

Statement of Community Involvement

Brunel Walk, London,
N155HQ and Turner
Avenue Estate, London,
N155DG

London Borough of Haringey

October 2022

Statement of Community Involvement

Brunel Walk, London, N155HQ
and Turner Avenue Estate,
London, N125DG

London Borough of Haringey

October 2022

Contents

<u>Section</u>	<u>Page</u>
1. Executive summary	3
2. The site and Proposed Development	3
3. Legislation and Policy Guidance	8
4. Consultation and Engagement	9
5. Conclusion	17
Appendix 1 – Community Engagement Letter	18
Appendix 2 – Wider Engagement Boards	19
Appendix 3 – Community Feedback Summary Report	22

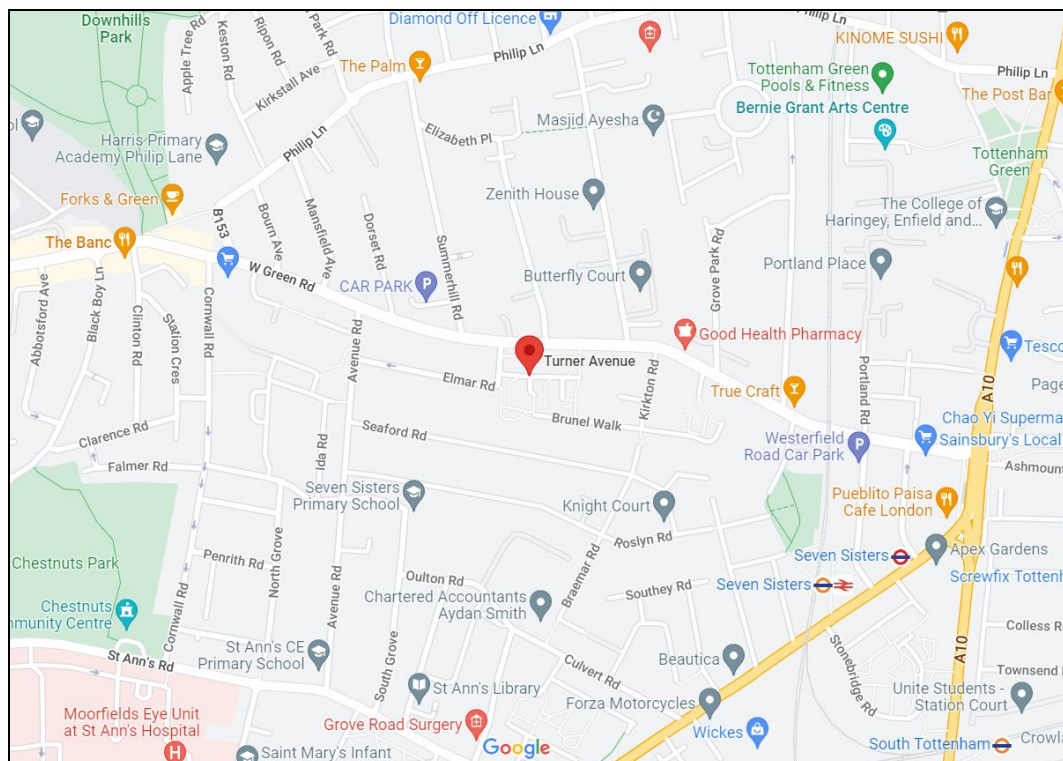
1 Executive Summary

- 1.2 This Statement of Community Involvement has been prepared by the London Borough of Haringey's Housing Development Team (the "Applicant") and relates to the Planning Application for Brunel Walk, N15 5HQ and Turner Avenue Estate, N15 5DG. This report provides details of the community engagement undertaken by the Applicant having regard to the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement.
- 1.3 The planning application seeks permission for the redevelopment of Brunel Walk and adjoining land to provide new 45 new homes at Council rent with associated facilities and improvements to the communal areas including parking courts and play spaces on the neighbouring Turner Avenue Estate.
- 1.4 The objectives of the consultation and engagement activities were to ensure that local residents, key stakeholders and elected representatives were made fully aware of the proposals and had an opportunity to participate in shaping the plans, along with providing their feedback to the Applicant.
- 1.5 To date, consultation and engagement has consisted of a s105 Housing consultation, a pre-application community engagement exercise including online events and contact with ward Councillors, the Council's Assets Team, the Metropolitan Police Designing Out Crime section and the Local Planning Authority.
- 1.6 Prior to the community engagement exercise, letters were distributed to 948 local addresses in and around the site. Approximately 66 individual representations were submitted in response to the engagement exercise.
- 1.7 Residents raised concerns in respect to a range of matters relating to the principle, scale, height and design of the proposed development; its impact on neighbouring amenity; community facilities, green space, parking and traffic; crime and anti-social behaviour, and construction related impacts.
- 1.8 Feedback received during the engagement process, from the scheme's inception through to detailed design, has been considered carefully and several changes to the scheme have been made to reflect the comments received.

2 The Site and Proposed Development

- 2.2 The site is located at Brunel Walk and the Turner Avenue Estate in the Seven Sisters Ward of the Borough of Haringey. Brunel Walk is a recently cleared area, formally accommodating Council buildings used for temporary accommodation. The Turner Avenue Estate is an established residential Council estate (see site photographs and location maps below).
- 2.3 Brunel Walk was built on part of the former Palace Gates Railway Line, immediately south of the Turner Avenue Estate and backs onto the rear gardens of the terraced houses on Seaford Road. 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. The Turner Avenue Estate occupies land between Brunel Walk and West Green Road to the north with main access gained via Turner Avenue.

