



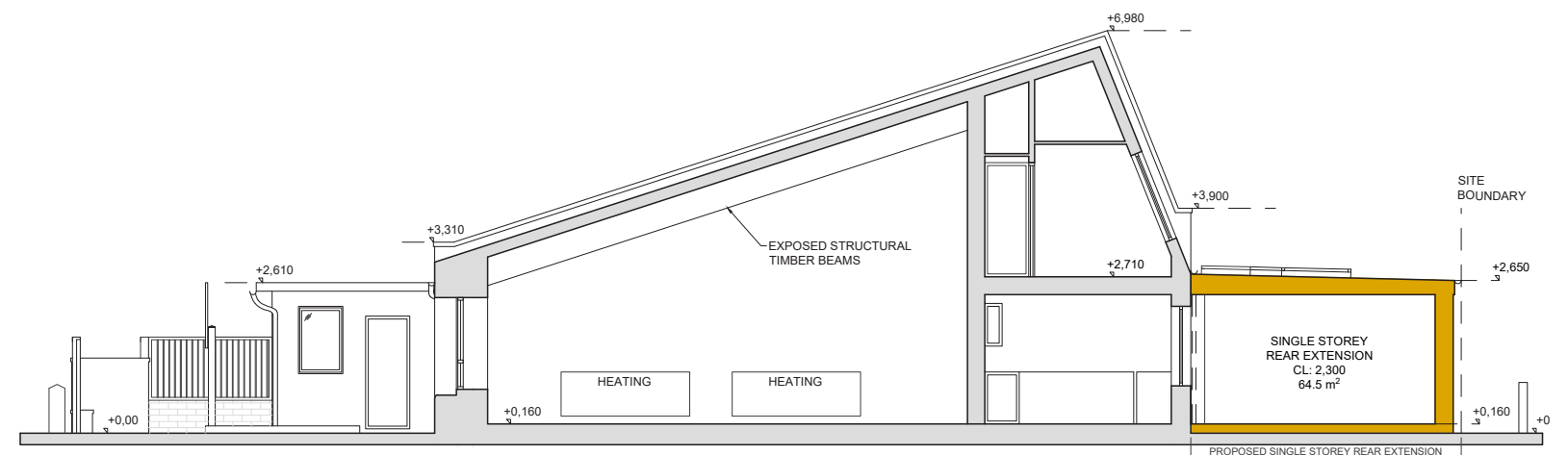
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DESIGN & ACCESS STATEMENT

Ref: PP51_00902

SINGLE STOREY REAR EXTENSION, AT:
CARMEL ROMANIAN PENTECOSTAL CHURCH OF GOD,
1 LEALAND ROAD, TOTTENHAM, N15 6JS.

Rev.A | 21.09.2022



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Photograph of the existing worship hall



1. INTRODUCTION

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CHURCH OF GOD.

1. INTRODUCTION



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1A. Aerial view of the site, Google Earth

1.0 Property Pastors Developments is instructed by Carmel Romanian Pentecostal Church of God, to seek full planning permission for the proposed development.

1.1 The site measures approximately 653m² and the existing building is used as a Church.

1.2 With a growing number in congregation, the Church would like to extend its main hall to cater for the attendees.

1.3 This Design & Access Statement is to be read in conjunction with the drawings & other documents submitted for the planning application.

1.4 List of Architectural Drawings:

PP51_00000; Location Plan
PP51_00001; Existing Site Plan
PP51_00100; Existing L00 Plan
PP51_00101; Existing L01 Plan
PP51_00110; Existing Front Elevation
PP51_00111; Existing Rear Elevation
PP51_00200; Existing Section AA
PP51_00900; Existing Sch. of Accommodation.

PP51_10001; Proposed Site Plan
PP51_10100; Proposed L00 Plan
PP51_10101; Proposed L01 Plan
PP51_10110; Proposed Front Elevation
PP51_10111; Proposed Rear Elevation
PP51_10200; Proposed Section AA
PP51_10900; Proposed Sch. of Accommodation.



