

TECHNICAL NOTE

Project Title: Fortis Green Tennis Club, London N2 9LH

Report Reference: JNY11408-01

Date: 23 June 2022

Pre-Application Note – London Borough Of Barnet

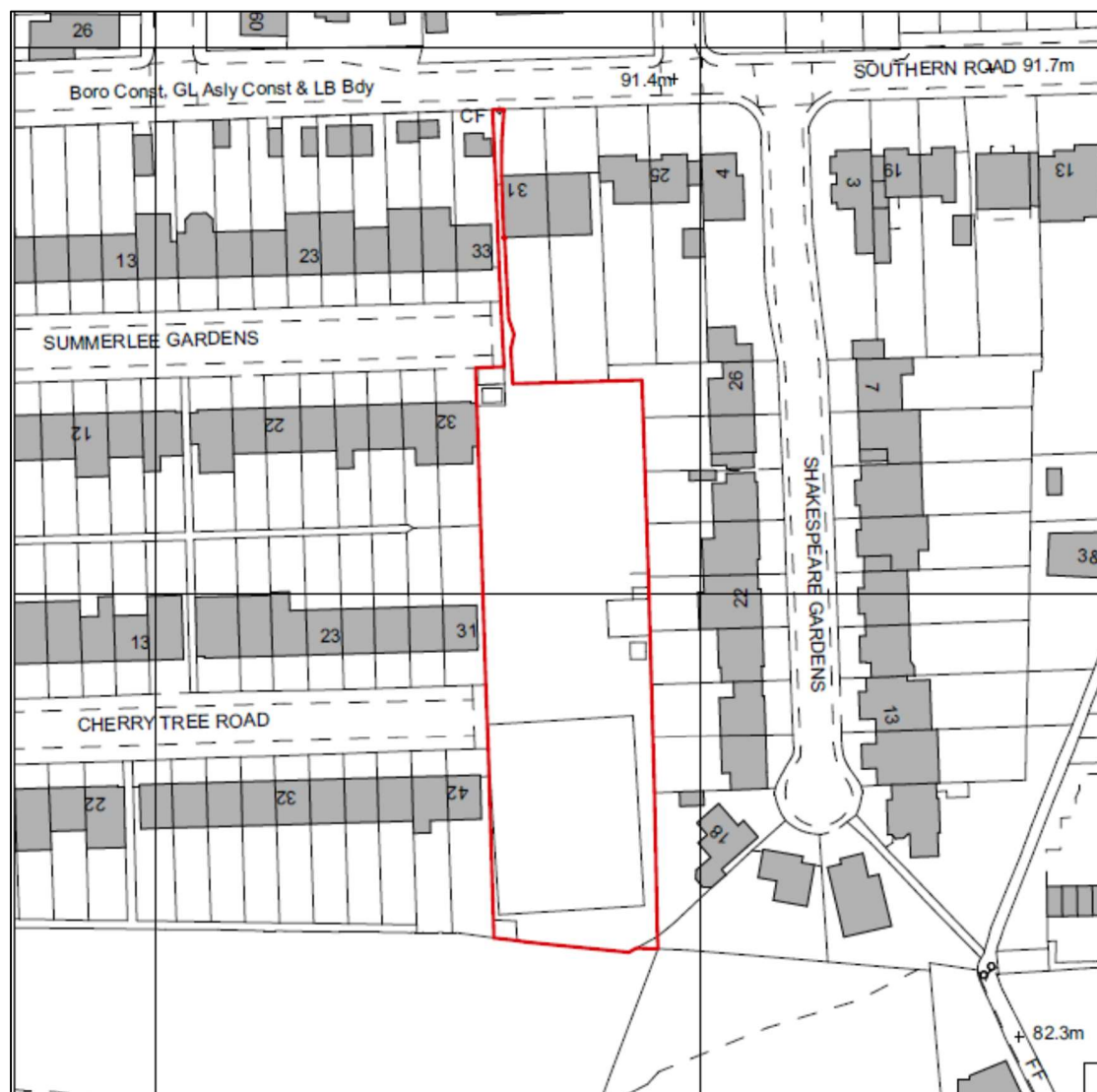
Introduction / Background

- 1.1 This note has been prepared by RPS to provide an overview of the development proposals for Fortis Green Tennis Club from a highway's perspective, for the consideration of the London Borough of Barnet, as part of the pre-application process.
- 1.2 The development site is in the London Borough of Haringey (LBH). The proposed vehicular access to the development site is via Cherry Tree Road that forms part of the London Borough of Barnet (LBB) highway network. As part of the pre-application discussions LBH has advised that LBB should be consulted regarding the development proposals and highway access arrangements.
- 1.3 The note details the existing site context, outlines the development proposals, access arrangements, servicing and delivery arrangements and vehicle / cycle parking approach.
- 1.4 The aim of the note is to provide LBH with initial details of the development proposal to consider the acceptability of access arrangements via Cherry Tree Road and provide a formal highway pre-application response.

