Design & Access Statement

14 Poynton Road

Pinnacle Architecture

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INTRODUCTION

This Design & Access Statement forms part of the submission of a planning application for the redevelopment of the site at 14 Poynton Road. The proposed development will turn the existing garage space into a 1 bedroom, 1 storage, 1 bathroom unit.

The proposal seeks to demolish the garage space and erect unit space to accommodate 2 additional residents to the lot, which will include a 1 bedroom, 1 storage, 1 bathroom unit. The existing building will remain a 2 bedroom, 1 bathroom unit.

The site is located in the London Borough of Haringey. It is currently occupied by a two storey semi-detached building.

We have considered the Unitary Development Plan and space standards for residential development, and the scheme complies with the requirements of the documentations.

All proposed room areas and room heights are similar of the required minimum area/height within U.D.P.







LOCATION ANALYSIS

The site lies within the London Borough of Haringey. Haringey covers an area over 11 square miles and is split into wards, some of the well known ones such as Muswell Hill, Hornsey, Highgate , White Hart Lane, Crouch End, Tottenham Hale and many more.

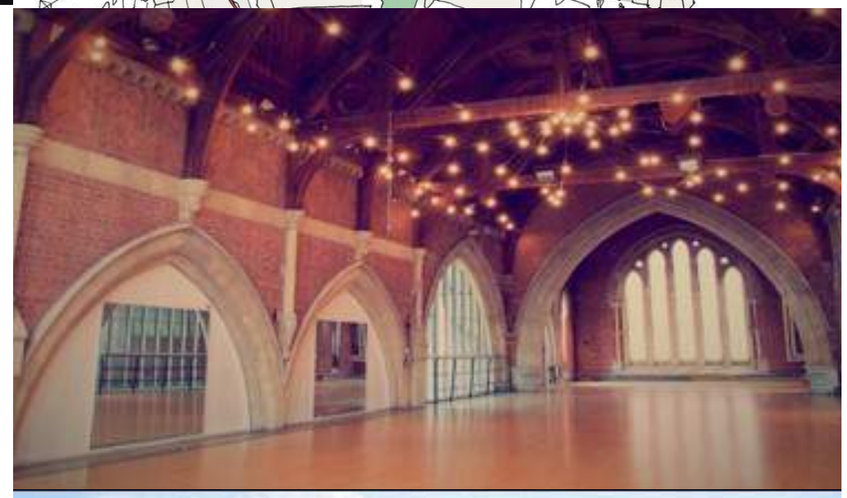
According to the Census 2011, 65% of the Haringey population are not White British. This is higher than the London figure of 55%. It was estimated that the largest ethnic groups in Haringey are White British (34.7%), White Other (23.0%), Black Caribbean (7.1%) and Black African (9.0%).

The borough hosts many familiar local land marks such as Alexandra Palace, Bruce Castle, Jacksons Lane, Highpoint I and II, and Tottenham Hotspur Football Club.

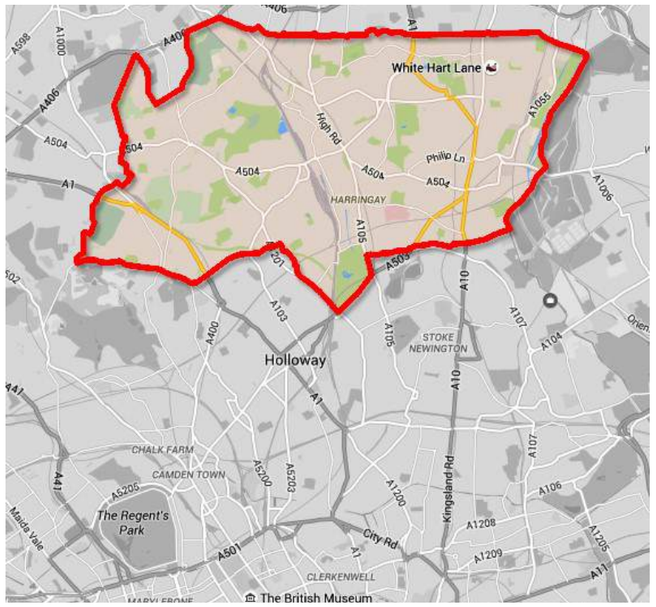
One local development that looking to take a big shine in the borough is the new Tottenham Hotspurs Stadium, a stadium that looks to adding a massive development to the area. The stadium will accommodates up to 61,000 fans all jn one sporting venue. It will add a new feel to modern architecture as well as reinventing how the pitches can be moveable and adjust to events needs.

