

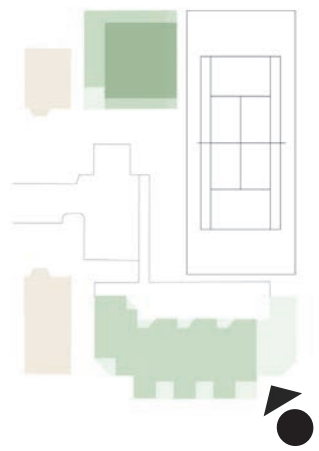
4.0 DESIGN DEVELOPMENT

ARCHITECTURE AND MASSING PRECEDENTS



4.0 DESIGN DEVELOPMENT

MASSING DEVELOPMENT



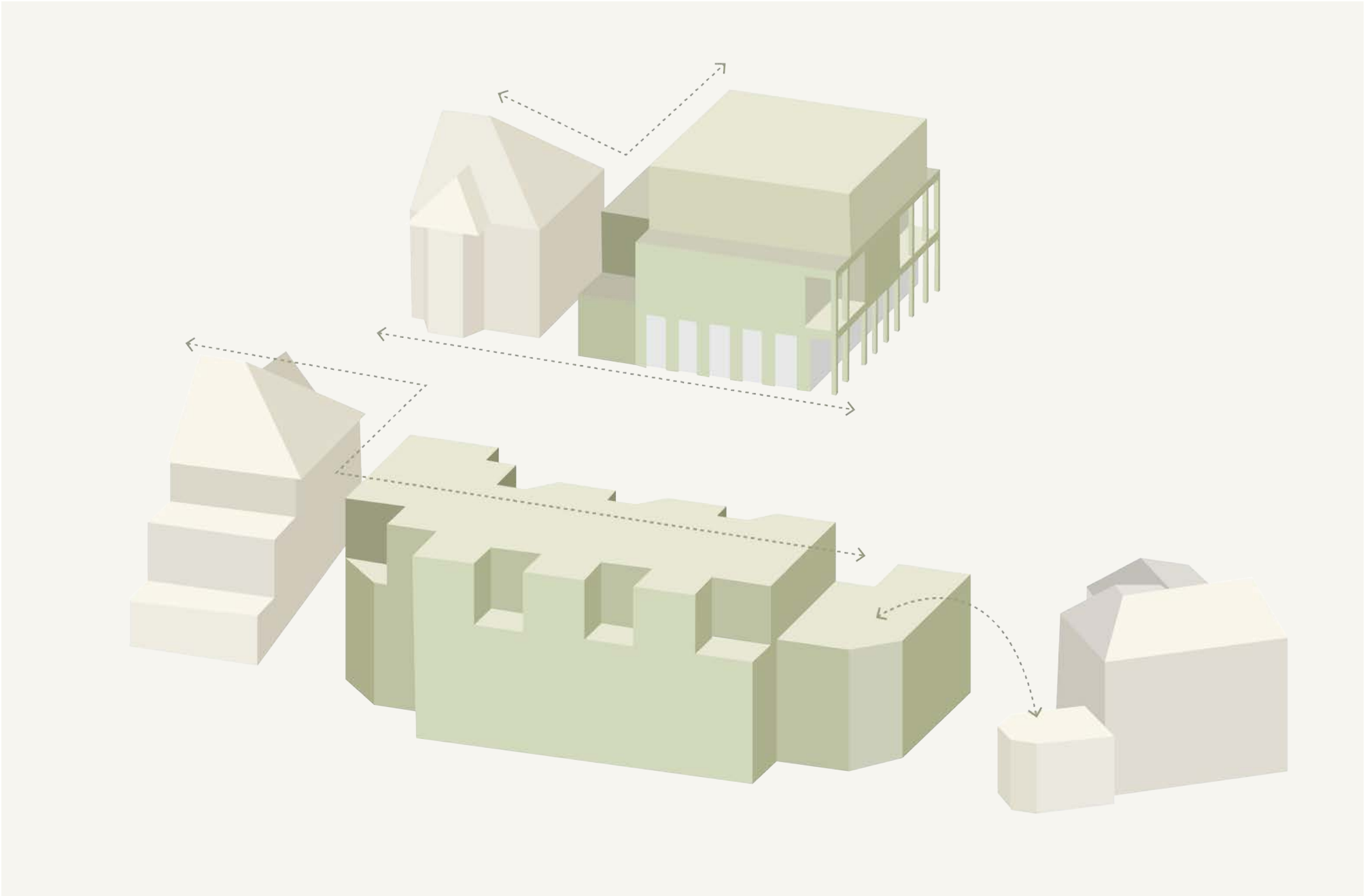
SCALE, HEIGHT & MASSING

The scale and massing of the proposal has been developed to be appropriate for the context whilst providing the highest quality units and amenity spaces.

The massing responds to the axes of Cherry Tree Road and continues the streetscape on both sides. The tennis clubhouse is level with Cherry Tree Road and its height follows the neighbouring property, with the mass broken down on its western flank to limit overshadowing and visual impact.

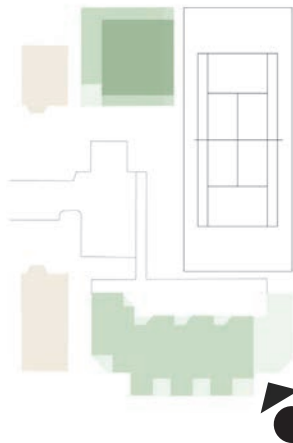
Whereas, the level of the site is lower than Cherry Tree Road where the houses are located and the proposal takes advantage of this change. The northern frontage of the proposed houses that face Cherry Tree Road sit below the ridge line of 42 Cherry Tree Road to avoid overshadowing its neighbour. The house on the eastern boundary of the site is lower in height and 2 storeys to limit overlooking to the neighbouring property on Shakspeare gardens. All houses are broken down on the south facade as the scheme aims to fade into the landscape, broken down areas cut away from the second storey provide private terraces to celebrate the view into Cherry Tree Wood.

The mature trees of Cherry Tree Wood are largely unaffected by proposals and will continue to be the dominant feature of the site.



4.0 DESIGN DEVELOPMENT

MASSING DEVELOPMENT



STREET SCALE

The street language along Cherry Tree Road has been carefully considered to ensure the proposed scheme stitches into the existing streetscape.

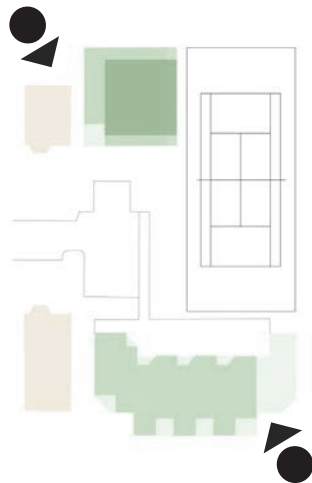
The semi-detached residential buildings that are dominant within the immediate context build in height from two to three storeys, with pitched roofs above that have frequently had modern loft conversions added. The Grade II listed building to the North of site is a full three storeys and is the tallest building in the area.

The proposal takes reference from the fenestration rhythm and bay language of the neighbouring properties on Cherry Tree Road. These key widths have been used to establish the arrangement of the façades and the massing to help break down the scheme. The image to the right shows how the tennis clubhouse/ apartment block follows the height of the properties on Cherry tree road and has 3 legible storeys. In addition, the image shows how the fenestration arrangement and breakdown in massing of the houses to the south of site follow the neighbouring property on Cherry Tree Road. Thereby creating a site specific relationship between the scheme and immediate context.



4.0 DESIGN DEVELOPMENT

SUMMARY OF DESIGN CHANGES



OVERVIEW

In August 2023, Downen Farmer Architects were appointed in place of pH+ following their liquidation. The former pH+ scheme was then reviewed and changes were made to improve the design of the buildings and landscaping. The key changes that have been made are summarised below.

DOWEN FARMER ALTERATIONS

- CHANGES MADE SINCE PRE-APP 2:
- The scheme's narrative was changed to become landscape led, as the former proposal felt Brutalist and did not fit in with the natural qualities of the site
 - Apartment and house layouts were revised to make the plans more legible and provide higher quality homes
 - Fenestrations have been placed to protect the privacy of adjacent properties and to frame key views including Cherry Tree Wood to the south of site
 - The entrance and sense of arrival to the scheme has been improved by reorganising car parking , adding more green space and making the central court viewable upon entry
 - The houses on the eastern and western boundaries of the site align and their footprints avoid the 45° line of both the adjacent neighbouring properties on Cherry Tree Road and Shakespeare Gardens
 - The 3 central houses now align to improve buildability and to avoid overshadowing caused by the staggered footprint
 - The eastern house is now a 4B7P alike the 3 central houses
 - The new proposal aims to minimise digging at the lower ground level gardens for the houses by levelling out smaller areas and gently sloping up to follow the existing topography
 - The tennis club layout has been redesigned to provide better quality facilities and an additional store room for the bar area/ potential refuse has been added
 - The houses are now proposed in timber to blend with the natural context of Cherry Tree Wood and have living areas and kitchens at lower ground level exclusively
 - The tennis club/apartment block is designed using a delicate brick frame with a timber top storey to match the houses and to reduce the visual weight of the massing overall

5.0

CONSULTATION PROCESS

5.0 CONSULTATION PROCESS

PUBLIC CONSULTATION



PUBLIC CONSULTATION

The Public consultation process was organised by the specialist community consultation group ‘The Community Communications Partnership’ known as the CCP. The goal was to provide detailed information about the proposed scheme to local residents and answer their questions about the proposals, providing reassurance that key issues that may affect the local community have been addressed as part of the development. A range of communication methods were utilised to notify and provide feedback. These methods included:

- The newsletter:**
- Hand delivered to 500 properties around the site,

- The website:**
- A Unique community UK URL online since 01.10.23 website (www.fortisgreen.net) was commissioned. This website includes the following sections:
 - A Virtual Exhibition (See 3.5)
 - The Current Site
 - The Proposals
 - The New Courts
 - Feedback Form
- As of 16th October 2023, the website has received 731 visitors.

- Social media advertising**
- A Facebook, Instagram and Messenger advertising campaign was launched on 1st October 2023. The advertising was geographically targeted to the Haringey and Barnet areas and as of 17th October 2023, the online advertisement has been served to 2911 people

- A total of 36 local residents completed our feedback form and 5 comments were emailed separately

The general consensus on the proposal to build 8 new residences and new tennis club on the site was mixed.

The concerns received were solely focused on a misinterpretation that the proposal would remove the tennis club and courts completely and convert the whole site into housing. The CCP responded to these comments to ensure that new improved facilities to ensure the longevity of the club were being delivered. Besides this, comments were positive and saw the benefits of the scheme to the club - with respondents understanding the need for housing and that the proposed housing followed the local typology of having family homes with gardens.

Further details and feedback from the consultation process are provided within the submitted statement of community involvement.

Fortis Green

Welcome to the website and Virtual Exhibition for the Fortis Green Tennis Club proposals.

On this website, you will find all of the information regarding our exciting proposals, and there is a feedback form at the bottom of the page where you can let us know your views on the proposals.

