

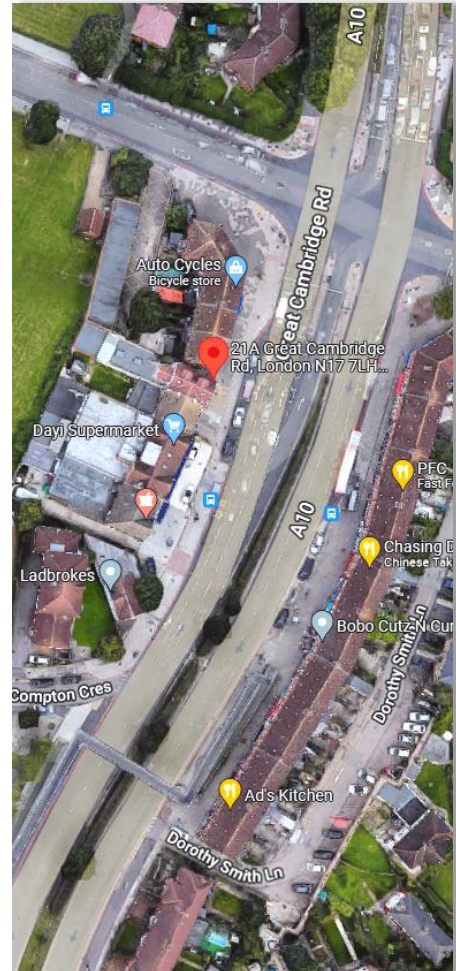


Design and Access Statement:
21 Great Cambridge Road, London, N17 7LH
November 2022

External Changes on Windows and Door at Front
Elevation and at Side Elevation

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01. INTRODUCTION

This design and access statement has been prepared to support the applicant relating to the planning proposals by Virtue Architecture for a Full planning application for the development on an existing site for External Changes on Windows and Doors at the Front Elevation and Side Elevation.

Location of development: 21 Great Cambridge Road, London, N17 7LH

This statement provides an assessment of the proposed site considering surrounding site conditions, access and setting to deliver the gradual process of designing a proposal that reflects its characteristics and design objectives. This reinforces how the design proposal will be deemed applicable for the property in context.

The application is supported with the following drawings:

- Drawing 1- Location Plan/Block Plan
- Drawing 2- Existing and Proposed Drawings

02. CONTEXT AND SURROUNDINGS

Site and Surroundings

Located South of White Hart Lane connecting to Great Cambridge Road on the western side, the application site will be a two-storey property at 21 Great Cambridge Road. The ground floor of the property has a commercial use and the above has a residential use catering 2x self-contained flats.

21 Great Cambridge Road is designed to have a storey in the loft space with a gable roof including small dormers to the northern face visible from public view. The rear of the property includes a small enclosed rear yard which separates the main property and an ancillary office.

The site is within local shopping centre designation. The rest of the local shopping centres lies at the eastern side of Great Cambridge (Property numbers 18-56). Subsequently, Rowland Hill Nursery School and Children Centre Recreation ground that lies at the rear of the property premises.

02. CONTEXT AND SURROUNDINGS

Site and Surroundings

The surrounding area is characterised by the local shopping centre with commercial use at the ground floor and residential use above. Some of the physical characteristics from the application site terrace row includes hipped roofs and finished in a mix of white render and brickwork. At the opposing eastern side of Great Cambridge road, and adjacent to the property, are three-storey terraced properties characterized by gable roofs and light brown brick finish.

Analysing supporting Haringey Council Maps, it is identified that the site is not within a conservation area and not within an Archaeological Priority Area. Consequently, the site is not locally nor statutorily listed and in the close proximity to the site, there are no heritage assets.

Network

The strategic location of the site impacts a benefit from a close proximity of moderate public transport accessibility (PTAL 3). A number of short walking distance bus stops are within the site area and the property is just within a 14-minute walk to the White Hart Lane Station. The Great Cambridge Road continued North to great Cambridge Jct and continued South to The Roundway, network further to the city centre and towards locations of London.

