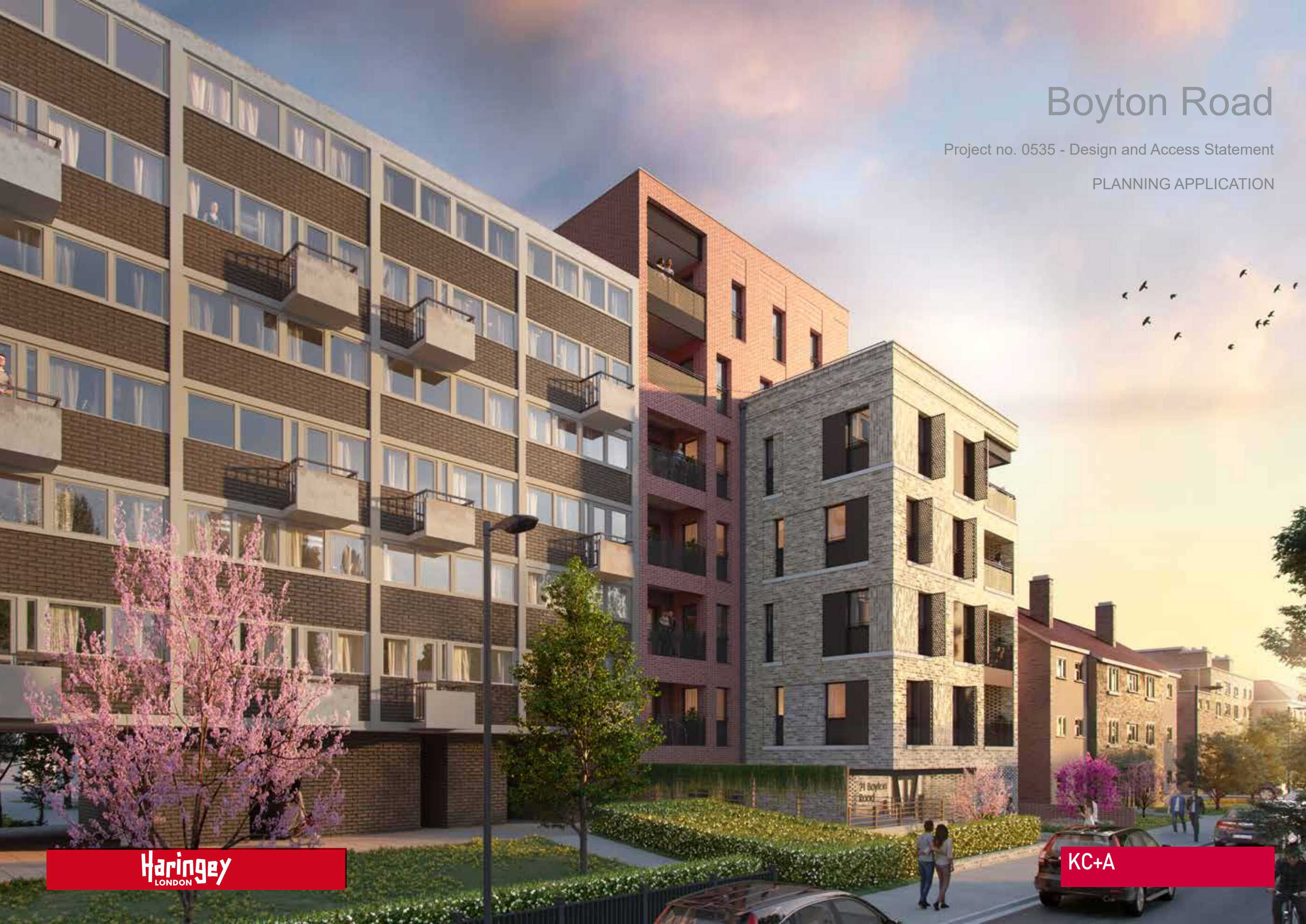


Boyton Road

Project no. 0535 - Design and Access Statement

PLANNING APPLICATION



Haringey
LONDON

KC+A

This report has been prepared for:

London Borough of Haringey

by

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Introduction & Summary

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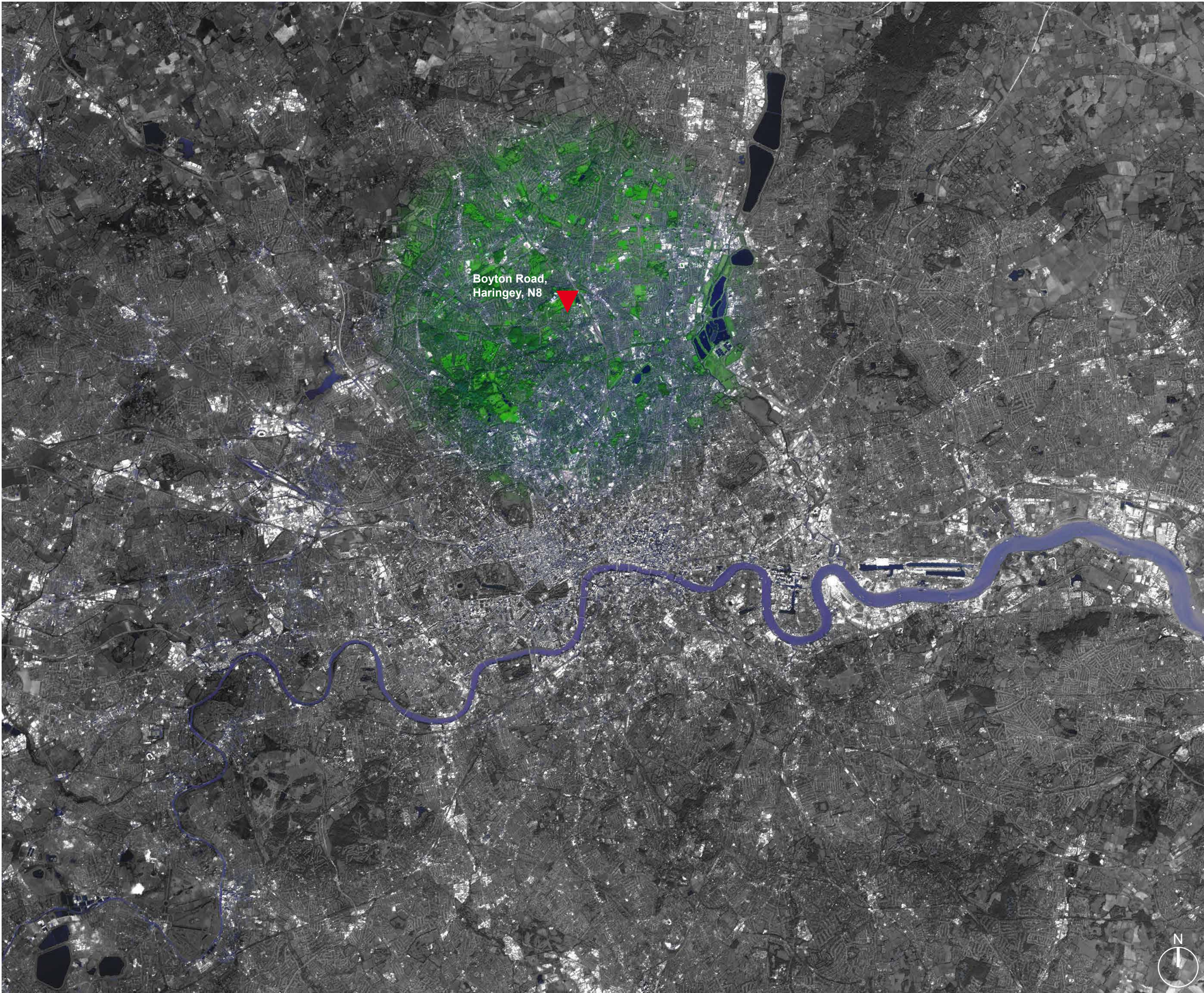
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Document Control:

