

DESIGN & ACCESS STATEMENT

for

PROPOSED ADDITION OF 42 EMERGENCY NEW SHORT-TERM SELF-CONTAINED RESIDENTIAL UNITS, 6 RESIDENTIAL FLAT UNITS AND REFURBISHMENT OF COMMERCIAL SPACE AT 312 TOTTENHAM HIGH ROAD.

THIS PROPOSAL SEEKS TO CHANGE OF USE-CLASS FROM A F1 TO C2 (RESIDENTIAL ACCOMMODATION AND CARE TO PEOPLE IN NEED), ADD MORE C2 ACCESSIBLE UNITS AT THE COURTYARD AND ADD 3 C3 RESIDENTIAL UNITS AT THE ROOF OF THE EXISTING BUILDING. EMPHASIS IS GIVEN TO CREATING A HEALTHY COMMUNITY ENVIRONMENT, COMMUNAL FACILITIES, SHARED AMENITY, REFUSE AND BICYCLE STORAGE.

at

**312 TOTTENHAM HIGH ROAD
London N15 4BN**

- PLANNING APPLICATION -

312

Prepared by Milan Babic Architects on behalf of Excel House Ltd.

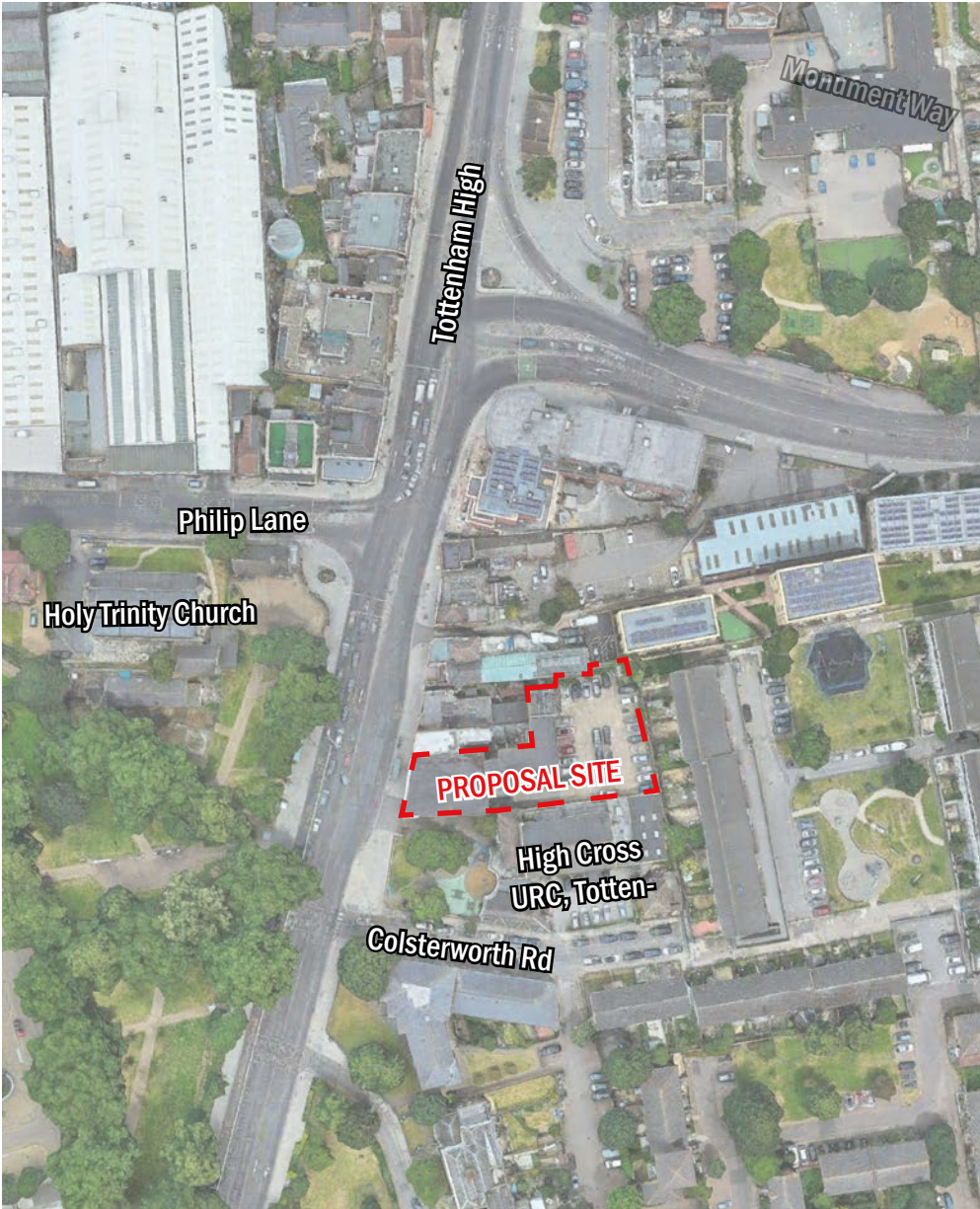
CAFE

EMERGENCY
ACCOMMODATION

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1.0 EXISTING SITE



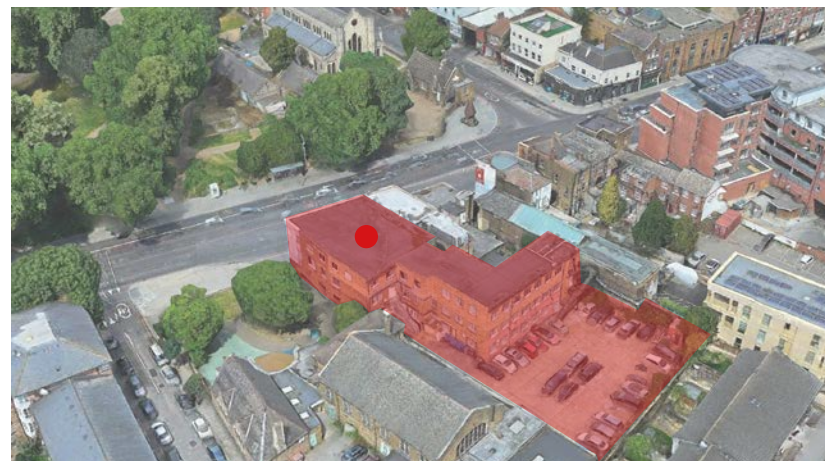
1. EXISTING SITE 1.1 EXISTING SITE SATELLITE MAP & PHOTOS



PRINCE REGENT LANE - STREET VIEW
● NO. 312 TOTTENHAM HIGH STREET



PRINCE REGENT LANE - BIRDS' EYE [FRONT]
● NO. 312 TOTTENHAM HIGH STREET



PRINCE REGENT LANE - BIRDS' EYE [REAR]
● NO. 312 TOTTENHAM HIGH STREET

1.2 EXISTING SITE PHOTOS



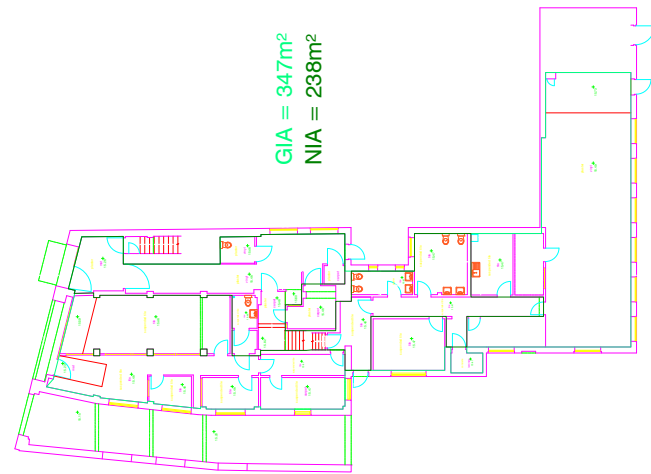
NO. 312 & HIGHCROSS CHURCH



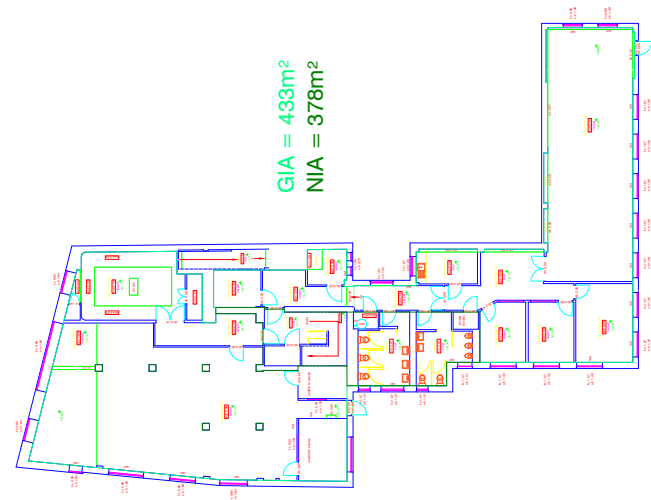
STREET VIEW FROM HIGHCROSS CHURCH



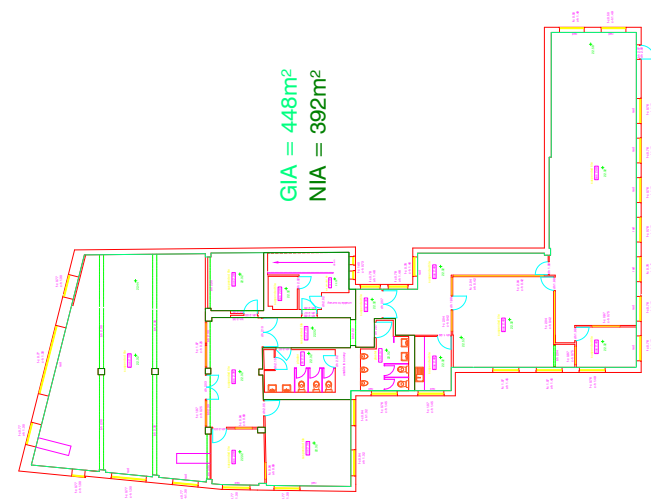
STREET VIEW FROM NO.310 TOTTENHAM HIGH ROAD



