

21001: 3 Broadway, Crouch End, London N8 8DS

Design and Access Statement

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Prepared for: Ironstone UK Ltd

Modulor Studio Ltd is a company registered in England and Wales. Company registration number 08128698



modulor studio ltd

PROJECT DESIGN TEAM

ClientIronstone UK Ltd

Architect.....Modulor Studio

Planning Consultant.....Pembroke Planning

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INTRODUCTION

1. 1 EXECUTIVE STATEMENT

This Design & Access Statement has been prepared by Modulor Studio on behalf of our client Ironstone UK Ltd. It forms part of a planning pre-application submission to Haringey Council in respect of a proposal for internal reconfiguration and external changes to the existing building at No 3 The Broadway, Crouch End.

The proposed changes include:

- Reconfiguring of existing 3 bed residential unit over 1st and 2nd Floor levels to provide 2No high quality self contained C3 units comprised of:
 - 1No 2 bed 4 person flat
 - 1No 2 bed 4 person duplex
- Addition of dormer window to the existing roof at rear of building
- Upgrades to existing elevation to improve overall aesthetic
- Provision of new stair access to both residential units
- Provision of Bin Storage at Ground Floor in line with Haringey Council standards
- Provision of secure bike storage in line with London Plan 2021
- Creation of private external terrace over flat roof portion of Ground Floor commercial unit serving 1st floor flat.

This Statement has been set out in line with Article 9 of the Town and Country Planning, England (Development Management Procedure) Order 2015.

The ten ‘design characteristics’ outlined in the recently published National Design Guide were a material consideration when designing the new proposal. These form a golden thread running through all aspects of the proposed design.

A range of planning policy and guidance was considered including:

- NPPF - National Planning Policy Framework 2019
- National Design Guide 2019 - Planning practice guidance for beautiful, enduring and successful places
- The London Plan 2021
- Technical housing standards – nationally described space standards (March 2015)
- Haringey Local Plan Strategic Policies 2013-2026 (March 2013)
- Haringet Development Management DPD (July 2017)
- Haringey Council Sustainable Design and Construction SPD (March 2013)

The proposal has been developed in conjunction with input from specialist consultants and is accompanied by the following:

- Cover Letter (by Pembroke Planning)

The brief to the design team was to design a scheme of very high quality in which:

- Brings an under utilised building in need of refurbishment in to sustainable use
- Makes a positive impact on the overall aesthetic of the existing building
- Makes a positive contribution to the district centre location of the application site

The opportunity exists to create a carefully considered residential development within the application site in accordance with core planning policy objectives, whilst respecting the local context and character of the area and surrounding amenity. This report illustrates the design approach in terms of layout, appearance and materiality, giving careful consideration to the neighbouring properties.

The proposed development at 3 The Broadway Crouch End, London N8 8DS is referred to as ‘the application site’ in this Statement.



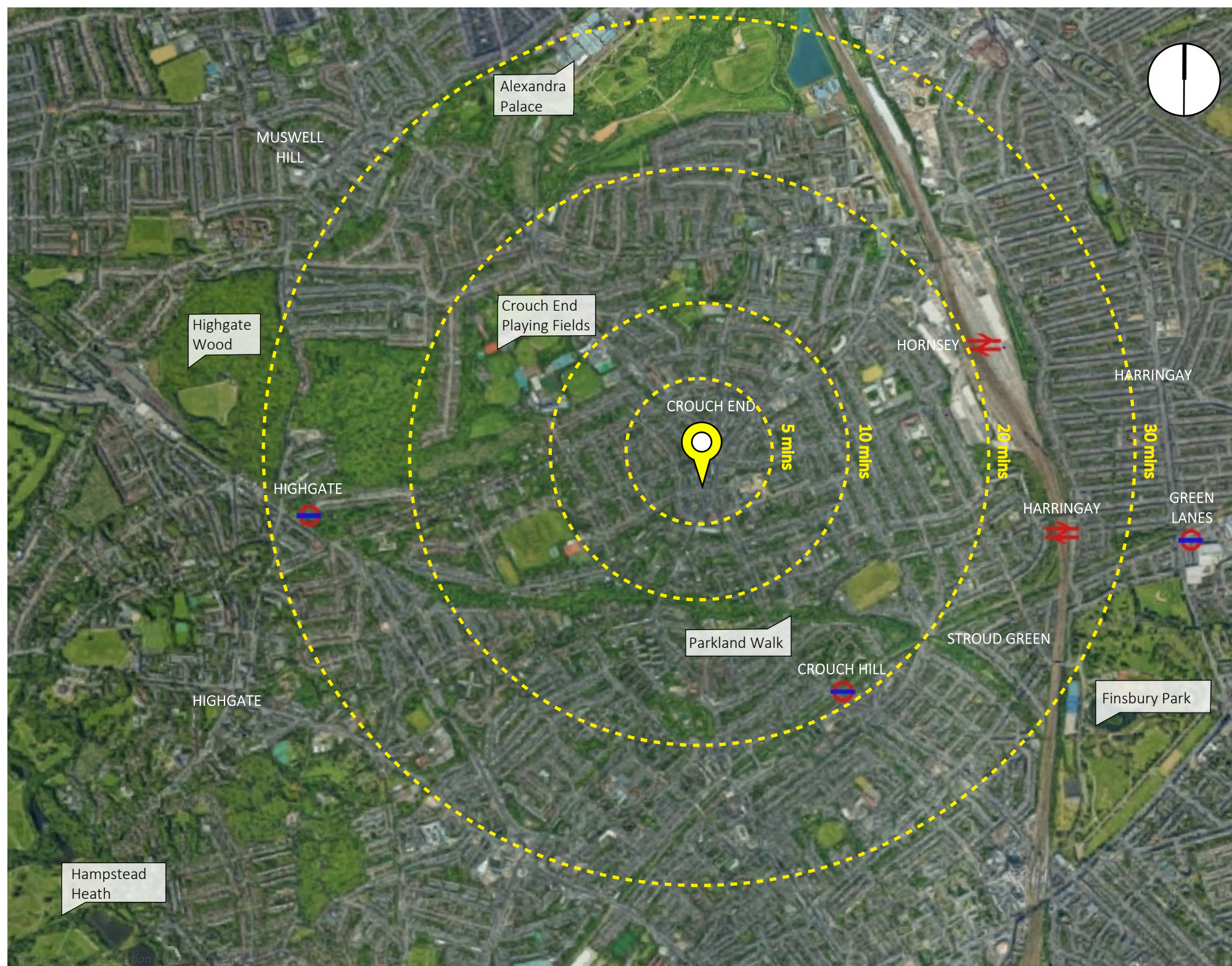
(Figure 1.1.1) Birds eye view of the application site looking west



