

2.0 SITE ANALYSIS

This section of the report describes the local context and identifies the constraints and opportunities that relate to the site.





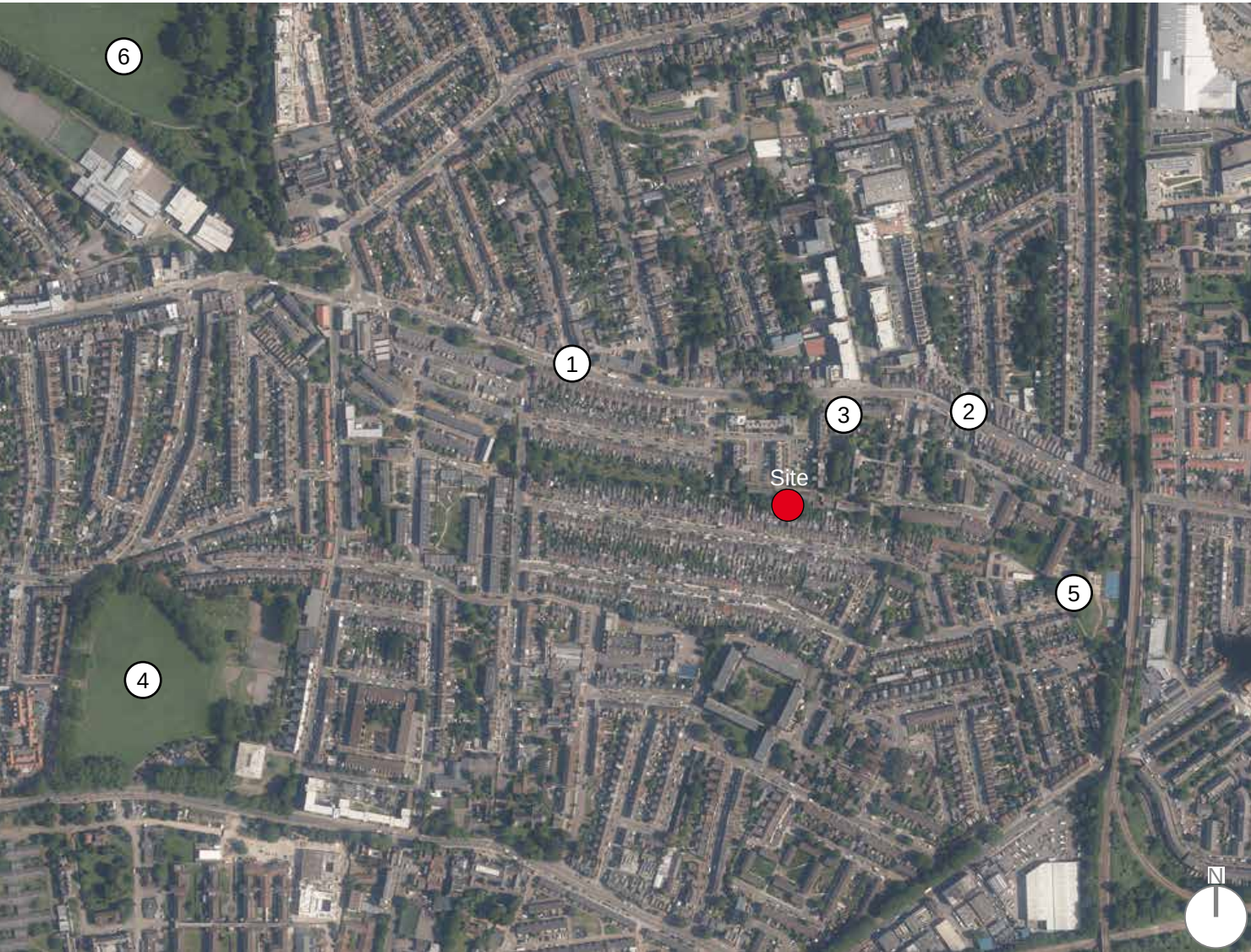
The site is located within the Tottenham Green area in the Seven Sisters ward to the south east of the Borough. It is accessed from West Green Road to the north, Elmar Road to the west and Kirkton Road to the east.