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This report describes proposals to redevelop land adjacent Wat Tyler house, Boyton Road, Hornsey, London, N8 7AU.

The proposal is for the redevelopment of the car park adjacent Wat Tyler House to provide 15 new Council rent homes in a part-4, 5 and 7-storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.

The report describes the local context and identifies the constraints and opportunities that relate to the site. It goes on to set out the principal design rationale for the scheme.

The design development of the proposals is described and how they have evolved in response to pre-application engagement with residents and the local community, the planning department, the Quality Review Panel and on-going assessment of the site and surroundings.

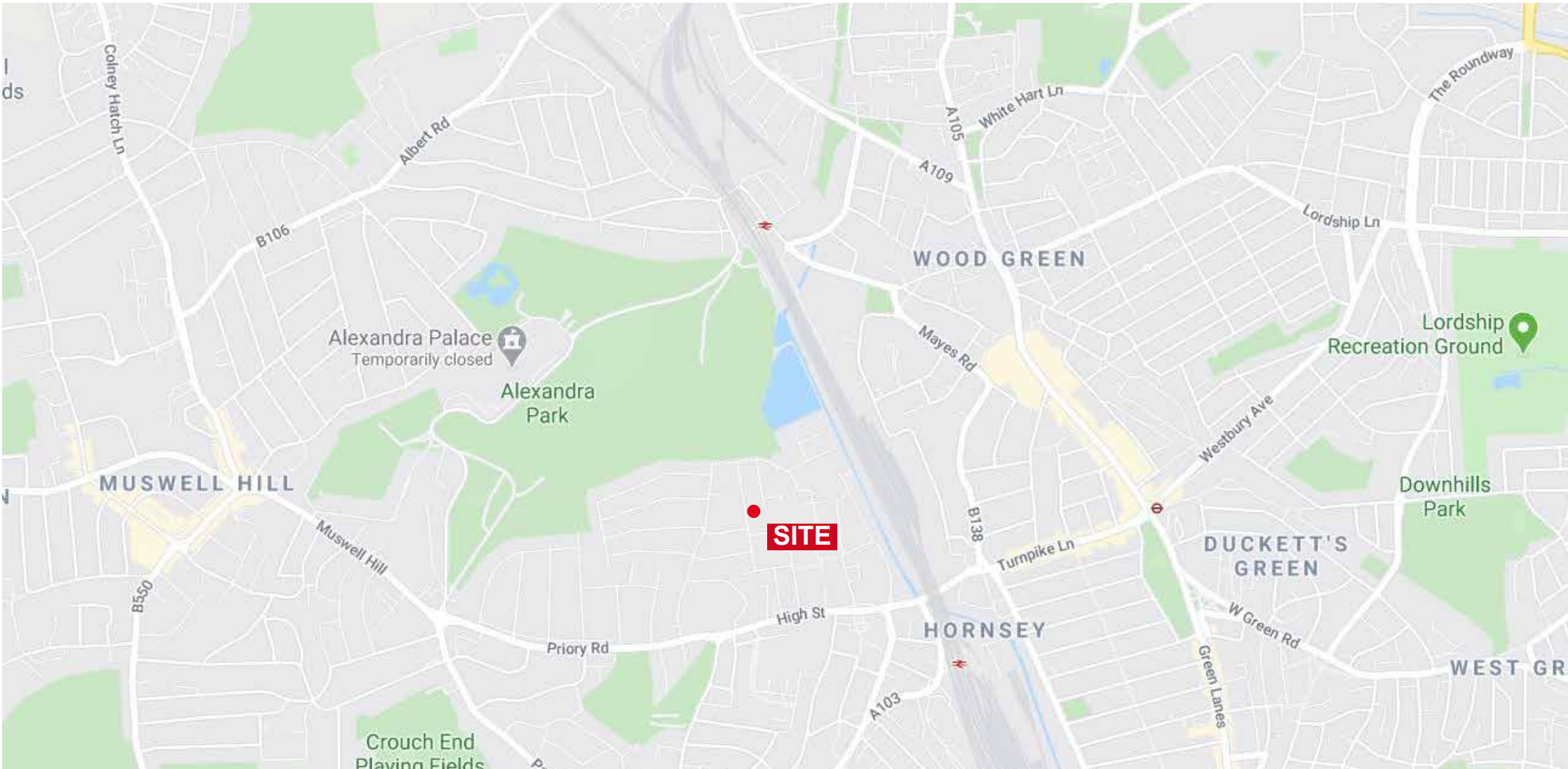
The proposals are presented showing the quality of the landscape, residential accommodation, materials and appearance of the building.

