

From: Planning Support
Subject: FW: Planning Consultation - London Borough of Haringey

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[HGY/2022/3858 | Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU](#)

Redevelopment of the car park adjacent to 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.

Location, Description of the site

1. The application site is a piece of hardstanding within the Campsbourne Estate, a large council housing estate within the Hornsey area of Haringey, in the west-centre of the borough. It fronts Boyton Road, a north-south street, which connects the site to Hornsey High Street, 400m to the south (via a left and right turn), and to the edge of Alexandra Park, at the T-junction with Newlands Road, just 130m to the north. Hornsey High Street is a vibrant local high street containing a supermarket, other shops and services, as well as local transport connections, whilst Alexandra Park is a large historic public park containing a wide range of sport and leisure facilities as well as the world famous Alexandra Palace.
2. The Campsbourne Estate, which surrounds the site including both sides of Boyton Road at this point is a large council housing estate of different ages, from the oldest "Campsbourne Cottages" pioneering pre-First World War to 1990s Post-Modernist cottages, but the immediate surroundings are predominantly flatted blocks from the 1950s-70s. However, they still encompass contrasting height, form and approach to streets and spaces, with 3-storey Tennyson House and the pair of 2-storey houses behind it, both of which are immediately south of this site, being part of a more traditional, pitched roofed, street facing part of the estate, whilst adjoining the site to the north, Wat Tyler House is a more Modernist, 7-storey slab block, on "pilotti" (the ground floor consisting of just structural columns with space between), with nebulous landscaping continuing "through" the building.
3. Nevertheless, the estate generally is widely reported as suffering from antisocial behaviour related to lack of "ownership" of open space, much of which is poorly maintained and considered unsafe to many, is laid out maze like, with too many footpaths, too much "nebulous" space and too many hidden corners. So, as well as providing much needed new housing, development on this site presents a small opportunity to contribute to making an improvement to the landscaping, legibility, and public safety of this corner of the estate through better defining public routes and space.

Planning & Housing Policy context

4. The site forms part of The Council's new council house-building programme within "small infill sites" across The Council's existing housing estates. As such, it has been identified by Housing as surplus to requirements in its current form, and suitable for new residential development. From a planning policy point of view, as a windfall site that complies with Local Plan policies. The site is within a residential area and in principle eminently suitable for such development. There is a primary school behind the flats opposite, play, leisure and recreation space within Alexandra Park a very short distance to the north, and other facilities on or close to Hornsey High Street a relatively short distance to the to the south.
5. At seven storeys maximum, the proposal does not meet the Council's threshold for definition of a Tall Building (which is 10 storeys or over), but does meet the latest London Plan and government guidance definition (at over six storeys). However, the proposed height is considered to be

compatible with the existing context, for reasons explained below. Nevertheless, local views of the proposal in its local context, including from the nearby conservation areas of Campsbourne Cottages and Alexandra Park, the latter also being the major local historic park and popular recreation area, have been prepared. These show that the proposal would not be visible, or only barely visible, due to surrounding existing buildings, and where a glimpse is visible it would appear as just another building of similar height to its surroundings.

Form, Development Pattern, Height, Bulk & Massing

6. The proposal is for a building of four, five and seven storeys, built up against the existing blank flank wall to Wat Tyler House, as a “bookend”. As well as matching its width, the taller floor to floor heights of this new building, with 2.5m floor to ceiling heights compared to barely over 2m in the existing block, and with additional floor depth for services and sound insulation as is to be expected in today’s housing, will appear a storey higher than Wat Tyler, despite having the same number of floors, and the existing building being on higher ground than this site. Nevertheless, this new development will step down in height to its lower neighbours, with a forward/right projection of 5 storeys, lining up with the plan depth of three storey Tennyson House, and a rear/right projection of 4-storeys, where it is closest to the 2 storey houses behind Tennyson (nos. 1 & 2 Boyton Close), albeit that they are some distance away to the south, and 3 storey Fleming & Campsfield Houses to the south-west and north-west respectively.
7. Breaking the proposal into a composition of three interlocking elements of different heights, in addition to responding to context, reduces their apparent bulk and overall apparent height. All three elements have similar proportions and flat roofed form, which is appropriate as the most immediate neighbour to which it should relate, the existing Wat Tyler House, is flat roofed, as flat roofs provide suitable space for solar panels and biodiverse roofs, and because the simplicity and elegance of the composition of the proposal is aided by the three 'elements' sharing a common roof form and overall geometric form.