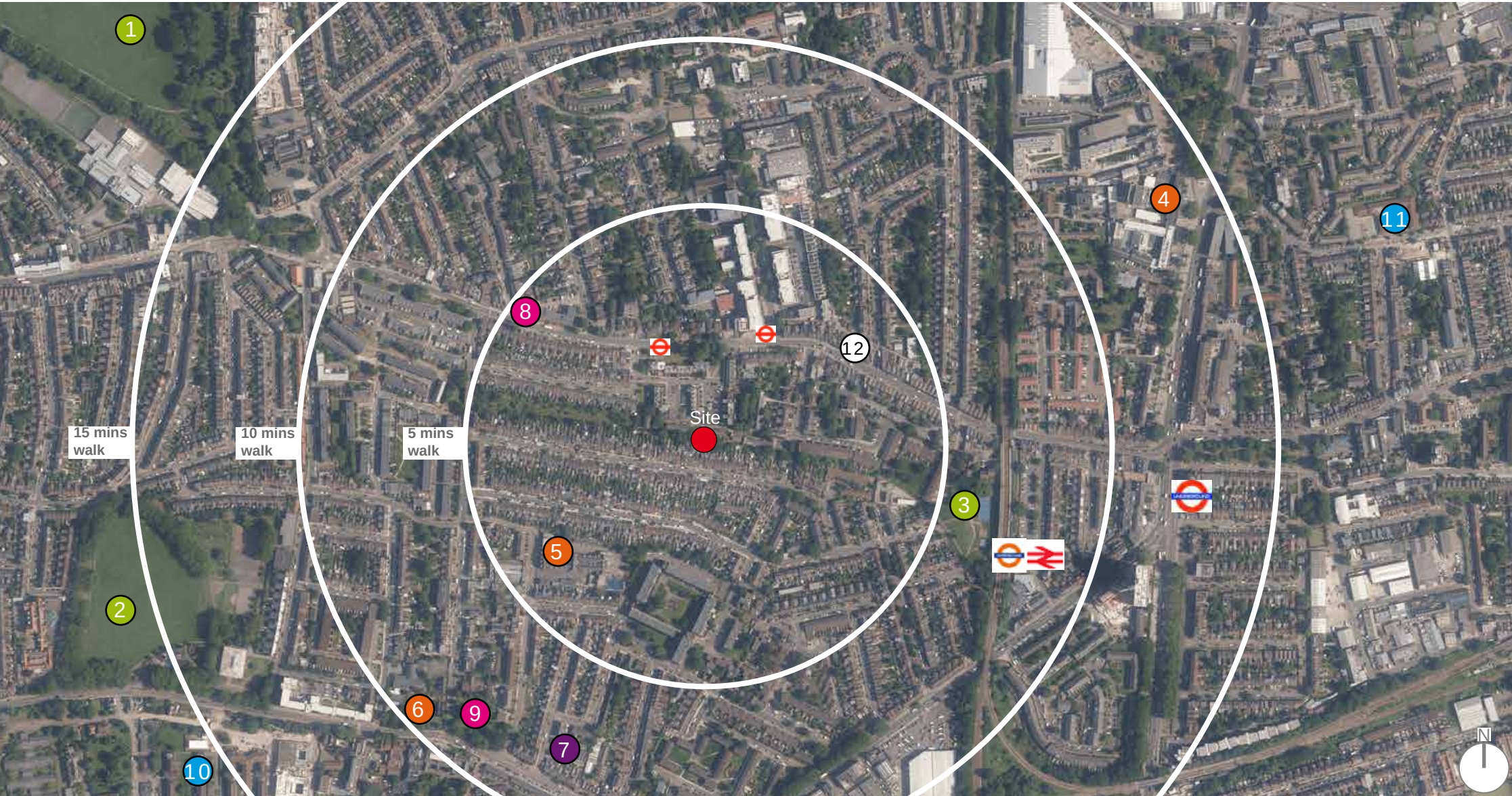
The site encompasses Brunel Walk and the Turner Avenue Estate. The site is indicated by the red outline on the aerial photograph.