Fortis Green - Virtual Exhibition

THE CCP

The Current Site

The site is currently home to the Fortis Green Tennis Club. This is a long-running club with a proud history, but over the years, the courts have fallen into disrepair and are in urgent need of replacement and enhancement to safeguard the future of the club. Central to our plans is the aspiration to regenerate the facility into a modern, high-quality tennis club with well-maintained, all weather tennis courts. We are excited to present our plans, which have been long in the making and take into account the surrounding area and its love for tennis.

1

Feedback Form

** indicates required fields

Name *

First

Last

Email *

Phone

Address

Post Code

Do you feel that the tennis courts are in need of refurbishment? *

☐ Yes

☐ No

Do you support the creation of a new clubhouse for the Fortis Green Tennis Club? *

☐ Yes

☐ No

Do you feel that there is a shortage of new housing in London? *

☐ Yes

☐ No

Do you feel that the types of homes proposed are suitable for families? *

☐ Yes

☐ No

2

Fortis Green Tennis Club

Plans for eight homes and three brand new courts

Current site

The site is currently home to the Fortis Green Tennis Club. This is a long-running club with a proud history, but over the years, the courts have fallen into disrepair and are in need of urgent refurbishment to safeguard the future of the club. Central to our plans is the aspiration to regenerate the facility into a modern, high-quality tennis club with well-maintained, all weather tennis courts. We are excited to present our plans, which have been long in the making and take into account the surrounding area and its love for tennis.

The proposals

The proposal is for the redevelopment of the site to provide eight new homes, a new clubhouse, 3 new all weather synthetic clay courts and associated landscaping, car parking, cycle storage, and refuse storage. The clubhouse will sit in the centre of the site, giving 8 views across all courts.

These homes have been designed to integrate seamlessly into the neighbourhood, offering a low-impact development on a site that has fallen into disrepair due to a lack of resources. These homes will subsequently pay for the new state-of-the-art tennis courts.

Environment

Development that is environmentally sustainable is front-and-center in our thinking. We always ensure a biodiversity net gain, and that the construction materials used are sustainable, causing the least amount of disruption to neighbors possible, and ensuring fantastic energy efficiency.

8 new homes
2 replaced and emerged courts and new court
new clubhouse

3

Fortis Green Tennis Club

Plans for eight homes, a refurbished court, and a new court

Current site

The site is currently home to the Fortis Green Tennis Club. This is a long-running club with a proud history, but with the years, the courts have fallen into disrepair. Central to our plans is the aspiration to regenerate these courts into a modern, high-quality, and well-maintained tennis facility. We are excited to present our plans, which have been long in the making and take into account the surrounding area and its love for tennis.

The proposals

The proposals are for two tenement homes at the southern edge of the site, alongside three apartments, set back from street level. These homes have been designed to integrate seamlessly into the neighbourhood, offering a low-impact development on a disused site. These homes will subsequently pay for the new state-of-the-art tennis courts, which are in need of funding over years of use.

The proposals for a total of eight new homes with new and refurbished tennis courts come in conjunction with the creation of a new Fortis Green Tennis Club clubhouse. The clubhouse will sit in the centre of the site, giving 8 views across all courts.

New, longer clay tennis court

Existing courts refurbished and widened

Part 2, part 3 storey building with new tennis clubhouse on the ground level, and 3 apartments above

A new row of terraces to the south of the site with gardens backing onto Cherry Tree Wood and a communal area in front of the dwelling

We want to hear from you

To let us know your views on the proposed plans, please visit www.fortisgreen.net, contact harry@thccp.com, or call 07874649732

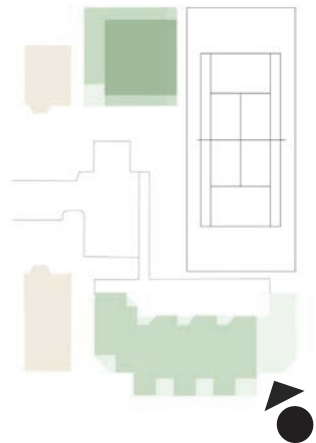
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6.0

THE SCHEME

6.0 THE SCHEME

DEVELOPMENT OVERVIEW



PROPOSED DEVELOPMENT OVERVIEW

OVERVIEW
The aim of the development is to provide 5 high quality houses, 3 residential apartments with a mix of one, two, three bedroom unit types and to incorporate two new tennis courts to the north of the site and to provide a brand new court and tennis clubhouse with high quality facilities. All houses will be CAT M4(2) compliant and all apartments will be CAT M4(1) compliant.

The project is comprised of four floors across the whole site: a lower ground, ground floor with two floors above. [The full break down can be found in the area schedules at the end of the document].

Access for both pedestrians and vehicles is conveniently located off Cherry Tree Road. Existing access from Southern Road is retained for the tennis club members. The scheme provides five off-street car parking bays, as well as storage for 1.5-2 cycles per property and sufficient refuse storage.

The site is located 0.3 miles from East Finchley Tube Station (Underground).

The site is 0.76 acres / 0.03 hectares.

THE TOTAL GIA IS 943 SQM.

Unit Number	Unit Type	Area (m ²)
Unit 1	4B7P	140
Unit 2	4B7P	140
Unit 3	4B7P	140
Unit 4	4B7P	140
Unit 5	2B3P	98
Unit 6	1B2P	50
Unit 7	2B3P	64
Unit 8	2B3P	76
Commercial	Tennis Clubhouse	95
Total		943 sqm



6.0 THE SCHEME

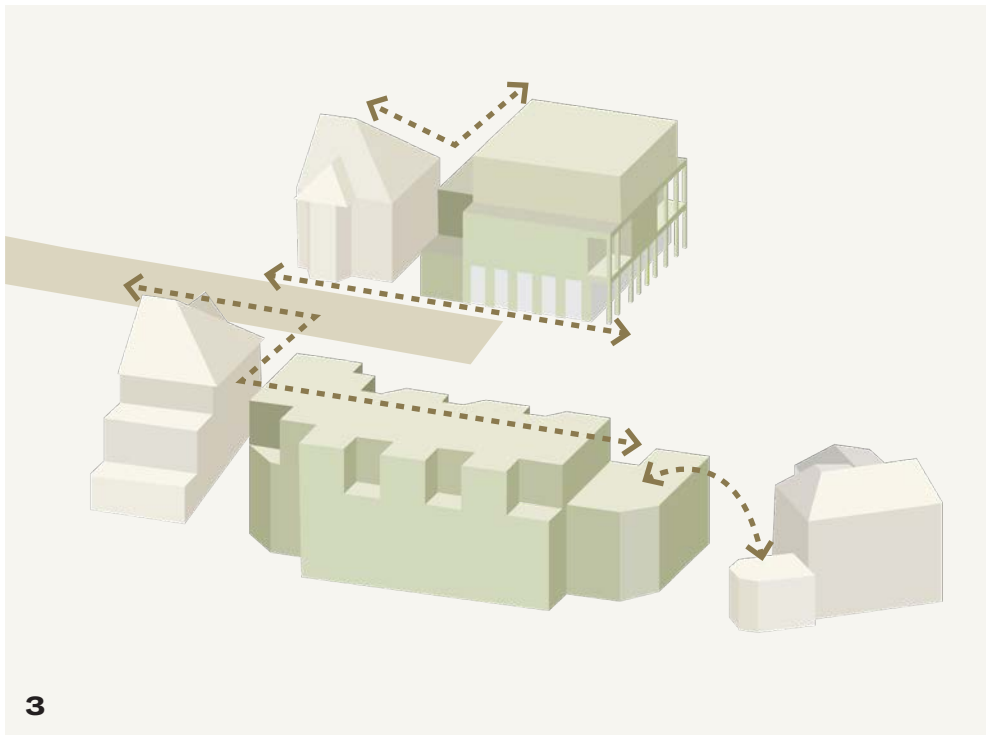
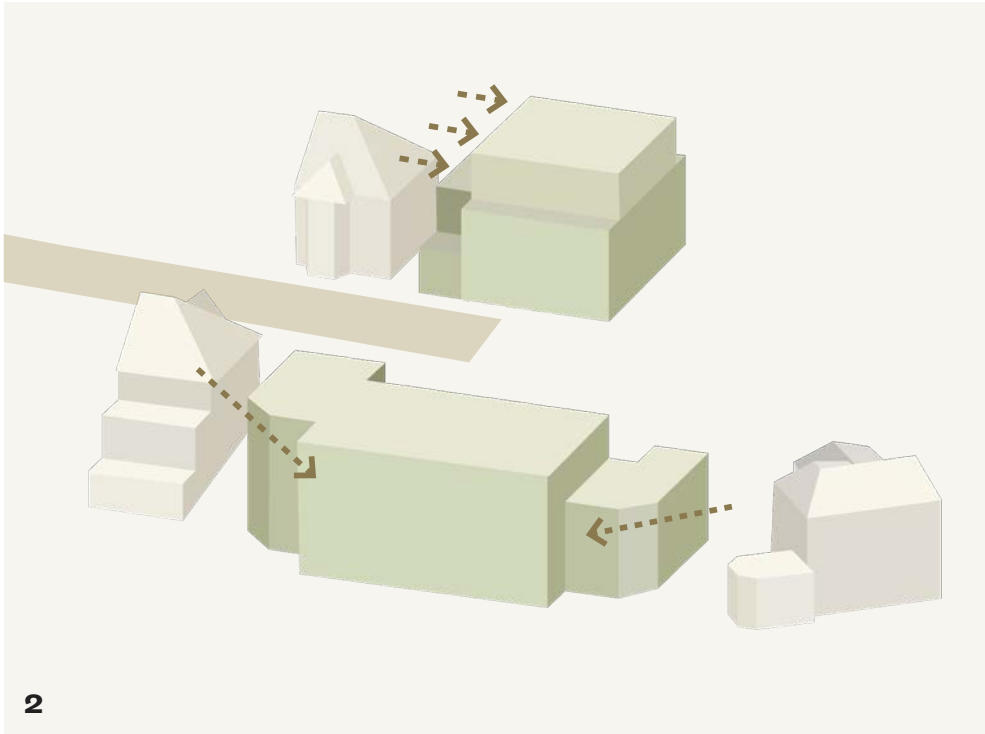
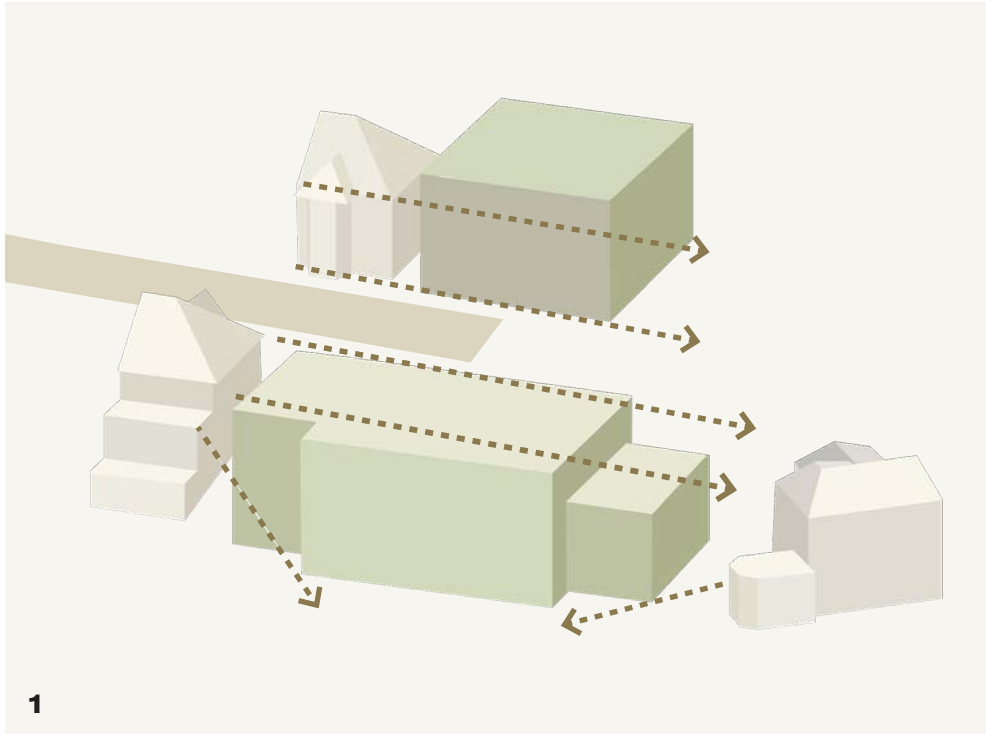
AXONOMETRIC BUILD-UP

MASSING APPROACH

The diagrams opposite show how the initial site strategy and concepts translate into the final proposal.

