

SS3 Turner Avenue / Brunel Walk N15

Category 2 Property Overview

Property Details

- Approximately 1.45 hectares
- Property comprises of approximately 106 homes.
- The Property is located on West Green Road and bounded by Elmar Road and Kirkton Road.
- Homes on Turner Avenue estate are typically in midrise blocks three/four storeys in height.
- Brunel Walk comprises two storey temporary accommodation accessed via a pedestrian footpath.
- The adjacent Fountain public house along West Green Road is a locally listed building
- There are a number of mature trees along West Green Road boundary.

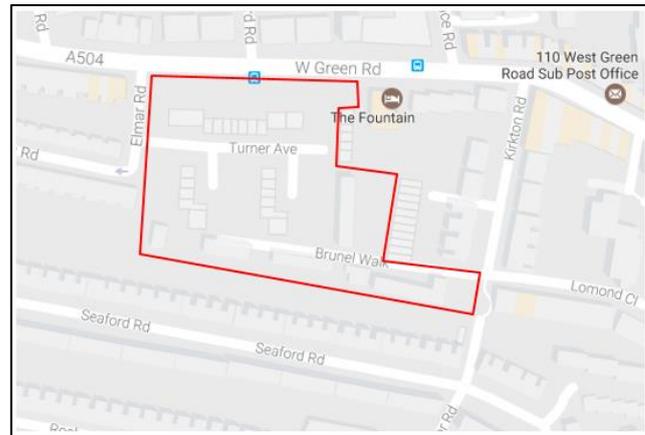


Figure 1: Property boundary line



Figure 2: Photograph of existing buildings

Planning Considerations

- PTAL Rating 3-5
- There are frequent bus routes along West Green Road that connect to Seven Sisters tube station.
- Property is adjacent to Clyde Circus conservation area.

Land Assembly Considerations

- Haringey Council owns the freehold, and majority of homes are Council tenants
- There are approximately 26 long leasehold agreements in place
- An EqIA and S105 consultation required
- National Grid cables will require suitable access to be maintained

Regeneration Opportunity

- Confirmed to be a Category 2 Property in the HDV ISOS Document
- Property included in current Tottenham AAP document dated January 2016.
- Opportunity to improve layout of estate and quality of homes
- Previous Haringey Council commissioned study by BPTW has suggested the property could accommodate 212 homes.
- Some ability to increase housing density however existing blocks are typically four storeys in height
- Good transport links would suggest limited car provision required
- Opportunity to better integrate this site into the wider area via good design, for example by improving pedestrian links and routes to West Green Road.
- Any regeneration would need to as a minimum replace the existing quantity of social/affordable housing.
- Rehousing of existing occupants required before any redevelopment could commence.
- Land assembly challenges given the significant number of long leasehold agreements.

TG3 Reynardson Court N17

Category 2 Property Overview

Property Details

- Approximately 0.5 hectares
- Property comprises of the following:
 - Area A: Police Station (in use)
 - Area B: Vacant land with original building (night club) façade retained
 - Area C: Reynardson Court – a four storey council residential block with surface car parking to the rear
- The property is bounded by the High Road, Chesnut Road, Rycroft Way and Somerset Road
- Mature trees are located on the property between the car park and the vacant plot (Area B)
- Located within the Tottenham Green Conservation Area
- Police Station building is listed and located adjacent to locally and statutorily listed buildings.
- Located within the Tottenham High Road Corridor



Figure 1: Property boundary line



Figure 2: Reynardson Court building

Planning Considerations

- PTAL Rating 6a
- Located within an Area of Change
- Located within an Archeological priority area
- Planning permission in March 2013 on Area B (HGY/2013/0155 & HGY/2013/0154) for new student accommodation block comprising 64 units. A number of subsequent amendments have been made – the most recent submitted in April 2017.

Land Assembly Considerations

- The Mayor's Office for Police & Crime own the freehold to the police station and adjoining buildings (Area A).
- A third party owns the freehold to property/land occupied by 2 Chesnut Road (Area B).
- Haringey Council own the freehold to Reynardson Court and the rear car park (Area C). There are four long leasehold agreements on units within the building.
- Full EqIA and S105 consultation required

Regeneration Opportunity

- Confirmed to be a Category 2 Property in the HDV ISOS Document
- Property is identified within the draft Tottenham Area Action Plan January 2016 (site TG3) for comprehensive redevelopment for residential and commercial uses. massing of future buildings to respect adjacent historic properties and mature trees along High Road should be retained.
- Initial discussions with the police suggest a site presence needs to be retained however downsizing may be viable.
- The high PTAL rating could provide opportunity for a car free development.
- Possible option to retain Reynardson Court building and develop land to the rear only

