

St Anns Phase 1A Landscaping Condition – Placemaking Comments

Application No: HGY/2024/1048

Proposal: Approval of details (Phase 1A only) pursuant to Conditions 55 (Landscaping) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.

Thank you for contacting the Placemaking Team regarding application no. HGY/2024/1048. The Placemaking Team supports a landscape-led approach to the design of external spaces on the site. As per the comments below, some further clarification is sought on the material approach, alongside comments relating to how the landscape design interfaces with routes on the perimeter of the site (St Anns Road and Stanhope Gardens).

- 30201 - Material 'M01' isn't referenced in the materials key and labelled as 'grassland' on another drawing. Assume from the graphics that the main roadway around the site is proposed as asphalt which doesn't reflect the heritage setting and seems to dominate the hard landscaping. Given that it will be very low traffic route, can use of pavers be considered for the roadway to support a stronger aesthetic in the heritage context? This would also allow for easy access to underground utilities, with repairs more straightforward.
- 30205 – is there an opportunity for a 'water based' play facility, supporting outdoor play in increasing summer temperatures and given there is no public swimming pool within walking distance? It would be useful to see full playspace details alongside landscape proposals.
- 30206 – link through Warwick Gardens car park shows a narrow pedestrian route, no segregated cycle lane and it is not clear how the cycle link continues onto Stanhope Gardens and will link into a future cycle route down Green Lanes. Can the applicant work with the Haringey Streetspace Team on how the intervention in the car park meets Stanhope Gardens?
- 30206 – there seems to be a bollard (fixed, FT01) in the middle of the path, causing an obstruction.
- 30306 – in the SW link it would be useful to see a lighting plan, CCTV camera locations etc. alongside the landscape design for this area due to significant amount of crime and ASB occurring
- 30212 – shows an upstand kerb in the crossover which extends outside the site boundary crossing the existing pavement to St Anns road. Can this be a raised surface/flush surface for people walking down St Anns Road?
- Would seek to understand how the landscaping approach extends to St Anns road, and Stanhope Gardens (at the edges of the site). eg. in the visual below used in engagement

material, St Anns Road is shown in block paving with level access to the site through new wall openings



- What are the landscaping proposals for St Anns road including the new crossing, improvements to the footway etc?
- 30216 – FE01 –would be useful to see an elevation of the steel flat top railing to the SNCI. 1.8m high railing proposed –this could feel closed in on a narrow pathway