



TANGMERE & NORTHOLT CAPACITY REPORT

DECEMBER 2018

Karakusevic Carson Architects

393-KCA-XX-XX-RP-A-0301-DDV

EXECUTIVE SUMMARY

REASON FOR THIS REPORT

Karakusevic Carson Architects were approached by London borough of Haringey officers to undertake feasibility work in relation to the Broadwater Farm Estate, a 1970s estate in Tottenham. The Estate is comprised of 12 different blocks containing 1051 properties and 24 houses, giving a total of 1075 properties.

Since late summer 2017 Homes for Haringey have been undertaking a number of structural surveys on the Estate following concerns raised around large panel system buildings in the events following Grenfell. These studies have highlighted structural issues within two of the blocks; Tangmere and Northolt.

A number of temporary mitigation measures are currently being implemented until a decision on the long term future of these two blocks can be made.

PURPOSE OF THIS REPORT

This report looks at LB Haringey's options for the capacity for replacement homes on the estate that might be required should demolition of either one, or both, of the Tangmere and Northolt blocks be required.

The report will cover the following key outputs:

1. HOUSING PRINCIPLES

An initial set of design principles for testing of the sites. These housing principles have been developed to help guide the capacity studies on each of the scenarios, ensuring that any potential housing could be brought forward in a considered way. This part of the document will focus on:

Understanding the context of the estate, it's streets and public spaces and it's connections to the wider area.

Establishing a set of parameters to deliver high quality new homes whilst protecting the interests of the existing residents.

Identifying key constraints and opportunities for the sites to inform good design whilst minimising any adverse impact on the surrounding area and existing and future residents.

2. CAPACITY STUDIES

Haringey have requested a series of high level capacity studies for affected sites on the estate that should be commensurate with the established housing principles, whilst delivering appropriate arrangements for each site & scenario.

Each capacity study will deliver the following outputs:

Establish the constraints and opportunities of that particular site.

Indicate quantum and massing of potential housing on the site and provide accompanying accommodation schedules.

The three scenarios that this report will focus on are as follows:

SCENARIO A: TANGMERE

This scenario will look at the capacity of the existing Tangmere residential block and surrounding green space.

SCENARIO B: TANGMERE AND NORTHOLT

This scenario will look at the capacity of the existing Tangmere residential block and surrounding green space and the existing Northolt residential block and immediate surrounding green space.

SCENARIO C: TANGMERE AND NORTHOLT & ADDITIONAL SITES

Scenario 3 will look at the capacity of the Tangmere and Northolt residential blocks and the space immediately surrounding the blocks and an additional three sites on the periphery of the estate; the former school site; the vacant land to the northeast of the estate (referred to here as Brookside) and Broadwater Lodge.

The information contained within this report is commensurate with the requirements of the brief. The analysis work contained within this report focuses purely on site capacity of the identified sites and does not suggest an overarching approach to any masterplanning options for the wider estate. Analysis of site conditions and capacity is based on OS map information only. More detailed surveys will be required before any further design work for the selected sites can continue. These include but are not limited to:

- Topographical surveys
- Arboricultural surveys
- Ecological surveys
- Flood risk analysis
- Sun & Daylighting
- Ground conditions
- Building condition surveys
- Utilities & services searches

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First Issue	Date	Description	Prepared	Reviewed
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01	08/11/2018	DRAFT issue	CH	PK
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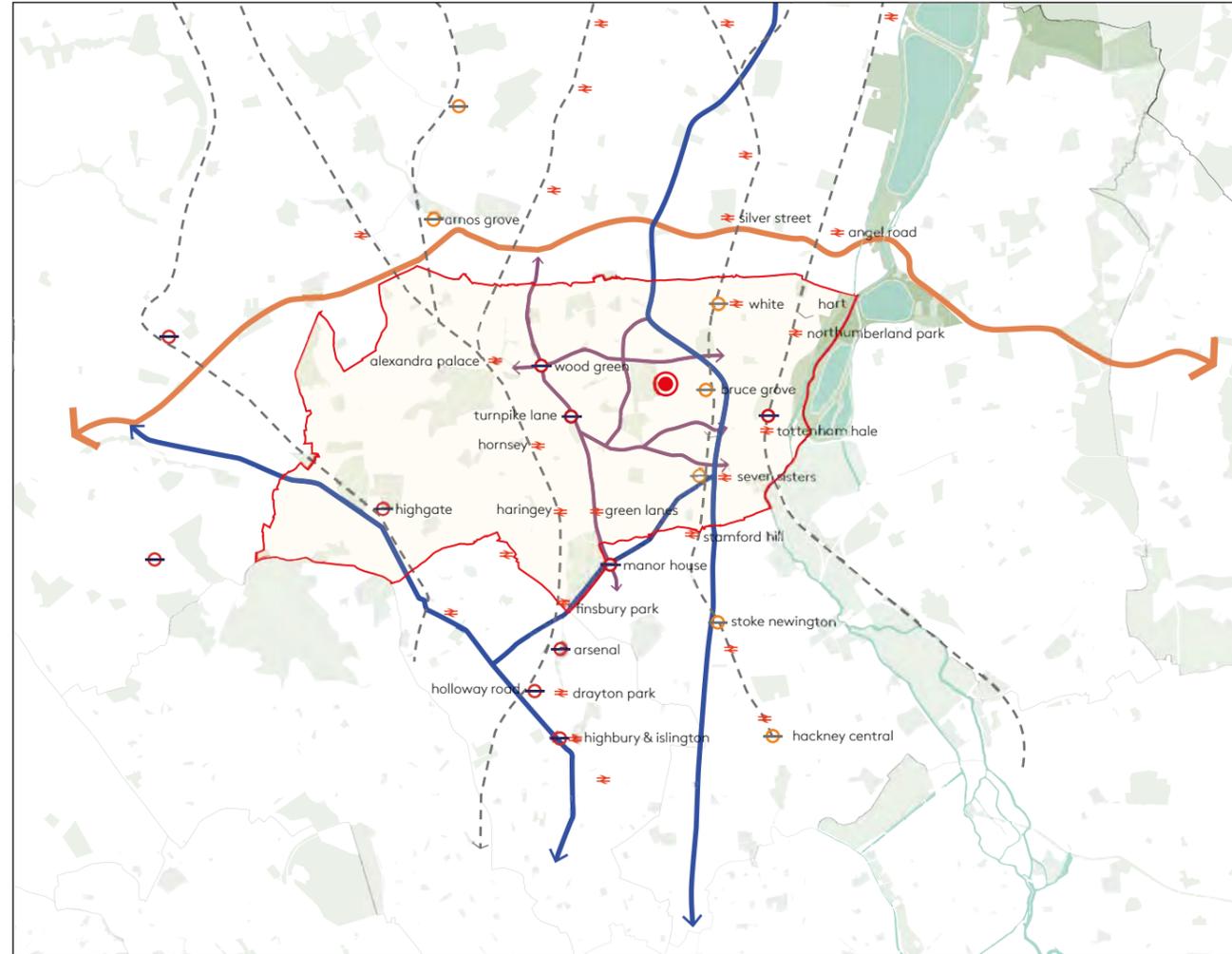
BACKGROUND

ESTATE & CONTEXT

The Estate is located in the London Borough of Haringey in north London. The estate is owned by LB Haringey council and is managed by Homes for Haringey, an Arms Length Management Organisation (ALMO), set up in April 2006 to manage Haringey's council housing.

The Estate is situated within the West Green ward in the east of the borough. West Green borders with central Haringey (Noel Park and Haringey wards), south east Haringey (St Ann's and Tottenham Green) and north east Haringey (White Hart Lane and Bruce Grove).

WIDER CONTEXT: LONDON CONNECTIONS



Location of estate in relation to wider London context



LB Haringey in Greater London context

LOCAL CONNECTIONS

The Estate itself is situated somewhat like an island surrounded by residential development and the Recreation Ground. It is not currently well connected to the surrounding area and main road arteries and has no direct vehicular link to Lordship Lane, directly to the north. There is currently only one main pedestrian and cycle link to Lordship Lane from the estate. Lordship Lane accommodates bus connections west to Wood Green and Turnpike Lane Underground Stations (Piccadilly Line) and east to Tottenham Hale and Seven Sisters Underground Stations (Victoria Line).

The site is identified as having poor public transport accessibility defined by a PTAL level of between 1B and 2 on a scale of 1 to 6 (where 6 is excellent).

However it should be noted that the stations that do surround the site have fast connections into central London. The closest rail station is Bruce Grove, approximately a 12 minute walk or a 5 minute bus ride on the W4 bus which runs through the estate, from which it takes 30 minutes on the overground train to get to Liverpool street. The closest underground station is Turnpike Lane which is a 20-25 minute walk or a 15 minute bus ride. From here it takes around 15 minutes on the Piccadilly line to Kings Cross.

Typical total journey times from the estate (as identified by TFL travel):

Kings cross: 35 minutes

Oxford Circus: 40 minutes

Liverpool street: 45 minutes

The site will sit just outside of the 1000m curtilage of Crossrail 2 at Turnpike Lane, Seven Sisters and Tottenham Hale.

There is a small parade of shops on the estate and another immediately to the east. Tottenham High Road is a 10-15 minute walk and is the closest High street.



SITES

STUDY AREAS

Here we provide a brief overview of all of the study areas identified by the three scenarios within this report.

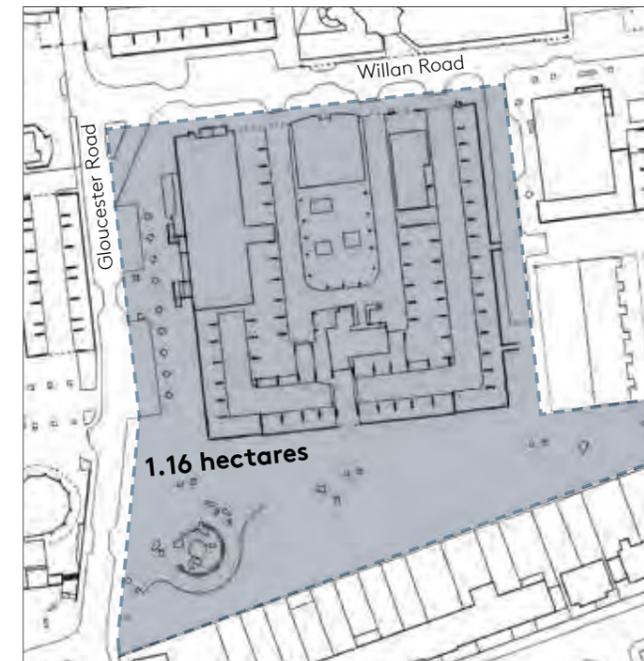


Location plan indicating study areas in Context

SCENARIO A

A TANGMERE

Tangmere is a 7-storey building, of stepped construction (ziggurat) and is a unique design on the estate. It has a number of fundamental flaws and structural problems not typically occurring in the other blocks on the estate. The memorial gardens commemorating those who suffered in the '85 riots sits to the south of the block.



Ground floor plan

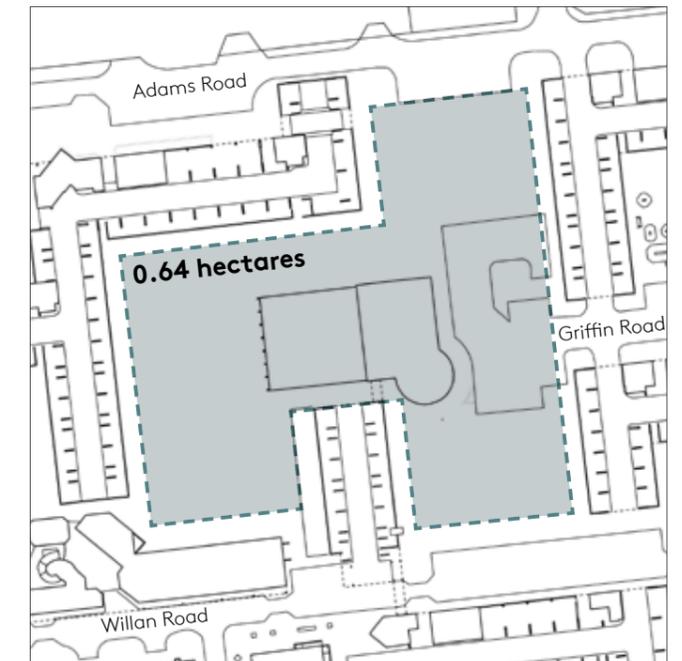


Site Photos

SCENARIO B

B NORTHOLT (TO BE CONSIDERED WITH TANGMERE)

This 19 storey high rise tower accommodates 102 single and dual aspect 1 bed flats. The District Energy Network which currently serves the whole estate is located at the building's base in a low rise enclosure. The space around the tower accommodates grassy amenity space which has no specific programme but is overlooked by 5 other estate blocks.



Ground floor plan



Site Photos

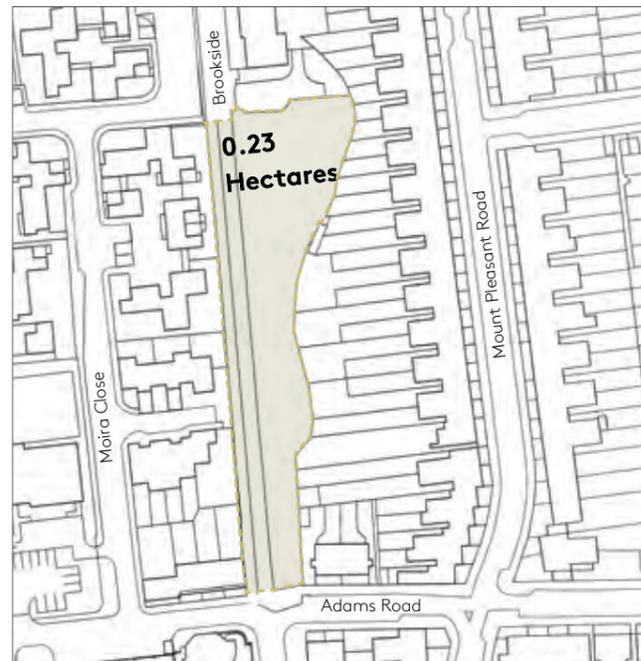
SCENARIO C

© TANGMERE & NORTHOLT & ADDITIONAL SITES:

Additional to the Tangmere and Northolt studies a further three sites on the periphery of the estate have been reviewed; the vacant land to the north east of the estate (referred to here as Brookside); the former Moselle School site and Broadwater Lodge.

© BROOKSIDE

To the north east of the estate, in between the Georgian terraces of Mount Pleasant Road and the 90s low rise housing of Moira Close, runs a small cycle route called Brookside House. This is one of the only routes which connects the estate to Lordship Lane and it's valuable bus stops. The site is owned by Haringey Council, Housing assets and is under HfH management.