1. Existing ground floor

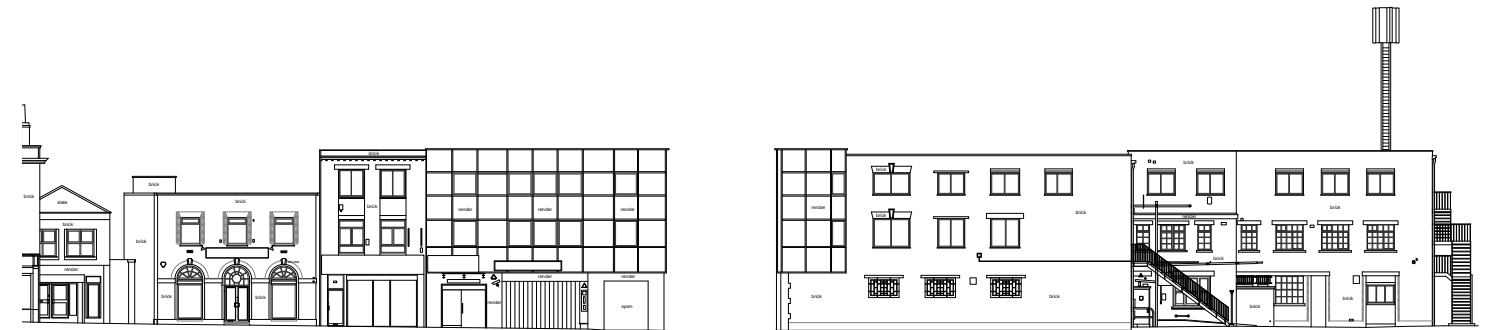


2. Existing first floor



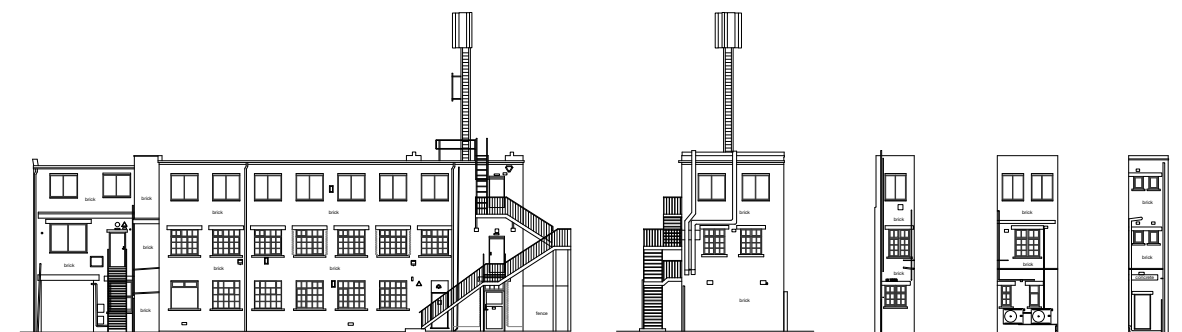
3. Existing Second floor

1.3 EXISTING PLANS AND ELEVATIONS © INTERLOCKS SURVEYS



Elevation 1

Elevation 2



Elevation 3

Elevation 4

Elevation 5

Elevation 6

Elevation 7

2.0 LOCATION | PLANNING HISTORY

2.1. EXISTING SITE

The application site is located on the east side of High Street and is currently occupied by a 3-storey building with a commercial use at the ground floor. The building has been the subject of a substantial single storey roof extension towards the back of the building. The total area of the site is 1319 m2. The existing building is located at an end of a terrace opposite the Tottenham Green and sits within the Areas of change (as defined in Local plan).

South of the site is located 2 - storey gabled Building used as a place for worship with an entrance landscaped area. 3-storey Building with commercial use at the ground floor is located North of the site. East, at the back of the site are located rear gardens of terraced residential properties along Saltram Close. The site has a PTAL rating of 6b.

The existing building on site is located within a Conservation Area and is not listed. The site lies within an archaeological priority area.

2.2. EXISTING USE

The existing building at No. 312 High Street comprises of a Ground + 2-storey building which was unused/vacant for the past 2 years. Last noted use was in the period of 2012-2018, where the building was used as place of worship and school. During the period of 2010-2012 the building was used as College training facility.

2.3. SIZE

In terms of size and proportion, the current building is 3-storey high. Predominantly rectangular at front and longitudinal shaped at back of the site.

2.4. SITE & PLANNING HISTORY

The site has been subject to multiple planning applications. The most recent is HGY/2018/1532 dated 08/06/2018 for the The proposed replacement of the existing 7.5m Stub Tower. This application was granted consent by the London Borough of Haringey.

3.1. PLANNING STATEMENT

The proposal to uplift the existing redundant Use of the building to provide the much needed short-term self-contained accommodation would improve the visual, textural and habitable conditions of the site. It would be respectful of planning policies at National, City and Local levels, and would allow for optimum qualities of natural sun and daylight with no compromise on the high quality of living. The proposal would address Specialist Accommodation Needs within the London Borough of Haringey and copies of established correspondence between LBN Social Services and Joy foundation are also submitted as supporting documents. We would like to put to notice that the client has planning approval for similar development in Newham - Prince Regent Lane, please refer to appendix C.

