PPLX Architects
58 Pine Grove
Brookmans Park
Herts
AL9 7BW

Design & Access Statement

5 Alfoxton Avenue, London N15 3DD



Location: **5 Alfoxton Avenue, London N15 3DD**
Proposal: **Prior Notification for change of use of B1(a) office to C3 residential.**

General Background:

The site is situated on Alfoxton Avenue, a busy mixed use thoroughfare consisting of commercial and retail shops, self contained flats (above commercial and retail shops), and terraced residential properties.

The property which the application is in relation to is the ground floor of a 2 storey end of terrace property. The ground floor consists of a mini cab office (5 Alfoxton Avenue) and a self contained flat on the first floor (5a Alfoxton Avenue).

The site is not located neither within a conservation area, nor within or adjacent to the cartilage of a listed building.

Planning History:

HGY/2007/1698	Change of use from restaurant (A3) to mini-cab office (B1). Approved
HGY/2011/1393	Use of property as mini-cab office Approved
HGY/2014/3293:	Prior Notification for change of use of B1(a) office to C3 residential Refused

Transport

The site is located within easy reach of local shops and amenities along West Green Road, and Green Lanes. Similarly, access to and from the site via public transport is quite easy. The site is within walking distance of Wood Green commercial centre. There are numerous bus routes operating on West Green Road, and Green Lanes which connect the site to the other commercial centres.

Turnpike Lane underground station is a stone's throw away, whilst the local bus network also offers access to the following underground and British Rail stations:

Haringey British Rail Station
Crouch End British Rail Station
Wood Greed Underground Station

Proposal:
The application is in relation to a change of use of the ground floor from mini cab office (Sui Generis) to a 1 bedroom flat (C3 residential), incorporating external alterations to the front and side elevations.

Design considerations:
The proposal has come about due to a significant decline in trade to the existing mini cab office, which has ceased trading for a number of years. The demise of the mini cab office has also contributed to the decline of the existing building fabric, which is in need of repairs and upgrading.

The proposal consists of providing a 1 bedroom self-contained flat to the ground floor, which meets the requirements of the local authority and the London Plan. The creation of the flat will allow for the building to have a consistent and coherent use, which is also consistent with the residential properties along the terrace.
The 1 bedroom flat will consist of a living/dining room, kitchen, bathroom, separate guest WC and a large double bedroom suitable for 2 persons use.

The application also includes external changes to the front and side elevations. These changes will benefit the proposal as they will provide the ground floor with a more residential look and feel, by providing windows consistent with those located on the first floor, together with those located on neighbouring buildings on the terrace.
The external works will also aim to enhance the existing dilapidated elevations, by providing a consistent finish, rather than the existing mismatch of materials and finishes. This will be achieved by rendering/pebble-dashing the first floor along the side elevation, as is on the front elevation.

The proposed changes to the elevations will improve both the building on the whole, whilst also improving the street scene and the overall aesthetic, and the change of use will also impact the area positively, due to the reduction of noise and traffic generated from the previous mini-cab office.

Transport & Highways:

It is of the opinion that the change of use of 5 Alfoxton Avenue from a min cab office to C3 would significantly reduce the amount of cars/traffic generated by the previous mini cab office. A 1 bedroom residential dwelling should only require 1 vehicle in the worst case. Given that Turnpike Lane underground station is a stone's throw away, it will be likely that future residents will use public transport or bicycles, and not require a car.

C**ontamination risks on the site**

Given the residential character of the building, the previous planning history and its uses, together with its residential setting and location, it is of the opinion that the existing building/site poses not risk of contamination. As such, it is considered that the proposal does not require prior approval under this criterion.

Flooding risks on the site

In Accordance with Paragraph (4) of Part N that the local planning authority shall consult the Environment Agency where the development is:-

(a) in an area within Flood Zone 2 or Flood Zone 3; or (b) in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (ze)(ii) in the Table in Schedule 5 to the 2010 Order.

The application site at 5 Alfoxton Avenue does not fall within flood Zone 1/2/3. As such the proposal does not require prior approval under this criterion.

Existing Areas

Site Area	104m2
Mini cab office:	57m2

Proposed Areas

1 Bed Flat	57m2

Access

Any access limitations are due to the existing site levels and unfortunately these cannot be altered.

Conclusion:

To conclude, it is believed that the proposal takes into account local government planning policies, the London Plan policies, and ultimately the development will integrate well with its current surroundings.

Not only will it improve the existing building's appearance, it will also provide good quality housing within the borough, and make better use of a property of this nature within this location.

It is believed that the proposal will not unduly harm the street scene, or create disturbance to any neighbouring properties, nor will it have any adverse impact on the local area. It is believed that the proposal has been carefully considered so as to be a pleasing addition, and it is hoped the application will be seen favourably.

NP – January 2015