The borough offers different events and activities to all its cultural residents. They have a wide range of art spaces, public galleries and theatre where events take place, some more well known then others. For example, Jacksons Lane where a lot of local permanence's take place by up and coming artist looking to grab their sport light. There is also Mount view Academy of Theatre Arts, where young talent from any ethic group is welcome to explore and expand on their mind set of art and performing.

Lastly a space most commonly know for hosting the Darts, Alexander Palace. A great grand hall used for many events and enjoyable performances. The space has hosted some of the worlds most enjoyable events.









SITE ANALYSIS



Figure 1. Street View– 14 Poynton Road

The current site known as 8 Poynton Road, it is located 11 minutes around the corner from the Bruce Grove Station. Number 14 Poynton road currently accommodates a 2 storey semi-detached house, accommodating 2 bedroom, 1 bathroom, 1 garage. (Figure 1)

The existing buildings has no particular architectural or heritage significance. The surrounding buildings are a mixture of terraced houses. As seen in figure 2 the area has a mixture of architectural styles and appears to have no heritage significance.

Both ends of Poynton road hosts large green spaces, to the left of the site is Hartington park (Figure 3) , commonly in use by local families in the area that feel to get away, the park hold a large outdoor play area with swings and slides as well as a 5 a side caged football/ basketball space for young kids to develop their talents in sports and keep active.

Tottenham Marshes are located to the east of Poynton Road and acts as an access point to Pymmes brook and River Lee Navigation. Also nearing Tottenham Marshes is Northumberland Park Station with transport links to Stratford, bishop Stortford, Hertford east and Liverpool Street Station.

The proposed project will benefit to the community by adding much needed housing in the Borough. Also will create a more attractive architectural façade to the road, which in turn will benefit the whole neighbourhood.



Figure 2. Neighbourhood Buildings



Figure 3. Hartington park

EXISTING BUILDING

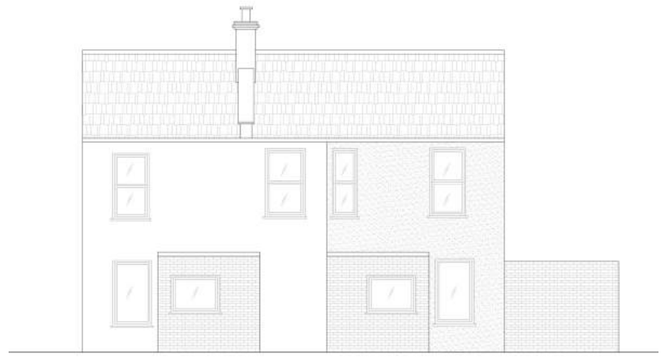
The building is currently a two storey semi-detached house with a garage to the east of the building. The house façade is sand render with white framed windows and a brown terracotta roof. To the east sits the garage, which is constructed from red London stock brick and a grey aluminium shed door. The existing house and rear has an area of 44.93m² and the garage (Proposal Area) has an area of 18.59m².



