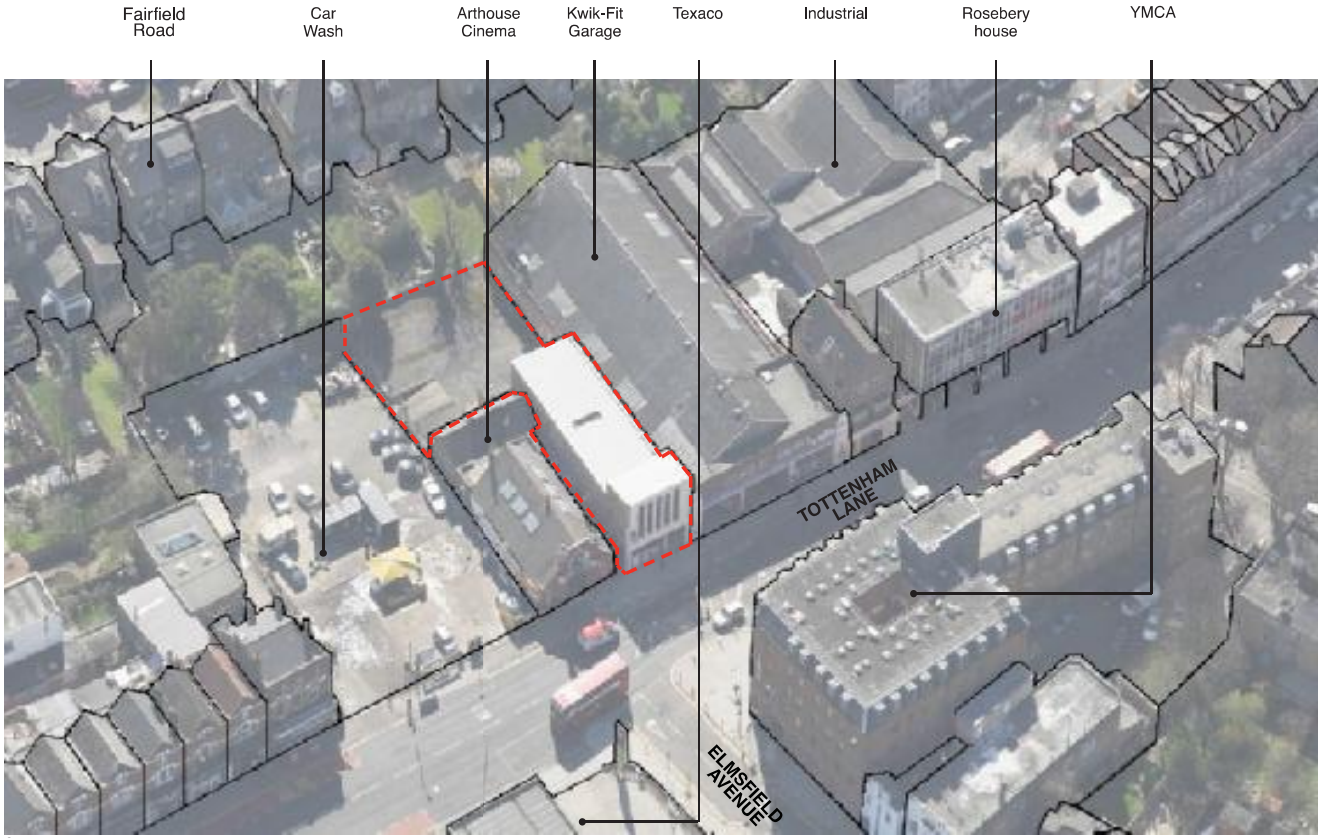
pH+



Previously Approved Drawings
Planning Ref: HGY/2014/3139

161 Tottenham Lane, Hornsey, N8 9BU
design + access statement, January 2015 - **REVISION A**

pH+



Satellite Image - Site from North

Site Context

The site is surrounded by an eclectic range of buildings, which are inconsistent in their use, form and materiality.

To the east of the site is an unnamed **Car Wash**. The business owns an area of hard standing with a range of temporary structures including a fabric awning, a caravan and transportable site offices. There has been approval for a new residential development on the site in the past (LPA Ref: 2009/1593).

The site is wrapped around two sides of the **Arthouse Cinema**, which was changed from a nightclub to a cinema in May 2013 (LPA Ref: 2013/0608). A former Salvation Army Hall, the building is made up of two simple brick sheds with a more ornate brick and stucco facade onto Tottenham Lane adjacent to the application site.

To the west of the site is a **Kwik-Fit Garage**. This two storey building has a glazed ground floor and brick first floor with an industrial corrugated metal shed structure behind that can be seen from the street.