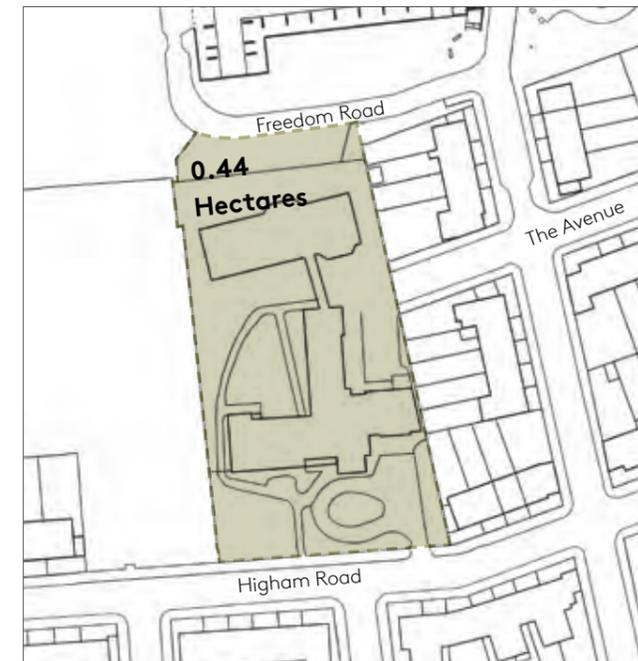
Ground floor plan



Site Photos

© BROADWATER LODGE

Broadwater lodge is located to the south west of the estate and is accessible via Higham Road & The Avenue. The buildings on the site are currently being used to house Temporary Accommodation tenants. The site borders onto the rear gardens of terraced housing on Gloucester Road. The main building faces onto Higham Road & to the west borders with allotments and the recreation ground. It currently has limited physical interaction with the estate due to the orientation and nature of the existing buildings.



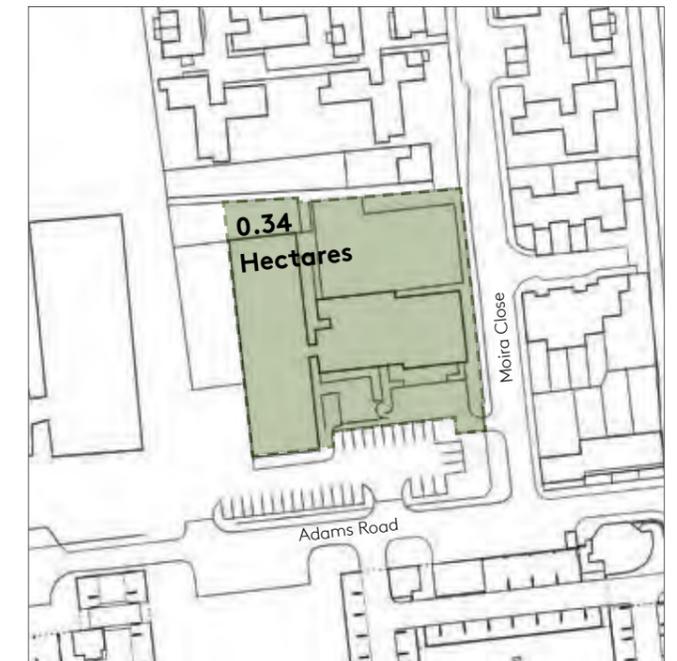
Ground floor plan



Site Photos

© FORMER MOSELLE SCHOOL SITE

This site is also located to the north-east of the estate adjacent to the Academy facing onto Adams Road. The site is currently inaccessible directly from Adams Road due to a small finger of parking which extends across from the Academy. To the east the site faces onto Moira Close and the 90s low rise houses contained therein.



Ground floor plan



Site Photos

HOUSING PRINCIPLES

① ANALYSIS: CONNECTIVITY

PHOTOS OF EXISTING CONDITIONS (to be read in conjunction with constraints below)



The existing cycle and pedestrian link to Lordship Lane has very limited passive surveillance.



Park route to the estate from Lordship Lane has limited street lighting and is underused.



To the north, the east west running road has little to no interaction with buildings facing onto it or neighbourhoods to the north.



Primary route through the estate provides few amenities.

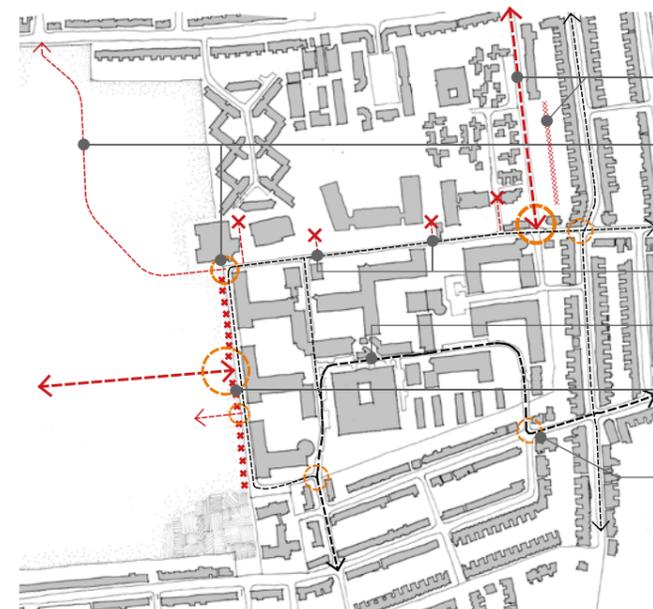


The road at the edge of the park has very narrow footways and poor visibility.



The fenced boundary to the east of the estate provides few points of access into the park.

CONSTRAINTS



- The existing cycle and pedestrian link to Lordship Lane has very limited passive surveillance at the southern end, with only rear garden fences facing onto route.
- Current route through park to Lordship Lane has limited street lighting and is underused, this is a key connection to the estate.
- Lack of permeability into the neighbourhoods to the north and Lordship Lane beyond. East-west running road has little to no interaction with buildings facing onto it or spaces to the north.
- Primary route through the estate provides access to few amenities.
- Fenced boundary provides few points of access into park. The road at the edge of the park has very narrow footways and poor visibility.
- Few points of access into the estate from the surrounding area.

OPPORTUNITIES



- Improve all connections to Lordship Lane: Upgrade park route with additional street lighting to encourage use, upgrade entrance & improve visibility.
- Improve connections with landlocked housing to north of site, encourage movement through estate from Lordship Lane.
- Existing pedestrian/cycle route: Activate this vital route to Lordship Lane with provision for new amenity/housing to combat inactive frontage.
- Opportunity to improve and incorporate new north south routes within estate and give clearer hierarchy of routes to combat over-permeability.
- Provision at ground floor on central estate route for accommodation of retail & community amenity space to encourage movement through estate from surrounding areas and thereby enhance connectivity.
- Improve access to park with more well placed, clear and active entrances and a much improved edge condition.

RESULTING HOUSING PRINCIPLE ①

ENHANCE CONNECTIVITY

ANY NEW HOUSING ON THE IDENTIFIED SITES SHOULD ESTABLISH A CLEAR HIERARCHY OF STREETS AND ROUTES, WHICH PROMOTES INTEGRATION AND BETTER CONNECTS THE ESTATE AND THE SURROUNDING AREA.

2 ANALYSIS: CONTEXT & INTEGRATION

PHOTOS OF EXISTING CONDITIONS (to be read in conjunction with constraints below)



90s housing association developments to the North of the estate: These cul-de-sac housing developments are poorly connected to the estate and have little interaction with the wider area.



Lordship Lane Recreation Ground's limited access and restrictive fence line.



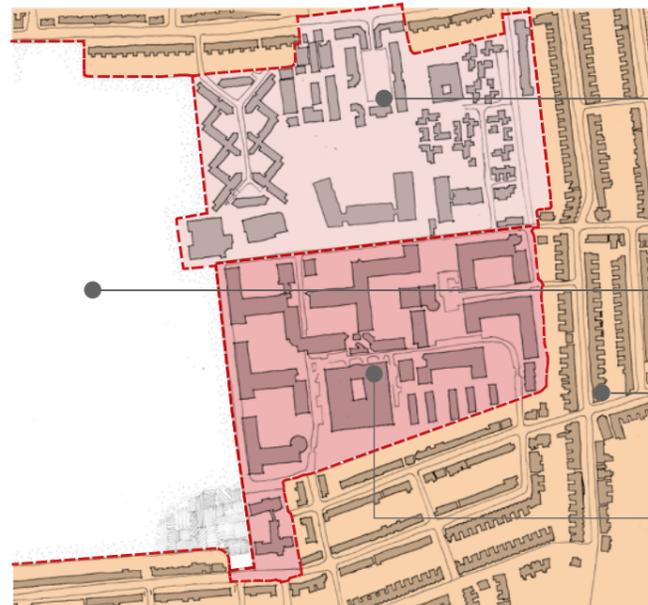
To the south and east of the estate late Victorian & inter-war terraced housing and associated street typologies.



The estate is a bold contrast with the immediate context. Poor connectivity and a stark differentiation with the neighbouring housing marks the estate out as an island.



CONSTRAINTS



Context zones: Identify where physical and perceived boundaries may lie between the estate and the immediate context.

To the immediate north of the estate sits a wide swathe of 90s housing association developments and school buildings. This land previously accommodated the Tottenham public Lido until its closure in 1985. These cul-de-sac housing developments are poorly connected to the estate and offer little interaction with the wider area.

Lordship Lane Recreation Ground sits adjacent to the estate but with a restrictive fence line and poor interaction.

To the south and east of the estate there is a consistent fabric of late Victorian & inter-war terraced housing and associated street typologies, the most common house typology in this part of the borough. This typology extends round to the north of Lordship Lane and to the West of the park.

The estate sits in isolation from the immediate context, poor connectivity and a stark differentiation with the neighbouring housing marks the estate out as an island.

OPPORTUNITIES



Promote integration with surrounding neighbourhoods, including the isolated cul-de-sacs to the north. Improved public realm and integration of new routes could help to forge better connections with these communities.

Complete terraced housing perimeter blocks by introducing new buildings, improve active frontage thereby encouraging more activity along this invaluable connection to Lordship Lane.

Reconnect the estate to the park, prioritise upgrade to edge treatment and replacement of inactive physical barriers with more suitable arrangements encouraging interaction, activity and shared spaces between park and estate.

Mapping of a more human scale across areas of the estate, street typologies which are based around the street hierarchy and profiles of the surrounding Victorian/inter-war housing. Creation of a band of north south routes to help encourage movement and promote pedestrians.

RESULTING HOUSING PRINCIPLE 2 RESPECT CONTEXT AND ENCOURAGE INTEGRATION

ANY NEW HOUSING ON THE IDENTIFIED SITES SHOULD BE DESIGNED TO RESPECT AND INTEGRATE WITH THE EXISTING ESTATE AND SURROUNDING AREA AND PROMOTE THE RICH CULTURAL AND SOCIAL HERITAGE OF THE ESTATE.

HOUSING PRINCIPLES

3 ANALYSIS: ESTATE ENVIRONMENT

PHOTOS OF EXISTING CONDITIONS (to be read in conjunction with constraints below)



Over-permeable undercroft parking is prevalent throughout the estate, these areas could potentially accommodate infill employment units.



There is no immediate interaction between the existing homes and the streets below. Access across the site is abundant and unconfined resulting in a lack of sense of ownership for residents.



Vehicular routes are excessively dominant across the estate and do not contribute to the public realm.

CONSTRAINTS



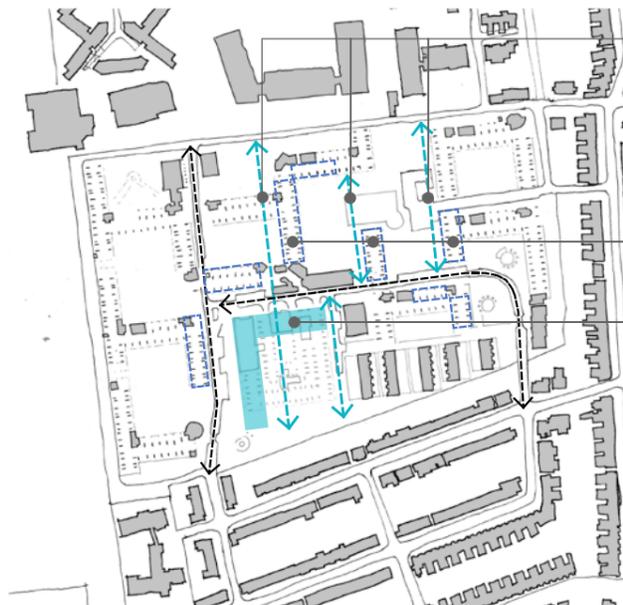
Access into the estate is limited as previously identified, however access across the site is abundant which often contributes to the lack of defined spaces within the public realm.

Previous consultation events with the community did identify that the ground level car park attracts anti-social behaviour and problems.

The over-permeability of this space reduces the sense of ownership that residents could have over their environment.

Illegible and over-permeable public realm at ground, too many pedestrian & vehicular routes with poor definition of primary and secondary route hierarchy.

OPPORTUNITIES



Incorporate new north south routes to help reduce over-permeability & redefine the hierarchy of spaces on the estate.

Opportunity for ground floor undercroft to become more engaged with streetscape and less permeable through introduction of employment/amenity space at ground to help reinforce new and existing routes and provide valuable resources for existing residents whilst generating active street-frontage across the estate.

Much needed provision at ground floor on central estate route for accommodation of retail & community amenity space to encourage movement through estate from surrounding areas.

RESULTING HOUSING PRINCIPLE 3

A SAFE ENVIRONMENT

ANY NEW HOUSING ON THE IDENTIFIED SITES SHOULD PRIORITISE ACTIVE FRONTAGES, CLEAR, WELL-LIT ROUTES AND PASSIVE SURVEILLANCE ACROSS THE ESTATE TO SUPPORT THE DELIVERY OF A SAFE AND WELCOMING ENVIRONMENT.

4 ANALYSIS: PUBLIC REALM

PHOTOS OF EXISTING CONDITIONS (to be read in conjunction with constraints below)



A key feature of the original Estate was a system of public walkways accommodating amenity space & linking all blocks at first floor. These were removed.



The existing remnants of the access decks that once connected buildings across the estate and provided a pedestrian focused public realm.



Many of the green spaces on the estate do not have a real sense of ownership or identity.



Public realm is put to good use in some areas on the estate: these are predominantly playspaces for young children located in areas with a sense of enclosure directly accessible from a street.



Small community growing projects on the periphery of the site illustrate that similar initiatives could be successful within shared courtyards.



Underused memorial gardens to the south of Tangmere could be relocated to a central courtyard space to become more relevant within the body of the estate.

CONSTRAINTS



A key feature of the original Estate was a system of walkways linking all blocks at first floor (deck) level. These walkways were dismantled and removed in the 1990s and so left the estate with a fractured public realm.