02. CONTEXT AND SURROUNDINGS - Site Photos



1. Front View of Site at Cambridge Road



2. View of Site from Corner White Hart Lane



3. View of Site from Cambridge Road



4. View of Site from Cambridge Road



5. Rear Aerial View of Site at Cambridge Road



6. Front Aerial View of Site at Cambridge Road

03. RELEVANT PLANNING HISTORY

The following planning applications from council records have been submitted for the property and are relevant to this application.

- **LPA REF: HGY/2022/2218**

Description of Development: Application to determine if prior approval is required for the proposed change of use of the property from Commercial, Business and Service use (Use Class E) to Dwellinghouse use (Use Class C3). Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Decision: Granted 27/09/2022

- **LPA REF: HGY/2022/0358**

Description of Development: Installation of windows and doors at rear elevations and side elevations at ground floor level

Decision: Granted 28/03/2022

- **PA REF: HGY/2018/0098**

Description of Development: Prior Approval for change of use ground floor from A1(retail) to C3 (dwellinghouse)

Decision: Refused 12/06/2022

- **REF: HGY/2016/2851**

Description of Development: Change of use from minicab office to a tyre fitting and selling shop with a vehicle crossover

Decision: Refused 17/10/2016

- **REF: HGY/2014/0191**

Description of Development: Erection of a single storey ground floor rear extension

Decision: Granted 10/03/2014

- **REF HGY/2014/0090**

Description of Development: Demolition of an existing building and erection of a new building with retail unit on the ground floor with storage in the basement and a two-bedroom flat on the first and second floor

Decision: Granted 20/02/2012

04. PROPOSAL

Description

To generally serve the purpose of the change of use from commercial to dwelling house, the ground floor area requires external changes on doors and windows that is appropriate for its use and will improve consumer's living in the property. Therefore, the proposal will be for the external changes on some windows and doors of the property.

For the Front elevation, the existing Glass Double Door Main entrance will be removed to establish the continued solid wall. And the existing 2x full glass windows beside the main door will be replaced by 2x bespoke window type. At the side elevation, the existing Living room side window will be removed and its position will be replaced by a single door which will now serve as the entrance for the Flat A.

Appearance

To preserve the image of the property and to match its present exterior finishes, the proposal will utilize similar and existing materials to it. The walls will be of white render and Brickwork in reference to the original house. The proposed bespoke windows will match the existing bespoke windows at first floor made of aluminium. The proposed door will similarly be made of aluminium.