The report also sets out the access and servicing strategy for the scheme and demonstrates through assessment why the impact of proposals upon the neighbourhood is acceptable.

The report sets out the how the redevelopment of the land adjacent to Wat Tyler house will deliver key benefits such as improved landscape, additional tree planting, enhanced amenity space, improved safety and security for new and existing residents of the wider neighbourhood.

- The following Supporting Statements should be read in conjunction with these proposals:
- Planning Statement by Haringey Council
 - Statement of Community Involvement by Haringey Council
 - Landscape design report by Remapp
 - Daylight and Sunlight assessment by Right of Light Consulting
 - Sustainability, Energy and Overheating Assessments by Eight Associates
 - Lifetime Carbon Assessment by JAW sustainability
 - SUDs report by Eight Associates
 - Preliminary Ecological Appraisal by Eight Associates
 - UGF report by Eight Associates
 - BNF report by Eight Associates
 - Transport Statement by Caneparo
 - Construction Logistic Plan by Campbell Reith
 - Arboricultural report by Arbtech
 - Environmental Desktop study by GO Contaminated Land Solutions
 - Air Quality Assessment by Syntegra Consulting
 - Noise Impact Assessment by Syntegra Consulting
 - Fire Strategy by Vemco

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The site is located in Hornsey in the London Borough of Haringey, approximately a 2/3 of a mile walk to the north west of Hornsey Station and a similar distance to Alexandra Palace station.

It is close to the local shops on Hornsey High Street and Priory Road and open spaces including Alexandra Park and Priory Park. It is also well served by local bus routes with access to 2 routes from the High Street.

The Site's PTAL rating is only 1b, however it should be noted that Hornsey and Alexandra Palace train stations are with a 1,050m walk distance.

The site is in Flood Zone 1 which means it has very low risk of flooding from rivers or the sea. The Environment Agency also classifies the site as being at low risk of flooding from surface water, very low risk from reservoirs and negligible risk from groundwater sources.

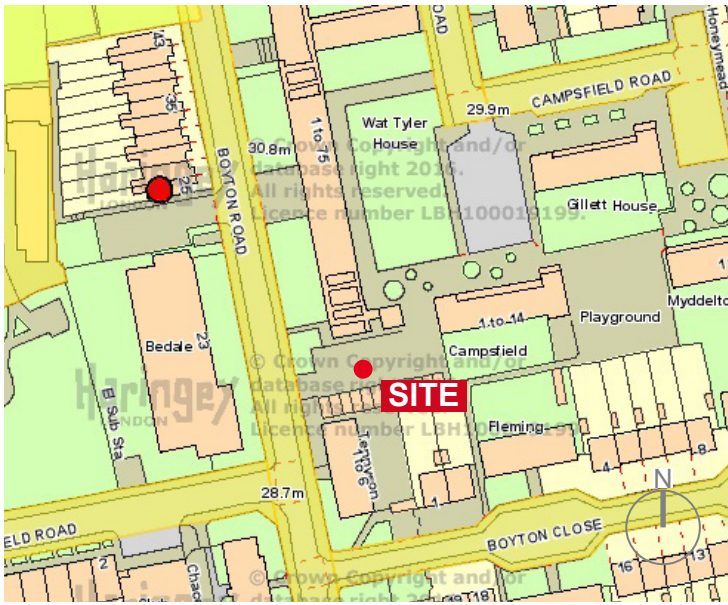
Location map



Flood Risk



Public Transport services : PTAL 1b. Source: Transport for London (www.tfl.gov.uk)



Highways Land





Site Surroundings and Community Infrastructure within walking distance.

The site is within a neighbourhood well served by facilities within walking distance which include: including local shops and services, Campsbourne and St Mary's schools and the Greig City Academy, outdoor amenity space and sports facilities at Alexandra Park, Priory Park and Crouch End playing fields.

All the town centre commercial, social and community facilities of Wood Green are approximately a 20 minute walk away.

KEY

- ▼ Site
- School Facilities
- Commercial
- ▲ Parks & Green open space
- ◆ Culture & Sport Facilities
- ⬡ Health Centre
- ⚡ Railway station
- ⊖ Tube Station
- ||||| Railway

Map showing local facilities and approximate walking times from the site

Existing local green space

There are a number of green spaces in close proximity to the site, Alexandra Park being the main one.

Alexandra Palace is a Grade II listed entertainment and sports venue. Both, the park and the palace are for the free use and recreation of the public.

In 2013, Alexandra Park was declared a Local Nature Reserve and is also a Site of Borough Importance for Nature Conservation, Grade 1.

Also in close proximity is Priory Park, a 6.5-hectare public park in Hornsey. The park contains a small wildlife pond. The park is protected as a Fields in Trust Queen Elizabeth II Field.