- 2.4 The properties formerly on Brunel Walk have recently been demolished and comprised 36 mainly one-bedroomed flats in 5 buildings ranging from 1- to 2.5 storeys in height. The Turner Avenue Estate accommodates 4 substantial blocks of flats ranging from 4 to 4.5 storeys set amongst landscaped communal amenity and play space and two parking courtyards.
- 2.5 The wider area is predominantly residential in character accommodating a range of property types and styles including traditional Victorian terraces, and post-war Council and more contemporary predominantly private blocks of flats. It should be noted that the Clyde Circus Conservation Area is located to the north of the site, encompassing parts of West Green Road including the Fountain Hotel and the eastern terrace on the junction of Kirkton Road and West Green Road which are closest to the development site. There are no statutory or locally listed buildings near the site however the northern frontage of West Green Road and the Fountain Hotel are identified as making a positive contribution within the conservation area appraisal.
- 2.6 Despite its predominantly residential location, there are many services and amenities that can be accessed by the most sustainable transport modes, walking and cycling. West Green Road to the north provides local shops and easy access to buses and leads east to further shops and facilities are located on the High Street half a mile away. Downhills Park is approximately a 12-minute walk away as well as Chestnuts Park, at a similar distance, both are located to the west of the site. Brunswick Road Open Space is under 500m away and is a 6-minute walk from the site.



Location plan of site

- 2.7 Seven Sisters Primary School to the south-west is a 7-minute walk from the site. The College of Haringey, Enfield and North East London is located 0.6 miles to the east and Park View Secondary School is less than a mile away to the west of the site. There are a number of leisure and social facilities near the site including, Tottenham Green Pools & Fitness and the Bernie Grant Arts Centre both 0.6 miles away.

- 2.8 The Public Transport Accessibility Level (PTAL) of the site the site falls in to three different categories ranging from 3 in the west to 4 in the centre and 6a in the east. PTAL assesses connectivity (level of access) to the transport network, combining walk time to the public transport network with service wait times. A score of 3 is moderate, 4 good and 6a is excellent and the highest score possible. In practical terms the walking distance between the west and east of the site is not significant when the extent of local amenities and facilities within walking or cycling distance to the site is considered.



Aerial photograph of Brunel Walk and Turner Avenue Estate

- 2.9 The area is well served by bus stops and routes along West Green Road and Seven Sisters Underground and Overground stations are under half a mile away (8-minute walk) from the site. Tottenham Hale Underground and Overground stations are also close by, approximately 1.1 miles to the east and Turnpike Lane Underground station is 1.2 miles to the west. Given these services and high average PTAL scores, the site can be considered to be highly accessible.
- 2.10 Full planning permission is sought for the re-development of Brunel Walk and adjoining land to provide new homes for Council rent with associated facilities, in addition to improvements to the communal areas including parking courts and play spaces on the neighbouring Turner Avenue Estate.
- 2.11 The intended approach, as indicated in the plans submitted is to secure a residential development which provides for high-quality and sustainable Council homes to meet local housing need in a manner that respects neighbouring residential amenity and the character and appearance of the surrounding area. Unlike the historical nature of Brunel Walk, the new development specifically seeks to ensure that it is fully integrated into the Turner Avenue Estate and comprehensively enhances the environmental quality of the site and associated land.



Aerial photograph of site (former buildings on Brunel Walk highlighted in red)

2.12 In summary, the application scheme proposes:

Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate.

2.13 The development will more specifically comprise:

- 8 x 1 bed flats, 16 x 2 bed flats, 15 x 3 bed flats, 6 x 3 bed maisonettes (incl. 4 wheelchair adapted homes)
- Refuse/recycling and cycle stores
- Plant room and caretaker facilities
- Private gardens, terraces and balconies
- Improved estate communal space/public realm
- New and improved estate play areas/facilities
- New and enhanced hard and soft landscaping including boundary treatment and seating
- New lighting and CCTV
- Improved estate parking areas including 4 wheelchair accessible parking spaces

2.14 The 45 new homes will be contained within four, three and four-storey buildings aligned along Brunel Walk, with pedestrian access gained from Elmar Road to the west, Turner Avenue, and Kirkton Road to the east. One, two and three-bedroom homes are distributed across the four proposed buildings to provide a variety of accommodation including four wheelchair user homes which are located on the ground floor level of each building.

- 2.15 The proposed homes are at least dual aspect, provide well-designed living spaces, incorporate storage, and feature private gardens, terraces or balconies which comply with the relevant planning policy space standards. Shared landscaped gardens including children's play space are located between the proposed buildings providing additional amenity for the new homes.
- 2.16 Communal cycle stores are located within each building, with cycle storage facilities for the ground floor apartments and the maisonettes located in their private gardens. Space for larger bikes is catered for in these stores in accordance with planning policy guidance. In addition, space is incorporated for pram storage. Appropriate refuse/recycling facilities are also provided including new and relocated refuse/recycling stores for the existing estate.
- 2.17 As part of developing the new homes, a comprehensive landscaping scheme is proposed to ensure that the setting of the new development and the wider site is complementary and attractive, and the environmental quality, security, and amenities of the Turner Avenue Estate are significantly improved for the benefit of existing residents. The proposals will include:
- Provision of green amenity space for the new homes
 - Enhancement of existing communal areas/public realm and green space on existing estate
 - Rationalising of existing parking areas on estate to create a more pedestrian focused environment and additional green space
 - Substantial new planting, including trees to enhance visual and residential amenity, urban greening and biodiversity
 - New and improved children's play spaces/facilities
 - New boundary treatments and secure access points to improve resident privacy, safety and security
 - New pathways and new permeable surfaces including sustainable urban drainage arrangements
 - New refuse/recycling storage facilities for estate
 - New seating areas
 - New lighting and CCTV
- 2.18 The proposed development is planned and designed to respond not only to respond to the form and function of the proposed accommodation but to respect the character and appearance of the surrounding area having regard to its location, constraints, and opportunities. In particular, the scale and form of the proposed buildings reflect the shape of the site, its boundary conditions and the nature of the local built environment and neighbouring residential and visual amenity. The new buildings have been carefully sited and vary in height from three to four-storeys to respond to the position and scale of neighbouring property, safeguard adjoining amenity and optimise the number of affordable homes.
- 2.19 In addition to the overall configuration of the development, the architectural style of the proposed buildings has also been carefully considered to respond to the local context and enhance the existing townscape. In particular, their detailed form, architectural approach and materiality have sought to reflect the character of existing properties on both the Turner Avenue Estate and adjoining roads, namely Kirton Road and Elmar Road. The buildings will have an attractive and contemporary appearance using traditional materials including high-quality brick and stonework with contrasting detailing and carefully positioned and proportioned windows and balconies. The placement and design of

