

2 SITE AND CONTEXT

NO.7 BRANTWOOD ROAD



1952



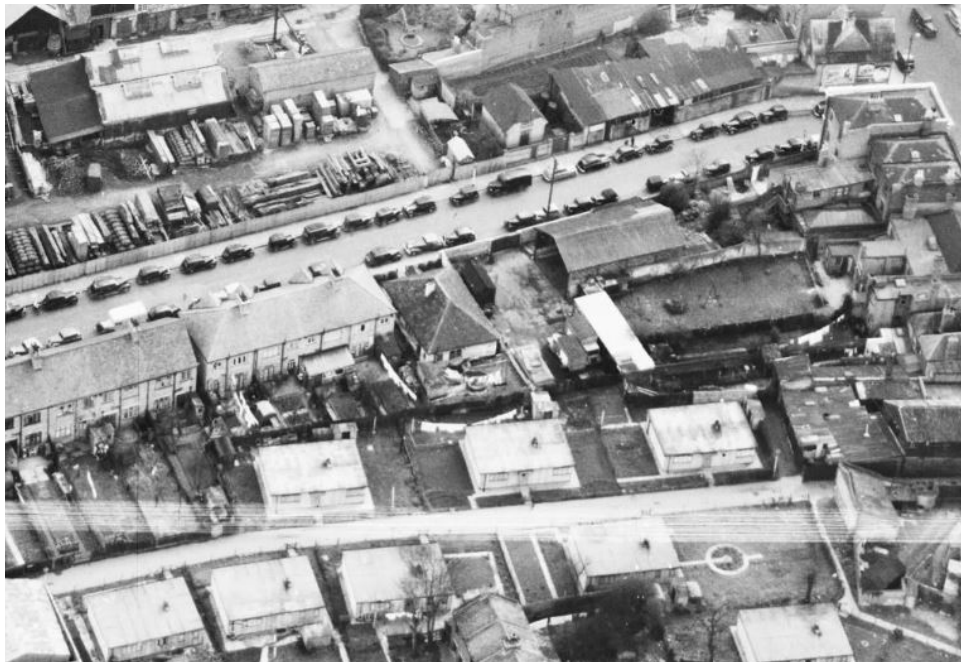
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2 SITE AND CONTEXT

NO.7 BRANTWOOD ROAD

1970s

The sites to the west and north across to the High Road have been cleared and comprehensively redeveloped with the current housing estate tower and blocks; Stellar House was completed in 1971. The former access to the commercial yard has been redeveloped to provide the Altair Close access road to the estate with a pavement on the west side but no pavement on the east side, as today.

Further to the east, access to the housing estate made use of the existing Brantwood and Grasmere Road junction, with regular pavements each side. Altair Close beside No.7 was provided with a pavement on the west side but not on the east side, resulting in an awkward and unsafe arrangement with poor sightlines for pedestrians and vehicles. To the rear of No.7, a parking bay was formed in the perimeter landscaping of the housing estate, presumably for four cars with the space immediately behind the boundary to No.7 later converted to accommodate the present unscreened bin storage area.

The wall between Nos.5 and 7 seen in the 1950's photographs was retained on the Altair Close boundary of the bungalow but has subsequently been removed and replaced by the fence with concrete posts and timber panels.

Land to the south of Brantwood Road was developed with The Lindales, three storey apartments, and the subsequent housing of Cooperage Close to the west.

2.4

The history of the site and context described by the map regression has resulted in an unsatisfactory arrangement, with the bungalow awkwardly located not quite orthogonally within the plot and leaving the terraced housing unresolved with an exposed Fletton brick end elevation for No.9. The subsequent development of Altair Close has blighted the bungalow and left an awkward and unsafe highways arrangement on the approach to the estate. Without a pavement on the east side and with the frontage of the bungalow exposed, today pedestrians tend to cross the front garden of the site in lieu of a pavement.

Altair Close provides access to the estate for refuse collections and car parking. In addition to bins on the west side of the road and lining the pavement at the foot of Stellar House there are now also the exposed bins in the area behind No.7. With the noise, smell and rats, this bins area is a nuisance for the occupiers of the bungalow and unsightly for the residents of the estate. Bollards around Altair Close prevent parking on the perimeter landscaping but not on the west pavement opposite the bungalow, despite the double yellow lines. As a result, vehicles moving along Altair Close pass even closer to the unsafe east curb and open corner to Brantwood Road, where pedestrians can step directly from the front garden area into the carriageway.

The blight caused by the bins area behind the site of No.7 is largely the result of a perception that the bungalow at No.7 only addresses the Brantwood frontage and provides no response to Altair Close or the estate to the rear.

2.5

A set of existing site survey drawings and photographs is provided with the pre-application.



1970s



1988 Photograph of Stellar House

3 PROPOSED REDEVELOPMENT

NO.7 BRANTWOOD ROAD

3.0

Proposed Redevelopment

3.1

The proposed redevelopment clears the bungalow and the fence on the west and north boundaries to remedy the awkward and unsafe arrangement of Altair Close and remove the nuisance caused by the bin store at the rear. A part of the site along the west boundary is donated to provide a pedestrian pavement and set pebble border on the east side to match that on the west. A part of the site along the north boundary is also donated to allow the proposed east pebble border to turn behind the site, in line with the existing pebble border opposite, and provide a tidy border to an extended parking area on the east side of Altair Close that would accommodate up to 5No. car spaces. The bins can then be relocated to join the others across the close within a screened bin storage area where the collection from a single location would be more convenient.

3.2

These preparatory works to form the new pavements for Altair Close also reconfigure the site so that the residential redevelopment will not solely address the Brantwood Road frontage and entrance to the estate but will provide elevations that equally address Brantwood Road to the south, the estate to the north and Altair Close to the west.