Beyond the Kwik-Fit is **Rosebery House** a 1950s office block, which is in poor repair and at odds with the general aesthetic of the area. In December 2013 the site secured full planning permission for a cinema complex (LPA Ref: 2013/1984).

To the north west of the site is a large **YMCA.** This is a 4/5 storey red brick building and takes up an entire block.

To the other side of Elmsfield Avenue is a **Texaco** petrol station with an attached single storey Co-operative shop. The materiality of both these structures is composite panel cladding.

To the south of the site are the gardens of **Fairfield Road.** The street mainly comprises of Victorian, semi-detached family homes and is part of the Crouch End Conservation Area.

Previously Approved Drawings
Planning Ref: HGY/2014/3139

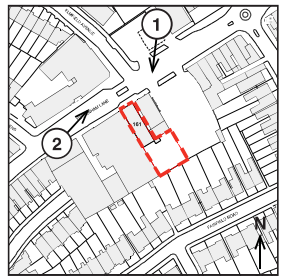
pH+



1. Site Photo - View from Texaco Garage



2. Site Photo - View from Rosebery House



Previously Approved Drawings
Planning Ref: HGY/2014/3139

Site Context **REVISION A**

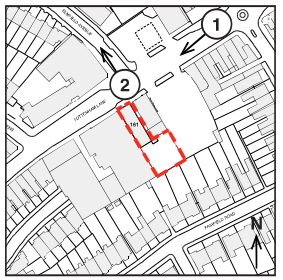
pH+



1. Site Photo - View from Tottenham Lane



2. Site Photo - View out from site



Previously Approved Drawings
Planning Ref: HGY/2014/3139

Site Context REVISION A

pH+

Site as Existing

The site is a L-shaped plot of land facing onto Tottenham Lane. There are six neighbouring properties with a range of boundary conditions.

1. Facing onto Tottenham Lane is a cream stucco art deco facade. To one side is an alley, which is owned and used as an external seating space by the Arthouse Cinema. On the other side, the stucco pier of the Kwik-Fit laps over the edge of the site.

2. The western boundary of the site is created by the Kwik-Fit garage's external wall. This is a unfenestrated red brick wall that has graffiti and partially painted areas. The southern facade of the existing building is a similar red brick with barred windows and goods entrance. There is also a small brick shed.

3. Running between the existing building and the Arthouse Cafe / Cinema is an alley, to one side of which is the existing buildings facade. This is red brick with barred windows regularly positioned. The cafe uses this area as outdoor seating and has decorated the wall of 161 Tottenham Lane up to the first floor.

4. The southern boundary of the site is currently a wire security fence that divides the residential gardens from the hard paving at the rear of the site. There are three gardens abutting the site with a range of fences. Vegetation has been positioned to obscure views towards the south facade of the existing building.

5. The site is slightly higher than the car wash beside it and the boundary is created by a wire security fence on a raised concrete plinth. There is an access gate and ramp, which allows for a right of way incase of fire.

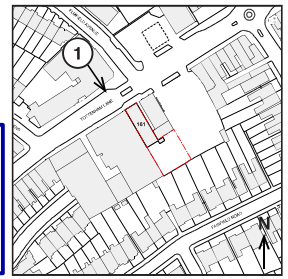
6. The existing building has recently secured prior approval for change of use from commercial to residential under permitted development rights (HGY/2014/1123). The existing building was originally designed as an industrial building and has more recently been used as office accommodation. The hard standing at the rear of the site is run down and under used at the current time.



Satellite Image - Site from South



1. Site Photo - Tottenham Lane Facade



Previously Approved Drawings
Planning Ref: HGY/2014/3139

pH+



1. **Site Photo -** Rear facade



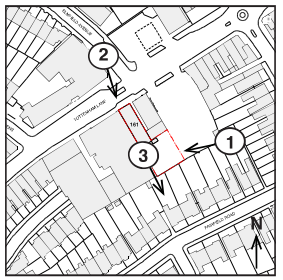
2. **Site Photo -** Facade facing Arthouse Cinema



3. **Site Photo -** Site boundary with Fairfield Road.



4. **Site Photo -** Interior



Previously Approved Drawings
Planning Ref: HGY/2014/3139

Site Existing **REVISION A**

pH+

Site Analysis

This section is a critical analysis of the conditions firstly within the site and secondly the wider conditions that will affect the thinking behind the proposal.

1. Existing Building.

As previously noted the existing building already has an approved change of use. (HGY/2014/1123). As the building was not originally designed for residential purposes, it can now be argued that the site does not maximise its potential for its new use. The building is not in a conservation area, nor is it within an Article 4 Direction area and it is not a listed building or a building of any merit according to the Council's documentation.

2. Existing Loading Area.

The rear of the site is currently under used, and therefore is a security risk due to a lack of overlooking. Since pH+'s initial site visits graffiti has started to appear on the Kwik-Fit wall. This area has an opportunity for further development. Increasing the area's security, creating a more robust and elegant boundary and utilising unused space in an underdeveloped area of the borough.