(Figure 1.1.2) Birds eye view of the application site looking east

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SITE & BUILDING ASSESSMENT



2.1 SITE LOCATION, INFORMATION & ANALYSIS

The site lies in the London Borough of Haringey, North London.

The application site located at the southern end of The Broadway Crouch End, directly opposite Hornsey Town Hall Arts Centre and Hornsey Library. It is bounded on the west (rear) by Coleridge Lane which is accessed from Coleridge Road to the south of the site.

The application site is within both Crouch End Conservation and Archaeological Priority Areas. There are a number of Nationally Listed buildings in the vicinity including the afore mentioned Arts Centre and Library, as well as Broadway House and Nos 1-4 The Broadway and No 26 The Broadway. In addition, No6 The Broadway is a Locally Listed building.

The application site is currently in an area subject to District Centre status and is within a Primary Shopping Area.

The site has good access to transport links with a PTAL rating of 3.

The site is accessible via public transport from Crouch Hill Overground station, approximately 20 minutes' walk to the south, Hornsey Station, which is served by National Rail, approximately 20 minutes' walk to the east with connections to Central London. In addition, Highgate Station (Northern Line) is within 30 minutes' walk to the West. There are also numerous bus routes within the immediate vicinity of the site.

The site is within 20 minutes' walk of Crouch End Playing Fields and 30 minutes' walk of Highgate Wood, Alexandra Palace and Finsbury Park.

The application site area is 0.160 ha.

The existing building is one of 4 identical properties that form part of a larger retail parade. They are predominantly from London stock with decorative features in red brick, slate roofs and date from the 19th Century.

The Ground Floor is commercial use with a two storey 3 bedroom residential unit over First and Second Floors. The total internal floor area of the existing building is 314.6qm (including Ground Floor commercial unit and basement.) The total residential floor area of the existing building is 138.4sqm.

The surrounding area consists of predominantly two, three and four storey buildings with Ground Floor commercial use and residential use above. These are predominantly from the 19th Century although there are a number of (civic) buildings dating from the 1930s in the Modernist Style displaying Art Deco features. The nearby Hornsey Library is NOTHER Modernist building, in the International Style and dating from the mid 1960s. Red, brown and London stock brick are the dominant materials in the immediate.

The application site is not located within a flood zone

2. 2 PLANNING HISTORY

Recent relevant approved planning permissions specifically in relation to the application site include:

- LPA Reference: HGY/2017/2300 - 34-36 The Broadway, Crouch End. Conversion of the upper floors of no.34 The Broadway from office use (B1) to two x 2-bedroom flats; conversion of the upper floors of no.36 The Broadway from a three bedroom maisonette to two x 2-bedroom flats; 2no. zinc-clad dormer juliette balconies to loft level of both nos. 34 and 36; increased height of the existing outrigger of no.34 to create an additional storey at 2nd floor; external communal staircase to provide access to the upper flat of no.34. Implemented
- LPA Reference: HGY/2006/0978 - 7 The Broadway, Crouch End Conversion of 1st and 2nd floors to create 1 x two bed and 1 x one bed self contained flats. Provision of staircase to rear to access 2nd floor flat. Granted on appeal - Implemented.

2. 3 OPPORTUNITIES & CONSTRAINTS

Constraints

- Within Crouch End Conservation Area
- Within Crouch End Area of Archaeological Priority

Opportunities

- Provide high quality residential accommodation in a district centre location close to local amenities
- Upgrade an existing under-utilised building in need of refurbishment
- Improve the overall aesthetic and contribution to the rear of the existing building .
- Proximity to public transport links and high level of accessibility
- Make a positive contribution to the local economy through future residents’ proximity to local shops and services