The public realm on the estate is influenced by the buildings that surround it. The most contributing factor to all public realm across the estate are the undercrofts. With little immediate interaction with the façades above and a sense of separation imposed by the first floor decks that were left intact for use as private amenity, many of the green spaces on the estate do not have a real sense of ownership or identity.

There are a handful of more successful spaces on the estate, these are predominantly playspaces for young children located in areas with a sense of enclosure that are directly accessible from a street.

- Extent of undercrofts across estate
- Undefined green space and public realm
- Well defined community amenity spaces

OPPORTUNITIES



Introduction of employment and amenity space infill in undercroft could redefine physical thresholds at ground floor, activating frontage and redefining routes. This could help to encapsulate courtyard spaces and give them a sense of enclosure and focus.

Introduce dedicated vehicular routes to implement new route strategy and thereby limit the dominant nature of the vehicle within the estate.

Opportunities to incorporate new landscaping within existing green spaces to encourage more use. Create pocket parks with dedicated zones for play and recreation which benefit the resident community. Carefully review how these might be protected to enhance a sense of enclosure and resident ownership.

Potential for courtyards to be used for community growing projects and mini-allotments.

Improved landscaping and public realm could help reinforce desire lines creating clear pedestrian routes from the estate to the park.

Underused memorial gardens to the south of Tangmere could be relocated to a central courtyard space to become more relevant within the body of the estate.

RESULTING HOUSING PRINCIPLE 4

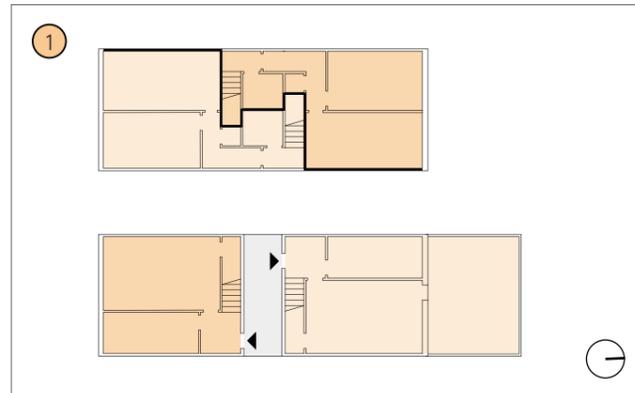
HIGH QUALITY SPACES

ANY NEW HOUSING ON THE IDENTIFIED SITES SHOULD PROVIDE HIGH QUALITY PUBLIC SPACES, WHICH ARE ACCESSIBLE TO ALL AND SUPPORT CONNECTIVITY AND ACTIVITY ON THE ESTATE.

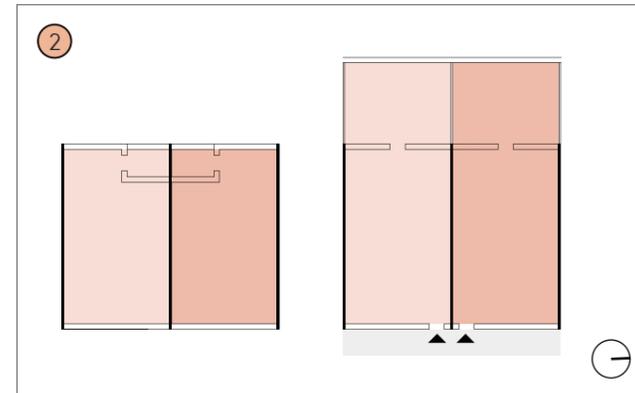
HOUSING PRINCIPLES

5 ANALYSIS: HOMES

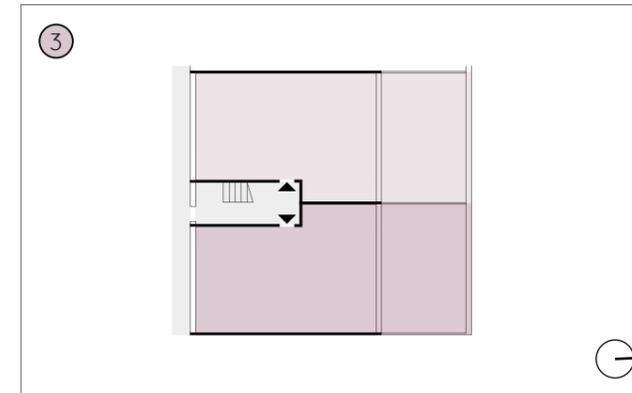
EXISTING HOUSING TYPOLOGIES



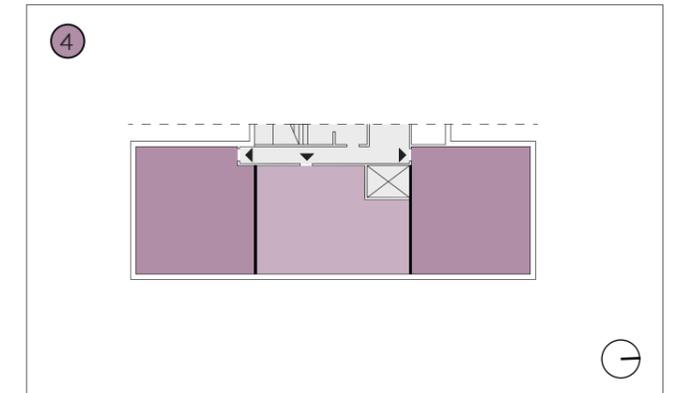
- 1 NORTH/SOUTH DUAL ASPECT SCISSOR MAISONETTE**
- Located within 7 storey blocks, accessed via internal corridor.
 - South facing living spaces, North facing bedrooms
 - Private amenity space only to units at 1st floor



- 2 EAST/WEST DUAL ASPECT STACKED MAISONETTES**
- Located within 5 storey blocks
 - Deck accessed paired entrances.
 - Private amenity space only to units at 1st floor.



- 3 EAST/WEST DUAL ASPECT LOW RISE FLATS**
- Located within 5 storey blocks
 - Deck accessed paired entrances.
 - Private amenity space only to units at 1st floor.



- 4 SINGLE & DUAL ASPECT HIGH-RISE FLATS**
- Located within 19 storey blocks with central core access.
 - Mixed aspect.
 - No Private outdoor amenity space.

EXISTING HOUSING TYPOLOGIES



The estate has a mix of different housing typologies: duplexes, apartments and houses. These are predominantly located within linear apartment blocks & high-rise blocks. The most common of these typologies have been identified above & below based on information provided by the Homes for Haringey team:

- 1 North/South dual aspect scissor maisonette
- 2 East/West dual aspect stacked maisonettes
- 3 Dual aspect low-rise flats
- 4 Single & dual aspect high-rise flats

The majority of the units on the estate enjoy good aspect and daylighting but have limited access to external private amenity.

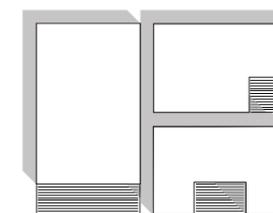
Relationship between street level public realm and housing above is very fractured.

Dedicated doorstep playspace and communal residential amenity is very limited.

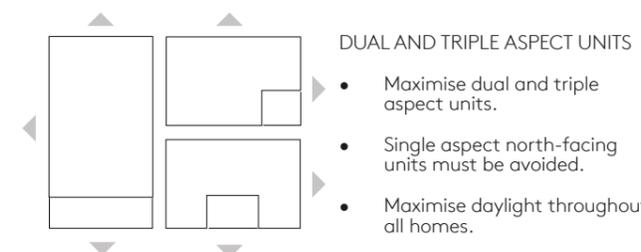
OPPORTUNITIES FOR NEW HOMES



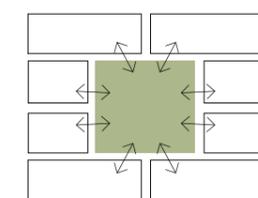
- STREET ACCESSED FAMILY MAISONETTES**
- Engages with and activates public realm.
 - Maximises opportunities for doorstep play.
 - Delivers clear and coherent public realm at street level.



- SHELTERED AMENITY FOR EVERY HOME**
- Generous private amenity space.
 - Usable in all weather conditions
 - South, East and West aspect spaces to maximise sunlight.



- DUAL AND TRIPLE ASPECT UNITS**
- Maximise dual and triple aspect units.
 - Single aspect north-facing units must be avoided.
 - Maximise daylight throughout all homes.



- SHARED RESIDENTIAL GARDENS**
- Dedicated shared garden space for doorstep play and recreation.
- Accessible from all residential units.
 - Helps foster sense of community and improves quality of life.
 - Good provision for plants and soft landscaping. Opportunities for community planting programmes.

RESULTING HOUSING PRINCIPLE 5

A MIX OF NEW HOMES

ANY NEW HOUSING ON THE IDENTIFIED SITES SHOULD SUPPORT THE DELIVERY OF A MIX OF HIGH QUALITY HOMES AND TYPOLOGIES WITH FLEXIBLE FLOOR PLANS. THESE HOMES SHOULD MAXIMISE DUAL ASPECT, DELIVER FAMILY HOMES ACCESSIBLE FROM STREET LEVEL AND PROVIDE GENEROUS PRIVATE & SHARED AMENITY SPACE.

MIX

BRIEF

PRIORITISING RE-PROVISION

The primary deliverable of any new build housing on the Broadwater Farm Estate will be to re-provide homes for the existing tenants and resident leaseholders living on the estate (Tangmere and Northolt blocks) and to ensure that there is no net loss of council owned homes in either quantum or area.

As previously identified in this report the structural integrity of both the Tangmere and Northolt blocks is currently under assessment with the possibility that residents from these blocks will need to be relocated.

Scenario A: Test 1 of this report focuses on prioritising the rebuilding of their homes on the Tangmere site as early as possible to give the residents the opportunity to move back into the neighbourhood.

TANGMERE & NORTHOLT MIX

To give a clear understanding of the quantum of required units for re-provision council officers, in collaboration with Homes for Haringey, have assessed the housing needs of the existing Tangmere and Northolt residents and leaseholders.

Apart from core re-provision of existing tenants and residents it is also important that there is no NET loss in council owned properties, habitable rooms, or floorspace.

Should the decision be taken by the council's cabinet to demolish the Tangmere & Northolt blocks following consultation with the residents, there would be a drive to re-provide the same number of council owned homes (as a bare minimum) that would be lost, including all properties that are currently sitting vacant.

There is also a drive for this new council owned housing stock to more closely reflect the mix established by Haringey's Housing Strategy 2017-2022.

As such a contingency within the re-provision housing mix figures is allowed for. Please refer to the tables opposite.

The final mix is indicated by the "Brief Mix I: Re-provision of Tangmere & Northolt" table opposite.

HOUSING STRATEGY MIX

Whilst the Tangmere site is predominantly focused on core re-provision any additional vacant sites that come forward would be prioritised for the delivery of additional affordable homes.

The housing policy mix for affordable rent properties as laid out in Haringey's Housing Strategy 2017-2022 stipulates the following mix:

- 1 bed properties: 11%
- 2 bed properties: 45%
- 3 bed properties: 33%
- 4 bed properties: 11%

This is indicated by the "Brief Mix II: Housing strategy mix" table opposite.

We will be using this mix to test options for the majority of the sites within this report.

BLENDED MIX

Whilst the council are committed to delivering new additional affordable homes in the borough there may be an opportunity for some of the sites on the periphery of the estate to come forward for mixed tenure housing.

Haringey's Housing Strategy 2017-2022 specifies an ideal dwelling mix for intermediate housing which is as follows:

- 1 bed properties: 30%
- 2 bed properties: 60%
- 3 bed properties: 10%

The team have used these figures and blended these targets with those shown in the housing strategy for affordable homes to achieve a 50/50 split for affordable to intermediate/market tenure.

The result is shown in the table opposite "Brief Mix III: Blended mixed tenure"

We will be only using this mix to test options for sites as listed under Scenario C.

HOUSING NEEDS + CONTINGENCY TO ESTABLISH RE-PROVISION MIX

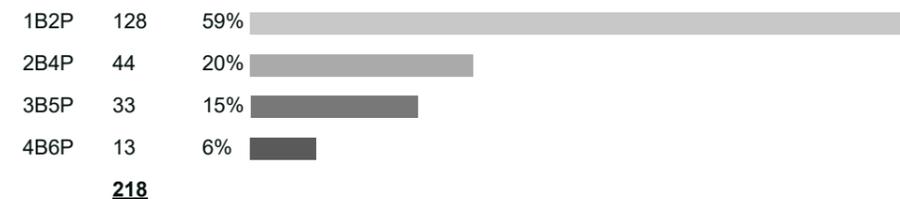
TANGMERE	Bedrooms	Tenants	L/holders	Re-provision	Housing Strategy 116 units	"Contingency"	Resulting Total	Resulting Mix	Housing Strategy Mix
	1 bed	49	2	51	13	0	51	44%	11%
	2 bed	18	0	18	52	9	27	23%	45%
	3 bed	10	6	16	38	9	25	22%	33%
	4 bed	12	1	13	13	0	13	11%	11%
	Total	89	9	98	116	18	116		

NORTHOLT	Bedrooms	Tenants	L/holders	Re-provision	Housing Strategy 102 units	"Contingency"	Resulting Total	Resulting Mix	Housing Strategy Mix
	1 bed	66	11	77	11	0	77	76%	11%
	2 bed	14	0	14	46	3	17	14%	45%
	3 bed	5	0	5	34	3	8	8%	33%
	4 bed	0	0	0	11	0	0	3%	11%
	Total	85	11	96	102	6	102		

TANGMERE & NORTHOLT	Bedrooms	Tenants	L/holders	Re-provision	Housing Strategy 218 units	"Contingency"	Resulting Total	Resulting Mix	Housing Strategy Mix
	1 bed	115	13	128	24	0	128	59%	11%
	2 bed	32	0	32	98	12	44	20%	45%
	3 bed	15	6	21	72	12	33	15%	33%
	4 bed	12	1	13	24	0	13	6%	11%
	Total	174	20	194	218	24	218		

BRIEF MIX I: RE-PROVISION OF TANGMERE & NORTHOLT

The bar graphs here illustrate the percentage mix:



BRIEF MIX II: HARINGEY HOUSING STRATEGY MIX

The bar graphs here illustrate the percentage mix:



BRIEF MIX III: BLENDED MIXED TENURE

The bar graphs here illustrate the percentage mix:



STUDIES

SCENARIO A: TANGMERE

EXISTING SITE: 1.16 HECTARES

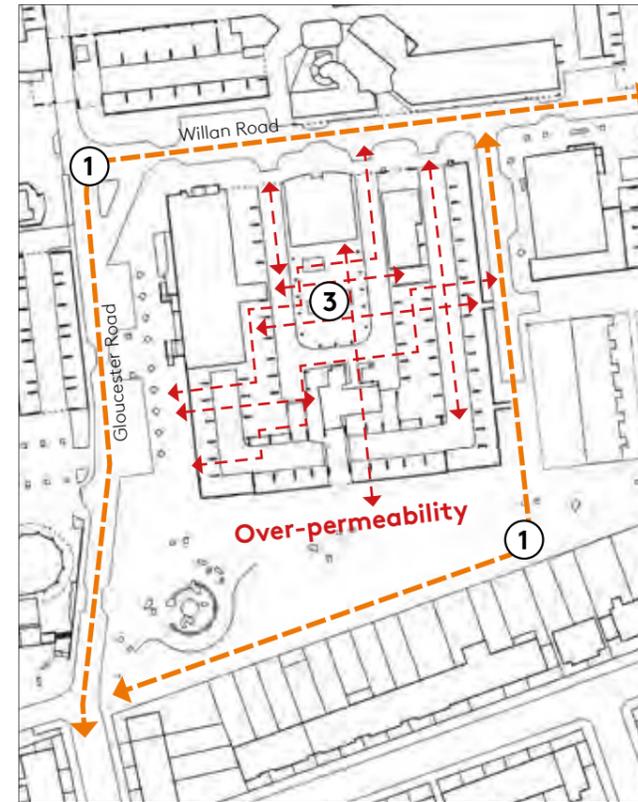
CONSTRAINTS & OPPORTUNITIES

- ① **Connectivity:** Site is located on the primary thoroughfare at the heart of the estate. Large square site offers opportunity to incorporate new street network to increase connectivity.
- ② **Context & Integration:** Site shares boundary with inter-war terrace homes to south of the estate, a clearer connection with the vernacular of this urban grain could be established.
- ③ **Safe environment:** Undercroft at ground creates over-permeability & poor passive surveillance. Complete disconnect between the existing homes and the streets below. New homes could deliver well defined amenity space & public realm with active street-frontage throughout.
- ④ **High Quality spaces:** Green spaces & public realm lack definition. The memorial gardens to the south of the site could be more prominent within the estate making them more accessible and useful to residents. The area surrounding the gardens is predominantly scrubland and of little to no use to the existing residents.
- ⑤ **A mix of new homes:** Form and configuration of the existing block is 'space-hungry': a lot of excessive internal & external circulation space which does not contribute to the overall quality of the existing homes. More rationalised building arrangements could deliver more high quality homes with improved aspect.

