Design and Access Statement

Proposal: Tottenham Health Centre, 759 High Road, London N17 8AH

The proposal consists of the demolition of the existing single storey rear extension to make way for the erection of a new 4 storey building with basement. The conversion of the original building and the two storey addition from current health clinic and a flat on top to mixed use comprising a modern improved health centre on the ground, first and part second floors and a new basement car park and residential units on the upper floors. Existing cellar remains and an additional floor is proposed only on the top of the original building.

1. What **features** are on the existing site?

This is a late Victorian end terrace property, constructed in red brick and stucco in a similar to Queen Anne Revival style. It is part of a terrace of properties of a similar age and style, but designed to emphasize variety in appearance. The Tottenham hotspur new stadium is being built on the other side of the road. This property has a well-preserved front facade, but has been considerably extended at the rear. In the rear there is very little or no garden. There is a lawn between this and adjoining building at the rear in the adjoining property's land.

2. Please provide details of how **access** issues will be addressed

There are good transport links in around the area of this location; An underground tube station is nearby and White hart lane Overground station just other side of Moselle house (a high rise block of flats, the only building between the site and the station). A possible improved pedestrianized connection route to new stadium from the station through love lane and Moselle road will put this building in a prime position and make improving it, inevitable. As well as several bus routes. Some off- street parking will be provided for the residential units. The site is fairly level, and all the existing side entrances will remain level access, although an existing platform lift will remain at the rear of the property within an entrance lobby in the original building, A new stair core with good size lift will serve all the floors (not an original part of the building).

Health Centre:
All entrances are level entry and wheel chair accessible. The new block is linked in such a way with the original building, so that original building part has more privacy than the mixed used new block.

Residential:
A total of 3 units are proposed which as far as possible have been designed to Lifetime Homes standards. This includes one unit designed to wheelchair standards (still to be assessed).

Car park:
A basement car park is proposed on the lower basement. The main entrance to existing cellar is from the g/f is down an existing flight of stairs. However, step free access is gained down the ramp and by the new lift from ground level to all other levels. The existing internal platform lift can then be used to access the ground floor and first floor privately for patients only.
The reception desk will incorporate a lowered section for wheelchair users. The design will include a disabled WC.
Means of Escape – there will be a Management plan in place to assist with the safe evacuation of disabled people.
This planning application will consider both Policy CL1 as it is inclusive and accessible to all, and the requirements for Policy CH2 (Lifetime Homes and Wheelchair Accessible Standards), although this is not mandatory as this property is not a listed building.

3. Please provide details of the **layout** of proposeddevelopment

There isn't any significant change in the layout at ground level. A new vehicle crossover is proposed on Moselle place pavement to access the basement car park. One Doctor's on-street parking bay is being scarified.

4. Please provide details of the **scale/appearance** of the proposed development

An acceptable change is proposed to the external appearance. There are no proposed extensions side wards. This development will enhance the use of the land without adversely affecting the private and public amenities. Above ground floor level it is proposed to restore the front elevations. At ground floor level in the original building internally there will be some alterations to improve access. This has been kept to a minimum to keep the surgery running as normal as possible.

<u>Front facade:</u>
The front elevation will remain the same except on top level a new additional floor is proposed and balanced with the new extension. This is to be light weight structure to blend with existing.

5. Please provide details of the **landscaping** in the proposed development

The proposal has only landscaping mainly
on the roof terrace, mostly hard landscaping with some plant pots.

6. **Heritage**

This proposal acts as an interim or even permanent solution for the council's initiatives listed below

Townscape Heritage Initiative, is upheld.

Heritage-led Regeneration, is upheld

Corporate Plan 2015-18

Priority 4: Sustainable Housing,Growth and Employment:

... supports investment and growth in business and jobs ... by bringing some of the borough's key community assets into more active use.

Priority 5: Create homes and communities, not just bricks and mortar. Mixed and inclusive neighbourhoods where residents lead happy and fulfilling lives.

..Working with our communities to improve our Local Regeneration neighbourhoods and increase skills and capacity.

Strategic Regeneration Framework

World-class education and training – better access to apprenticeships.

Great places – putting Tottenham's character and heritage centre-stage while creating better public spaces to meet, shop and have fun.

National Planning Policy Framework (NPPF) supports the vitality and viability of town centres at the heart of the community.

