

Fortis Green Tennis Club

London N2 9LH

On behalf of Fortis Green LLP

Pre-application 02 Report

March 2023

pH+

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1.0 Introduction

1.1 Purpose of Document

This document has been prepared by pH+ 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.

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 and widening of the two northern tennis courts.
- 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.

1.3 Site Context

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'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.



1.4 Site Location

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



Site

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 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 two pairs of clay tennis courts with a small single storey clubhouse located to the middle of the site.

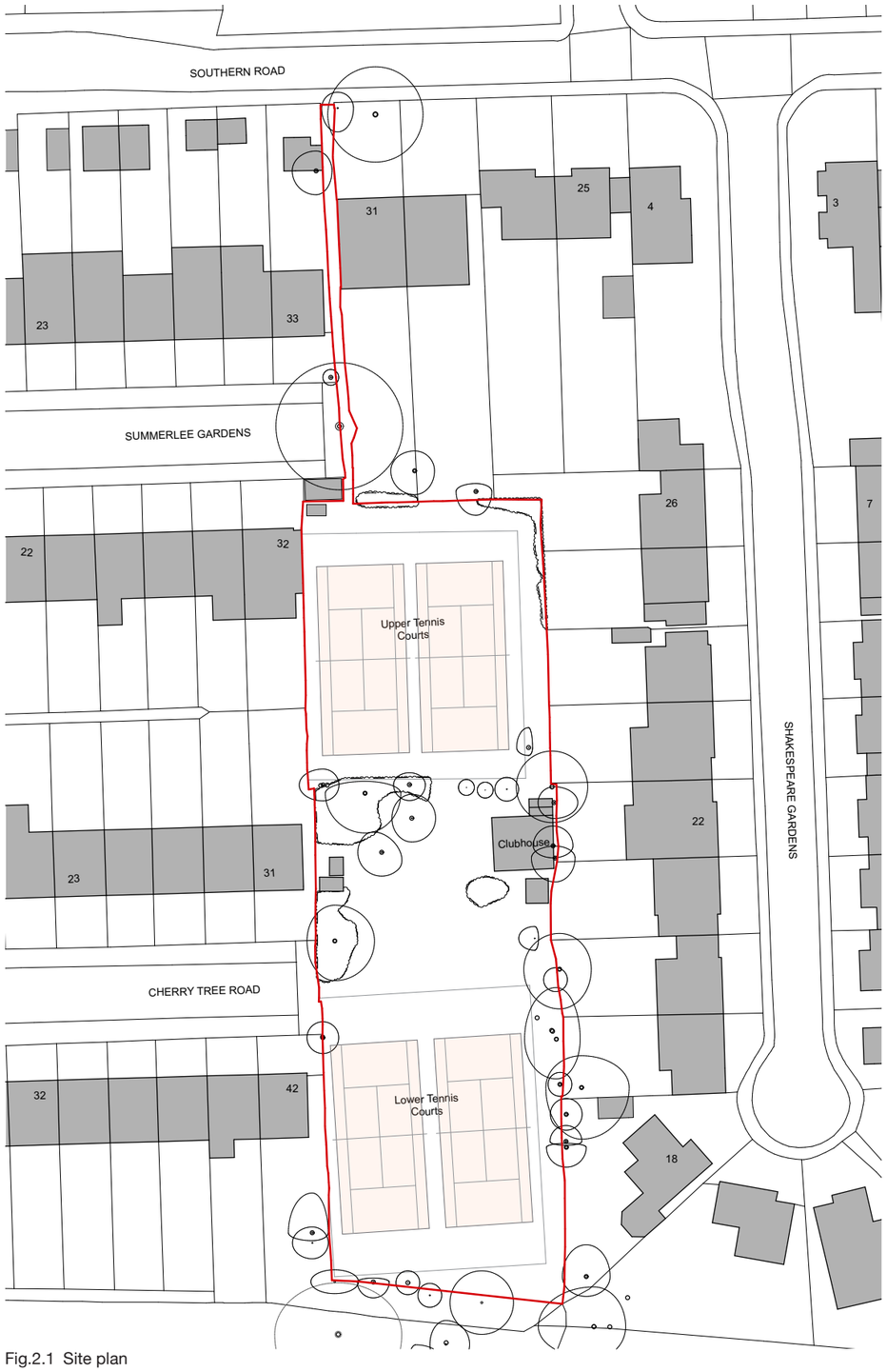


Fig.2.1 Site plan

Site

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 South with approximately 6 meters 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

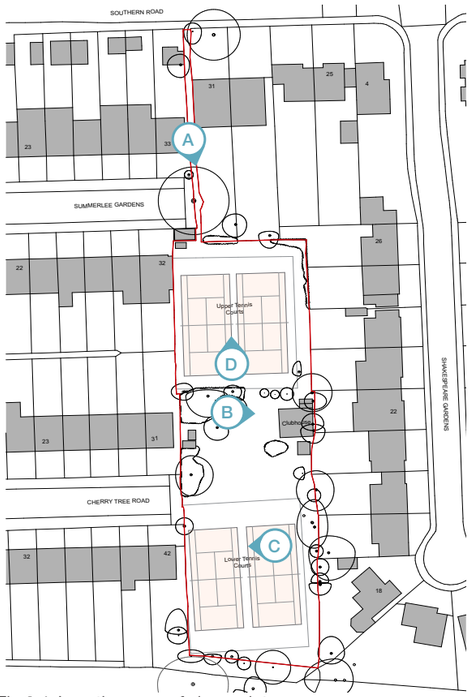


Fig.2.4 Location map of view points



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 Barnet and Haringey.

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.

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 Site History

Research of historic maps show that the application site was formerly split into two plots that sit to the south of 29-31 Southern Road (Shown on the map as St John's Villas).

The map from 1893 shows a small building on the south east potion of the site, most likely and agricultural store or dwelling.

The site looks to have been accessed from the western plot. When Summerlee Gardens and Cherry Tree Road are constructed in the 1930s (and subsequently Shakespeare Gardens), the site effectively became landlocked, which would explain the narrow access from Southern Road.

