

DEFA

FORTIS GREEN TENNIS CLUB DESIGN AND ACCESS STATEMENT

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EXECUTIVE SUMMARY

FOREWORD

FORTIS GREEN TENNIS CLUB

This document has been prepared by Downen Farmer Architects on behalf of our client Fortis Green LLP, and sets out the proposals for Fortis Green Tennis Club, a backland site which access is adjacent to 31 Southern Road, East Finchley, London N2 9LH.

Downen Farmer Architects were appointed in August 2023 following the liquidation of the formerly appointed architects pH+ who completed 2 pre-apps for the scheme in March and July 2023 on behalf of the client.

The design by pH+ was reviewed upon appointment and amended to enhance the scheme and make it more sensitive to the site and surrounding context.

The new proposal was brought to public consultation online through the fortisgreen.net public website which was launched at the start of October 2023. The website was advertised through a newsletter that was posted to residents in the surrounding area at the end of September 2023, and invited people to make comments on the scheme, which were collect by the Community Communications Partnership.



1.0

INTRODUCTION

1.0 INTRODUCTION

SITE ADDRESS



SITE ADDRESS

Fortis Green Tennis Club,
31 Southern Rd
London N2 9LH



1.0 INTRODUCTION

PROJECT TEAM

CLIENT: FORTIS GREEN LLP

Fortis Green LLP was set up to look at the redevelopment potential for the tennis club to improve its courts and facilities and ensure its longevity, all whilst being considerate to its surroundings.

The two companies behind Fortis Green LLP are Earth Residential and Capstone Group who both have many years’ experience in property and housebuilding with the former having recently won an award for their design and development of another sensitive and complex site adjacent to a canal and a park.

The remit for both companies is always based around creating a unique development that is sympathetic to its location and they have been actively involved in the design element of this project to ensure that this is the case here.

PLANNING CONSULTANT: MJP PLANNING

MJP Planning is boutique planning consultancy founded by Max Plotnek in 2022. Building on his experience at three of the UK’s most reputable consultancies (Savills, WYG and Maddox Planning), the firm provides commercially minded planning advice across a broad spectrum of development sectors, with a specialism in design led urban intervention and regeneration schemes.

ARCHITECT: DOWEN FARMER ARCHITECTS

Dowen Farmer Architects is a London based studio delivering innovative buildings, from initial sketches to built completion. We believe in exciting, finely crafted and pragmatic architecture.

As a process driven outfit that responds to site specificity, the outcome of each project has a unique quality that gives a bespoke identity to each project. Key design criteria comes from the ‘genius loci’ of a site, taking into consideration complex factors such as cultural dynamics, social urban fabric and townscape analysis, resulting in buildings that are deeply rooted in their place.



- 1 Welham Manor / Hatfield
- 2 Lynton / Haringey
- 3 162 Willesden Lane/ Brent
- 4 Honor Oak / Lewisham

1.0 INTRODUCTION

APPROACH TO SUSTAINABILITY

OUR APPROACH

DFA are deeply committed to creating sustainable projects that address the key challenges of delivering a sustainable built environment. The approach integrates various principles and strategies to ensure that our designs align with the vision of local authorities. Below is an overview of our approach and expertise in addressing sustainability themes:

NET ZERO CARBON BY 2040:
Our projects prioritise energy efficiency, renewable energy generation, and carbon offset strategies to minimize operational carbon emissions.

SUSTAINABLE DESIGN SOLUTIONS:
We prioritize passive design strategies, such as optimizing building orientation for solar gain, natural ventilation, and daylighting, to reduce energy consumption.

PASSIVHAUS STANDARD:
Our team includes certified Passivehaus designers who apply their expertise to ensure energy efficient and comfortable spaces for the residents.

Circular Economy:
Our design approach incorporates strategies such as material re-use, recycling, and designing for disassembly to create a closed-loop system.

GREEN INFRASTRUCTURE FRAMEWORK:
Our designs leverage the principles of the Green Infrastructure Framework by incorporate features such as green roofs, living walls, urban agriculture, and sustainable drainage systems to enhance biodiversity, promote well-being and manage storm water runoff.

RIBA 2030 CLIMATE CHANGE:
DFA are a member of RIBA 2030 Climate Challenge. We encourage each team member to take ownership of the RIBA 2030 Climate Challenge spreadsheet to submit their project-specific data and actively engage with the sustainability figures. The team discuss what worked, what didn't, and areas to improve, and set future targets, with a lessons learnt approach.



1 Welham Manor, Hatfield: A **landscape-led** residential scheme, incorporating the **use of native and species-rich planting**, aiming to **maximise biodiversity net-gain**.



2 Elm Farm House, Barnett: **Adaptive re-use** of 4 agricultural barns, **utilising the embodied carbon**.
3 Godstone HQ: Working with National Highways to **unlock large parcels of brownfield land** for **future development and re-wilding**.