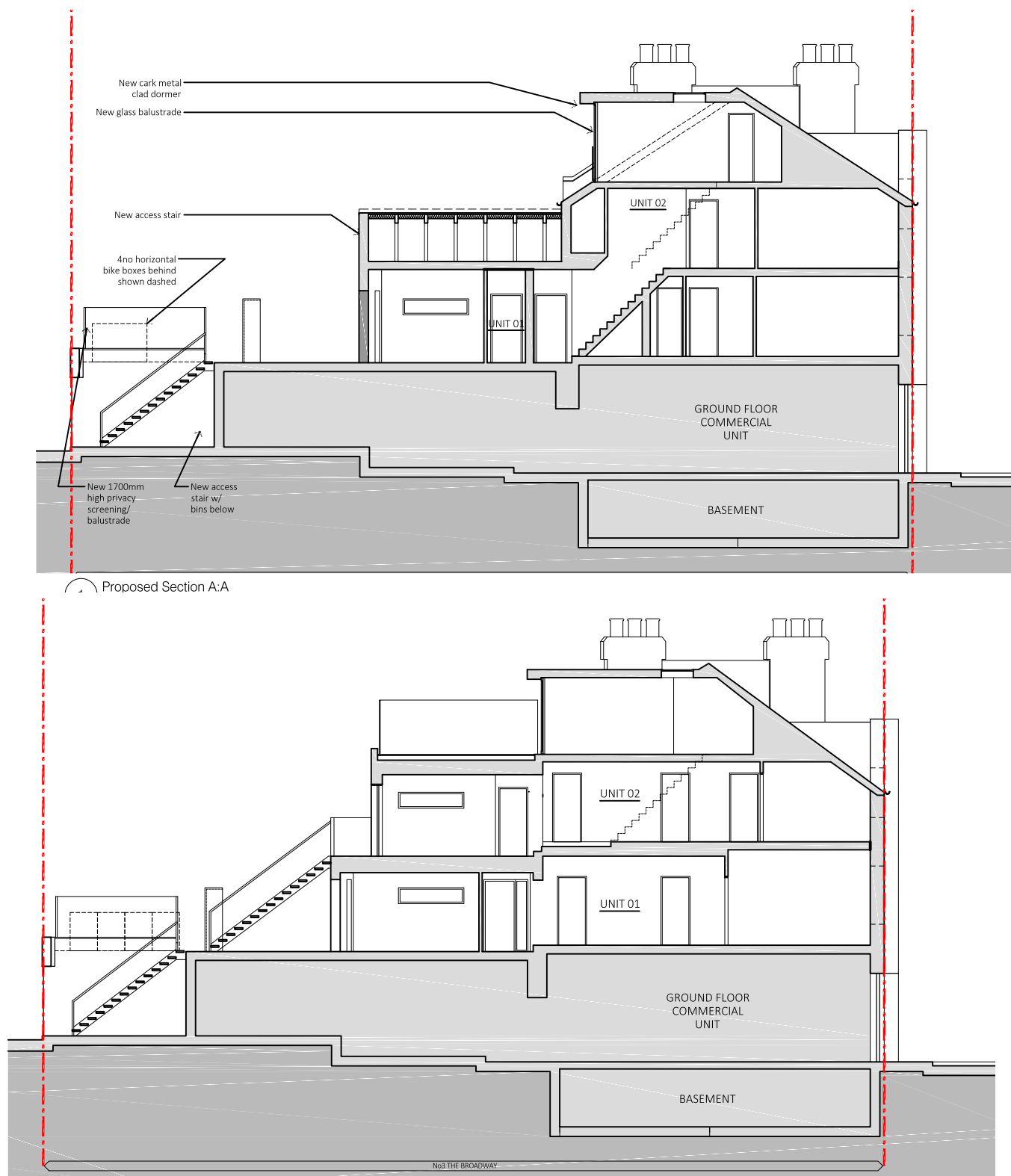


(Figure 2.1.1) Site location - Local Context*

- Application site boundary
- Locally Listed Building

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DESIGN PROPOSAL



3.1 PRE-APPLICATION PROCESS

On 8th June 2021, a pre-application advice meeting was held with a Haringey Council Planning Officer to discuss the proposals. The scheme presented was for 1No 2b/4p unit and a 3b/5p duplex unit that included significant remodelling of the rear of the terrace including increasing the height of the rear outrigger.

Below are the key points raised and how they have been addressed in the latest proposals.

The proposal seeks alterations to/replacement of the existing rear outrigger projection, with an increase in its scale to house an additional storey. These works would obscure the rear elevation of the host building and its spatial relationship with adjacent buildings and is not supported from conservation grounds. The dominance of the original architectural features, style, and its overall integrity would be lost and subsumed by the proposed works. They would fail to 'preserve or enhance' the CA or satisfy planning policies.

DESIGN RESPONSE: the revised proposals do not include the extension of the rear outrigger and work and 1st & 2nd Floor levels will take place entirely within the existing building envelope

To satisfy planning policies, the dormer should not read as a top-heavy, visually dominant addition which subsumes the original roof of the property and appears as a continuation of the rear elevation, as would arise under the proposed design. Instead, it should be subordinate and subservient to the original roof, so that the original form and architecture remains visible, to at least 'preserve' the CA. By setting in the dormer approximately 0.5m from the far side (No.5) and retaining a gap above/below the respective eaves/ridge heights of the main roof, this would be achieved. Due to the relationship with No.1, it would not need to be set in from that side as that roof is deeper and taller and such a set-in would have limited merit. Similar dormer examples exist at the rear of Nos 34-36 The Broadway for reference. Contemporary materials such as their finish would be acceptable.

DESIGN RESPONSE: The revised dormer addition complies with the above guidance. In addition, the dormer is also offset from No1, further reducing it's mass and visual impact..

(Figure 3.1.1) Revised Proposed Section

(Figure 3.1.2) Pre-Application Stage Proposed Section

3. 2 SCALE & MASSING

The existing building is of three storey height.

There will be no changes or additions to the front of the building facing on to The Broadway.

Any additions will be at the rear of the building on Coleridge Lane.

It is proposed that there are no alterations to the existing building at 1st and 2nd floor levels.

A new dormer will be added to the existing roof to create a new storey. The dormer is sized in line with feedback from the pre-application process so as not to dominate the rear of the terrace. The proposals go further than the recommendations of the Heritage Officer by also setting the dormer off the neighbour at No1 the Broadway, further reducing the visual impact of the new element.

