



St Ann's New Neighbourhood Phase 1B & 2

Design and Access Statement
December 2023

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 Peabody  Hill

Karakusevic Carson Architects

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Executive Summary

This Design & Access Statement (DAS) has been prepared by Karakusevic Carson Architects on behalf of the Peabody Trust, Catalyst by Design and Hill Residential Limited, together referred to as 'The Applicant'.

It is the first of two volumes, the second of which covers Landscape and Public Realm which has been prepared by the Landscape Architect, Adams and Sutherland. This report should be read in conjunction with Volume II.

This first Reserved Matters Application (RMA 1) seeks detailed approval of the appearance, landscaping, layout and scale of Phases 1B & 2 of the outline component of the St Ann's New Neighbourhood Masterplan. This covers Plots E to J of the illustrative masterplan, submitted as part of the Hybrid Application.

Phase 1B&2 offers a fantastic opportunity to deliver the southern part of this new residential neighbourhood, continuing the quality of Phase 1A and providing new homes which are connected to nature and local amenities whilst framing and enhancing the setting of the Peace Garden. The proposals realise the site's potential with thoughtful building and public realm interventions, enhancing the site's existing qualities and character and establishing a green, welcoming and safe residential neighbourhood, designed around existing trees, ecology features and heritage buildings.

The scheme has been subject to consultation with both the local community (refer to Statement of Community Involvement) and a number of pre-application meetings with LB Haringey (refer to Planning Statement for further details).

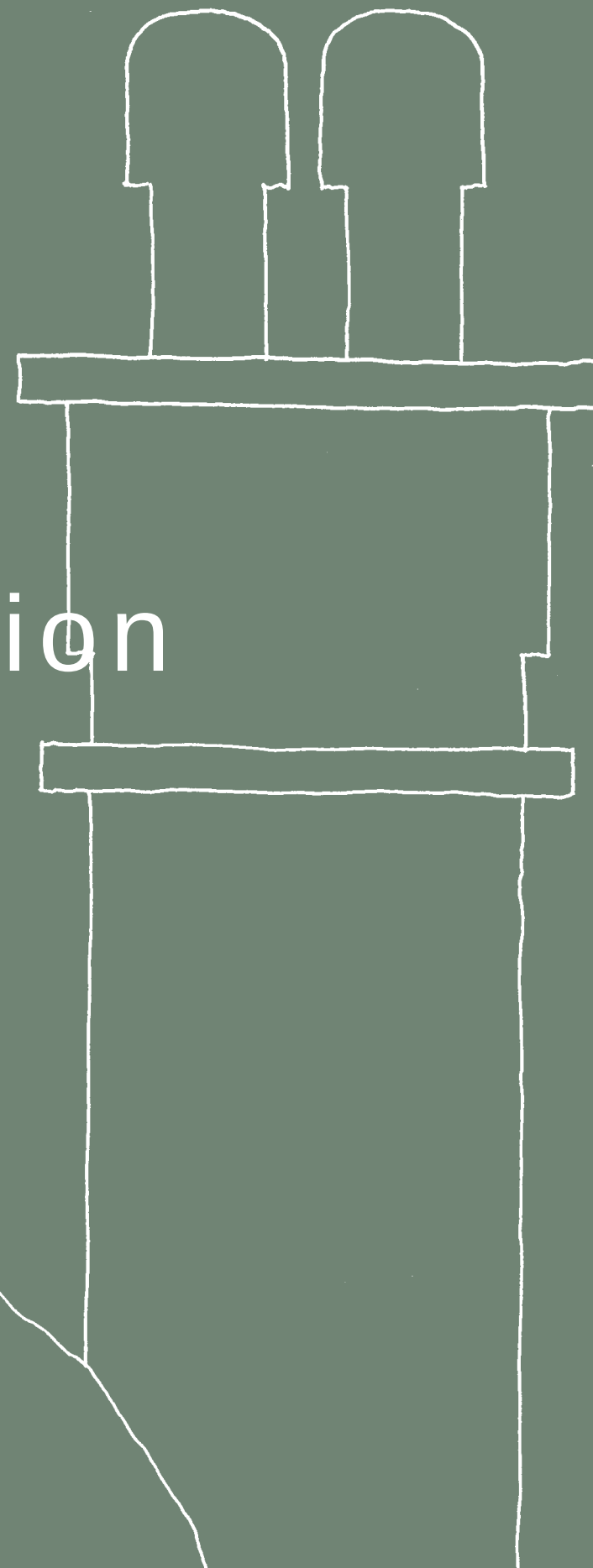
This report sets out the parameters and opportunities of the Phase 1B&2 site within the approved outline masterplan, and describes phase-wide strategies as well as the proposals for each of the five development plots in turn.