1B. Photograph of the building's front facade



2. EXISTING SITE

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2. EXISTING SITE

2.0 EXISTING BUILDING:

GROUND FLOOR

1. Entrance Foyer

Area: 7 sqm

2. Main Worship Hall

Area: 132 sqm

3. Female WC

Area: 5.8 sqm

4. Male WC

Area: 6.2 sqm

5. Store

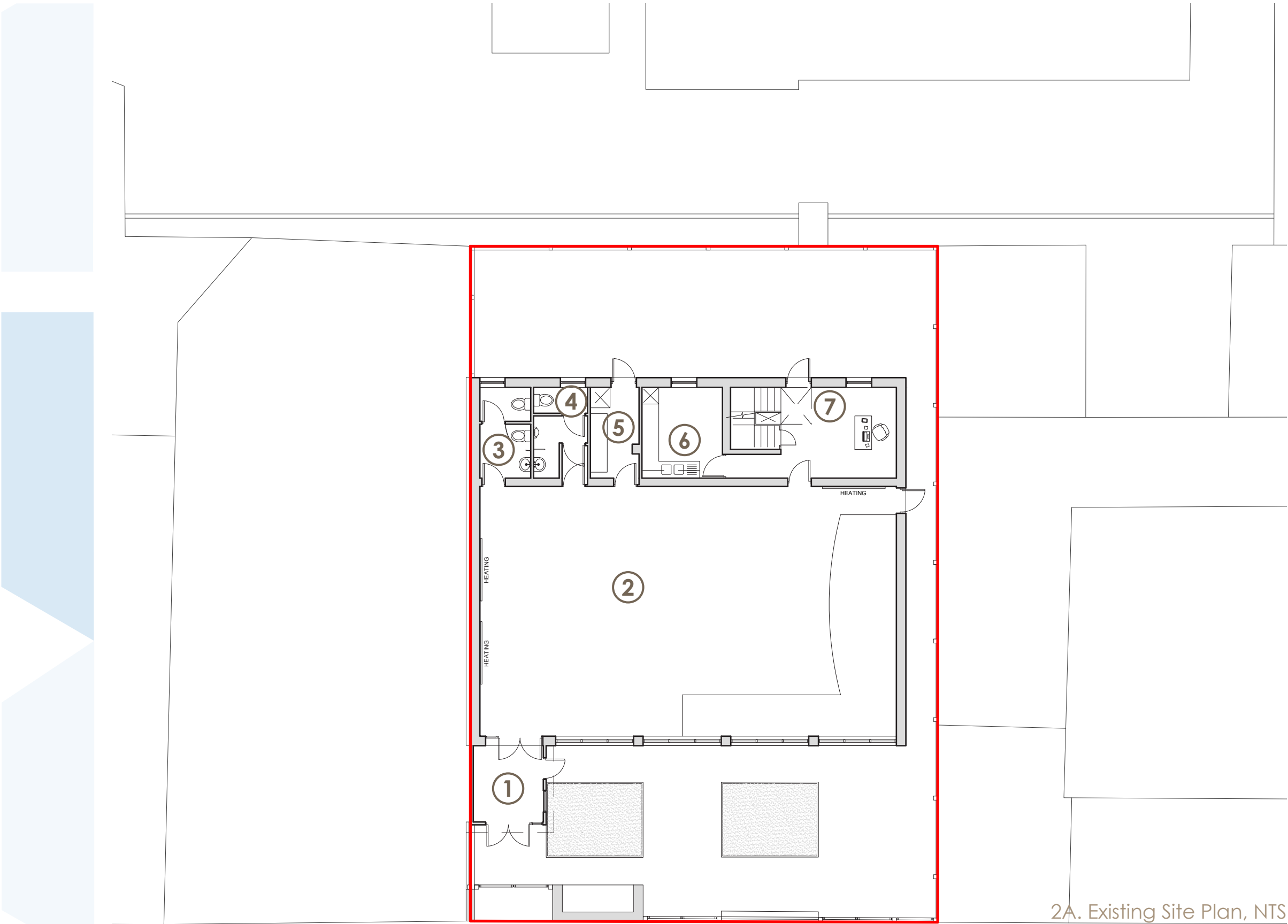
Area: 5.6 sqm

6. Kitchen

Area: 9.2 sqm

7. Pastor's Office

Area: 15 sqm



2A. Existing Site Plan, NTS

2. EXISTING SITE



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2.1 EXISTING BUILDING:

The existing building is of no architectural significance. Its frontage is in keeping with the neighbouring properties both in terms of architectural style & massing.