1.0 INTRODUCTION

SUSTAINABILITY TARGETS

KEY SUSTAINABILITY AND RENEWABLE ENERGY COMMITMENTS

- Fabric First
- High quality cycle storage
- Electric vehicle charging points, including 1 passive and 1 active charging point
- High levels of airtightness
- High performing floor U values for external envelope
- Grey rainwater harvesting with water butts
- Dual flush toilets
- Smart thermostats
- LED low energy lighting
- Flow regulated showers and taps
- High performing external doors- both thermally and air tightness
- Grassed landscape amenity with planters
- Utilisation of native planting which are adapted to the local micro-climate and soil conditions
- Bird boxes/bat boxes
- Brick build- longevity
- De-carbonised heating



1.0 INTRODUCTION

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This Design and Access document has been prepared by Downen Farmer Architects on behalf of the applicant - Fortis Green LLP - to seek pre-application advice for the proposed redevelopment of the Fortis Green Tennis Club, 31 Southern Rd London N2 9LH.

The initial proposal for the redevelopment of the Fortis Green Tennis Club site consist of:

- Two new tennis courts to the north of the site
- Reprovision of a new larger sized clay tennis court.
- Reprovision of a modernised tennis club house with additional facilities.
- 5 new terraced houses, and three apartments with a mix of sizes.
- New vehicular connection from Cherry Tree Road into the site.
- 5 car parking spaces for the new terraced houses.

The site is located in the London Borough of Haringey, with the western border of the site adjoining the London Borough of Barnet. The site consists of a backland site, located North of Cherry Tree Wood, and is currently accessible through a private pedestrian link accessed from Southern Road. The site is operated by the Fortis Green Tennis club and currently houses four tennis courts and respective support facilities, including a single storey clubhouse.

The site measures approximately 3088m2 (0.3ha).



2.0

SITE AND CONTEXT

2.0 SITE AND CONTEXT

EXISTING SITE AND DEVELOPMENT



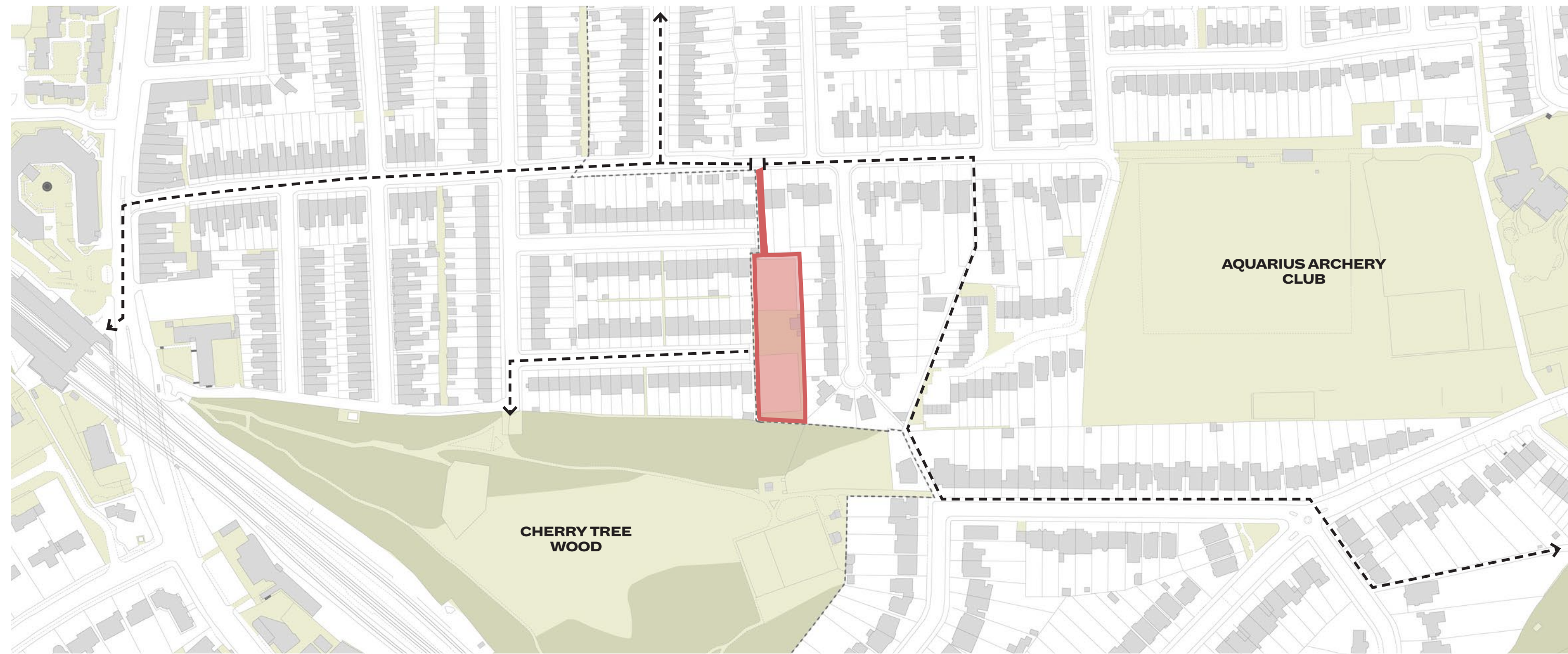
2.0 SITE AND CONTEXT

LOCAL AREA



 **8 MIN WALK TO EAST FINCHLEY STATION**

6 MIN DRIVE TO MUSWELL HILL PLAYING FIELDS
Playground, football fields and skatepark

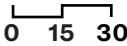


8 MIN WALK TO HIGH ROAD
More shops, cafés/
restaurants and DIY stores

5 MIN WALK TO CHERRY TREE WOOD
Parkland, leisure and playground facilities

BOROUGH BOUNDARY

17 MIN WALK TO HIGHGATE WOOD
Ancient Woodland and sports fields



2.0 SITE AND CONTEXT

SITE AND CONTEXT APPRAISAL



SITE MAPPING AND WIDER SITE ANALYSIS

The diagrams opposite show key site mapping analysis undertaken on the site.