- Phase 1B&2 Site
- Hybrid Application Boundary

Overview of Phase 1B&2 within the context of the emerging St Ann's New Neighbourhood Masterplan

1.0 Introduction



1.1 Project Summary

Hybrid Planning Approval of the St Ann's New Neighbourhood Masterplan was granted in July 2023, following a resolution to grant by LB Haringey's Planning Committee in November 2022. Karakusevic Carson Architects were appointed in February 2023 as architects and lead designer to develop detailed proposals for RMA 1, as part of a multidisciplinary team, on behalf of the applicant the Peabody Trust, Catalyst by Design and Hill Residential Limited.

The RMA 1 site comprises Phase 1B&2 of the outline masterplan, covering the southern part of the St Ann's New Neighbourhood Masterplan, and has an area of circa 2.39Ha.

Description of Development

Application for the approval of reserved matters in respect of appearance, landscaping, layout and scale relating to Phases 1b and 2 associated with the outline component of planning permission HG/2022/1833 for "Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces".

Brief Summary

As illustrated right, this mixed-use redevelopment provides 464 new homes, of which 73% are affordable, and a flexible non-residential unit, all set within extensive new landscaping and public realm.

Consistent with the illustrative masterplan, the development plots include:

- Plot E Houses (3st)
- Courtyard Plots F & H (5-9st)
- Villa Plots J & G (6-9st)



Sketch view looking south from the Peace Garden to the Neighbourhood Square and Plots F&H beyond



464 new homes (Use Class C3), including c.73% affordable homes across a mix of tenures (Community Land Trust, London Affordable Rent, London Living Rent & Shared Ownership).



99.3 sqm Commercial Use (Class E / F1/ F2) in Plot G1



New Landscape, Public Realm & Play, including extended and enhanced SINC woodland



London Plan compliant residential cycle stores



59 Parking Spaces and 1 Servicing Space

1.2 Consultation and Engagement

Stakeholder and Pre-Application Engagement

Pre-Application meetings are fundamental to the planning process, and have been a key tool in the progression and refinement of the detailed design of RMA 1, following on from the extensive pre-application process held during development of the wider masterplan. Since February 2023, two formal pre-application meetings, one Quality Review Panel (QRP) and two detailed workshops covering design and sunlight & daylight have been undertaken during the pre-application stages.

In accordance with London Plan and Local Plan policies, the Scheme has been subject to various levels of Design Scrutiny. As part of the pre-application process set out above, the Scheme has been reviewed by the Council’s Design Officer and Conservation Office and LB Haringey’s Quality Review Panel, incorporating and responding to feedback through the process. Key moves have included: incorporating changes to elevation treatment to commercial frontage, street elevations, courtyards and villas, as well as incorporating plan changes to improve lobby and cycle arrangements. This has resulted in very positive feedback from the independent Quality Review Panel. A full summary of key pre-application meetings, the feedback and the Design Team’s responses are set out within Chapter 4 of the Planning Statement.

The submission was paused in July 2023 whilst Peabody Trust reviewed the implications of the Second Stair Core (+18m). LB Haringey were made aware of this in subsequent meetings with the planning consultant and client.

Addressing Planning Policy

This Design and Access Statement sets out in visual and design terms how the Scheme meets the requirements of the Outline Masterplan Parameters. During design evolution, the Scheme has had full regard to the aims and aspirations of London Plan and Local Plan policies, relevant design guidance and the NPPF and has sought to address Scheme density, height, massing, layout, townscape, architecture and design quality.