A

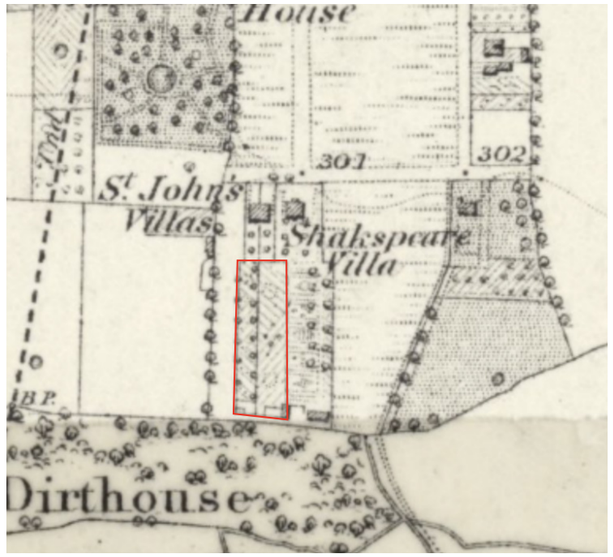


Fig.2.12 Map from 1863

B

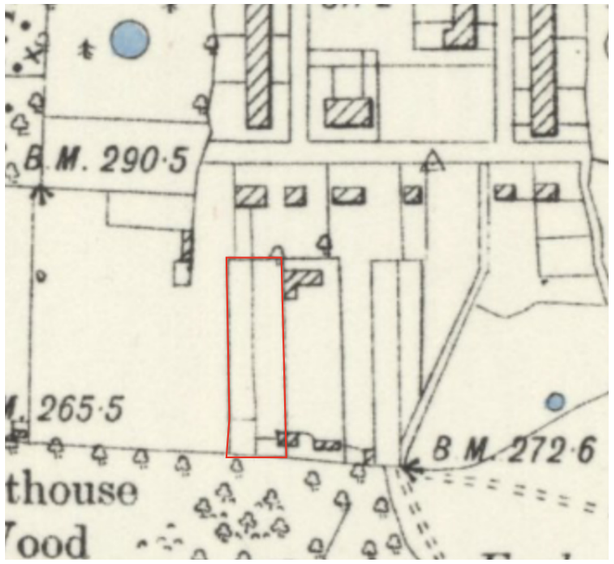


Fig.2.13 Map from 1893

C

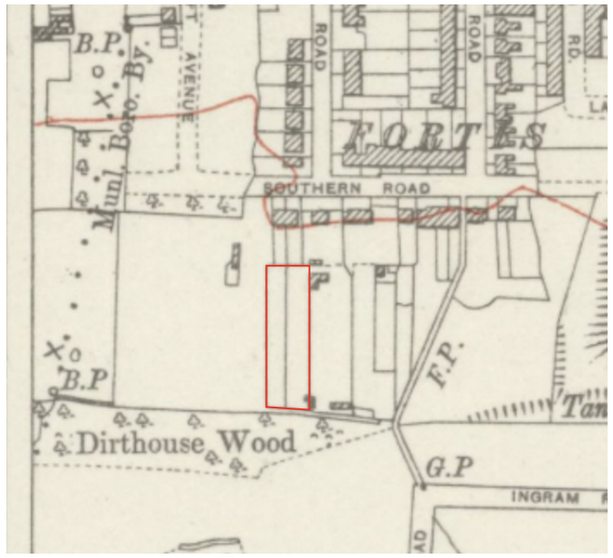


Fig.2.14 Map from 1912

D

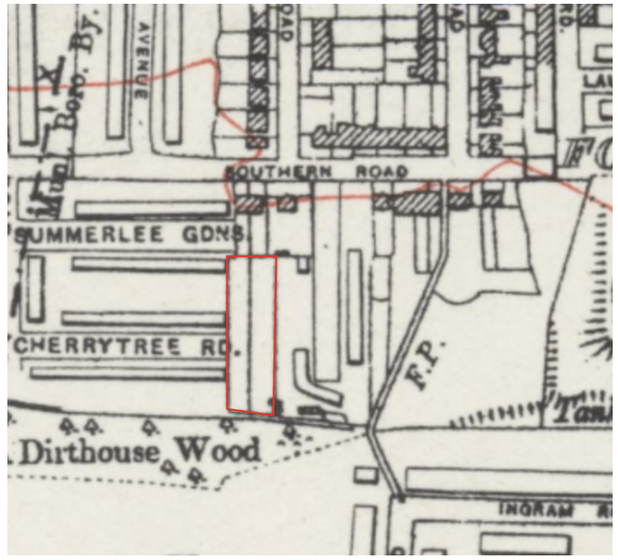


Fig.2.15 Map from 1938

2.5 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.2.18 Planning policy documents

2.6 Heritage & Conservation

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.

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

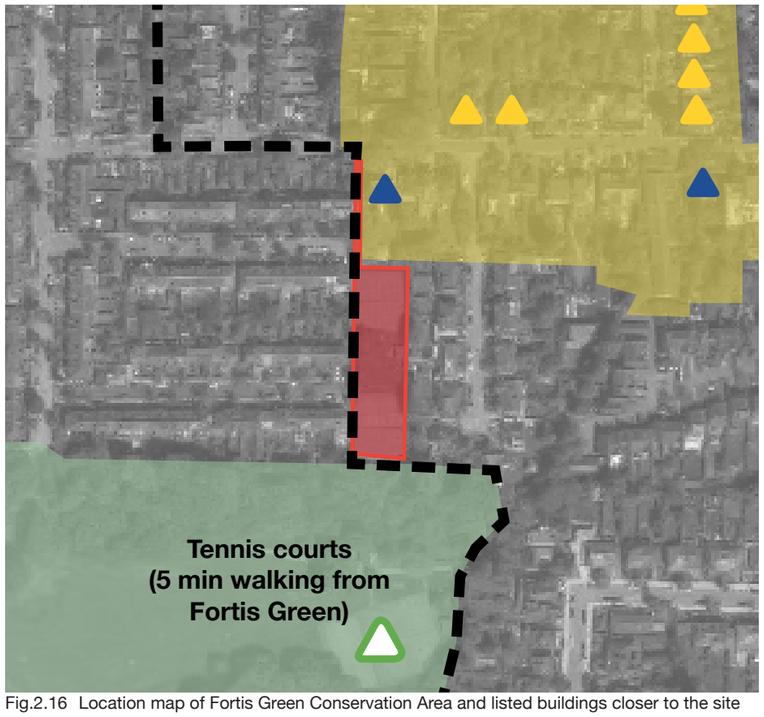


Fig.2.16 Location map of Fortis Green Conservation Area and listed buildings closer to the site

2.7 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 to the south part of the site.

2.8 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.2.17 Tree with TPO north of the site, outside of the site boundary

2.9 Site Constraints

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

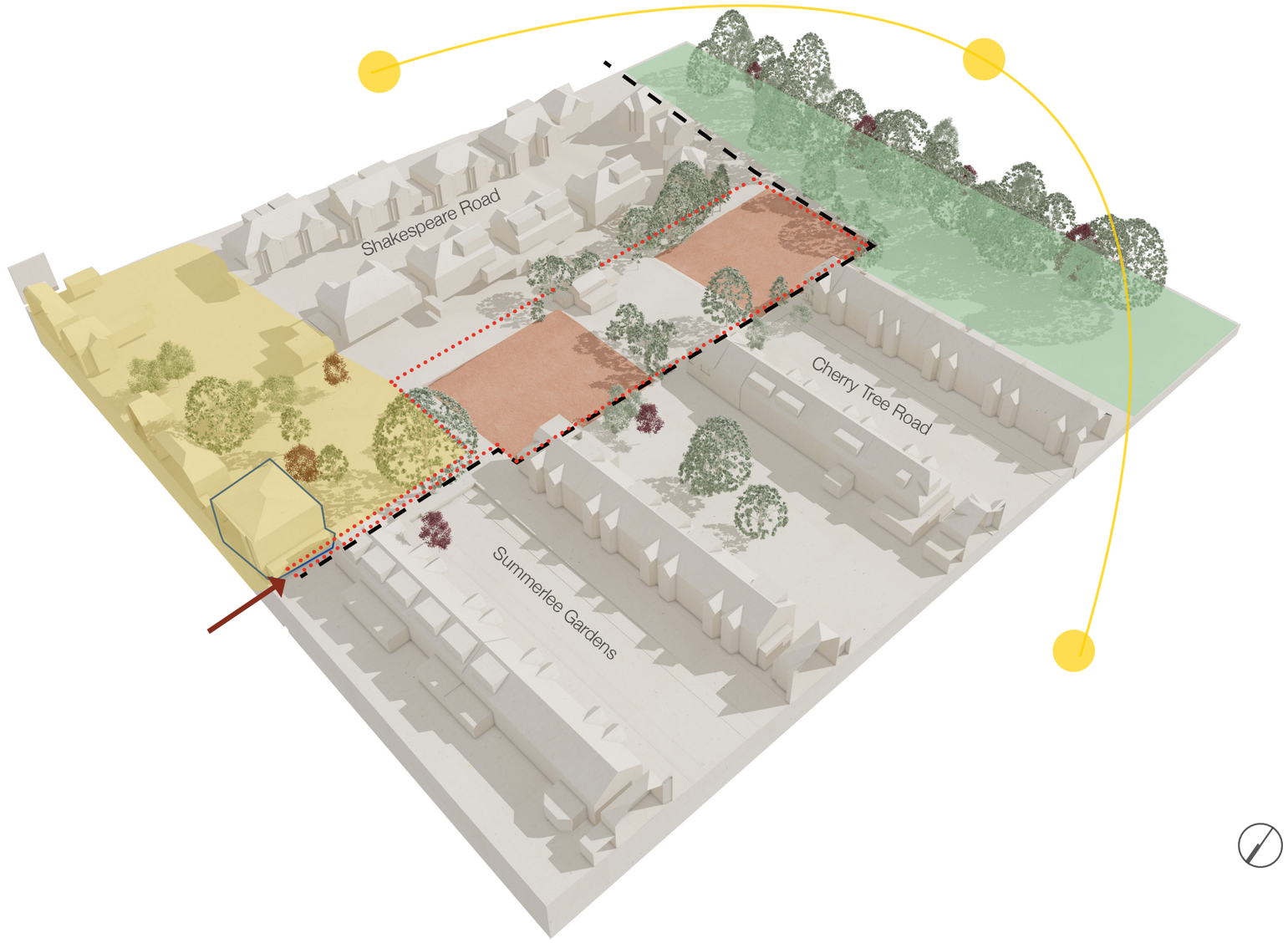


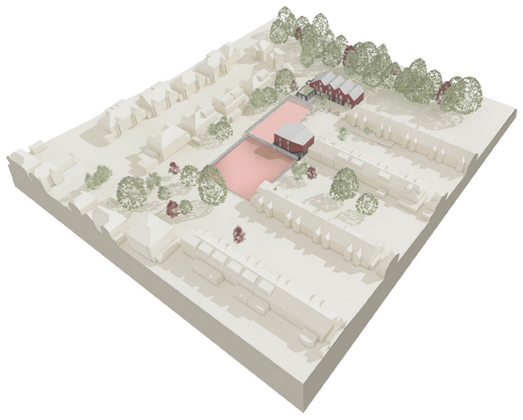
Fig.2.19 Site constraints diagram

1.9 Pre-Application Advice

An initial pre-application meeting was held with the London Borough of Haringey on the 28/02/22.