Site Context

- 1.5 The site is located within a residential area east of East Finchley station and is within the LBH and the western boundary forms the boundary with the LBB.
- 1.6 The site measures circa 3,086m² (0.3ha) and currently accommodates 4 tennis courts and supporting facilities including a small clubhouse.
- 1.7 The Fortis Green Tennis Club is a back land site, located to the north of Cherry Tree Wood, and is currently accessible through a private pedestrian link accessed from Southern Road to the north.
- 1.8 The site context is shown at **Figure 1**.

Figure 1: Site Context



1.9 **Figure 2** below details the wider site context and the boundary between the LBH and LBB.

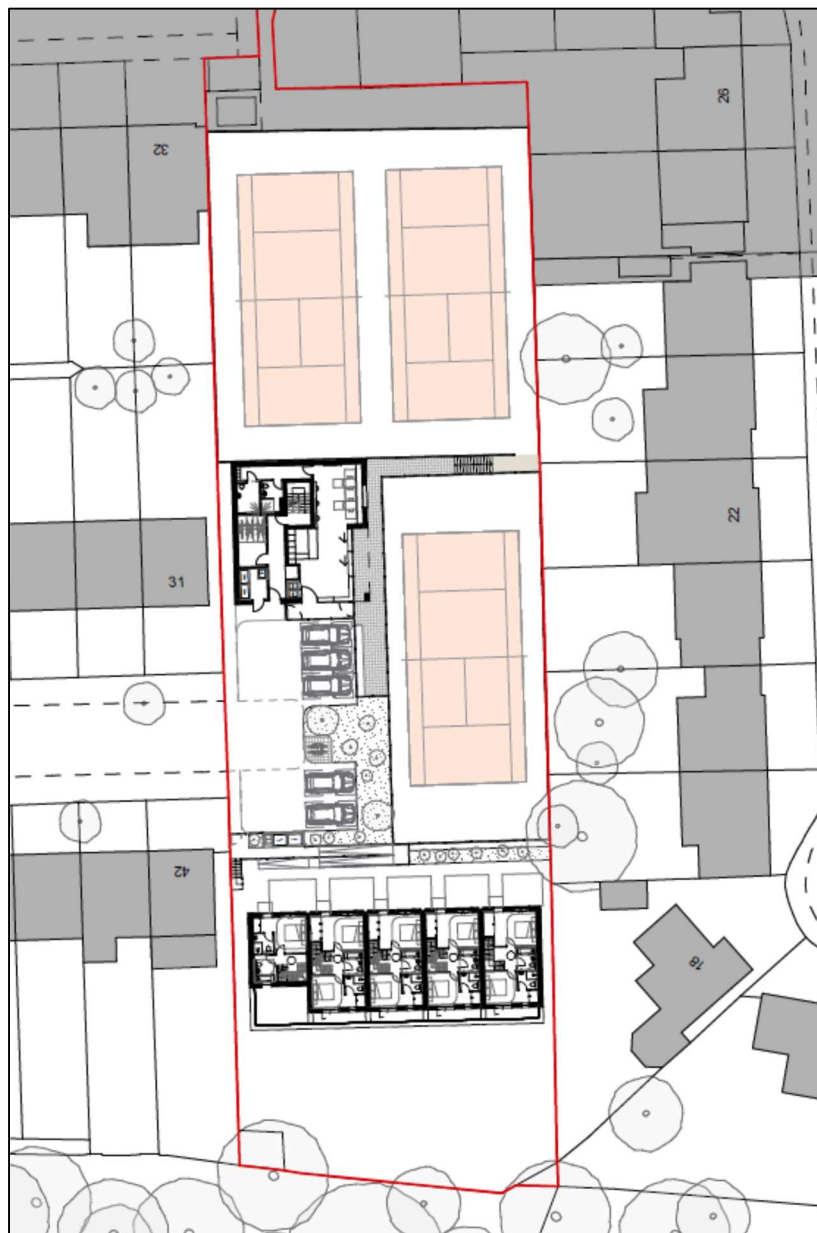
Figure 2: Wider Site Context



Development Proposal

- 1.10 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. There will be an overall reduction from 4 tennis courts to 3;
 - New tennis club house;
 - 5 new terraced residential houses;
 - 3 new flats above the tennis club house (2 x 1 bed and 1 x 2 bed);
 - New vehicular access via Cherry Tree Road into the residential site only. No vehicular access to the tennis club is proposed. Access to the tennis club will remain via the private pedestrian access with Southern Road; and
 - 5 residential car parking spaces.
- 1.11 The initial concept design of the development proposal is detailed in **Figure 3**.

Figure 3: Development Proposal – Initial Site Layout



Existing Highway Arrangements

- 1.12 Fortis Green Tennis Club site is currently not served by a vehicular access arrangement or any on-site parking. Access to the site is via the private pedestrian access from Southern Road to the north of the site.
- 1.13 The development proposals seek to provide vehicular access to the 8 residential dwellings via Cherry Tree Road at the western boundary of the site.

- 1.14 Cherry Tree Road is a residential cul-de-sac (circa 160m) that runs on an east/ west alignment to the west of the site. Cherry Tree Road is accessed via Summerlee Avenue that forms a priority junction with Southern Road.
- 1.15 Cherry Tree Road is provided with tree lined footways on both sides of the carriageway and residents parking bays. The parking bays are for M1 Permit Holders Only between 10:00 – 18:30 Monday to Saturday. Limited waiting parking restrictions are also provided between the designated parking bays and dropped kerbs to off street parking. The parking restrictions also operate between 08:00 – 18:30 Monday to Saturday.
- 1.16 Cherry Tree Road is not provided with any turning facilities and currently terminates at the western boundary with the Tennis Club.