Beginning with a simple extrusion of the footprint of the site, the massing has been carved away to sensitively relate to the surrounding context.

- 1 The Initial massing is extruded by following the axis established by the roads and buildings.
- 2 Forms are broken down to respect privacy and visual amenity of neighbouring properties
- 3 The overall form of the building is carved out to accommodate amenity spaces and reorient the building to maximise daylight / sunlight.
- 4 Contemporary materials, including a green brick facade and timber fins that aspire to blend into the sites natural surroundings included alongside vegetation.



6.0 THE SCHEME

PROPOSED PLAN OVERVIEW



PROPOSED PLAN OVERVIEW

OVERVIEW
The scheme responds to the three levels of the existing site, with the first floor aligning to the level of the new northern two tennis courts, the ground aligning to the central area which aligns to Cherry Tree Road and the lower ground which is level with the two new southern tennis courts.

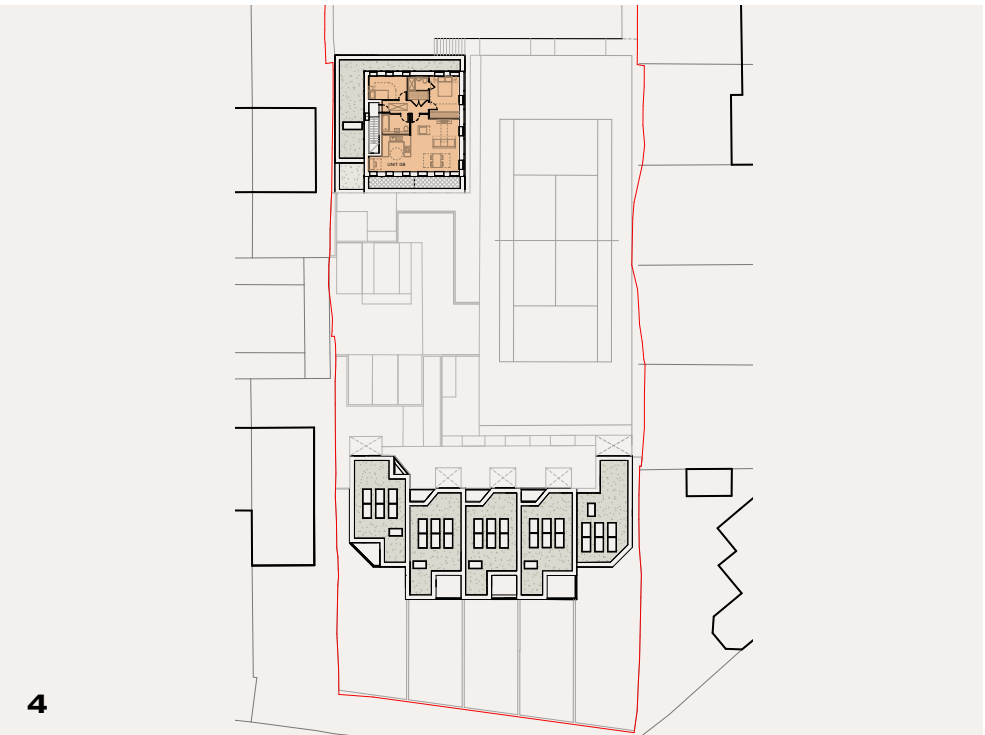
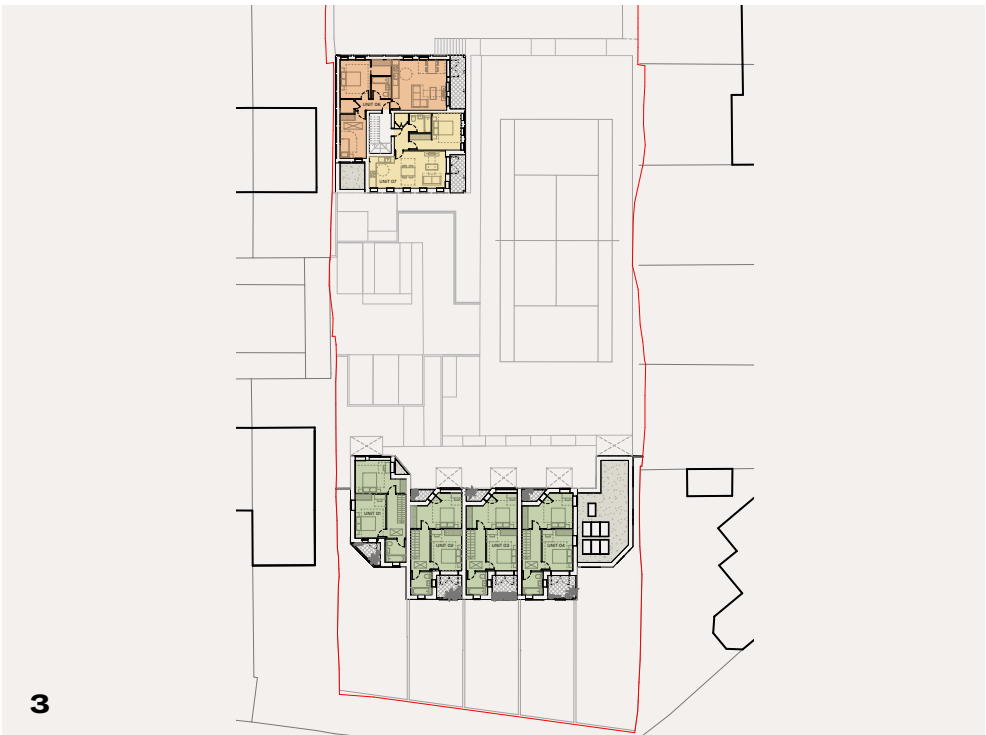
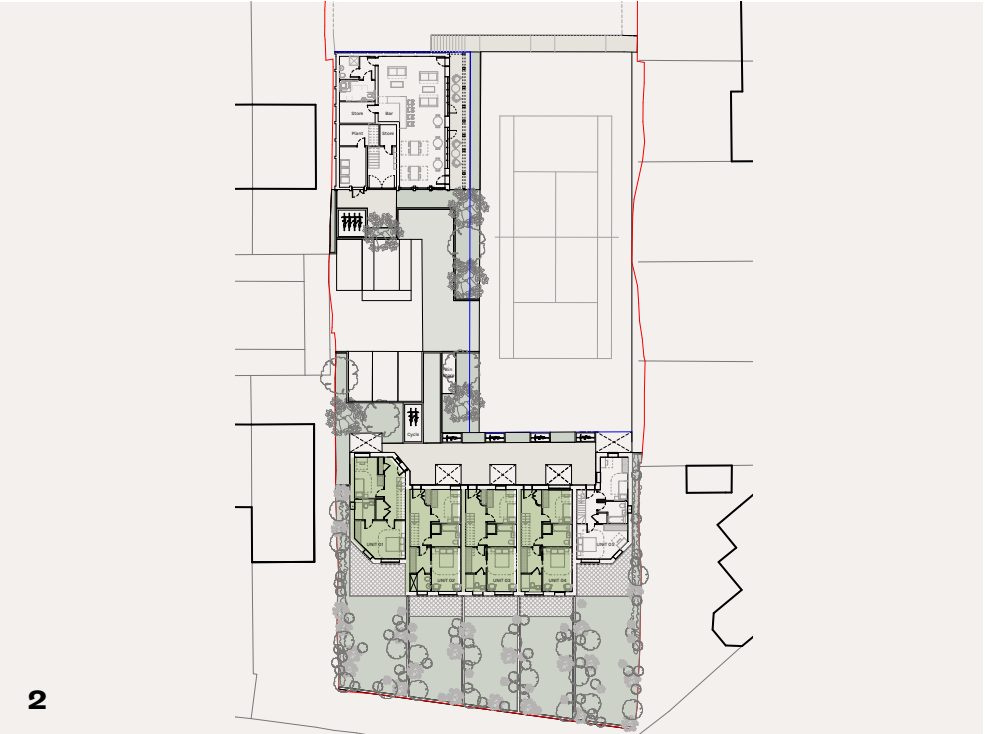
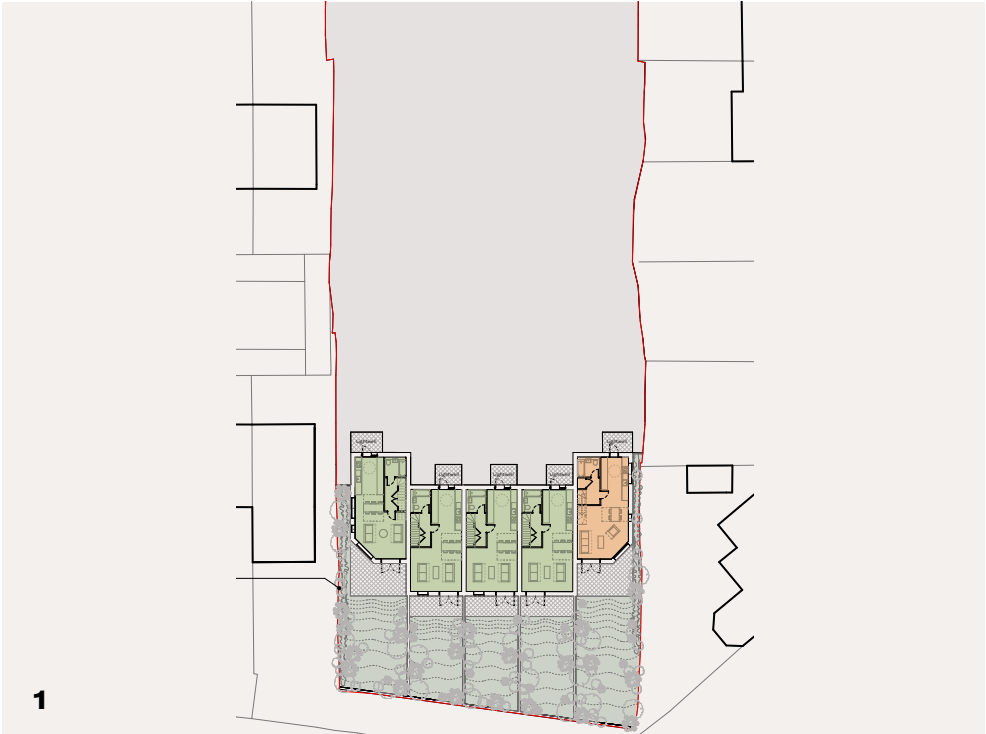
The 5 houses range from 2-3 storeys with all schemes having living rooms facing onto gardens on the lower ground level. The houses are the only part of the scheme with access to the lower ground.