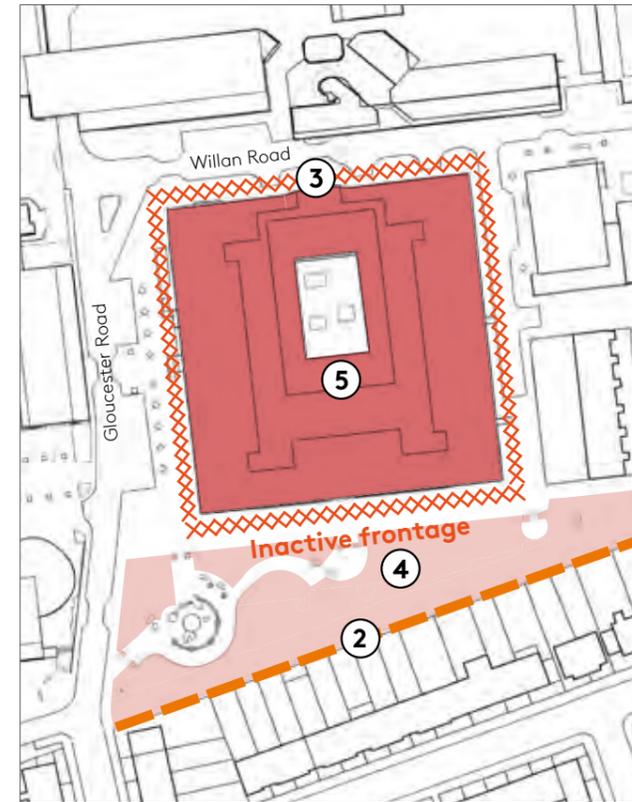
NB Tree locations and conditions across the site have yet to be ascertained and may have some implications for placement of buildings. Further surveys will be required before further feasibility can be explored.

KEY:

② Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Ground floor plan



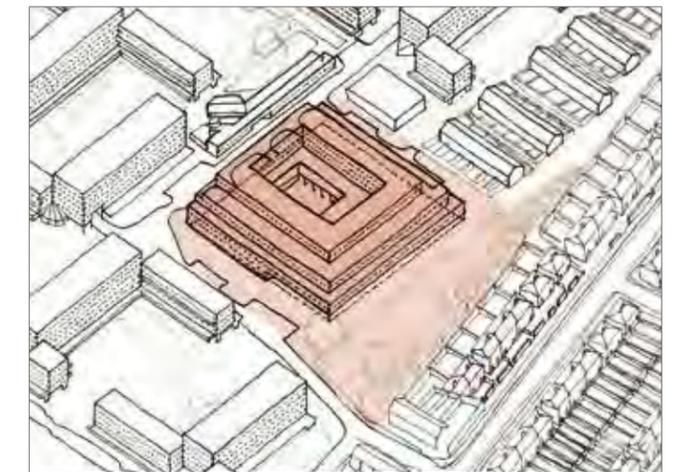
Upper floor plan

EXISTING TANGMERE HOMES

UNITS	1B	2B	3B	4B	TOTAL UNITS
	44	12	58	2	116

EXISTING TANGMERE DENSITY

100 UNITS / HECTARE
315 HABITABLE ROOMS / HECTARE



Existing massing



Site is located on the primary thoroughfare at the heart of the estate.



There is a complete disconnect between the existing homes and the streets below.



Undercroft at ground creates over-permeability & poor passive surveillance.



Form and configuration of the existing block is 'space-hungry' with excessive internal & external circulation space



Site shares boundary with inter-war terrace homes to south. Memorial gardens could be more prominent within the estate making them more accessible and useful to residents.

SCENARIO A: TANGMERE

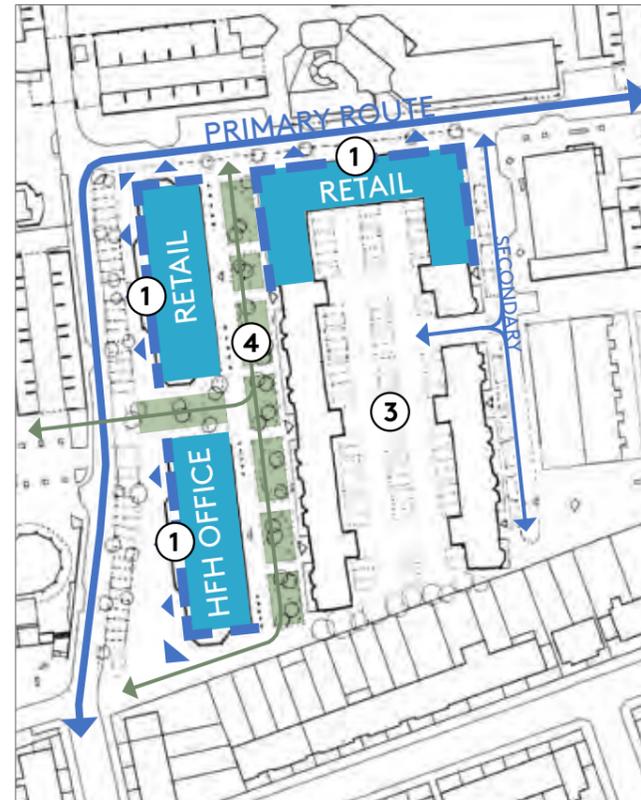
HOUSING PRINCIPLES

PROPOSED RESPONSE

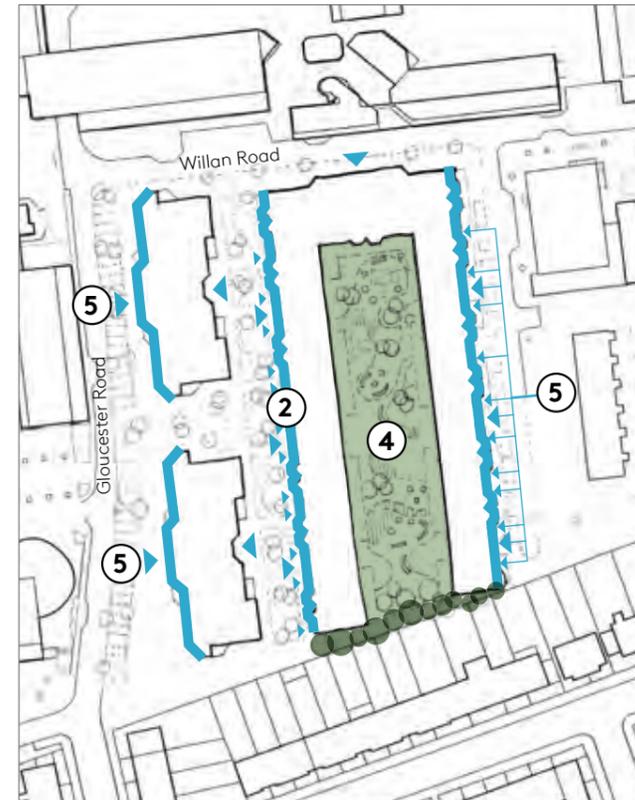
- ① **Connectivity:** Provision on primary thoroughfare for much needed retail & community amenity to encourage movement from surrounding neighbourhoods and activate public realm. These ground floor units can also provide new office space for the Homes For Haringey Team who are currently based in the ground floor of the Tangmere block.
- ② **Context & Integration:** Mapping of a more human scale: street typologies which are based around the street hierarchy and profiles of the surrounding Victorian/inter-war housing. The proposed response shares the façade articulation of the surrounding city fabric to mirror the vernacular & heritage of the 1930s terraces on neighbouring streets whilst meeting the immediate context of the estate in massing and scale.
- ③ **Safe environment:** Clever use of space beneath podium gardens to maximise parking keeping streets free of clutter delivering clear, well lit routes & active street-frontage.
- ④ **High Quality spaces:** New street hierarchy reduces over-permeability and gives definition to public realm, clearly identifying zones, producing generous space for amenity and gardens and prioritising pedestrians. Podium gardens provide valuable space for resident play and attractive shared amenity space for homes to look out over. It should be noted that this test option considers the memorial gardens as part of the Tangmere site boundary and suggests the relocation of this significant & valued space to the adjacent courtyard to help reprogramme this space whilst providing much needed land to accommodate the homes for the Tangmere and Northolt residents.
- ⑤ **A mix of new homes:** Creation of more street facing units to all four aspects of the site. Family units with private street doors establishing active frontage and delivering a much more pedestrian focused public realm. Majority of units achieving dual aspect and north facing single aspect units eliminated.

KEY:

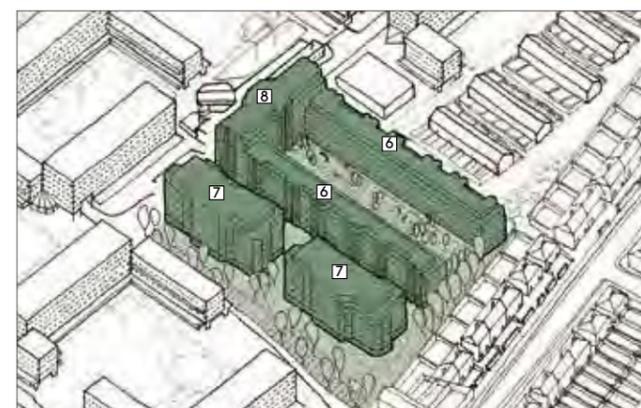
- ① Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Test ground floor plan



Test upper floor plan



Indicates storey heights

Test Massing



Precedent Study: Nightingale Estate

TOTAL RESIDENTIAL
229 HOMES
BRIEF MIX I

TEST 1: BRIEF MIX I: RE-PROVISION

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	128	44	33	13	218
Achieved	129	49	37	14	229

197 UNITS / HECTARE
53 HABITABLE ROOMS / HECTARE

TEST 2: BRIEF MIX II: HOUSING STRATEGY MIX

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	11%	45%	33%	11%	218
Achieved	12%	46%	33%	9%	
Achieved	28	104	76	20	228

197 UNITS / HECTARE
665 HABITABLE ROOMS / HECTARE

SUGGESTED HOUSING TYPOLOGY: MANSION BLOCK

To test the capacity of this site we have chosen the mansion block typology. This housing typology was pioneered by the Victorians who were intent on delivering more efficient housing in the city without having to sacrifice the architectural quality or generosity of space that epitomised the Victorian style. These blocks would prioritise natural light and space within the plan, delivering generous floor to ceiling heights and larger framed openings within the façade. These flats would usually be dual aspect with typically 4 units accessed by a central core at every level, these cores would often accommodate shared gallery access which would also function well as additional amenity space for the residents.

PRECEDENT STUDY: NIGHTINGALE ESTATE

The Nightingale estate in Hackney will create a wide range of maisonettes and mansion block flats for a diverse mix of families. The masterplan prioritises delivery of generous, high quality & inclusive public realm.

STUDIES

SCENARIO B: TANGMERE & NORTHOLT: NORTHOLT SITE

EXISTING SITE: 0.64 HECTARES

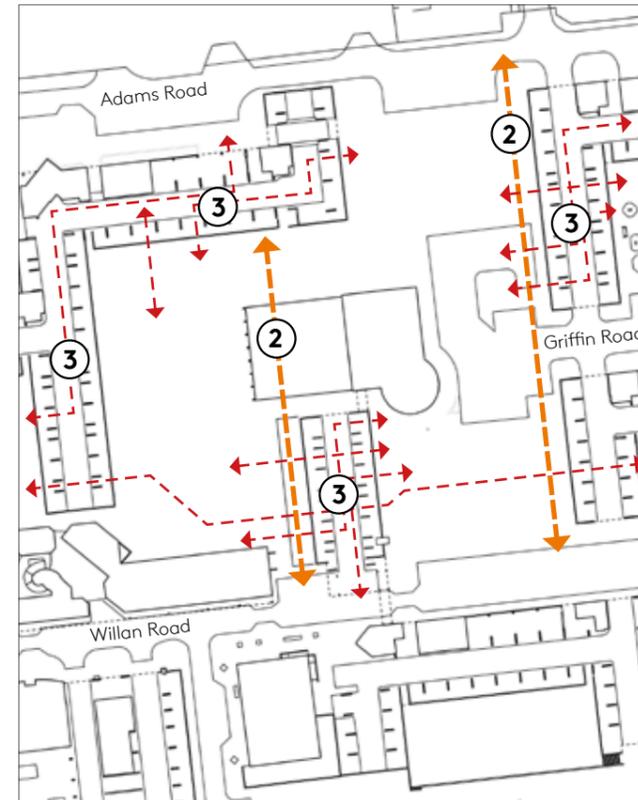
CONSTRAINTS & OPPORTUNITIES

- ① **Connectivity:** The existing tower is bound in at the centre of the estate, approached on all sides by the sticklebrick blocks typical of the estate, and serviced by a cul-de-sac road. A small parade of trees currently links the entrance to the tower back to the main thoroughfare. The tower remains relatively unconnected to the rest of the estate by any physical attributes.
- ② **Context & Integration:** The open nature of the site offers a number of opportunities to reinforce wider connections within the estate and into the surrounding neighbourhoods.
- ③ **Safe environment:** Throughout the existing estate at ground the undercroft spaces face onto the main thoroughfares & shared central courtyards. This has a severe impact on the Northolt site in particular which has these spaces lining the site's periphery. The space around the tower accommodates grassy amenity space which has no specific programme and is overlooked by 5 other estate blocks.
- ④ **High Quality spaces:** There is a real opportunity to engage more with the surrounding buildings and spaces. The green spaces & public realm that surround the current tower lack definition. Introducing thoroughfares and closing down undercrofts will help to enforce a new route hierarchy across the estate.
- ⑤ **A mix of new homes:** None of the apartments within the block benefit from any private outdoor amenity space and overcrowding within many of the units is an issue. A less intensive housing typology would maximise the opportunities for this site whilst providing more generous homes with amenity.