The final refined massing design proposed is a considered an appropriate response to the existing built context, complementing and responding to the the variety of architectural styles of the surrounding area while respecting the historic context of the terrace and wider Conservation Area..

QUANTUM & USE

In response to Planning Policy proposals will provide 2No. residential units, use class C3.

The existing floor areas are as follows:

Existing Basement GIA - 51.8sqm

Existing Ground Floor GIA - 124.4sqm

Existing First Floor GIA - 80.8sqm

Existing Second Floor GIA - 59.2sqm

Total Existing GIA - **316.2sqm**

The proposed floor areas are as follows:

Proposed Basement GIA - 51.8sqm (No change)

Proposed Ground Floor GIA - 124.4sqm (No change)

Proposed First Floor GIA - 79.5sqm

Proposed Second Floor GIA - 57.4sqm

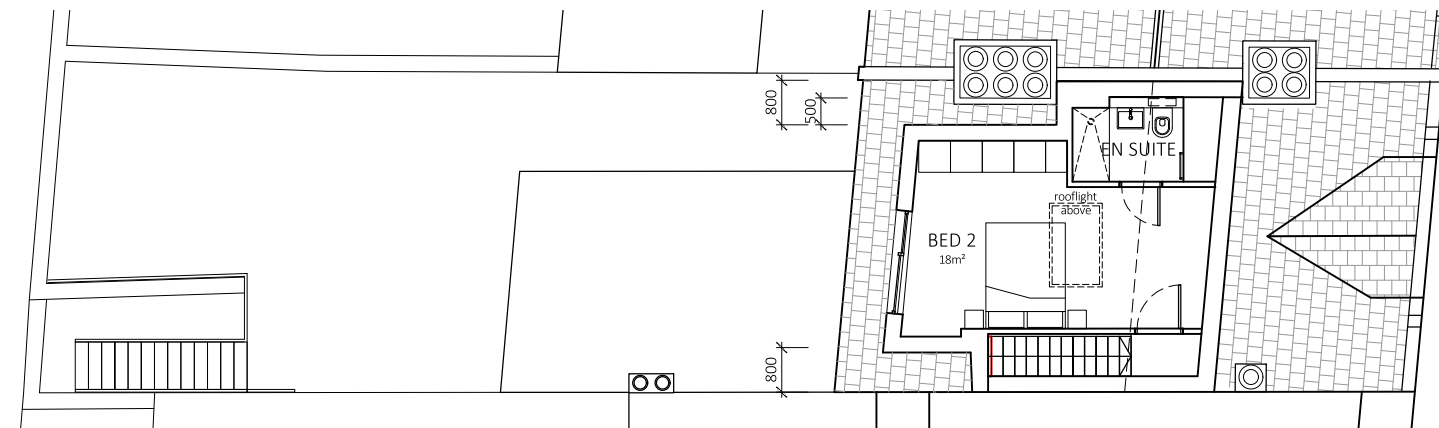
Proposed Third Floor GIA - 26sqm

Total Proposed GIA - **339.1sqm**

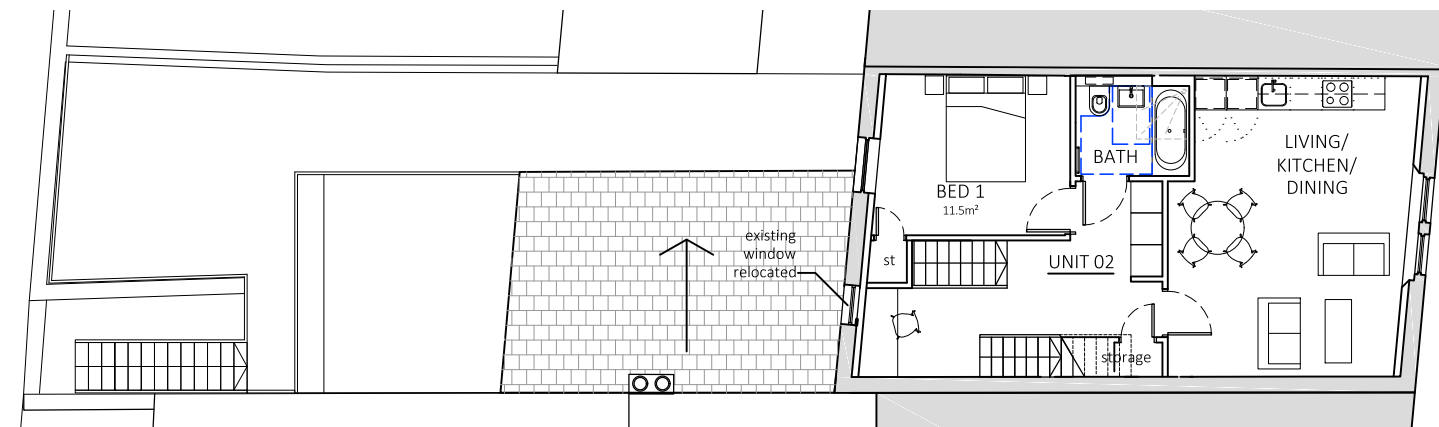
The residential accommodation is comprised of:

- 1No single storey 2 bedroom unit @ 79.5sqm including 3.4sqm internal storage space
- 1No 2 storey 2bed unit @ 83.4sqm including 2sqm inrternal storage space
- Car and cycle parking provision (Refer to Section 4.3 for details)
- Refuse storage. (Refer to Section 4.3 for details)