The principle of development on the site was supported, with proposals positively received. Officers advised that a further pre-application prior to submission would be beneficial to ensure that the best possible scheme is put forward.

The following table show how the main pre-application comments have been responded to :





Main Pre-Application Comments	Responses to comments
Heritage and Conservation :	
The impact on heritage assets will need to be justified.	A Heritage Statement has been prepared based on the following pre-app 02 documents and drawings in support of the proposals on the site.
Officers requested views from the conservation area (public street and private gardens) to ensure the development does not harm the conservation area.	The development is not visible from the street on Southern Road or Shakespeare Gardens. Explanatory diagrams of adjacencies with the neighboring conservation area and listed buildings have been included within this report with a view produced from the garden of 31 Southern Road.
Red brickwork and gabled facades were not in-keeping with the local vernacular or immediate context.	The design team has revisited the materiality of proposals. A white brick is proposed which matches the palette of the adjacent 1930's terraces of Cherry Tree Gardens. The pitches roofs have been designed out and replaced with a less dominant typology to ensure the development is subservient to the adjacent street.
Housing Quality :	
Concerns were raised regarding the apartments that faced North, directly in sight of serving tennis players.	The internal configuration of the apartments has been reworked so that the dwellings primarily face south and east, away from the upper courts. This orientation maximises natural light within the apartments.
Further detail was requested about the upgrades to the Clubhouse and its associated facilities.	A detailed plan has been produced, showing the internal configuration of the new clubhouse with diagrams provided to illustrate the proposed improvements to the two existing courts to the north and the standards proposed for the new larger court.
Impact on Neighboring Amenity :	
Scale and massing of the proposals should be reviewed with regards to the relationship with surrounding properties, particularly those on either side of the terrace and the dwellings on Cherry Tree Road and Shakespeare Garden.	The scale and massing of the terraces and Clubhouse building have been reviewed and adjusted in direct response to the surrounding properties. Explanatory diagrams of adjacencies with the neighbouring properties along Cherry Tree Road and Shakespeare Gardens have been included within this report with a series of view produced to detail these relationships.
Highways and Transportation :	
Access will require LB Barnet authorisation.	A meeting was held with the Highways Officer at LB Barnet to discuss the emerging proposals and servicing strategy. No overall concern was noted.
Trees and Landscape :	
Landscape as means of designating public and probate areas and routes into the site to be considered.	A Landscape Masterplan and Design Statement has been prepared based on the following pre-app 02 documents and drawings in support of the proposals on the site.
Details of the trees to be removed and any proposed replacements to be presented, alongside basic details of hard and soft landscaping.	An AIA and Tree Plan has been prepared based on the following pre-app 02 documents and drawings in support of the proposals on the site.

3.0 Stakeholders

3.1 Freeholder: United Reform Church Thames North

The United Reform Church (URC) is the freeholder of the site. Over the past few years the URC has developed a need for funding for refurbishment works to other churches in the local area.

The URC has considered selling the land, however the Tennis Club does not have the funds required to purchase the site, The likely outcome would be that the freehold would be purchased by a Third Party and the tennis club would cease to exist.

3.2 Leaseholder: Fortis Green Tennis Club

Whilst the tennis club is a valuable community asset in the local area, over recent years the club has struggled with a number of issues:

- Lack on investments in courts due to uncertainty with freehold future
- Need to remain part of the LTA affiliation
- Small clubhouse with inadequate facilities
- Lack of accessible tennis offering

FORTIS GREEN
TENNIS CLUB
North London's hidden gem.



Fig.3.1 Logo & image by Fortis Green Tennis Club

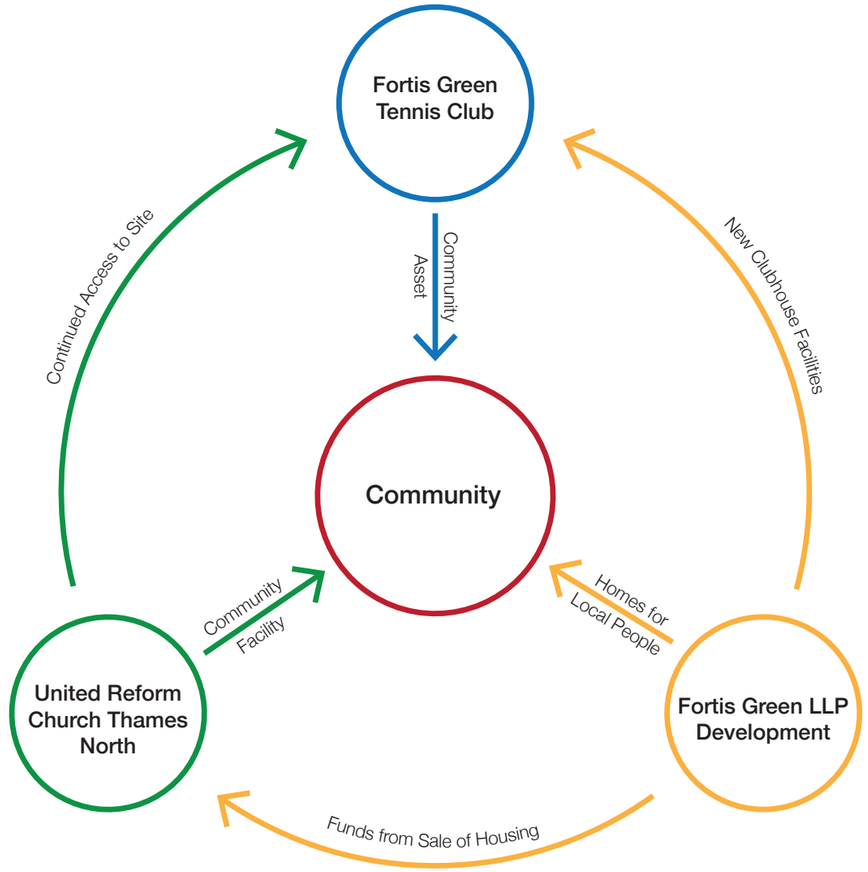


Fig.3.2 Diagram showing the proposed stakeholder relationships

4.0 Design Development

4.1 Previous Design Iterations

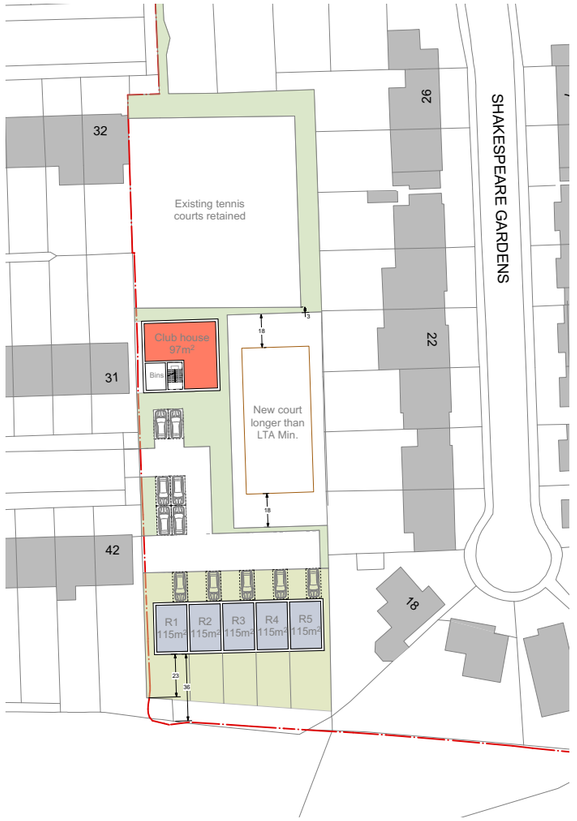
The proposals presented in this report are the result of many iterations of design, following detailed conversations with stakeholders, design team members and appointed consultants.