The 5 houses are all accessed from the ground floor, and have 2 bedrooms and a family bathroom at this level. The ground floor landscaping accommodates the new central tennis court and car and cycle parking facilities. Also at ground level, is the new proposed tennis clubhouse and residential entrance that lead up to the upper floors of the apartment block.

The first floor of the apartment block contains two units of varying sizes that respond to different constraints, including a 1B2P and 2B3P. Both units have access to spacious private terraces that face the new central tennis court. At first floor level, 4 of the houses have 2 bedrooms, including the master bedroom and a family bathroom. All bedrooms in the houses at this level, excluding one in the western most house have access to a private terrace, with master bedrooms having generous terraces that face the south of the site.

The second floor contains one 2B3P unit, designed to embrace natural light. Every house has roof lights as well as two of the apartments.

- 1B2P
 - 2B3P
 - 4B7P
- 1 Proposed Lower Ground Floor Plan
2 Proposed Ground Floor Plan
2 Proposed First Floor Plan
3 Proposed Second Floor Plan

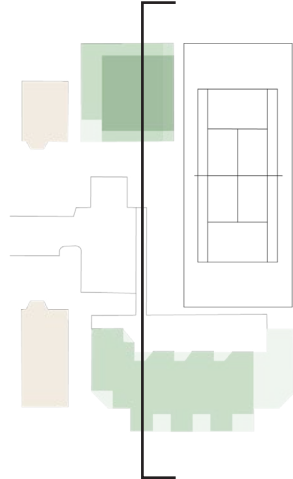


6.0 THE SCHEME FORTIS GREEN - ELEVATIONAL VIEW



6.0 THE SCHEME

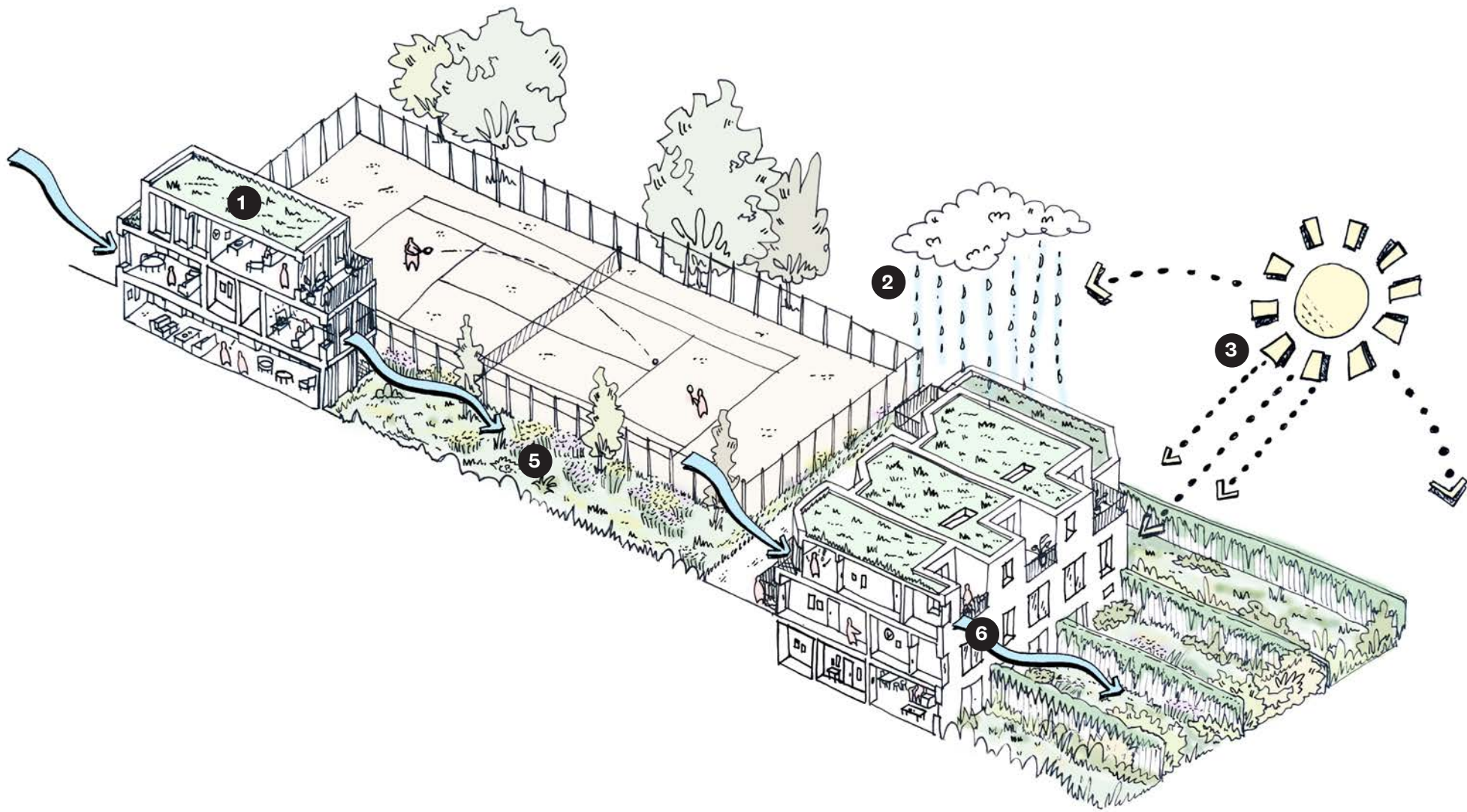
SUSTAINABILITY PRINCIPLES



SUSTAINABILITY PRINCIPLES

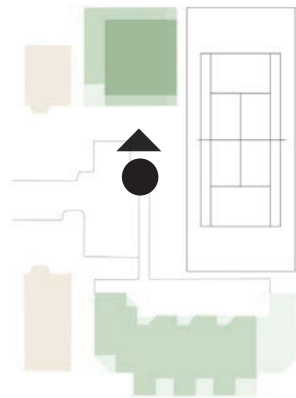
The project focusses on the benefits of the development as a whole and how it can positively benefit the existing community;

- 1. **Green Roofs** - Water attenuation
- 2. **Water Butts** – Rainwater harvesting
- 3. **Direct Sunshine**
- 4. **Cycle Storage** – Deliver covered and secure shelters
- 5. **Improved Landscaping** – Enhance biodiversity, provide usable communal amenity, more attenuation/soft landscaping
- 6. **Triple Glazed windows** – Enhanced thermal and acoustic performance
- 7. **High Performance Envelope** – Insulation and airtightness provides enhanced thermal performance
- 8. **Overall Building Orientation** – Enhances light on all south facing sides of the building & create additional space for greenery.
- 9. **High Quality Amenity** - Proposed for residential well-being.



6.0 THE SCHEME

ARCHITECTURAL DETAILS



ARCHITECTURAL DETAILS

The proposed facade features a combination of subtle and bold architectural details evocative of the buildings from the surrounding area. The south elevation of the clubhouse to the right captures the key moves below:

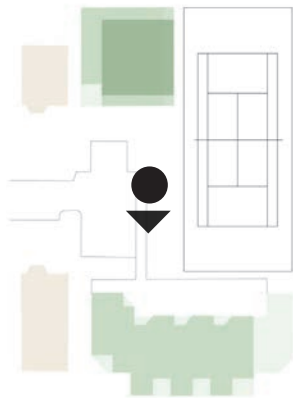
- 1 Flat roof
- 2 Set back Siberian larch roof with vertical battens and expressed frame
- 3 Soldier course 102.5mm protruding banding
- 4 Private exposed terrace and inset balcony, providing amenity space whilst activating the facade
- 5 Delicate vertical brown metalwork balustrades throughout, echoing vertical timber cladding to have the least visual impact
- 6 Brick 102.5mm protruding banding to create depth and intrigue whilst breaking down the facade
- 7 Glazing that echo the height of the neighbouring property repeated to give balance to the facade
- 8 Recessed brick walls
- 9 Darker brick recessed banding
- 10 Vertical larch battens to match the top storey whilst tying into the houses to the south of site
- 11 Generous floor to ceiling height glazing to maximise access to light
- 12 Outdoor amenity area for the tennis club with lightweight colonnade
- 13 Substantial planting to the front to soften and activate the facade.



View of the south facade of the proposed tennis club and apartment block

6.0 THE SCHEME

ARCHITECTURAL DETAILS



ARCHITECTURAL DETAILS

The proposed facade features a lightweight and architectural details that are sensitive to the natural context of the site and the neighbouring property. The north elevation of the houses to the right captures the key moves below:

- 1 Flat roof
- 2 Larch double layered timber facade with vertical slender battens fastened to horizontal battens behind
- 3 Chamfered walls to activate the facade
- 4 Recessed terraces, providing amenity space
- 5 Delicate vertical brown metalwork balustrades throughout, echoing vertical timber cladding to have the least visual impact
- 6 Generous floor to ceiling height glazing to maximise access to light
- 7 Green roof terrace
- 8 Lightwells that provide light to kitchen spaces at the lower ground of the houses
- 9 Substantial planting to the front to soften and activate the facade.



View of the north façades of the proposed houses to the south of site

6.0 THE SCHEME

MATERIALITY AND DETAILING

MATERIALITY & DETAILING

A high quality palette of light and dark green brick, complementary brown metalwork and siberian larch has been selected for this scheme.

The use of brick for the tennis club/apartment block is a natural choice for the proposal, as it is typically found at the base of the interwar mock tudor style houses that are the most prevalent in the area. Timber has been selected as the primary material for the houses because of their proximity to Cherry Tree Wood and to lighten the visual weight of the scheme as the proposal aims to blend with the landscape. In addition, timber detailing has been added to the second storey of the tennis club and the doors of the bin stores at ground level. This move ties the whole scheme together; moreover, the timber on the top storey mimics the brick framing below but in a more delicate way to give balance to the facade. The mortar for bricks will be specified to closely match the colour of the brick tones and will be flush pointed with a brush finish to enhance the crisp contemporary feel.