Map showing green spaces



Alexandra Palace



Albert Road Recreation Ground



Priory Park

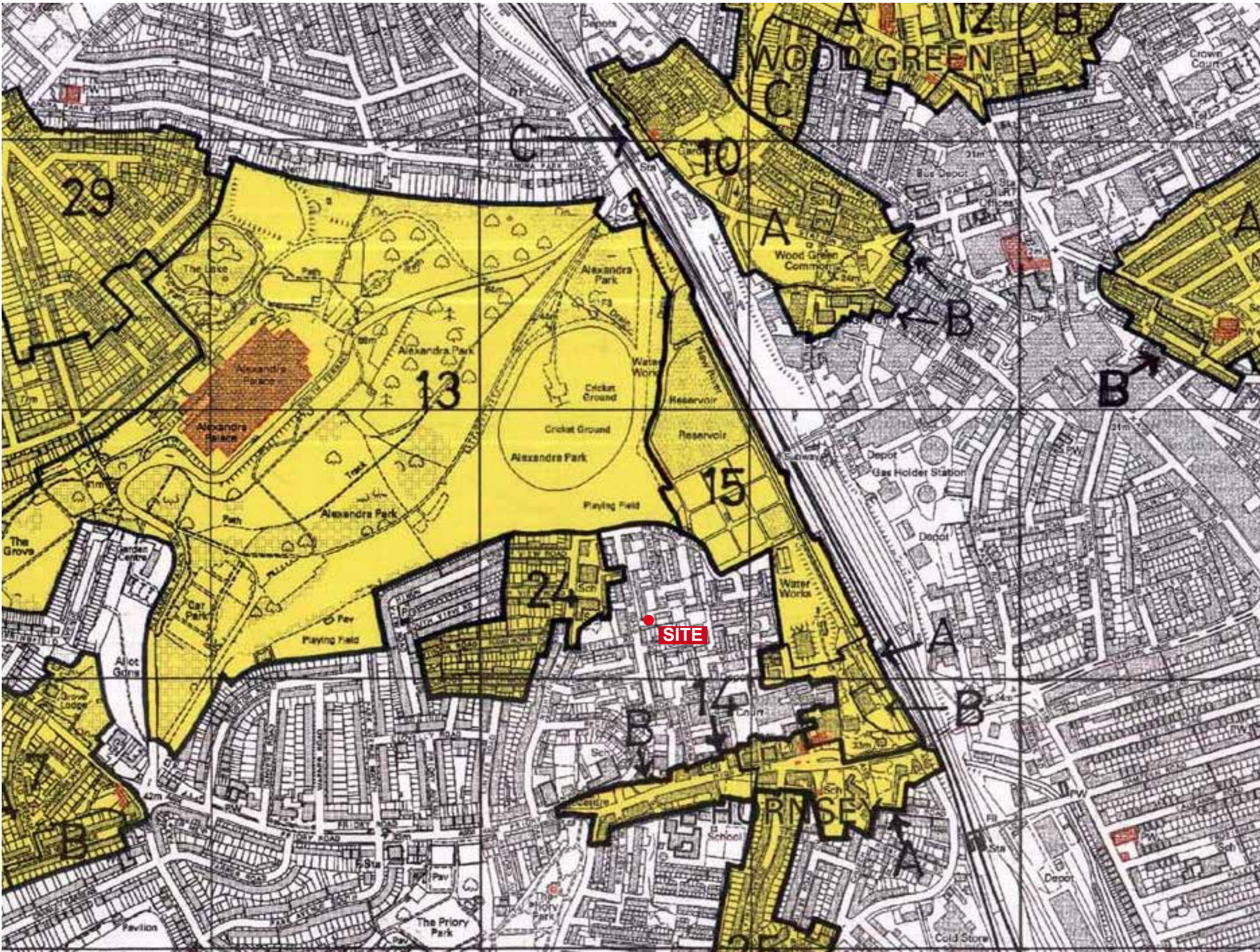


Crouch End Playing Fields



Ducketts Common

Heritage context



Haringey conservation areas - Source LB Haringey

The site does not fall within a conservation area. The nearest conservation areas are Alexandra Palace and Park to the north, Campsbourne to the north west and Hornsey High Street to the south.

Alexandra Palace and Park does not have a current adopted appraisal. The of the park rises in level towards the north and this topography and the open nature of the park means that long views to the south-east are available out over the Campsbourne estate the site.

Campsbourne conservation area does not have a current adopted appraisal. The Campsbourne Cottage Estate policy statement prepared in 1999 has been superseded, but provides some useful background information on the area.

