



Plan diagram showing design rationale for layout plan

The diagrams on this page show how the layout along with the form and height of the proposed building has been arrived at taking into account the neighbouring townscape and residential amenity.

The plan diagram shows the new building foot print which is composed of three elements where each part relates to the plan depth of the adjoining buildings.

Facing Boyton Road the building takes on the building line of Wat Tyler house and Tennyson House creating a step in the street frontage.

The foot print extends to the rear where it references the orientation and plan depth of Campsfield House which faces Campsfield Road.

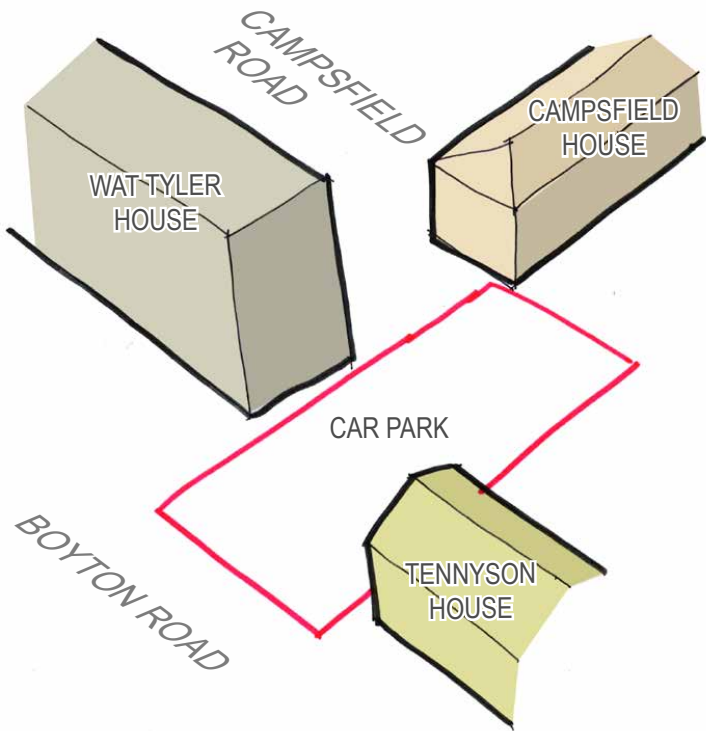
The sketch diagrams show the design rationale for the form and massing of the proposed building and how it is composed of three elements each taking cues from the immediate built context.

Diagram 1 shows the site and surrounding buildings.

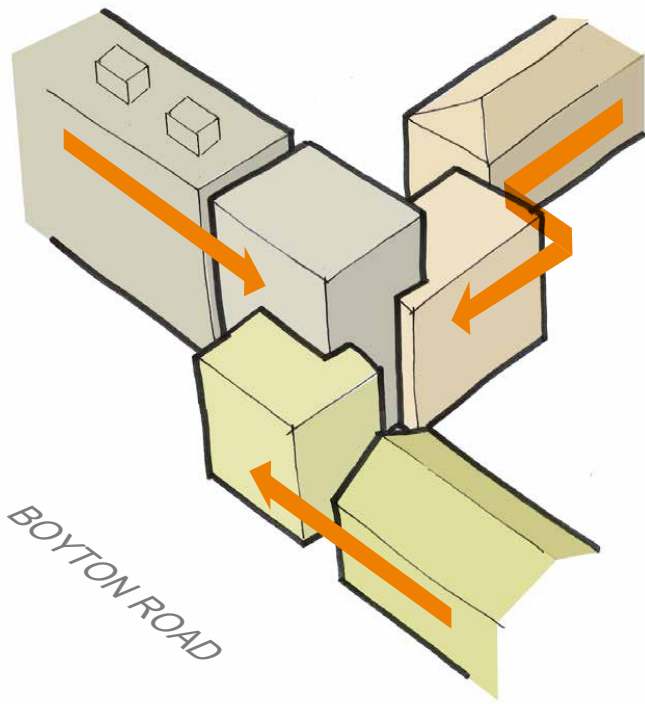
Diagram 2 illustrates in the three volumes that make up the built form.