SA66 Leabank & Lemsford Close N15

Category 2 Property Overview

Property Details

- Approximately 1.3 hectares
- Property boundaries are with Grovelands Road, Markfield Park, River Lea and properties on Lockmead Road
- Located within Seven Sisters ward
- Property comprises a council estate of approximately 60 homes plus two small retail units
- Existing housing comprises terraces ranging from 2 to 4 storeys.
- Recreational ground located to the north
- Estate layout provides limited movement through the state, and access and views to the River Lea
- Approximately 15 minutes' walk from Seven Sisters Underground Station.
- A housing block four storeys in height has been built to the north west of the property boundary.



Figure 1: Property boundary line



Figure 2: Photograph of existing estate

Planning Considerations

- PTAL rating 1 / Flood Zone 1
- Adjacent to a SINC Borough Grade II (Markfield Recreation Ground)
- Adjacent to Green Belt.
- Adjacent to Lea Valley Regional Park and Ecological Corridor.
- Area of Archaeological Importance.
- Planning permission in 2004 (HGY/2004/1341) granted for 4 storey block outside boundary

Land Assembly Considerations

- Haringey Council has sold the freehold to approximately 42 houses within the estate
- Approximately a further 9 homes are on long leasehold agreements
- Electrical sub-station on the site is leased to EDF Energy
- An EqIA and S105 consultation required

Regeneration Opportunity

- Confirmed as a Category 2 Property in the HDV ISOS Document referencing SA66 used in a now superseded Site Allocations DPD.
- Property is identified within the current draft Site Allocations DPD January 2016 (SA65 Leabank and Lemsford Close) with potential to improve the housing estate by way of design and routes through the area.
- Opportunity to improve layout of estate and quality of homes
- Despite current low PTAL rating, could be improved due to potential location of the future Seven Sisters Crossrail Station.
- Potential to significantly improve area with improved access views to the River Lea.
- New communal space could be created as part of regeneration.
- Land assembly challenges given proportion of homes not owned by the Council.

SA56 Park Grove (inc Durnsford Road) N11

Category 2 Property Overview

Property Details

- Approximately 1.5 hectares
- Property comprises 1 to 26 Park Grove, 67 to 89 Durnsford Road and corner of Edith Road and Park Road
- Located in Bounds Green area
- Property comprises low density housing and soft landscaped square
- Property is adjacent to an ecological corridor
- Current housing massing in the area is typically 2 storey semi-detached homes and 3 storey residential blocks
- These 28 houses are of Orlit precast reinforced concrete construction, designated as defective under the Housing Defects Act 1985
- Springfield Community Park is to the north east
- The land slopes significantly down towards the south
- There is a large area of open space located within the centre of Park Grove
- The property is adjacent to a railway line to the south west



Figure 1: Property boundary line



Figure 2: Photograph of Park Grove buildings



Figure 3: Photograph of Durnsford Road buildings

Planning Considerations

- Located within the Bounds Green ward
- PTAL rating 4-5
- Adjacent to an ecological corridor
- Planning history only associated with minor house extensions

Land Assembly Considerations

- Haringey Council has sold the freehold to 12 houses within the estate
- An EqIA and S105 will need to be undertaken for existing residents.

Regeneration Opportunity

- Confirmed to be a Category 2 Property in the HDV ISOS Document.
- The property is identified within the draft Site Allocations DPD January 2016 (SA56 Park Grove including Durnsford Road) with potential to improve housing stock design and routes.
- Opportunity to increase height of residential blocks overlooking Springfield Park and ecological corridor.
- Any development would need to as a minimum replace the existing quantity of social/affordable housing.
- Land assembly challenging due to the number of homes which the council do not own.

SA54 Tunnel Gardens (inc. Blake Road) N11

Category 2 Property Overview

Property Details

- Approximately 1.3 hectares
- Property comprises 32 houses.
- Homes are typically two storey semi-detached houses.
- Buildings are of Orlit precast reinforced concrete construction, designated as defective under the Housing Defects Act 1985. Homes in the surrounding area are typically two storey houses.
- Property is adjacent to an ecological corridor (covering a railway line)
- Location is near Muswell Hill Golf Course



Figure 1: Property boundary line



Figure 2: Photograph of existing buildings

Planning Considerations

- Located within the Alexandra ward
- PTAL rating 1-3
- SINC borough grade II: Tunnel Gardens
- Adjacent to an ecological corridor