windows and balconies also specifically seek to avoid direct overlooking of neighbouring property. The simple and balanced articulation of the elevations and considered use of materials seek to complement the proportions of the buildings and provide a distinctive, contextual and robust architectural language.

- 2.20 The proposed development has sought to adopt a progressive approach to sustainability and will deliver a zero-carbon development. The proposed buildings adopt a 'fabric-first' design will have high levels of insulation and incorporate features such as energy efficient heating including individual Air Source Heat Pumps for each dwelling and photovoltaic panels at roof level, that will keep running costs low whilst minimising overheating risks. Appropriate measures have also been included to mitigate against the risk of the new homes overheating.
- 2.21 The new accommodation achieves an overall on-site reduction of 101.2% in regulated carbon dioxide emissions over Part L 2013 of the Building Regulations and it will be constructed with responsibly sourced and environmentally friendly materials. The comprehensive landscaping strategy will enhance local biodiversity and assist with climate change through substantial planting including new trees and sustainable urban drainage. The reconfigured and new parking areas will also be provided with electric charging points.

3 Legislation and Policy Guidance

- 3.16 The Applicant believes in the importance of engaging with all local stakeholders, in line with the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement 2017.
- 3.17 The Applicant has had regard to the LBH Statement of Community Involvement (March 2017) in formulating the consultation methodology adopted in the preparation of this planning application. The following section outlines the legislative and policy framework relating to community involvement with regards to the planning application process.

Localism Act

- 3.4 Pre-application consultation has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments. Many large planning applications are the subject of extensive pre-application consultation as a matter of course.
- 3.5 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. One of the central purposes of the Act was to improve community involvement in the planning process. The accompanying guidance, and more recent publications, highlight the increase importance of pre-application discussions on development proposals and encourage applications to undertake public consultation, particularly on major developments.
- 3.6 The Localism Act (2011) introduced "*...a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals...to further strengthen the role of local communities in planning.*" In accordance with this requirement therefore, all consultation should therefore be recorded effectively with details of the measures that been taken to address feedback from consultees.

National Planning Policy Framework (NPPF)

- 3.7 The National Planning Policy Framework (NPPF) states that local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the areas. The NPPF adds that early engagement has *“significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*
- 3.8 In addition, the NPPF acknowledges that whilst applicants are not required to do so by law, they should seek to engage with the local community, and where relevant, with statutory and non-statutory consultees before submitting their applications. This has the benefit of ensuring that decisions can be taken by the local planning authority in a timely manner.
- 3.9 The NPPF goes on to add in Paragraph 40 that: *“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”*

London Borough of Haringey – Statement of Community Involvement

- 3.10 The Applicant has also considered the aspirations set out in the London Borough of Haringey’s Statement of Community Involvement 2017, which states that:

“The Council expects developers to meet the following pre-application consultation requirements as a minimum:

- *Public notice or press release in the local press.*
- *Notification letters to directly affected parties (i.e., owners and occupiers of buildings and land within the vicinity of the proposed development site).*
- *Leaflet drops and posters.*
- *Public meetings, including Exhibitions, Displays, Workshops & Focus Groups in a suitable.*
- *location and at suitable times of day.”*

4 Consultation and Engagement

- 4.1 The Applicant has been involved in several exercises as part of the pre-application consultation and engagement process to secure views and guidance from the community and stakeholders. In respect to the latter these included the Local Planning Authority, the Council’s Assets Team and the Metropolitan Police Designing Out Crime section. Further details are set out in the next section.

Pre-application engagement with the Local Planning Authority (LPA)

- 4.2 The Applicant has been in dialogue with LPA via its formal Pre-application Advice Service. Several pre-application meetings and follow-up discussions were held with planning officers about the emerging proposals.