Approach, Accessibility, Legibility & Landscaping

8. The new block will have a clear, legible and safe approach to its front door, directly off Boyton Road, a clear and legible traditional street. This particularly striking front door is located in a wide, spacious overhang, providing shelter to residents and visitors whilst ringing the bell or finding keys, whilst being secure by being highly visible from the street, with a sculpturally striking “V” shaped column to its left and a “hit and miss” brickwork wall to the cycle store to the right.
9. The scheme will also improve the clarity, legibility and safety of immediately adjoining parts of the surrounding estate, where nebulous open space, landscaping and scattered parking bays, often . All flats in the proposed blocks are accessed via internal circulation from their single, light and spacious communal entrance, open to their communal stair. Cycle stores are accessed off the entrance hall. Refuse stores and plantrooms are separately accessed, close to but less prominent than their main entrance.
10. The two ground floor flats have generously sized and proportioned, sun-lit, private gardens. Both are nevertheless accessed off the communal circulation and single front door to the new block, to maintain simplicity and avoid confusion of entrances. Notwithstanding, the rear ground floor flat has a private lockable garden gate off the path to the rear leading to its “back” door off the flat’s kitchen into its generous private garden. This will aid the passive surveillance of this path that the new development provides, and allow garden maintenance access, whilst being secure.
11. Exceptional thought has been given to the design of proposed landscaping, including publicly accessible and private communal landscaping around the neighbouring estate grounds, . This will include age appropriate childrens playspace in safe, well overlooked and attractive locations, space for all generations, and consideration of biodiversity maximisation. Whilst a few existing trees will be lost in construction, many more will be added, and the overall setting of the proposal will be a green, landscaped, and set amongst plentiful trees.

Dwelling Mix, Aspect, Daylight and Sunlight

12. To produce mixed and balanced communities where residents of different ages and family circumstances can find suitable homes, developments should contain a range of different dwelling sizes suited for from single person to larger families, appropriate for population need. This location has poor road access but there is good public transport a fairly short walk away at Hornsey High Street, and excellent walking and cycling access, particularly via the neighbouring Alexandra Park, as well as the Penstock Footpath and numerous other footpaths.
13. All the proposed dwellings in this development benefit from at least dual aspect, many triple or even quadruple, and most including southerly aspect. Nevertheless, there are existing neighbours in close proximity, and the development has been designed, either by its massing or its detailed window designs, including projecting angled oriel windows and obscured glazing to some windows, to not cause any loss of privacy to existing neighbours. Aspect means the proposed development will not cause any loss of sunlight to the existing neighbours.
14. Daylight and sunlight has been assessed by the applicant team in accordance with the BRE Guide (BR209 2011). This finds that only a small number of existing neighbouring windows would lose a noticeable amount of daylight and /or sunlight. The overwhelming majority of the affected windows are recessed windows onto access balconies or decks, with further access decks or an overhanging roof above them, so do not benefit from good daylight and sunlight at present. These are on the east of Wat Tyler House right up to the corner of the building, where it is further obstructed by that block's existing projecting stair tower, on the east side of Tennyson House towards the middle of the block and on the north side of Fleming House in the same position as that on Tennyson. It is likely these windows do not serve habitable rooms, but just kitchens, bathrooms and circulation spaces, and in any case are not accustomed to receiving good levels of daylight.
15. Sunlight to neighbouring existing amenity spaces has also been assessed and also found to not be harmful. This includes assessment of the front garden of Tennyson House, but apparently not its rear garden, which would seem counterintuitive, but this is not a concern as any assessments of either of these gardens would not be necessary, as both are to the south of the proposals, so neither would lose any sunlight from this development. The impact of this proposed development on neighbours' day and sunlight can therefore be considered negligible.

Residential Design Standards, Internal Layout & External Amenity Space

16. As is to be routinely expected, all flat and room sizes comply with or exceed minima defined in the Nationally Described Space Standards, generally significantly, so as to meet the council's own higher internal housing standards.
17. All flats are provided with private amenity space exclusive to that apartment, in the form of balconies or private gardens to ground floor flats. In addition, significant improvements are proposed to the existing generous communal amenity spaces in immediately adjacent parts of the estate, containing a good range of distinctive, characterful, functional areas, from equipped childrens playspace, to meet policy requirements, relevant to different age groups, as well as grassed areas and seating areas amongst ornamental landscaping.

Elevational Treatment; Fenestration Materials & Details

18. The materials palette is simple with the primary material being brick, a robust material that is appropriate to the locality and Haringey (indeed London) generally. The simple brick palette uses three different red and buff coloured bricks, one to each element. This references the local heritage of the neighbourhood, particularly the immediately neighbouring red bricked Wat Tyler and Campsbourne Houses and buff bricked Tennyson and Fleming Houses, as well as wider context including the red ricked original Campsbourne Cottages Conservation Area and buff bricked Alexandra Palace. Regular fenestration of large, vertically proportioned windows also references the local context, with the verticality of the fenestration balancing the horizontality of the banding.
19. Windows, doors and balcony balustrades would all be of metal, finished in a dark-brown/grey powder coating, harmonising with the different bricks and uniting the composition. The materials palette, fenestration and detailing is considered in design terms to be extremely elegant, made up of

attractive materials and capable of being durable and remaining of attractive appearance for many years to come. To ensure the protection of architectural quality through the construction of this scheme, it is recommended that there are conditions to retain the existing architect, require samples of all key materials and larger scale details of key junctions including cills, jambs and heads of windows, balconies, and the roof parapets.

Conclusions

These proposals are for a small infill site within an existing council estate. The design is considered to be excellent, providing a high standard of accommodation in an attractive building, intelligently composed design to be of compatible height, bulk and massing to its context and neighbourhood. Attractive, durable materials, well-proportioned fenestration and a strikingly sculptural, but safe and functional entrance, combine with well thought out landscaping to both the immediate site and surrounding estate communal areas, to provide good private and communal amenity to further enable this proposal to fit in well with, compliment, and contribute to improving this part of the estate, as well as providing much needed new affordable homes.

Regards

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