Land Assembly Considerations

- Haringey Council has sold the freehold to 7 homes within the estate
- No long leases have been identified
- An EqIA and S105 consultation required

Regeneration Opportunity

- Confirmed to be a Category 2 Property in the HDV ISOS Document.
- The property is identified within the draft Site Allocations DPD January 2016 (SA54 Tunnel Gardens including Blake Road) with potential to improve the housing estate stock design and routes.
- Haringey Council commissioned study by BPTW suggested property could be redeveloped to accommodate approximately 62 homes.
- Limited ability to significantly increase housing density
- Opportunity to improve quality of homes
- Any regeneration would need to as a minimum replace the existing quantity of social/affordable housing.
- Relocation of existing occupants required before any development could commence.
- Land assembly will be challenging due to the number of homes which the council do not own.

Watts Close N15 (Demountables 1 of 2)

Category 2 Property Overview

Property Details

- Property is less than 0.5 ha and comprises approximately ten single storey homes plus small car park
- Property boundaries are with the rear of properties facing Lomond Close and Seaford Road
- Buildings are of simple / temporary construction form with short design life
- Property is approximately 15 minutes' walk from Seven Sisters Overground and Underground Stations (Zone 3, Victoria Line)



Figure 1: Photograph of buildings (north side of road)



Figure 3: Photograph of buildings (south side of road)

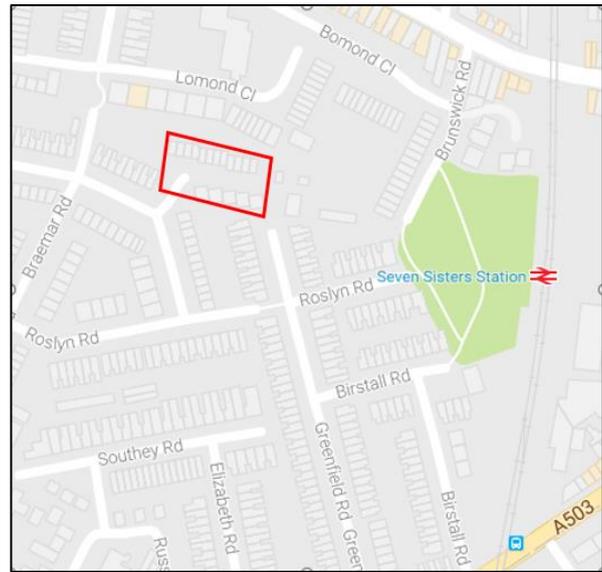


Figure 3: Location Plan



Figure 4: Property boundary line

Planning Considerations

- Town planning review not yet undertaken

Regeneration Opportunity

- Confirmed to be a Category 2 Property in the HDV ISOS Document
- The property does not appear to be included in the Site Allocations DPD January 2016
- Property is relatively small and constrained by adjacent residential property boundaries with limited opportunity to significantly increase housing density
- Site is close to Turner Avenue / Brunel Walk Category 2 development site
- Opportunity to improve layout of estate and quality of homes
- Planning & land assembly considerations to be investigated

Land Assembly Considerations

- EqIA and S105 consultation required
- Land title details to be determined

Barbara Hucklesbury N22 (Demountables 2 of 2)

Category 2 Property Overview

Property Details

- Property is less than 0.5 ha and comprises approximately ten single storey homes plus small car park
- Property boundaries are with the rear of properties facing Russell Avenue and boundary fence along The Sandlings road.
- Buildings are of simple / temporary construction form with short design life
Property is approximately 10 minutes' walk from Turnpike Lane Underground Station (Zone 3, Piccadilly Line)