3.2. NEED

As defined by Policy DM10: “The Council will support proposals for new housing on sites allocated for residential development, including mixed-use residential development, within the Site Allocations DPD and Area Action Plans”. The site is located in Tottenham Area Action Plan. Referring to Policy DM15 E: The proposed facility would address the needs of those seeking short-term accommodation within Haringey. People here would be those who have complex physical and/ or medical health needs; those displaced from their current homes due to unexpected maintenance and repair works, to name a few. In essence, short-term emergency accommodation.

Furthermore, the proposal

- Is appropriately located in terms of the needs of its occupants
- Does not prejudice the amenities or unique characteristics of the existing neighbourhood

3.3. LAYOUT

The front of the Existing building (Building A) is to be reused at the ground floor as Commercial use facing the High Street. Rest of Building A is proposed to reused as Emergency Accommodation and extended with a roof extension with Residential use. The current parking place at the back of the site is proposed to be redeveloped with 2 ground floor buildings (Building B and C), creating a pleasant landscaped communal area. Internally, each unit benefits from natural light, basic amenities and access to communal facilities. Please refer to attached proposal floor plans.

All Ground Floor units (14No. units in total) are fully disabled to comply with Part M4[3] Wheelchair User Dwellings in addition to the National Space Standards. All units on First, Second and Third floors conform to National Space Standards (28No. units in total). An additional Fire Escape stair ensures compliance with Approved Documents Part B [Fire Safety] and K [Protection from Falling]. A separate stair core without lift ensures common access for a residential roof extension.

3.4. STREET AND PEOPLE

The current curtain wall located at the street-facing facade is proposed to be removed and replaced with Blue Glossy Brick, intended to appear as a visual and material retreat, metaphorically drawing in the boundless sky and indefinite greens of the surrounding environment, whilst giving back a delicate reflection of the many lives [and tones] of the people living there. We believe people out on the streets and those within will be connected by the cause, notwithstanding the volume.

3.5. BOUNDARIES

The building respects its site borders with Building B, C and with the additional volume added by to Building A. The Roof Extension is proposed to be set back from the parapet, as seen in elevations [PA1004-MB-40-100.pdf] and [PA1004-MB-40-101.pdf]. Pedestrian and Vehicular access with Waste Storage is defined by secured gates and enclosures with materials to match those on the main building. The building C’s East Elevation seen in [PA1004-MB-40-105.pdf] offers a simple facade with high-level obscure windows that correspond to En-suites behind. The small volumes are proposed to be landscaped.

3.6. COVID 19

As part of adjustments due to the pandemic, the Emergency Accommodation part of the scheme proposes minimal communal internal area (Kitchen, Communal rooms). This is mitigated by adding kitchenettes to each of the self-contained units and by adding an external communal area.

3.7. SURVEILLANCE & SECURITY

The main entrances [both pedestrian and vehicular] would be further safeguarded with relevant Part Q security measures, and the same would apply for all ground/ accessible level openings. In addition to the proposed upgrade, it is proposed to fit motion sensor lights within the demise of the site [say, Dusk-to-Dawn lighting]. Additionally, at the main entrance, provisions shall be made to fit an Audio-Video phone entry system to further regulate the movement of people [visitors, sales personnel, LPA, delivery, etc]. These measures would strengthen natural surveillance and provide the family with a holistic environment to live in. A single point of surveillance from the office allows efficient monitoring by staff on site.

3.8. FACILITIES & STRATEGIES

3.8A WASTE MANAGEMENT

Further to Waste Management Guidance Notes for Residential Properties, 4No. 1100L bins have been proposed for the new self-contained Specialist Accommodation Needs units. Each of these bins would cater to Refuse, Recycle and Mixed Food & Garden Waste, and be situated next to the gated entrance within a secured enclosure within the 25 m requirement. This is proposed to be a convenient location for future residents since the access is direct and without leaving the premises, as well convenient for members of the Local Authority to access the storage on collection days due to close position to the street.

3.8B BICYCLE STORAGE

Based on The London Plan March 2016 Table 6.3 Cycle Parking minimum standards, the overall number of cycle parking provided for Residential Institutions [Use Class C2] is above the minimum, providing 8, with a possibility to provide more. Bicycles to be securely parked within a free-standing secured and lockable bicycle storage to sit next to the proposed car park. This has been proposed keeping in mind and protecting the privacy of both future occupants as well as existing neighbours.

3.8C FLOOD RISK ASSESSMENT

The site falls within Flood Zone 1 and hence is exempt from requiring a Flood Risk Assessment [Appendix A].

3.8D LANDSCAPING

Permeable paving, horizontal bushes, ivy plants and small trees are proposed to landscape this scheme - both with the idea to include vegetation as a soft buffer as well as to act as a screening measure. These measures are proposed to create a pleasant shared amenity space with benches and vegetation at the rear of the site and soften the proposed impact of building B and C.

3.8E SUSTAINABLE BUILDING DESIGN

At this current stage in the design, we have allowed for the following measures to be considered:

- Sustainable Water management - Water-efficient WC’s, taps and showers can be installed within the proposed Residential Units. These include shower and tap systems which restrict the amount of water flow thus enabling users to decrease the amount of water required.
- Recycling - During the construction of the building, recycling will be encouraged through the provision of adequate storage for materials. There is a commitment to reduce the waste during the construction works by initiatives such as ensuring that there is a balance between cut and fill quantities on-site to avoid on-site disposal, trying to maximize the use of standardized components and materials. A waste management plan, if required, would be considered before the construction phase.