Initial proposals sought to follow the shape of the site and urban grain of Shakespeare Gardens. The courts to the top of the site would be retained and refurbished, still being accessed from the existing entrance. No clubhouse replacement was proposed.



After looking at 3D studies and taking into account the topography of the site, the arrangement was amended to continue Cherry Tree Road naturally and set back the southern row of houses to form dedicated car parking. The end unit (in orange) would act as the new club house and give new access into the site.

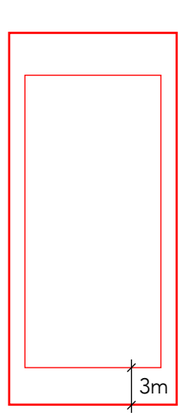


After further dialogue with the Tennis Club, it was identified that three courts were required to retain the LTA affiliation, and that their existing courts were not long enough to meet the ideal LTA standards or accessible to wheelchair users. Therefore the quantum of housing was further reduced to accommodate a third court which could be accessed on the same level as Cherry Tree Road.

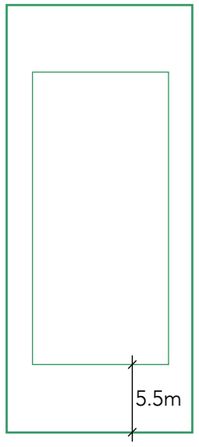
4.2 Improved Tennis Court Facilities

The run off area for the existing courts is well below the minimum requirements set by the LTA. The proposed new court will be longer and wider, as well as having a brand new clay surface.

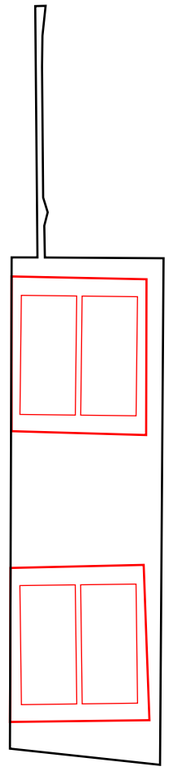
Whilst being refurbished, the retained courts to the north of the site will also be slightly widened to improve their run off areas while maintaining a pedestrian route from the existing site entrance to the north of the site.



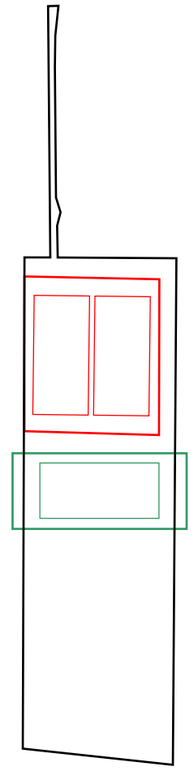
Existing court run off



Proposed compliant court run off

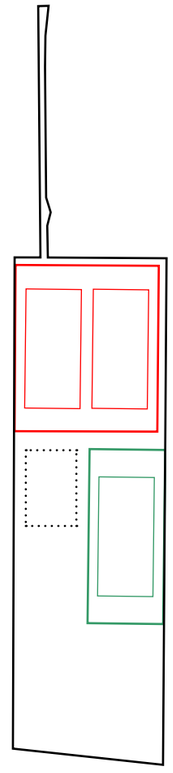


Existing court arrangement



Upper courts retained. This ensures development is as far away from the conservation area as possible.

New increased size court cannot fit sideways on the site due to the run-off lengths.



Proposed arrangement adapted to ensure visual connection from new competition court to the clubhouse (dotted).

Existing courts widened and refurbished.

5.0 Design Proposal

4.3 Proposed Site Plan

- New tennis clubhouse to the middle of the site with views across the courts.
- Entrance core serving the apartments above.
- 5no. car parking spaces, short stay cycle provision and secure cycle storage provision for all homes.
- The entrance level to the houses to the south of the site will be circa 1.35m lower than street level, therefore a series of landscaped ramps and steps will lead down to the proposed entrance level.
- All homes on the site will be serviced from Cherry Tree Road via a proposed opening along the western site boundary.
- Existing trees will be retained as far as practically possible - with an uplift of total tree numbers on site via the proposed new provision indicated in the landscape masterplan.



5.1 Proposal Overview

- New tennis clubhouse with viewing area
- New accessible access to the tennis club from Cherry Tree Road
- Two tennis courts to the north of the site widened and refurbished
- One new larger court installed adjacent to the proposed clubhouse
- 5no. houses with private rear gardens and communal garden to the front
- 3no. apartments (2no. 1B2P apartments and 1no. 2B3P apartment)
- 5 car parking spaces for the proposed 5no. terraced homes



Fig.5.1 Axo view of the site with proposals

5.2 Clubhouse - Ground Floor Plan

The ground floor plan of the clubhouse is split into two functions; access and ancillary functions to the residential accommodation above and improved clubhouse facilities for the tennis court below. The clubhouse facilities will be significantly improved by being larger, better insulated for winter months and well lit with natural light with views across the courts.

Seating and viewing area

Enhanced changing facilities, including 2 no. accessible WCs with showers and 8 no. lockers for players, lit with a skylight above

Kitchenette for preparation of the clubs traditional Saturday Afternoon Teas, and fridge for refreshments

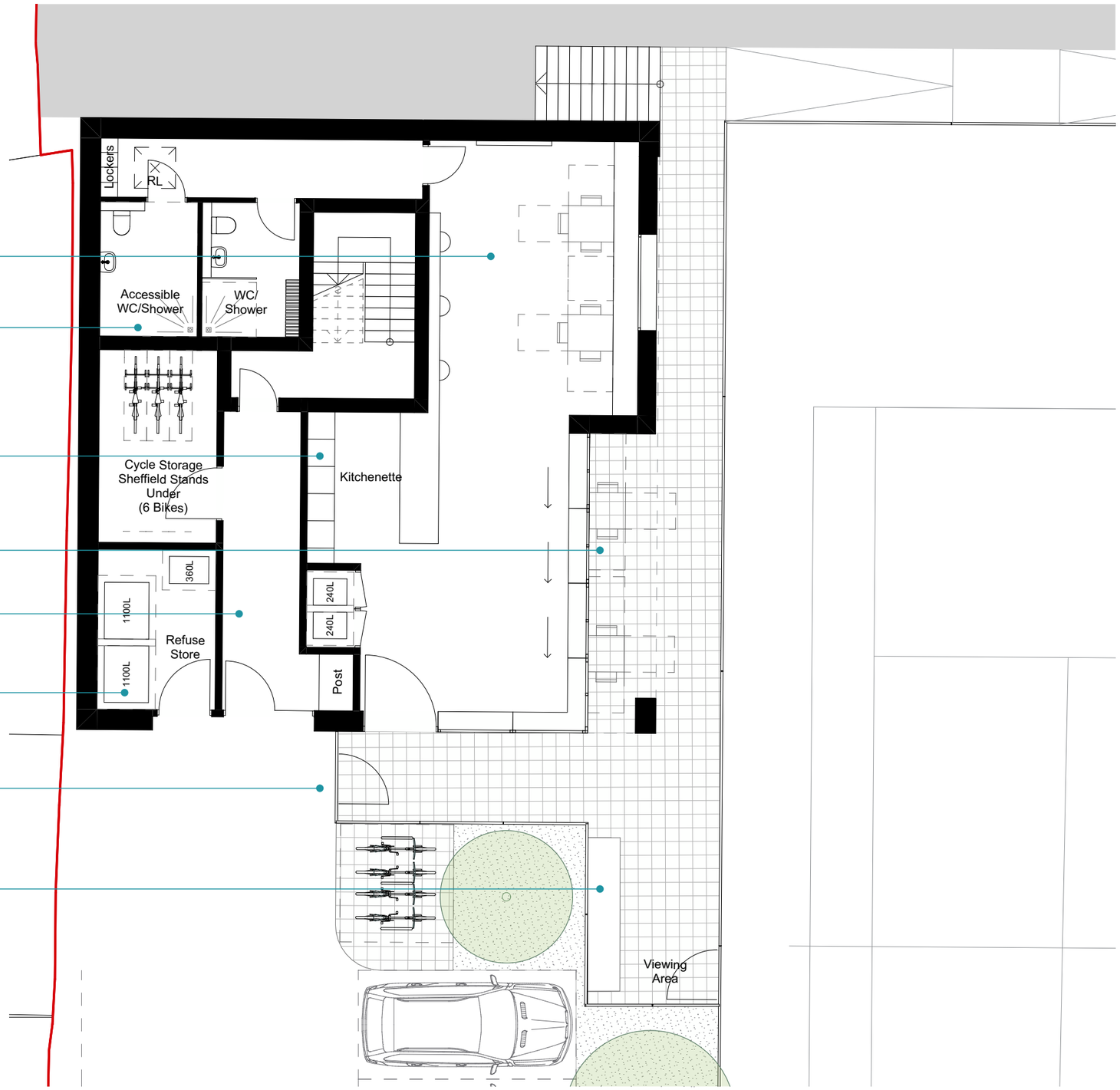
Partially covered external area for viewing & coaching in adverse weather