3.3

Accordingly, a composition of self-contained dwellings is proposed on the remaining part of the Application site, to provide a satisfactory bookend to the Brantwood terrace, to articulate an improved arrangement for the broadened approach to the housing estate and to provide, of equal importance to the south elevation, a north elevation for the forthcoming NT3 Northumberland Park North regeneration area proposals (see section 4 below).

The new-build footprint extends into the site beyond the front building line of the Brantwood terrace to a north elevation that is aligned with the existing north elevation of the 3-storey block on the west side of Altair Close. The composition is set away from No.9 and provided with a main entrance from the new west pavement of Altair Close. The ground floor area between the new composition and the flank wall of No.9 is enclosed to form a terrace above the refuse storage and bicycle stands. The residential redevelopment is then configured with a (3b,5p) family duplex on the north side that makes use of the garden while (1b,2p) apartments occupy the south frontage on the ground and first floors and also on the second floor, to north and south, resulting in a scheme with 5No. self-contained units; 1 x (3b,5p) + 4 x (1b,2p) arranged around a central stairwell.

3.4

The redevelopment is configured with the form and massing of a traditional Turkish Yali, or summer palace, evoking the Applicants' ancestral home, with projecting windows or "çumbas," in this case facing Brantwood Road to the south and the estate to the north. All dwellings have twin aspects either north or south and west with all but one apartment also having east facing windows. There are 6No. windows on the first and second floors of the east elevation that have tall lower panes and square fanlight panes above in which the tall panes have opalescent glass to prevent overlooking the rear garden of No.9. All dwellings have private amenity areas that meet or exceed the required minimum areas. The balconies for the second-floor project from the Altair frontage within the extent of the current site area.

3.5

The Yali form is enclosed in traditional manner by a shallow-pitched, hipped roof whose main eaves are set to a similar height as those of the flats opposite on the west side of Altair Close that also have a slightly higher, shallow-pitched hipped roof. Though of better proportions, the resulting composition is similar in height and form to the existing three storey blocks and accompanies them to provide a bookend to the Brantwood Road terrace and to articulate the Altair Close entrance to the housing estate, with elevations of equal importance to the south and to the north.

3.6

Instead of the traditional timber construction that is vulnerable to fire, the proposed construction is of cavity red brick and blockwork for the ground floor, rising to the same height as the red-painted brickwork ground floor of the neighbouring house at No.9. The first and second floors are enclosed by cavity blockwork with an insulated outer leaf of off-white fibrous-cement shiplap boarding. The main eaves are dark-tone fibrous cement boards and the main, hipped roof is formed from fibrous cement slates. Composite aluminium and timber sections are proposed for the fenestration with an external finish of colour-coated aluminium and internal finish of natural stained timber.

3.7

A low brick wall enclosing an area of planting articulates the site boundary on the south, west and north sides. An 1800mm garden brick wall completes the rear garden boundary to No.9 on the east side.

3.8

The redevelopment proposes that the pine telegraph pole is removed from the pavement to clear an unsightly and unsafe obstruction from the street corner and the BT lines are rerun underground to the houses.

3 PROPOSED REDEVELOPMENT

NO.7 BRANTWOOD ROAD

3.9

As the proposal involves the donation of site area to provide public realm improvements, the full-planning application requests an S106/S278 agreement whereby Homes for Haringey and/or Haringey Council participate in the development by helping to resolve the required negotiations and meeting the costs to implement the associated public realm works. The following public realm works are proposed: -

- Forming the east pavement of Altair Close to match that on the west side
- Forming the north perimeter of pebbles aligned with the matching perimeter on the west side of Altair Close
- Removing the BT pine telegraph pole on the corner of Brantwood Road and replacing the overhead BT lines with underground connections
- Making good to the Brantwood Road pavement upon completion
- Relocation of the existing open bins area on the east side of Altair Close behind the bungalow to the enclosed bins area on the west side of Altair Close
- Forming up to 5No. off-street parking spaces from Altair Close as indicated.

3.10

A set of proposed drawings, 3D form and massing views and photoshop street views are provided with the pre-application.

4 PLANNING POLICY CONTEXT

NO.7 BRANTWOOD ROAD

4.0

Planning Policy Context

4.1

The site, within the London Borough of Haringey, has established residential use and is not within a conservation area or close to a listed building.

4.2

The interactive Haringey Planning Policy Map lists the following policies for No.7 Brantwood Road

Ward: Northumberland Park

Tottenham Area Action Plan ((PDF, 10 MB)

Managing Growth Areas

Area Ref: GA 3

Name: Northumberland Park

Designation: Growth Area, Strategic Policies (PDF, 10 MB)

Policy: SP1

Site Allocation

name: Northumberland Park North

Designation: Tottenham AAP (PDF, 10 MB)

Policy: NT3

Archaeological Priority Areas

Area Ref: AAI14

Name: Roman Road and Medieval Settlement

designation: Archaeological Priority Area, DM DPD (PDF, 18 MB)

policy: SP12; DM 2.75

Article 4 direction - HMOs

Area Ref: HMO

Name: East of the Borough

designation: Article 4 Direction for HMO's, DM DPD (PDF, 18 MB)

policy: DM17

Family Housing Protection Zone

Area Ref: FHPZ1

Name: East Haringey

designation: Family Housing Protection Zone, DM DPD (PDF, 18 MB)

policy: DM16

Tall Building Growth Areas

Area Ref: BH1

Name: North Tottenham

designation: Locations Appropriate for Tall Buildings, DM DPD (PDF, 18 MB)

policy: DM6

Critical Drainage Area

name: Critical Drainage Area

designation: Critical Drainage Area, DM DPD (PDF,18 MB)

policy: DM26