3. Streetscape

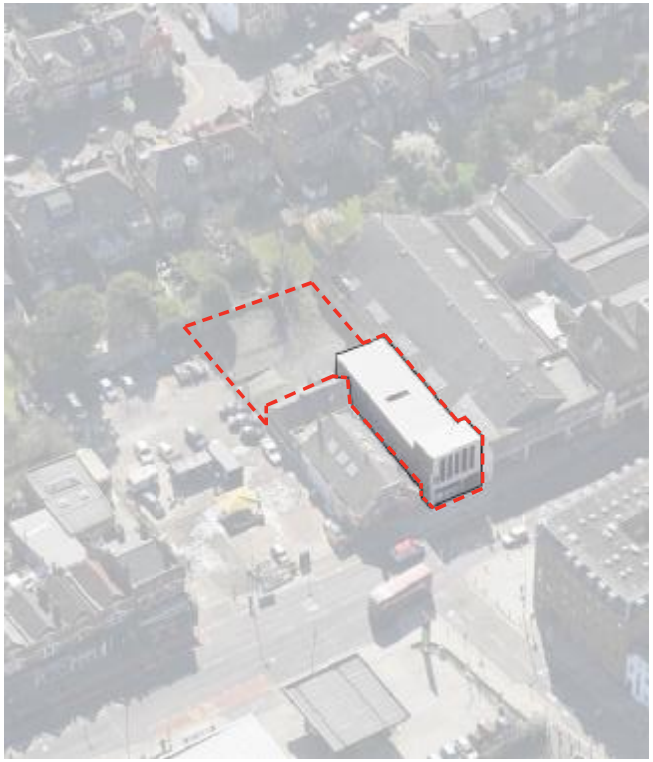
There are an eclectic range of building styles that make up the immediate context. Whilst there is little consistency in the forms, the use of stucco and brick facades is consistent and this binds the disparate parts together.

4. Gap site.

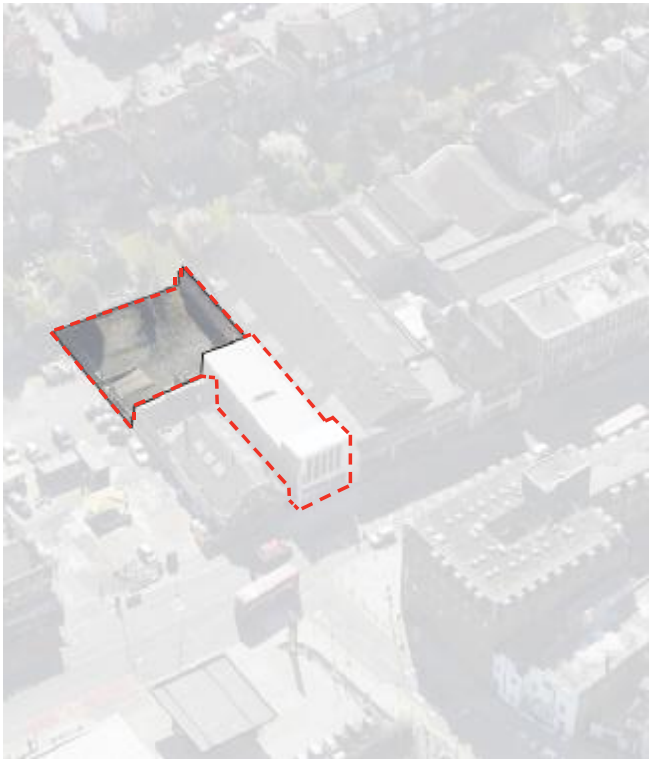
To the east of the site the car wash is a 'gap' site. The site is currently subject to a live planning application for a new development after a previous permission lapsed before being built. This will impact the eastern elevation abutting the car wash and reduce the impact of any elevations that would replace the existing building.

5. Fairfield Road.

The boundary between Fairfield Road's gardens and the existing building is run down and unsightly. A structure in this area will have to avoid any overlooking.