Dedicated residential entrance including secure cycle storage and postboxes

Separate residential refuse store

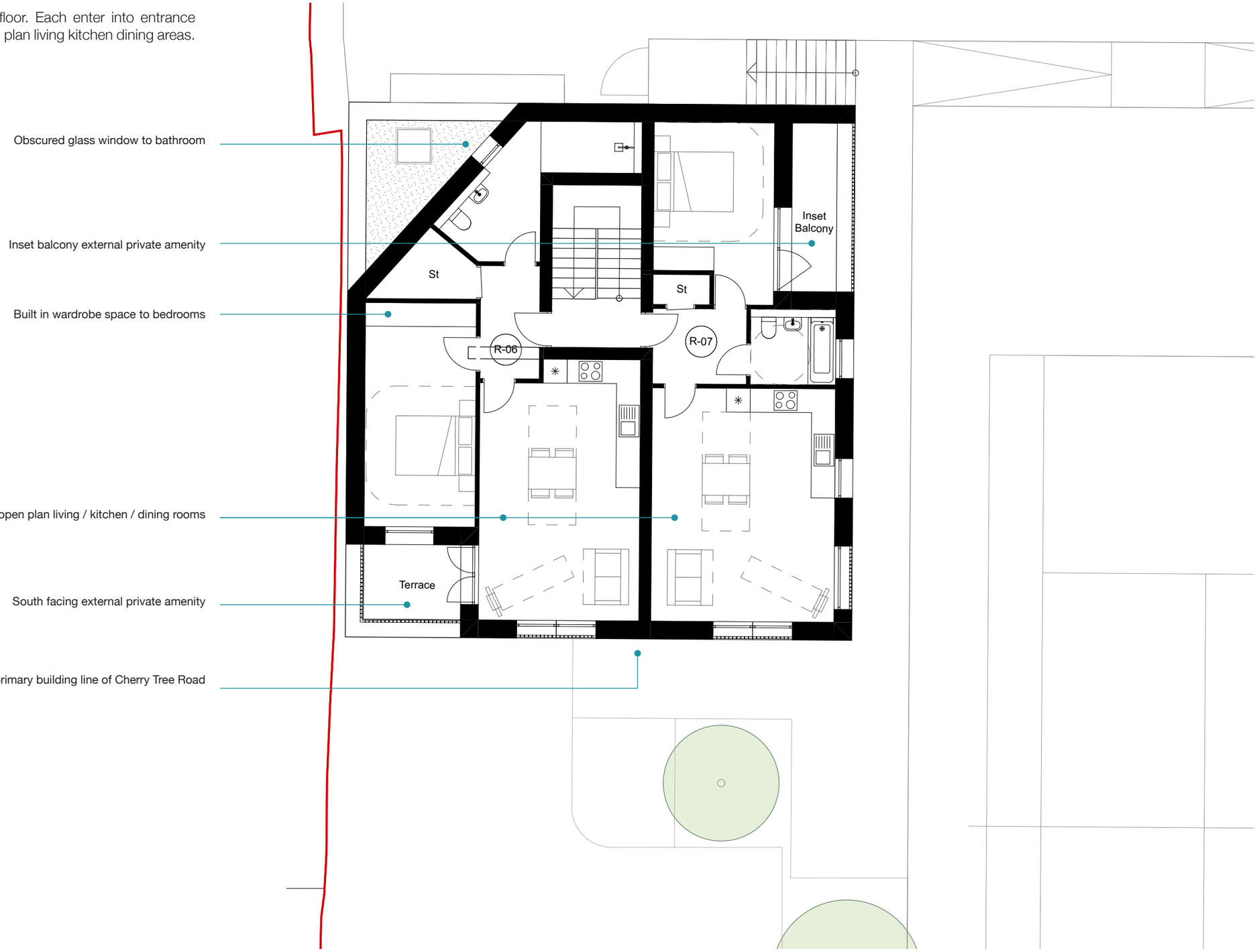
Secure fob access to clubhouse and courts

Viewing area with seating



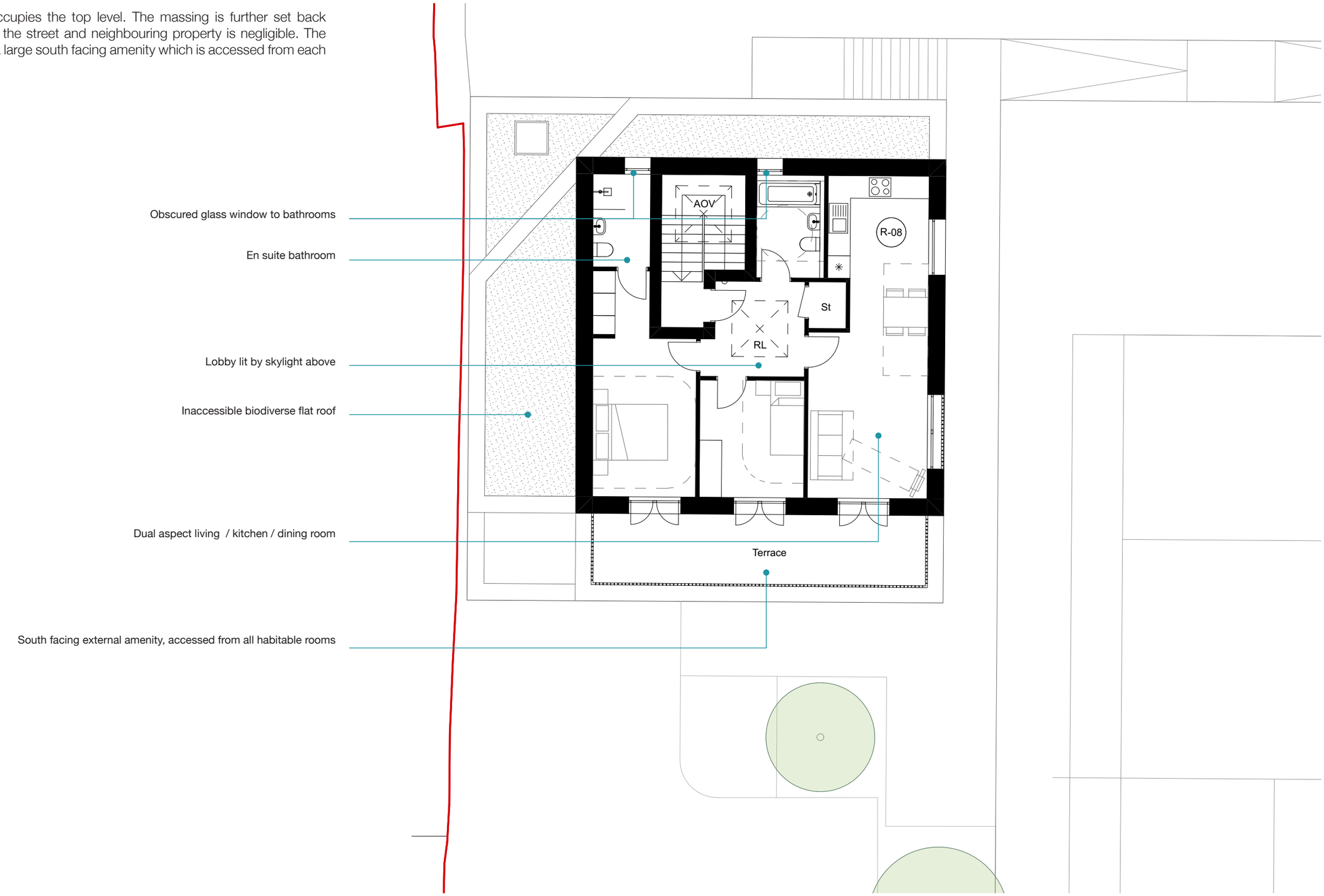
5.3 Clubhouse - First Floor Plan

2no. 1B2P apartments are located on the first floor. Each enter into entrance lobbies leading into generous bedrooms and open plan living kitchen dining areas.