The wider and immediate context has been a key consideration in developing the architectural response to the site. The site's PTAL is 3, being 6 minute walking distance of East Finchley underground station and a 9 minute bus ride from Highgate underground station. Several bus routes also serve the area, with multiple buses running along nearby Fortis Green, High Road and Great North Road. There are good local amenities along the High Road which are within walking distance from the site. These include shops, restaurants and leisure facilities.

The site is immediately adjacent to Cherry Tree Wood park and a range of publicly accessible green space and play areas. This adjacent park and woodland also provide excellent aspect and outlook for the scheme.

The proposal occupies the existing 'Fortis Green Tennis Club' who are affiliated with the London Tennis Association (LTA); there are 4 low quality existing shale courts and a small clubhouse on site. The scheme will bring new high quality housing to the area, including 5 townhouses and 3 different sized apartments. In addition, the scheme will significantly improve the Tennis club's facilities by incorporating a new larger clubhouse with shower rooms, a bar and an outdoor amenity area at the ground level below the apartments, as well as two brand new tennis courts to the North of the site with an additional new main court in the centre.

The scheme also looks to create a significantly improved architectural response to these boundary conditions while mitigating issues relating to overlooking, privacy and maximising daylight/sunlight to the neighbouring windows and gardens.



- | | | | |
|---|-----------------------------------|---|----------------|
| 1 | 5 minute Walking Radius | 3 | Sun-path |
| 2 | Bus Stops / East Finchley Station | 4 | Woodland Views |

