

4 PLANNING POLICY CONTEXT

NO.7 BRANTWOOD ROAD

4.3

A search of the site address in the planning portal provides the following specific planning history: -

Planning history

- 1989 01 01 - OLD/1989/0125

Description: “10/3/88 Demolition of existing single storey building and the erection of new 2 storey building consisting of four 1-bedroom flats”

Permission granted.

- 2000 01 13 - HGY/2000/0040

Description: “Demolition of existing building and the erection of a 3-storey block comprising 6 no: self-contained flats”

Refused

- 2006 05 26 - HGY/2006/1063

Description: “Demolition of existing bungalow and erection of 2 x 2 storey three-bedroom house with rooms in roof.”

Permission granted.

4.4

The Application site falls within the designated NT3 Northumberland Park North regeneration area and is included in the list of addresses. Policies for Northumberland Park North regeneration area are set out on pages 96-97 of the Tottenham Area Action Plan. These envisage major regeneration and set out a programme for resolving a masterplan for the area. S117 calls for improvements to the internal and street layout to improve legibility and permeability along with optimising routes to the local stations.

The Site Requirements call for the redevelopment to respond to the substantial adjacent changes in the High Road West, Tottenham Hotspur FC and Northumberland Park schemes, to create more new and better housing with greater diversity of scale, size, tenure and type, and to be generally mid-rise development (3-10storey as determined through design). New east-west and north-south routes will be created, and existing routes enhanced.

4.5

The completed Newlon Housing Trust Brook House development on the west side of the High Road opposite the NT3 Northumberland Park North regeneration area sets a precedent for the potential scale and density of the estate development to the north of the application site. The 222-unit scheme occupies a site area of 1.61 hectares and has a site density of 641 hr/ha.

4.6

The lapsed planning consent HGY/2006/1063 was for two 3-bedroom semi-detached houses that were narrower than the neighbouring terraced houses of Brantwood Road and resulted in a flank elevation tight beside the east curb of Altair Close and a composition that still placed emphasis on the front elevation addressing Brantwood Road leaving only a rear plot response to the housing estate to the north. A plan of the lapsed consent showing the tight relationship beside the curb and without access from Altair Close is provided with this application.

Rather than revive the lapsed consent that left the awkward and unsafe access to the housing estate unchanged, the current proposal first resolves the Altair Close approach to the housing estate and then provides a composition on the remaining site: -

- to provide a bookend for the existing terrace
- to articulate the improved entrance to the estate and
- to provide a south frontage for Brantwood Road and a north frontage for the NT3 Northumberland Park North regeneration area.
- to provide a south elevation to address Brantwood Road and a north elevation to address the NT3 Northumberland Park North regeneration area.

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4.7

Pending an emerging NT3 masterplan for the Northumberland Park North regeneration area a scheme that responds to the form and massing of the existing three-storey blocks of the housing estate is proposed.