Figure 4. OS Map



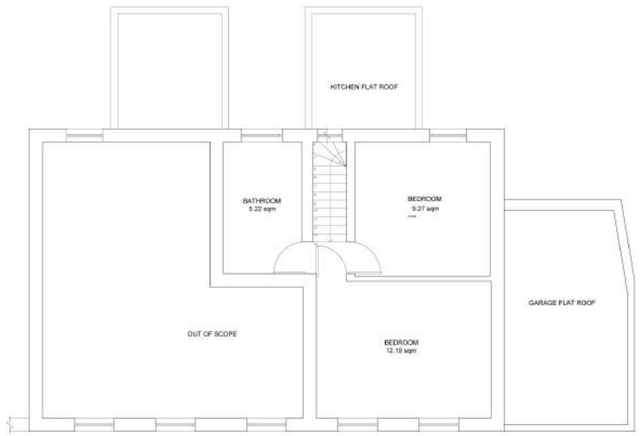
EXISTING SOUTH ELEVATION



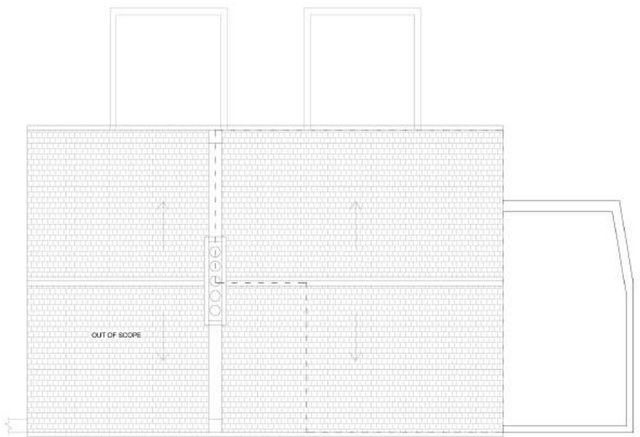
EXISTING NORTH ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

TRANSPORT

Due to the area location and the good transportation links, the proposal does not offer general car parking for each unit.

Research shows the site to have a Public Transport Accessibility Level of 6A which is known to be moderate. In a PTAL Study report it shows an estimated walk time of 8 minutes to the nearest bus stop with a walk speed of 4.8 kph, while it's a 12 Minute maximum walk to the nearest Rail. (Figure 6)

Specifically, travelling from Bruce Grove Station the following stations are accessible (Figure 5):

- Seven Sisters 5 minutes
- Bethnal Green 16 minutes
- Kings Cross St. Pancras 23 minutes
- Liverpool Street 21 minutes
- Oxford Circus 23 minutes
- Victoria 29 minutes