2.2 Most buildings along the road are taller than the building in question.

2.3 However, there is a new development in the adjacent site, which may enhance the local character in future.

2.4 The steep pitch allows for a narrow first floor level, which consists largely of back-of-house facilities - such as office, shower room, storage etc.



2B. Photograph of the building's rear facade



3. DESIGN PROPOSAL

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3. DESIGN PROPOSAL

3.0 PROPOSED EXTENSION:

GROUND FLOOR

1. Entrance Foyer
Area: 7 sqm

2. Main Worship Hall
Area: 132 sqm

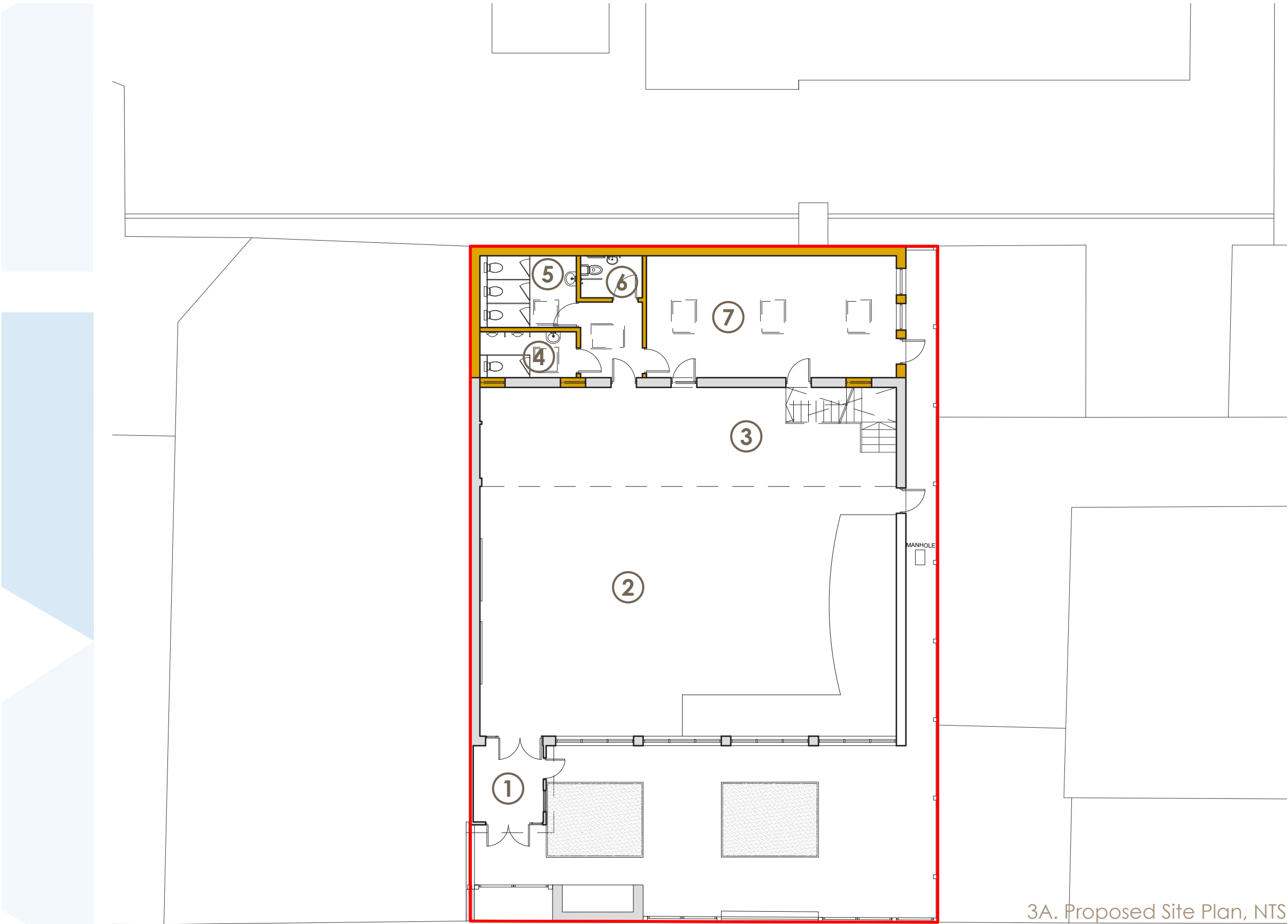
3. Extended Worship Hall
Area: 52 sqm

4. Male WC
Area: 5.5 sqm

5. Female WC
Area: 8.5 sqm

6. Disabled WC
Area: 3.5 sqm

7. Office / Bible Study
Area: 40 sqm



3A. Proposed Site Plan, NTS

3. DESIGN PROPOSAL



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3.1 PROPOSED EXTENSION:

The site's rear fence & neighbouring conditions are currently unsightly.

3.2 The proposed development aims to rectify this, by extending the building line to the edge of the site. The aim is to create a more unified face along the access route (on the Northern side of the site).

3.3 With no additional windows to the North facing facade, the single storey rear extension aims to utilise rooflights to bring natural daylight into the spaces. This approach helps provide further privacy to the neighbouring residential properties.

3.4 Regarding the function, worship areas will remain towards to front of the property. Therefore, the 'busier' activity will remain away from the residential gardens to the rear.



3B. Photograph of the building's rear fence

3. DESIGN PROPOSAL

3.4 PROPOSED EXTENSION:

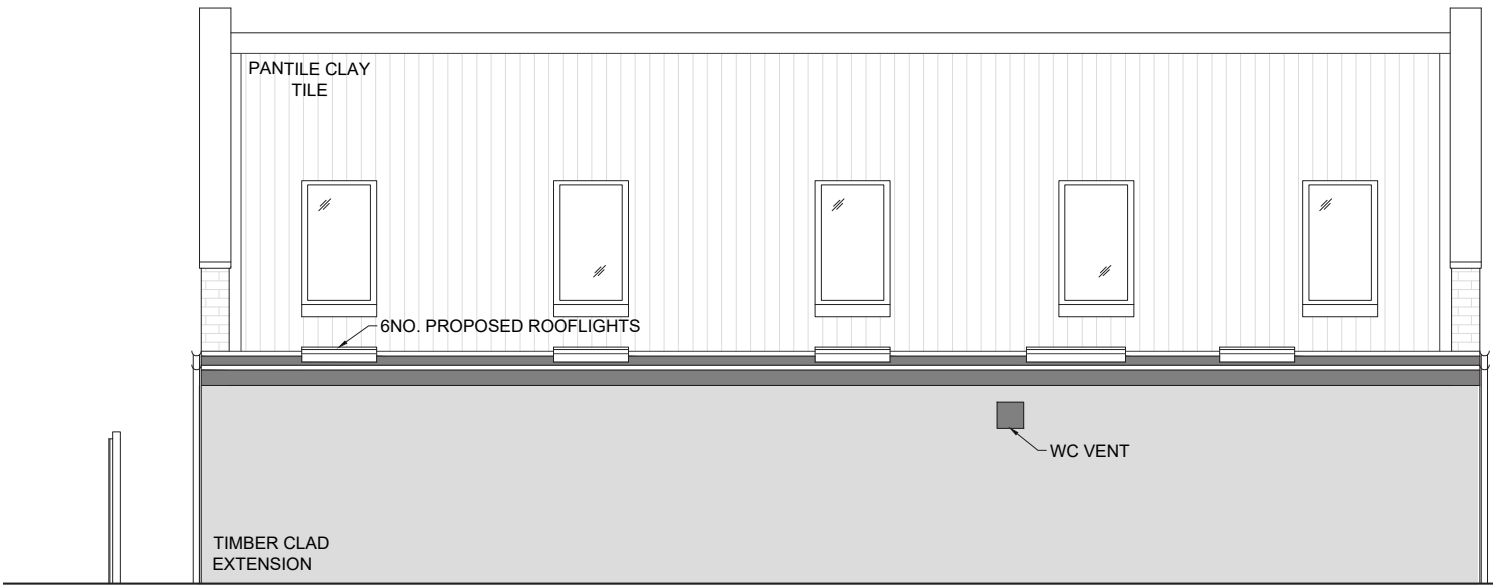
Finally, the proposed materials have been carefully selected to be sympathetic to the surrounding context.