- 4.3 The proposals were also considered by the Quality Review Panel on 15th of September 2021 and 20th of April 2022. The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners to assist the LPA in negotiating design improvements where appropriate and, in addition to support decision-making by the Planning Committee, to secure the highest possible quality of development.
- 4.4 The Applicant also gave a presentation to the Planning Committee at a Pre-Committee briefing on the 4th of October 2021 to seek views on an initial iteration of the proposals, in-line with the Council's procedures for Major developments. The minutes of the Committee meeting which are available on the Council's website on this item state the following:

PPA/2021/0011 - BRUNEL WALK, TURNER AVENUE ESTATE, N15 5HQ

The Committee considered the pre-application briefing for the 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. The applicant team and officers responded to questions from the Committee:

- The Committee welcomed the mix of unit sizes that were proposed.
- In relation to parking, it was clarified that no parking spaces would be lost in the estate and that there would be two additional spaces in the Turner Avenue Estate area. Some members noted that the proposals included a number of family sized units and that this was likely to result in additional cars and stress on parking.
- It was noted that the Quality Review Panel (QRP) and the application report discussed the permeability of the site. Some members enquired whether the permeability of the site would be increased and cautioned that increasing the permeability of the site for vehicles could create some safety issues. The applicant team noted that the site was an alleyway at present with a number of avenues that were used as cut through routes. It was explained that the proposals would aim to reduce permeability of the site by defining public and private space more clearly with landscaping and boundary treatments.
- The Committee enquired about outlook and the proximity of balconies in Blocks B and C to the existing blocks, about the outlook from the mews houses, and about overlooking into the gable ends of existing blocks. The applicant team explained that the existing Turner Avenue Estate wings had outlook from the southern end and would look directly onto the new courtyards. It was noted that it had recently been confirmed that the units in the existing blocks were two bed units and that the applicant team would need to consider the position and treatment of the balconies in reference to the windows; it was added that consultation responses were also being considered.
- The Chair commented that there was a sketch which showed projecting balconies and that she would be opposed to having those, especially at the lower levels. She explained that these would not be very private and that people would likely cover up the transparent elements. It was explained that the application sought to optimise the number and types of accommodation on site and that recessed balconies used potential accommodation area and had a significant impact on the thermal performance of the building. The applicant team believed that the projecting balconies worked as part of the design. It was noted that they were considering the treatment of the balustrade and that some screening or alternative positioning of balconies might be possible but this would need to be weighed

against the need to deliver as much high quality accommodation as possible.

- In response to a question from the Committee, the applicant team stated that some of the key challenges would be to integrate the development with the wider estate, to deliver the significant enhancements to the existing public realm and open spaces, and to ensure that the buildings also respected the wider context and the properties on Seaford and Kirkton Roads. It was noted that there was the possibility of remodelling, potentially with reduced units or setting back, and that the balance of delivering affordable accommodation and safeguarding residential amenity would need to be carefully considered.

The Chair thanked the applicant team for attending.

Community and stakeholder engagement

4.5 Prior to undertaking wider community engagement, contact was made by The Applicant with the ward Councillors and the Cabinet Member for Housing. The initial proposals for site were discussed and the following key issues were raised:

- Scale, height and design of the development
- Neighbouring residential impact
- Security and anti-social behaviour
- Community facilities
- Construction impacts
- Parking implications
- Safety and management
- Landscaping and play space

4.6 The Applicant undertook a community engagement exercise in relation to the emerging proposals between the 20th of August 2021 and 13th of September 2021. Given COVID-19 restrictions this included both onsite and on-line engagement events.

4.7 The engagement exercise was advertised in the local area via correspondence to 948 properties around the site. The correspondence contained: a cover letter, proposal boards, questionnaire, freepost envelope, and translation panel. They were delivered by a distribution company (see Appendix 1 for a copy of the letter). The community were invited to view the details on-line and make comment and/or email or telephone with any views or queries.

4.8 Ward Councillors, the Cabinet member for Housing, local community groups and resident's associations were notified of the engagement exercise and invited to attend the engagement events.

4.9 Information about the engagement exercise was provided on the Council Housing webpages and the online consultation platform Commonplace. A link to these is provided below:

<https://www.haringey.gov.uk/housing/council-homes/haringey-homes>

This included background to the Council's Housing Delivery Programme and full details of the proposals, which were set out on a series of engagement boards (see Appendix 2 for a copy of the presentation boards).

4.10 Members of the Council's Project Team attended the engagement event on-site and

provided information about the scheme using presentation boards. A presentation was given at the on-line engagement events followed by a question- and-answer session. The on-line sessions were recorded and placed online to enable people who were unable to attend the events to view.

Community feedback

- 4.11 The engagement exercise attracted a relatively limited and mixed response from the community. A total of 66 individual representations were submitted. The feedback is summarised below and at Appendix 3:

Overall view of proposals (excludes emails and online event comments):

- Very negative – 2 (5%)
- Negative – 8 (20%)
- Neutral – 4 (10%)
- Positive - 11 (28%)
- Very positive – 14 (36%)

Two respondents did not indicate an overall response to the engagement exercise.

The key issues and comments were raised by the community during the community engagement were:

- Buildings too high and too close to existing property
- Buildings too close to existing residents
- Overlooking, loss of light and view
- Quality of life for existing residents will be affected
- Better green space and maintenance required
- Trees should be protected
- Anti-social and criminal behaviour
- Fencing and gates needed
- CCTV and better lighting and signage needed
- Noise and disturbance
- Buildings need to complement the surroundings, Edwardian style houses and bricks should be used
- Climate change, renewable energy, urban greening, sustainable urban drainage
- Parking and congestion
- Pedestrian and cycle routes
- Cycle storage facilities
- Existing building needs improving, and residents should be supported more
- Community and storage facilities should be replaced
- Litter
- Better refuse/recycling facilities needed
- Already a lack of resources in the area, more people will add pressure to the existing facilities
- Construction related impacts
- Fire risks
- Local identify should be enhanced
- More consultation needed
- Safety/risk and equalities assessment should be undertaken

4.12 Following the community engagement exercise, the Local Planning Authority held an online Development Management Forum on 26th of October 2021. This was attended by members of the local community and Councillors. The following key concerns and comments/queries were raised during the event:

- Position of building A
- Loss of green space for building A
- Anti-social behaviour could be shifted to Elmar Road
- Access concerns to Brunel walk
- Who will do the surveillance?
- Will allotments be compromised or encroached upon?
- Parking inadequate for additional units
- CPZ on Elmar Road already makes it difficult to park there
- Where is the exact position of block A in relation to Elmar Road?
- Where would new residents park their cars?
- Where will electric car charging points go?
- Concerns with increased Service Charges
- Is there an independent survey of the existing building?
- More information required on existing residents
- What is the proposed construction work route?
- Query on the parking survey
- Concerns the buildings will be demolished
- Is there an independent survey available to the public?
- Question on tenure and rents
- Upkeep on green spaces
- How will the scheme be financed if there is no market sale
- What is Homes for Haringey's position on this type of accommodation in terms of management?

4.12 It should be noted that prior to prior to the community engagement process, a separate statutory Section 105 Housing consultation exercise was undertaken with secure tenants and leaseholders on the Turner Avenue Estate in relation to the changes proposed to estate wide amenities as part of the development including:

- Removal estate pram sheds.
- Removal of concrete wall to Brunel Walk.
- Reconfiguration of the existing estate car parks
- Reconfiguration of communal areas including footpaths.
- Reconfiguration and enhancement of communal and private green spaces, including play areas
- Relocation of waste and recycling facilities at the site.

4.13 The consultation ran from 22nd of February 2021 to the 22nd of March 2021. Two online engagement events took place on 3rd of March 2021 at 1pm and 9th of March 2021 at 6pm. Seventy properties on the Turner Avenue Estate were consulted comprising of forty-one secure tenants and twenty leaseholders, in addition to the three ward Councillors. The consultation information was placed on the Council's website via Commonplace. A total number of six responses were recorded (3 Secure Tenants/3 Leaseholders). Of these responses, the following key issues were raised:

- Lack of parking provision on Turner Avenue that would be exacerbated by the proposed changes to the amenities (i.e., parking bays) in the area.
- Parking bays should be allocated per home
- Electric charging points should be installed
- Location of the proposed new park could cause noise nuisance and anti-social behaviour
- Green spaces appear to be accessible only to the new private gardens.
- Overall reduction in the amount of green space on the estate.
- Removal of the pram sheds would reduce the amount of storage space available to residents.

4.14 Additional comments were received regarding the potential impact of the development which are outside the remit of this consultation. These included:

- Whole estate should be redeveloped rather than only demolishing the existing temporary accommodation homes on Brunel Walk to provide better quality accommodation to all existing residents.
- Concerns about safety and security on Turner Avenue once the wall to Brunel Walk is demolished. There was a request for CCTV across Turner Avenue estate, coupled with measures to reduce entry points to access the blocks on Turner Avenue.
- Bin chutes should be removed in existing homes on Turner Avenue.

4.15 Whilst the Section 105 consultation does not form part pre-application planning process it was fundamental in determining if and how the project progressed and informing the nature of the proposals. Further details are set out in the Design and Access Statement accompanying the application.

4.16 In addition to the advice and steer obtained from pre-application discussions with the Local Planning Authority, members and other stakeholders, the views of the community have been instrumental to informing the detailed design of the scheme and changes have been made by The Applicant, where appropriate to address concerns.

Response to key feedback

4.17 The Applicant has considered all advice and views received during the pre-application process to shape the proposals and ensure the submission has taken account of all relevant material planning matters. Positive responses were obtained from the Local Planning Authority and stakeholders. The submitted scheme has been prepared having careful regard to the nature, constraints and opportunities presented by the site and more specifically the character and appearance of the surrounding area and neighbouring residential amenity. The issues and concerns raised by the local community relate to many of these aspects which The Applicant has considered carefully.

4.18 The site at Brunel Walk and Turner Avenue Estate forms one of a number of development opportunities the Council has identified as part of its Housing Delivery Programme which seeks to use public owned land to build new council homes to meet local need. Brunel Walk and Turner Avenue Estate represent Brownfield land (land currently or formerly developed) in an established and accessible residential location.

4.19 The land identified for redevelopment currently comprises a cleared site formerly accommodating housing in temporary use and communal space forming part of the adjoining Turner Avenue Estate. It is accessed via a narrow road from Kirton Road which

leads into a footpath towards its western end providing a link to Elmar Road. This link however been blocked for some time. A concrete wall and wire mesh fencing divide Brunel Walk from the Turner Avenue Estate. The temporary accommodation at Brunel Walk was in poor condition, no longer fit for purpose and subject to significant levels of anti-social behaviour and the reason for the footpath being blocked. The Turner Avenue Estate itself is accessed from West Green Road and Turner Avenue and comprises a series of four-storey post-war blocks of flats and associated amenity and parking areas. Whilst the existing blocks are currently undergoing major works as part of the Council's Decent Homes Programme, the adjoining communal areas including amenity and play spaces and parking courts are in poor condition and unattractive and the estate similarly attracts significant levels of anti-social and criminal activity. The Council consider it reasonable therefore under these circumstances to make more effective use of the land at Brunel Walk for new, sustainable and affordable accommodation and tying this into the Turner Avenue Estate with a comprehensive site-wide landscaping strategy to improve the amenities and local environment for the benefit of new and existing residents and the wider community.