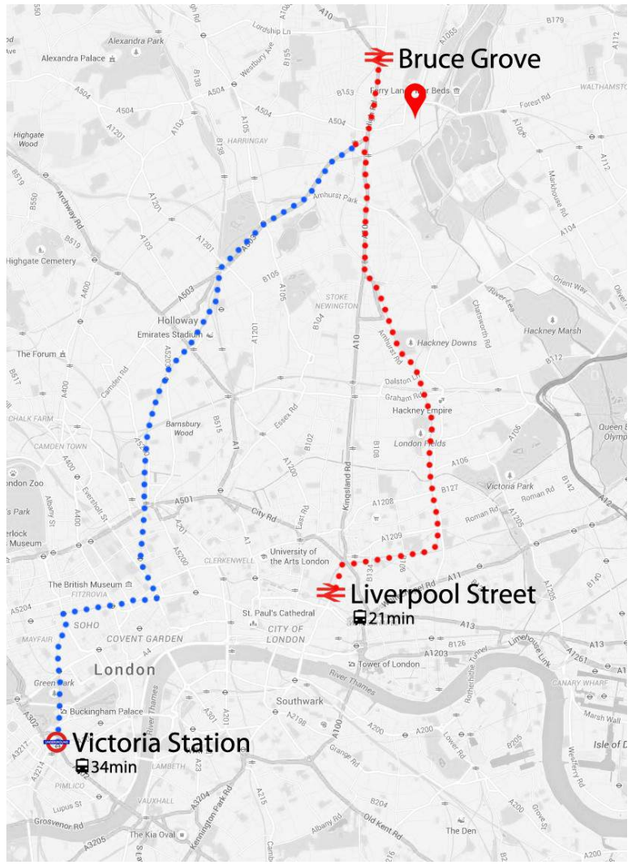


Figure 5. Bruce Grove Station to central London locations