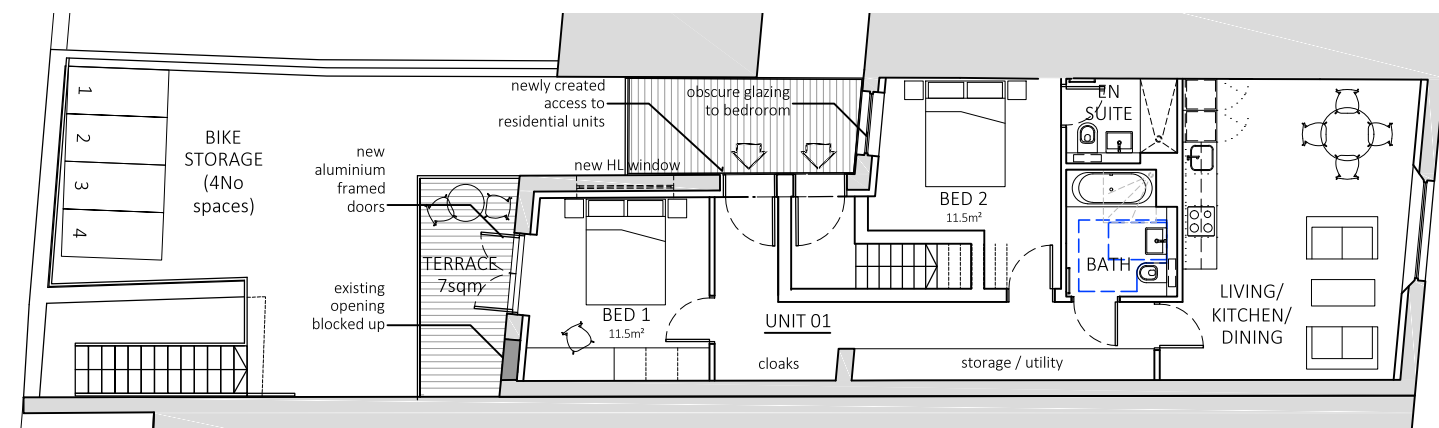
All of the residential units, rooms and storage meet or exceed the current standards set out in the Technical Housing Standards



Proposed Third Floor Plan



Proposed Second Floor Plan



Proposed First Floor Plan

3.3 LAYOUT & FLOOR PLAN ARRANGEMENT

The site layout and access is determined and dictated by the existing building, boundary conditions and constraints.

Access to the residential unit is currently via a staircase to first floor from Coleridge Lane. This arrangement is to be retained with the entrance to Coleridge Lane widened. The stair is to be repositioned so as to allow sufficient space below for refuse storage. The widened access ensures bins can easily be taken in and out from the storage location.

At First Floor level, a bike store is located over the existing flat roof at the rear of the plot.

Both apartments are accessed at First Floor from the northern side of the outrigger. This arrangement allows the rear bedroom of Unit 01 access to adequate daylight and minimises the internal circulation space within both flats.

The arrangement in both flats is that the living spaces are located at the front of the plot, with the sleeping quarters located at the more quiet Coleridge Lane side.

Access to Unit 1 is positioned so as to minimise the circulation space within the the flat and avoid a long internal corridor. Two generous double bedrooms occupy the rear of the building, one with access directly on to the terrace, the other served with an en suite. A generous open plan living kitchen dining space is located at the front of the flat.

The upper duplex unit is accessed via a stair from first floor.

At the upper level, within the new dormer extension, is a generous master bedroom with an en suite. As sliding glass door provides a Juliette balcony. A rooflight ensures ample light in to the space.

(Figure 3.2.1) Proposed Floor Plans

ELEVATIONAL COMPOSITION, ARCHITECTURAL MATERIALS & FEATURES

The design proposal is to retain and refurbish the existing building. As such, any new materials will seek to both enhance the building’s residential use and compliment the existing character of the building and the surrounding Conservation Area, while creating a contemporary high quality development.

The west facing portion of the existing outrigger is to be fitted with a set of double French doors at First and Floor level, allowing for ample daylight and outlook. The existing entrance door will be blocked up with brick to match the existing.

A high level strip window is proposed on the outrigger on the northern elevation, maximising access to natural light within the rear bedroom of Unit 1. This will be fitted with obscure glass.

Adjacent to this high level window, will be the newly created entrances to both residential apartments.

At 2nd Floor level, the small window on the existing landing will be relocated in order to allow for the internal reconfigurations.

There are no other changes or alterations to existing rear elevation other than the above.

All existing brickwork is to be cleaned and re-pointed and the outrigger is to be extended in brick to match the existing.

All new windows and doors will be high performance double glazed aluminium framed in PPC finish (exact RAL tbc). Not only will this improve the thermal performance of the building, but it will give a contemporary aesthetic suitable to the building’s new use.

The new dormer to the existing roof will be clad in metal, dark finish (exact material and RAL tbc). The opening will be fitted with a double sliding door drawing light in to the space behind and fitted with a glass balustrade.