3.5 The extension is to be clad in timber & painted white, matching the aesthetic of the front extension (see Fig. 1B on page 4 of this document).

3.6 Other proposed materials will match the existing, to help maintain uniformity.

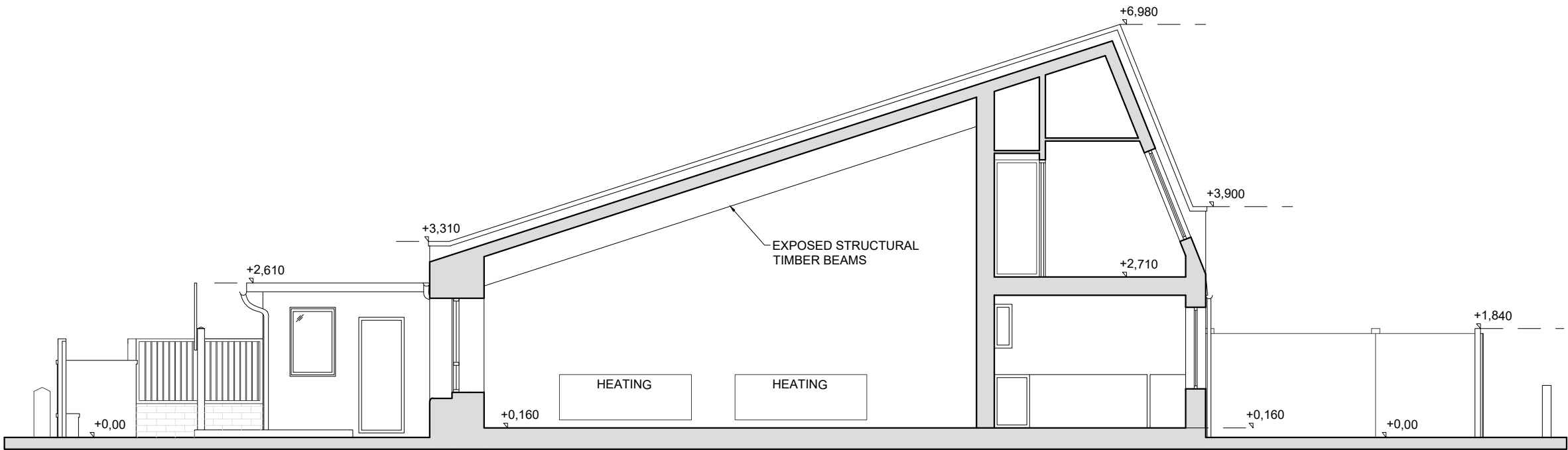


3C. Existing Rear Elevation, NTS

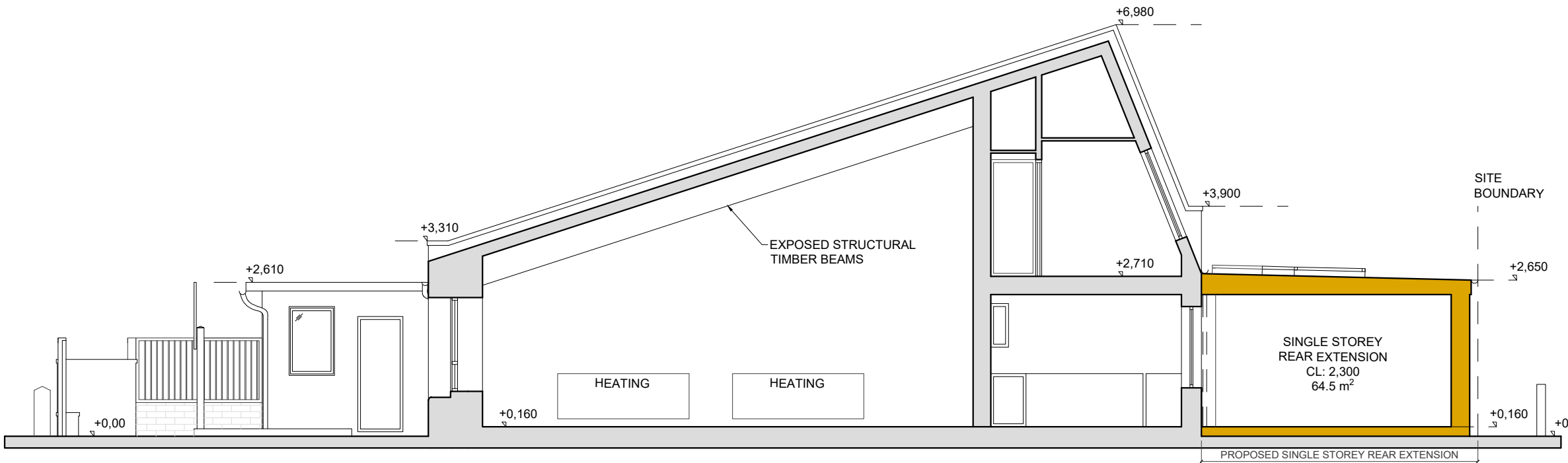


3D. Proposed Rear Elevation, NTS

3. DESIGN PROPOSAL



3E. Existing Section AA, NTS



3F. Proposed Section AA, NTS



4. PLANNING POLICY

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4. PLANNING POLICY



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4.0 The proposal has been prepared with consideration towards the local & national planning guidance.

4.1 Regarding achieving sustainable development, paragraph 7 of the **National Planning Policy Framework (NPPF)** states:

“the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

Therefore, the proposal for this development aligns with the policy, as the church requires additional space to house its congregation.

Moreover, the proposed development is composed carefully to ensure it is not detrimental to the future of the site & its neighbouring context.

4.2 Paragraph 9 of the NPPF carries on to say:

“planning policies & decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”.

The proposed development carefully ties in with the local character & it responds to the needs of the Church & its community. Also it utilizes the site's opportunity by converting its currently unused rear garden to a high quality indoor communal space.

4.3 Paragraph 13.2 of **Haringey Council's Planning Obligations Supplementary Planning Document (SPD)** states:

“and deliver sufficient community and cultural facilities and services to meet local needs”.

In this instance, the local community is growing & requires additional space to thrive.

4.4 Paragraph 13.3 of the same document refers to **The London Plan** stating:

it deals with “the protection and enhancement of social infrastructure (such as... places of worship...) to meet the needs of its growing and diverse population”.

This development seeks to address this very issue, by enhancing the diversity of the local area.