5.4 Clubhouse - Second Floor Plan

1no. 2B3P apartment occupies the top level. The massing is further set back to ensure any impact on the street and neighbouring property is negligible. The apartment benefits from a large south facing amenity which is accessed from each of the habitable rooms.



5.5 Mews - Ground Floor Plan

The southern row of terraces are stepped down by circa 1.35m from the street level, and are accessed by a small stair or series of landscaped ramps.

Whilst there are a mix of unit sizes and occupancies, the facades have been designed to be aesthetically similar so the terrace reads as a cohesive whole.

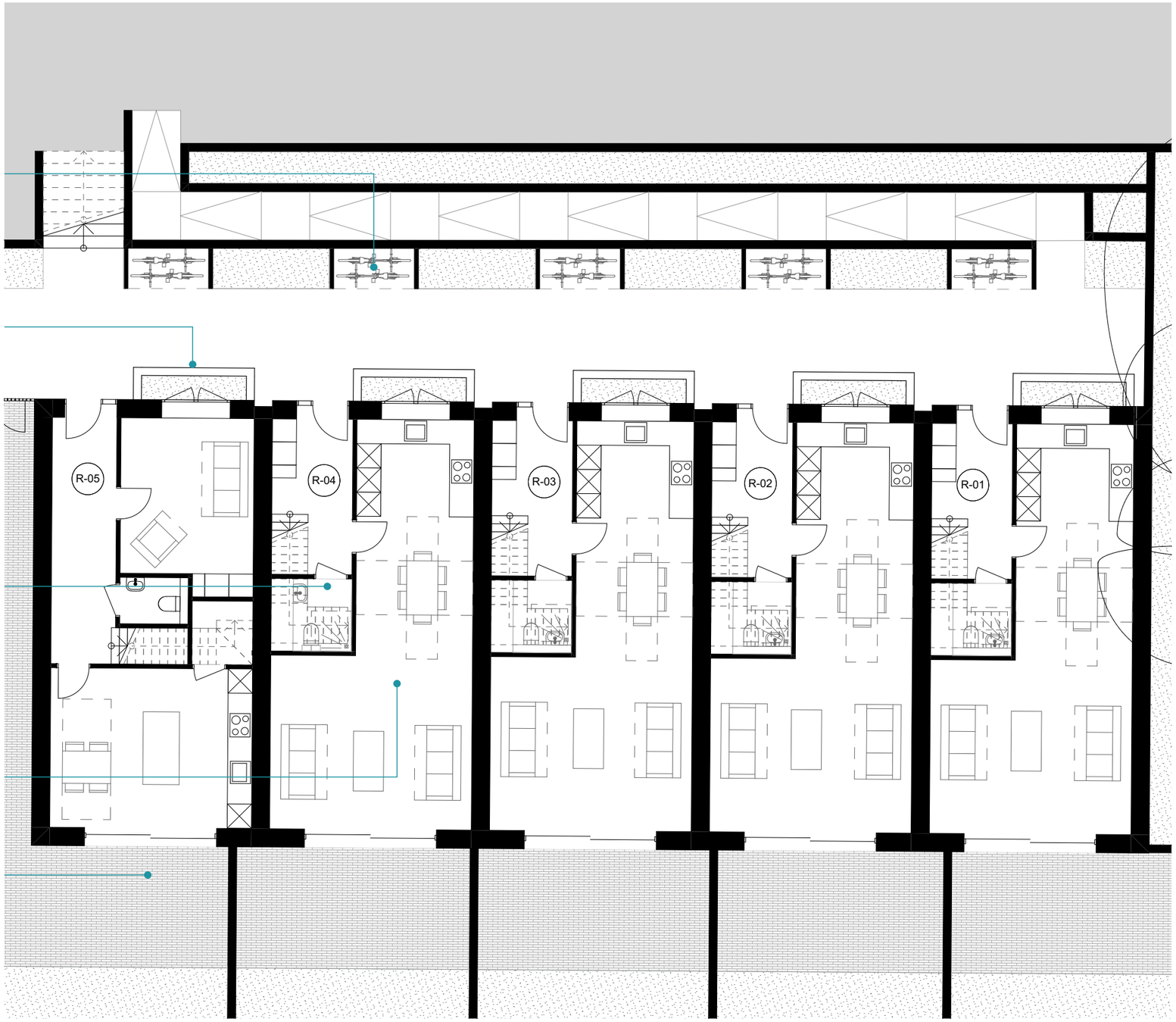
Individual cycle stores with integrated planters above

Raised planters located in front of kitchen windows to give privacy and architectural interest

Accessible WCs below staircases to aid visit ability and allow a downstairs shower room should a bedroom need to be created on the entrance storey

Large, dual aspect kitchen / living / dining rooms, giving occupants flexibility of use depending on family circumstances

Large, south facing gardens to terraces



5.6 Mews - First Floor Plan

The first floors of the terraces provide the larger bedroom accommodation and two bathrooms. To the south, small terraced areas are created by stepping the massing back. To the north, bedrooms face towards the new tennis court and site entrance with Juliette balconies that can be opened up in the warmer months to provide cross ventilation and passive cooling.



Railings to Juliet balconies give a degree of privacy and large windows allow light and natural ventilation

Entrances are covered by small cantilevered porches

Inaccessible biodiverse roof, stepped back to protect outlook from the rear of 42 Cherry Tree Road

The massing is set back at first floor so the three storeys are split up into the single storey and two upper floors. This setback creates a small external terrace facing onto the canopy of the woods to the south.

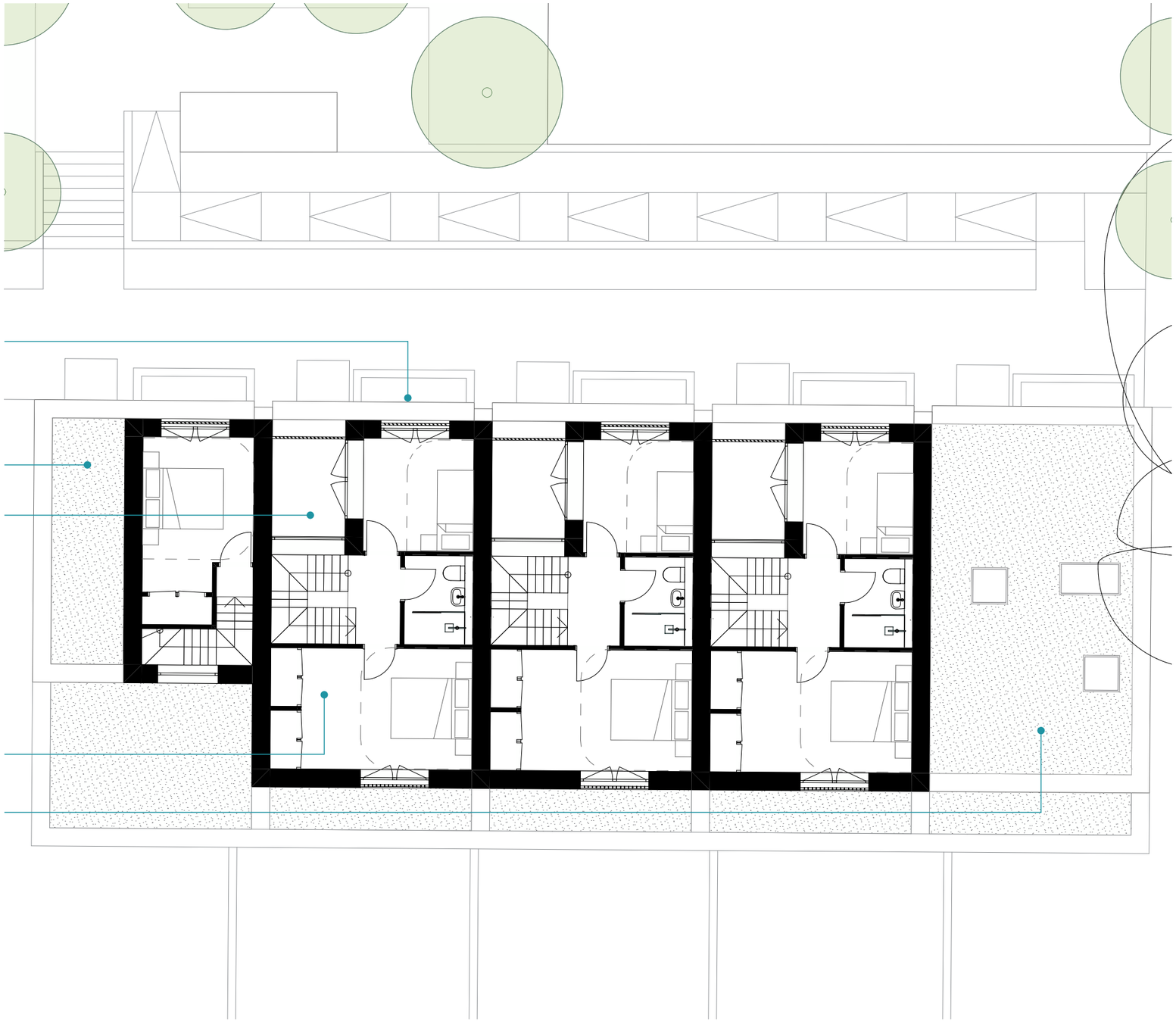
The typical layouts have two bedrooms on the first floor with one en suite bathroom and one family bathroom