3.8F PRIVACY & SOUND INSULATION

All units would be separated through a compartment wall and all floors would have requisite sound insulation systems, approved to current standards.

3.9. ACCESS

Residential and Pedestrian entrances are all levelled to address Approved Document Part M [M4[3] Wheelchair Users].

There are proposed 3 bays [Part M4[3] Wheelchair User compliant and other].

The site falls under a PTAL rating of 6b with easy access to public transport networks [Appendix B].

Bearing the above in mind, and with full regard to National, City and Local statutory documents, this proposal describes the Change of Use of an existing unused Building A with the proposed addition of Building B and C totalling with 42 Specialist self-contained accommodation, allowance for fully disabled units at ground level, communal facilities, shared amenity space, refuse and bicycle storage. Also, the proposal describes a residential roof extension with its own refuse and cycle storage.

3.0 DESIGN PROPOSAL



4.0 PROPOSAL



- 1 - Proposed Roof Extension
- 2 - Existing Building A - Front Facade is proposed to be re-cladded.



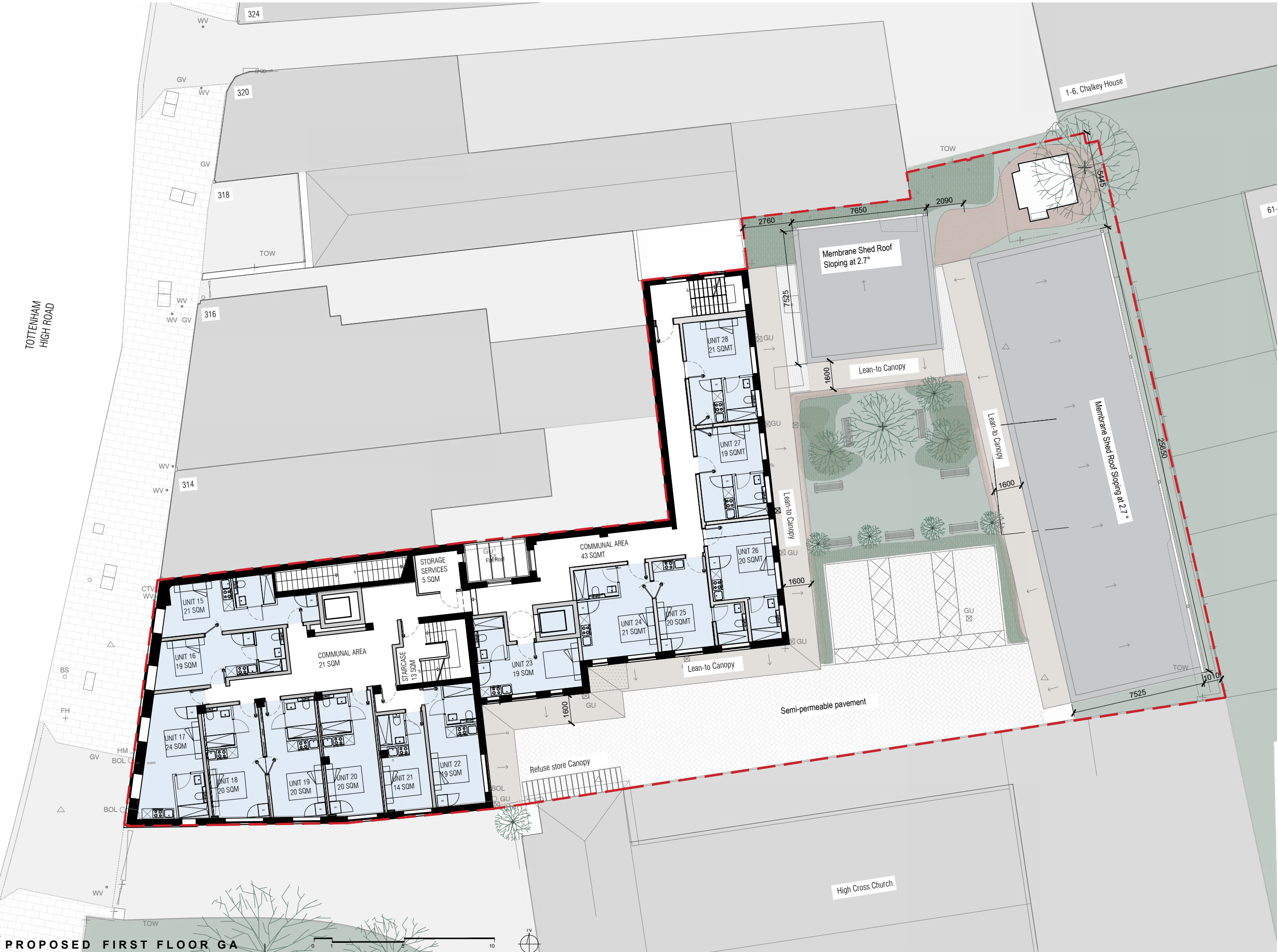
- 1 - Existing Building A
- 2 - Proposed Roof Extension
- 3 - Outline of High Cross Church South of the site
- 4 - Proposed Building B
- 5 - Proposed Building C