2.0 SITE AND CONTEXT

CONSTRAINTS AND OPPORTUNITIES

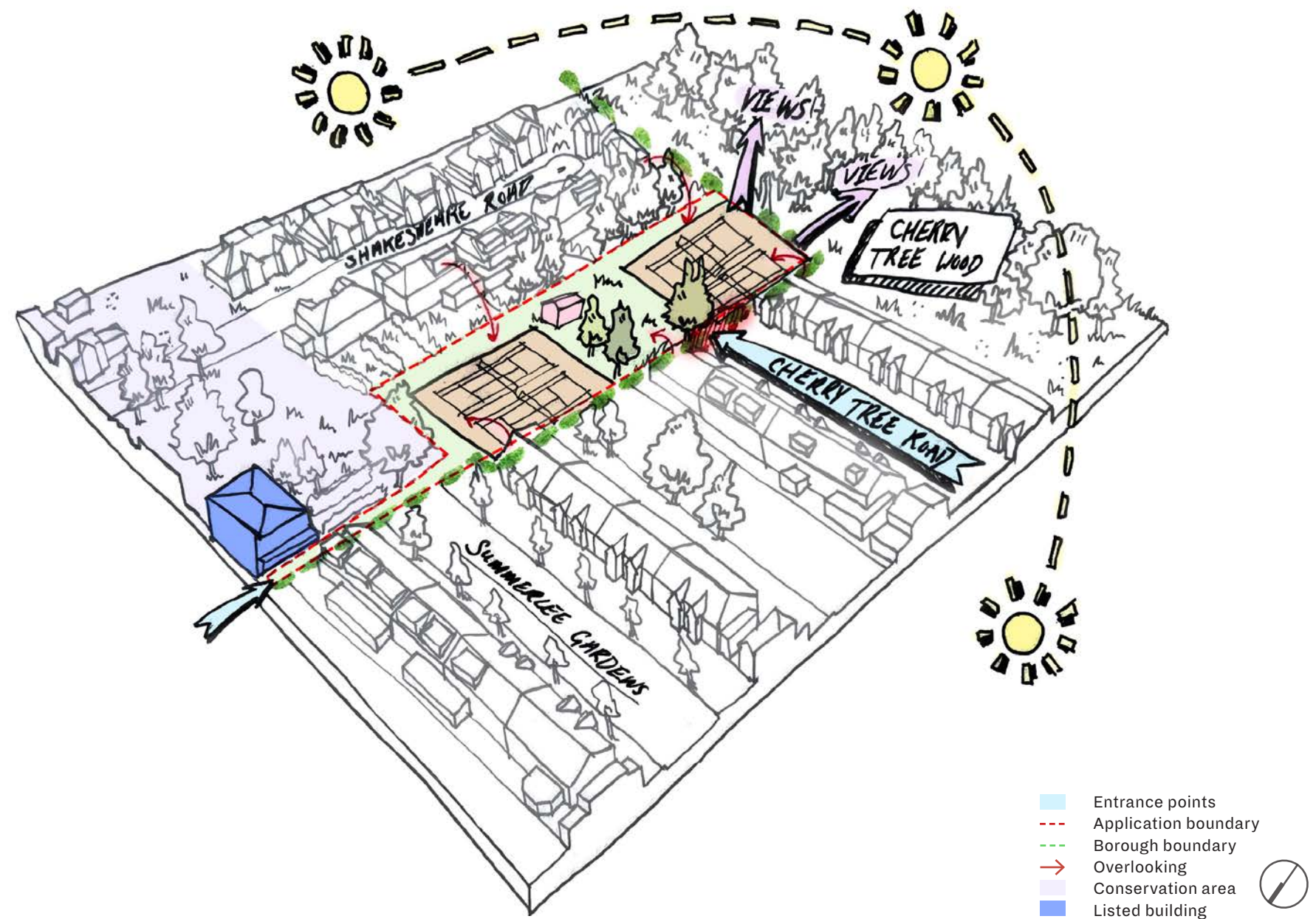
SITE CONSTRAINTS AND OPPORTUNITIES

SITE CONSTRAINTS:

- **Conservation Area** - The Fortis Green Conservation Area is located to the North of the site. Although the site itself is not located within a conservation area, the buildings at 31 and 29 Southern Road, immediately east of the site's pedestrian access, are listed and their setting is carefully considered by this proposal
- **Cycle Storage** - to meet the London Plan cycle storage requirements
- **Overlooking** - adjacent sites with flank windows facing onto the site need to be carefully considered as part of the design. It is noted however that these windows are secondary windows.
- **Bound Site** - The site is bounded on three elevations by existing residential and commercial buildings.
- **Site Entrance** - Access and servicing from Cherry Tree Road needs to be considered as the end of the road and site lie on the borough border between Haringey and Barnet

SITE OPPORTUNITIES:

- **Contributing to the woodland Setting** - developing a scheme that sensitively responds to the woodland green setting.
- **High Quality Design** - the proposal has the opportunity to act as a place maker, assisting in giving the woodland/suburban edge condition a greater sense of identity.
- **High Quality Living Accommodation** - potential to create high quality dual and triple aspect residential units offering views across the open woodland.
- **High Quality Amenity Space** - the scheme is designed to provide a range of amenity typologies; courtyards, terraces and balconies.



2.0 SITE AND CONTEXT

EXISTING SITE



1 Aerial View of the Site
 2 View of entrance from Southern Road - South
 3 View in centre of site showing clubhouse to the right

4 View from centre of site to the lower two courts - South
 5 View into site from Cherry Tree Road

2.0 SITE AND CONTEXT

LOCAL AREA PHOTOGRAPHS



BUILDINGS IN THE IMMEDIATE LOCALITY

The immediate context offers a range of architectural typologies, ranging from 2-3 storeys. The predominant building style is interwar terraced housing with a mix of render and brick facades, with decorative mock Tudor panelling. The surrounding buildings were originally two storeys however the majority of houses have been extended into the loft with some also forming lower ground floors.

The majority of the buildings have expressed pitched gables and pitched roofs which have often been converted to provide residential accommodation at the highest level with modern flat roof conversions. There are also a few flat roofed buildings in the area, most notably the London stock brick grade two listed villa (5) which borders the site's entrance at the north on Southern road. The design should therefore consider pitched and flat roofs as a key part of the massing approach, helping the language of the proposal to stitch into the wider urban grain.



3.0

PRE-APPLICATION PROCESS

3.0 PRE-APPLICATION PROCESS

OVERVIEW & FEEDBACK



Axonometric view of the scheme presented by pH+ Architects at Pre-App 1 in February 2023



View of the tennis club presented by pH+ Architects at Pre-App 1 in February 2023

OVERVIEW

The formerly appointed architects pH+ worked with Haringey council on two pre-applications. The meetings with the council happened on:

28TH FEBRUARY 2023 - FIRST PRE-APP
MARCH 2023 - SECOND PRE-APP

PRE-APP FEEDBACK

FIRST PRE-APPLICATION MEETING:

- The improvements to the tennis club would be required to justify the loss of the court and open space associated with the club. The Officer required a viability case to be presented.
- The mix of uses on the site were thought to create issues for public and private spaces, and officers stated the proposed residential use should not jeopardise the community use.
- Officers thought the noise and disturbance from the mix of uses would be “problematic”.
- Cherry Tree Road at the west of the site is within LB Barnet and as such the proposed new access will require their authorisation.
- Officers considered the proposed development would lead to a change in the character of the site in terms of the openness of the tennis club and landscaped area, and the design and impact on heritage assets would need to be fully justified.
- The scale and massing of clubhouse and mews terrace were a concern and would need to be addressed and reduced.
- Re-landscaping was required as well as further information on how this will mitigate the level of development. Officers suggested using landscaping as means of designating public and private areas and routes into site. The trees would need to be retained where possible.
- The scale, massing and sitting of the mews houses were considered to be detrimental to immediate neighbours and required reconsideration. Officers also had amenity concerns.
- The privacy of the new dwellings needed further consideration to ensure outlook wouldn’t be impacted.