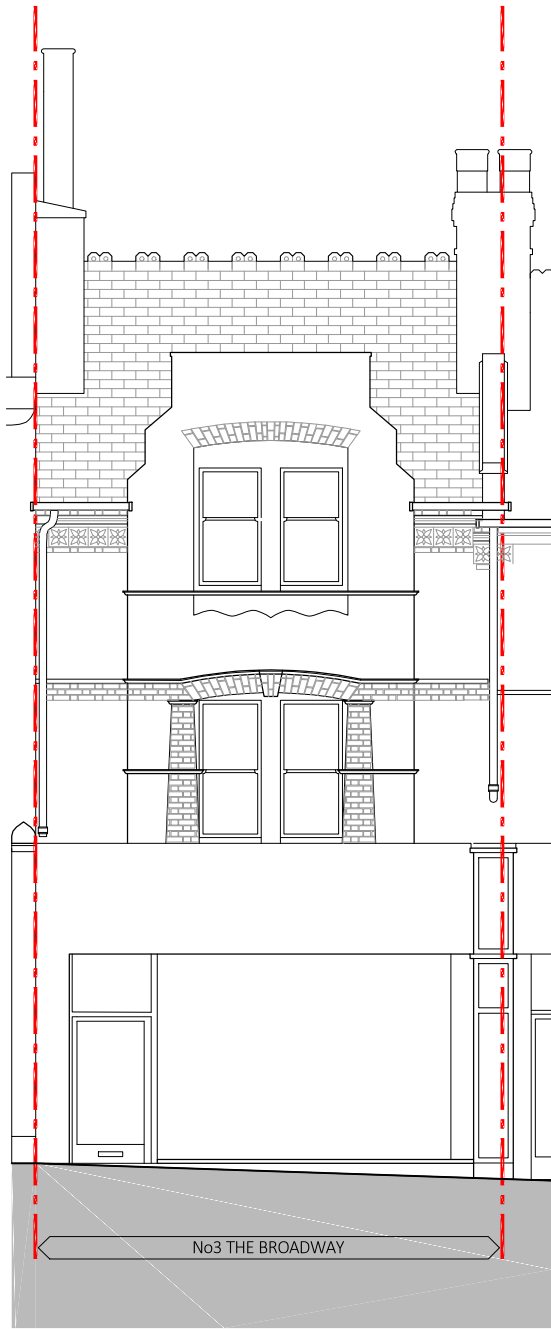
No changes are proposed to the front elevation of the building.

3. 4 LANDSCAPING

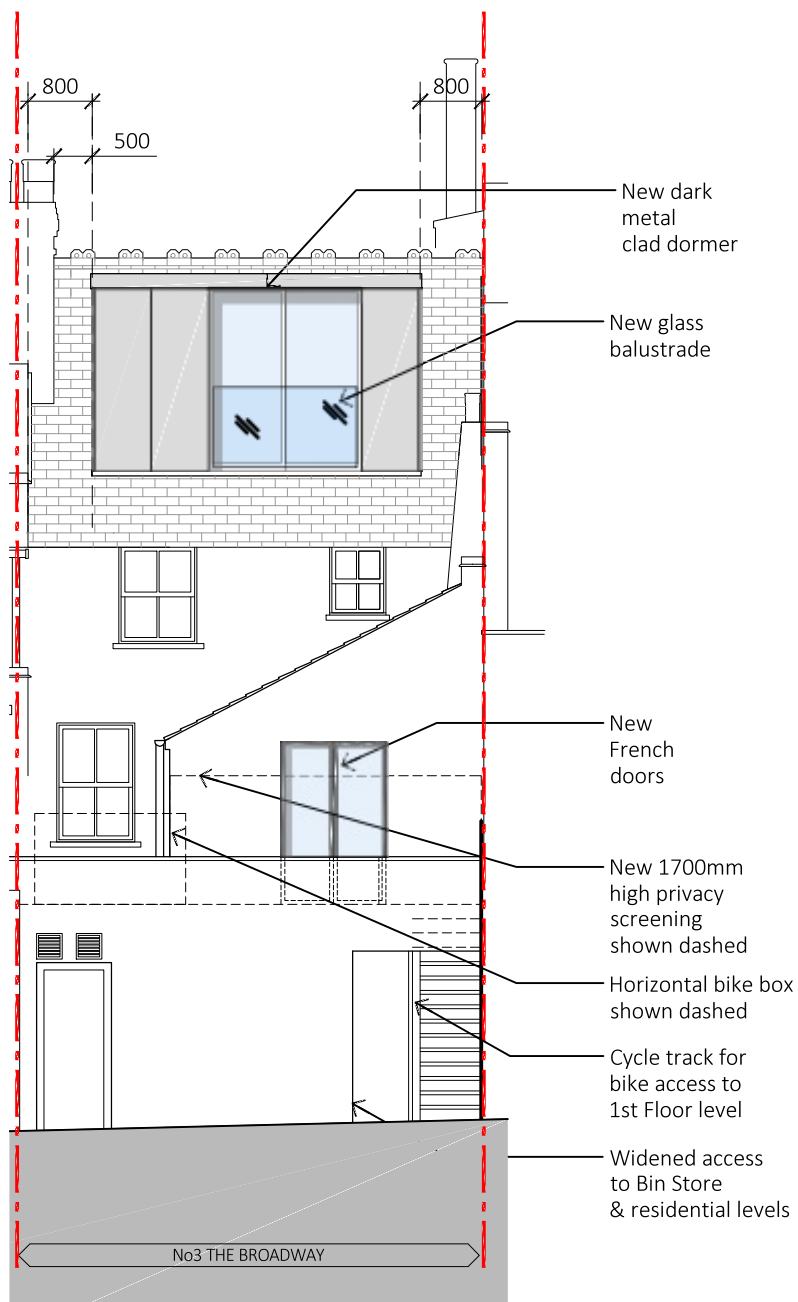
The area at 1st Floor where the bike store is located will be finished in a suitable robust finish to allow for the bike stores themselves and the associated traffic coming and going.

Private terrace to residential unit 1 will be finished in a suitable robust paver or decking system with high slip resistance and warm appearance.

The external access stair will be simple and utilitarian in it’s design, similar to many access stairs of this kind in the surrounding area.