5.7 Mews - Second Floor Plan

The massing of the second floor of accommodation steps back to respond to the surrounding context. To the north, the facade line is stepped back behind a parapet, with small roof terraces carved out of the volume to the northern side to break up the second storey volume and allow natural light into the staircases.

To the east and west, the mass is stepped in so as not to overbear on the neighbouring properties. These roofs are not accessible to prevent any potential overlooking issues.

Juliette balconies are provided to the south of the site towards the wooded areas.



5.8 Materiality and Articulation

The proposed materiality of proposals has been amended to blend in with the adjacent context. A white brick is proposed which reference the white render of the adjacent 1930's terraces of Cherry Tree Gardens & Shakespeare gardens. The pitched gable roofs have been designed out and replaced with a less dominant flat roof typology to ensure the development is subservient to the adjacent streets.

Darker metal window frames and architectural metalwork further contribute to a subtly contemporary aesthetic.

A Grattan Court East. Ailtireacht. Dublin.

B WISTIK Library & Kindergarten. TOOP architectuur + Steven Vandenborre Architects. Lokeren, Belgium.

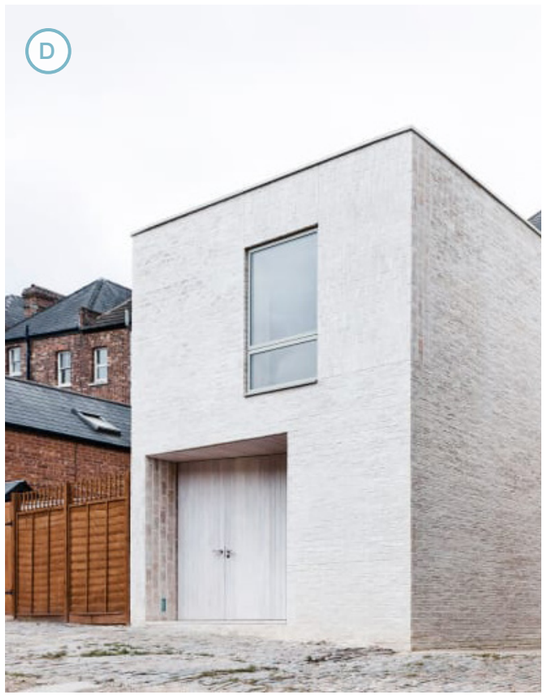
C Poly House. Farming Architecture. Korea.

D Mews House. Russell Jones. Highgate, North London.









6.0 Relationship with Neighbours

6.1 Relationship with 31 Cherry Tree Road

The proposals have been driven by the relationship to the neighbouring properties on Cherry Tree Road. The form of the existing terrace has been mirrored on the boundary to create an envelope which the revised proposals sit within.

A two storey elevation sits on the main facade line. The third storey is set back both from the street and 31 Cherry Tree Road to respect the urban grain.

The new tennis club space sits on the ground floor.

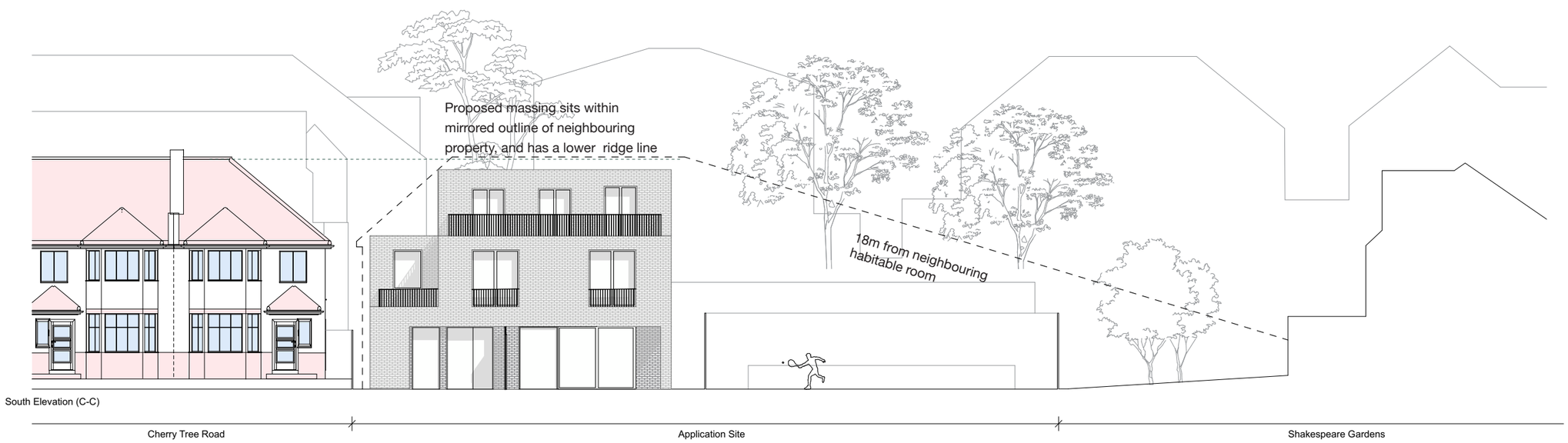


Fig.5.2 Proposed North Elevation - 1:200@ A3

6.2 Relationship with 42 Cherry Tree Road

The proposals take advantage of the natural change in level from 42 Cherry Tree Road to the lower portion of the application site.

The primary frontage of the proposed mews block sits below the ridge line of 42 Cherry Tree Road. The third storey is again set back within the mirrored mass of the neighbour and appear subordinate to the main street. This setback provides a small external amenity which can be used by occupants to view the courts to the north.

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



Fig.6.1 Proposed South Elevation - 1:200@ A3

6.3 View East From Cherry Tree Road

The revised form follows the existing street line, and is stepped to break up the primary elevation. Following officer's comments, the second storey has been set back to be less dominant and to maintain a two storey frontage directly on to cherry tree road.

The road terminates at the raised planting bed, with small trees and vegetation obscuring the view of the courts.

The terraces on the right are obscured from view from the majority of the street and only become visible closer to the development.





Fig.6.2 Key Plan

6.4 Site Sections

The site is sloped from north to south with approximately 6m of level change. Proposals have taken into account the levels to ensure minimal disruption to the existing landscape and minimise any visual impact from the neighbouring properties.