- 1.17 The screenshot below details the existing eastern end of Cherry Tree Road that bounds the Tennis Club.

Figure 4: Cherry Tree Road – Eastern End that Bounds the Tennis Club



- 1.18 Refuse collection on Cherry Tree Road takes place on-street and the collection vehicle will either need to reverse in or out of the cul-de-sac.
- 1.19 The existing highway layout of Cherry Tree Road is detailed on a plan provided at **Appendix 1**.

Proposed Highway Access Arrangement

- 1.20 It is proposed to create a new highway access to the western side of the site via Cherry Tree Road to serve the proposed 8 residential dwellings and associated parking spaces.
- 1.21 The proposed vehicular access will be via the London Borough of Barnet highway network.

- 1.22 The proposed access will be solely for the residential properties and no parking is provided to serve the reconfigured Tennis Club. It is proposed that access to the re-configured Tennis Club will be via the pedestrian access
- 1.23 The initial proposed vehicular access and site layout is detailed on a plan provided at **Appendix 2**.

Proposed Servicing / Delivery Strategy

- 1.24 It is proposed that the 5 residential dwellings will be served by a refuse collection point located at the western site boundary with Cherry Tree Road. The collection point will be located as close to Cherry Tree Road as possible and in accordance with the collection distances specified in Manual for Streets. This will allow refuse to be collected in accordance with the existing arrangements for Cherry Tree Road without the need to accommodate the refuse collection vehicle within the site.
- 1.25 The development site is located within LBH and refuse collection would be via the LBB highway network. It would be useful to understand which Borough will collect refuse from the site and how this would work in practice.
- 1.26 The residential parking forecourt has been designed to allow access to the parking spaces and allow small delivery vehicles to serve the site. Such delivery vehicles are likely to include large transit type vehicles used for dot.com home deliveries.
- 1.27 The parking forecourt will be subject to swept path analysis for both cars and delivery vehicles as part of the Transport Statement to support the planning application.

Vehicle Parking

- 1.28 It is proposed that the 5 residential houses are served by 5 car parking spaces and the 3 flats will be car-free.
- 1.29 It is proposed that electric vehicle charging provision will accord with the standards contained in the London Plan.