3.0 PRE-APPLICATION PROCESS

OVERVIEW & FEEDBACK



Axonometric view of the scheme presented by pH+ Architects at Pre-App 2 in March 2023



View of the tennis club presented by pH+ Architects at Pre-App 2 in March 2023

PRE-APP FEEDBACK

- SECOND PRE-APPLICATION MEETING:
- The houses to the west and east need to be pushed north to prevent overlooking onto neighbouring properties including 42 Cherry Tree Road and 18 Shakespeare Gardens

3.0 PRE-APPLICATION PROCESS

OVERVIEW & FEEDBACK



Axonometric view of the scheme designed by pH+ Architects following Pre-App 2



View of the tennis club designed by pH+ Architects following Pre-App 2

OVERVIEW

Following the second pre-application in March 2023, pH+ made amendments to their proposal in response to feedback. Below are the changes that were made as well as images of the amended scheme pictured on the left.

PRE-APP 2 ADDENDUM

- CHANGES MADE SINCE PRE-APP 2:
- The massing on the terraced residential block has been developed in response to the context constraints. The two dwellings at opposite ends of the terrace have been set back to align with the adjacent properties, while the centre dwellings respond to the form and location of the tennis pitch
 - The dwelling to the West aligns its front with the adjacent property creating a sense of continuity with the existing terrace of Cherry Tree Road. Its stepped back mimics the neighbouring one
 - The dwelling to the east sets back behind its neighbouring property’s side windows
 - The central dwelling steps back connecting its two adjacent dwellings while responding to the tennis pitch corner on the front facade
 - All the terraced dwellings are accessible from the upper ground floor, at the same level of the car parking, refuse collection and bike storage
 - The updated internal layouts feature living spaces at two levels, with the living rooms at lower ground floor opening towards the rear gardens and the kitchens at upper ground floor, being accessible from the entrance level and facing the rear balconies
 - The outdoor landscaping proposals has been updated to follow terraced block with the bike storages at upper ground floor

3.0 PRE-APPLICATION PROCESS OVERVIEW & FEEDBACK



PRE-APP 2 MARCH 2023

FEEDBACK

- Sports department feedback
- The houses to the west and east need to be pushed north to prevent overlooking onto neighbouring properties including 42 Cherry Tree Road and 18 Shakespeare Gardens