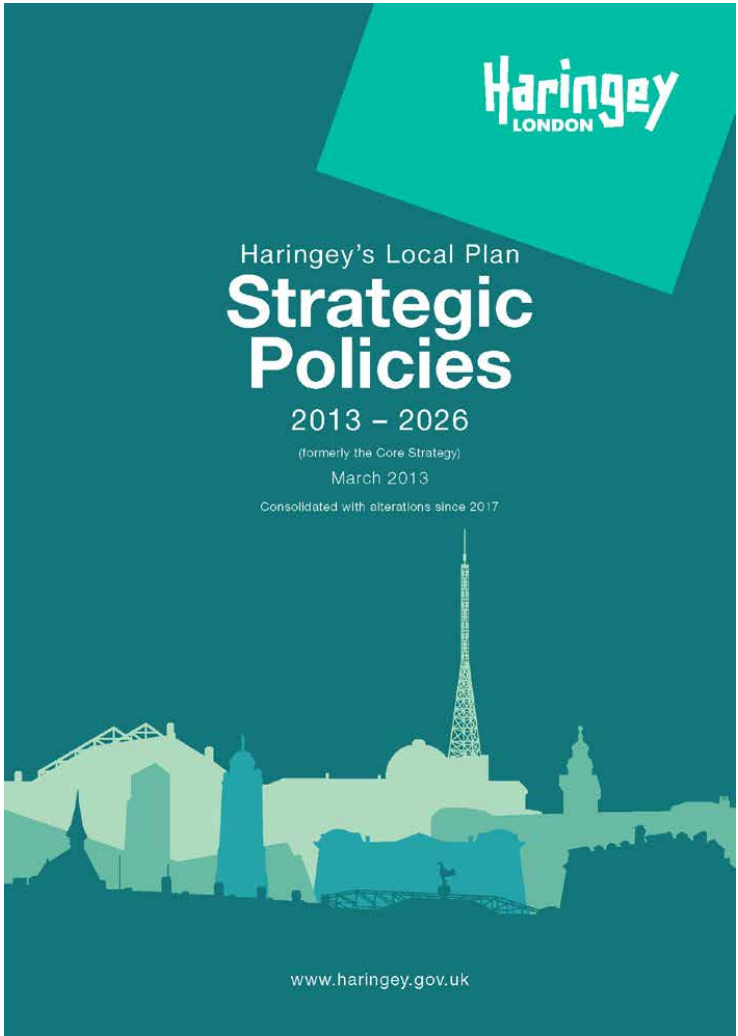
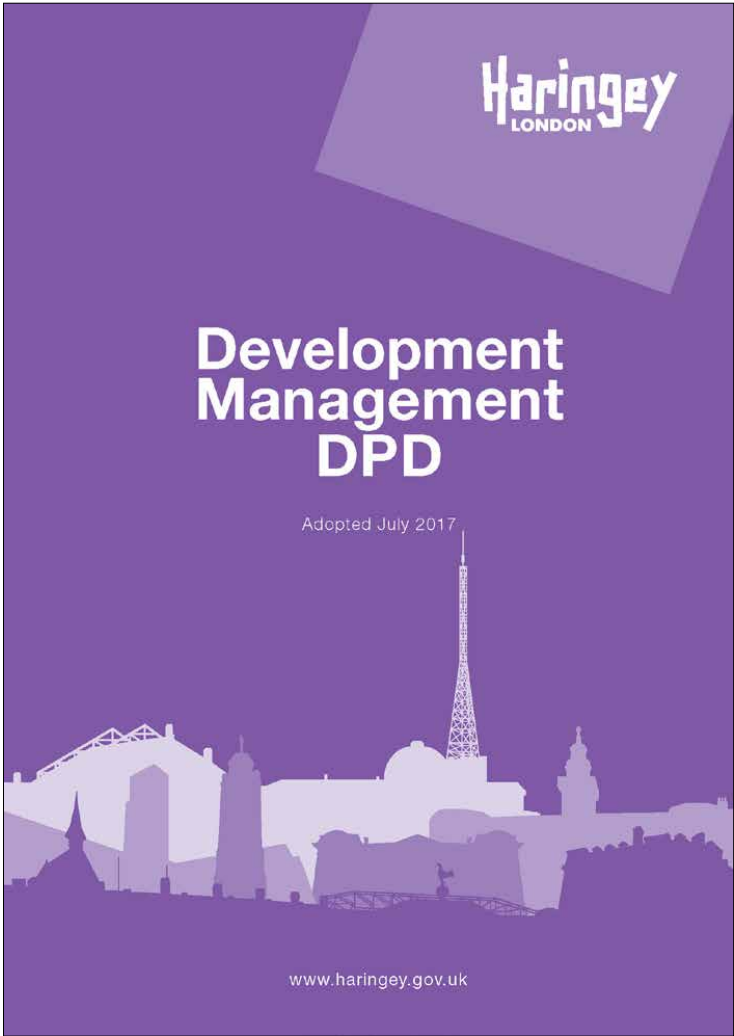
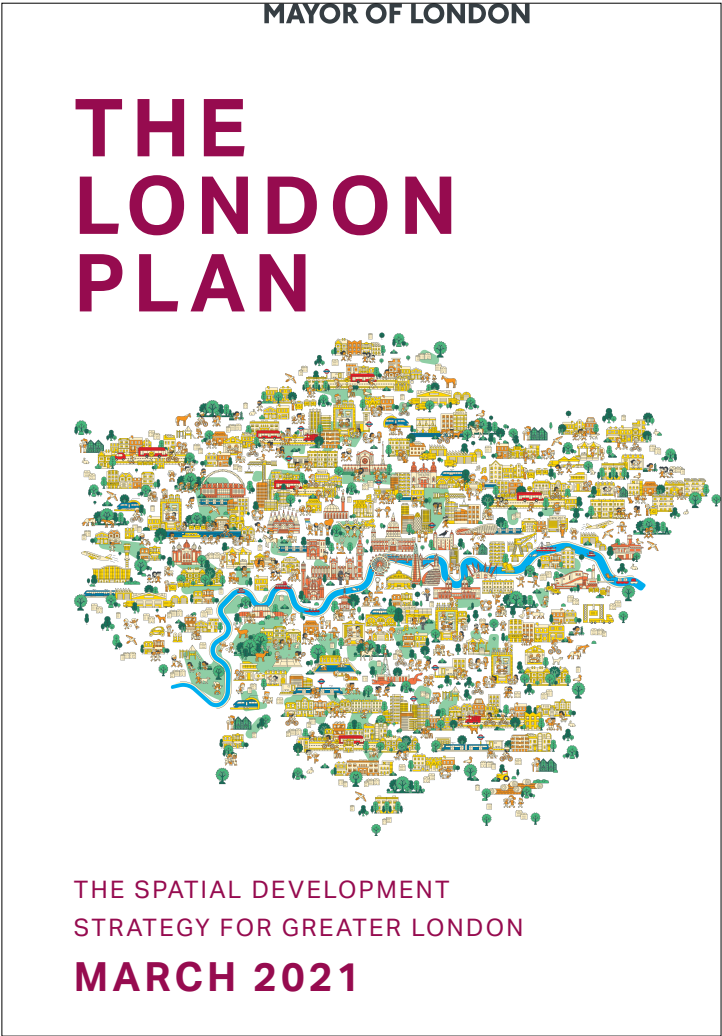
The conservation area is made up of residential streets lying largely to the west of Nightingale Lane and includes cottage style houses on North View Road and South View Road built in 1897.

Campsbourne school at the northern end of the conservation area, located on the eastern side of Nightingale Lane, is contemporary to the housing. The open areas within the school, including play grounds, sports pitches and gardens, allow glimpses of Wat Tyler House from Nightingale Lane. Therefore, the proposed building will also be visible.

Hornsey High Street does not have a current adopted appraisal. The distance of the High Street and a number of mid rise housing blocks between, means that the proposed building is unlikely to be visible from street level and any glimpse possible would be insignificant within the street scene.

KEY

- Conservation areas
- 13 Alexandra Palace and Park conservation area
- 14 Hornsey High Street conservation area
- 24 Campsbourne conservation area



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).

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 conforms to 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.

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The site and context

The development site is a council car park with 24 spaces adjacent Wat Tyler House on Boyton Road. It is within the Campsbourne Estate which in the main lies to the east of Boyton Road. Boyton Road runs in approximately a north-south direction. The northern end of Boyton Road terminates at Newland Road which runs along the southern edge of the Alexandra Palace open green space. The southern end meets Pembroke Road which in turn leads to Campsbourne Road and the High Street.

A pedestrian alley runs along the eastern boundary of the carpark site connecting through from the northern section of Campsbourne Road and Boyton Close. Continuing south another alley connects Boyton Close with the southern part of Campsbourne Road.

To the North next to the site is a 7-storey residential council building. Wat Tyler House is a 7-storey residential building with a long frontage onto Boyton Road. Accommodation at first floor bridges over a paved area under the building that provides a pedestrian connection from Boyton Road to the communal garden area to the rear and to Campsfield Road to the east.

Opposite the site on the western side of Boyton Road is Bedale House a 3-storey plus pitched roof council building of retirement flats in buff brick and tile roof.

To the immediate south lies Tennyson House also 3-storey with pitched roof and clad in buff brick and render. The back gardens of 2-storey houses at 1 and 2 Boyton Close border the southern boundary of the site.

To the east of Wat Tyler House lie a series of buildings including Campsfield House, Gillett House and Myddelton House. Campsfield House which is 3-storey and its garden borders the eastern boundary of the site.