The existing buildings on Brunel Walk, which previously housed 36 largely 1 bed affordable homes, are in the process of being demolished and new housing is proposed to replace them in this southern part of the site. The three existing buildings on Turner Avenue: 1-23, 25 – 51 and 53-83 will remain, however alterations to the open areas between the buildings are proposed including improvements to access, landscape and parking layouts.

Landscape improvements are also proposed to the remaining part of the Turner Avenue estate, indicated by the blue line, but access routes will remain unchanged in this area.

Aerial photograph of the site





Local amenities and facilities in the wider neighbourhood are shown on the aerial photograph with an indication of the walking times to them.

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.

Seven Sisters Underground and overground are the nearest train stations, under half a mile away (8 minute walk). Tottenham Hale overground and tube station is 1.1 miles to the east and Turnpike Lane tube station 1.2 miles to the west. 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.

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.

The site is therefore in a neighbourhood with good levels of social infrastructure.

Key:

- | | | |
|---------------------------|--------------------|----------------------------------|
| Site | Religious Facility | Seven Sisters Railway Station |
| School Facility | Park & Open space | Seven Sisters Tube Station |
| Culture & Sports Facility | Health Centre | Seven Sisters Overground Station |
| | | Bus Stop |

- 1. Downhills Park
- 2. Chestnut Park
- 3. Brunswick Road Open space
- 4. The College of Haringey
- 5. Seven Sisters Primary School
- 6. St. Ann's C.E. Primary School
- 7. St. Ann's Library
- 8. West Green Road Baptist Church
- 9. St. Ann's Church
- 10. St. Ann's Hospital
- 11. Wittington Health NHS
- 12. West Green Road post office



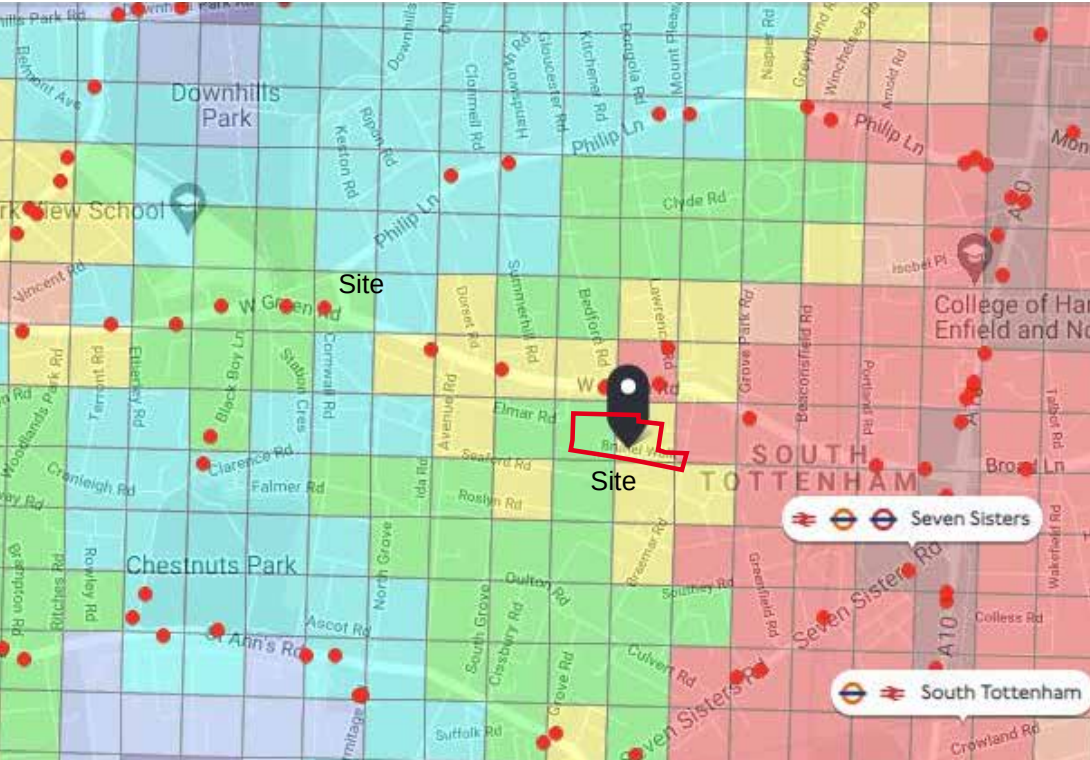
Clyde Circus Conservation Area (Source: London Borough of Haringey, Conservation Area No. 19 Clyde Circus, Conservation Area Character Appraisal)

