



Fortis Green Tennis Club
London N2 9LH

On behalf of Fortis Green LLP

Pre-application Report

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Project Directory

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1.0 Introduction

1.1 Purpose of Document

This document has been prepared by pH+ Architects on behalf of Earth Residential & Commercial, 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.

The document presents the aims and intentions of the design that result from the client’s brief and demonstrates how the constraints and opportunities presented by the site have been identified and maximised to produce a high quality, site-specific design, at an appropriate scale and density. It is believed that the design will contribute positively to the immediate area, whilst complying with the borough’s planning policy framework.

1.2 Outline of Proposals

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

- Refurbishment of the two northern tennis courts.
- Reprovision of a new clay tennis court.
- Reprovision of a new state-of-the-art tennis club house.
- New vehicular connection from Cherry Tree Road into the site.
- 5 new terraced houses, and three apartments with a mix of sizes.
- 5 car parking spaces

1.3 Site Context

The site is located in the London Borough of Haringey, along its west border with the London Borough of Barnet. It 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’s PTAL is 3, being 6 minute walking distance of East Finchley underground station and 9 minutes bus ride of Highgate underground station. Several bus routes also serve the area, with multiple buses running along nearby Fortis Green, High Road and Great North Road.



1.4 Site Location

The site measures approximately 3088m² (0.3ha) and currently houses four tennis courts and respective support facilities, including a 1-storey clubhouse.

- Site
- Conservation Area
- Open Land / Parks
- Boroughs boundary
- Listed buildings
- Locally listed buildings
- Existing tennis facilities



Fig.1.1 Aerial map of the site

1.5 About us - pH+ Overview

pH+ Architects have a proven track record of delivering high quality housing on multiple constrained and back land sites in central London. The following images illustrate a small selection of built works, each of which reflect contextual design and high quality detailing.

Together with Earth Residential, a stakeholder of Fortis Green LLP, pH+ have delivered a number of award winning schemes, including Old Ford Road in Bow (*Figure 1.5*).



Fig.1.2 Pinnacle N10, Muswell Hill London



Fig.1.3 Beacon Lodge, Finchley London



Fig.1.4 Bayford Mews, Hackney London



Fig.1.5 Old Ford Road, Bow London

2.0 Existing Site

2.1 Existing Site Plan

The existing site consists of 2 pairs of 2 clay tennis courts with a small clubhouse located on the middle of the site.

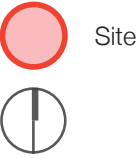


Fig.2.1 Site plan

2.2 Site Photographs

Access to the site is gained from a small gate to the north from Southern Road (see image A). The site slopes from North to Site with approximately 6m of level change.

The existing club house is a lightweight timber structure with a felt roof and flat roof extension. Inside is a small kitchenette, changing area and small seating area. There is no direct view of the courts from the clubhouse.

The existing clay tennis courts are in a poor condition, with grass forming on the surface and holes in the perimeter fencing. The site primarily backs onto residential gardens, with a range of boundary treatments