4.8

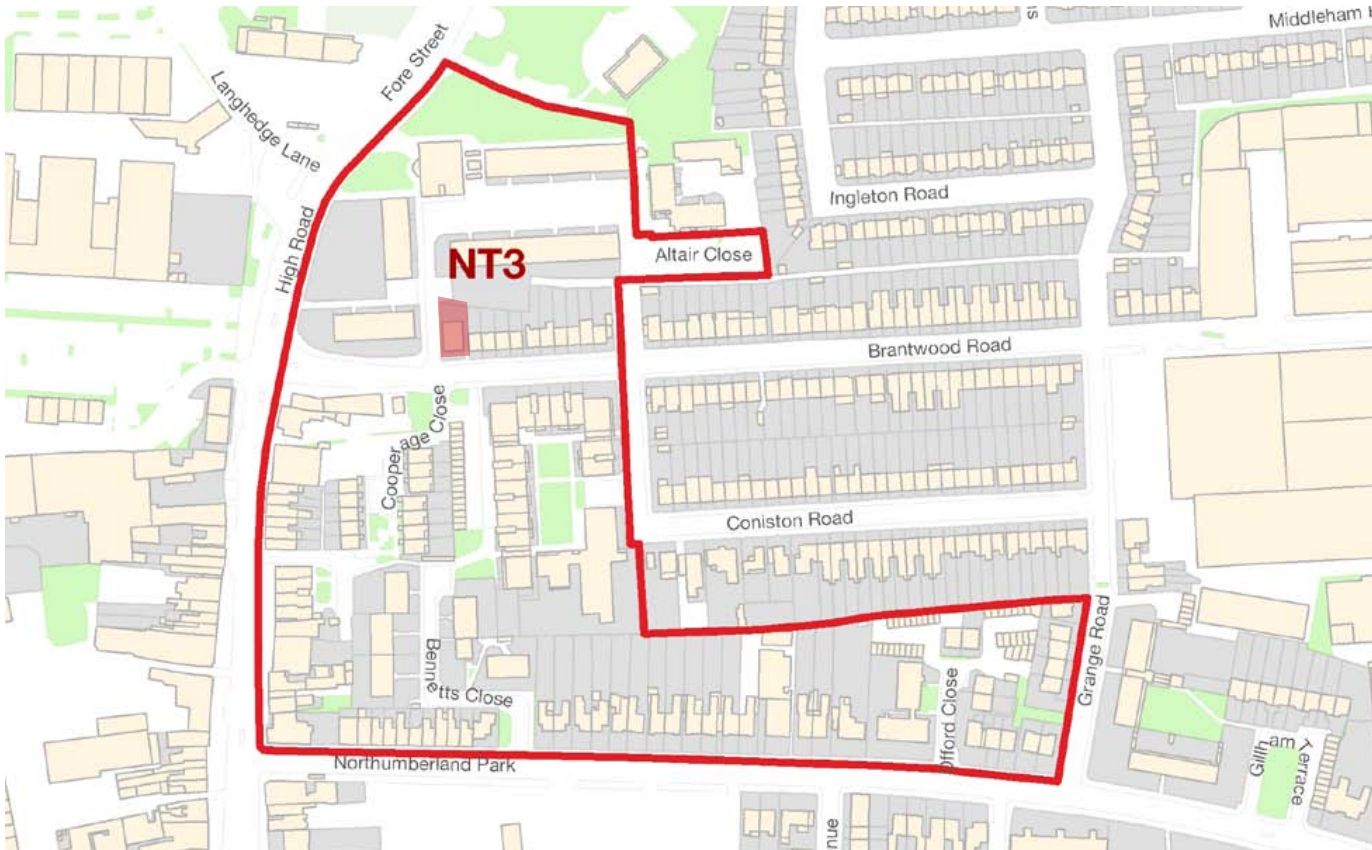
At the pre-application meeting, prior to the full-planning application, it was confirmed that the revised proposals need only provide one not two 3-bedroom family units, along with a number of one-bedroom apartments.

The current residential site density with the bungalow is low and the lapsed planning consent for 2No. 3-bedroom houses still resulted in a low residential site density compared with other recent regeneration schemes in the vicinity including the Newlon Housing Trust Brook House.

Though for emerging policy the London Plan Table 3.2 is being superceded by design-led planning criteria, the residential density matrix may still be applied as a guide. The 5No. units consisting of 1 x (3b,5p) + 4 x (1b,2p) generates 12No. habitable rooms and 2.4 habitable rooms per unit, which for an Urban Area of London with a PTAL of 4-6 sets the limits as 200 – 700 hr/ha and 70-260 u/ha and when applied to either the existing site area of 265sq.m or the proposed site area of 246.2sq.m provides the following results well within the permitted ranges:-