It is considered the Scheme comprises a high-quality design approach to development, principally in terms of optimising site capacity through the design-led approach in line with the

approved parameters; providing a contemporary, high-quality architectural approach in line with the approved design code; taking a considered and balanced approach in terms of height, massing and layout, in line with the approved parameters, and ensuring technical requirements such as daylight, sunlight and microclimate have been fully considered.

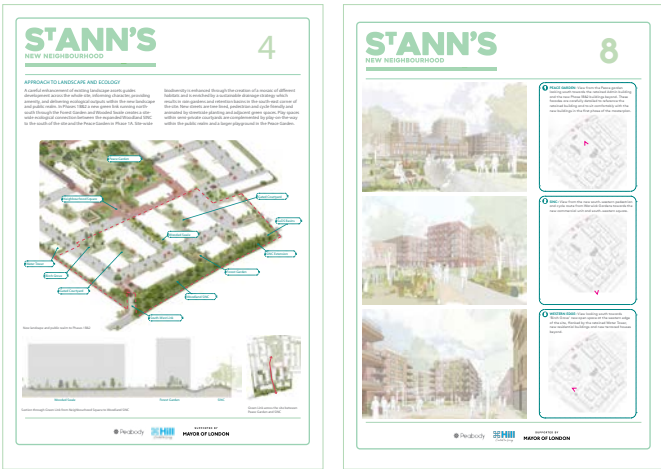
The Design and Access Statement should be read in conjunction with the Planning Statement, which sets out how the Scheme meets the Development Plan policies within Chapter 6.

Resident Consultation

Following the extensive pre-application consultation held at Hybrid masterplan stage, the Applicants have undertaken pre-application consultation with the local community on the proposals for the development of Phases 1B&2. From the outset of the consultation, the project team has sought to engage with the local community in Haringay and South Tottenham, whose feedback has been critical in shaping the proposals. The consultation process with the local community has included the following activities:

- Engagement with community groups and stakeholders, including Gardens Residents’ Association, Chestnuts School, St Ann’s Healthy Streets, St Ann’s Green Spaces (STAGs), Tottenham Jewish Association, St Ann’s Forum and Friends of Chestnuts Park.
- A virtual meeting with the local ward councillor and regular email updates during the consultation.
- A stakeholder meeting with representatives from the Friends of Chestnut Park and The Gardens Residents’ Association.
- Booklets & leaflets distributed to thousands of local households.
- A 2 day consultation event in June 2023 in The Dream Centre, Tottenham Town Hall and St Ann’s Church Hall.
- A dedicated consultation website

The project team is confident that it has conducted a thorough community consultation programme in support of proposals for St Ann’s new neighbourhood Phase 1B&2. All engagement activities, and the response to community feedback, is outlined within the Statement of Community Involvement submitted alongside this planning application.