5. ACCESS & INCLUSIVITY

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5. ACCESS & INCLUSIVITY

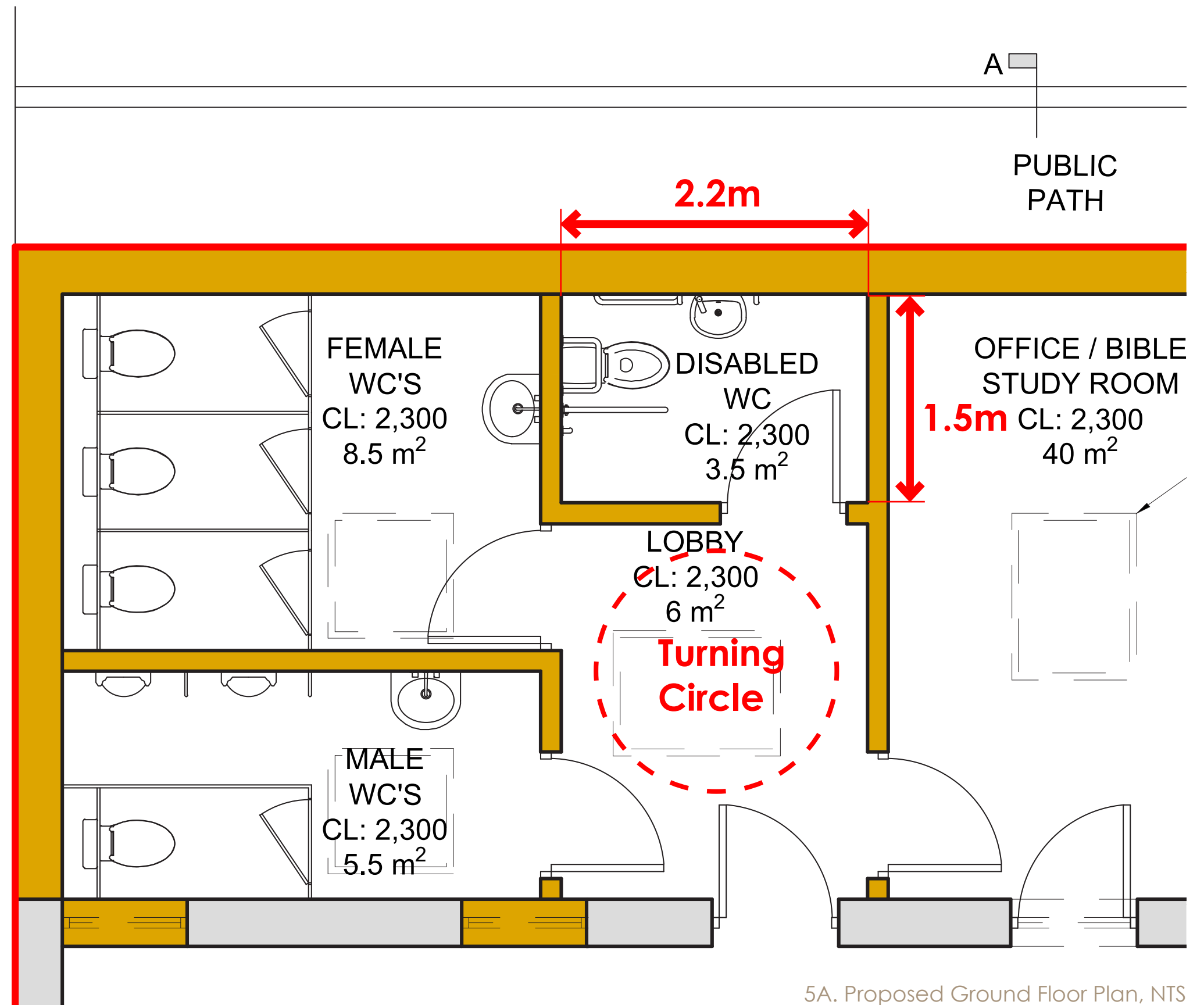


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5.0 The proposed single storey rear extension to the Church will maintain level access throughout.

5.1 Currently, there is no provision for disabled access WC's. The proposal adds a fully compliant disabled access WC, with a generous lobby outside - to allow for wheelchair turning.

5.2 More generally, the proposed development aims to be fully compliant with Approved Document 'M' of the Building Regulations, where possible.



5A. Proposed Ground Floor Plan, NTS



6. SUSTAINABILITY STATEMENT

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6. SUSTAINABILITY STATEMENT



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6.0 The proposed single storey rear extension will be constructed in a timber frame, in an aim to reduce the embodied carbon within the building fabric of the extension.