265.0sq.m 453 hr/ha and 189 u/ha

246.2sq.m 487 hr/ha and 202 u/ha



No.7 Brantwood Road within Northumberland Park North, regeneration area NT3

Indicative Average Dwellings Size

Indicative Average Dwellings Size	Setting	Public Transport Accessibility Level (PTAL)		
		0 to 1	2 to 3	4 to 6
	Suburban	150 – 200 hr/ha	150 – 250 hr/ha	200 – 350 hr/ha
	3.8 – 4.6 hr/unit	35 – 55 u/ha	35 – 65 u/ha	45 – 90 u/ha
	3.1 – 3.7 hr/unit	40 – 65 u/ha	40 – 80 u/ha	55 – 115 u/ha
	2.7 – 3.0 hr/unit	50 – 75 u/ha	50 – 95 u/ha	70 – 130 u/ha
	Urban	150 – 250 hr/ha	200 – 450 hr/ha	200 – 700 hr/ha
	3.8 – 4.6 hr/unit	35 – 65 u/ha	45 – 120 u/ha	45 – 185 u/ha
	3.1 – 3.7 hr/unit	40 – 80 u/ha	55 – 145 u/ha	55 – 225 u/ha
	2.7 – 3.0 hr/unit	50 – 95 u/ha	70 – 170 u/ha	70 – 260 u/ha
	Central	150 – 300 hr/ha	300 – 650 hr/ha	650 – 1100 hr/ha
	3.8 – 4.6 hr/unit	35 – 80 u/ha	65 – 170 u/ha	140 – 290 u/ha
	3.1 – 3.7 hr/unit	40 – 100 u/ha	80 – 210 u/ha	175 – 355 u/ha
	2.7 – 3.0 hr/unit	50 – 110 u/ha	100 – 240 u/ha	215 – 405 u/ha

London Plan Table 3.2, Residential Denisty Matrix

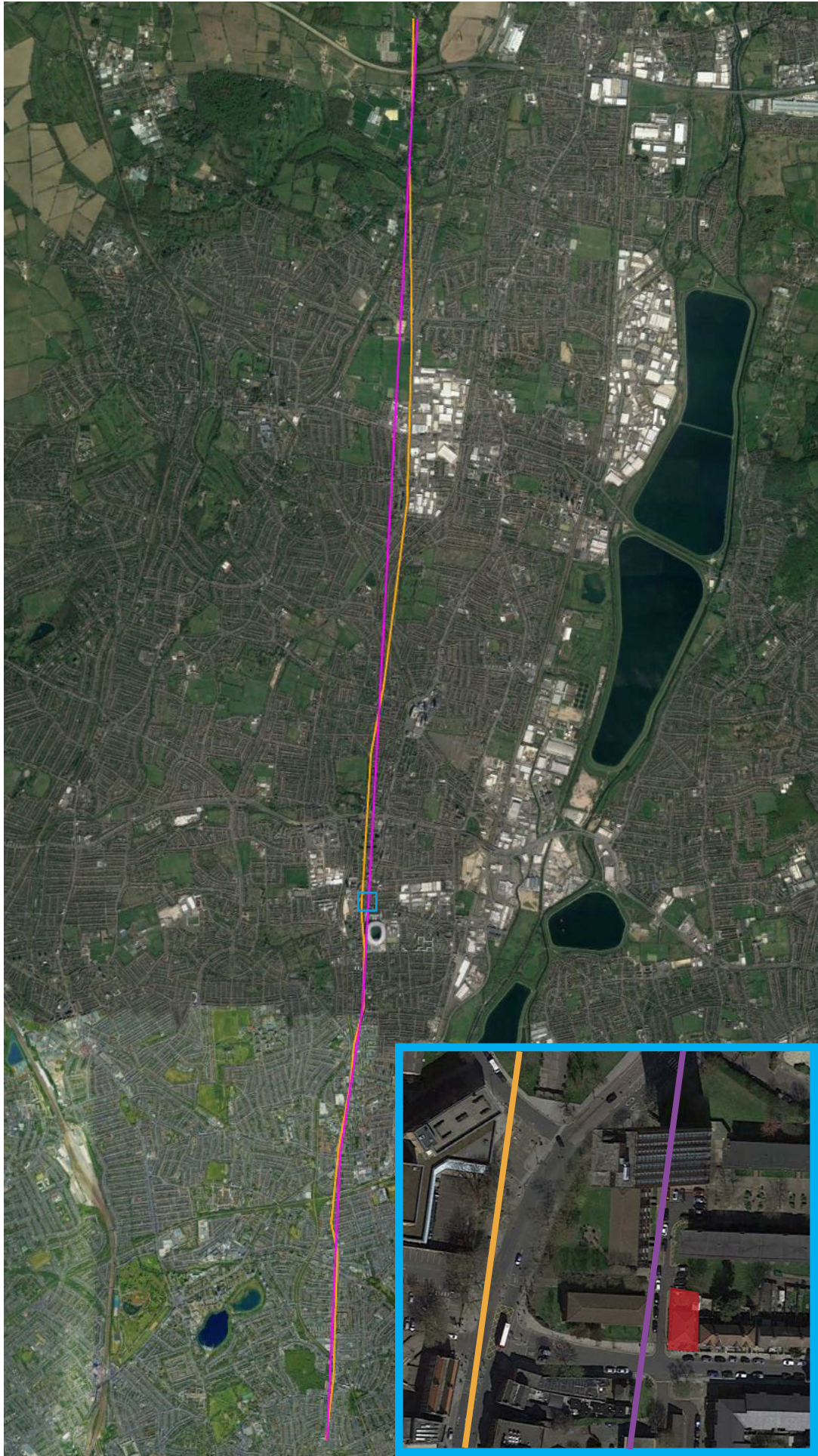
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4.9