PRE-APP 2 ADDENDUM JULY 2023

CHANGES

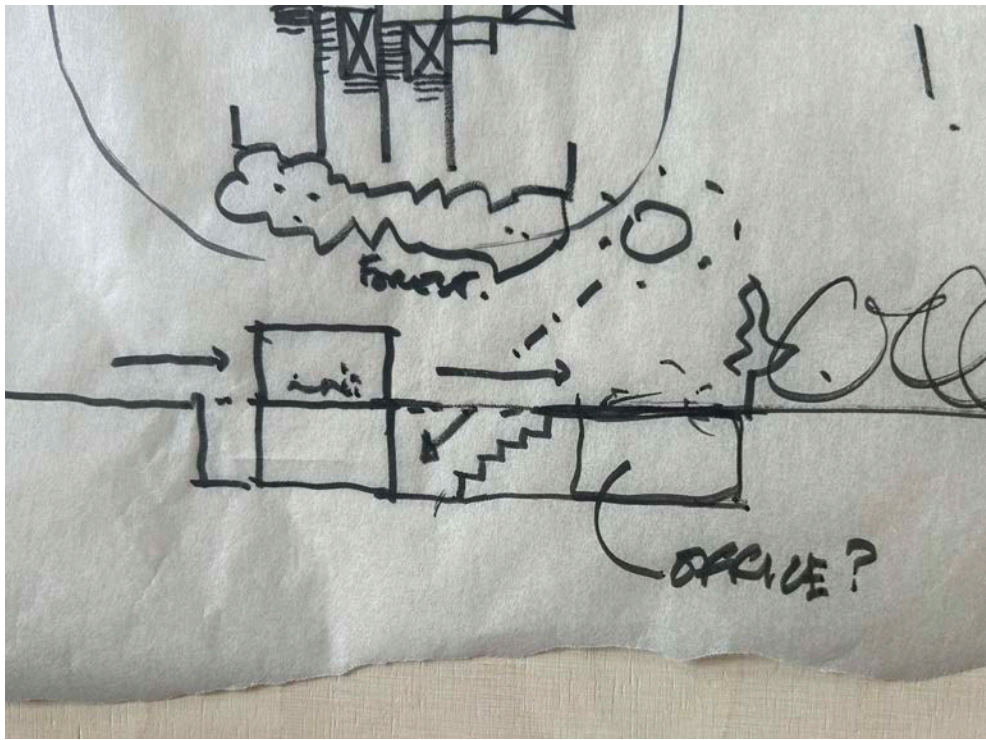
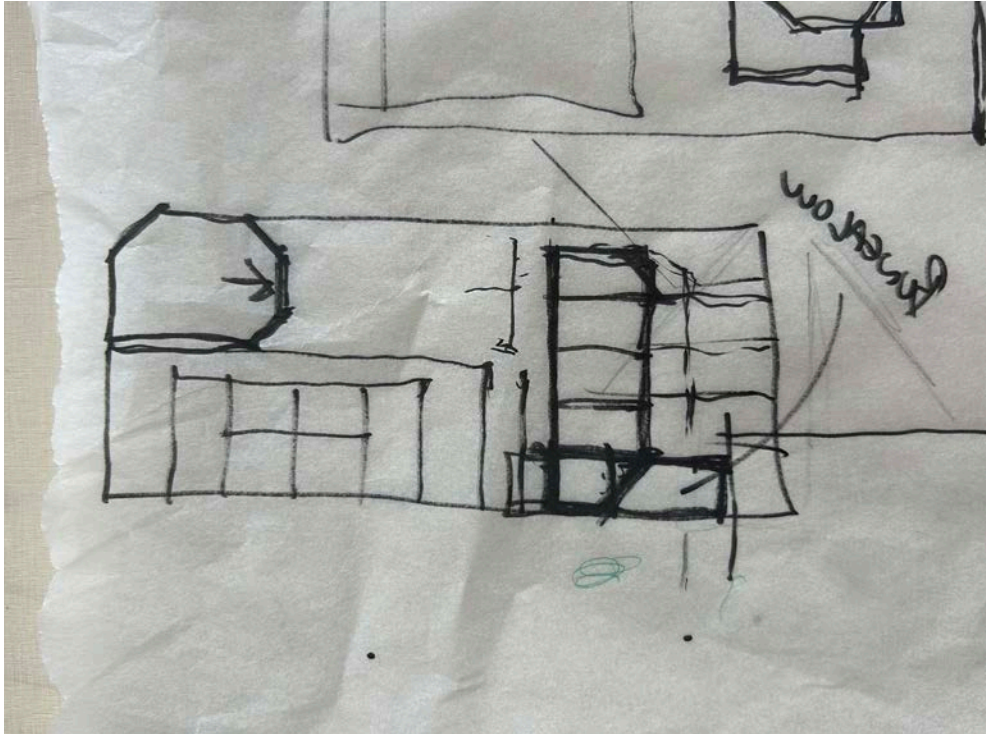
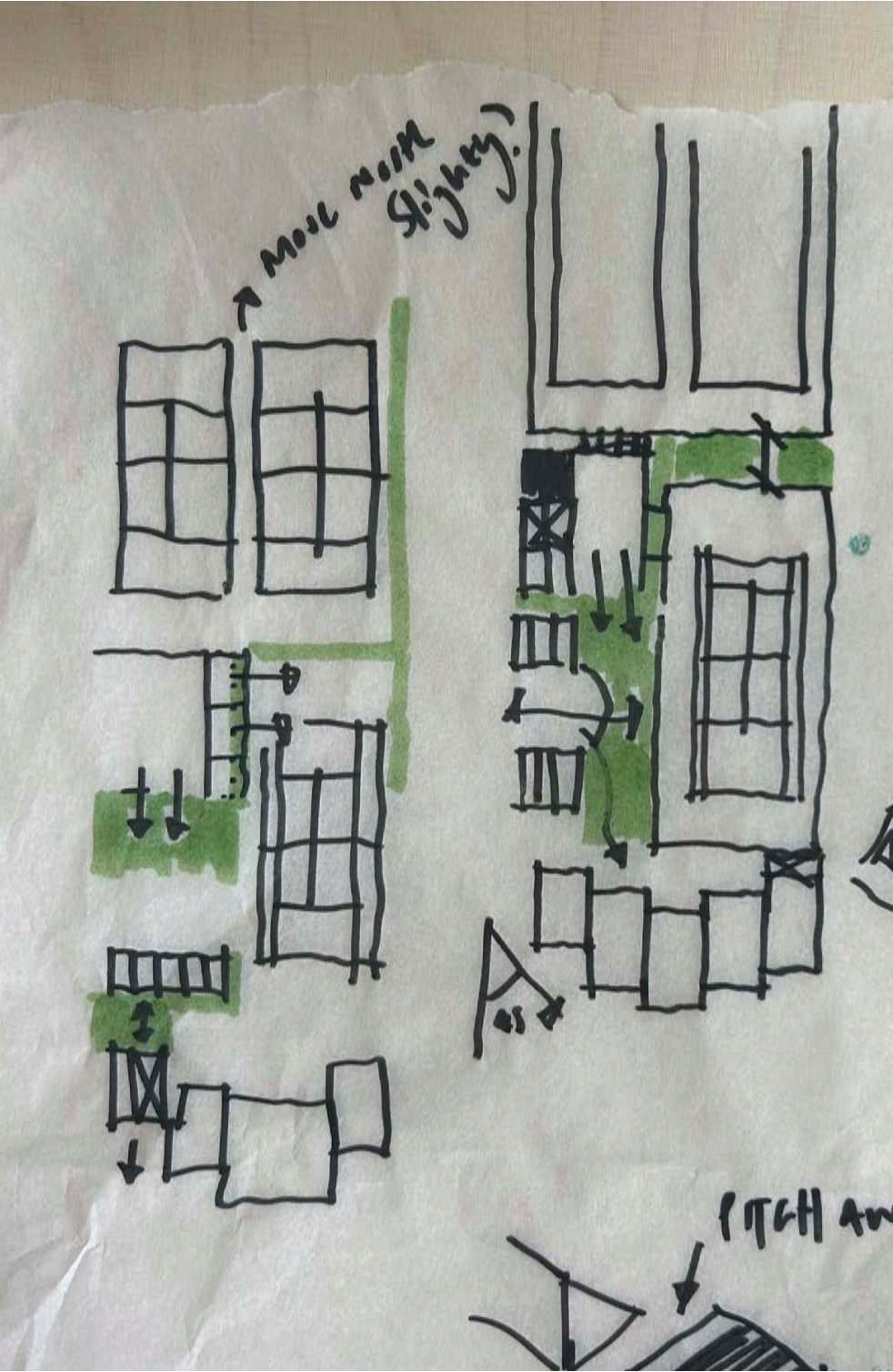
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4.0