Brown metalwork complements the choice of bricks and timber and introduces textural contrast to add richness and depth to the buildings while preserving the overall colour palette.

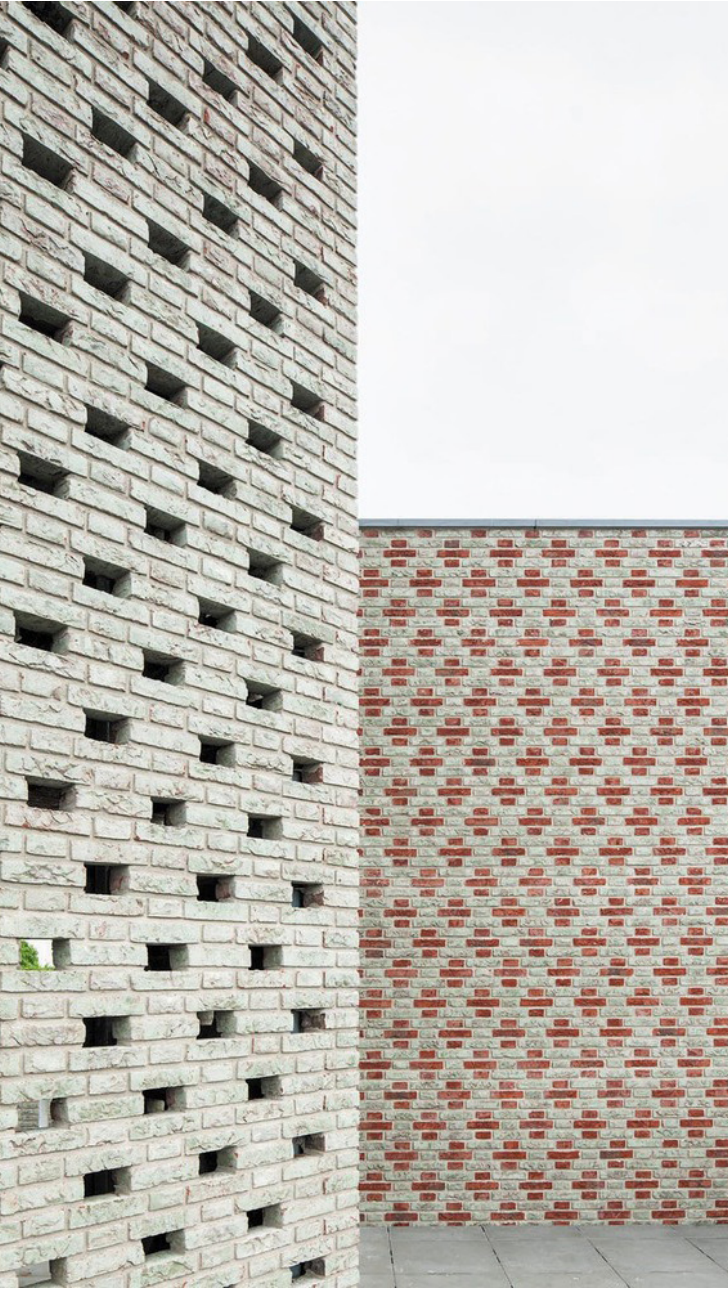
To integrate functionality with aesthetics, the design at ground floor of the tennis club/apartment block incorporates vertical timber fins to conceal the bin store access and uses glazing to highlight the residential entrance and tennis club. The vertical timber fins echo the metalwork of the balustrades used throughout the scheme, to activate all façades which contributes to the overall visual harmony of the scheme.

We see the specification of high quality materials as essential to ensuring the timelessness of built architecture.



6.0 THE SCHEME

MATERIALITY AND DETAILING PRECEDENTS



6.0 THE SCHEME

FORTIS GREEN - VIEW OF TENNIS CLUB



6.0 THE SCHEME

FORTIS GREEN - VIEW OF HOUSES

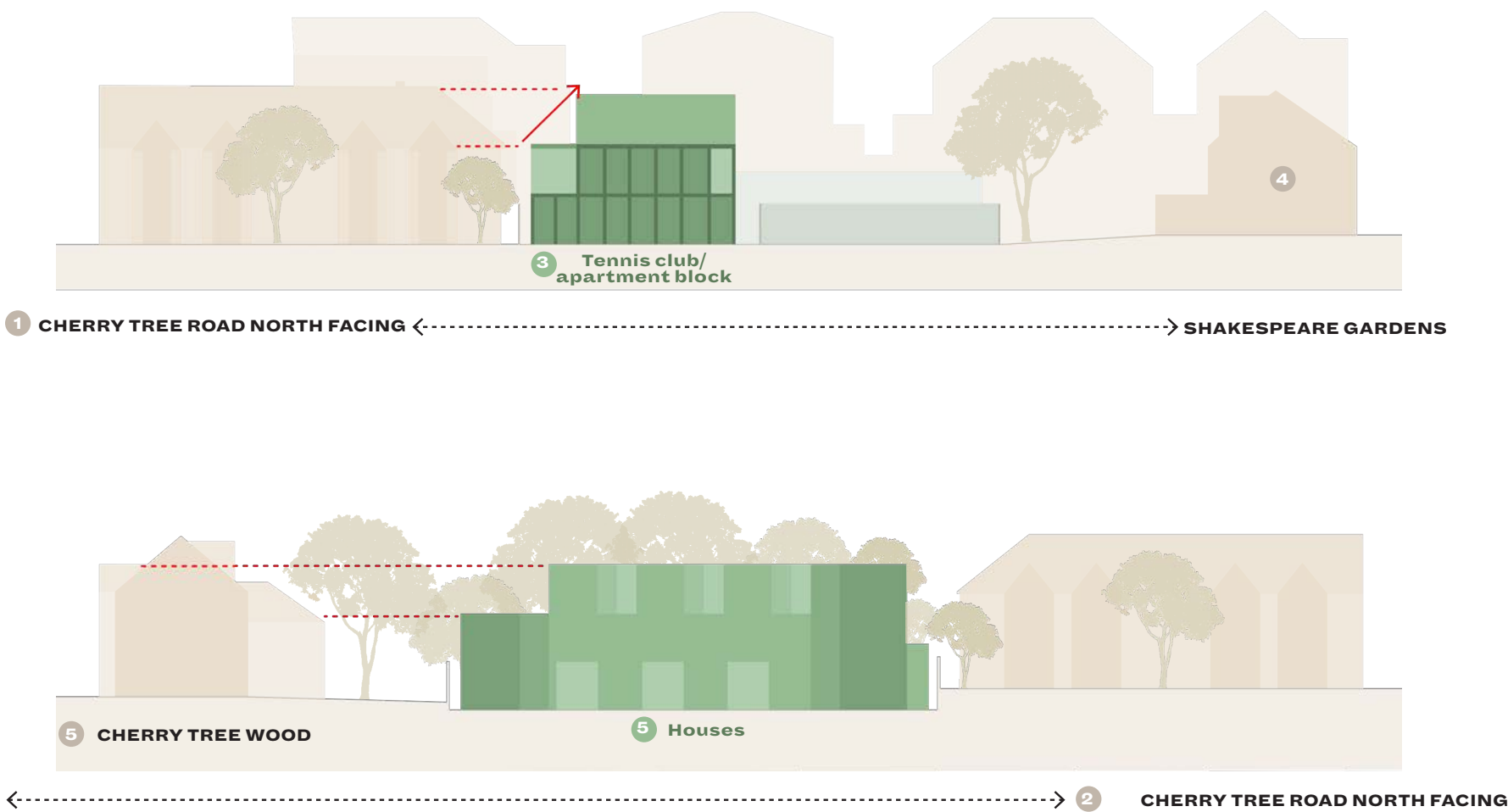


6.0 THE SCHEME

SCALE HEIGHT AND MASSING

SCALE, HEIGHT & MASSING

The scale, height and massing of the proposal is appropriate for the context, stitching into the buildings along Cherry Tree Road and blending with the natural context of Cherry Tree Wood.



6.0 THE SCHEME

LANDSCAPE STRATEGY

LANDSCAPE OVERVIEW

The primary aim of the landscape strategy is to celebrate the natural qualities and views of Cherry Tree Wood on site, through provision of high quality amenity spaces with each apartment having access to green views and to bring as much daylight into the units as possible. The decision to make the scheme landscape led also involved increasing the amount of accessible green space in the centre of the site, with a generous strip of greenery that borders the central court provided to improve the sense of arrival. The landscape strategy also aims to soften the overall form of the buildings and increase the quantum of green space and biodiversity the proposal offers.

The apartment block has green roofs on multiple levels and has green space that wraps around the ground floor to soften the building as it reaches the pavement. The houses benefit from private gardens at the lower ground floor, giving them a generous outdoor area as well as a high quality appearance and outlook from the internal spaces.

Integrated planters are also present on the balconies and terraces, creating a visual link between every floor and adding a softness to the facade at each level.

By incorporating additional green spaces, the proposal compliments the softscaped surroundings and feels sewn into the existing landscape. This expansion of greenery not only adds vibrancy to the surroundings but also enhances visual amenity and promotes biodiversity. The infusion of natural elements will create a more inviting and sustainable environment for residents and the wider community.



6.0 THE SCHEME

LANDSCAPE STRATEGY



AMENITY SPACES

Each unit has outdoor amenity space in the form of either a recessed balcony, a terrace, or a garden.

Providing a variety of types of amenity spaces gives individuality to the units and variety in the buildings form and detail whilst responding to a range of site constraints.

The table below summarises the amenity space provided for each unit:

Unit Number	Unit Type	Area (m²)
Unit 1	4B7P	106.7
Unit 2	4B7P	66.1
Unit 3	4B7P	69.8
Unit 4	4B7P	74.1
Unit 5	2B3P	107.2
Unit 6	1B2P	5.6
Unit 7	2B3P	7.8
Unit G08	2B3P	5.3
Total		442.4