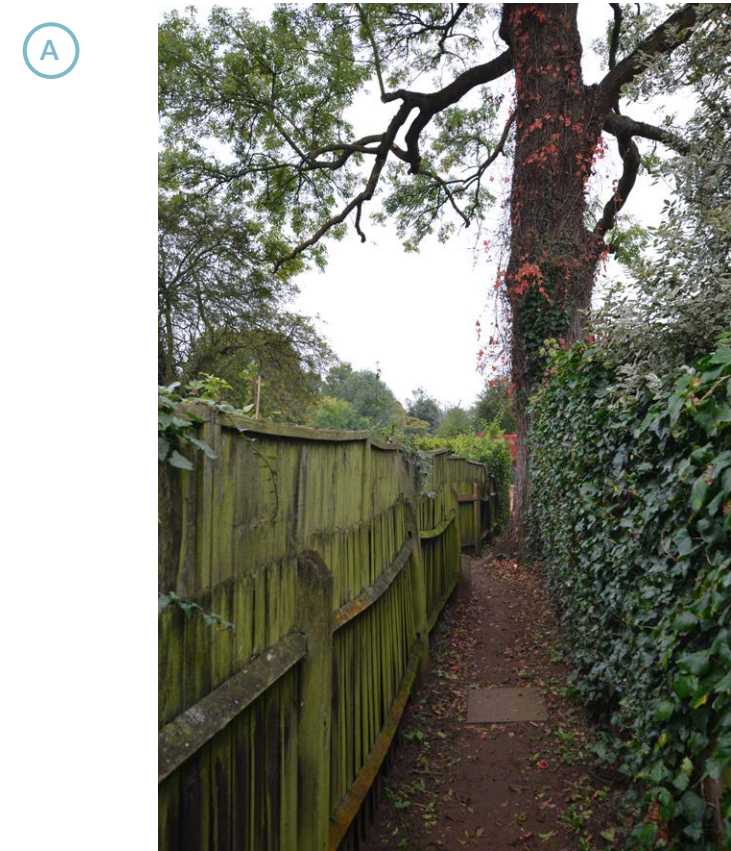


Fig.2.2 Existing entrance from Southern Road



Fig.2.3 Existing clubhouse

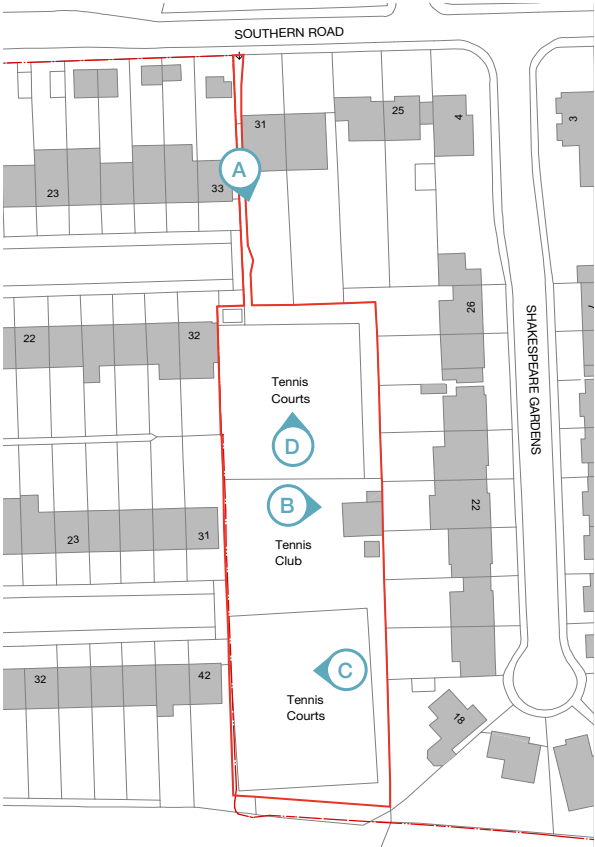


Fig.2.4 Location map of view points



Fig.2.5 Lower court looking west



Fig.2.6 Upper court looking North

2.3 Site Context Photographs

The site is located within a residential area east of East Finchley station, and is on the border between the boroughs of Barney and Harringey.

The immediate streetscape is predominantly 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.

To the south of the site is Cherry Tree Wood which forms an established green edge to the site with mature trees open green spaces.

To the north of the site facing southern road is a London stock brick grade two listed villa which sits within a conservation area. A large garden with established trees separates the property from the site,.

The following photographs document the site and the immediate context.