(Figure 3.2.2) Existing & Proposed Front Elevation



(Figure 3.2.3) Proposed Rear Elevation



Figure 3.5.1



Figure 3.5.2

3. 5 PRECEDENT PROJECT

Figures 3.5.1 & 3.5.2 show the reconfiguration and dormer extension at 34-36 Broadway, Crouch End, within the same Crouch End Conservation Area as the application site.

4 ACCESS

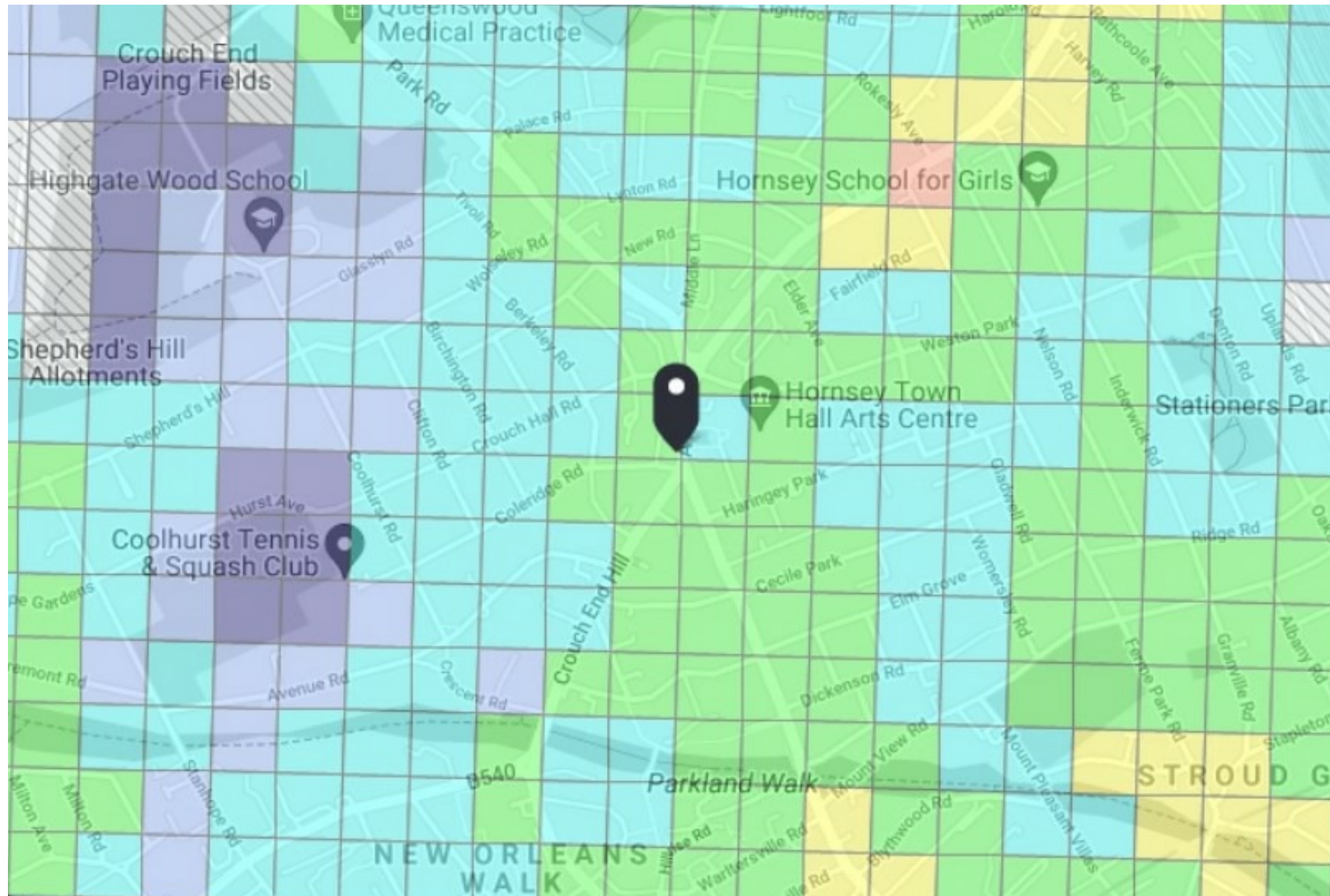


Figure 4.1.1 PTAL Map of Site location

4.1 VEHICULAR & TRANSPORT LINKS

The current PTAL rating for the application site is 3

The area benefits from good public transport links. It is 16 minutes' walk from Hornsey Station and 13 minutes' walk from Crouch Hill Overground Station. It is 22 minutes' walk from Highgate Station (Northern Line).

The area is also very well served by bus services along Crouch End Broadway with excellent connections to the surrounding area and beyond.

4.2 INCLUSIVE ACCESS

All residential units will be designed to meet the requirements of Category M(4) dwellings from the current edition of Part M (2015 edition) of the Building Regulations.

This application does not alter existing and as approved inclusive access arrangements

4. 3 CAR & CYCLE PARKING

Given the town centre location of the application and proximity to public transport, and that there are currently no car parking spaces provided, car free development is proposed.

In line with the London Plan 2021 guidance, a total of 4No secure bike park spaces are provided in the form of horizontal bike boxes. This is 2 spaces per residential unit.

These are to be located at First Floor Level over the rear of the existing Ground Floor commercial unit. .

4. 4 REFUSE STORAGE & COLLECTION STRATEGY

In line with Haringey Council guidance for waste management for residential premises with shared refuse facilities, the following for the 2No units is provided:

- 1No 360ltr wheeled bin for general waste.
- 1No 360ltr wheeled bin for mixed recyclables

The proposed location of the bin store is beneath the access stair to the First Floor with collection from Coleridge Lane.