The site does not fall within a conservation area. The nearest Conservation Area is Clyde Circus located to the north of the site location. The conservation area encompasses 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.

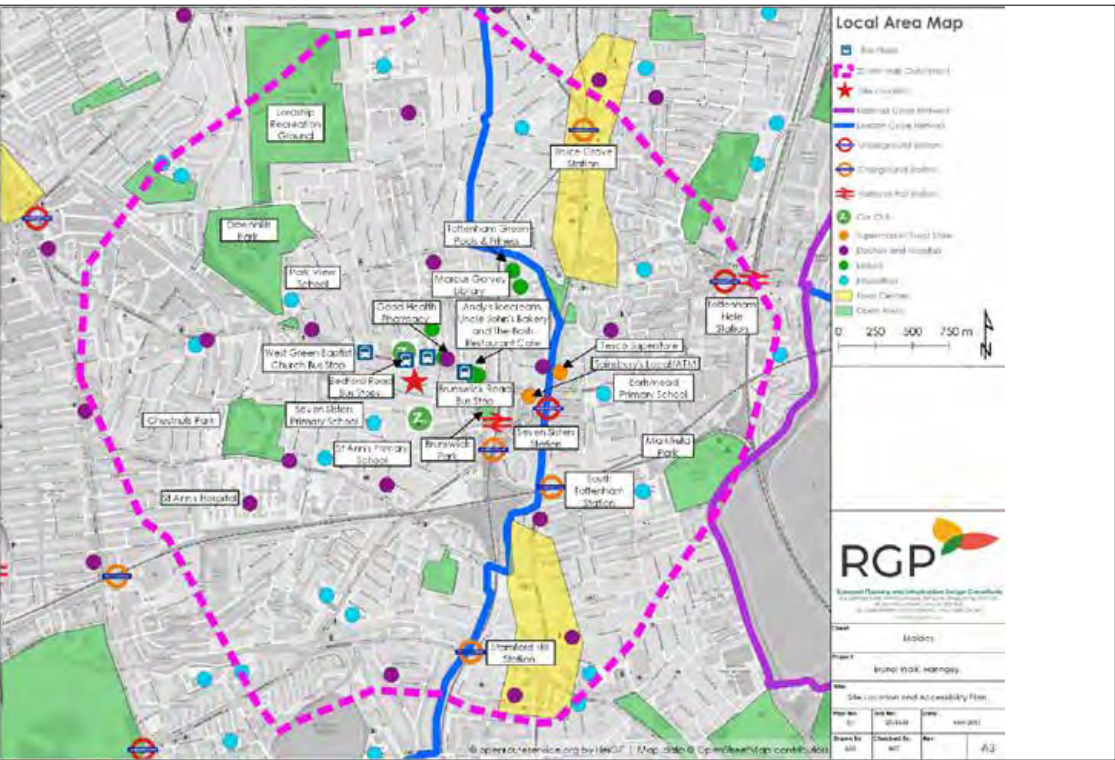
There are no statutory or locally listed buildings near the site however the northern frontage of West Green Road and the Fountain Hotel are identified as making a positive contribution within the conservation area appraisal.



Accessibility, parking and flood risk



PTAL map. Source TfL WebCAT



20 minute walk catchment plan. Source RGP

Accessibility and public transport.

As shown earlier in this report there is an extensive range of amenities and facilities to serve everyday needs of residents within walking and cycling distance of the site.

When considering public transport accessibility, the PTAL scores shown on the TfL WebCAT map show that 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 and when one takes into consideration the extent of amenity and facilities within walking or cycling distance the site alongside the high average PTAL scores the site can be considered to be highly accessible. For further details of the assessment of accessibility please refer to the Transport Assessment by RGP.