Buildings in the neighbourhood are predominantly apartment blocks and heights range between 3 storeys plus roof to 5 and 7-storeys.

To the east of Campsfield House and behind Gillett House is a playground. Another alley connects the playground to the alley at the rear of the site.

Unfortunately, there is a history of anti-social behaviour and crime locally. The permeability provided by the existing car park and alley ways and the ambiguous nature of the open amenity spaces has no doubt facilitated this.



- 1 Site: Council car parking area
 - 2 1 - 75 Wat Tyler House
 - 3 1 - 14 Campsfield House
- Site
 - Land within the ownership of the applicant
 - Existing surrounding buildings
 - Open space & Landscape
 - Children's playground areas
 - Trees

Existing Site Plan - Approx 1:500 at A3

Site boundaries



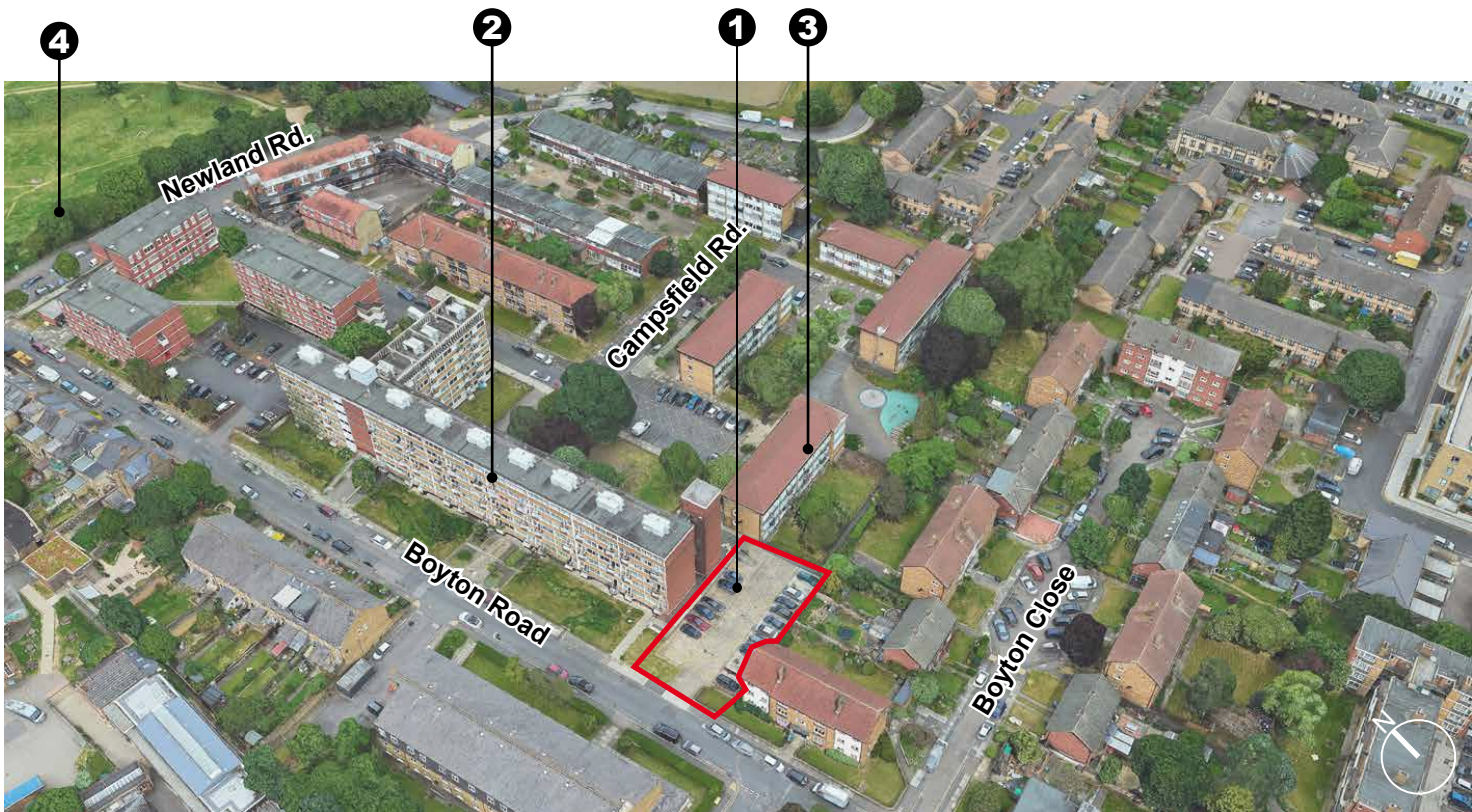
Aerial view highlighting site boundaries

The proposed housing development site shown in red here comprises the existing car park with frontage onto Boyton Road.

In conjunction with the housing development a number of landscape and amenity improvements are proposed including: play facilities, additional trees, additional planting, seating areas, bike hangers and additional CCTV in the immediate neighbourhood. The extent of the green shaded area, where these improvements are proposed, is shown here.

The scheme shows indicative proposals to these areas which will be subject to further consultation and engagement with the local community.

- Development Site
- Areas of landscape improvement



Aerial view looking North-East

- 1 Site: Council car parking area
- 2 1 - 75 Wat Tyler House
- 3 1 - 14 Campsfield House
- 4 Alexandra Palace