DESIGN DEVELOPMENT

4.0 DESIGN DEVELOPMENT

INTERNAL DESIGN REVIEW



DESIGN LED DEVELOPMENT

Dowen Farmer Architects were approached to review the Tennis club site and the former proposal by the previous architect with a brief of providing a design lead residential development and tennis clubhouse. The brief was to design a high-quality response that followed architectural principles established within the surrounding context.

The design is required to respond sensitively to the green and constrained nature of the site, ensuring the development considers the potential impacts on outlook and privacy to both the neighbouring and proposed dwellings.

DESIGN PROCESS

The intention is that the building would improve the existing site condition, seamlessly stitching into the context and the adjacent residential properties.

Dowen Farmer Architects is a process driven outfit that aspires to respond to sites specificity with the outcome of each project having a unique quality that gives a bespoke identity. As part of the this process, a small number of the teams members conducted an internal initial design review session in which the team were tasked to provide five ideas in five minutes.

A selection of these initial ideas area provided on this page.

4.0 DESIGN DEVELOPMENT

CONCEPT

DESIGN PRINCIPLES

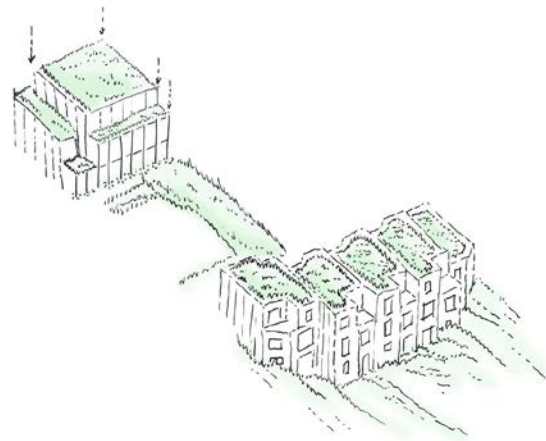
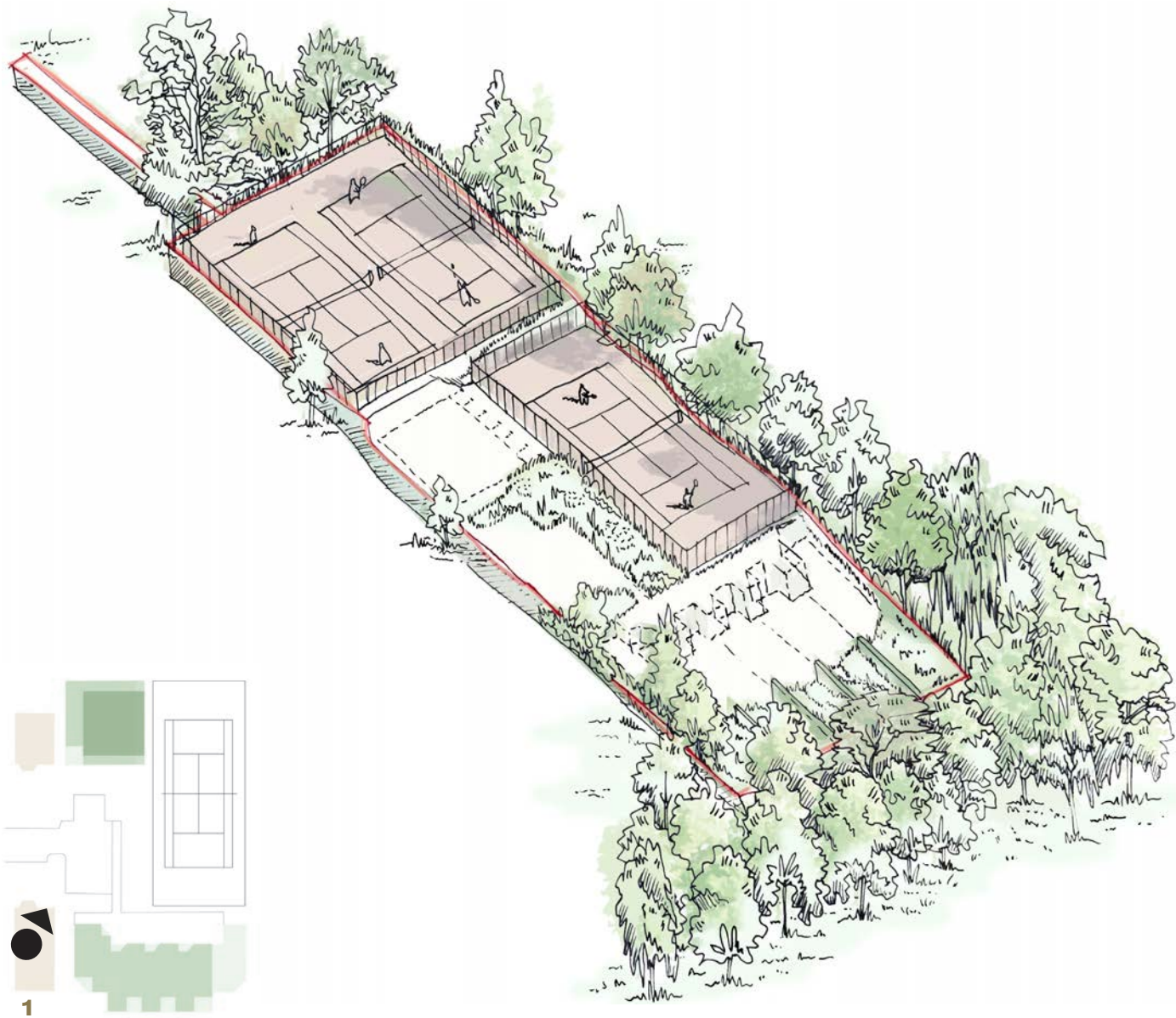
After a team site visit, new principles were devised to guide the project that were led by the natural characteristics of the site which are minimally impacted by the proposal .