Example of community consultation boards



Community consultation event in St Ann's Church Hall

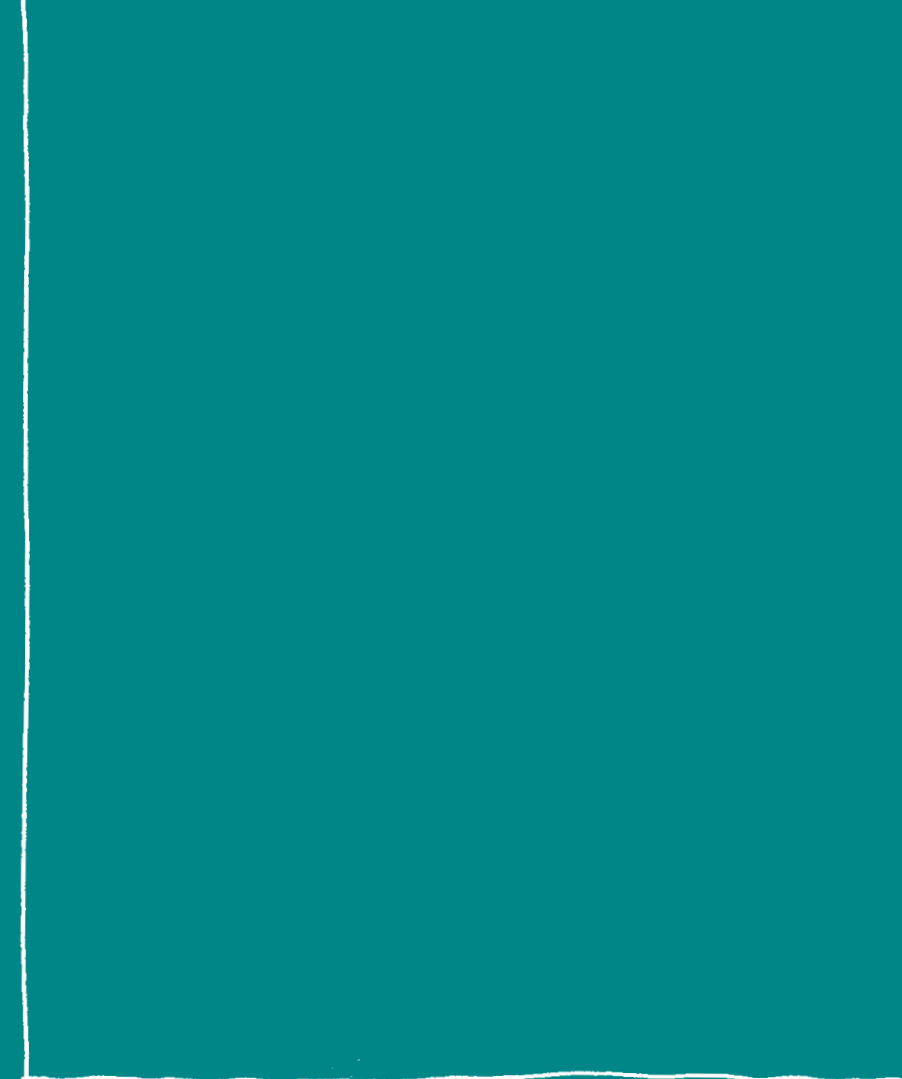