Cycle Parking

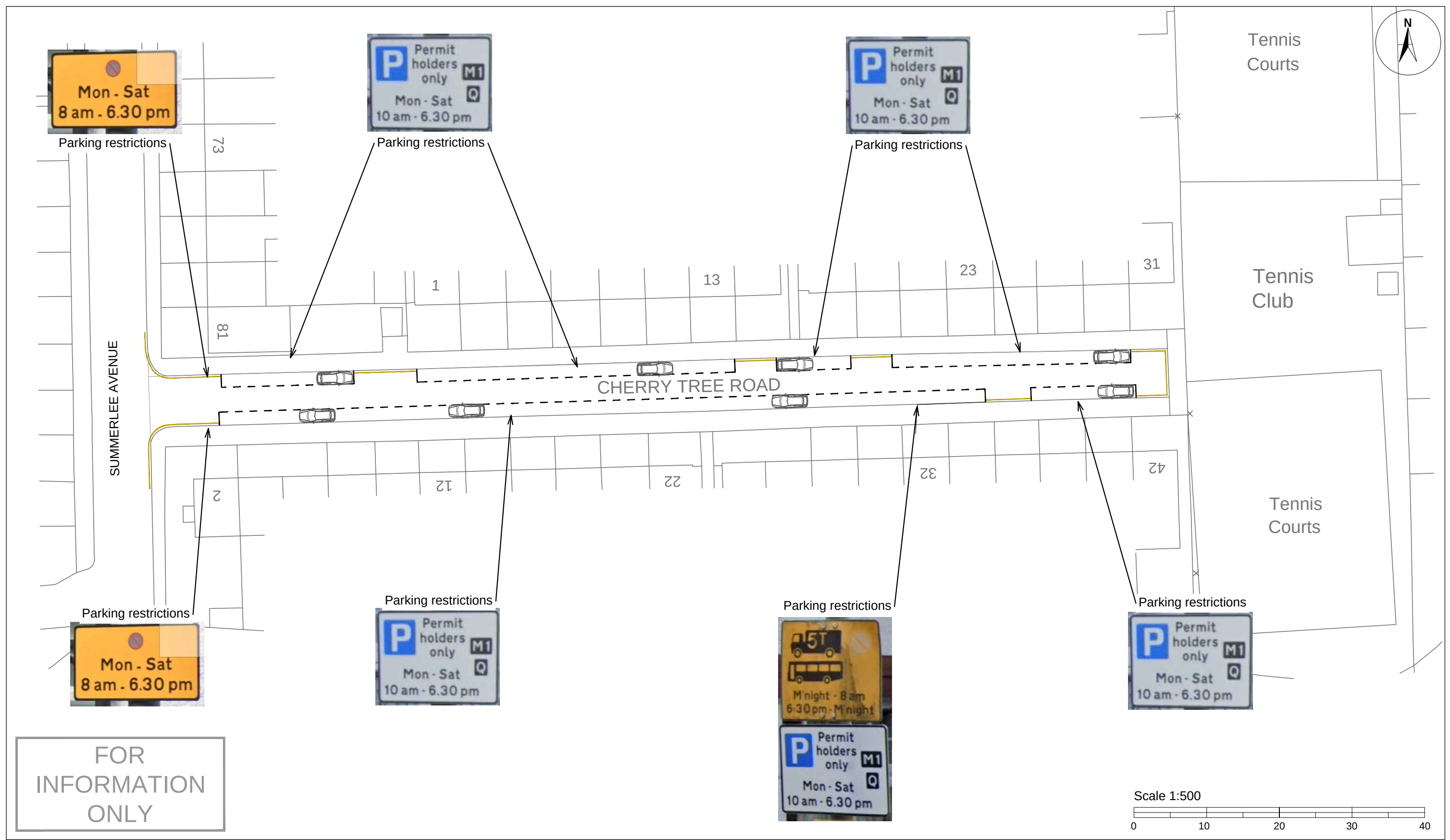
- 1.30 It is proposed that the cycle parking will be provided in accordance with the requirements of the London Plan and the London Cycle Design Standards.

LBB Pre-Application Highways Feedback

- 1.31 It is requested that LBB provided feedback on the following highway matters:
- Residential Highway Access via Cherry Tree Road;
 - Refuse collection strategy;
 - Proposed vehicle parking provision; and
 - Cycle parking provision.