On the archaeological priority area, if the alignment of Ermine Street through Stamford Hill is projected north to the trace shared by a modern road at Bull's Cross, the route passes just west of Altair Close, with an approximate centreline some 4.5m from the west curb. However, Ivan Margary's projected route 2a for Ermine Street follows the line of the High Road (A1010), this diverting westwards from the more direct route heading north at the Park Lane junction south of the new stadium and diverting again at the Brantwood Road junction to follow the line of Snell's Park to the north rather than turn eastwards into Fore Street. The alternative routes are indicated by the attached illustration. Accordingly, though unlikely, it is possible the east drainage ditch of Ermine Street runs within the boundary of 7 Brantwood Road. Given the footprint of the existing bungalow this may only be detected in the foundation trenches excavated for the proposed front and rear elevations, where the ground may be undisturbed by the bungalow construction.

- Margery 2a
- Stanford Hill to Bull's Cross Direct projection
- No.7 Brantwood Road



Ancient Roman road Margery 2a

5 DESIGN AND ACCESS STATEMENT

NO.7 BRANTWOOD ROAD

5.0

Design and Access Statement

5.1

As noted above, a composition of flats is proposed to provide a satisfactory bookend to the terrace, articulate an improved arrangement for the broadened approach to the housing estate and provide elevations for Brantwood Road to the south and the NT3 Northumberland Park North regeneration area to the north.

5.2

The established residential use of the site is applied to accommodate 1 x (3b,5p) duplex and 4 x (1b,2p) apartments with the gross internal areas and private external amenity areas marked on the proposed plans.

5.3

An Energy Statement is provided with the full-planning application as requested by the pre-application report. The efficient surface area to volume ratio of the proposed form and massing along with the well-insulated cavity construction allows a high level of thermal efficiency to be achieved. The valley between the third-floor hipped roofs provides a suitable area for the discreet mounting of solar panels, with access provided by a rung ladder within the automatic opening vent (AOV) that is required to provide safe means of escape down the single common parts staircase in the event of a fire.

5.4

The proposed materials are sustainable with a low embodied energy and low carbon audit.