Community consultation event in St Ann's Church Hall

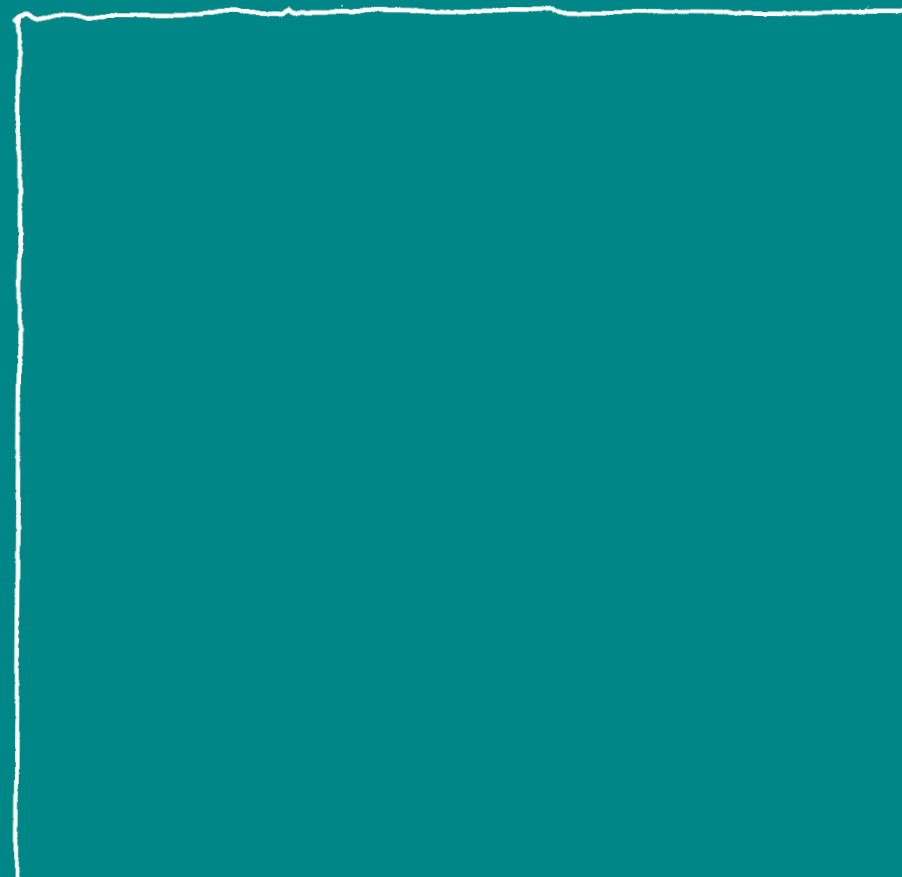
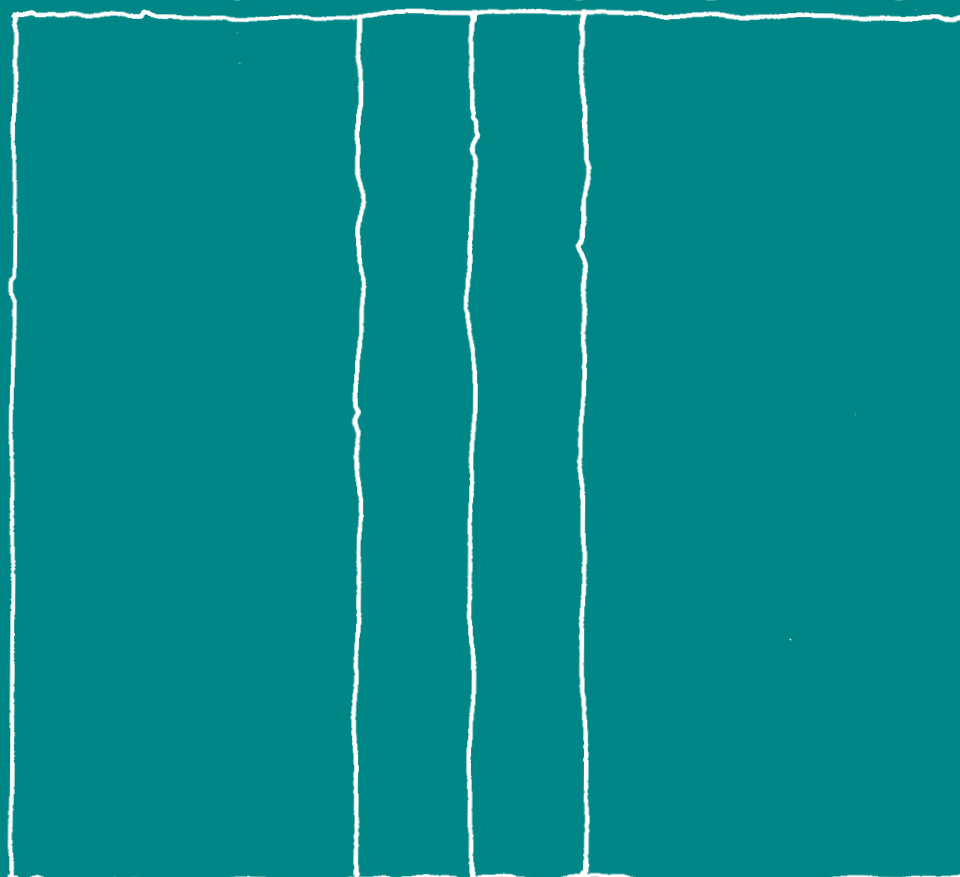
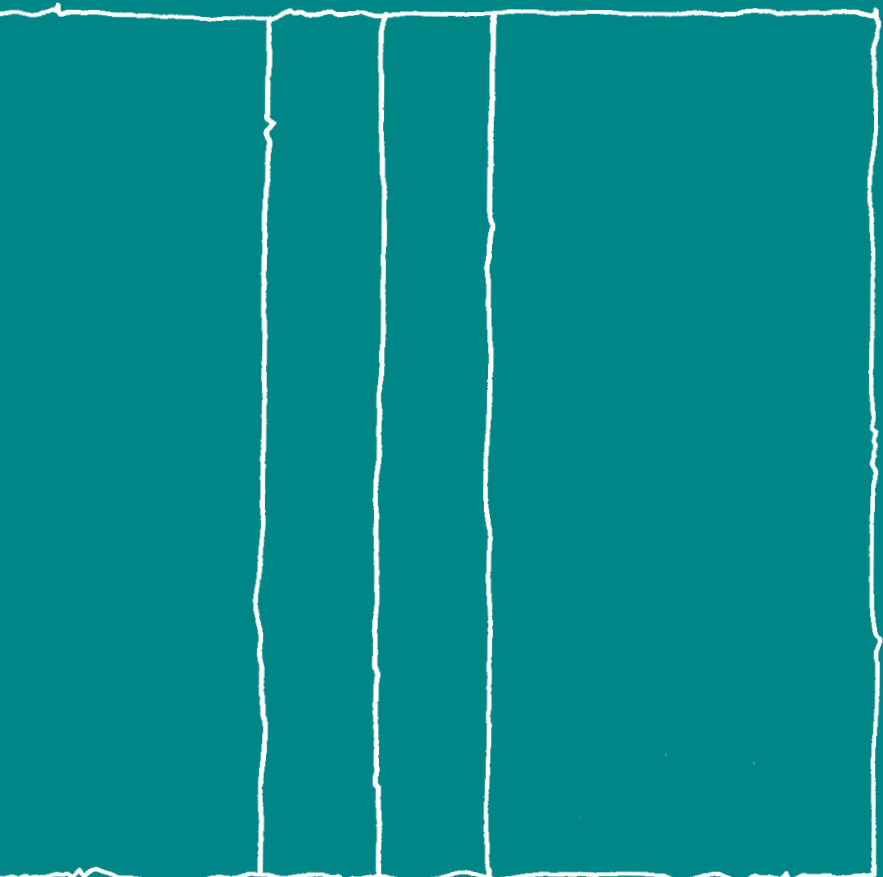