Diagram 3 shows how the building heights have been adjusted to suit the context. The part of the building next to Tennyson House steps up in height towards Wat Tyler house.

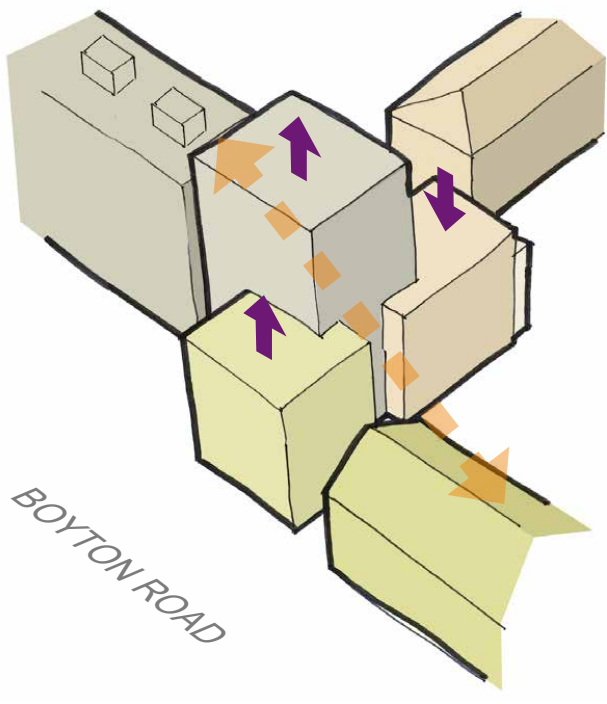
The tallest section of the building rises up to form a book end to Wat Tyler House and at the rear the third part of the building relates in scale to Campsfield House and steps down subservient to the rest.



1. Existing site and surrounding buildings.



2. New building composed of three elements where each part responds to the adjoining buildings



3. The heights of each element adjusted to suit the context

Sketch diagrams showing design rationale for layout, form and massing.



Street view of initial design proposals presented at pre-application meeting.



Elevation of initial design proposals presented at pre-application meeting.

Pre-application meetings

The project team has engaged with a variety of stakeholders. The scheme proposals have evolved in response to feedback, comments and concerns expressed by stakeholders.

Engagement took place with the residents of Campsbourne Estate, neighbours and the local community, ward councillors and a number of other consultees including the local crime prevention officer.

The emerging proposals have also been reviewed by the Local Authority planning department in a series of pre-application meetings. In these meetings draft proposals were presented and feedback was given by the planning officers.

The Local Authority also refer proposals to an independent Quality Review Panel composed of design experts again draft proposals were presented and feedback was given by the Panel.

The following pages summarise the key points that arose at each stage of the consultation process and how we responded by developing and revising the design proposals. The scheme developed through a series of revisions illustrated here before reaching the final design proposal.

Comments from pre-application meetings:

Comments from pre-application meeting are shown in italic and our responses are shown in blue text.

Proposals should contribute to wider estate improvements and address issues of landscaping, play space, public realm, facilities, safety and parking. The design team should liaise with Homes for Haringey and the Met Police in developing proposals further.

Opportunities to deliver wider improvements to this part of the estate have been explored in conjunction with Haringey Assets team (formerly HfH) and the crime prevention officer. As a result, the scope of the scheme has been extended to include the landscaped areas in front of wat Tyler, the communal garden at the rear and the playground next to Campsbourne House as indicated by the green line.

Pre-planning public engagement to be carried out including s105 consultation exercise.
This has been carried out.

Scale/massing/height acceptable in principle.
The proposed massing and height remains as presented at the pre-application meeting.

Mix of dwellings sizes including a wheelchair home accepted.
The mix of dwellings remains the same with the exception of one of the two bed flats being turned into a one bed flat to allow maintenance access to the flat roof and PV array.