- 4.20 In exploring the redevelopment and improvement opportunities presented by the site, The Applicant has considered a range of options to optimise the number and type of affordable housing in this location to ensure local need is catered for appropriately and existing amenities are enhanced. The preferred scheme, as proposed in this application will provide for a range of high-quality homes and external amenity space, in addition to significantly improving the environmental quality and amenity of the Turner Avenue Estate.
- 4.21 The development has been carefully sited and designed to fit into its challenging context and to safeguard neighbouring residential amenity. In particular, the scale and form of the proposed buildings reflect the shape of the site, its boundary conditions and the nature of the local built environment and neighbouring residential and visual amenity. The new buildings have been carefully sited and vary in height from three to four-storeys to respond to the position and scale of neighbouring property and safeguard adjoining amenity.
- 4.22 In particular, the proposed buildings have been positioned and designed to avoid neighbouring property being directly overlooked and overshadowed and thereby protect existing levels of privacy and light enjoyed by adjoining residents. A sunlight/daylight assessment has been carried out and is submitted with the planning application, which demonstrates adjoining property within and bordering the site will not be adversely affected by the proposed development in this regard. In addition, comprehensive noise and air quality assessments have been undertaken which highlight that the proposed development will not adversely impact living conditions in the local area.
- 4.23 As described earlier, the site lies within an established residential location accommodating a wide range of property types and styles including traditional Victorian terraced housing and multi-storey blocks of flats. The proposed buildings will have an attractive and contemporary appearance using traditional materials including high-quality brick and stonework and contrasting detailing, and carefully positioned and proportioned windows and balconies. Their detailed design has sought to reflect the architectural character of the surrounding area and incorporate a number of period features prevalent on existing property. The simple and balanced articulation of the elevations and considered use of materials complement the proportions of the buildings and provide a distinctive, contextual, and robust architectural language.
- 4.24 The proposals present an opportunity to integrate Brunel Walk into the Turner Avenue Estate and comprehensively enhance the environmental quality and amenity of the site. An

extensive hard and soft landscaping strategy has been prepared to ensure that the setting of the new development and the wider site is attractive and complementary, and the environmental quality, security and amenities of the Estate are significantly improved for the benefit of existing residents. As highlighted previously in this report, the landscaping proposals will create new and enhance existing open spaces and play areas, incorporate substantial new planting including new and replacement trees, improve the layout of the existing parking courtyards, surface treatment and footpaths and provide new shared refuse/recycling and cycle storage facilities.

- 4.25 The proposed development enables the communal areas and public realm across the site to be better defined and access in and around the site to be rationalised. Natural surveillance will also be significantly improved, new boundary treatments/enclosures provided with access points secured for use by residents only, and new lighting and CCTV installed to reduce opportunities for anti-social and criminal behaviour.
- 4.26 The proposals seek to retain and enhance as much of the soft landscaping on the existing site as possible to promote urban greening and biodiversity. Whilst the scheme will entail the removal of a number of trees, as identified in the arboricultural assessment accompanying the planning application, it will also include provision for many more replacement trees, in addition to significant new native planting to ensure that longer-term there is a beneficial ecological impact.
- 4.27 The landscaping strategy as presented is an indicative but deliverable approach which seeks to bring forward significant changes to improve the appearance, security, usability, and biodiversity of the site. Whilst as set out above, both statutory and non-statutory pre-application consultation and engagement has been undertaken, as part of the Council's 'co-design' agenda, The Applicant will be reviewing the proposals with residents prior to implementation to ensure the detailed landscaping scheme is fully supported and reflects their needs.
- 4.28 The proposed development will replace the 36 homes formerly on Brunel Walk used for Temporary Accommodation with an additional 9 homes for Council rent. Having regard to the additional number and type of new homes and associated amenities, and the range of existing community services and facilities in the surrounding area, it is not considered that any new community related provision is required on-site to cater for the scheme and potential demands arising. It should be noted that local community groups have made informal use of a former caretaker's room within the Temporary Accommodation for meetings and the storage of gardening tools and have expressed concern about the need for replacement space. In response, The Applicant has confirmed that it will assist in finding possible alternative meeting accommodation. The Applicant has also agreed that it will provide replacement garden storage facilities nearby for 6 months with a view to securing space on-site after this period.
- 4.29 Given the accessible nature of the site and key considerations concerning sustainability, the proposed development is intended to be car-free, except for the provision of disabled parking spaces on-site. In line with local planning policy, new residents will be unable to obtain permits to park in the surrounding Controlled Parking Zones to avoid impacting local parking and highway conditions. The proposals also incorporate secure cycle parking for the new development and provide communal cycle storage facilities for existing residents on the Turner Avenue Estate to encourage more sustainable modes of travel. A transport assessment and travel plan has been prepared as part of this application, including a parking survey which demonstrate that the approach proposed is reasonable, policy compliant and will not

adversely affect highway safety.

- 4.30 The Applicant understands the importance of ensuring any construction work connected to the Council's home building programme is carried out with care and consideration for the local community, especially where health is concerned. An Outline Construction Management/Logistics Plan has been submitted with the planning application. This details how construction activities will take place. All construction activity will be subject to strict controls covering matters such as hours, noise, dust and traffic movement to ensure impact on neighbouring residential amenity is kept to a minimum. Should the development receive planning permission, the Applicant will be required to prepare a detailed construction plan which must be approved by the Local Planning Authority prior to any works commencing. The Council and its appointed contractor will engage with the community throughout the build process to ensure local residents are kept fully informed and issues arising are addressed quickly.
- 4.31 In summary, the proposed scheme will involve a number of significant changes to Brunel Walk and the Turner Avenue Estate to deliver new Council homes and estate-wide environmental improvements. A comprehensive approach has been taken to the site to ensure that these two key aspects of the project are fully integrated and deliver a more attractive, safe, and sustainable place compliant with local planning policy objectives.
- 4.18 Full details of the evolution of the design of the proposed development and how it has sought to address the issues raised during the pre-application engagement process can be found in the submitted Design and Access Statement, prepared by KC+A Architects and the Planning Statement.
- 4.18 These documents are supported by a series of more technical documents including a Sunlight/daylight Assessment, a Sustainability Statement, an Energy Strategy, Transport Assessment and Construction Management/Logistics Plan. The reports set out in detail the respective impacts of the proposed development and demonstrate how these have been addressed and mitigated in accordance with planning policy and guidance and other material considerations including community and stakeholder representations.