Community consultation event in Tottenham Dream Centre

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2.0 The Site



2.1 Masterplan Site Context

Located in the south of the London Borough of Haringey, St Ann's New Neighbourhood will be just a 10 minute walk from the amenities and transport links of Green Lanes District Centre with the introduction of a new direct walking route.

Please refer to the DAS submitted in support of the approved masterplan (*N15301-KCA-XX-XX-RP-A-00002*) for an analysis of the wider context and an in-depth study of the immediate site, it's unique character and our vision for the site. Extract below:

1. The Wider Site Context: The site sits along the strategic east-west green corridor linking Tottenham Marshes to Finsbury Park, presenting an opportunity to connect existing fragments of the local ecological network, improving wildlife connectivity whilst reinforcing and enhancing the site's existing environmental qualities. To the north, connections to Chestnuts Park can be strengthened, and to the south the 'Site of Importance for Nature Conservation' woodland adjoining the Tottenham railway sidings should be protected, enhanced and extended.

2. Health Legacy: Originally opened as a Fever Hospital in 1892, for over a century the St Ann's Hospital site has been dedicated to improving the health and well-being of residents in North London. The northern walled boundary stands as a reminder of its isolated beginnings and gives the site a unique character.

3. Nature: The site's legacy of improving health and well-being is also manifested in the tranquil landscape and abundant flora and fauna present on the site. The central Peace Garden is key to the site's identity. An unusually wide variety of broad-leaved trees give the existing landscape of mature trees an especially interesting character, including nine subject to TPOs.

4. Heritage: The site's legacy is also reflected in the characterful buildings of the hospital campus. Seven of these buildings are to be retained in the proposed masterplan, and the northern edge of the site falls within the St Ann's Conservation Area.