Parking

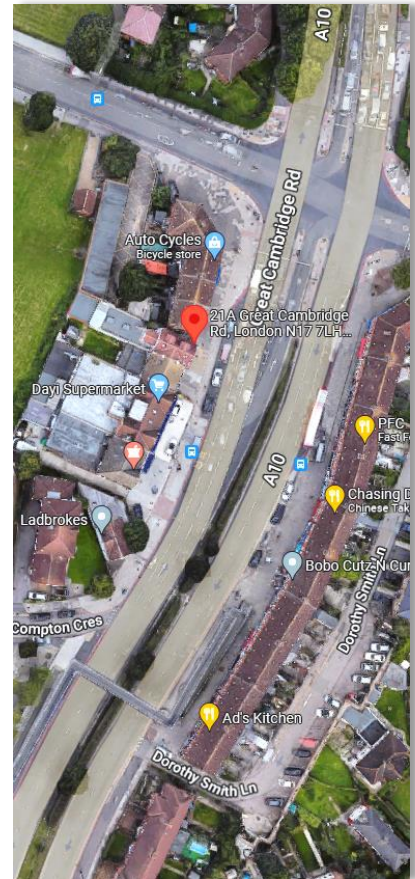
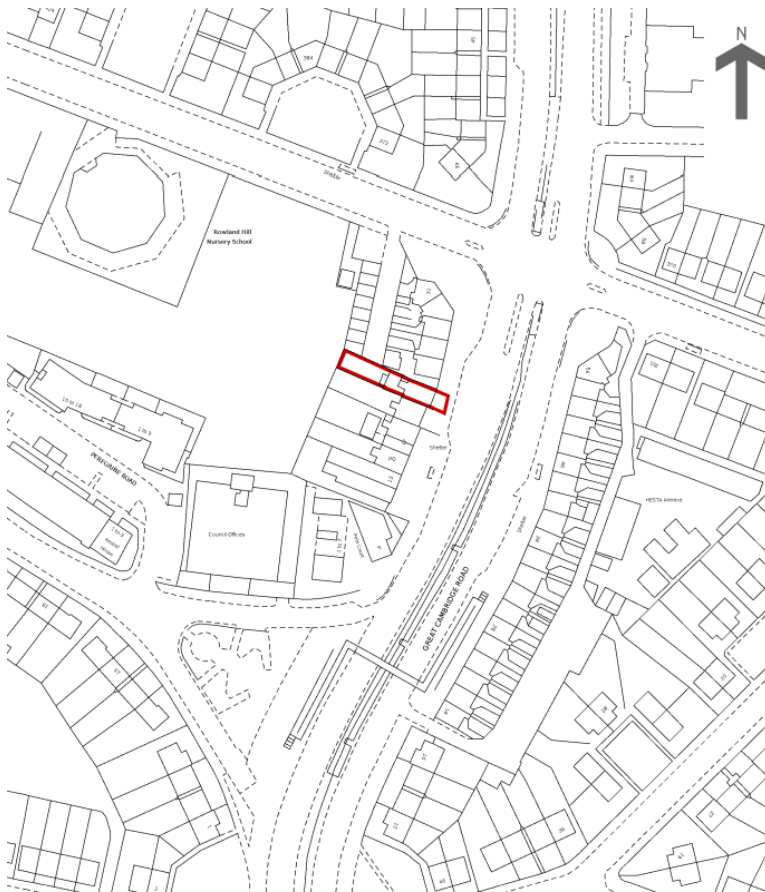
The proposal will not affect the current parking arrangement.

Access

The proposal will not affect the current access arrangement.