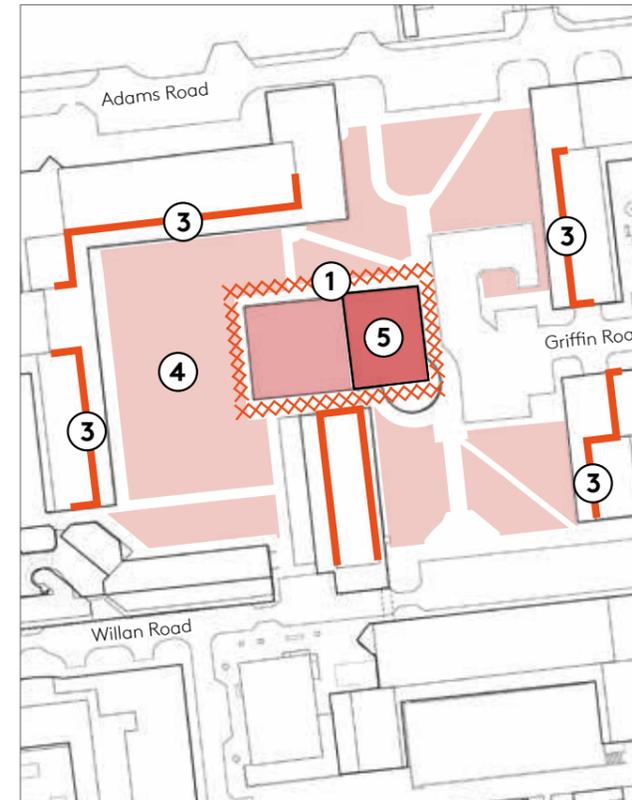
NB Tree locations and conditions across the site have yet to be ascertained and may have some implications for placement of buildings. Further surveys will be required before further feasibility can be explored.

KEY:

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Ground floor plan



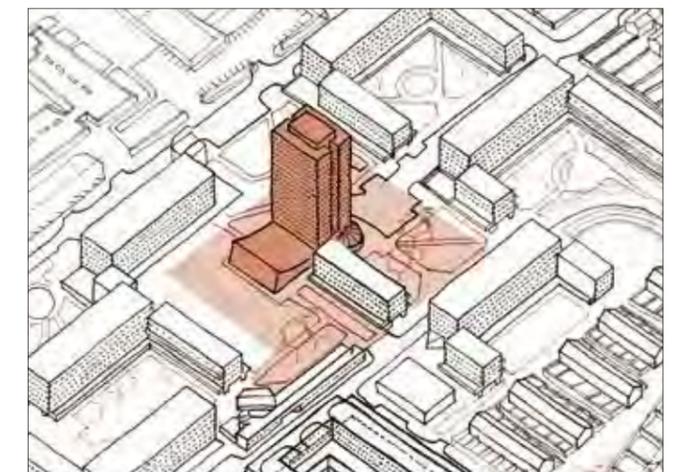
Upper floor plan

EXISTING NORTHOLT HOMES

UNITS	1B	2B	3B	4B	TOTAL UNITS
	102				102

EXISTING NORTHOLT DENSITY

159 UNITS / HECTARE
318 HABITABLE ROOMS / HECTARE



Existing massing



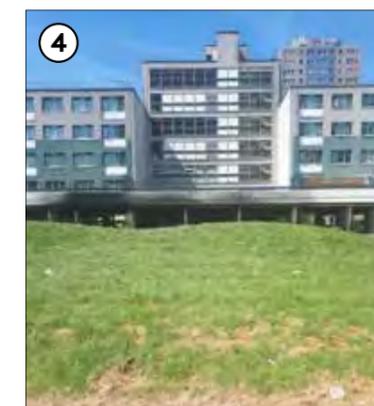
Existing tower is bound in at the centre of the estate relatively unconnected to the rest of the estate by any physical attributes



The open nature of the site offers a number of opportunities to reinforce wider connections within the estate and into the surrounding neighbourhoods.



Undercroft spaces line the site's periphery.



The green spaces & public realm that surround the current tower lack definition.



None of the apartments within the block benefit from any private outdoor amenity space.

SCENARIO B: TANGMERE & NORTHOLT: NORTHOLT SITE

HOUSING PRINCIPLES

PROPOSED RESPONSE

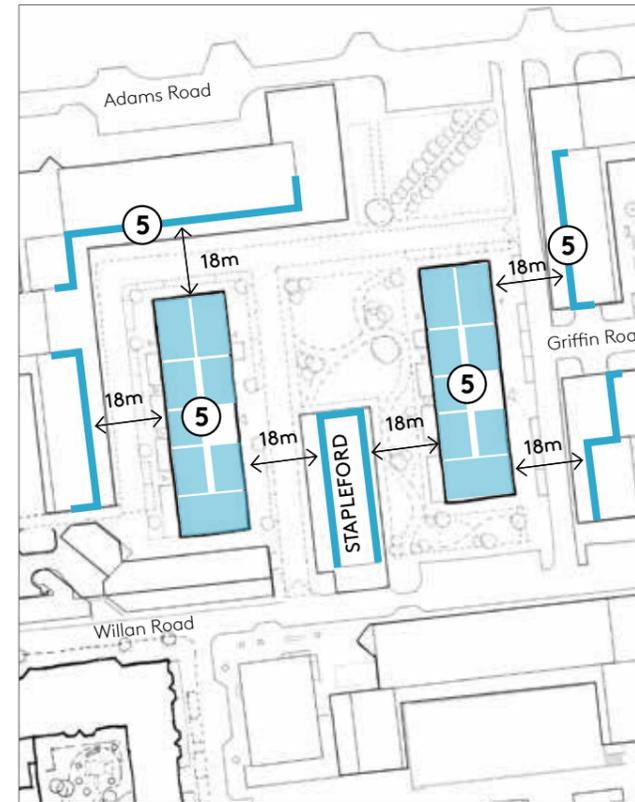
- ① **Connectivity:** The response seeks to contribute to wider routes on the estate, introducing an additional vehicular route between Adams Road and Willan Road. This new streets, enclosed by the existing estate blocks and two new point-blocks, would reduce unnecessary permeability and create clear & coherent routes adjacent to these new buildings.
- ② **Context & Integration:** The apartment block typology successfully addresses the existing estate blocks immediately surrounding the Northolt site and specifically the Stapleford North block in the centre of the site. There is a real opportunity to forge further links between the new housing and the existing blocks on the periphery of the site through the introduction of new employment space in the inactive undercroft spaces both around the edge of the site and at the base of Stapleford North.
- ③ **Safe environment:** This potential for inclusion of infill units within these undercroft spaces for community use, B1 and retail use could help generate new active frontages at ground floor within the existing blocks. This would help the existing buildings to re-engage with the public realm promoting passive surveillance and supporting a safe and welcoming environment.
- ④ **High Quality spaces:** Enhanced landscaping would create a new green corridor on the north-south axis between these new buildings whilst providing active courtyard gardens for the existing residents to use and enjoy.
- ⑤ **A mix of new homes:** The orientation of the blocks prioritises dual and triple aspect flats and avoids single aspect north facing homes. Street accessed ground floor units help to activate new streetscape and maximises opportunities for doorstep play. The proportion and location of the apartment buildings engenders a good relationship with the existing blocks on the periphery of the site without encroaching on privacy or daylighting.

KEY:

- ② Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Test ground floor plan



Test upper floor plan



Indicates storey heights

Test Massing



Precedent Study: Kings Crescent Phases 1 & 2

TOTAL
RESIDENTIAL

84 HOMES

BRIEF MIX II

BRIEF MIX II: HOUSING STRATEGY MIX

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	11%	45%	33%	11%	
Achieved	12%	48%	32%	8%	
Achieved	10	40	27	7	84

131 UNITS / HECTARE
442 HABITABLE ROOMS / HECTARE

SUGGESTED HOUSING TYPOLOGY:
LINEAR APARTMENT BLOCKS, CLEARLY DEFINED
PUBLIC REALM

The site sits in a horseshoe around the Stapleford North block in such a way that the most suitable urban response would be for 2 linear forms to run adjacent either side of this block. These blocks would need to provide street facing aspect to both façades helping to activate the public realm at base whilst ensuring a sufficient distance between the new and existing blocks to support a successful new streetscene.

PRECEDENT STUDY: KINGS CRESCENT 1 & 2

Phase1 &2 of the masterplan for the Kings Crescent Estate in Hackney responds to a similar context, with a surrounding late Victorian townscape of terrace and semi-detached housing as well as the existing post-war estate buildings whilst maximizing views of Clissold Park to the west. Key features include; front door access to ground floor units; generous communal entrances which are clearly marked within the street scape and clearly defined hierarchy between public and private space.

STUDIES

SCENARIO C: TANGMERE, NORTHOLT & ADDITIONAL SITES: BROOKSIDE STUDY

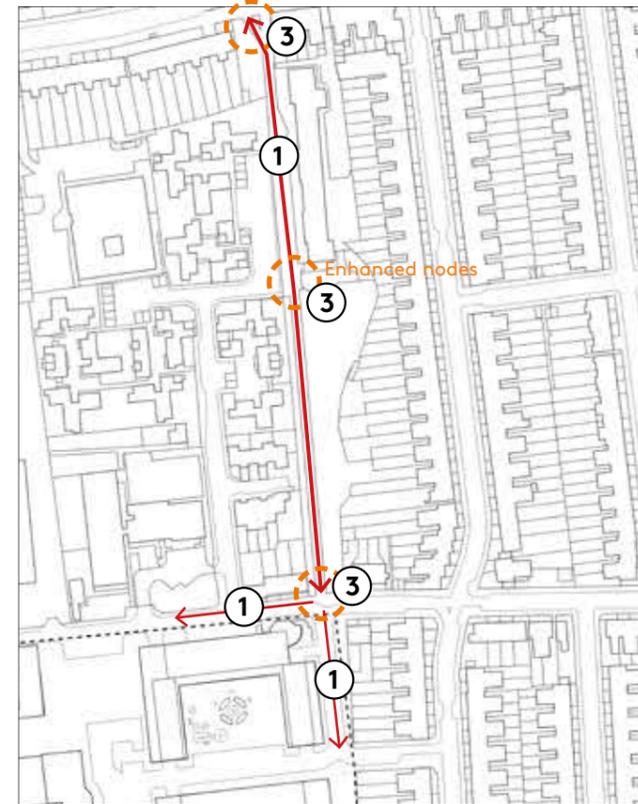
EXISTING SITE: 0.23 HECTARES

CONSTRAINTS & OPPORTUNITIES

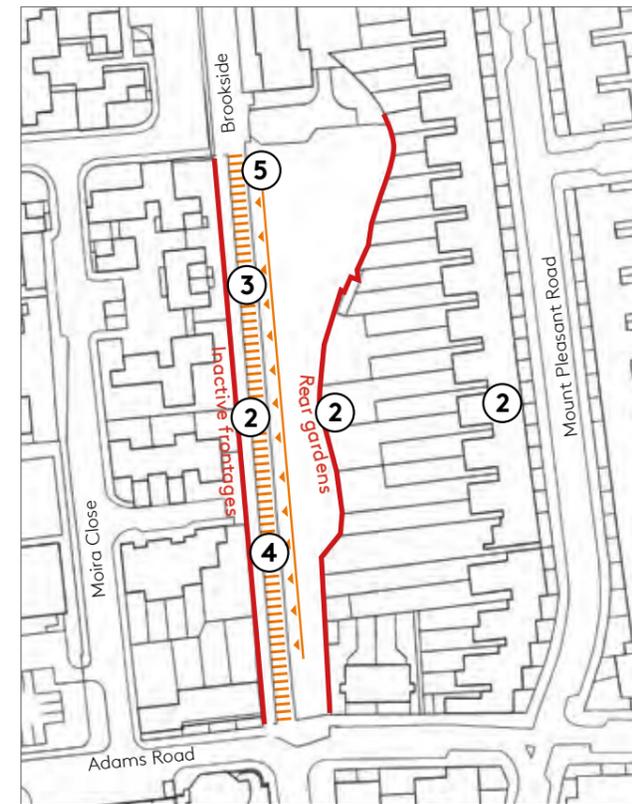
- ① **Connectivity:** The Brookside pedestrian path and cycle lane is one of the only routes which connects the estate to Lordship Lane and it's valuable bus stops. A simple intervention would help to reactivate this route, enhancing the connection to the main road from the estate whilst providing generous and well proportioned family homes.
- ② **Context & Integration:** The site is bounded to the east by the rear garden fences of the late Victorian terraces on Mount Pleasant Road which runs in parallel with the site. This boundary line needs careful and sensitive exploration for the site to be viable as a development option.
- ③ **Safe environment:** This route is well used during the day but since it is fronted only by rear garden fences and dense foliage it has limited passive surveillance and can feel unsafe after dark. An improved streetscape with more tactile materials, additional planting, improved lighting and active frontage could help deliver a more engaged public realm. Creating a series of nodes for small playareas and small landscaped areas along this route would also help to increase activity and reinvigorate this route thereby enhancing connectivity to the estate.
- ④ **High Quality spaces:** The cycle and pedestrian route should be retained in its current location as a direct thoroughfare from the estate up to Lordship Lane with the possibility of widening and upgrading this route to accommodate access for cars for family homes.
- ⑤ **A mix of new homes:** The layout and location of the site advocates a north south terraced block which has a public facing street frontage onto the pre-existing cycle pedestrian path and a private rear facing frontage with private terraces and gardens facing onto the existing rear gardens.