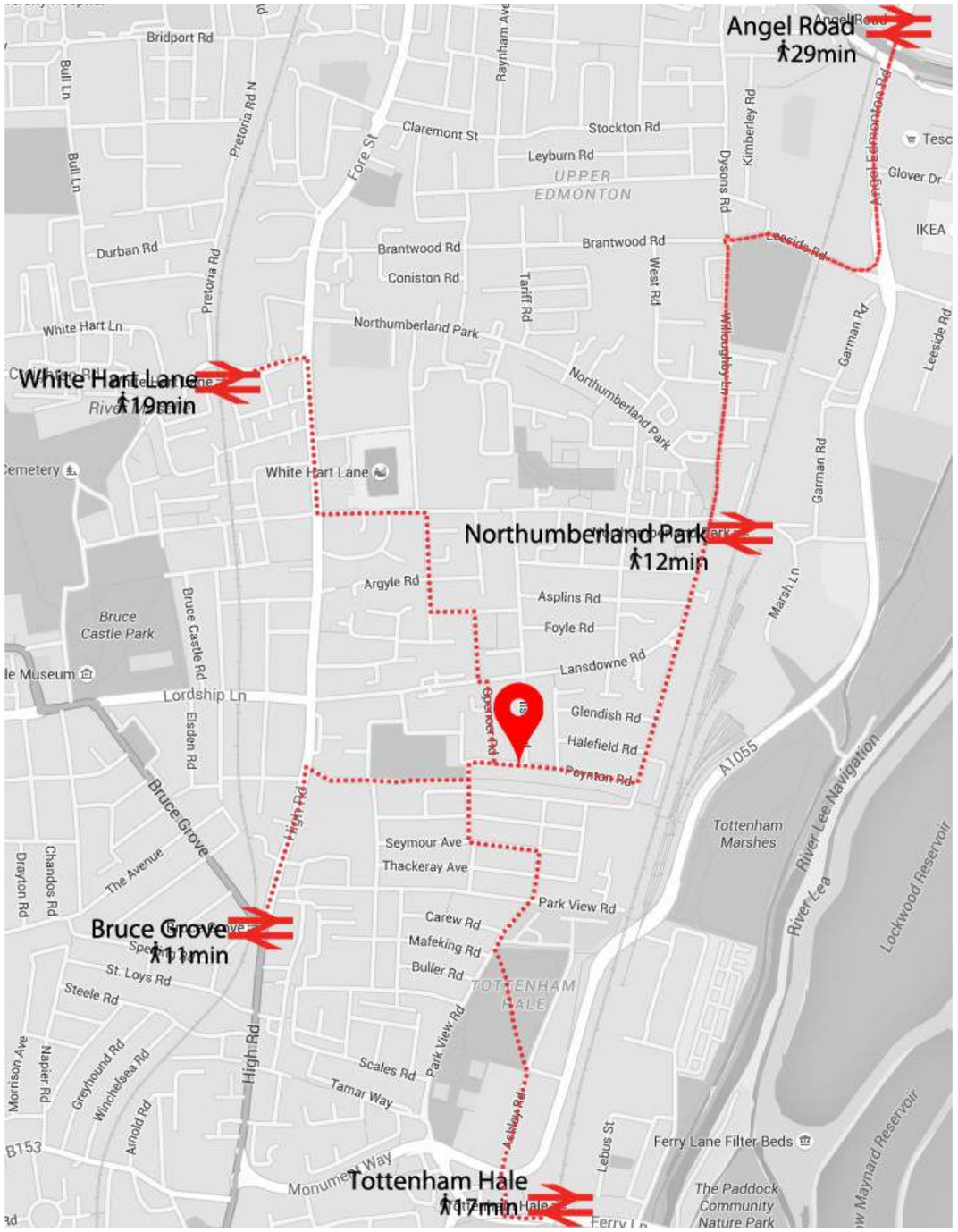
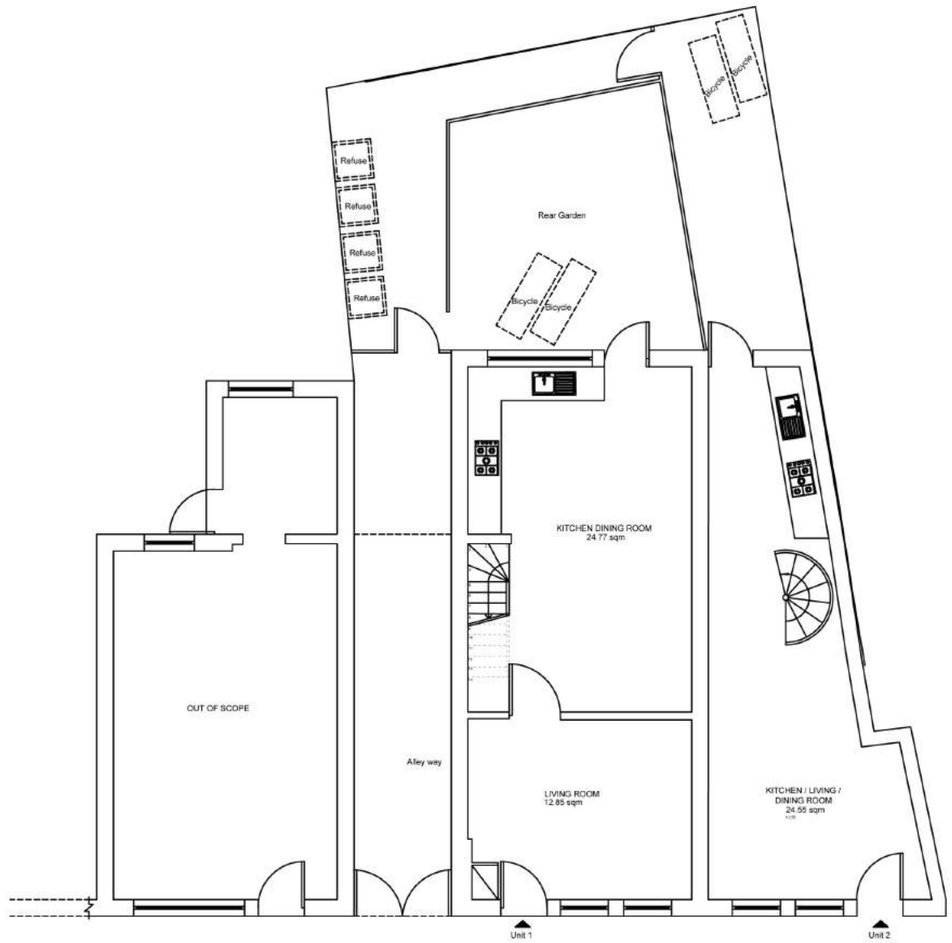