PROPOSED CONTEXTUAL ELEVATION SOUTH



Proposed Schedule of Accommodation

Accommodation	Total area sqm (excl. amenity)
Bar	
Ground Floor	
Unit 01	73.0
Emergency Accommodation	
Ground Floor	
Unit 01	23.0
Unit 02	23.0
Unit 03	23.0
Unit 04	23.0
Unit 05	23.0
Unit 06	23.0
Unit 07	23.0
Unit 08	23.0
Unit 09	23.0
Unit 10	23.0
Unit 11	23.0
Unit 12	23.0
Unit 13	23.0
Unit 14	23.0
First Floor	
Unit 15	21.0
Unit 16	19.0
Unit 17	24.0
Unit 18	21.0
Unit 19	20.0
Unit 20	20.0
Unit 21	20.0
Unit 22	19.0
Unit 23	21.0
Unit 24	20.0
Unit 25	20.0
Unit 26	20.0
Unit 27	19.0
Unit 28	21.0
Second Floor	
Unit 29	21.0
Unit 30	19.0
Unit 31	24.0
Unit 32	20.0
Unit 33	20.0
Unit 34	20.0
Unit 35	14.0
Unit 36	19.0
Unit 37	19.0
Unit 38	20.0
Unit 39	20.0
Unit 40	20.0
Unit 41	19.0
Unit 42	21.0
Residential	
Third Floor	
Flat A - 1 Bedroom flat (2p)	51.0
Flat B - 2 Bedroom flat (4p)	71.0
Flat C - 3 Bedroom flat (5p)	95.0
Fourth Floor	
Flat D - 1 Bedroom flat (2p)	51.0
Flat E - 2 Bedroom flat (4p)	71.0
Flat F - 2 Bedroom flat (3p)	87.0



Proposed Schedule of Accommodation

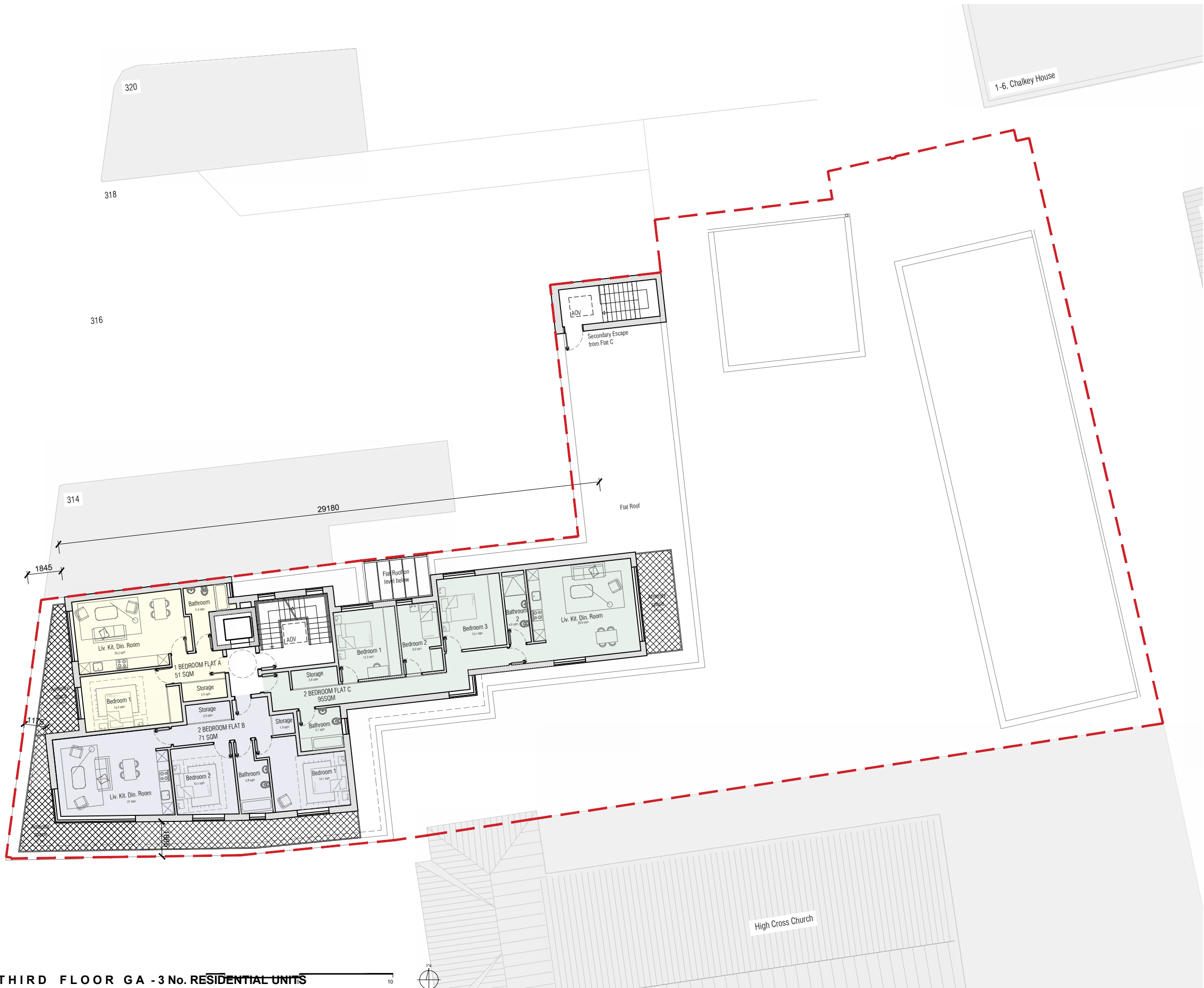
Accommodation	Total area sqm (ext. amenity)
Bar	
Ground Floor	
Unit 01	73.0
Emergency Accommodation	
Ground Floor	
Unit 01	23.0
Unit 02	23.0
Unit 03	23.0
Unit 04	23.0
Unit 05	23.0
Unit 06	23.0
Unit 07	23.0
Unit 08	23.0
Unit 09	23.0
Unit 10	23.0
Unit 11	23.0
Unit 12	23.0
Unit 13	23.0
Unit 14	23.0
First Floor	
Unit 15	21.0
Unit 16	19.0
Unit 17	24.0
Unit 18	21.0
Unit 19	20.0
Unit 20	20.0
Unit 21	20.0
Unit 22	19.0
Unit 23	21.0
Unit 24	20.0
Unit 25	20.0
Unit 26	20.0
Unit 27	19.0
Unit 28	21.0
Second Floor	
Unit 29	21.0
Unit 30	19.0
Unit 31	24.0
Unit 32	20.0
Unit 33	20.0
Unit 34	20.0
Unit 35	14.0
Unit 36	19.0
Unit 37	19.0
Unit 38	20.0
Unit 39	20.0
Unit 40	20.0
Unit 41	19.0
Unit 42	21.0
Residential	
Third Floor	
Flat A - 1 Bedroom flat (2p)	51.0
Flat B - 2 Bedroom flat (4p)	71.0
Flat C - 3 Bedroom flat (5p)	95.0
Fourth Floor	
Flat D - 1 Bedroom flat (2p)	51.0
Flat E - 2 Bedroom flat (4p)	71.0
Flat F - 2 Bedroom flat (3p)	87.0