KEY:

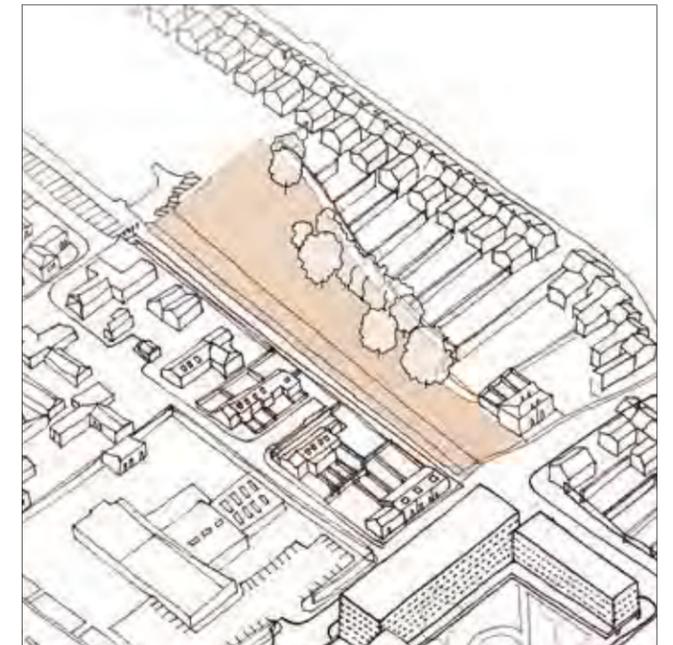
- ② Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Context plan



Site plan



Existing site

NB Tree locations and conditions across the site have yet to be ascertained and may have some implications for placement of buildings. Further surveys will be required before further feasibility can be explored.



The site is bounded to the east by the rear garden fences of the late Victorian terraces on Mount Pleasant Road which runs in parallel with the site.



Fronted only by rear garden fences and dense foliage the current path has limited passive surveillance.



Northern end of path where it meets Moira Close. This could be opened out to incorporate a play space to encourage activity and reinvigorate route.



Southern end of path where it meets the corner of the estate. This could be opened out to incorporate a landscaped amenity area to encourage activity and reinvigorate route.



Late Victorian terraces on Mount Pleasant Road which runs in parallel with the site.

SCENARIO C: TANGMERE, NORTHOLT & ADDITIONAL SITES: BROOKSIDE STUDY

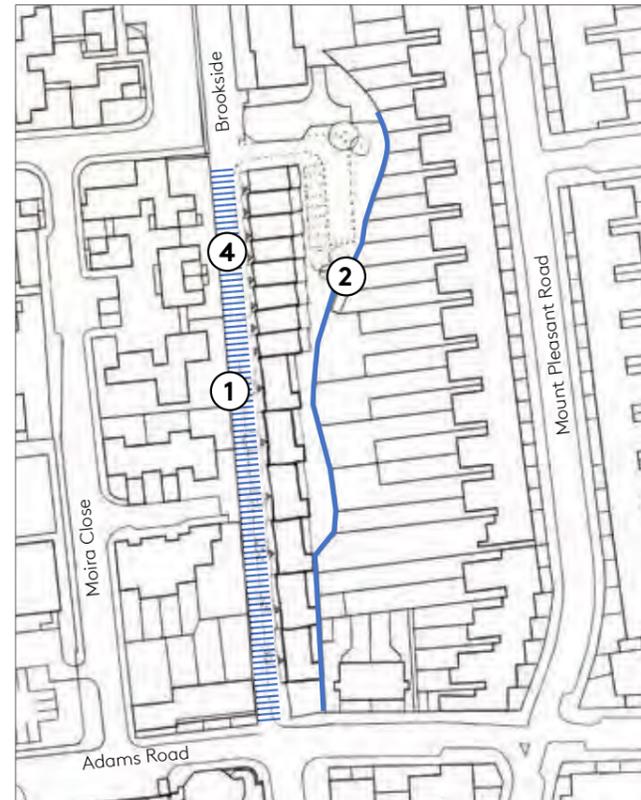
HOUSING PRINCIPLES

PROPOSED RESPONSE

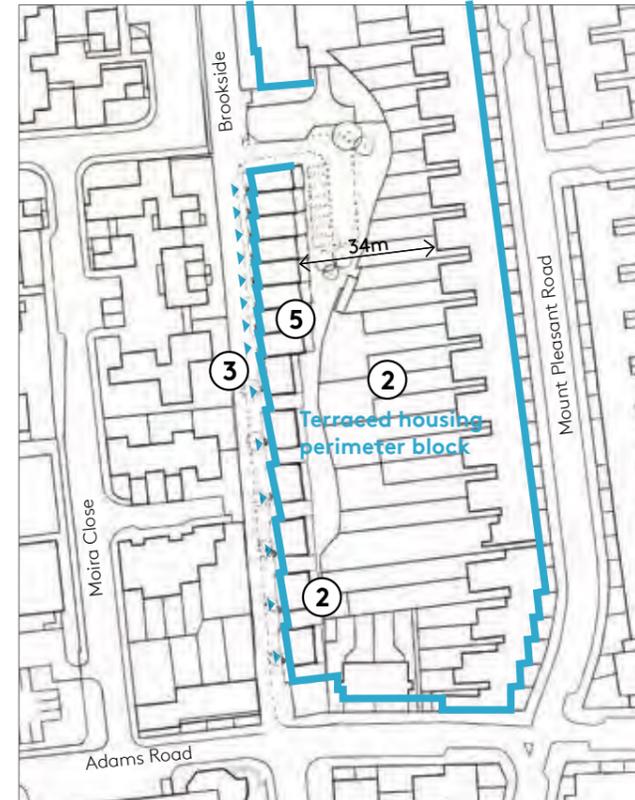
- ① **Connectivity:** Creation of a pedestrian focused public realm which establishes more engaged route from Lordship Lane to the estate. This homezone shared surface also allows for vehicular access and servicing of the terraced houses.
- ② **Context & Integration:** The proposals aim to complete the terraced housing perimeter blocks to the homes facing onto Mount Pleasant road, complementing these 1930s terraces in mass and form. Existing rear garden boundaries are met by communal and private garden space. Clever housing typologies are used in the narrower sections of the site, flipping the orientation of the plan at first floor to create first floor terraces where rear gardens are not possible.
- ③ **Safe environment:** Townhouses provide front doors to the street creating a more active route to Lordship Lane. This new band of terraced homes combats existing issues around poor passive surveillance on this important connecting route.
- ④ **High Quality spaces:** The main motive for the introduction of housing on this site is to reinforce this route as the main connection from the estate up to Lordship Lane. An improved streetscape with more tactile materials, additional planting, improved lighting and active frontage will help deliver a more engaged public realm. At the rear of the properties there is an opportunity to provide small play areas and communal gardens so that residents & the community can make full use of all available space.
- ⑤ **A mix of new homes:** The site offers an opportunity to accommodate larger family homes. These dual and triple aspect properties maximise the site's potential whilst prioritising delivery of successful new street-frontage.

KEY:

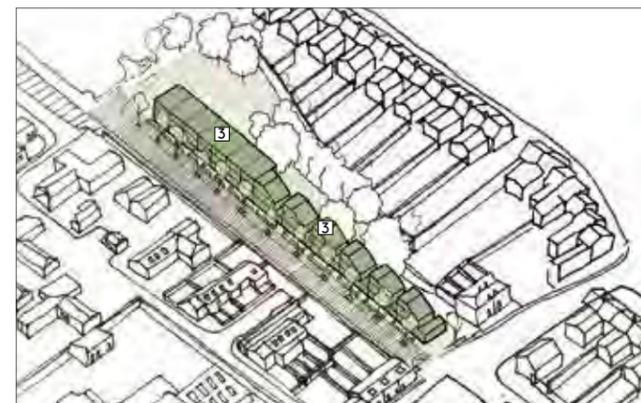
- ② Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Test ground floor plan



Test upper floor plan



Indicates storey heights

Test Massing



Precedent Study: DuJardin Mews

TOTAL
RESIDENTIAL
14 HOMES
CAPACITY ONLY

SITE CAPACITY STUDY*

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Achieved	0	0	6	8	14

61 UNITS / HECTARE
278 HABITABLE ROOMS / HECTARE

SUGGESTED HOUSING TYPOLOGY: TERRACED HOUSES AND MEWS

The shape and size of the site supports the terraced house typology and mews typology well. It proposed active frontages, front doors and a flexible street space to the public route with plenty of urban greening and tactile materiality. And to the rear it meets the existing private gardens with new private terraces and gardens.

* The mix of larger family homes here as opposed to a mix of units as required by the affordable housing strategy mix means that this site could be used well as an offset site to facilitate more of the smaller units demanded by the mix being accommodated within the larger mansion & apartment blocks on neighbouring sites.

PRECEDENT STUDY: DUJARDIN MEWS

Dujardin Mews is an award-winning development of 38 new affordable homes in the Ponders End area of Enfield. The site is a narrow strip of land backing onto a secondary school. The project uses sensitive and intelligent planning of the mews typology to ensure there are no overlooking or boundary issues with the school whilst maximising aspect and daylight.

STUDIES

SCENARIO C: TANGMERE, NORTHOLT & ADDITIONAL SITES: BROADWATER LODGE

EXISTING SITE: 0.44 HECTARES

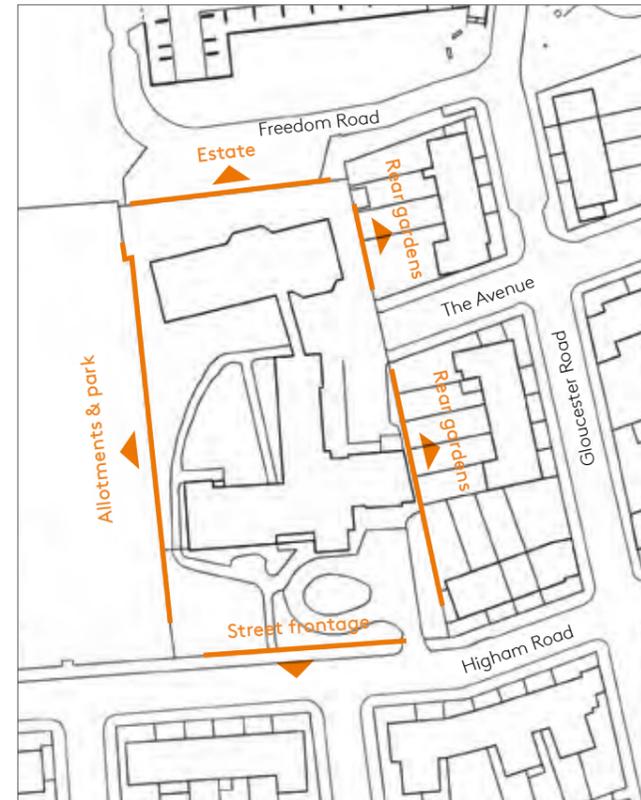
CONSTRAINTS & OPPORTUNITIES

The existing buildings on the site are currently being used to house Temporary Accommodation tenants, and it has been acknowledged by LB Haringey that, in the event that the site is redeveloped, this loss of TA residential space would need to be addressed elsewhere in the borough.

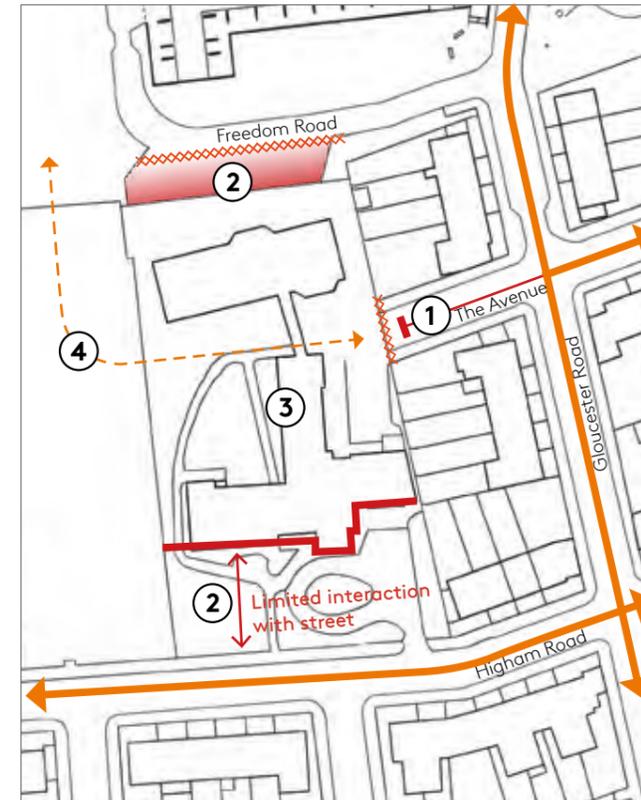
- ① **Connectivity:** The site is relatively tucked away from the rest of the estate and only shares one boundary with the estate land. Moreover there is no direct access currently from the estate. The site does not contribute to the wider network strategy and sits at a dead end to The Avenue.
- ② **Context & Integration:** The site has a series of different boundary types. To the west the site meets the edge of the Lordship Lane allotments which are popular & well-used. To the south the site meets Higham Road and provides a great opportunity to develop primary street-facing frontage onto this residential road. To the East the site is accessible from The Avenue, this side of the site shares a boundary with a number of private rear gardens so a sensitive and intelligent approach to placement of mass, form & aspect will be required here. To the North the site faces onto the Estate. This boundary is particularly restricted due to a steep change in level which is currently accommodated by a large retaining wall with fencing above.
- ③ **Safe environment:** This site is currently gated and thus closed off from the surrounding neighbourhoods. Any intervention to reconnect this site to the surrounding context would need to be sensitive to the existing urban fabric by promoting a new thoroughfare which enhances passive surveillance without detriment to existing properties and public realm.
- ④ **High Quality spaces:** The site is located right on the corner of the Recreation Ground and could potentially facilitate a new route into the Park.
- ⑤ **A mix of new homes:** There is a real opportunity to maximise the opportunities for this site whilst providing more generous homes with large terraces, balconies and gardens and provision for shared recreation & playspace.

KEY:

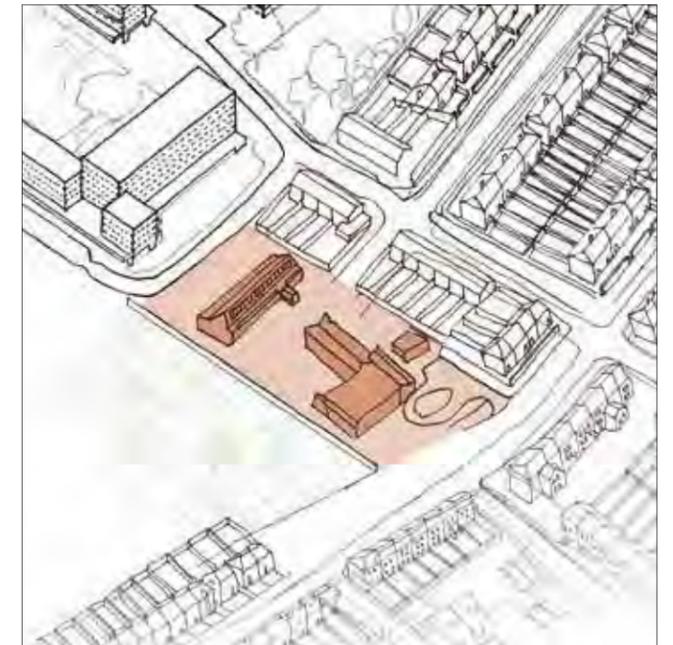
- ① Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Site plan showing aspect



Site plan illustrating current constraints



Existing site

NB Tree locations and conditions across the site have yet to be ascertained and may have some implications for placement of buildings. Further surveys will be required before further feasibility can be explored.



