

VISUALS - OUTLINE OF BUILDINGS TO REAR

This shows the outline of all the new buildings without trees so just a glimpse of the pavilion is visible. Note the apartment building and new almshouse are not visible sitting below the existing ridge line.



VERIFIED VIEW B

This verified view (by D3V) requested by Haringey Council from the furthest viewpoint shows the apartment building is not visible above the ridge of the almshouses.



SITE SECTION AT EYE LEVEL (1.8M ABOVE GROUND LEVEL)

HERITAGE OVERVIEW

Overview

At the outset, it must be noted that the site has been subject to extensive pre-application discussions with the local planning authority over a number of years. These discussions have been iterative and the design team has sought to address comments raised by Officers throughout this period. These discussions have also included presentations to the Council's Quality Review Panel as an independent advisor on the architectural approach. This latest presentation takes into account feedback received as well as a wholesale review of the proposals

The most recent round of pre-application discussions have been extremely positive and, prior to the most recent design iterations (required to address comments from the local planning authority), Officers were supportive of the proposals albeit subject to some design development and further consideration of the visibility of the new build element on the site of the existing single storey laundry building.

The proposals subject of this submission have been simplified from that which has been seen by Officers previously, with the same underlying principles running through the scheme. More detail has been provided on the individual elements of the scheme which includes the rear extensions to the almshouses as well as the visibility of the various elements from the surrounding area.

The Proposals

The proposed development at Edmansons Close can be split into four component parts, comprising:

- Works to the listed almshouses (some of which involves internal amalgamation and rear extensions);
- New 'corner' pavilions;
- A new almshouse in place of the 1970's infill building;
- A new apartment building built to the rear of the site in the underutilised garden.

The proposals also include other landscape and associated enhancements to the site.

Heritage

The buildings within the existing site are included on the list of buildings of special architectural or historic interest at grade II. The buildings are exemplar of an almshouse style development dating from the late 19th century. The lodge to the south east is separately grade II listed. The whole site is also within the Bruce Grove Conservation Area, designated by the London Borough of Haringey in March 1976.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to have special regard to the desirability of preserving the special architectural or historic interest of listed buildings and character and appearance of a conservation area respectively.

A detailed Heritage Statement has been prepared which sets out the significance of the heritage assets (the listed buildings and the conservation areas) which has also informed the development of the design of the proposed new build elements. This has also been shared with the local planning authority for context and their agreement.

The proposals must be seen in the context of a previous approval (listed building consent ref. HGY/2016/2725) for internal alterations to the listed building to amalgamate the units to create larger dwellings. This accepted a degree of change to the listed buildings and illustrates that the Council consider that the interiors of the listed building make a limited contribution to the significance of the buildings.

Taking each component of the proposals, and considering their acceptability on the significance of the heritage assets:

Works to the listed almshouses which involves some internal amalgamation and some rear extensions.

The amalgamation of the residential units has already been accepted by the local planning authority as having an acceptable impact on the significance of the listed buildings. These works are therefore considered to be acceptable.

It is proposed to provide a limited number of rear extensions to the properties. These have been reduced from what has been presented previously. These would not affect the principal element of significance of the listed buildings, which is the planned architectural approach, as viewed from the grassed area. These extensions would be obscured from view from this key area of interest.

The proposed corner pavilions have been designed to be a recessive element when viewed from the grassed area to the front of the almshouses. This is an element that the Council have accepted the principle of development and have always been supportive of a building which appears recessive when compared to the almshouses.

A new almshouse in place of the 1970's almshouse extension. This has the opportunity to enhance the significance of the listed buildings through the removal of a modern addition which is of limited architectural value. This allows for the side elevation of the almshouse to be opened up, restoring the original relationship with surrounding buildings. This element is then able to improve access to the land to the rear, with a new building which 'turns the corner' and responds to the underlying architectural approach on the site.

A new apartment building on the site of the existing laundry building to the rear of the almshouses. This is a new build element on the site, situated on the land currently occupied by the single storey laundrette building. This is an underutilised area of the site. The principle of development has been accepted here and the layout has been informed by root protection zones. The key constraint on this part is the visibility of the proposals from within the grassed courtyard area and the proposed development should not be visible above the ridge line of the listed buildings. This provides a limit on the height of the proposed block. In this regard, consideration has been given to whether this block be 2 or 3 storeys. Pre-application discussions highlighted that a two storey building was acceptable, but that a 3 storey building required further justification. We consider that a part-two and part-three storey building would be acceptable in this location and is demonstrated by the submitted information which includes accurate visual representation from the space to the front of the Almshouses, to demonstrate the new apartment building is not seen from the grassed quadrangle.

During the determination of the planning application, the Conservation Officer advised that they would prefer to retain more of the existing openings to the extensions to the rear of the properties in order to maintain more of their appearance. Following discussion it has been agreed that the existing door and window openings will be retained where the kitchens or dining areas will be located and only where there are living rooms then French doors will be provided to create an improved connection with the garden areas and allow more light penetration. This agreed approach retains the majority of the existing openings to the rear elevations thus minimising any perceived harm to the historic fabric. It has been further agreed that where existing kitchen door openings are retained, the doors can be changed to glazed doors to allow more light to penetrate it beneficial.

Overall heritage case

The proposed scheme takes full account of all the feedback received and seeks to positively respond to the points raised. Whilst we do not consider that the proposals cause any harm to the significance of the heritage assets of the site, if the Council were to contend that there was an element of harm, there would be considerable heritage benefits derived from the proposals which would more than outweigh any limited harm. It is therefore considered that the proposals, as currently presented should gain consent.

LANDSCAPING

Landscape design and public realm

We have worked closely with a landscaping consultant BD Landscape Architects to develop the landscaping opportunities. There is now more clarity on the design of the public and private realms between the rear of the almshouses and the new apartments with clear gardens to the almshouses, a separating path leading to the retention basin or pond and private gardens to the ground floor apartments. The upper floor flats have private balconies and views over the gardens.

Private gardens have been defined with hedges and hidden fences to form soft boundaries.

Residents of the almshouses and the apartments will have their own private amenity with access gates to the pond.

The green space onto Bruce Grove will be retained as a significant part of the setting of the Grade II listed almshouses.

Planting has been added to screen the disabled parking bays.

However the nature of the space will need to change somewhat to reflect the new demographic of residents.

The proposals are to make the space more appropriate for families, old and young with a private communal garden for all residents with a defined child play space as well as family boules and games area with seating.