6.0 THE SCHEME

OVERLOOK & OVERLOOKING



OVERVIEW

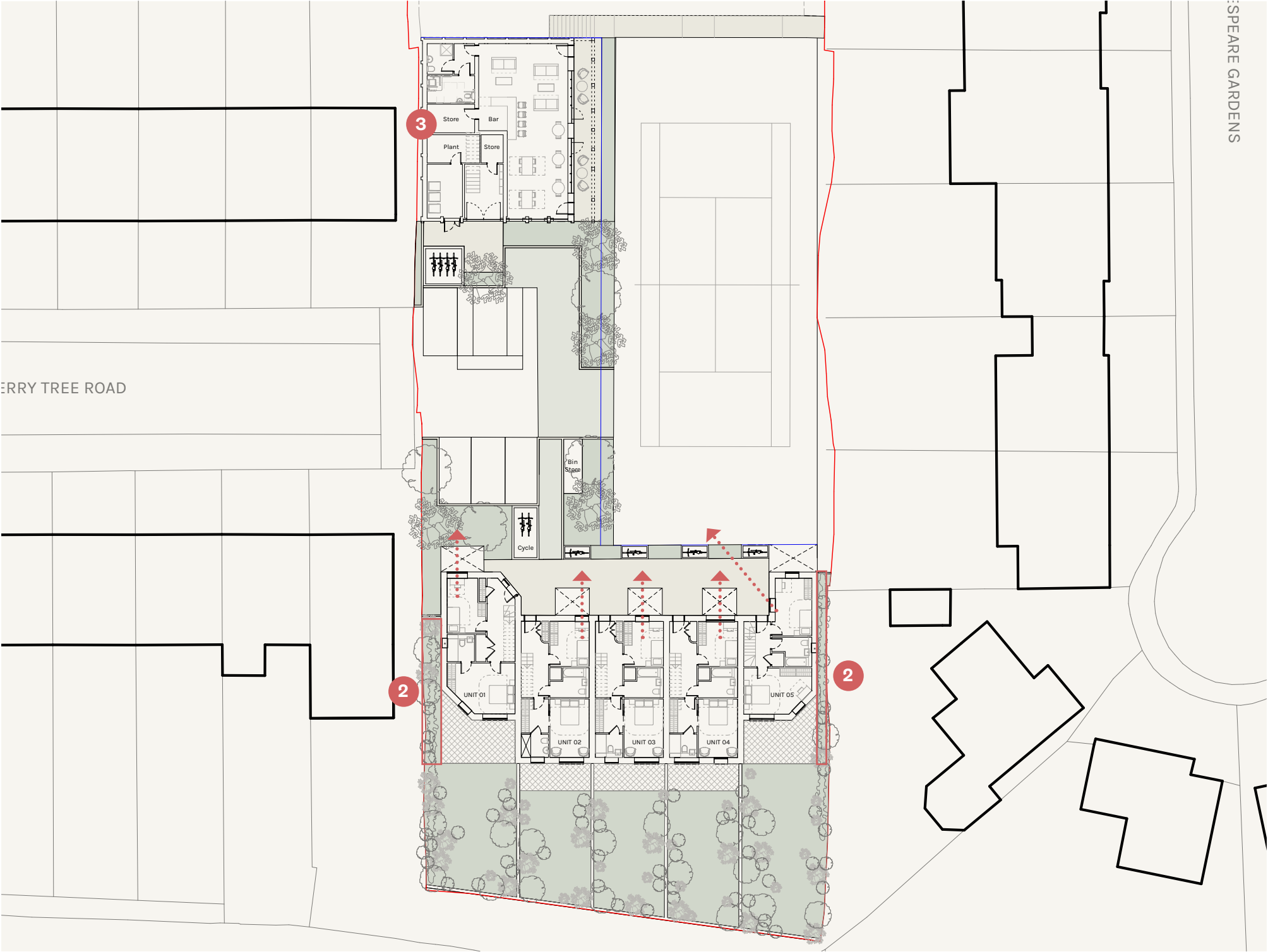
The primary overlooking and outlook concerns are overlooking into the neighbouring gardens on Cherry Tree Road and Shakespeare gardens. To mitigate overlooking and improve outlook, the below design moves have been incorporated:

- 1 The houses on the east and west boundaries have been do not cross the 45° line from the middle of the nearest front or rear window of the neighbouring accommodation at 42 Cherry Tree Road and 18 Shakespeare Gardens
- 2 Planting has been placed next to houses on east and west boundary and used as screening to mitigate overlooking into neighbouring gardens from lower ground windows.
- 3 No windows are provided along the west facade of the ground floor of the apartment block to prevent overlooking into 31 Cherry Tree Road. On the first floor and second floor of the apartment block, there is minimal glazing and the walls are set further back from the neighbouring property.

SBD Provisions - Ground Floor Plan (NTS)

Defensible Planting to Ground Floor Units

Natural Surveillance



6.0 THE SCHEME

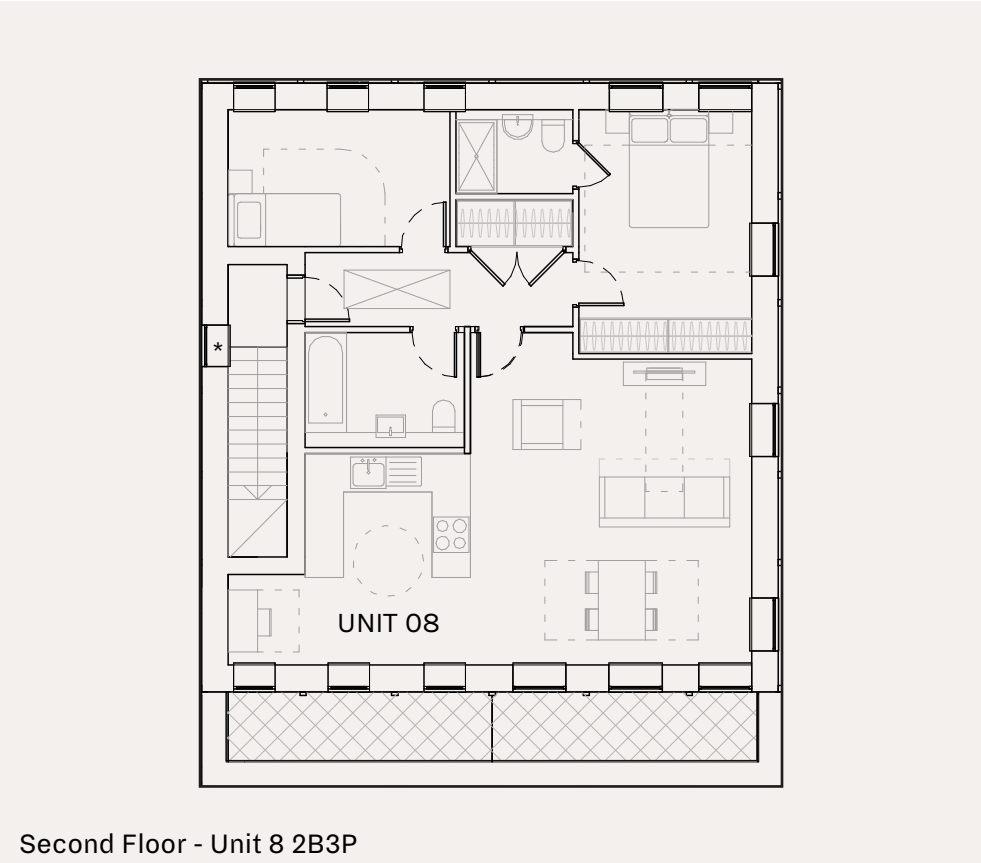
APARTMENT LAYOUTS



First Floor - Unit 6 2B3P



First Floor - Unit 7 1B2P



Second Floor - Unit 8 2B3P



APARTMENT LAYOUTS

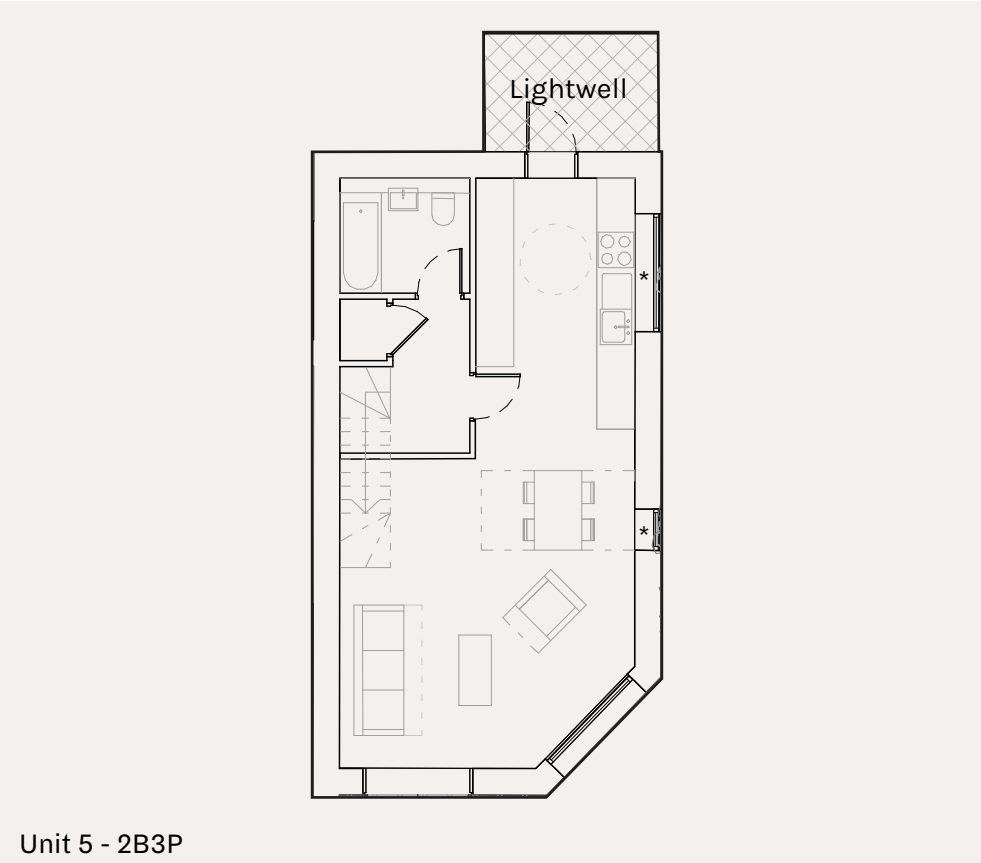
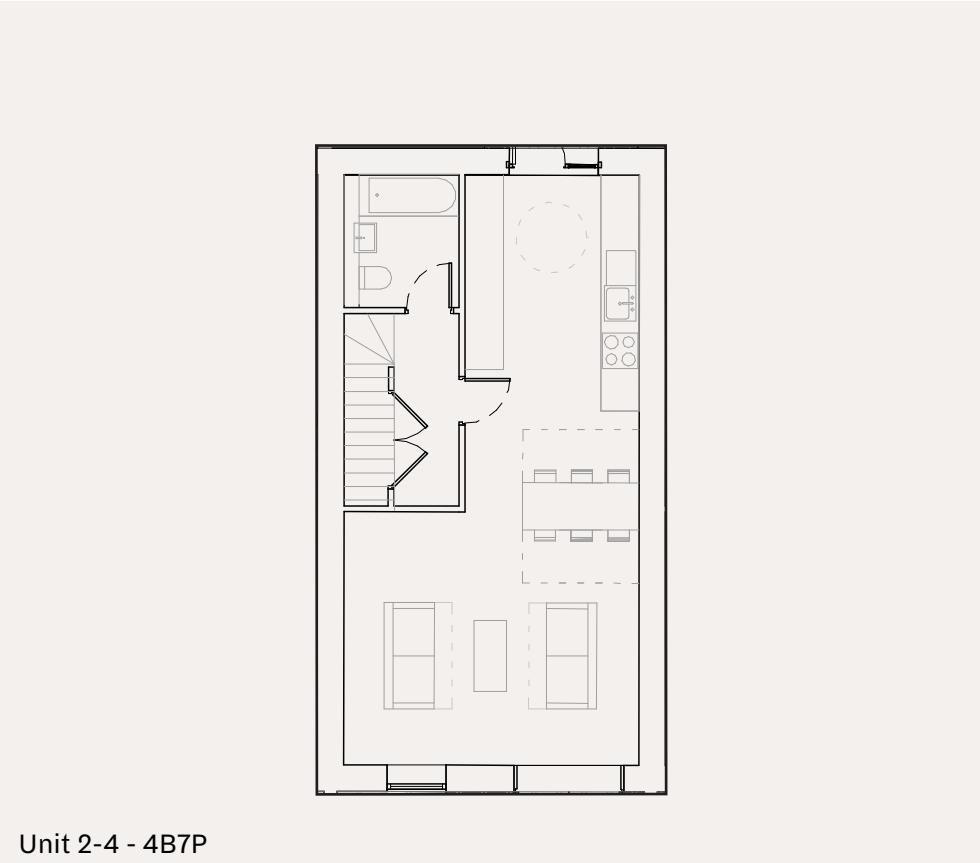
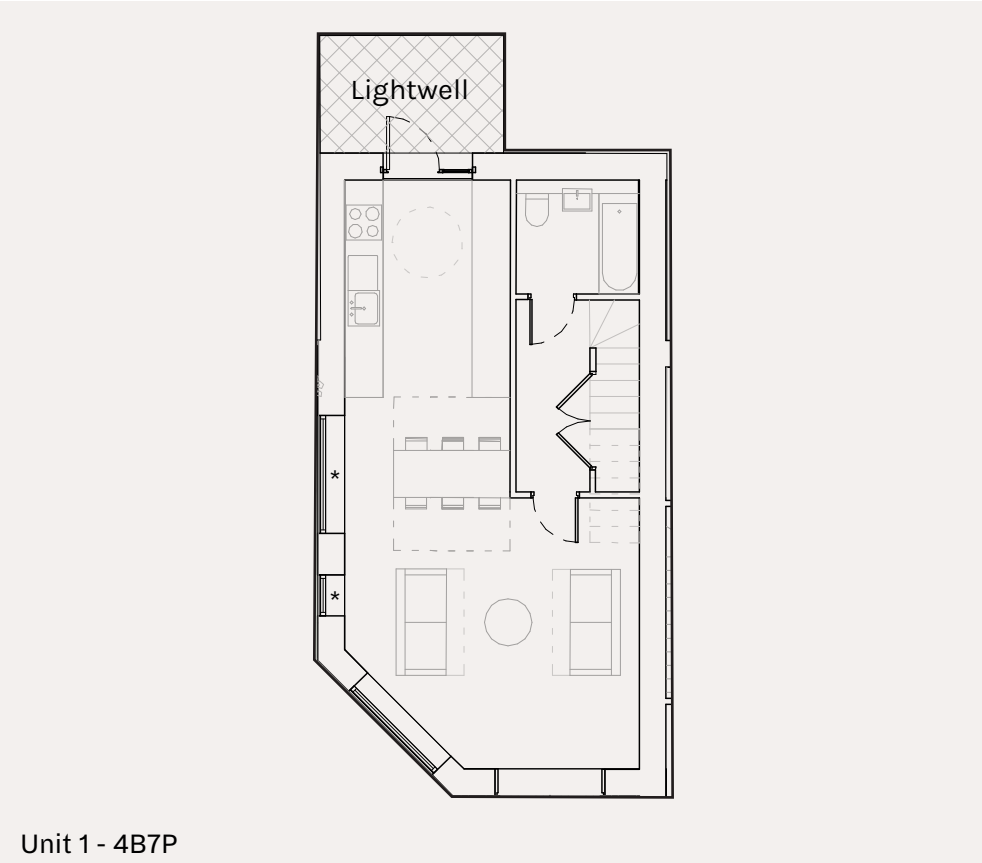
All apartments meet or exceed NDSS and London plan requirements for overall area, storage, private amenity and habitable room size.