The site is relatively tucked away from the rest of the estate and only shares one boundary with the estate land.



To the south the site meets Higham Road and provides a great opportunity to develop primary street-facing frontage onto this residential road.



To the East the site is accessible from The Avenue. This site is currently gated and thus closed off from the surrounding estate and neighbourhoods.



This boundary onto the estate is particularly restricted due to a steep change in level which is currently accommodated by a large retaining wall with fencing above.



The site is located right on the corner of the Recreation Ground and could potentially facilitate a new route into the Park.

SCENARIO C: TANGMERE, NORTHOLT & ADDITIONAL SITES: BROADWATER LODGE

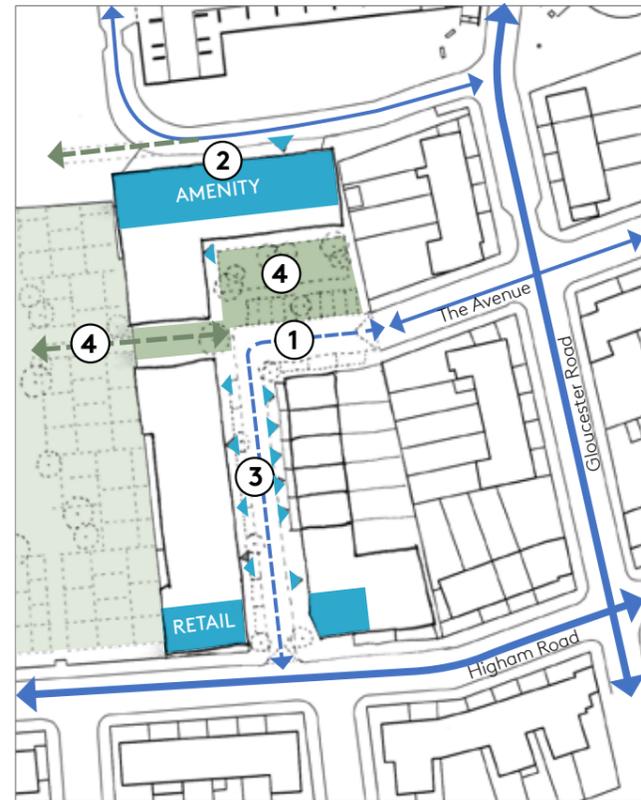
HOUSING PRINCIPLES

PROPOSED RESPONSE

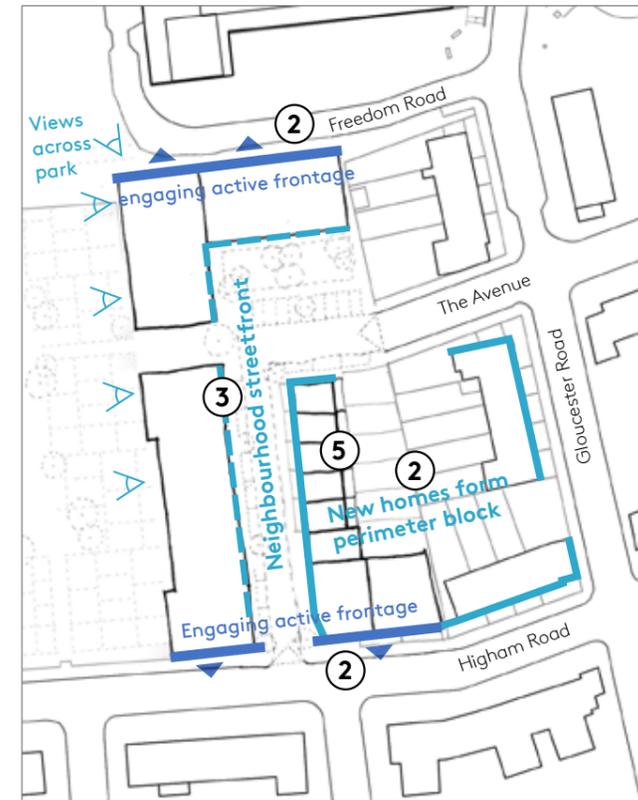
- ① **Connectivity:** The introduction of the new neighbourhood street which runs from The Avenue down to Higham road will help to integrate this new housing with the surrounding neighbourhoods whilst addressing the park and estate.
- ② **Context & integration:** The proposed response would generate a much stronger and engaging street edge to Freedom Road on the perimeter of the estate. Accommodation of community or retail use at ground floor on this corner of the estate could help to reinvigorate the Freedom Road route. The new homes will also help to form a new perimeter block with the terraced housing on Gloucester Road. Massing is focused to the north in an east-west aspect apartment block which respectfully addresses the park at a scale and proportion which integrate well with the adjoining estate.
- ③ **A safe environment:** The proposed response would focus on providing a dynamic active frontage at ground floor with plenty of street accessed units and generously proportioned amenity space. All of the apartment blocks would have open and inviting communal entrances which are clearly visible. This will ensure that this new route has good passive surveillance and supports a safe environment.
- ④ **High quality spaces:** The creation of the new neighbourhood street running through the centre of the new homes could support a sequence of dynamic spaces whilst supporting links into adjacent amenities such as the allotments and the park.
- ⑤ **A mix of new homes:** The proposals would support a dynamic range of new homes: larger family terraced homes and dual aspect apartment blocks with a broad spectrum of generous private amenity spaces catering to different needs including balconies, roof terraces and back gardens.

KEY:

- ① Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Test ground floor plan



Test upper floor plan



Indicates storey heights

Test Massing



Precedent Study: Colville Phase 2

TOTAL RESIDENTIAL
95 HOMES
BRIEF MIX III

BRIEF MIX III: BLENDED MIXED TENURE

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	21%	53%	22%	6%	
Achieved	20%	54%	20%	5%	
Achieved	20	51	19	5	95

216 UNITS / HECTARE
668 HABITABLE ROOMS / HECTARE

SUGGESTED HOUSING TYPOLOGY: STREET FACING TERRACED HOUSES AND APARTMENT BLOCKS

With a wide range of contextual responses required it is likely that the site would benefit from a mix of housing typologies; Terraced homes to the east to meet the existing terraces rear gardens, and mid-rise apartment blocks to meet the park, Higham Road and the boundary to the estate.

PRECEDENT STUDY: COLVILLE PHASE 2

Colville phase 2 is located near Hoxton in Hackney. This phase of the project consists of 3 buildings envisioned as a "family of buildings" designed to balance consistency of urban form with a variety of architectural character between each building. Articulated roof forms are used to mark strong corners in the townscape while non-residential uses are marked in more ornate brickwork. Generous front gardens, street accessed ground floor units and generous double height lobbies enliven the streetscape.

The public realm of Phase 2 is characterised by the new Neighbourhood Street which forms a link through the new neighbourhood and defines the plots of the Masterplan, as well as more informal pedestrian priority zones.

STUDIES

SCENARIO C: TANGMERE, NORTHOLT & ADDITIONAL SITES: FORMER MOSELLE SCHOOL SITE

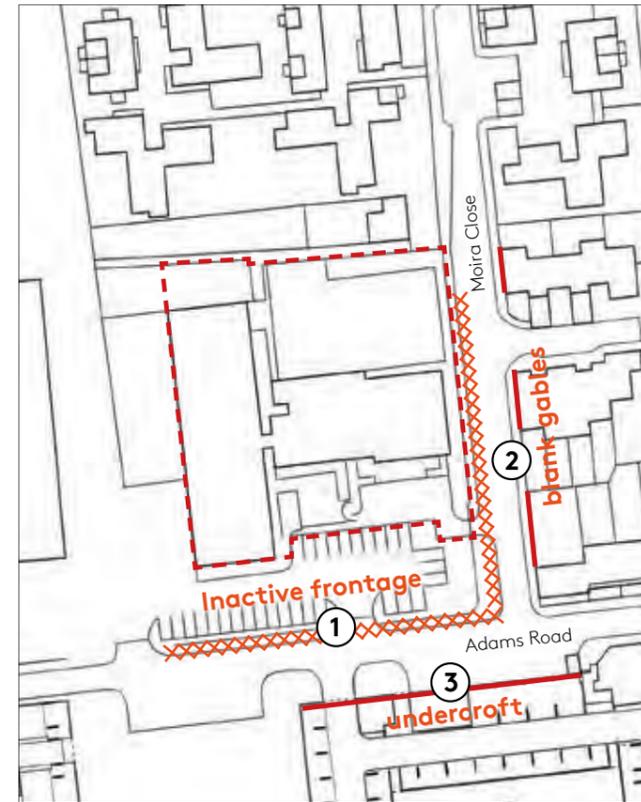
EXISTING SITE: 0.34 HECTARES

CONSTRAINTS & OPPORTUNITIES

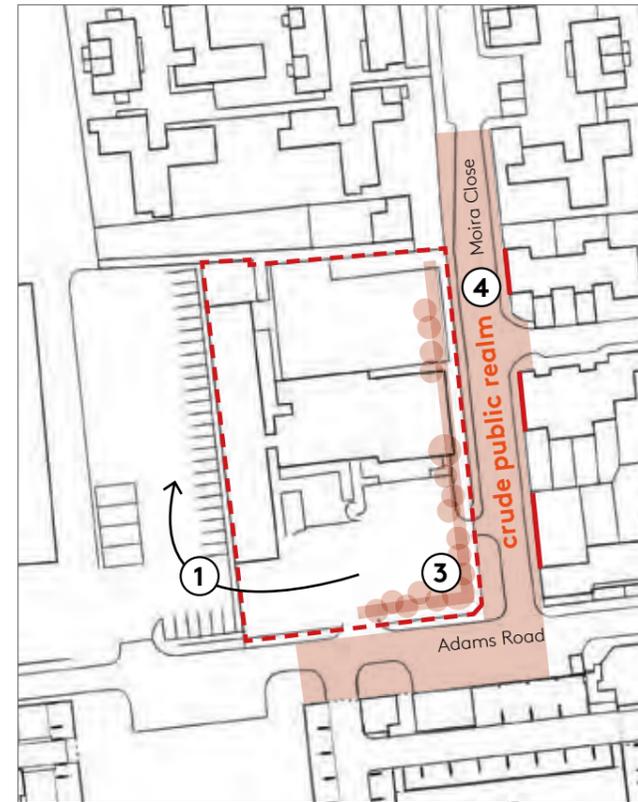
- ① **Connectivity:** The existing site is bound in by car-parking to the south which services the adjacent Academy school. This isolates the site and leaves little opportunity for engagement and connectivity. This section of parking could easily be relocated to the western edge of the site to service the academy thereby releasing this southern strip of land and enabling the site to engage fully with Adams Road and the wider estate. This land transfer is illustrated in the adjacent diagrams.
- ② **Context & Integration:** The eastern edge of the site faces on to Moira Close, a cul-de-sac road which accesses a small neighbourhood of widely spaced 90s houses and apartments. These properties do not engage with this section of street and only present blank gables to the roadway with little planting and no defensible space. The site has the opportunity to re-engage this street and this cluster of homes. This would be by providing well-appointed active frontages with a potential to upgrade Moira Close to function more as a homezone and thus provide more valuable amenity and streetscape for the community.
- ③ **Safe environment:** The current site arrangements do not contribute to the public realm of either Moira Close or Adams Road, the site is predominately closed off to these streets by parking, foliage and a large bank of trees. Subsequently there is no passive surveillance. The opposite side of Adams Road offers little support, presenting inactive undercroft space and bin storage at ground floor.
- ④ **High Quality spaces:** The crude public realm of the Adams Road and Moira Close could be upgraded to revitalise this corner of the estate with a view to linking these works into those of the Brookside site, thereby further reinforcing the link from the estate up to Lordship Lane.
- ⑤ **A mix of new homes:** Well appointed generous ground floor units could activate street frontage whilst protecting communal gardens for residents at rear. The orientation of the site would allow for a good balance of east-west and south facing properties, avoiding single aspect north facing homes.

KEY:

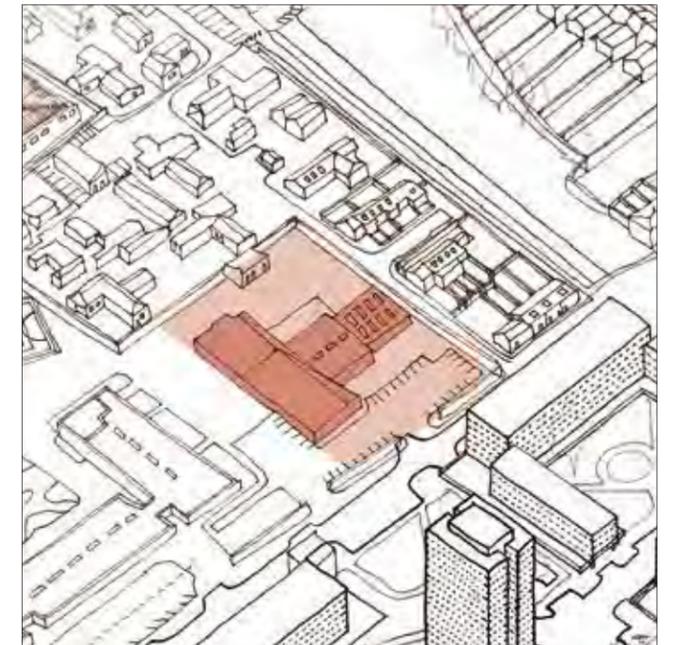
② Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Existing site plan



Suggested amended site boundary plan



Existing site

NB Tree locations and conditions across the site have yet to be ascertained and may have some implications for placement of buildings. Further surveys will be required before further feasibility can be explored.



The existing site is bound in by car-parking to the south which services the adjacent academy school.



This parking isolates the site and leaves little opportunity for engagement and connectivity with the immediate and wider context.



The Moira Close properties do not engage with this section of street and only present blank gables to the street with little planting and no defensible space.



There is no passive surveillance from the site, it is closed off to the streets by foliage and a large bank of trees.



The opposite side of Adams Road offers little support, presenting inactive undercroft space and bin storage at ground floor.