The proposal is landscape led and aims to become a modest and delicately designed background that is secondary to the green spaces and tennis facilities on site.

The scheme follows the sites topography and fenestrations have been designed to respect the privacy of neighbours and to highlight key views such as Cherry Tree Wood to the south.

The architecture uses light weight vertical elements to organise the façades and to break down the overall massing which minimises the schemes visual impact. Green roofs are applied to all buildings to make up for the building footprints impact on the landscape. These principles are set out in the diagrams on the right:

- 1 LANDSCAPE LED
- 2 FENESTRATIONS USED TO FRAME VIEWS AND RESPECT PRIVACY OF NEIGHBOURS
- 3 LIGHT TOUCH APPROACH



4.0 DESIGN DEVELOPMENT

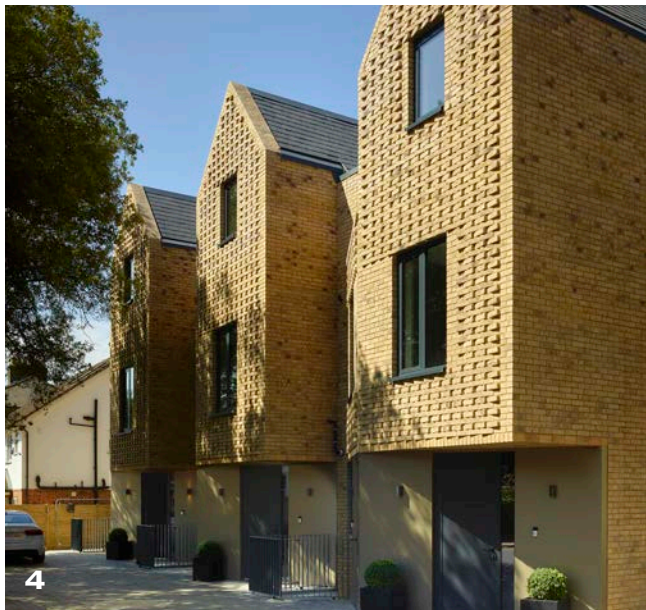
LOCAL PRECEDENTS



HIGH QUALITY BUILDINGS IN THE WIDER AREA

The buildings (pictured right) provide a collection of the higher quality architectural examples in the local vicinity. The local vernacular contains a diverse mix of Victorian and modern housing. The expressed gables and bay window features from older houses in the area enhance the street character and give the internal spaces greater aspect and views of the street. Similarly, both modern and historic examples have a range of size of fenestrations from small to full height windows that frame key views. Moreover, there is a broad range of intricate detailing across all façades that successfully break down the facade and create more intrigue. The massing projections range from gable pitches over three levels to flat roof projections on both Victorian and modern buildings.

The combination of the bay windows and the rich architectural pallet provides a clear starting point for a contemporary interpolation of the surrounding vernacular ensuring a proposal that is specific to the site and context.



4.0 DESIGN DEVELOPMENT

A CONTEXTUAL RESPONSE

LANGUAGE OF FACADES

Looking at some of the higher quality houses in greater detail, there are several features in particular that introduce elevational intrigue. The houses opposite have a strong sense of verticality through the introduction of tall and slender fenestrations. All façades also feel layered due to the break down in form, with some parts of the building projecting out further than others which reduces the heaviness of the buildings making them feel more lightweight.

The example on the left is of the Grade II listed building at the north of the site. The lighter detailing on this facade at the top and bottom and entrance way create intrigue and improve the buildings legibility as it allows the viewer to define a base, middle and top.

In the middle example, windows are dramatically set back and framed by the thin piers of brickwork to create depth whilst providing subtle solar shading for the user internally.

The modern Highgate House by Carmardy Groake on the right uses 3 volumes of brick in a contemporary way to make the facade feel lighter despite the nature of the material. The variation in the window proportions and sizes creates balance and was determined by the use of the rooms beyond to create a considered and balanced facade.