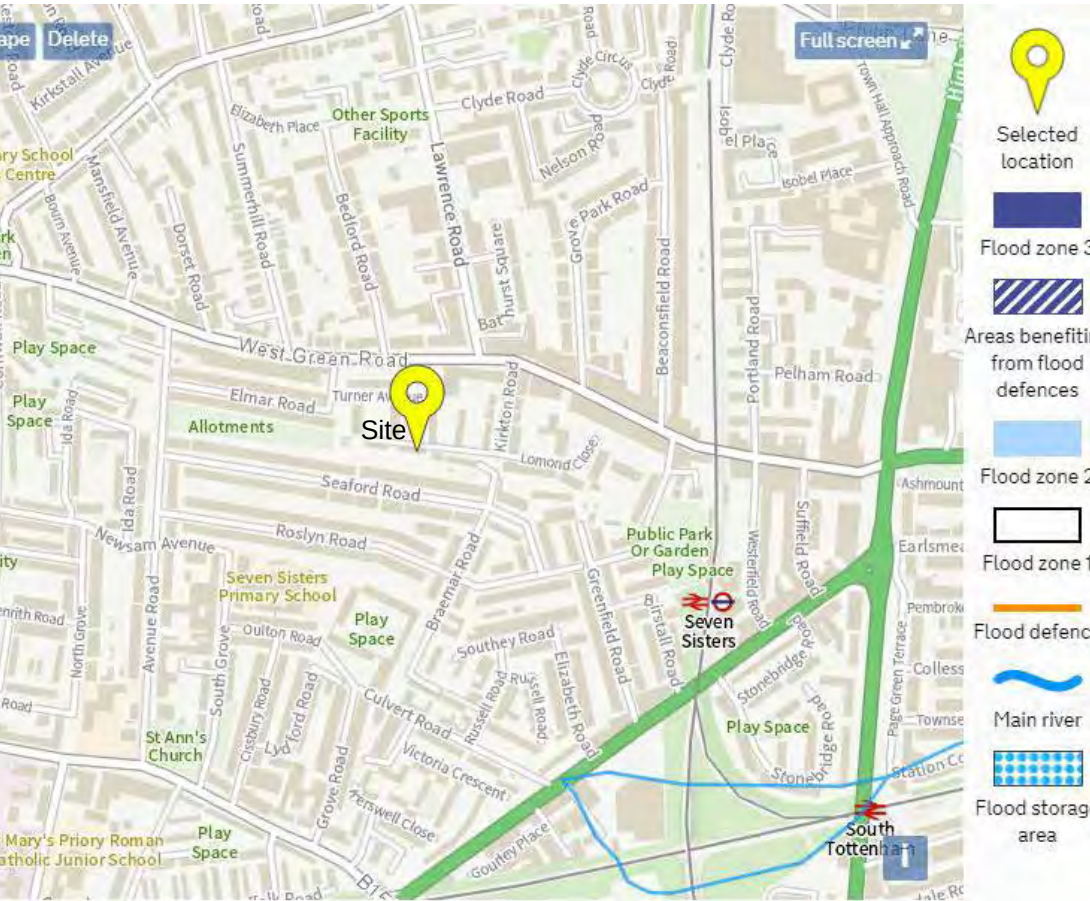
Parking

RGP have carried out parking surveys and assessed the parking capacity of the local road network within circa 200 metres of the site. In summary overall parking stress levels of 70% during both overnight periods with at least 126 legitimate parking spaces being available in the vicinity of the site overnight. The survey found that the Turner Avenue Estate car parks to the north of the site were heavily utilised with all legitimate parking spaces being occupied overnight. For further details of the parking assessment please refer to the Transport Assessment by RGP.

Flood risk.

A flood risk assessment has been carried out by Meinhardt. The site is deemed to be at low risk of flooding from all sources of flooding. The site is located in a Critical Drainage Area however flood maps indicate only a small area of the site where there is an existing car parking area on Braemar Road where there is a risk of surface water flooding.