Bulk of building to rear along with window positions potentially an issue given proximity of neighbouring blocks and gardens space. Not an issue concerning sunlight/daylight, more visual amenity and overlooking.
The design of the rear section of the building and internal layouts have been developed in order prevent potential overlooking of adjoining dwellings and private gardens. Non habitable rooms facing south will have obscure glazing and an angled bay has been introduced to orientate the outlook from bedroom windows away from the adjoining properties and gardens.

Elevational treatment to be explored to break-up massing of block to rear.
Further exploration of the elevation design has been carried out in order to break up the massing of the southern and rear elevations.

Preference to remove gap between Wat Tyler House and the proposed building.
Explore widening building to provide additional space.
Semi-projecting/inset balconies to be explored instead of cantilevered.

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Ground floor plan of initial design proposals presented at pre-application meeting.

The building has been redesigned to abut Wat Tyler house, this has widened the building slightly and we have been able to redesign the layouts to provide recessed balconies rather than cantilevered whilst meeting the required space standards.

Possibility of an additional storey could be explored above highest proposed element and to the front part of the building. The possibility of an additional storey was explored but it was felt that now that the building abuts Wat Tyler house directly and due to current floor to floor heights resulting in a taller building than Wat Tyler any additional storeys would look out of scale within the street scape.

Use of brick as predominant material acceptable. However, the change of material to the top part of the front block was not thought to be successful. Detailing of brick work important. The front block has been revisited and a recessed balcony placed in the corner to break up its mass. It is proposed this will all be in brick work. Brickwork detailing has been developed in more detail.

Treatment of ground floor apartments at rear and front important including boundary treatment to safeguard privacy, minimise ASB and visual amenity. The landscape design and boundary treatments have been developed to safeguard privacy of ground floor apartments. Ground floor hallway/corridor to be widened and pram store to be provided.

Enhance the legibility of the entrance, having regard to above point. The entrance has been redesigned and recessed to give it more presence on the street.

Make use of roof space for terraces (not children's play space). The possibility of using roof terraces as amenity spaces was explored but this could give rise to further overlooking concerns and it is felt the space is better used for green roofs and photo voltaic arrays to enhance the schemes biodiversity and renewable energy strategies.



Aerial View looking North East of initial design proposals presented at pre-application meeting.



Street view of revised design proposals presented to QRP.



Elevation of revised design proposals presented to QRP.

The Quality Review Panel meeting on 22nd April 2020.

Comments from pre-application meeting are shown in italic and our responses are shown in blue text.

An overarching strategy for movement should consider access points for different modes of transport, alongside parking and the relationship to play areas. It should prioritise routes for cycles and pedestrians that are broad, light and well-surveyed.
The possibility of closing the alleyways has been reviewed and it was felt that this would go beyond the scope of this small housing scheme and be more appropriate as part of any larger scale review of the Campsbourne Estate.

The panel would encourage the project team to consider how the open space to the rear of Wat Tyler House could be improved. It has potential to help to punctuate and reinforce the townscape qualities and legibility of local pedestrian routes.
Opportunities to deliver wider improvements to this part of the estate have been explored in conjunction with Haringey Assets team (formerly HfH) and the crime prevention officer. As a result, the scope of the scheme has been extended to include the landscaped areas in front of wat Tyler, the communal garden at the rear and the playground next to Campsbourne House as indicated by the green line.

The panel expresses concern about the potential loss of green open space and trees to create additional parking. It feels that the scheme should protect and enhance all of the existing green and open spaces within the estate, to enable greener streets.
A transport assessment including parking surveys has been prepared which concludes that although the additional parking demand created by the loss of the existing car park plus the proposed development parking can be absorbed on-street. It is not proposed to reduce green space elsewhere within the estate in order to provide additional parking.

There may be scope to arrange the bedrooms and living spaces differently within the eastern ground floor flat (whilst relocating the primary access to the communal core) to optimise the quality of the accommodation.
The internal configuration of the ground floor apartments and the boundary treatments to the alley way have been revisited to improve privacy and security for these dwellings.