Units 6 and 7 encompass the entire first floor, and both units have private recessed balconies with a lightweight brick colonnade towards the outer edge to maintain privacy. Both balconies face east to celebrate the view of the new central tennis court as well as the extensive greenery that borders the site. Both apartments enjoy exposure from all directions and have access to an abundance of light.

Unit 8 is situated on the top floor, and boasts an abundance of natural light, creating a serene atmosphere complemented by a large private south facing terrace.

6.0 THE SCHEME

HOUSE LAYOUTS - LOWER GROUND



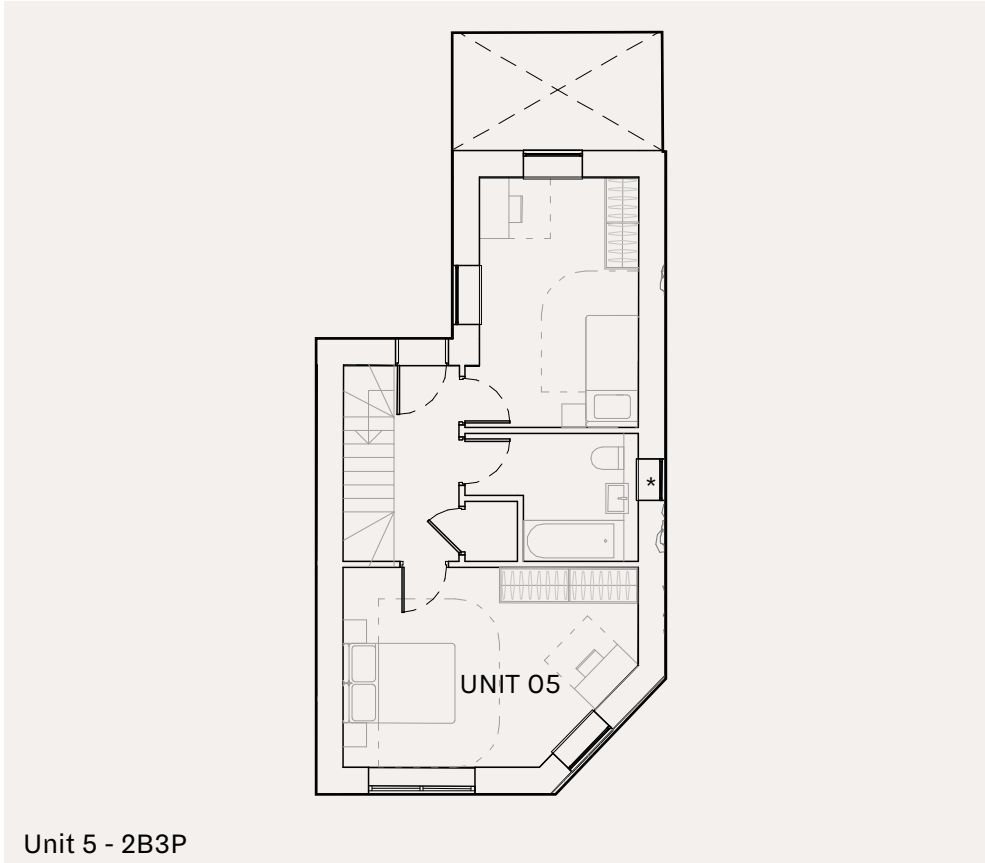
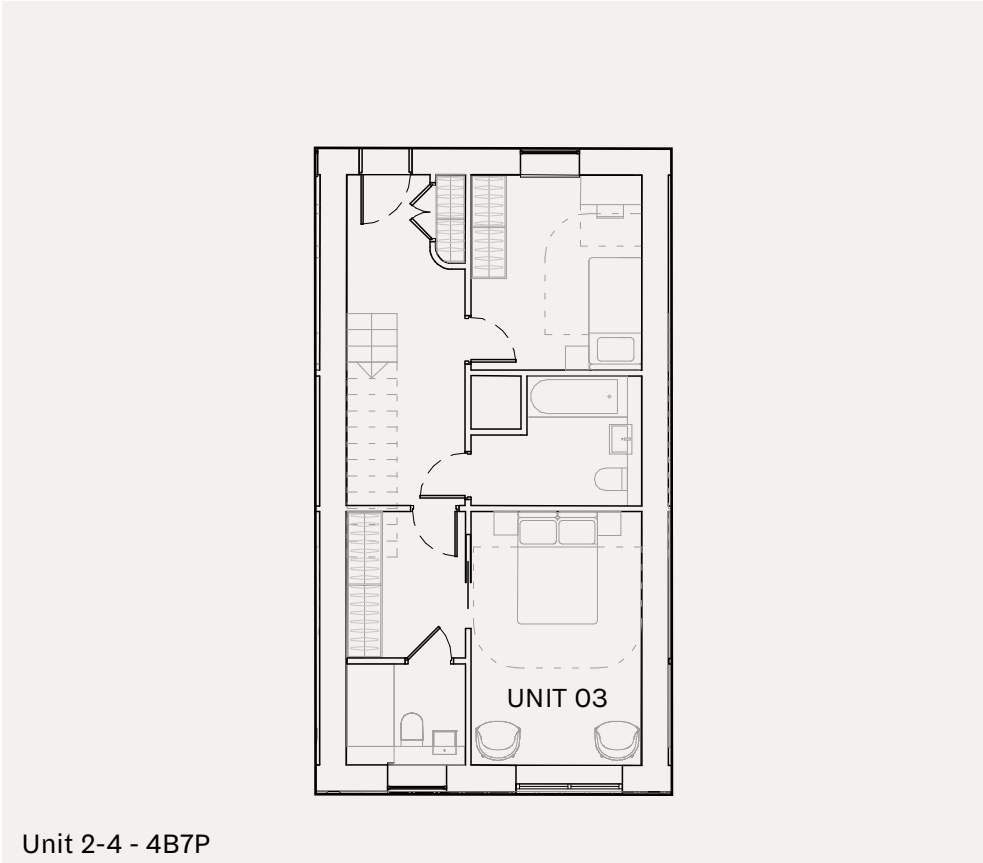
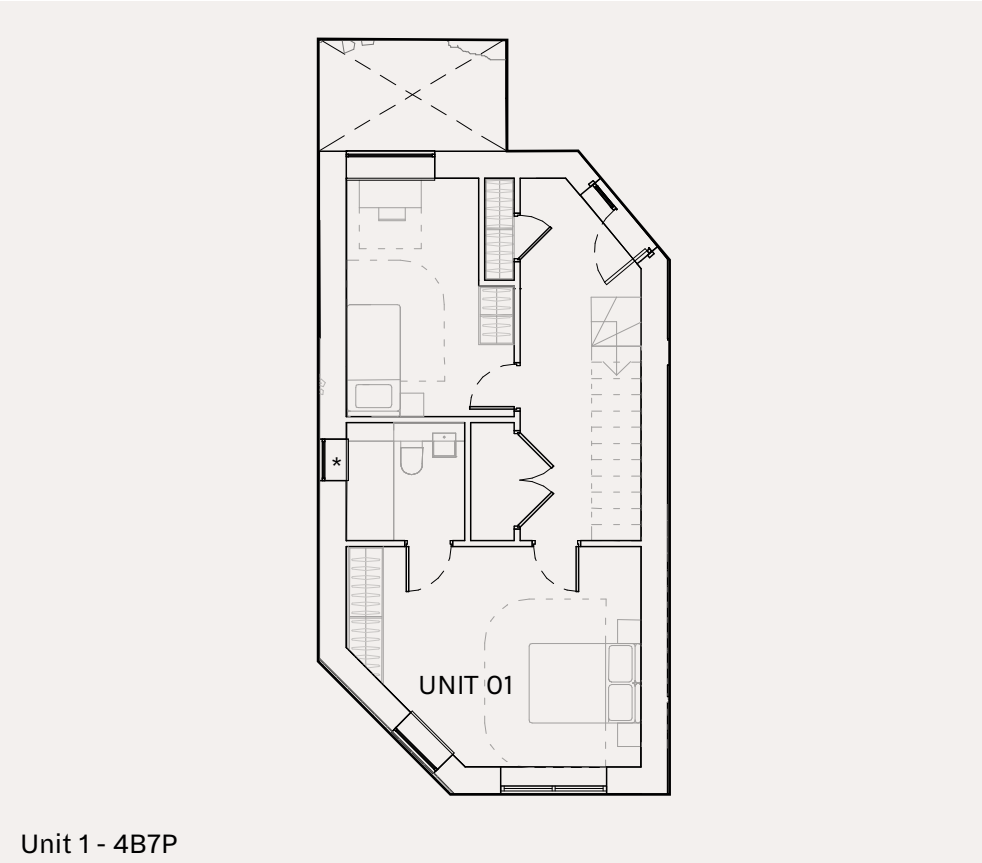
LOWER GROUND FLOOR HOUSE LAYOUTS

The site is naturally split across 3 levels, with the lower ground level being adjacent to Cherry Tree Wood and where the existing tennis courts are at the southern boundary. The houses take advantage of this and have generous private gardens accessible at lower ground that face Cherry tree wood to provide high quality green space for residents.