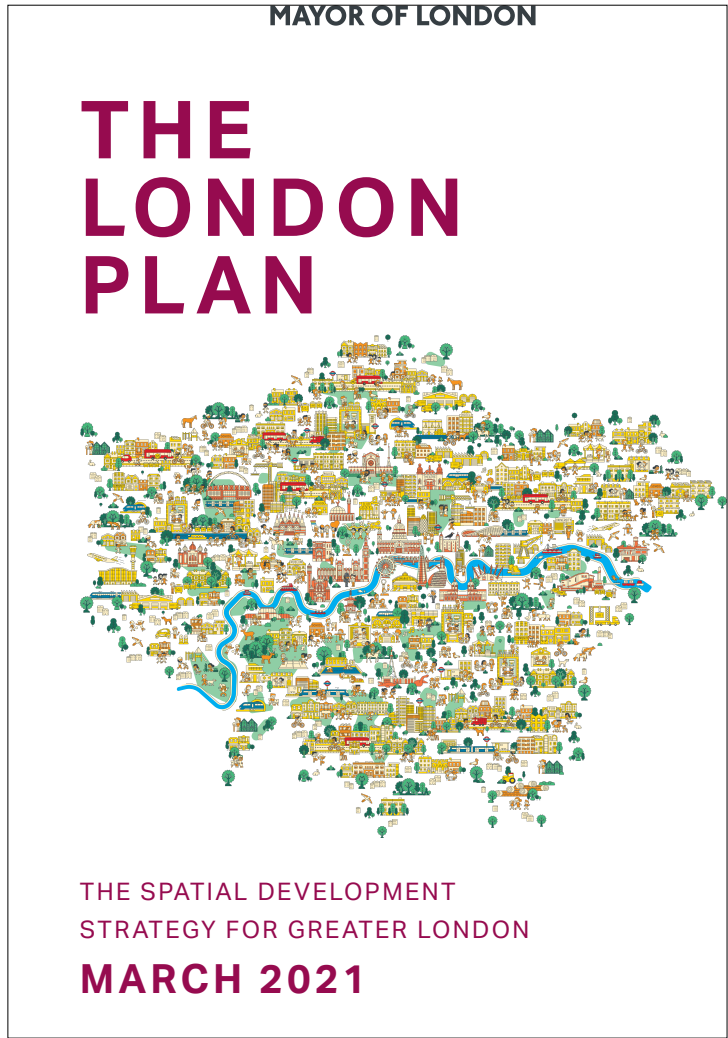
For further details please refer to the Flood Risk Assessment prepared by Meinhardt.