Figure 6. Nearest Train Stations to Site

FLOOR PLAN

Ground Floor

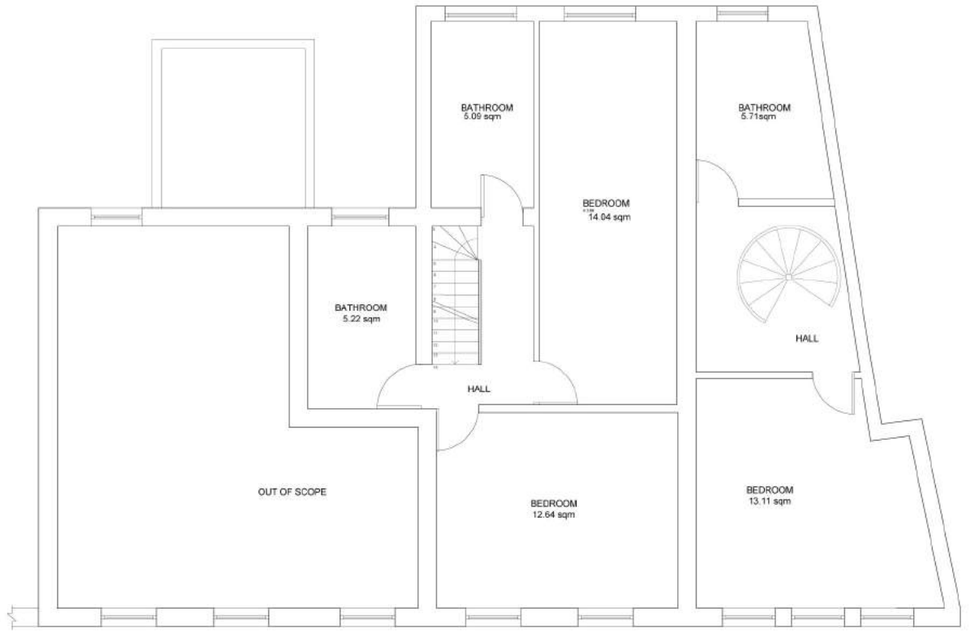


PROPOSED GROUND FLOOR PLAN

THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE WORKS COMMENCE, AND INFORM PINNACLE ARCHITECTURE IMMEDIATELY UPON DISCOVERY OF ANY ERRORS, OMMISSIONS OR DISCREPANCIES. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS. DO NOT SCALE FROM THIS DRAWING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM PINNACLE ARCHITECTURE.