05. LAYOUT PLAN

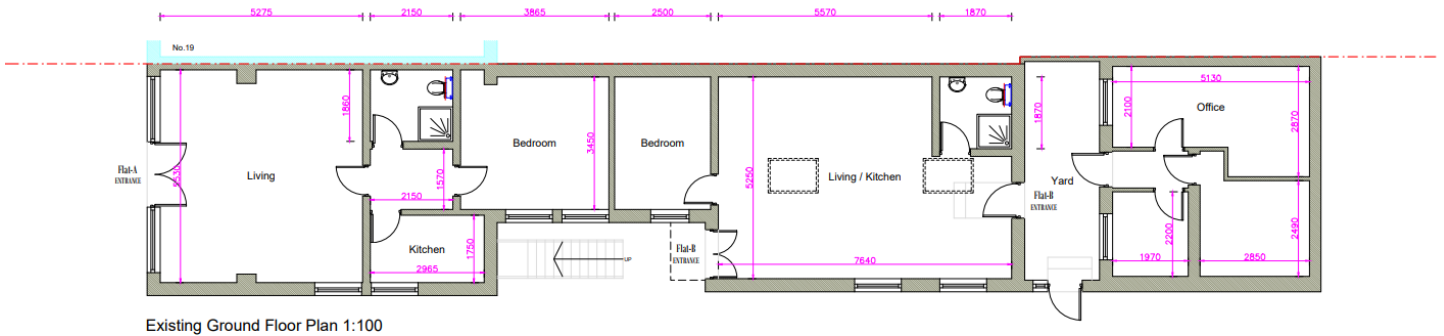
The Site



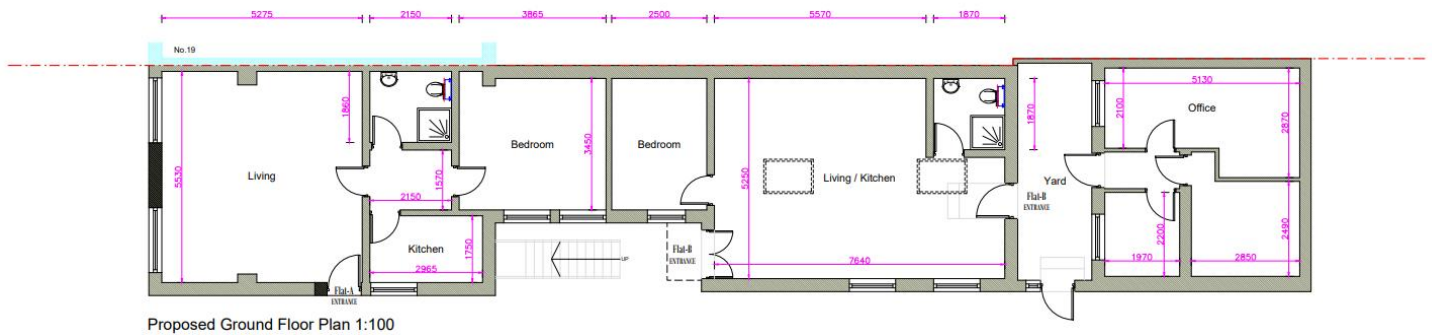
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05. LAYOUT PLAN

Existing Ground Floor Plan

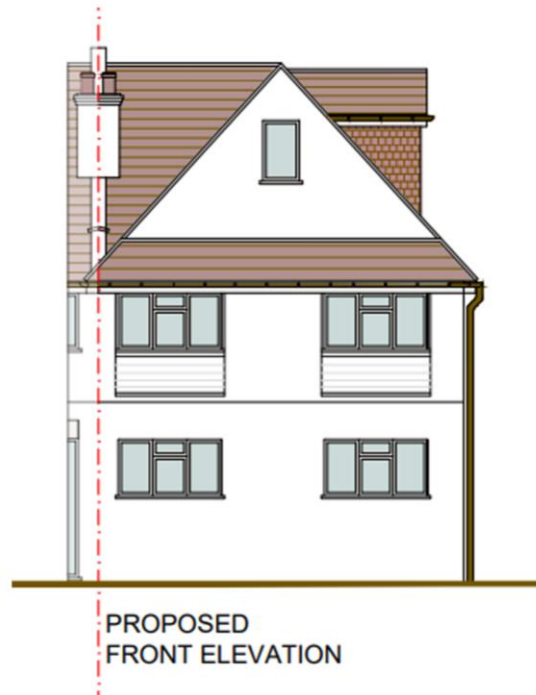


Proposed Ground Floor Plan



05. LAYOUT PLAN

Existing and Proposed Front Elevation



05. LAYOUT PLAN

Existing and Proposed Side Elevation



EXISTING
SIDE ELEVATION-1



PROPOSED
SIDE ELEVATION-1

05. LAYOUT PLAN

Massing



Proposed Front Elevation View
with External Changes on Windows and Removal of Door



Proposed Property View
with External Changes on Windows and Doors
at Front and Side Elevations

05. LAYOUT PLAN

Massing



Existing Side Elevation
(showing existing window at Ground Floor Living Area)



Proposed Side Elevation
(showing changes from window to door at Ground Floor Living Area)

05. LAYOUT PLAN

Massing



Existing Side Property View
(showing existing window at Ground Floor Living Area)



Proposed Side Property View
(showing changes from window to door at Ground Floor Living Area)

06. CONCLUSION

The proposal provides an opportunity to deliver external changes in the Windows and Doors of the Ground Floor. This change will generally serve the purpose of the Commercial to Dwelling house change in use by removing and replacing more appropriate windows and doors for the front and side elevations to improve consumer's living in the property.

The proposal strives to maximize site potential and external design changes that complements the original property image. The proposal amendments are considered to be acceptable having regard to the permitted scheme, relevant planning policies, recommendations and council design guides. The external changes impose no adverse impact on the street scene or amenity of neighbouring properties.