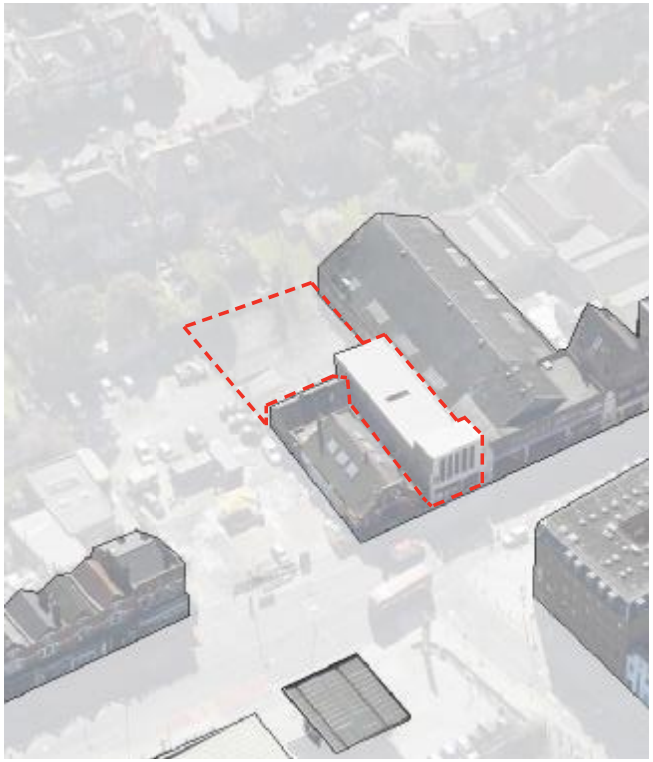
1. Analysis - Existing Building



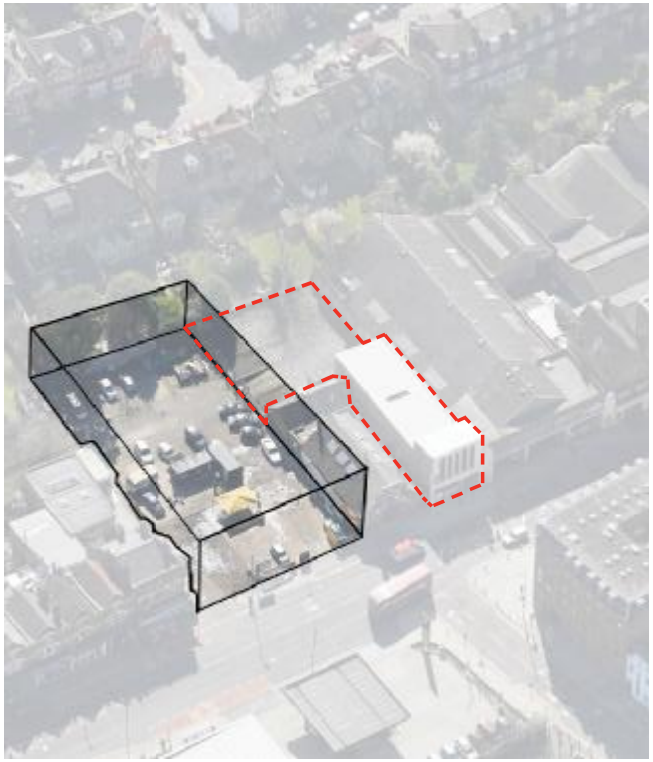
2. Analysis - Existing Loading Area

Previously Approved Drawings
Planning Ref: HGY/2014/3139

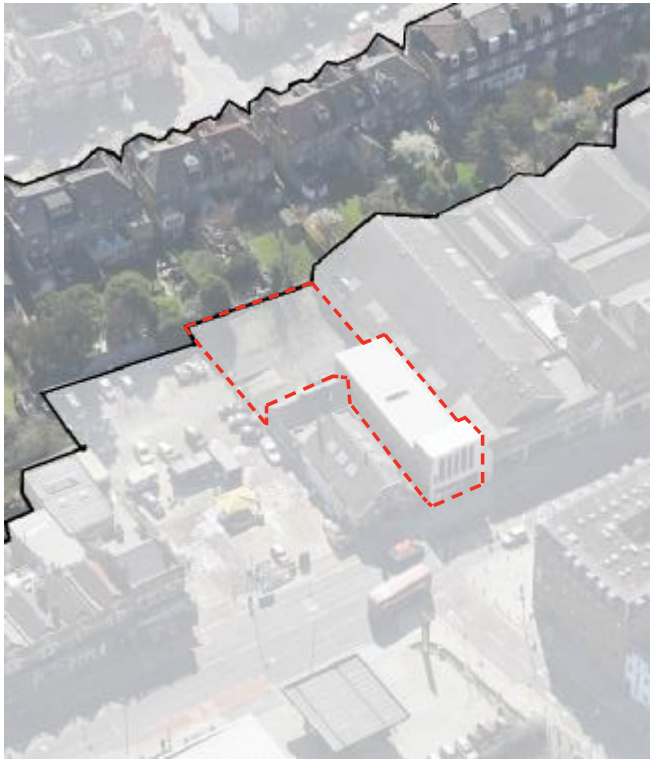
pH+



3. Analysis - Streetscape



4. Analysis - 'Gap' Site



5. Analysis - Fairfield Road

Previously Approved Drawings
Planning Ref: HGY/2014/3139

Site Analysis **REVISION A**