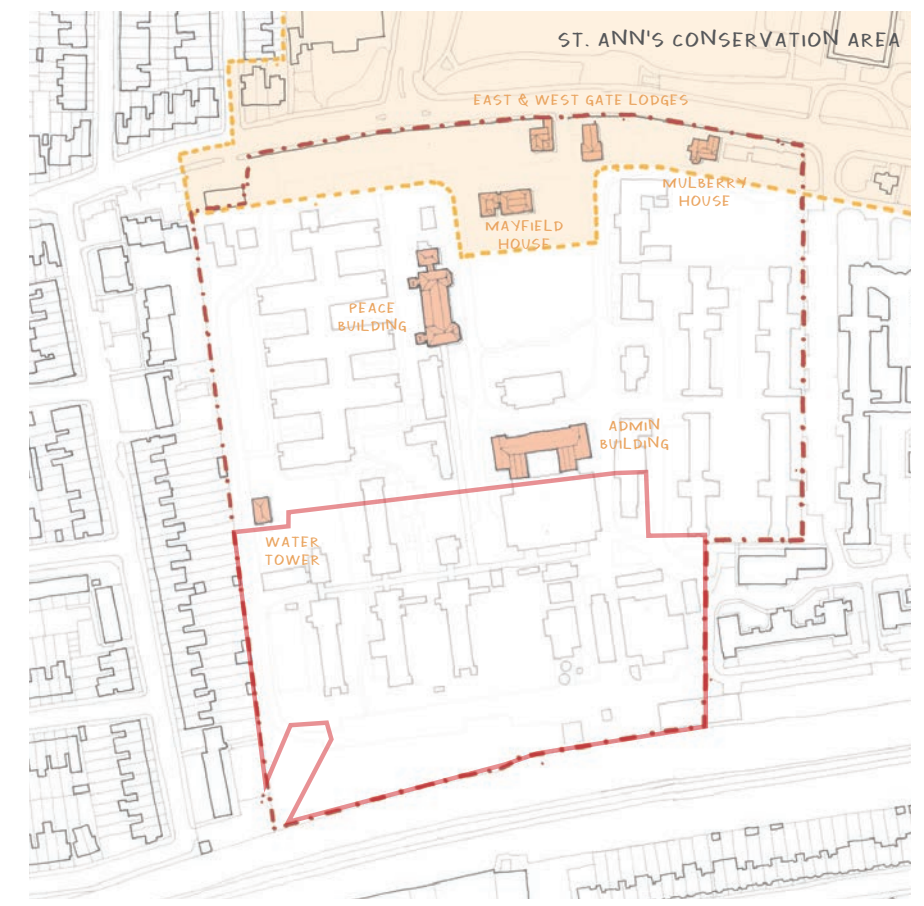
1. The Wider Site Context (DAS section 2.1)



2. A Unique Site: Health Legacy (DAS Section 2.2) - Overlaid with Phase 1B&2 Site Boundary



3. A Unique Site: Nature (DAS Section 2.3) - Overlaid with Phase 1B&2 Site Boundary



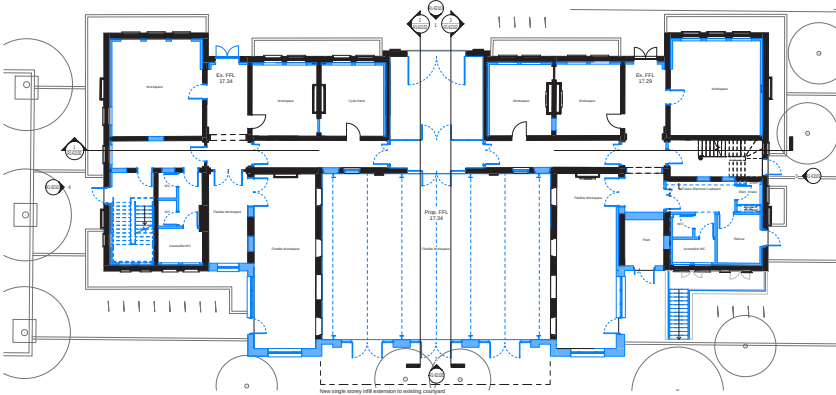
4. A Unique Site: Heritage (DAS Section 2.4) - Overlaid with Phase 1B&2 Site Boundary