Proposed Schedule of Accommodation

Accommodation	Total area sqm (excl. amenity)
Bar	
Ground Floor	
Unit 01	73.0
Emergency Accommodation	
Ground Floor	
Unit 01	23.0
Unit 02	23.0
Unit 03	23.0
Unit 04	23.0
Unit 05	23.0
Unit 06	23.0
Unit 07	23.0
Unit 08	23.0
Unit 09	23.0
Unit 10	23.0
Unit 11	23.0
Unit 12	23.0
Unit 13	23.0
Unit 14	23.0
First Floor	
Unit 15	21.0
Unit 16	19.0
Unit 17	24.0
Unit 18	21.0
Unit 19	20.0
Unit 20	20.0
Unit 21	20.0
Unit 22	19.0
Unit 23	21.0
Unit 24	20.0
Unit 25	20.0
Unit 26	20.0
Unit 27	19.0
Unit 28	21.0
Second Floor	
Unit 29	21.0
Unit 30	19.0
Unit 31	24.0
Unit 32	20.0
Unit 33	20.0
Unit 34	20.0
Unit 35	14.0
Unit 36	19.0
Unit 37	19.0
Unit 38	20.0
Unit 39	20.0
Unit 40	20.0
Unit 41	19.0
Unit 42	21.0
Residential	
Third Floor	
Flat A - 1 Bedroom flat (2p)	51.0
Flat B - 2 Bedroom flat (4p)	71.0
Flat C - 3 Bedroom flat (5p)	95.0
Fourth Floor	
Flat D - 1 Bedroom flat (2p)	51.0
Flat E - 2 Bedroom flat (4p)	71.0
Flat F - 2 Bedroom flat (3p)	87.0