5.5

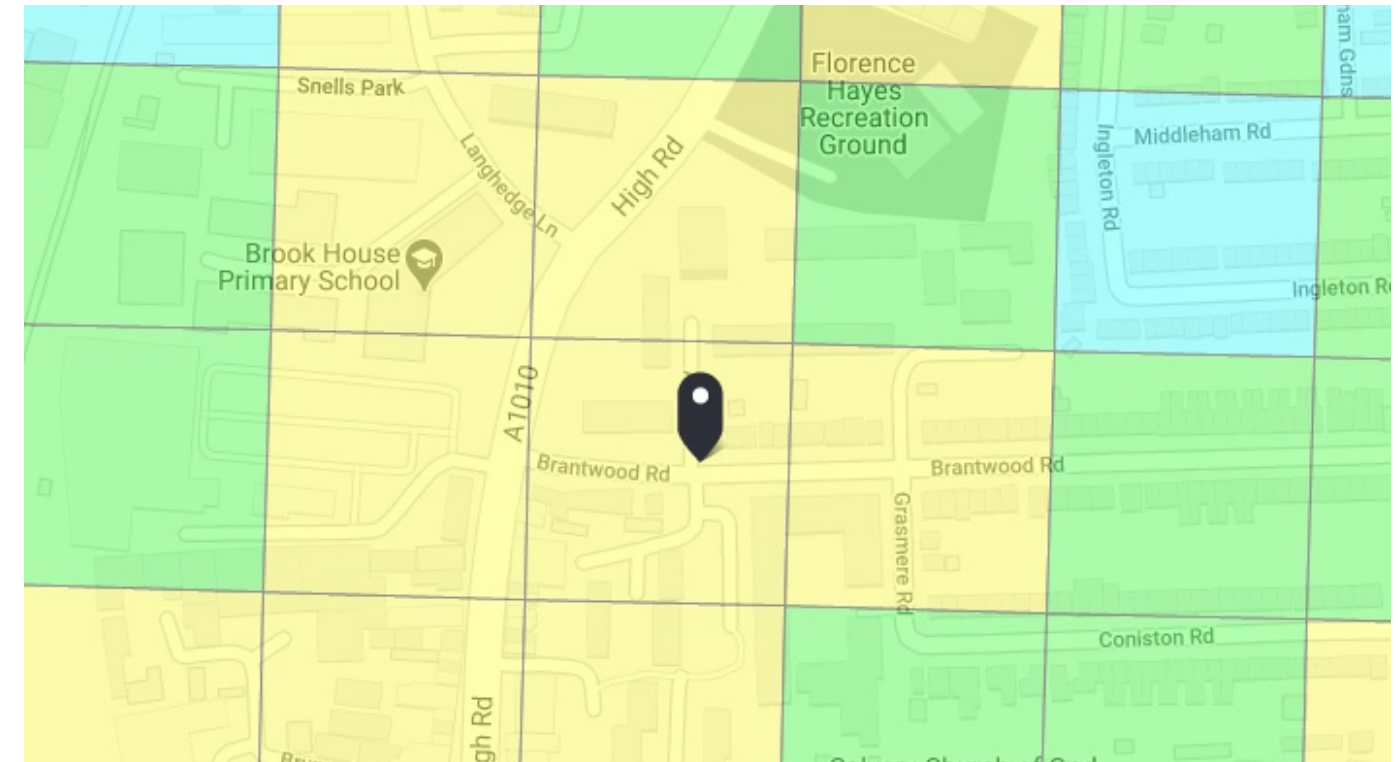
The front and rear landscaping provides opportunities to improve the site biodiversity.

5.6

The site PTAL is 4 and further improvements to accessibility should follow transport upgrades planned for Northumberland Park. The existing house has access to residential on-street parking permit(s). Accordingly, as there is already permission for on-street parking for the existing bungalow the full-planning application requests a comparable permit for the proposed (3b,5p) duplex. Pending agreement on the donation of space and associated public realm improvements, up to two additional on-street parking spaces could be provided by the development, on which basis in addition to the current parking rights up to two more new units may be eligible for on-street parking permits subject to negotiation of the S106/S278 agreements.

5.7

Space for bicycles and bins is provided beside No.9 Brantwood Road with convenient internal access to the main entrance hall and stairs.



No.7 Brantwood Road has a PTAL rating of 4 which is classified as 'good'

5.8

Given the open space around this corner junction site, the proposed redevelopment should not affect the daylight and sunlight of neighbours, except for the three shallow windows at high level on each floor in the flank wall of the apartments on the west side of Altair Close, assumed to light bathrooms, and for the rear elevation windows of No.9, where those closer to the site boundary are assumed to light a kitchen and a bathroom. The form and massing of the revised proposals for the full-planning application will significantly reduce the third-party daylight and sunlight effects and the pre-application report has not requested the provision of a daylight/sunlight report for validation of the application. However, the Applicants are offering to provide during the 8-week statutory period, if requested by Haringey Planning, a daylight/sunlight analysis of the third-party windows affected by the proposals

5.9

The proposal will be subject to a CIL payment for the additional gross internal area, with a request for the full-planning decision to confirm the CIL payable.

5.10

The application requests draft heads of terms in principle for the proposed S106/S278 agreement discussed above.

5.11

An appropriate new address for the new dwellings will be agreed with the Post Office.