Because of the alleyways adjacent to the scheme – both existing and planned – the scheme has no ‘back’. This risks compromising the privacy and quality of homes at ground floor level, and their external amenity spaces.
The boundary treatment and landscape proposals have been developed further to provide privacy to the ground floor homes.

While the panel generally supports the approach taken to the architectural expression of the infill development, reflecting some of the qualities of Wat Tyler House could make it more distinctive.
The panel also wonders whether the taller section of building could also visually reflect some of the horizontal alignments seen within the elevations of Wat Tyler House in some way.
Since the QRP the design of the elevations has been further developed making references to wat Tyler House. The building is expressed in three different types of brick as is Wat Tyler. The horizontal character of Wat Tyler has been picked up in the front part of the building with a recessed panel that links windows together. Horizontal reconstituted stone bands have been introduced that reference the painted concrete floor plates expressed in the Wat Tyler façade.

It would also support further consideration of how the scheme engages with the street at a detailed level; options to celebrate the main entrance and enliven the main entrance frontage would be supported.
Further work has been done to enliven the entrance and ground floor treatment. The entrance has been recessed and widened and hit and miss brick work has been introduced to the ground level to give the building a strong visual base referencing the composition of Wat Tyler House.

The panel notes that communal cycle stores can sometimes be underused if too large and remote from residents’ homes. However, it considers that as the development is reasonably compact, then two communal cycle stores as proposed could be acceptable, if they are designed and integrated well.
The cycle stores have been integrated into the building for ease of use.

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Ground floor plan of revised design proposals presented to QRP.

The design and location of fenestration will play an important role in achieving energy efficiency, and the way the balconies help protect west facing glazing from overheating is helpful. In addition, the elevation design has been developed to integrate the prevention of overheating into the composition in the form of balcony and canopy overhangs and shading fins.

The panel welcomes the creation of much-needed new homes in underutilised areas of the existing housing estate.



Aerial View looking North East of revised design proposals presented to QRP.

Community Engagement

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 Campsbourne Estate. The consultation took place in November 2020. This consultation focused specifically on changes proposed to estate amenities including the removal of 24 parking bays adjacent to Wat Tyler House, the enhancement of communal green areas and play areas and the provision of secure bike hangers.

Although the Section 105 consultation does not form part of the pre-application planning process the feedback formed an important part of the brief that was used by KC+A to develop initial proposals presented to the wider community and the Council. Key points included the need to survey and assess parking provision in the neighbourhood.

As part of the community engagement exercise an exhibition of emerging proposals was carried out on line along with live question and answer sessions between 30th November 2020 and 11th January 2021.

The most recent event was a pop up drop in exhibition of emerging proposals on 8th October 2022 with exhibition boards inviting suggestions and ideas on the landscape and outdoor amenity proposals.

Comments from the consultation events are shown in italic and our responses are shown in blue text.

Concern about the loss of greenery and removal of existing large trees at the rear of Wat Tyler House.
For the existing communal gardens at the rear of the Wat Tyler House, the green character will be retained and enhanced with new planting for more colour, fragrance and structure. All the existing trees within this area will be retained. Please refer to landscape DAS.

Concern about the removal/provision of outdoor infant play items (swings, slides, climbing frames.) in particular the existing wood and rope climbing frame, as well as seating area for parents to sit, supervise their children and socialise.
Concerned about the proposed path cutting across the green space of the play area, as it could present a safety hazard for children.
The existing wood and rope climbing frame on the playground at the rear of the Wat Tyler House will be retained. New timber play elements and seating provision is proposed.
It is not proposed to have a path cutting across the green space.

Suggestion for introducing a zebra crossing to avoid the hazard of crossing the road by families en-route to Campsbourne School from the entire Campsbourne Estate.
Unfortunately, a new zebra crossing is outside the scope of this project but the matter has been brought to the attention of the Highways Authority..

Suggestion for the SUDS scheme in front of Wat Tyler to not be interfered with unless it is to offer support with maintenance.
The existing SUDs strategy of the Wat Tyler House will be retained and if necessary repaired.