Fig.6.3 Existing Site Section - 1:500@A3



Fig.6.4 Proposed Site Section with Massing - 1:500@A3

6.5 View South West From Cherry Tree Road



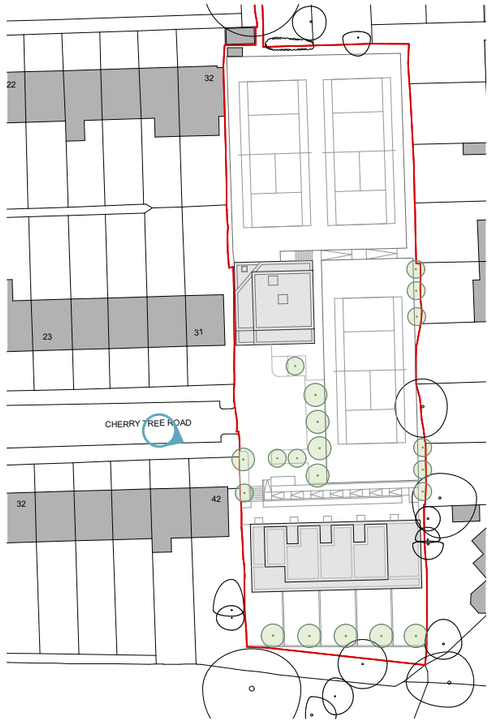


Fig.6.5 Key Plan

6.6 View North From New Court





Fig.6.6 Key Plan

6.7 View South From 29 Southern Road



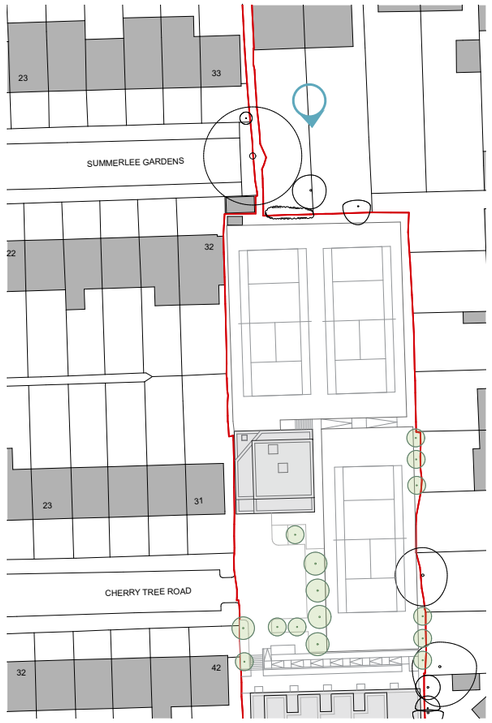


Fig.6.7 Key Plan

6.8 Aerial View From South



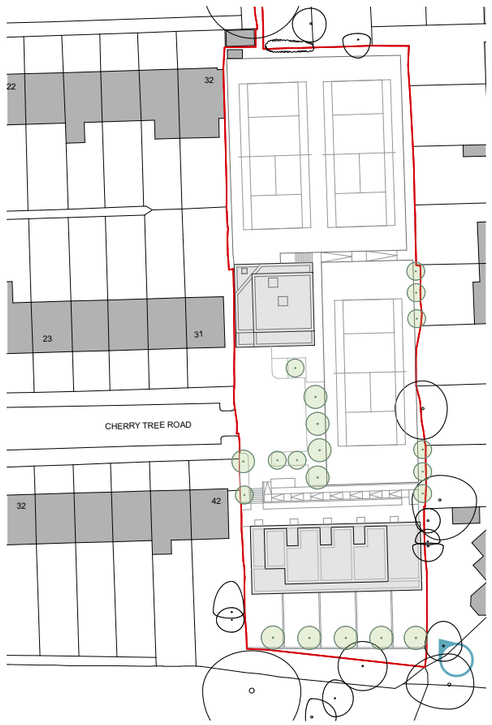


Fig.6.8 Key Plan

7.0 Landscaping Strategy

7.1 Proposed Landscaping Strategy

Whilst the existing middle portion of the site is grassed as a lawn, the topography is sloped, thus making use of the lawn difficult. There are a number of low quality trees on the site.

The proposal seeks to introduce purposely landscaped areas into the design which will be a benefit to both Tennis Club Users & the public.

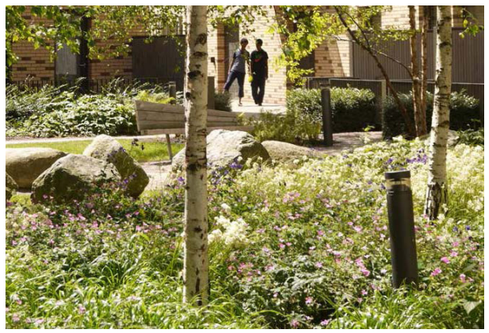
A landscaped area separates the car parking to minimise any visual impact from the cars. This space acts as a buffer from the courts to the road, and introduces a green vista from Cherry Tree Road.

A sedum roof above the apartments is low maintenance while increasing biodiversity and assisting with sustainable urban drainage.

The cycle storage facilities for the houses contain an integrated planter which provides natural screening to and from the tennis courts.

Please refer to the Landscape Architects proposals for further detail.

Please refer to the Arboricultural Impact Assessment for further detail.







8.0 Refuse & Cycle Storage

8.1 Proposed Refuse Arrangements

As per policy, commercial waste is separated from the residential waste.

The clubhouse has a small store with separate general refuse and dry recycling bins. It is anticipated that these will be presented for collection by the Tennis Club.

The 3 apartments in the northern portion of the site have a dedicated bin store providing the following capacity :

3 Units = min. 750L total refuse storage + food waste

TOTAL = 2 x 660L Eurobins + 240 food waste container

The 5 houses to the south have a dedicated bin store adjacent to the car park. Given the size of the units, the containers have been oversized as follows :

5 Units = min. 1250L total storage + food waste

TOTAL = 2 x 1100L Eurobins + 240 Food Waste Container

8.2 Proposed Cycle Storage Arrangements

Secure cycle storage is provided in line with London Plan Cycling Design Guidance and TLF Chapter 8.

The 3no. apartments over the Clubhouse are provided with a secure internal cycle store accessed from within the entrance area, while the mews houses to the south are each provided with a secure and covered external cycle store, with integrated planter above.

1no. Sheffield Stand (2 spaces) for visitors is provided adjacent to the bin storage facility for the terraced houses, with a further 2no. Sheffield Stands (4 spaces) are provided for visitors to the tennis club adjacent to the Clubhouse gated entrance.



KEY

- Residential Cycle Store
- Residential Refuse Store
- Clubhouse Cycle Storage Area
- Clubhouse Refuse Store

9.0 Relationship with Conservation Area

9.1 View from Southern Road

The following photographs illustrate that there is no unobstructed view through to the application site from Southern Road and the wider Fortis Green Conservation Area.

The closest part of the proposed building is 31m from the boundary of the conservation area and 62m from the listed building at 29 Southern Road.

The application site is only viewed from the gardens on the properties on the south side of Southern Road, all of which have deep gardens with hedging and small trees bounding the site.





Fig.9.1 View 1



Fig.9.2 View 2



Fig.9.3 View 3

9.2 Relationship with 29-31 Southern Road

The two listed buildings which sit adjacent to the site are 29 & 31 Southern Road.

They are described in their listing as: "*Early-mid C19 pair, each 3 storeys and basement, 2 windows. Outer entrance bays slightly set back. Recess on axis. Stock brick with stucco frieze, cornice and blocking course. Stuccoed basement and ground floor band. Gauged flat brick arches to sash windows with glazing bars, (vertical only on 2nd floor). 5 steps to half glazed doors, with rectangular fanlights, in stuccoed surrounds; set back behind round arches with moulded architraves and impost blocks.*"

The site slopes away from the buildings, and the closest proposed development will be over 50m (61m) away. There is also dense vegetation and planting between 29 Southern Road and the proposed development and a partial natural screen of vegetation between 31 Southern Road which means that the true visual impact of the development would be minimal.

Historic maps show that the application site was formally split into two plots, not associated with the listed buildings to the North. The main aspect from the rear of buildings will continue to face south to the woods (formerly Dirthouse Woods), and will be largely unaffected by the proposals.



Fig.9.4 View north to 29 & 31 Southern Road (Outlined in red)



Fig.9.5 Proposed artist's impression from the garden of 29 Southern Road



Fig.9.6 Proposed Site Section

9.3 Area Schedule

Areas are approximate for pre-application purposes and are not based upon measured survey data

Unit	Use Class	GIA (m^2)	Notes
Clubhouse	Commercial	86	Excluding 45m^2 external viewing area, partially covered
All Residential	Residential	752	Excluding communal circulation
TOTAL		**838m^2**	**-**

Residential Unit Number	Unity Type	Unit GIA (m^2)	Minimum Standard (m^2)	Amenity Area	Min Amenity Area	Notes
R1	2 bed 4 person	94	79	139	7	2 Storey House
R2	4 bed 7 person	128	121	85	10	3 Storey House
R3	4 bed 7 person	128	121	85	10	3 Storey House
R4	4 bed 7 person	128	121	82	10	3 Storey House
R5	2 bed 4 person	96	N/A	108	7	3 Storey House
R6	1 bed 2 person	60	50	5	5	Apartment
R7	1 bed 2 person	51	50	7	5	Apartment
R8	2 bed 3 person	67	61	17	6	Apartment
TOTAL	**8 Units**	**752m^2**				**-**