Flood Risk Map. Source EA flood-map-for-planning.service.gov.uk



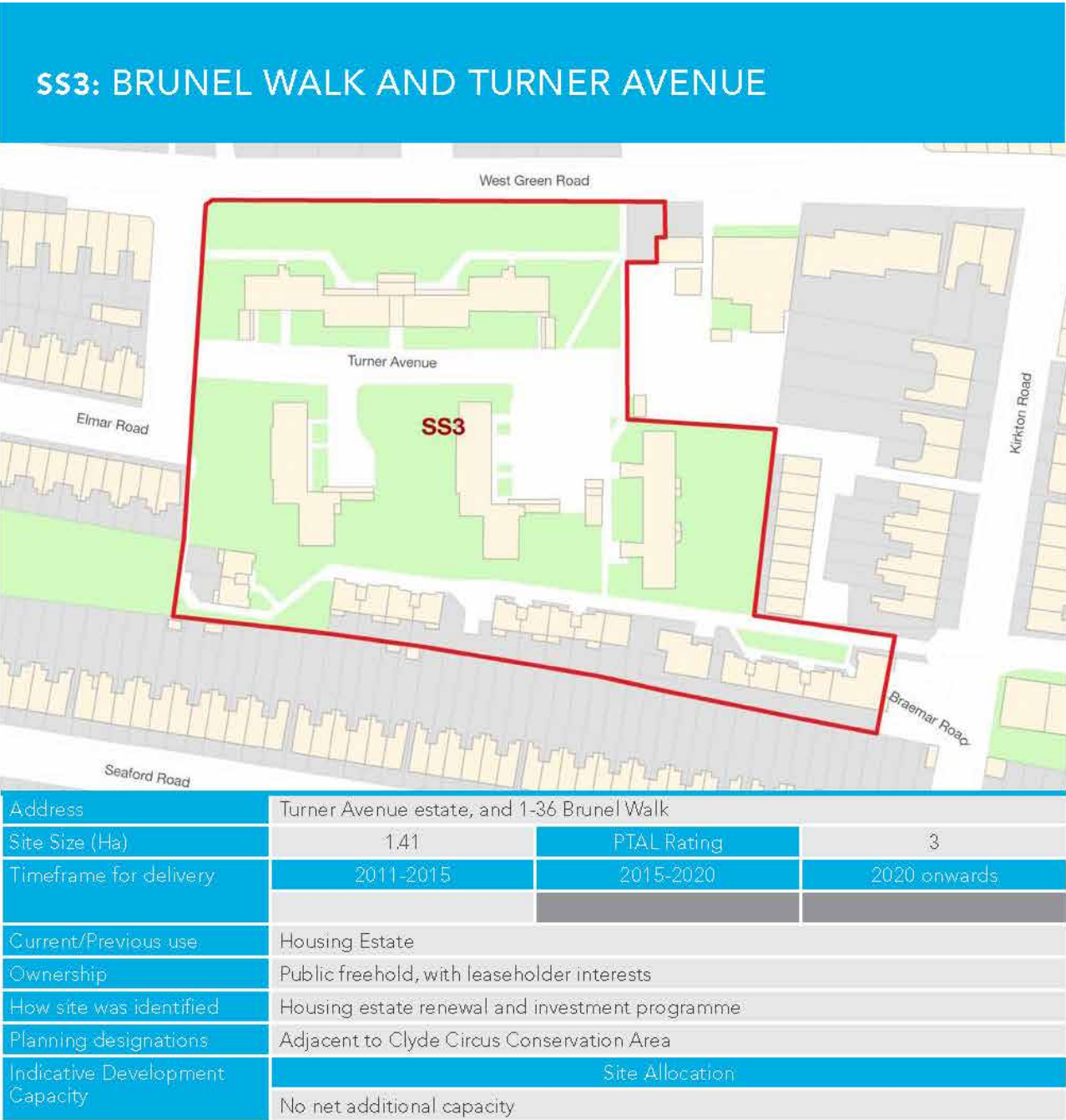
Flood Risk Map Surface Water Source EA flood-map-for-planning.



The planning proposals presented within this submission have been carefully prepared having full regard to all relevant national, strategic and local planning policies and guidance. The 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.

- In this case the development plan comprises:
- The London Plan 2021
 - Haringey's Strategic Policies (adopted March 2013, consolidated with alterations since 2017);
 - Haringey's Development Management DPD (adopted July 2017); and
 - Haringey's Site Allocations DPD (adopted July 2017).

Note: All areas and dimensions are approximate and subject to confirmation by measured survey and further design development. Kiran Curtis Ltd accept no responsibility whatsoever for their accuracy. Design, Visualisation, artwork and Graphics Copyright © 2022 Kiran Curtis Ltd



Site Allocation

5.29 Potential masterplanned housing estate renewal opportunity to improve the quality and utility of the housing stock on the site.

Commentary

5.30 The Council will work with existing residents to bring forward a masterplanned development which improves the quality and mix of housing on this site to better meet local need.

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

Whilst the proposal does not include the comprehensive estate renewal envisaged by the site allocation, the key principles of the site allocation would be delivered through replacement of the former 36 largely 1 bed homes on Brunel Walk and the proposed masterplanned approach to whole estate.

The proposed development seeks to make more effective use of Council owned land in an established and accessible residential location to deliver new housing, including much needed affordable homes.

The development presented in this application complies with all relevant planning policies and guidance and will assist in delivering the Borough’s key corporate priorities.

For further details please refer to the Planning Statement prepared by Haringey Council.

Site Allocation Brunel Walk and Turner Avenue . Source Tottenham Area Action Plan Haringey Council