6.1 Regarding solar gain, the proposal aims to maximize daylight from the rooflights proposed. These are proposed to have an opening mechanism, to allow for cooling during the summer months.

Moreover, by removing North facing glazing, the heat loss in the proposed development should be minimised.

6.2 The proposal does not currently include renewable energy generation on the site, this is largely due to the small scale of the scheme & the limited space the site offers.

6.3 The Front Elevation, which is South Facing, will remain as per the existing. This utilises a large amount of glazing & should help collect solar gain & reduce the reliance on gas / electric heating.



6A. Proposed Front Elevation (South Facing), NTS



7. CONCLUSION

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7. CONCLUSION

7.0 The design proposed is developed to achieve a scheme both appropriate for its location & sympathetic to the surrounding context.

7.1 Without overdeveloping the site, the proposal sustainably modifies the existing building to expand its community outreach.

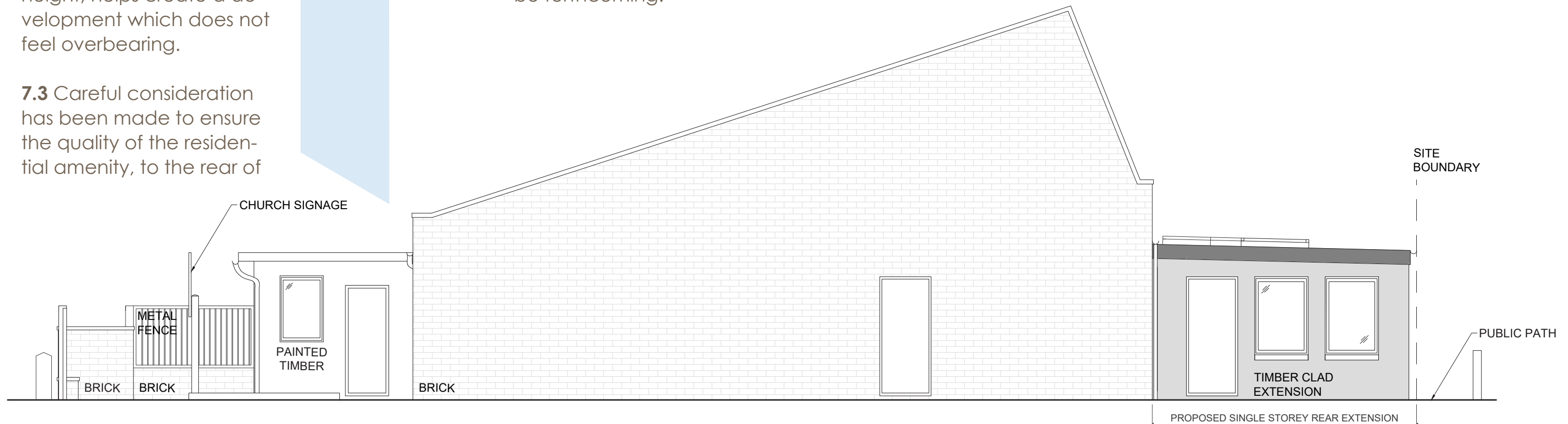
7.2 The subservience of the proposed extension, through material use & low height, helps create a development which does not feel overbearing.

7.3 Careful consideration has been made to ensure the quality of the residential amenity, to the rear of

the property, is not compromised.

7.4 It is important to ensure that the current needs of the Church are met, to ensure the longevity of the Church & its community in future.

7.5 Finally, the application arguably follows the planning guidance available & proposes a suitable development; a planning consent should therefore be forthcoming.



7A. Proposed Side Elevation (East Facing), NTS

For further information, please contact:

Sam Thompson

BSc (Hons) Arch, Dip Arch, LLM, RIBA, RSUA, CMaPS, APM,
NEBOSH, RSUA Cert in Project Management

sam@propertypastors.com

Studio 1,
649-651 Commercial Road,
London, UK,
E14 7LW.



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