2.2 RMA1 Site Context

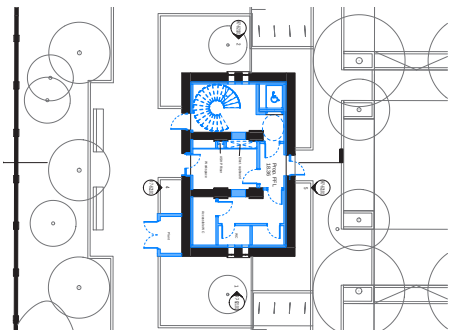
This first Reserved Matters Application comprises the southern part of the St Anns' New Neighbourhood masterplan (Phase 1B&2). The masterplan builds on the site's rich heritage, health legacy and peaceful nature with the creation of a distinctive, well-designed and inclusive new neighbourhood which embraces the heritage and landscape setting. The vision is for a truly affordable and tenure-neutral destination embedded in the local community, ensuring life quality can be improved. Extracts of the key masterplan principles are shown above right (refer to DAS submitted in support of the approved masterplan for further detail).

The Phase 1B&2 site (outlined right in red) borders the emerging Phase 1A to the north, including the refurbished Water Tower and extended Admin Building (see approved non-residential use layouts below) and the enlarged 'Peace Garden'. To the north east is the future Phase 3. To the west, Warwick Gardens comprises 2-3 storey terrace housing and a five-storey block to the south west corner, adjacent to the new 'Southwest link', to be delivered as part of Phase 1A. The southern boundary comprises protected SINC woodland along the railway edge. The Eastern boundary comprises St Ann's Hospital, operated by the NHS BEH Mental Health Trust.

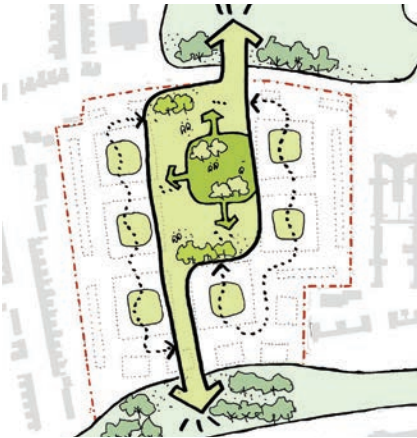
Approved Admin Building layout (N15301-KCA-R1-ZZ-DR-A-62100)



Approved Water Tower layout (N15301-KCA-R7-ZZ-DR-A-62100)



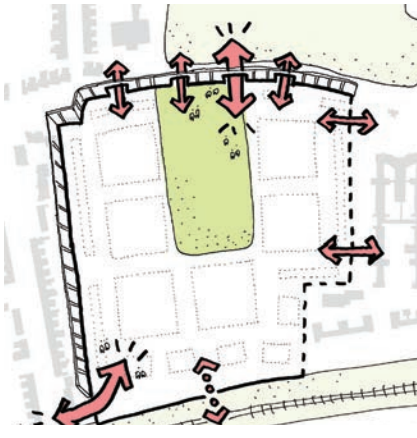
1. People and Landscape



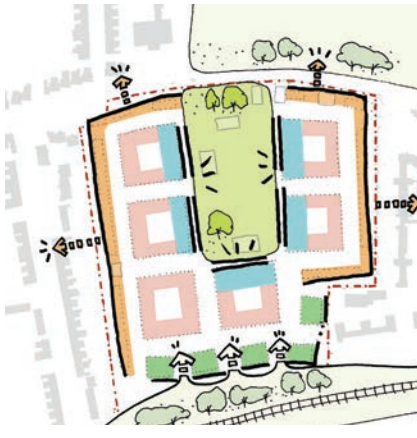
2. Valued Heritage Assets



3. Stitching into Surroundings



4. Varied Urban Typologies



Masterplan Principles, refer to Hybrid Application DAS section 3.2



Illustrative Masterplan Roofplan, overlaid with Phase 1B&2 Site Boundary

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