FLOOR PLAN

First Floor

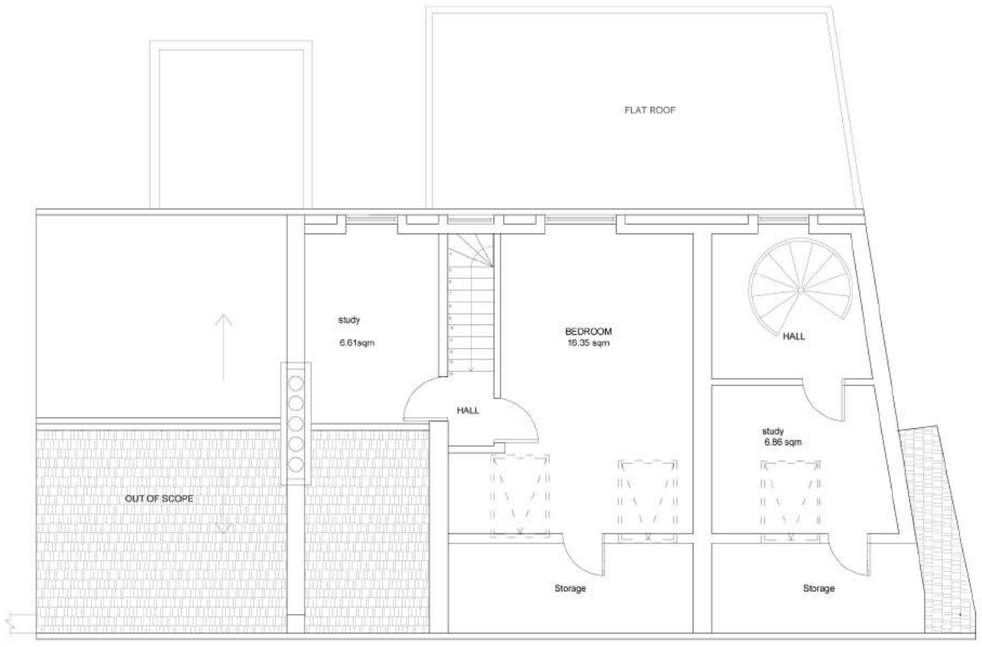


PROPOSED FIRST FLOOR PLAN

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FLOOR PLAN

Loft

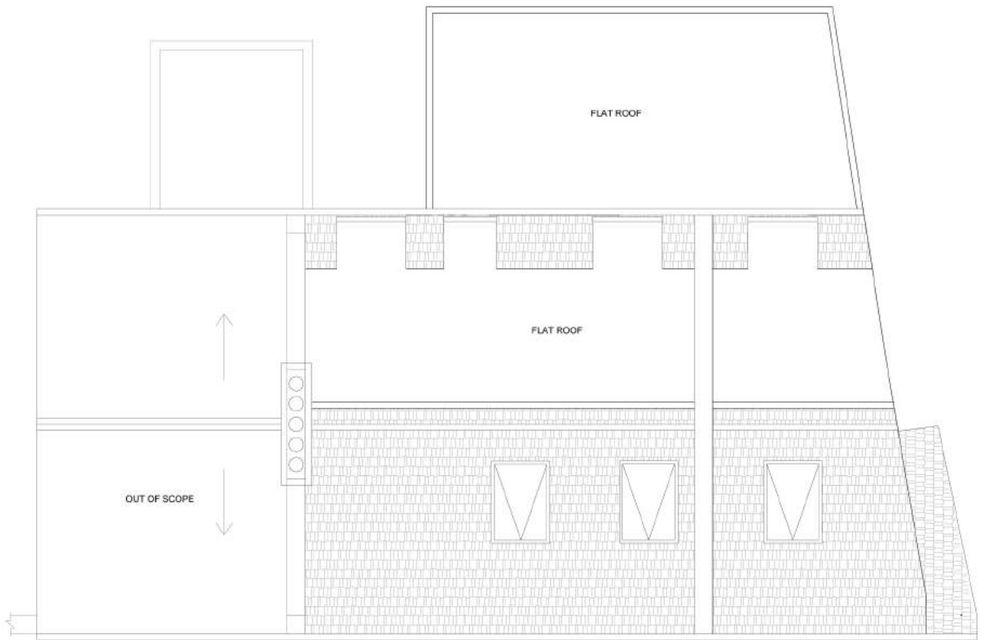


PROPOSED LOFT FLOOR PLAN

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FLOOR PLAN

Roof Plan



PROPOSED ROOF PLAN

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ELEVATION

Front Elevation



PROPOSED SOUTH ELEVATION

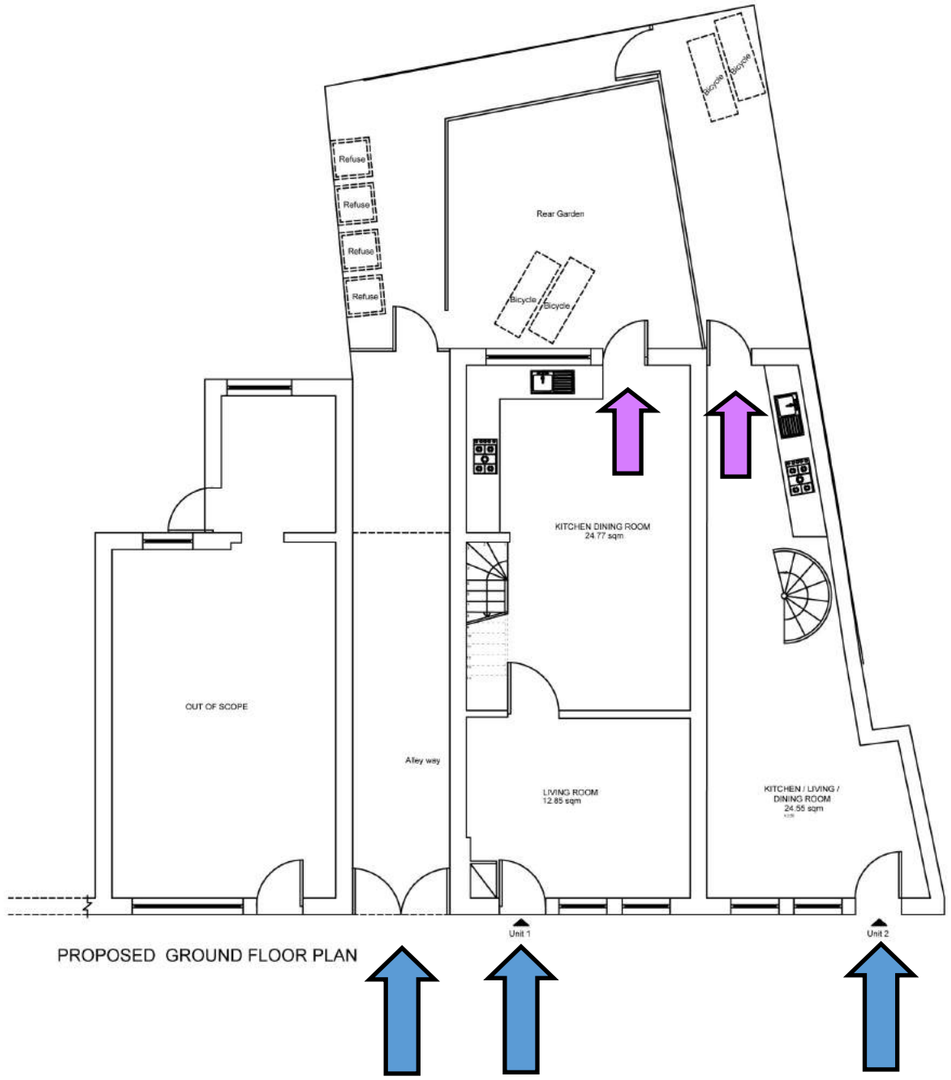
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ELEVATION

Rear Elevation



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Main Entrance

Rear access

ACCESS

Access to the two units is provided at the front of the building. For each of the units access to the upper floors is through internal staircases.