5

SUSTAINABILITY

5.1 ENERGY EFFICIENCY MEASURES

Sustainability was a key consideration in the scheme development, specifically in achieving low energy demand and making use of an existing building.

This is primarily achieved through unit orientation and design, passive design principles, and design of a highly efficient thermal envelope. This will include:

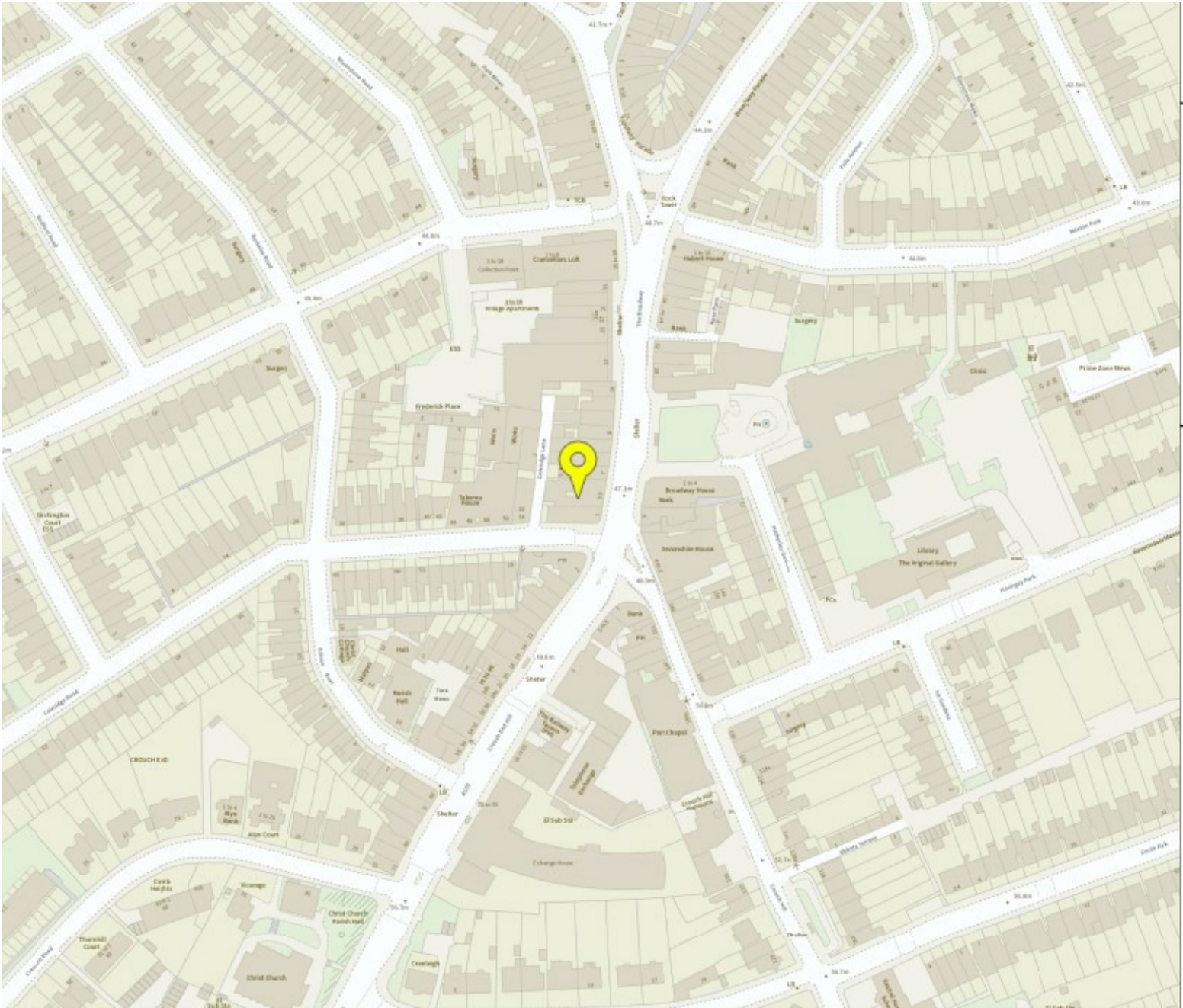
- Responsible sourcing of all new materials
- Existing walls and roof to be installed with high performing insulation
- New windows and doors to be high performance aluminium frames
- Any new materials to have low lifecycle environmental impact and embodied energy
- Specification of water saving sanitary fittings

Retention of the existing building is a key factor in the sustainability approach and during the construction process this will mean reduction in embodied carbon by making use of existing fabric. In addition to the measures above, this will mean:

- Less waste
- Less pollution
- Less traffic and transport, benefiting both the local and wider environment

5.2 FLOOD RISK MITIGATION

The application site is located in a Flood Risk Zone 1.



Flood map for planning

Your reference
21001

Location (easting/northing)
530075/188298

Scale
1:2500

Created
22 Apr 2021 12:03

- Selected point
- Flood zone 3
- Flood zone 3: areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

Figure 5.4.1 Flood Risk Map

6

CONCLUSION

6.1 CONCLUSION

The proposals outlined seek to maximise the potential of a currently underutilised residential portion of an existing building in a District Centre location.

The external design maximises the potential of the existing building while respecting the surrounding context. It will create an exciting and contemporary architecturally detailed dormer roof extension.

In conclusion, the scheme proposes a sustainable, policy compliant development that is both sympathetic and complimentary to the surrounding context. It breathes new life in to an underutilised building. It will have a positive impact on the local economy and be a fantastic contribution to The Broadway.

Subsequently, we believe planning permission should be granted.

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thank you.