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Campsbourne Estate

Community engagement

Haringey

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View of the existing site from Boyton 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.

Our ambition is to deliver 1,000 new council homes at council rents by 2022. 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.

The project team:

London Borough of Haringey

- Site owner

KC+A architects

- Architects

Walker Construction Consultants

- Employer's agent

KC+A

Campsbourne Estate

Community engagement

Haringey

LONDON



View of the proposed building looking south along Boyton Road

The Proposals

We propose to redevelop the existing car park, which currently accommodates 24 parking bays, next to Wat Tyler House to provide a scheme of 15 apartments within a single building to be let at council rents.

These indicative proposals show a brick-built building of four, five and seven-stories in height to reflect the appearance and scale of surrounding properties.

The proposed accommodation comprises one, two and three-bedroom apartments including one fully wheelchair accessible apartment on the ground floor. Each of the apartments will have either a private outdoor garden, a terrace or a balcony.

As part of the redevelopment, improvements are proposed to the public realm nearby on the Campsbourne Estate including enhanced landscaping and play facilities and nine replacement car parking spaces.



Aerial view of the proposal looking west

Summary of Proposals

15 new homes: Five one-bedroom flats
Nine two-bedroom flats
One three-bedroom flat

The scheme provides:
Private gardens, balconies and terraces, shared cycle and refuse/recycling stores and landscape/public realm improvements including children's play facilities

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Aerial view of the proposed building looking north

Proposed Floor Plans

One-bedroom Home Two-bedroom Home Three-bedroom Home Lobby Area Cycle/Bin store

Proposed ground floor plan

Proposed first, second and third floor plan

Proposed fourth and fifth floor plan

Proposed sixth floor plan

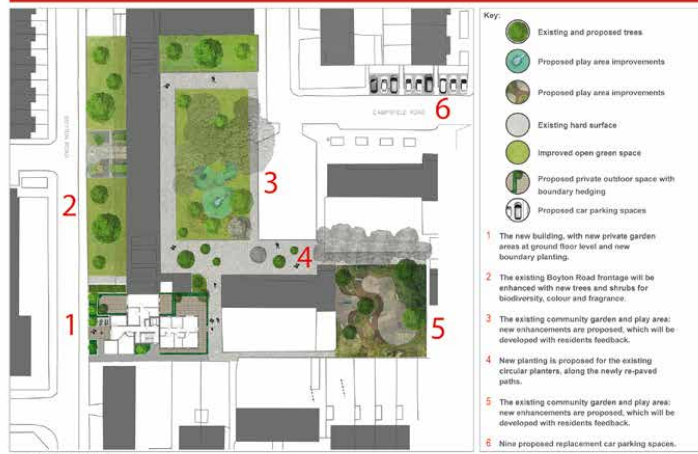
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Indicative landscape plan

Public realm and landscaping

As part of the new development improvements are proposed to the existing public realm, green spaces and play areas within the Campsbourne Estate to enhance the quality and appearance of the local environment.

Examples of potential new and improved garden and play areas



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Exhibition boards presented during consultation

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Community consultation and engagement responses

Suggestion of maximising opportunities for net improvement in biodiversity through the proposed public space enhancements.
New trees and planting will be added to the front area of the Wat Tyler House to enhance biodiversity. The boundaries and private gardens of the proposed development will be landscaped and include new trees and planting as well as permeable paving. This will be not only a positive contribution to the streetscape but also will enhance the biodiversity of the area

Suggestion for the proposal to not only mitigate their effects on climate change and biodiversity, but to take steps towards net positive outcomes.
The proposed scheme has been designed following sustainability principles and will target net zero carbon in use.

Concern about the removal of parking space. Concerns about the 9 additional parking bays proposed on Campsfield Road, as they will mean the cutting down of trees and the loss of green space
A transport assessment including parking surveys has been prepared which considered that the additional parking demand created by the loss of the existing car park plus the proposed development parking can be absorbed on-street. It is not proposed to replace any greenspace or trees with parking.