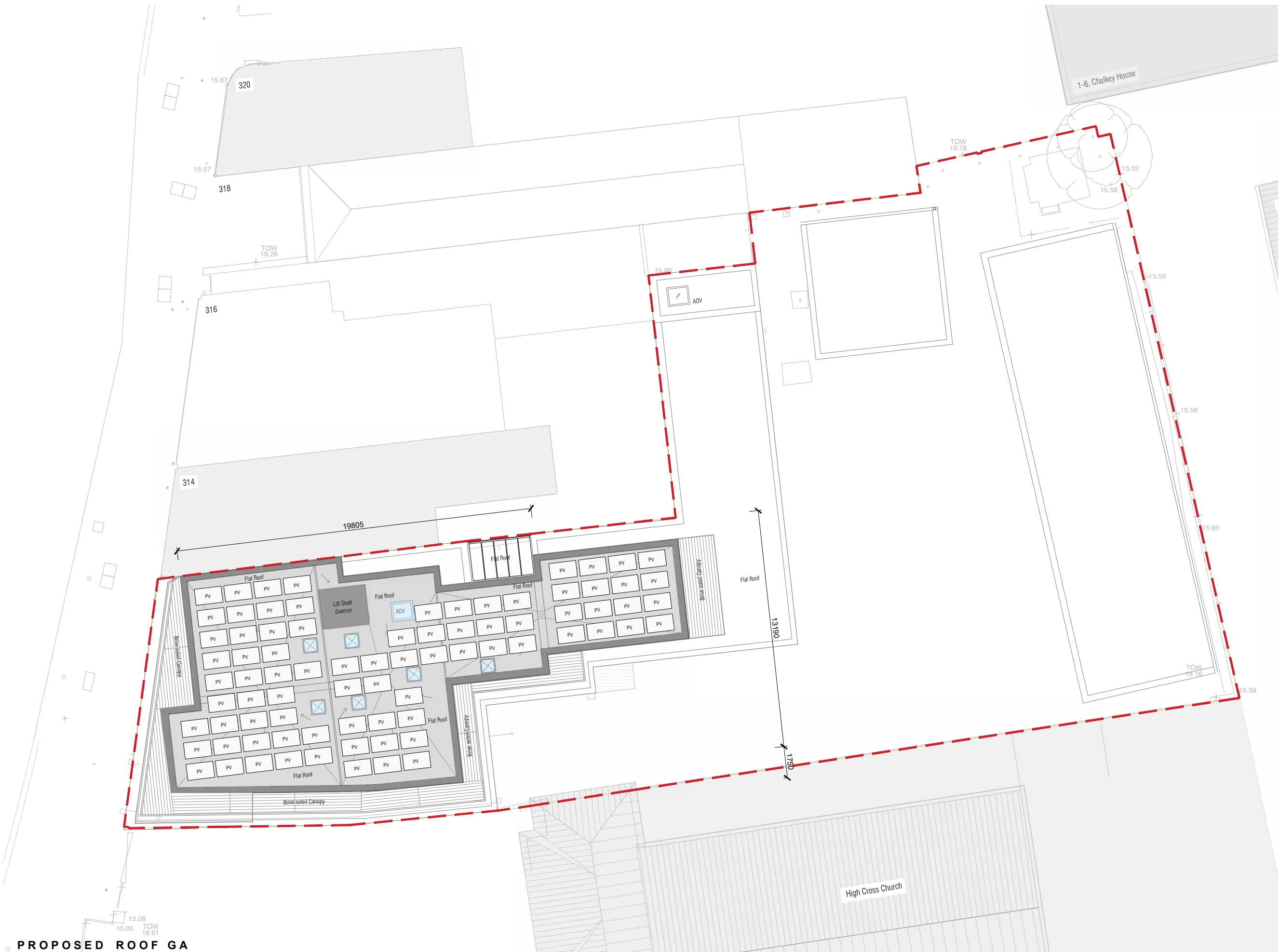
PROPOSED SECOND FLOOR GA



Proposed Schedule of Accommodation

Accommodation	Total area sqm (excl. amenity)
Bar	
Ground Floor	
Unit 01	73.0
Emergency Accommodation	
Ground Floor	
Unit 01	23.0
Unit 02	23.0
Unit 03	23.0
Unit 04	23.0
Unit 05	23.0
Unit 06	23.0
Unit 07	23.0
Unit 08	23.0
Unit 09	23.0
Unit 10	23.0
Unit 11	23.0
Unit 12	23.0
Unit 13	23.0
Unit 14	23.0
First Floor	
Unit 15	21.0
Unit 16	19.0
Unit 17	24.0
Unit 18	21.0
Unit 19	20.0
Unit 20	20.0
Unit 21	20.0
Unit 22	19.0
Unit 23	21.0
Unit 24	20.0
Unit 25	20.0
Unit 26	20.0
Unit 27	19.0
Unit 28	21.0
Second Floor	
Unit 29	21.0
Unit 30	19.0
Unit 31	24.0
Unit 32	20.0
Unit 33	20.0
Unit 34	20.0
Unit 35	14.0
Unit 36	19.0
Unit 37	19.0
Unit 38	20.0
Unit 39	20.0
Unit 40	20.0
Unit 41	19.0
Unit 42	21.0
Residential	
Third Floor	
Flat A - 1 Bedroom flat (2p)	51.0
Flat B - 2 Bedroom flat (4p)	71.0
Flat C - 3 Bedroom flat (5p)	95.0
Fourth Floor	
Flat D - 1 Bedroom flat (2p)	51.0
Flat E - 2 Bedroom flat (4p)	71.0
Flat F - 2 Bedroom flat (3p)	87.0

PROPOSED THIRD FLOOR GA - 3 No. RESIDENTIAL UNITS





1 - Proposed removal of existing plaster enclosing to be replaced with plaster panels and painted in warm gray colour.

2 - Proposed Glazed Umbra Ibstock Sawtooth Brick, or similar to replace existing curtain wall system.

3 - Steel U-profile in black to create shadow gap.

4 - Proposed Glazed Ibstock Brick with flat surface to match the Sawtooth brick, or similar

5 - Coping stone

6 - Black powder coated rectangular shaped steel balustrade

7 - Metal Profile Cladding

8 - Brise soleil steel canopy

10 - Flat roof Coping in Water black proof Membrane

11 - Aluminum PC opening windows

12 - Proposed PC windows reinstalled into an existing opening.

13 - Ceramic window sill

14 - Residential entrance glazing to be retained in place

15 - Commercial Entrance glazing to be repaired if necessary and retained in place.

16 - Proposed new gate with translucent layer. Design to match the South Elevation's design.

17 - Proposed Emergency Accommodation Entry Phone/Video System.

18 - Commercial Space Side Signage

19 - Proposed Facade lettering power coated in black colour.

20 - Existing entrance canopy to be retained.

BUILDING A - PROPOSED WEST ELEVATION