

# **Project: 74 TURNPIKE LANE, LODNON, N8 0PR**

## **Planning, Design & Access Statement**

*Advance Architecture*



**This planning application intends for the conversion of the existing vacant former residential unit at the upper floors into a 3bed-4p family unit at the first floor and two 1bed-2p flats at the second and third floor, involving the two storey rear extension.**

## 1. BACKGROUND AND BRIEF HISTORY

This document has been conducted in order to accompany the Planning Application, regarding the property at 74 Turnpike Lane, Wood Green N8 OPR. It should be read in conjunction with the submitted documents and drawings.

The site is a privately owned land and this document has been prepared by Advance Architecture.

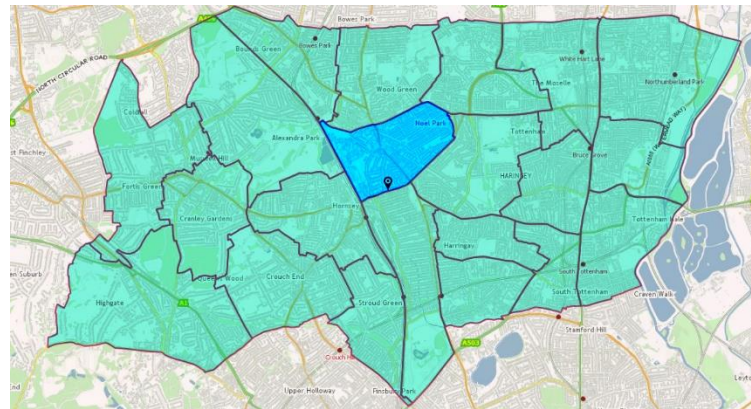
### 1.1 SITE CONTEXT

The property is located at 74 Turnpike Lane, within the Noel Park area, at the central parish of the Haringey Council;



NOEL PARK AREA, HARINGEY POLICIES MAP

- The surrounding area is predominantly consisted of low rise two and three storey properties.
- Turnpike Lane, the main street the site is fronting is characterised by mixed used premises of commercial units at the ground floor with residential units above.
- The site has not been characterised as listed and it is not located within a conservation area.



HARINGEY COUNCIL MAP

## 1.2 EXISTING BUILDING & USE



EXISTING GROUND FLOOR

EXISTING FIRST FLOOR

EXISTING SECOND FLOOR

EXISTING THIRD FLOOR

The site is currently occupied by a four-storey terraced building. The south front elevation is fronting Turnpike Lane, while the adjoining terraces are No 72 and No 76 Turnpike Lane and 8 Alexandra Road is bounding the site at the rear.

The site is currently mixed used with the ground floor being occupied by a café/restaurant and the upper floor being vacant/ formerly used as HMO (Home of Multiple Occupation). The first floor used to accommodate the kitchen and living area, while the second and third floor used to be occupied by the 4 bedrooms.

## 2. RELEVANT PLANNING & APPEAL HISTORY

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### 2.1 SITE HISTORY

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- **HGY/2022/2376**

Withdrawn on 03/11/2022

This planning application intends for the conversion of the existing vacant/ former HMO upper floors into a 2bed-3p flat at the first floor and two 1bed-2p flats at the second and third floor, involving the two storey rear extension.

- **HGY/2015/1229**

Permission Granted on 25/09/2015

Construction of rear extension including internal alterations and new external flue.

- **HGY/2012/2455**

Permission Granted on 20/03/2013

Change of use from A1 (retail) to A3 (restaurant) and installation of flue to rear elevation.

- **HGY/2002/0198**

Permission Granted on 09/04/2002

Change of Use of ground floor from office to (A3) restaurant and the erection of an extract flue to the rear elevation.