Fig.2.7 Location map of view points



Fig.2.8 View along Cherry Tree Road



Fig.2.9 Cherry Tree Wood



Fig.2.10 Southern Site Boundary to Cherry Tree Wood

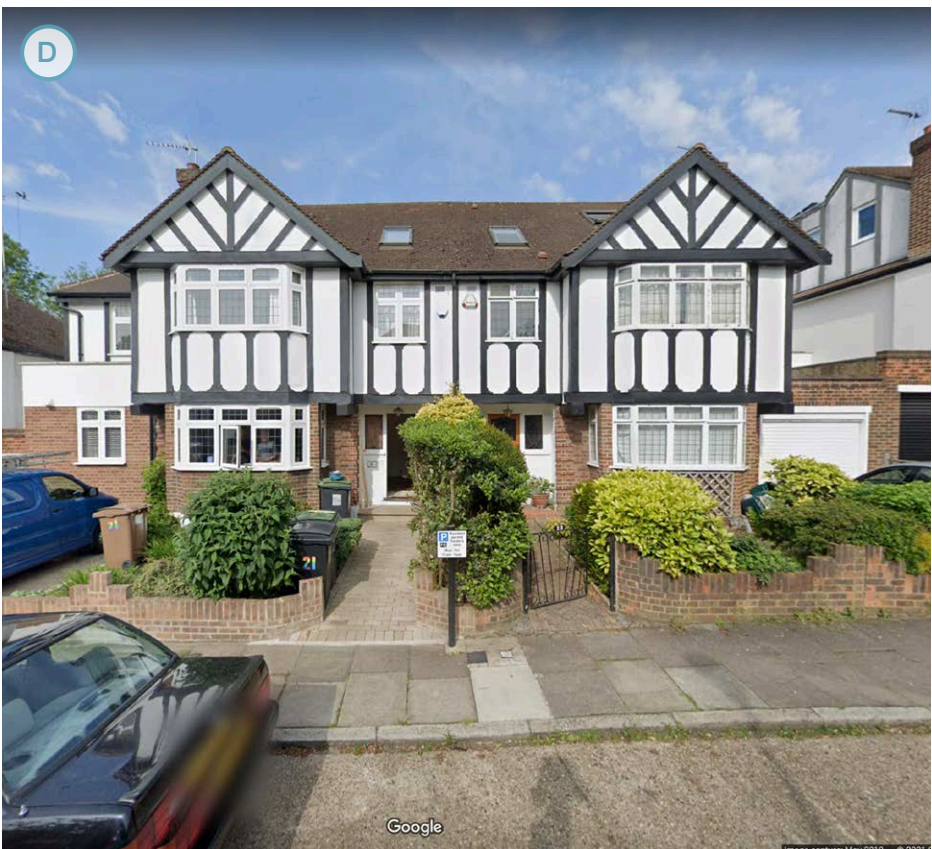


Fig.2.11 Vernacular of Shakespeare Gardens

2.4 Planning Policy Context

The adopted Local Development Framework for the site comprises:

- National Planning Policy Framework (July 2018);
- London Plan (March 2021);
- LB Haringey Local Plan – Strategic Policies (March 2013);
- LB Barnet Local Plan - Core Strategy (September 2012)



Fig.2.14 Planning policy documents

2.5 Heritage & Conservation

The Fortis Green Conservation Area is located 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.

There are also several other listed and locally listed buildings in the area that contribute for the neighbourhood's character and historical value.

- Site
- Conservation Area - Fortis Green
- Open Land / Parks - Cherry Tree Wood
- Boroughs boundary
- ▲ Listed buildings
- ▲ Locally listed buildings

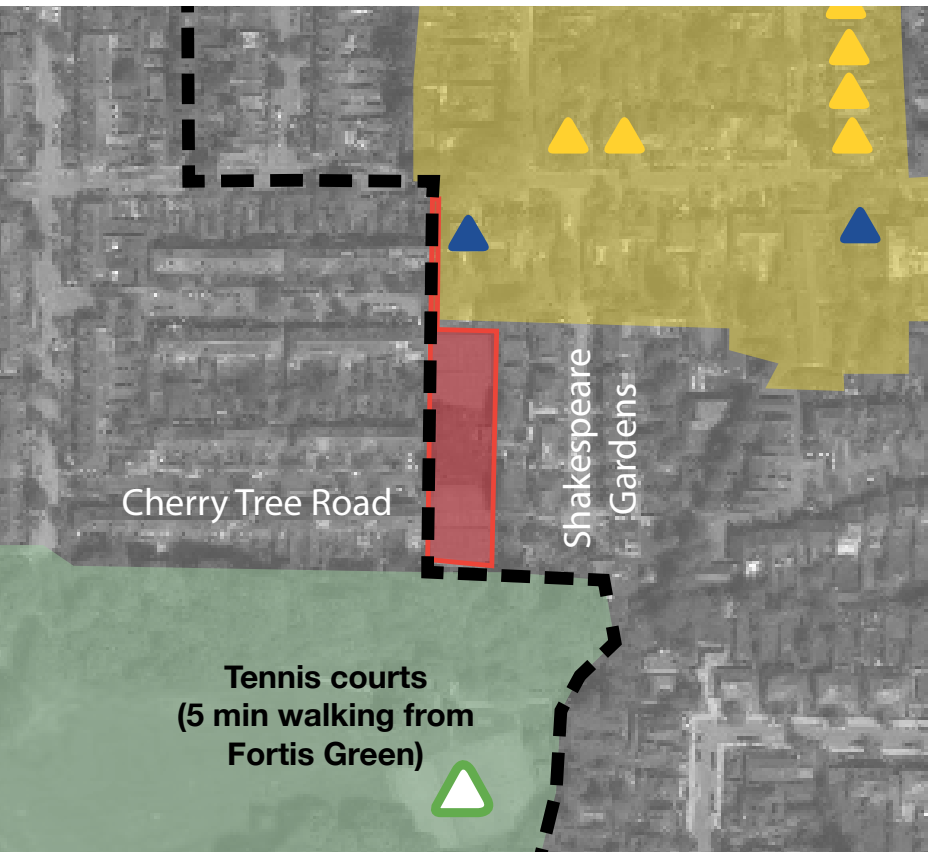


Fig.2.12 Location map of Fortis Green Conservation Area and listed buildings closer to the site

2.6 Trees

There are several mature trees to the centre of the site and along the site's boundary, within the neighbouring plots. One of the residential plots to the North of the site has an associated Tree Preservation Order. This has been taken into consideration in this design proposals, with proposed buildings located on the south part of the site

2.7 Flooding & Drainage

According to the Environment Agency, the site is located within Flood Risk Zone 1 and more than 800m away from the nearest river, which means the site's flooding risk is minimal and there is no requirement for a Flood Risk Assessment to inform this application.