5 Conclusion

- 5.1 Community and stakeholder engagement has been a critical part of the proposals for Brunel Walk and Turner Avenue Estate. The applicant has undertaken constructive pre-application engagement with the local community, the Local Planning Authority, the Metropolitan Police, the Council's Assets Team and officers from a range of Council departments during the development of the scheme. This process of prior engagement has constructively informed the nature and design of the proposed development.
- 5.2 The consultation process has been proportionate to the scale of the development proposed and undertaken in accordance with the advice set out in national and local planning policy guidance. The requirements of the NPPF and the Council's own SCI have therefore been met.
- 5.3 Feedback received during the engagement process, from the scheme's inception through to the detailed design state, has been taken on board and a number of changes to the scheme have been made to reflect the comments received.
- 5.4 The Applicant recognises the value of effective consultation and engagement with residents and other interested parties prior to planning submission and will continue to engage in the

post-submission phase as the project progresses through the application determination process and during the scheme's construction.

Appendix 1

Community engagement letter – 948 properties.

Housing

Assistant Director – Robbie Erbmann



Date: 20 August 2021

Our ref: Brunel Walk/Locale

Dear Resident,

Brunel Walk and Turner Avenue: Haringey council's proposals for new council rent homes

As part of our commitment to deliver a new generation of homes at council rents, a potential site has been identified in your local area. You will find with this letter an information pack containing the details of these proposals, which include:

- The redevelopment of the Brunel Walk area which will result in the construction of 44 high-quality, new council rent homes.
- Proposed improvements works to the Turner Avenue estate which includes new green landscaping, a reconfigured car park, three new accessible parking bays and a new children's play area.
- The 36 homes used for temporary accommodation will be demolished under these proposals. **There is no intention to demolish any other housing in this area.** The temporary accommodation residents have been written to about these plans and will be helped to find alternative housing.

To ensure that the proposals meet the needs of residents and reflect the local environment, we are seeking your views and welcoming your questions on these proposals. A community engagement period will open between **20 August 2021** and **13 September 2021**. You can give us your views about these proposals by:

- Returning the questionnaire included in this pack.
- Leaving your views online by visiting: haringeyhomes.commonplace.is
- Attending our online engagement events on:

Tuesday 7 September 2021 | 6pm

Find out how to join at: haringeyhomes.commonplace.is

- We will also be holding a face-to-face drop-in session, where residents can look at our proposals, speak to the Project Team and ask questions. This will be held on **Saturday 4 September 2021** between 11:30 – 15:00 in the children's playground by block 9 – 23, Turner Avenue, London, N15 5DG.
- Contacting our engagement team on: engagement@haringey.gov.uk | 020 8489 1443

If you require the materials in a different format, please do get in touch on the details below.

Yours faithfully,

Sophia Louise Abdellahi

Engagement Officer
020 8489 1443 | engagement@haringey.gov.uk

Housing Engagement Delivery Officer
6th Floor River Park House
225 High Road
London N22 8HQ

Appendix 2

Wider community engagement boards

Brunel Walk
 Community engagement

Haringey
 LONDON



View of the entrance to Brunel Walk on Kibbles Road

Delivering a new generation of council homes for local people

Housing is one of Haringey Council's top priorities. We want Haringey to be a place that is fair and offers opportunities for all. For many of those in greatest need, a council home offers the only real chance of putting down roots here. Haringey Council is committed to delivering new council homes for our residents.



Aerial view of the existing site

The council is acquiring and building a range of high-quality and sustainable homes. We are asking for your views on the proposed scheme to ensure it meets the needs of the local community and reflects the local environment.



View looking east along Brunel Walk and the Turner Avenue Estate

Project Team:
 London Borough of Haringey - Site owner
 KC+A architects - Architects
 Madliss LLP Property Consultants - Employer's agent

KC+A

Brunel Walk
 Community engagement

Haringey
 LONDON



Aerial view of the proposed development

The Proposals

We propose to demolish the existing 36 temporary accommodation homes on site and redevelop Brunel Walk. The new development will include 36 flats across four buildings, four maisonettes and two houses. It will also include enhanced communal gardens and new children's play space for both the new residents of the development and those of the Turner Avenue Estate.



View of Building D and Brunel Walk from Kibbles Road

The proposed buildings will be brick built and range from two, three and four storeys in height to respect the scale and appearance of the surrounding area.

The proposed accommodation comprises one, two, three and four-bedroom flats, maisonettes and houses, including four fully wheelchair-accessible homes on the ground floor. Each of the new homes will have either a private garden, a terrace or a balcony.

As part of the redevelopment, improvements are proposed to the public realm within the Turner Avenue Estate, including the reconfiguration of the existing parking areas and enhanced landscaping, play space and refuse/recycling facilities. Five new accessible parking spaces are proposed, three for the existing Turner Avenue Estate and two on Smeaton Road for the new development.