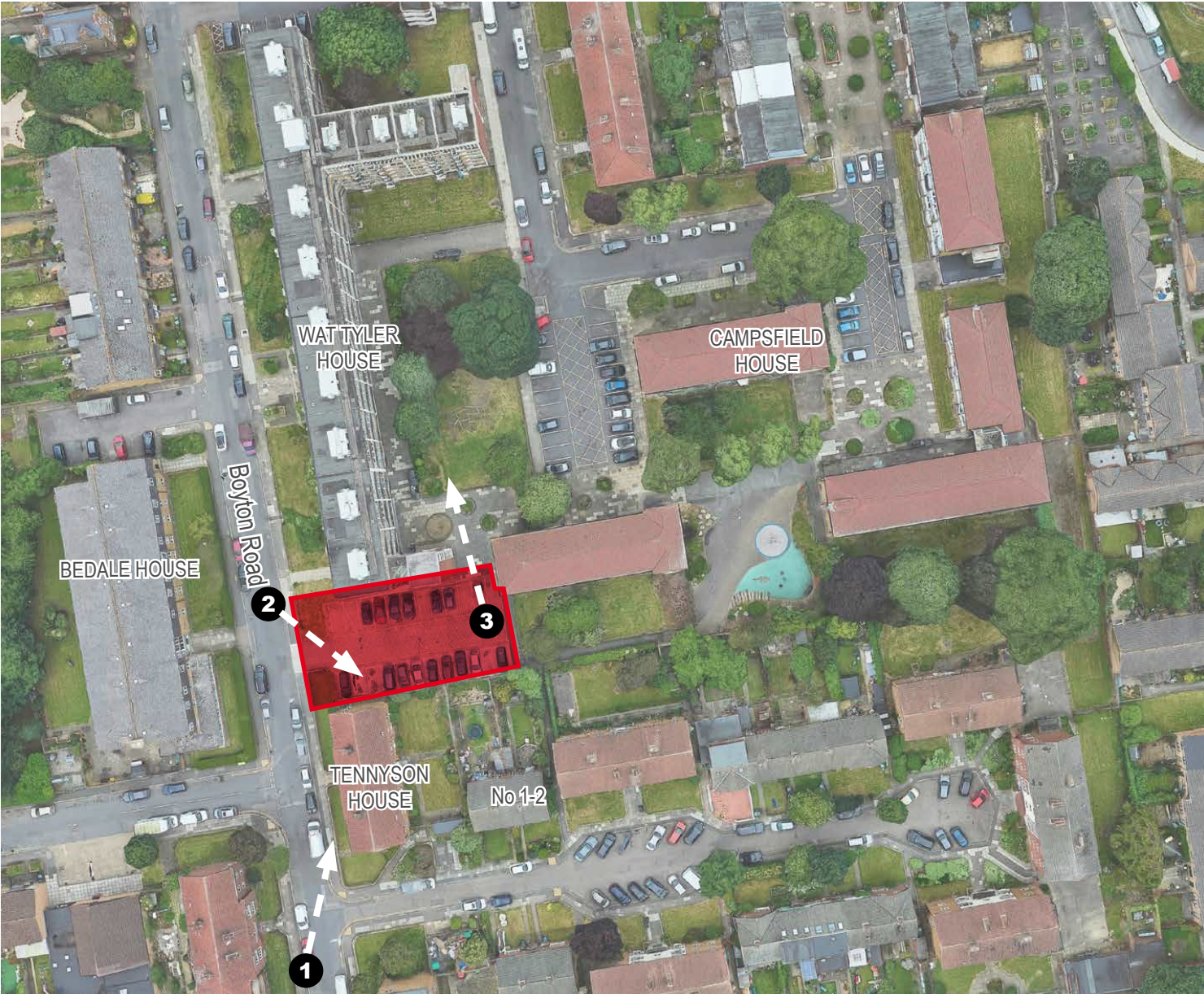
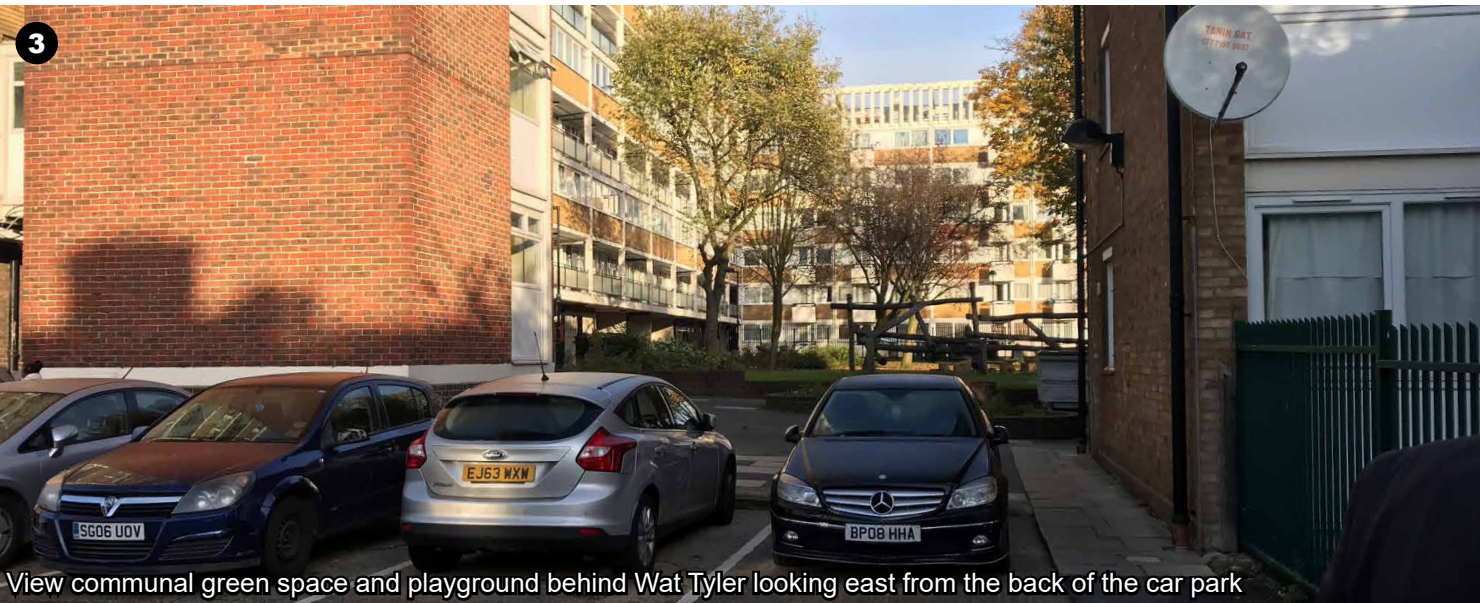
Aerial view looking North-West



Aerial view looking South-East



Aerial view looking South-West



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View of stair core to rear of Wat Tyler looking south



View (south) of alley way linking the site and Boyton Close



View of neighbouring communal garden north of the site



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Wat Tyler House character study

Wat Tyler House is a distinctive building that dominates this section of Boyton Road and has a number of interesting characteristics. An understanding of the nature and appearance of this building has informed the design of the proposed development.

The building is set back from the pavement line behind a wide landscaped strip.

