-	1	-	-

### LEGEND

- 27 no. Trees to be retained
- 26no. Trees to be removed
- 1 no. Tree likely to be removed (Subject to root area trial trench results)
- 52 no. Proposed trees



## Elevations – Seven Sisters Road



Elevations – Seven Sisters Road



Elevations – Courtyard



**CONFIDENTIAL**



**Haringey Quality Review Panel**

**Report of Formal Review: Sir Frederick Messer development**

Wednesday 8 May 2024

AH Level 8 Collaboration Space, Alexandra House, 10 Station Road, London

**Panel**

Andrew Beharrell (chair)

Phil Askew

Nuno Correia

Louise Goodison

Andy Puncher

**Attendees**

Robbie McNaugher London Borough of Haringey

John McRory London Borough of Haringey

Gareth Prosser London Borough of Haringey

Richard Truscott London Borough of Haringey

Cindy Reriti Frame Projects

Bonnie Russell Frame Projects

**Apologies / copied to**

Suzanne Kimman London Borough of Haringey

Rob Krzyszowski London Borough of Haringey

Tania Skelli London Borough of Haringey

Elizabetta Tonazzi London Borough of Haringey

Bryce Tudball London Borough of Haringey

Kirsty McMullan Frame Projects

**Confidentiality**

This is a pre-application review, and therefore confidential. As a public organisation, Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

# CONFIDENTIAL

## 1. Project name and site address

Sir Frederick Messer Development, St Ann's Road, N15 6NP

## 2. Presenting team

Adrian Miles	Avanti Architects
Bettina Lukacs	Oobe Landscape Architecture
Geertje Kreuziger	London Borough of Haringey
Dianne Page	London Borough of Haringey
Kevin Tolhill	London Borough of Haringey
Karen Ayms	Calfordseaden
Jamie Connors	RPS Group

## 3. Planning authority briefing

The Sir Frederick Messer Estate is a residential estate located on the southern corner of the junction of St Ann's Road and Seven Sisters Road. It includes several residential buildings, up to 17 storeys in height, and is surrounded by a mix of residential and mixed-use buildings, predominantly two to three storeys in height.

The site is adjacent to the Seven Sisters Road area of change and the locally listed Woodberry Tavern, and is opposite the Seven Sisters Road local centre. It is within a critical drainage area. The adjacent railway line is designated as a Grade II site of importance for nature conservation and is an ecological corridor. The St Ann's conservation area is a short distance northwest of the site and the site has a public transport accessibility rating of five.

This review relates to the open area of lawn on the west side of the estate, which is currently undeveloped and underutilised other than as an undulating landscape buffer between Seven Sisters Road and the existing estate buildings.

The proposal is for 66 new homes in two blocks of six storeys in height. One hundred per cent of the homes will be social rent, exceeding the minimum Greater London Authority and Haringey policy requirements. Ten per cent of homes will be wheelchair accessible, with the remaining meeting M4(2) accessible and adaptable dwellings standards.

Officers would welcome the panel's views on the quality of the residential layout, and the relationship with the public realm and landscape. Comments are also sought on wayfinding and the relationship of the proposals to the streets and the junction.



# CONFIDENTIAL

## 4. Quality Review Panel's views

### *Summary*

The panel supports the fundamental design of the scheme, including the height, massing and configuration of the buildings and the provision of deck access. However, there are a number of aspects of the detailed design that need to be resolved, to ensure that the residents will enjoy a high quality of life.

The design of the deck access needs further resolution as this will have an impact on the appearance of the buildings as well as on the quality of movement, privacy and amenity of the residents. Further work is needed to activate the frontage of St Anne's Road and the new courtyard, which could include the relocation of the plant and cycle storage. Accurate site and building sections should be provided.

The panel applauds the design team's ambition for the landscape, but the contribution of the existing green space should not be overlooked and every effort should be made to conserve the mature trees on the site and to protect them, along with the landscape form, throughout construction. Further work is needed to maximise the amount of green space at the heart of the development. Consideration should also be given to reducing the amount of carbon and improving all aspects of sustainability, to set an exemplar for the decarbonisation and retrofit of the wider estate.