Appendices

Appendix 1 – Existing Highway Layout Cherry Tree Road



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Client Capstone Group

Project Fortis Green Tennis Club

Title Existing Highway Layout

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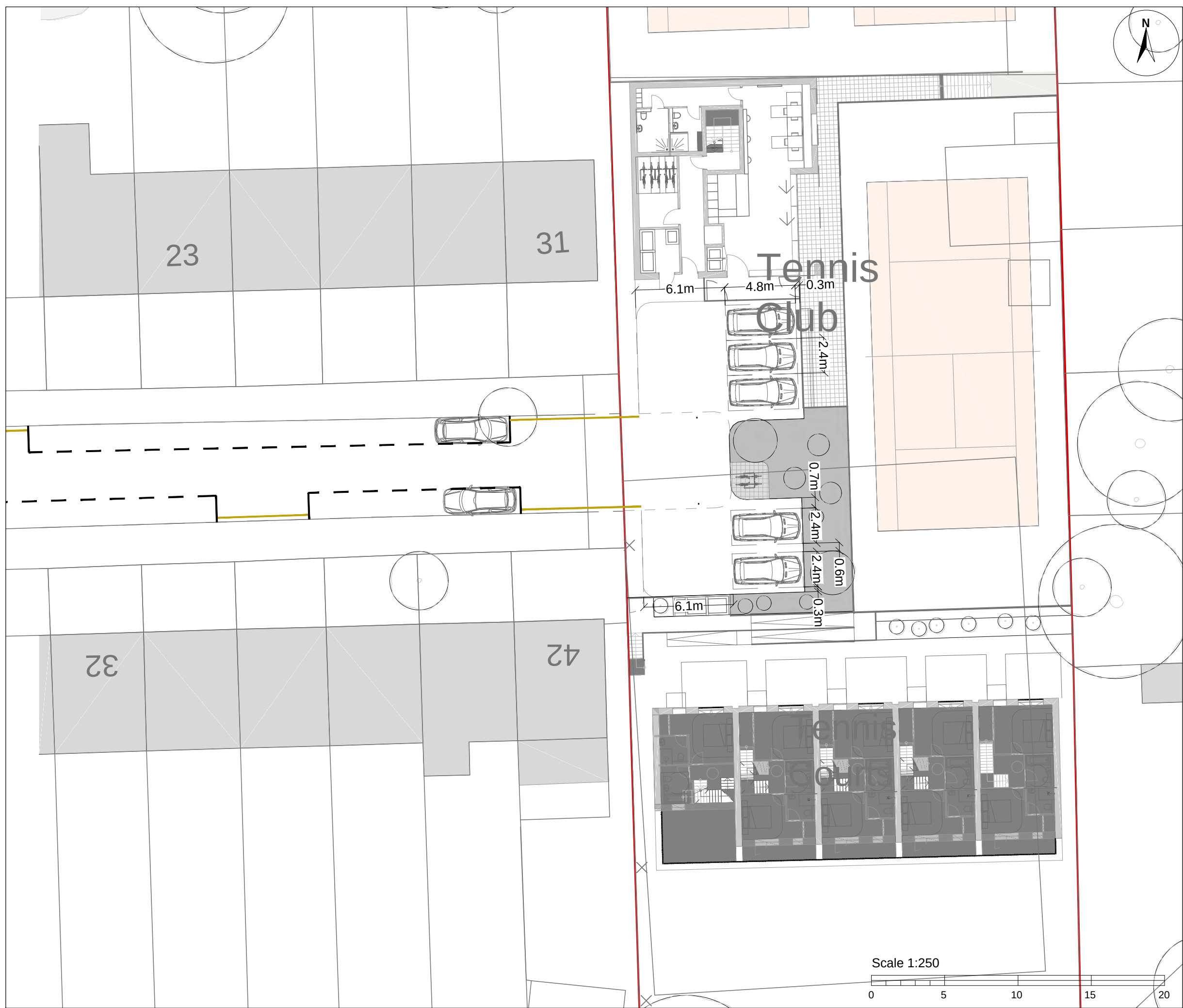
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Rev	Description	By	CB	Date

Status	Drawn By	PM/Checked by
INFORMATION	AJ	MSB
Project Number	Scale @ A3	Date Created
JNY10488	1:500	14/06/22
RPS Drawing/Figure Number		Rev
JNY10488-RPS-0100-001		-
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Appendix 2 – Proposed Access Arrangement and Site Layout



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A	Latest layout added (875_Draft Drawing Pack (003) 4)	AJ	MSB	22/06/2022
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Client Capstone Group

Project Fortis Green Tennis Club

Title Proposed Access Arrangement

Status	Drawn By	PM/Checked by
PRELIMINARY	AJ	MSB
Project Number	Scale @ A3	Date Created
????	1:250	14/06/22

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