Summary of Proposals
 44 new homes: 7 one-bedroom flats
 14 two-bedroom flats
 17 three-bedroom flats
 4 three-bedroom maisonettes
 2 four-bedroom houses
 The scheme further provides:
 private gardens, balconies and terraces,
 shared cycle and refuse/recycling stores
 and landscaped public realm improvements,
 including children's play facilities.

KC+A

Brunel Walk
 Community engagement

Haringey
 LONDON



Proposed ground floor site plan

Proposed Floor Plans

Key:

- One-bedroom flats
- Two-bedroom flats
- Three-bedroom flats
- Four-bedroom flats
- Five-bedroom flats
- Landscaped areas
- Landscaped areas
- Landscaped areas
- Landscaped areas
- Landscaped areas



Proposed first floor plan



Proposed second floor plan



Proposed third floor plan

KC+A

Brunel Walk
 Community engagement

Haringey
 LONDON



Proposed near elevation of the development / View from Smeaton Road properties



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

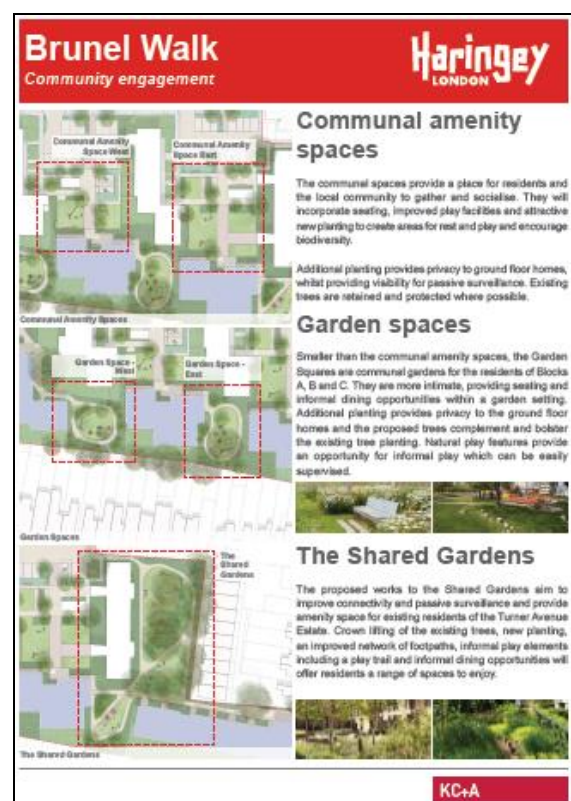
Key reference to elevations

Proposed Elevations



View of the proposed development from Smeaton Road showing Building A

KC+A



Brunel Walk

Community engagement

View of the improved communal garden at the rear of 80-82 Turner Avenue, showing proposed Building D.

Next steps

We want to hear your views and will consider all comments and feedback that we receive, prior to submitting a planning application to the Local Planning Authority at the London Borough of Haringey early next year.

The approximate project timeline is shown opposite.

Share your views

You can also find this information and provide your feedback at haringey.gov.uk/haringeyhomes.

If you require further information on this project or support to share your feedback, please contact our team using the details below:

020 8489 1443 | engagement@haringey.gov.uk

Please ensure we receive your feedback by 18 September 2021.

Public Consultation
August / September 2021

Refine Proposals
September / October 2021

Planning Application
October 2021

Planning Decision
Winter 2021

Start on Site
Spring 2022

Deliver New Homes
by Winter 2024

KC+A

Appendix 3

Community Engagement Summary Report

Project name	Brunel Walk (Tottenham Green)
Consultation timeline	Friday 20 August 2021 – Monday 13 September 2021
Consultation audience (Note: this was the number of households the engagement letter was sent too. It should be noted that residents outside of the letter drop are also able to comment)	948 households
Response rate	17 paper questionnaires received 24 Commonplace responses received 8 emails received 17 comments received across the MS Teams Live events
Overall response to the consultation	 Very negative – 2 (5%)  Negative – 8 (20%)  Neutral – 4 (10%)  Positive – 11 (28%)  Very positive – 14 (36%) 2 respondents did not indicate an overall response to the consultation.
What are issues are important to you when considering these proposals?	Community Impact – 33/41

	Parking – 17/41 Waste and recycling facilities – 22/41 Childrens play area – 18/41 Carbon reduction plans – 20/41 Height of homes –17/41 Cycle storage – 13/41 Design of homes – 24/41 Green Spaces – 26/41 Other – Community resources, construction and crime.
Why are these issues important to you?	<u>Community facilities:</u> Active resident association and suitable place to meet, and store gardening equipment. Refurbish the community hall. (4 respondents) <u>ASB/Security:</u> Ensure CCTV and good lighting, close throughway by Brunel Walk, noise nuisance increase with new residents and public gardens. (10 respondents) <u>Parking:</u> No parking available in the local area, no provision for parking permits, not enough parking spaces to accommodate existing homes, increase of traffic in the area and emissions, create two way road (7 respondents). <u>Height and privacy:</u> Too close to existing properties, blocking sunlight and daylight, too high for the surrounding area, height should be in keeping with local area. (7 respondents).
Do you think these proposals can be improved and if so, why?	<u>Community facilities and engagement:</u> A new community facility with a toilet should be incorporated, greater period of community engagement (4 respondents) <u>Green space/public realm:</u>

	Trees should not be more important than parking, better green spaces and borders, sustainable homes with materials that help biodiversity and sustainability, and tie in with local connections to Lea Valley, better positioning of the footpath etc. (6 respondents) <u>Height of homes</u> Should be reduced, be reduce to two storeys, remove balconies, in keeping with the local area, respect privacy of existing homes and residents (7 respondents)
--	---