Moreover, all kitchens and living rooms in the houses are situated at lower ground facing south to flood the spaces with sunlight. Lightwells have been designed to be dug out of the ground at the northern facade to give the kitchen areas more light and to allow cross ventilation. All lower ground floors also have a family bathroom.

6.0 THE SCHEME

HOUSE LAYOUTS - GROUND FLOOR



0 2

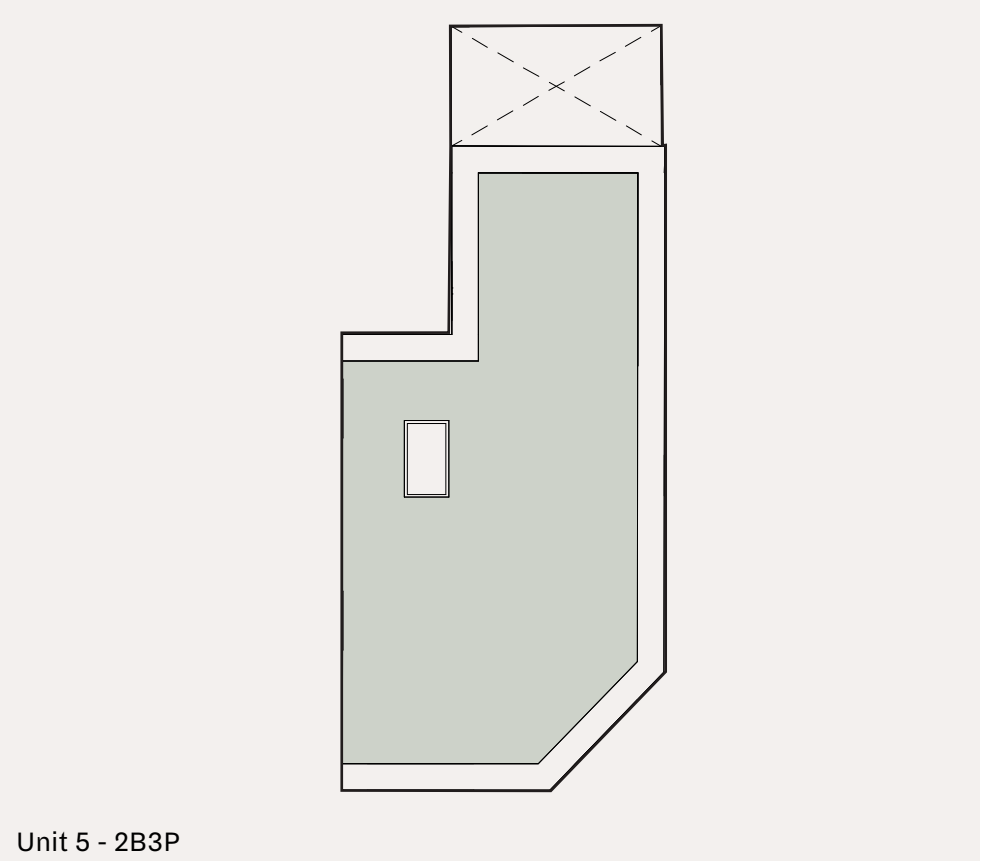
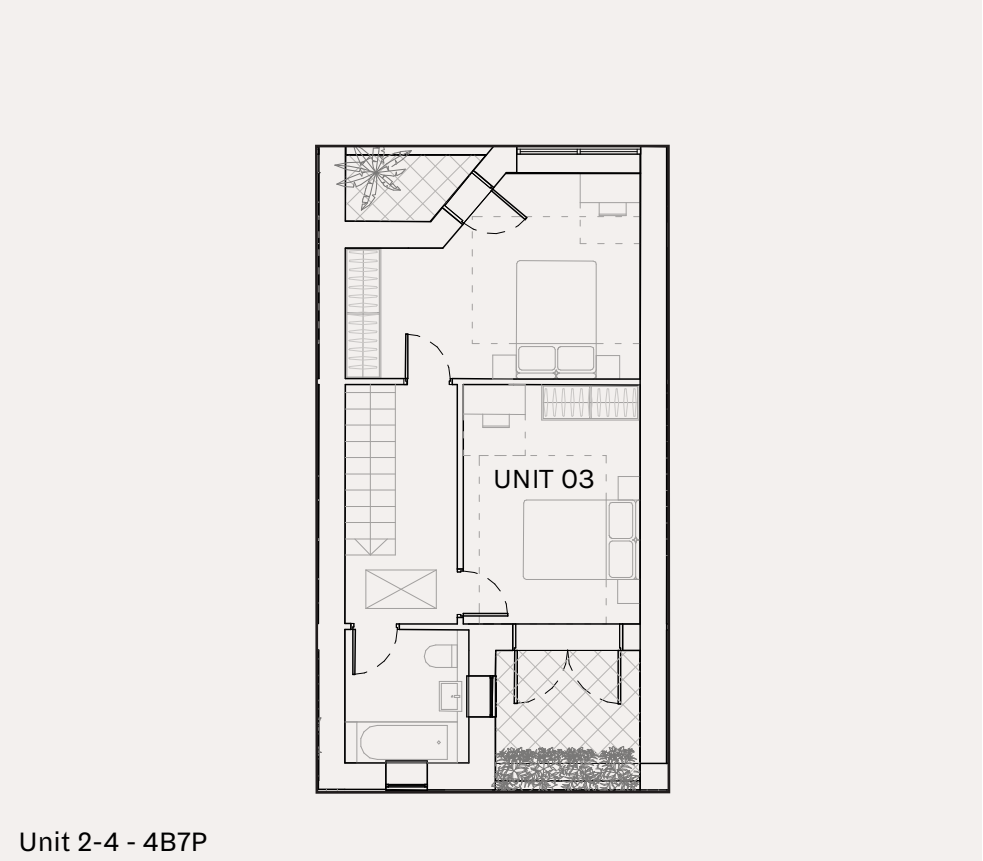
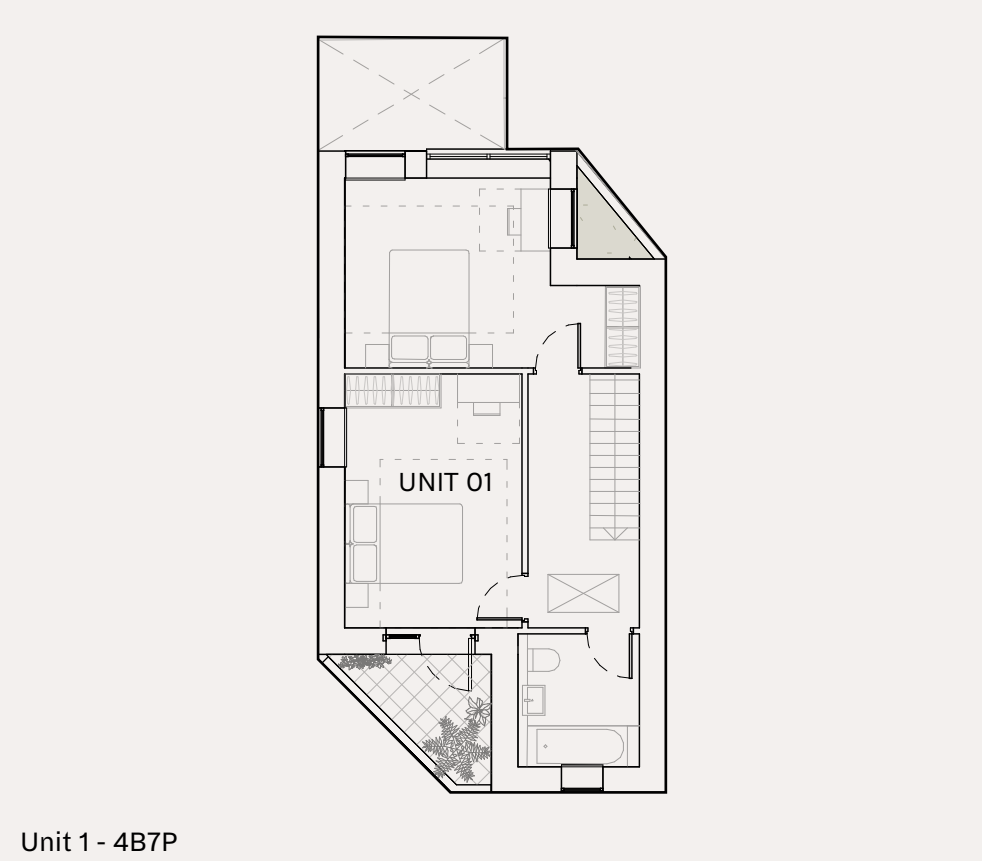
GROUND FLOOR HOUSE LAYOUTS

All houses have entrances at the ground level as well as 2 bedrooms and a family bathroom. Units 1-4 all have cloakrooms upon entry and larger bedrooms with en suites.

North facing bedrooms that face into site are set back behind lightwells accessible at lower ground so residents' privacy can be maintained.

6.0 THE SCHEME

HOUSE LAYOUTS - FIRST FLOOR



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FIRST FLOOR HOUSE LAYOUTS

Situated on the top floor, these bedrooms boast an abundance of natural light, creating a serene atmosphere complemented by generous terraces that frame key views including the tennis courts and Cherry Tree Wood.

All houses enjoy the advantage of both northern and southern exposure, flooding the living spaces with sunlight.

Moreover, the upper floor of each house is enhanced by strategically placed roof-lights, ensuring that every area is bathed in radiant illumination.