Figure 1: Photograph of vehicular entrance into Barbara Hucklesbury Close



Figure 3: Photograph of existing buildings

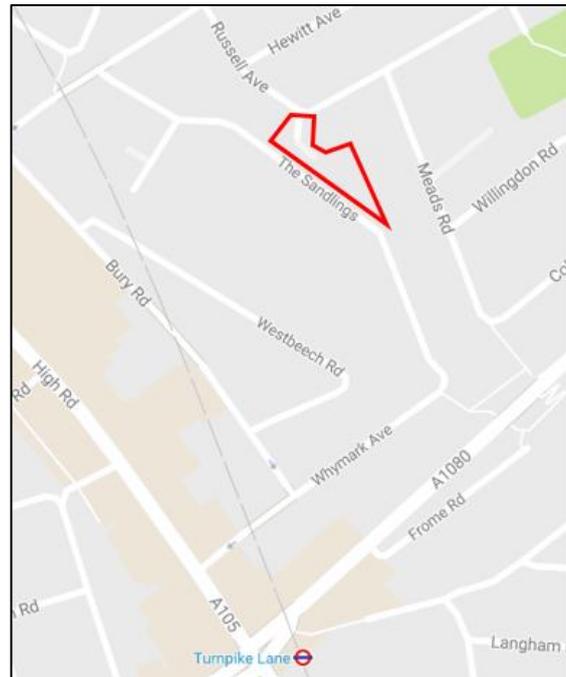


Figure 2: Location Plan



Figure 4: Property boundary line

Planning Considerations

- Town planning review not yet undertaken

Regeneration Opportunity

- Confirmed to be a Category 2 Property in the HDV ISOS Document.
- The property does not appear in the Site Allocations DPD January 2016.
- Possible opportunity to increase building massing to 3 / 4 storey blocks and modify pedestrian and vehicular access from The Sandlings road.
- Opportunity to improve layout of estate and quality of homes
- Planning and land assembly considerations to be investigated.

Land Assembly Considerations

- EqIA and S105 Consultation required
- Land title information to be confirmed

Frederick Morfill House, Bounds Green Road N11

Category 2 Property Overview

Property Details

- Property is a single building
- Building is of simple / temporary construction form with short design life and constructed within a residential terrace of older-age properties
- Property is located behind Bounds Green Ambulance Station building
- Pedestrian and vehicular access is from Bounds Green Road via an undesignated road
- Property is approximately 15 minutes' walk from Bounds Green Underground Station, Zone 3 / 4 on the Piccadilly Line



Figure 1: Photograph showing rear of property

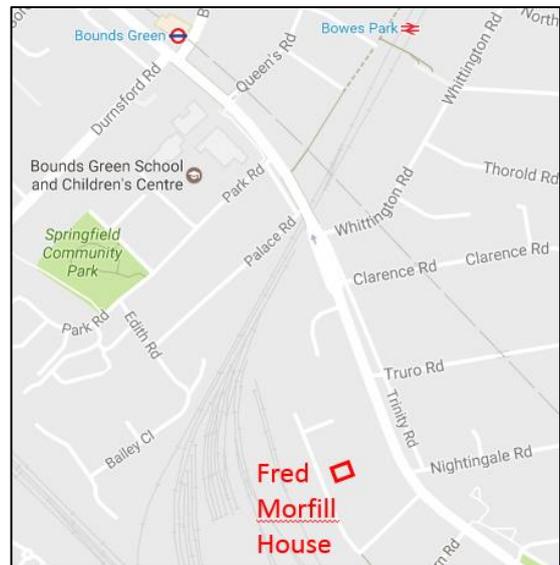


Figure 2: Location Plan

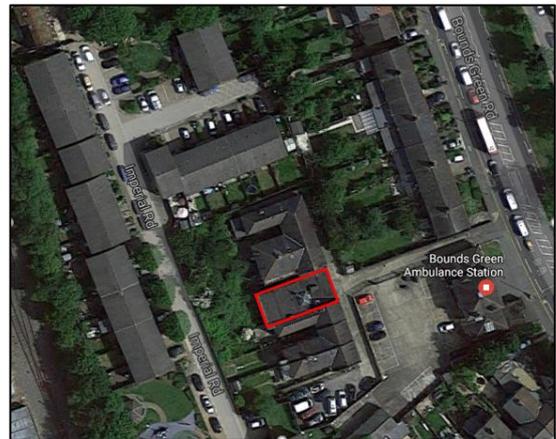


Figure 3: Property boundary line

Planning Considerations

- Town planning details are yet to be confirmed.

Land Assembly Considerations

- Occupation and land title details are yet to be confirmed.

Regeneration Opportunity

- Confirmed to be a Category 2 Property in the HDV ISOS Document.
- The property does not appear to be included in the Site Allocations DPD January 2016
- Property is a single building within an existing residential terrace block
- Property has not been accessed by HDV, however opportunity would appear to involve replacing the existing property with a building of similar proportions
- Current quality of existing accommodation to be investigated
- Planning considerations to be investigated
- Land assembly considerations to be investigated

Land To Rear Of Muswell Hill Library N10

Category 2 Property Overview

Property Details

- The property is less than 0.5 hectares
- The property comprises the land behind Muswell Hill Library
- The area is typically surfaced in concrete and utilised as a car park
- Pedestrian and vehicular access is from Ave Mews which connects to Queens Avenue.
- Buses routes along Queens Avenue connect with East Finchley underground station (Northern Line Zone 3)