Both units have their own rear garden which is accessible through the house.

There is an alley way located next to unit 1, this provides access to other houses in the area. The rear of unit 1 cannot be accessed from this point.

Lifetimes Home Standards

1. Parking width or widening capability

The road has parking on the street and would have to facilitate a disabled car park space and a dropped curb in order to allow a level threshold for wheel chair access

2. Approach to dwelling from parking (distance, gradients and widths)

N/A

3. Approach to all entrances

The entrance to the proposed self-contained unit has a level thresh hold from the pavement to the main entrance.

4. Entrances

The entrance to the dwelling aims to fulfil criterion 4 by being illuminated, having a width of 800mm, having level access over the threshold, being adequately protected from the weather and having a level external landing.

5. Communal stairs and lifts

5a. The stairs provide a principal access route to a dwelling with Uniform rises at 170mm, Uniform going 240mm. The handrails extend 300mm beyond the top and bottom, handrails height 900mm from each nosing, and the stair width being 900mm wide.

5b. There is potential for a lift to be installed from the living/dining/kitchen area on the ground floor to the bedroom on the first floor.

6. Internal doorways and hallways

Hallway widths

The minimum hallway/landing in our dwelling is 900mm.

Doorway widths within dwellings

The minimum clear opening width of any doorway within our dwelling, when the approach to the door is ‘head on’, is 700mm.

These clear width requirements apply to any doorway where movement through the doorway is intended. They do not apply to storage/cupboard doors unless the storage/cupboard is ‘walk in’.

7. Circulation Space

Living and dining room areas

Living rooms/areas and dining rooms/areas will be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.

Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.

Kitchen

Kitchens will have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance. An additional good practice recommendation in respect of kitchen planning and layout is given below.

Bedroom

The main bedroom in the dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed. Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g. to approach the window as required by Criterion 15), a clear width of 750mm should also be provided at the foot of the bed.

*Note: Bedside cabinets may be sited within the required clear spaces beside beds.

Good practice recommendation that exceed, or are in addition to, the above requirements

Lifetimes Home Standards

Kitchen: 4

Kitchen layouts, whenever possible, should be planned so that they can include (following adaptation) a continuous run of units, unbroken by doorways, including: a built in oven at an accessible height beside a minimum 600mm of work surface, a hob beside a further minimum 600mm of work surface, and a sink/drainer. This continuous run, uninterrupted by doorways, (c. 3600mm in length measured along the front face) could be straight, L shaped, or U shaped. In addition, window positions should not impede on the oven or hob positions. Space for other typical 'white goods' and fittings should be available elsewhere in the kitchen (so that only the oven and hob are contained within this particular length of run).

Provide a clear 1500mm diameter circular, or 1400mm x 1700mm elliptical, manoeuvring space from floor for a minimum height of 900mm.

8. Entrance level living space

The living space of the proposal is located on the ground floor, the same level as the entrance.

9. Potential for entrance level bed-space

There is potential for an area of the living space to be temporarily used as bed-space.

10. Entrance level WC and shower drainage

There is a ground floor WC located underneath the stairs. There is potential to install a shower if necessary.

11. WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

12. Stairs and potential through-floor lift in dwelling

The stair width being 900mm wide, allowing the potential for a stair lift to be fitted in the future.

There is also potential for a lift to be installed from the living/dining/kitchen area on the ground floor to the bedroom on the first floor. The installation of a through floor lift could require some minor internal alterations; however, the space for

13. Potential for fitting of hoists and bedroom/bathroom

Potential for the future fitting of hoists, and bedroom/bathroom relationship.

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

14. Bathrooms

The bathroom is located on the first floor, beside the bedroom.

15. Glazing and window handle heights

The windows in each habitable space offer sufficient light and allow the outside to be viewed when seated also. The handle heights of the windows are also accessible to a wide range of individuals.

16. Location of service controls

Location of service controls Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.