Fig.2.13 Tree with TPO north of the site, outside of the site boundary

2.8 Site constraints

- Site Boundary
- Clay Tennis Courts
- Existing Clubhouse
- Borough's boundary
- Open Land: Cherry Tree Wood
- Fortis Green Conservation Area
- Listed building
- Existing pedestrian access

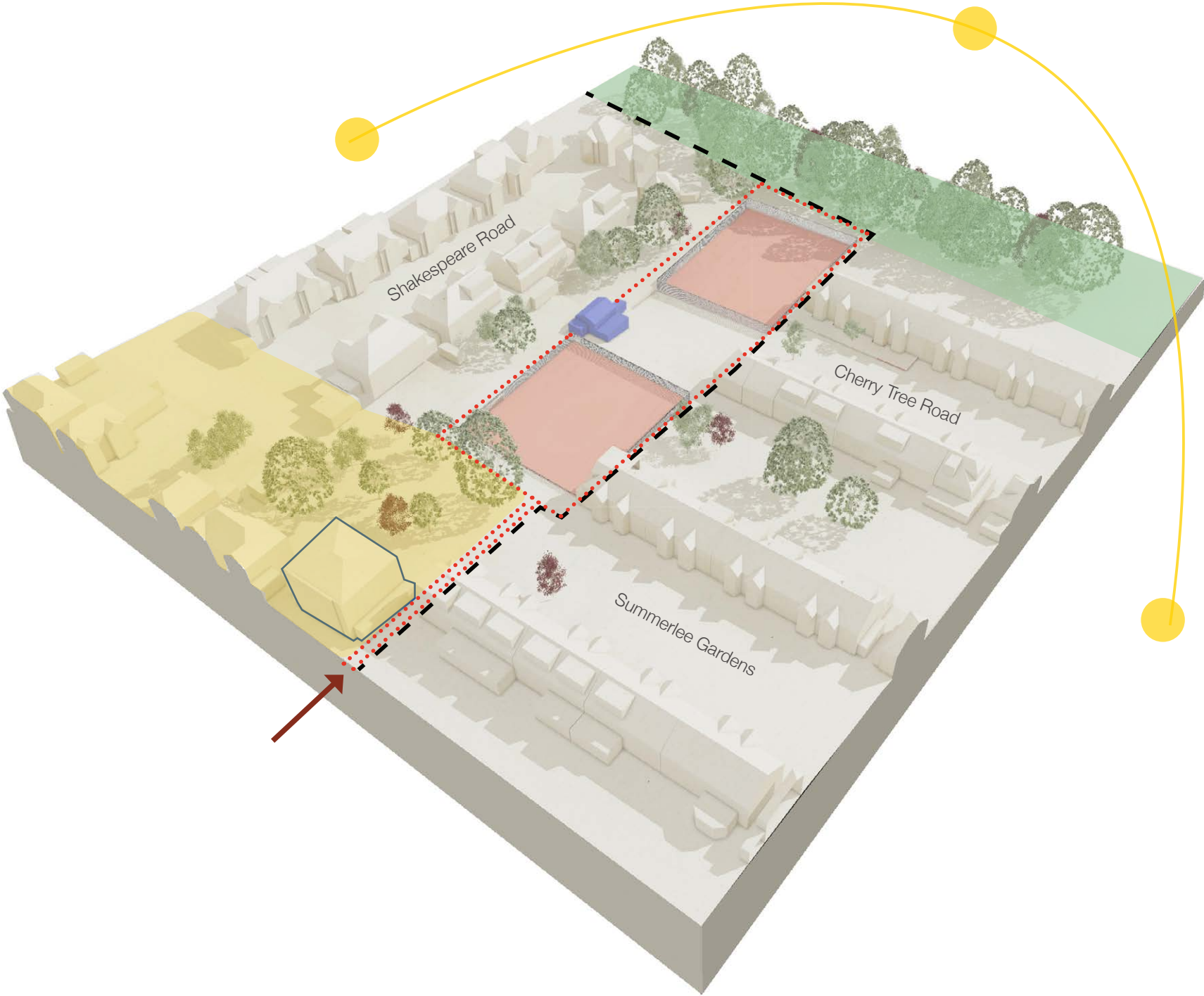


Fig.2.15 Site constraints diagram