The main bulk of the building sits on a series of walls and columns bridging over a paved area the leads through to the communal garden at the rear.

Store rooms and fire exits at ground are finished in a brown brick forming a distinct base to the elevation. Above this the façade is dominated by horizontal bands of buff brick and continuous strip windows. Painted concrete columns and cantilevered balconies complete the composition.

Interrupting the long street elevation is a vertical red brick section marking the entrance to the building.

The façade is made up of three different brick colours with painted white concrete bands that highlight the floor plates and form the balconies.



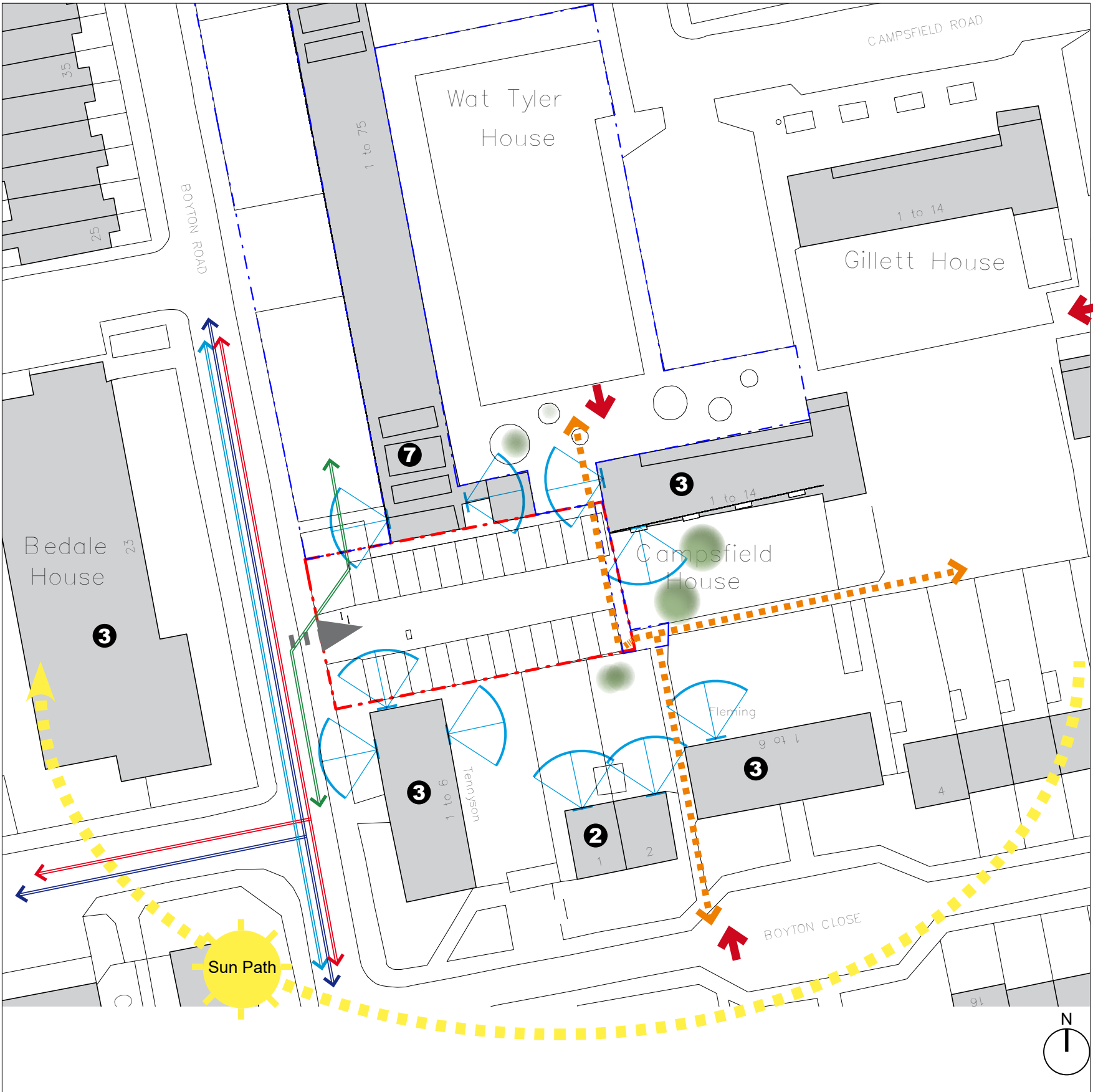
Photograph of Wat Tyler House front elevation



Photograph of Wat Tyler House main entrance



Photograph of Wat Tyler House frontage



Constraints

- Neighbouring window outlook, from Wat Tyler House, Campsfield House and Tennyson House.
- Access routes around the site.
- Varying heights of neighbouring buildings.
- Building line on Boyton Road.
- Views from neighbouring Conservation Areas
- Blank flank walls with no natural surveillance.
- Car parking
- Existing alleyways
- Topography - rising ground level along Boyton Road.
- Underground gas mains.

KEY

- Distribution pipe work
- Foul drainage
- Surface drainage
- Gas pipe work
- Pedestrian site access
- Vehicle site access
- Pedestrian alleyways
- Trees
- 45 degree Horizontal vision display from the centre of fenestration
- Existing buildings
- Building heights in storeys

Constraints and opportunities diagram



Opportunities

- To use brownfield land to provide a mix of high-quality new Council homes.
- To enhance the street scene by replacing a surface car park and prominent flank wall of Wat Tyler house with trees and soft landscape and an attractive new building.
- Optimise security and natural surveillance to surrounding areas.
- Promote pedestrian dominated streetscape rather than a hard landscaped car park as street frontage.
- Enhance landscaping and tree planting on this section of Boyton Road.
- Enhance communal garden to the rear of Wat Tyler house with new planting, trees and street furniture.
- Refurbish the communal play ground that is currently as a location of anti-social behaviour and gatherings.
- Enhance local alley way routes to ensure greater safety and community feel.
- Utilise green aspect to the rear (east) of Wat Tyler.
- Provide additional passive surveillance from the new homes over the public realm.

KEY

- Pedestrian site access
- Wat Tyler house flank wall
- Pedestrian alleyways
- Trees
- Existing buildings
- Improvement to existing communal
- Improvements to play ground
- Surface car park

Constraints and opportunities diagram