- **OLD/1986/1651**  
Permission Granted on 09/07/1986  
Display of illuminated projecting sign.
- **OLD/1979/1406**  
Refused on 23/01/79  
Display of non-illuminated 1x12 sheet panel on flank wall.
- **OLD/1974/1540**  
Refused 04/07/1974  
Display of non illuminated sign board on flank wall adjoining 72A.
- **OLD/1971/1197**  
Permission Granted on 07/04/1971  
Continued use of premises as retail furniture shop & estate agent office.
- **OLD/1962/0951**  
Permission Granted on 08/06/1962  
Change of use of betting office.
- **OLD/1958/0644**  
Refused 24/09/1958  
Continuation of use for manufacture of ladies dresses.
- **OLD/1957/0666**  
Permission Granted on 23/01/1957  
Continuation of use for manufacture of ladies dresses.

### 3. RELEVANT PLANNING POLICIES

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**London Plan 2021**

**Development Management Plan** (Adopted July 2017)

**Haringey's Local Plan Strategic Policies** (2013-2026)

**London Cycle Design Standards 2014**

**London Plan Housing SPG 2016**

**Technical Housing Standards – Nationally Described Space Standard 2015**

### 4. DESIGN STATEMENT

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#### 4.1 PROPOSAL OVERVIEW

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The proposal aims for the conversion of the existing vacant former residential unit at the upper floors into a 3bed-4p flat at the first floor and two 1bed-2p flats at the second and third floor, involving the double storey rear extension. The roof extension is proposed up to the rear line of the recently approved roof extensions of the adjoining premises No 72, 68, etc.

The redevelopment of the site intends to improve the current situation and alter the layout which is currently not in compliance with the latest technical space standards to accommodate three self-contained flats. The proposal seeks to optimise the quality of living for the new occupants, while dividing the one residential unit into three, but increasing the occupancy within the site boundaries.

## 4.2 EVALUATION



The new designed units exceed in total and in each room the areas defined as minimum at the London technical space standards. The proposal intends for comfortable and high quality spaces for the new occupants.

**3bed-4p Family Unit (first floor level) G.I.A.: 74 Sq.M. double aspect**

Kitchen/ Dining/ Living: 27 Sq.M.

Bedroom 1: 11.5 Sq.M.

Bedroom 2: 8.5 Sq.M.

Bedroom 3: 11.2 Sq.M.

Storage: 2.5 Sq.M

**1bed-2p Flat G.I.A.: 50 Sq.M. (second floor level) double aspect**

Living/ Dining: 18 Sq.M.

Kitchen: 8 Sq.M.

Bedroom : 12 Sq.M.

Storage: 1.5 Sq.M.

**1bed-2p Flat G.I.A.: 59 Sq.M. (second & third floor level) double aspect**

Kitchen/ Dining/ Living: 31.7 Sq.M.

Bedroom: 11.7 Sq.M.

Storage: 1.5 Sq.M.



## 6. STRATEGIES

### CAR PARKING

The site is located within a zone rated with PTAL as 6a with excellent connections to public transport and therefore, a no-off street car parking is proposed.