Figure 1: Photograph of car park looking north



Figure 3: Photograph of car park looking west

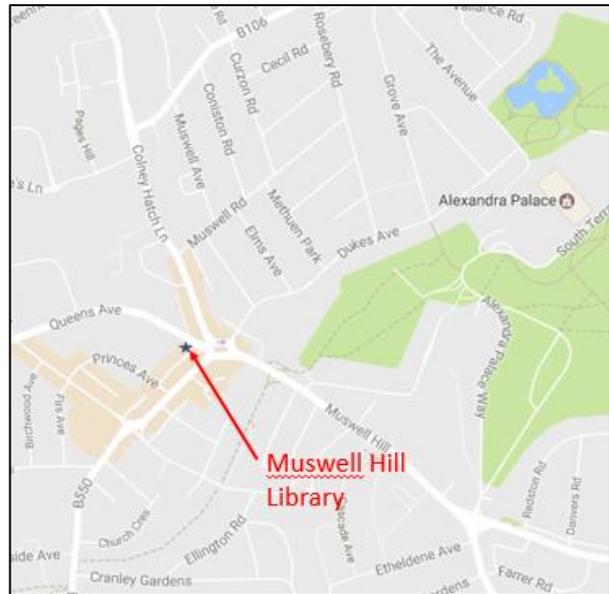


Figure 2: Location Plan

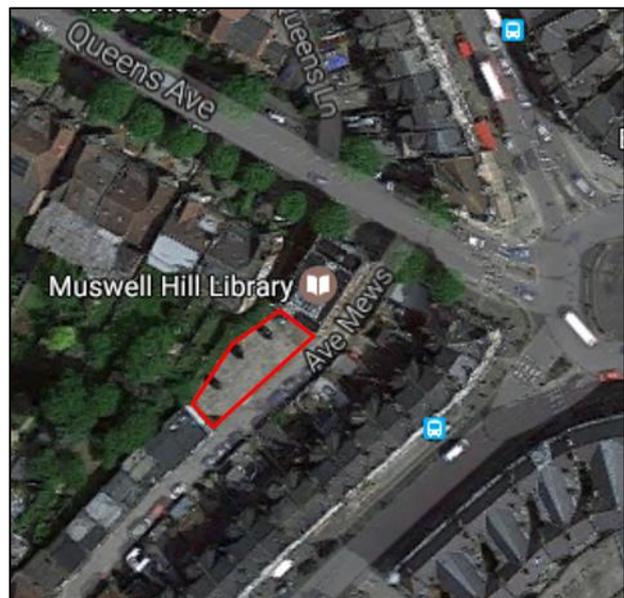


Figure 4: Property boundary line

Planning Considerations

- Town planning details to be confirmed

Land Assembly Considerations

- Land ownership and existing car park operation arrangements to be confirmed

Regeneration Opportunity

- Confirmed as a Category 2 Property in the HDV ISOS Document
- The property does not appear to be included in the Site Allocations DPD January 2016
- Future development could be residential or office use
- Ownership and rights regarding the current car park operation need to be determined

SA63 Broadwater Farm Area N17

Category 2 Property Overview

Property Details

- Approximately 19.4 hectares
- Property is bounded by Lordship Lane to the north, Lordship Recreation Ground to the west, Mount Pleasant Road and The Avenue
- Located within West Green ward
- Property comprises a large high density housing estate including education and leisure facilities
- Estate comprises over 1000 homes with approximately 4000 occupants
- Existing buildings range from one to eighteen storeys in height
- Property is adjacent to Lordship Recreation Ground and Downhills Park
- Adjacent to an area of Metropolitan Open Land

Planning Considerations

- PTAL Rating 1 / Flood Zone 1
- Adjacent to a SINC local
- Blue ribbon network (waterways)
- Adjacent to an Area of Archaeological Importance
- Most recent planning permission was for an extension to Broadwater Farm Junior School on Adams Road

Regeneration Opportunity

- Confirmed as a Category 2 Property in the HDV ISOS Document using a SA63 reference used in a now superseded Site Allocations document.
- The property is identified within the current draft Site Allocations Development Plan Document (DPD) January 2016 document (SA62) to improve stock, design of the site and routes through the area.
- Tottenham Area Action Plan January 2016 (site TG3) identified for comprehensive redevelopment for residential, commercial and town centre uses.
- Opportunity to improve layout of estate and housing quality
- If comprehensive regeneration was undertaken it would need to be phased around rehousing of existing residents
- Any regeneration would involve significant resident and key stakeholder consultation and site evaluation



Figure 1: Property boundary line



Figure 2: Photograph of existing estate

Land Assembly Considerations

- No title or leasehold information obtained at this stage
- A full EqIA and S105 consultation required