SCENARIO C: TANGMERE, NORTHOLT & ADDITIONAL SITES: FORMER MOSELLE SCHOOL SITE

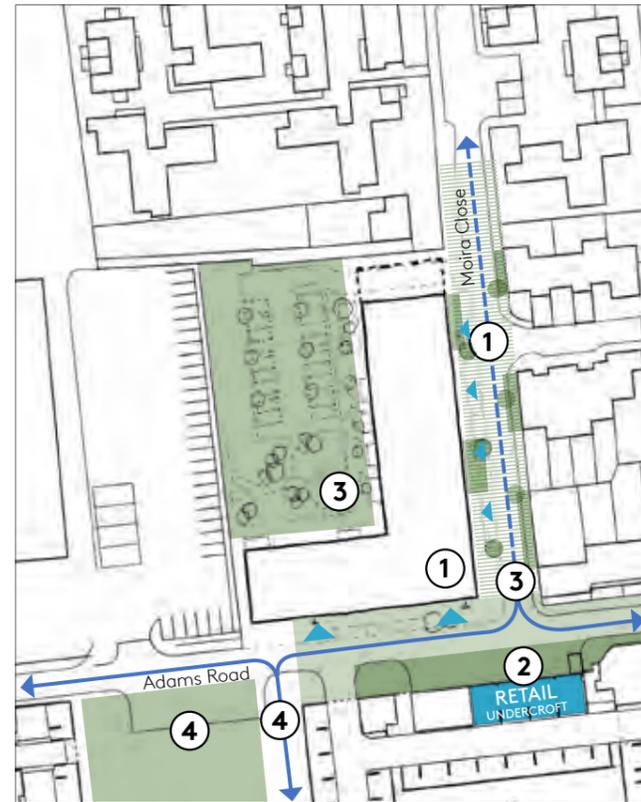
HOUSING PRINCIPLES

PROPOSED RESPONSE

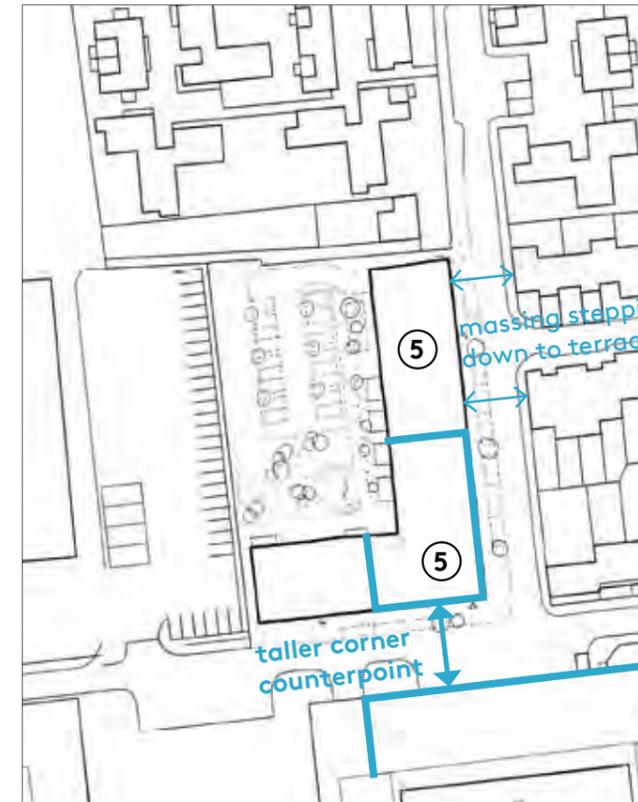
- ① **Connectivity:** The proposed response creates a strong L shaped form which helps turn the corner & reconnect the immediate street fabric of Moira Close with Adams Road and the wider estate. Further upgrading of the streetscape fabric on Moira Close will reinforce these connections and help re-link this relatively isolated neighbourhood back to the estate.
- ② **Context & integration:** Through the upgrade of the immediate street-scape there may also be an opportunity to reclaim adjacent spaces such as the underused bays opposite the Moira Close junction and the small stretch of undercroft which sits behind. These could be re-fashioned for retail use to support the wider estate and also sit as a positive counterpoint to the housing opposite.
- ③ **A safe environment:** By introducing active frontages and a new engaged streetscape these proposals will provide new passive surveillance in this section of Adams Road and particularly into the turning to Moira Close. The homes themselves will have good definition of public to private space with an open and well defined space at rear for parking and shared amenity.
- ④ **High quality spaces:** The new block will sit as an active corner on Adams Road and potentially can refocus attention on the underused green space opposite which currently lacks definition or programme. This proposed response could work well with the proposals for the Northolt site and help to develop the Northolt green route further as identified in Scenario B of this report.
- ⑤ **A mix of new homes:** Through creating a new active corner onto Adams Road and Moira Close the new housing aims to bring two neighbourhoods back together whilst responding to these starkly contrasting typologies. A taller node on the corner of the two streets means this new block could sit as a good counterpoint to the existing estate point blocks whilst stepping down in height towards the rear of the apartment block to meet the low rise housing of Moira Close. By presenting an active frontage to the street more private residential gardens and shared spaces can be located to the rear of the new homes and have a good sense of enclosure.

KEY:

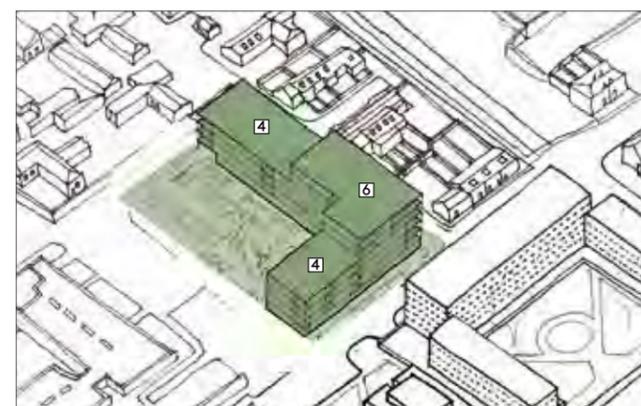
- ② Annotated numerals on plans and images refer back to respective housing principles on left and in the 'Principles' chapter of this report



Test ground floor plan



Test upper floor plan



Indicates storey heights

Test Massing



Precedent Study: Great Eastern Buildings

TOTAL RESIDENTIAL
61 HOMES
BRIEF MIX III

BRIEF MIX III: BLENDED MIXED TENURE

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	21%	53%	22%	6%	
Achieved	23%	54%	18%	5%	
Achieved	14	33	11	3	61

179 UNITS / HECTARE
547 HABITABLE ROOMS / HECTARE

SUGGESTED BLOCK TYPOLOGY: L-SHAPED APARTMENT BLOCK

The site is bounded on 2 sides by streets, to the north by housing and to the west by the new school. The most suitable massing arrangements would likely be to set back from the edges of the site for which overlooking & boundary treatment might be an issue and rather place the mass up to the boundaries with public street-frontage. In this case mid-rise apartment block housing with dual and triple aspect units would be the most suitable typology, thereby generating shared space for the residents at the heart of the site behind the street-facing units.

PRECEDENT STUDY: GREAT EASTERN BUILDINGS

Great Eastern Buildings is a mixed use development on a brownfield site in Hackney providing affordable and market sale units with creative industry space located at street level.

Ground floor units benefit from private patio gardens which extend out from and compliment internal living spaces. The communal garden space is designed to have a natural feel and to provide a stimulating bio-diverse environment containing play and social spaces combined with wild flower planting.

SUMMARY

STUDY AREAS

The analysis of the Broadwater Farm site and study areas has shown that there is the capacity to build 483 homes across the identified sites, which is a net increase of 265 homes across these 5 study areas. It must be acknowledged that these figures represent homes for permanent residents. If Broadwater Lodge were to be redeveloped there could be a loss of TA residences and it has been acknowledged by LB Haringey that this loss of TA residential space would need to be addressed elsewhere in the borough. The analysis has also shown that there is capacity to re-provide new homes for all of the Tangmere and Northolt residents on the existing Tangmere site. The tables opposite provide a summary of each study area and the number of homes which can be delivered. Should the Council wish to progress this work, further detailed studies and design work will be required in consultation with the local community.



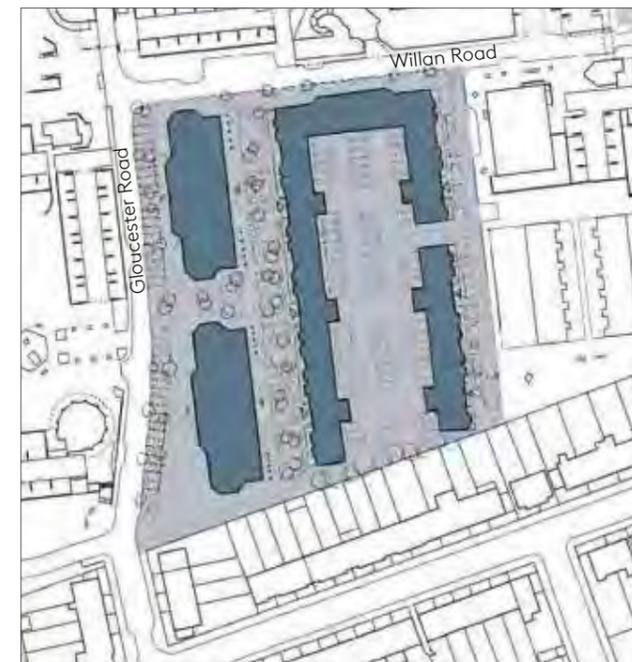
Location plan indicating study areas in Context

SCENARIO A

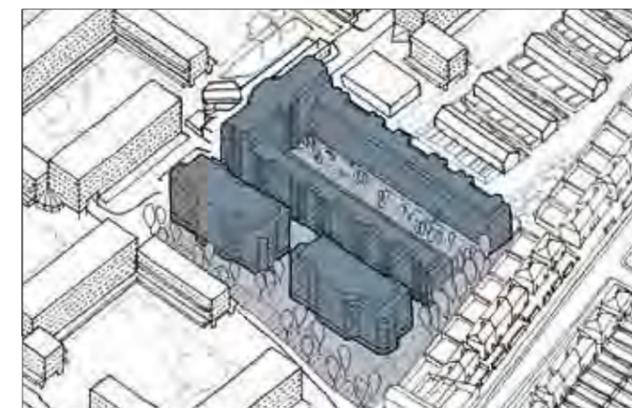
TOTAL RESIDENTIAL
229 HOMES
BRIEF MIX I

A TANGMERE

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	128	44	33	13	218
Achieved	129	49	37	14	229



Ground floor plan

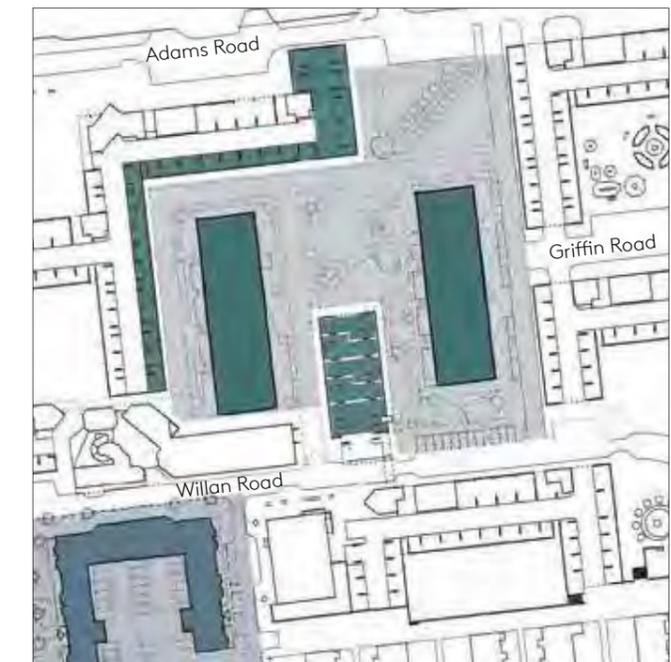


SCENARIO B

TOTAL RESIDENTIAL
84 HOMES
BRIEF MIX II

B NORTHOLT

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	11%	45%	33%	11%	
Achieved	12%	48%	32%	8%	
Achieved	10	40	27	7	84



Ground floor plan



SCENARIO C

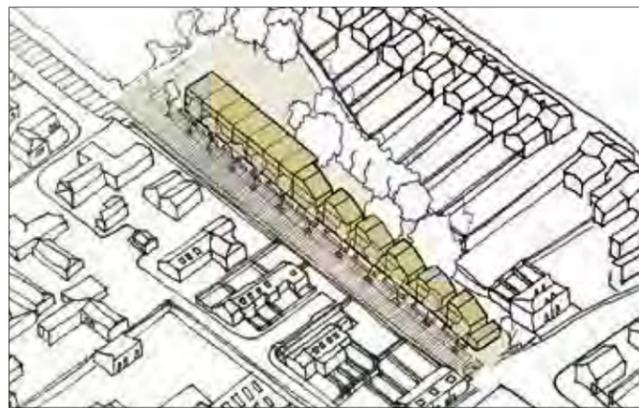
● BROOKSIDE

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Achieved	0	0	6	8	14

TOTAL RESIDENTIAL
14 HOMES
CAPACITY ONLY



Ground floor plan



● BROADWATER LODGE

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	21%	53%	22%	6%	
Achieved	20%	54%	20%	5%	
Achieved	20	51	19	5	95

TOTAL RESIDENTIAL
95 HOMES
BRIEF MIX III



Ground floor plan



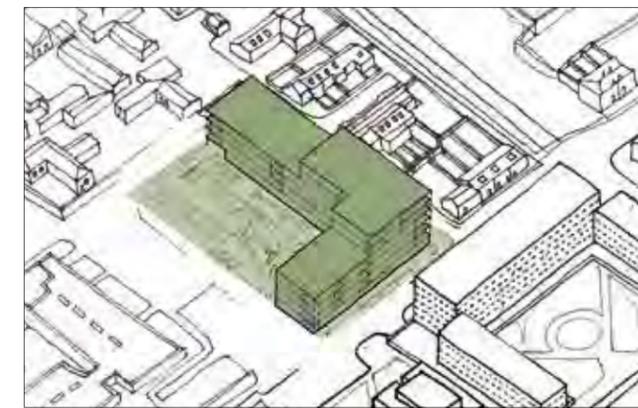
● FORMER MOSELLE SCHOOL SITE

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Target	21%	53%	22%	6%	
Achieved	23%	54%	18%	5%	
Achieved	14	33	11	3	61

TOTAL RESIDENTIAL
61 HOMES
BRIEF MIX III



Ground floor plan



SUMMARY TOTAL OF ALL PLOTS

UNITS	1B2P	2B4P	3B5P	4B6P	TOTAL UNITS
Achieved	173	173	100	37	483
% of total	36%	36%	21%	7%	

TOTAL AREA
IN HECTARES
2.81 HA

TOTAL RESIDENTIAL
483 HOMES

HABITABLE
ROOM DENSITY
516 HR/HA

NET
ADDITIONAL
265 HOMES

UNIT
DENSITY
172 U/HA