### CYCLE STORAGE

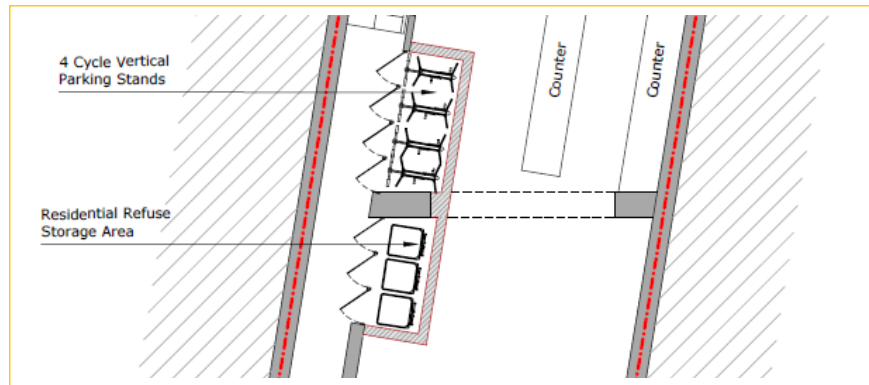


VERTICAL BICYCLE STAND

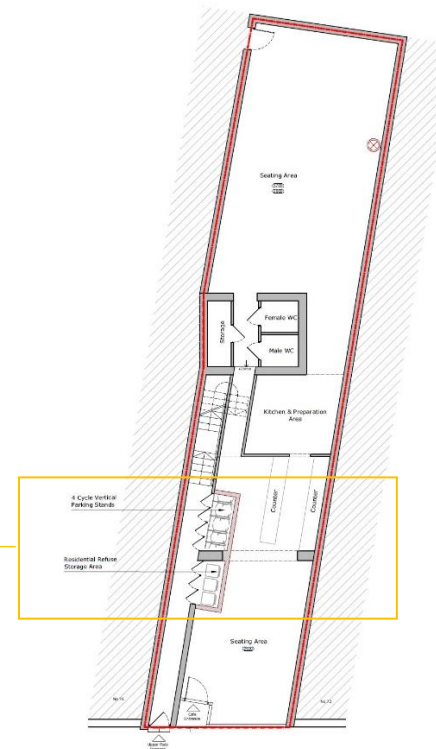
The proposal includes the provision for 4 bicycle parking spaces in a storage near the flats entrance. This is considered as the most convenient location as the site is entirely occupied by the premises with no external space available. The storage accommodates 4 bicycle vertical stands to encourage occupants and their easy access to a more sustainable way of transport, than using a car. The 4 parking spaces are in line with the London standards, while one space is provided for the 1 bedroom flats and two spaces for the three bedroom family unit.

## REFUSE

The redevelopment of the site has taken into consideration the Management of Waste and Recycling and aims to comply fully with the refuse and recycling requirements of the neighbourhood. The refuse strategy follows the plan of the neighbourhood and the timed collection schedule provided by the council. Therefore, the new occupants would leave the refuse bins on the public pavement from 9am-10am in order for the collection to occur from 10am-11am. Each flat has been provided its own refuse storage area on the ground floor near to the entrance, whereby the occupants will take the trash out at its designated time and will leave it on the pavement for collection.



Close up of the refuse and cycle storage area.



## 7. CONCLUSION

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This planning application intends for the conversion of the existing vacant former residential unit at the upper floors into a 3bed-4p family unit at the first floor and two 1bed-2p flats at the second and third floor, involving the two storey rear extension.

Housing stock is a major issue the last decade in London and therefore, high quality developments are encouraged from Haringey Local Planning Policies. An important benefit of this proposal is that it contributes to the housing shortage of London in general and more particularly within Haringey Council. The revised proposal has changed significantly and is fully compliant with the National and Local Planning Standards without causing any harm to the street scene and its adjoining properties. The new design aims to respect the existing building and its context, while increasing the residential accommodation capacity. The two new designed units exceed the nationally described technical space standards and the local requirements in order to create comfortable and high quality spaces for the future occupants. All the internal rooms are naturally illuminated and ventilated creating comfortable, safe, low energy environment for the new flats accommodated.

The proposal will be of the friendliest materials for the internal and external changes that will be used at the very best quality to ensure the local environment benefits of the changes only. The new design has been conducted in order to optimise the existing building and its site. The internal materials used will be eco-friendly to cause no harm to the environment. Our client is willing to invest and create the eco-friendliest spaces implementing the best constructive solutions. The development will be sustainable and durable, will be safe and inclusive and will improve the quality, clarity and sense of spaces inside the shell of the building.

In conclusion, it is believed that this proposal provides clear, safe and useful addition to the premises which complies with regulations and is aesthetically acceptable as a whole and therefore, the approval of this application should be granted.

Advance Architecture