### *Architectural expression and materiality*

- Careful consideration should be given to the construction of the decks, as the materiality and detailed design will have an impact on the appearance of the buildings. The panel notes that columns or posts supporting the deck are now proposed, but are not yet shown on the drawings. Further detailed drawings, including sections, should be provided.
- It is likely that some residents will use the decks as amenity space and consideration should be given to how that can be accommodated without any adverse impact on movement and escape routes.
- Thought should also be given to how privacy, particularly for bedrooms and living rooms, can be protected through the use of, for example, apertures, screens, or variation in deck width.
- Drawings should also include the materiality and design of guard rails.
- The panel acknowledges the design team's ambition for the new buildings to blend in with the existing estate, but reference could also be made to the adjacent Woodberry Tavern and the Victorian buildings within the Seven Sisters Road local centre opposite.



## CONFIDENTIAL

### *Active frontages*

- Further work is needed to activate the St Anne's Road frontage and the northeast elevation of the courtyard.
- The panel suggests that one option would be to relocate the plant from the ground floor of the St Anne's Road frontage to the ground floor of the Seven Sisters Road frontage, where the blank façades will be hidden by the mounded landscape and trees, and the raised ground could potentially create a semi-basement arrangement on this side.
- Maisonettes could then be located along the northwest side of the courtyard, with single aspect ground floor facing onto the courtyard and dual aspect first floor accommodation. The panel feels that a small number of single aspect units would be preferable to blank façades facing the courtyard.
- Further testing should be undertaken on the potential to relocate some of the plant, including the water tanks, onto the roofs of the buildings.
- Cycle storage could be relocated into green roofed / earth mounded structures in keeping with the undulating form of the landscape.

### *Public realm and landscape*

- It is essential that measures are put in place for the protection of existing tree roots and canopies, as well as the landscape features, throughout the construction phase of the project.
- The panel supports the appointment of an arboriculturist and an ecologist to the design team. Details of their reports should be provided on the impact of the proposals on existing trees and how they should be protected.
- Further thought should be given to the line of the new pedestrian route, to enable the mature tree on Seven Sisters Road to be retained.
- Further thought should also be given to relocating the new parking provision to avoid the loss of three mature trees and to create a more generous green space. The panel suggests that this might be a good location for the green roofed / earth mounded cycle storage.
- In addition to considering the wellbeing of the existing trees, a succession plan should be provided that takes into account the effect of future climate change and species that are susceptible to pests and disease.
- Details should be provided on the proposed size and species of new trees and plants to be specified.



## CONFIDENTIAL

- The entrance plaza is an important space that should create a warm sense of arrival for the residents. Additional trees and greening will reduce the amount of paving and help to mitigate wind effects.
- Careful thought should be given to the edges of the development, to protect the privacy of the residents and the green space.
- Consideration should be given to how biodiversity net gain and the Urban Greening Factor targets can be improved, for example through the provision of green roofs. The creation of new habitats should be extended beyond the red line boundary into the wider estate.

### *Environmental sustainability*

- The panel encourages the design team to extend its incorporation of Passivhaus Classic principles to attain Passivhaus Classic certification. The ambition could be extended even further to meet the Low Energy Transformation Initiative targets, which would help to further reduce residents' fuel costs.
- Details should be provided to justify the installation of individual Air Source Heat Pumps in each unit over a centralised system.
- Details should also be provided on the strategy for mitigating overheating.
- A ventilation strategy should be provided, to demonstrate how noise and air pollution will be dealt with, given the site's close proximity to busy roads and the railway line.
- Every effort should be made to reduce the amount of carbon, to set an exemplar for the decarbonisation and retrofit of the wider estate.

### *Entrance lobby*

- A visual connection from the entrance lobby to the stair core would encourage residents to use the stairs and foster opportunities for chance encounters.

### *Massing*

- The panel is unable to comment on whether an additional wing of accommodation should be added to create a 'U-shape' block around the courtyard. Details and drawings of the proposal would need to be provided to allow the panel to comment.



# CONFIDENTIAL

## *Next steps*

- The Haringey Quality Review Panel would welcome an opportunity to provide further input once the design has progressed, in consultation with planning officers.
- The panel would welcome an opportunity to review and comment on the estate masterplan, including how it could contribute to movement and connectivity into the surrounding neighbourhoods.