Consideration to the general principle of staggered rectangular blocks and the brickwork colours are in keeping with the general aesthetic of the area.
The proposed layout and brick colours have been developed further along these lines.

Concern about the size and massing of the proposed building and its potential impact on obstructing views, reduction in light, overshadowing and overlooking of neighbouring properties
The proposed building is 7-storeys in height on its taller block, this is the same storey height as the Wat Tyler House, with a higher floor to ceiling height in order to comply with the current building regulations and habitability standards.

The proposed apartments have been arranged in such a way as to avoid the potential overlooking of neighbouring properties. Habitable rooms have been orientated away from neighbours, where necessary angled windows achieve this and windows to non-habitable rooms will have obscure glazing where they face gardens.

A daylight/sunlight assessment has been carried out which considers that the proposed massing will have a low impact on the light receivable by its neighbouring properties, and an acceptable impact on the daylight and sunlight amenity of the neighbouring properties.

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Community engagement


Indicative front elevation onto Boyton Road


Indicative side elevation facing south

Appearance

The proposed building is designed to respect the scale, nature and amenity of neighbouring property including Wat Tyler House, Tennyson House and Campsfield House.

The height and scale of the new building varies to respond to the position and orientation of adjoining buildings to prevent any overlooking or loss of light for existing residents.

The proposed building will incorporate recessed balconies and full-length windows and use high-quality and attractive brickwork to complement the character of the surrounding built-up area.


Indicative brickwork type 1


Indicative brickwork type 2


Indicative brickwork type 3


Indicative balcony and balcony design


Indicative brick detailing


Example of proposed material palette


Illustrative detail of the proposed rear facade

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View of the proposed entrance from Boyton Road

Sustainability

Haringey Council is committed to ensuring that the new homes will be environmentally sustainable with a target of achieving zero-carbon, where possible.

The building will have high levels of insulation, energy efficient heating and will incorporate renewable energy sources such as solar panels, which will keep running costs low.


Promotion of active and healthy living


Green roof and solar PV panels

Parking

The proposal involves the removal of the existing car park. The new homes will not have private parking given the size of the site and availability of public transport.

Nine replacement car parking spaces will however be provided within the estate in addition to an on-street parking space to serve the proposed fully wheelchair accessible home.

Secure cycle parking will be provided for residents within the new development and communal cycle storage facilities are proposed for existing residents nearby.


Sustainable drainage surfaces


Planting and biodiversity


Sustainability approach - precedent images

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View of the proposal from Eastfield Road

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 **11 January 2021**

Public Consultation
December/January 2020

Refine Proposals
January 2021

Planning Application
February 2021

Planning Decision
Spring 2021

Start on Site
Autumn 2021

Deliver New Homes
by Winter 2022

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Exhibition boards presented during consultation

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Boyton Road

We welcome your ideas

Haringey

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Get involved

We are keen to work with residents on making improvements to the public spaces, landscaping, and play areas around Wat Tyler House as part of our proposed development of 15 new council homes at Boyton Road.

We want residents' help to improve the communal areas for the whole community to enjoy more.

Our aim is to create shared areas that are attractive, safe and which benefit the local wildlife.

We have some initial ideas, but no decision has been made. We want your thoughts and suggestions for how we can improve your public spaces.

We are looking for residents to get involved in shaping the estate. If you are interested in getting involved – or just want to share your thoughts on how to improve the estate – please let us know by returning your questionnaire (in the freepost envelope) or by emailing engagement@haringey.gov.uk or by visiting our project website:

<https://BoytonRoad.commonplace.is>

The landscape plan shows a residential development on Boyton Road. It includes a 'Community ideas welcome here' area with green trees and a 'Completed House' area. The plan also shows a 'Community ideas welcome here' area with green trees and a 'Completed House' area.

A photograph showing a path through a garden with wooden planters and various plants, including purple flowers and green foliage.

A photograph showing a row of mature trees lining a street, with a car parked on the side and a person walking on the sidewalk.

Possible ideas for planting and biodiversity

New trees

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