

DEFA

LYNTON GRANGE

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1.0

INTRODUCTION

1.0 INTRODUCTION

PROJECT TEAM

CLIENT: CAPSTONE GROUP

Capstone Group are investors and developers of real estate, working towards creating vibrant, inclusive communities through forward thinking design and the application of intelligent financial solutions. Quinn Residential is a family run business with the core goal of providing dream homes of the highest quality at an affordable price.

PLANNING CONSULTANT: MJP PLANNING

MJP Planning is boutique planning consultancy founded by Max Plotnek in 2022. Building on his experience at three of the UK’s most reputable consultancies (Savills, WYG and Maddox Planning), the firm provides commercially minded planning advice across a broad spectrum of development sectors, with a specialism in design led urban intervention and regeneration schemes.

ARCHITECT: DOWEN FARMER ARCHITECTS

Downen Farmer Architects is a London based studio delivering innovative buildings, from initial sketches to built completion. We believe in exciting, finely crafted and pragmatic architecture.

As a process driven outfit that responds to site specificity, the outcome of each project has a unique quality that gives a bespoke identity to each project. Key design criteria comes from the ‘genius loci’ of a site, taking into consideration complex factors such as cultural dynamics, social urban fabric and townscape analysis, resulting in buildings that are deeply rooted in their place.



- 1 104 - 106 Lambeth Rd / Lambeth
- 2 Oakwood Mews / Enfield
- 3 162 Willesden Lane/ Brent
- 4 Honor Oak / Lewisham

1.0 INTRODUCTION

SUMMARY

EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by Dowen Farmer Architects on behalf of Capstone Group to support a full planning application for the proposed redevelopment of land Lynton Grange, Haringey.

The proposal seeks approval for the development of 5 residential units.

CONTENT OF SUBMISSION

This document details the proposed development and outlines the design approach, contextual response and consideration of details.

Particular attention has been paid to the following:

- Massing and language of the proposal to fit within the wider context and conservation area
- Mitigating overlooking issues to the neighbouring dwellings and sites
- Provision of a high quality public realm for the new and existing residents to utilise
- Allocation of defensible space to the front of the dwellings and considered openings to provide high quality living accommodation while respecting the privacy of existing residents

This Design and Access Statement should be read in conjunction with the accompanying Planning Application Drawings and all other documentation submitted in support of this application, including the previous pre-application response which the design team have taken on board and integrated into this submission.

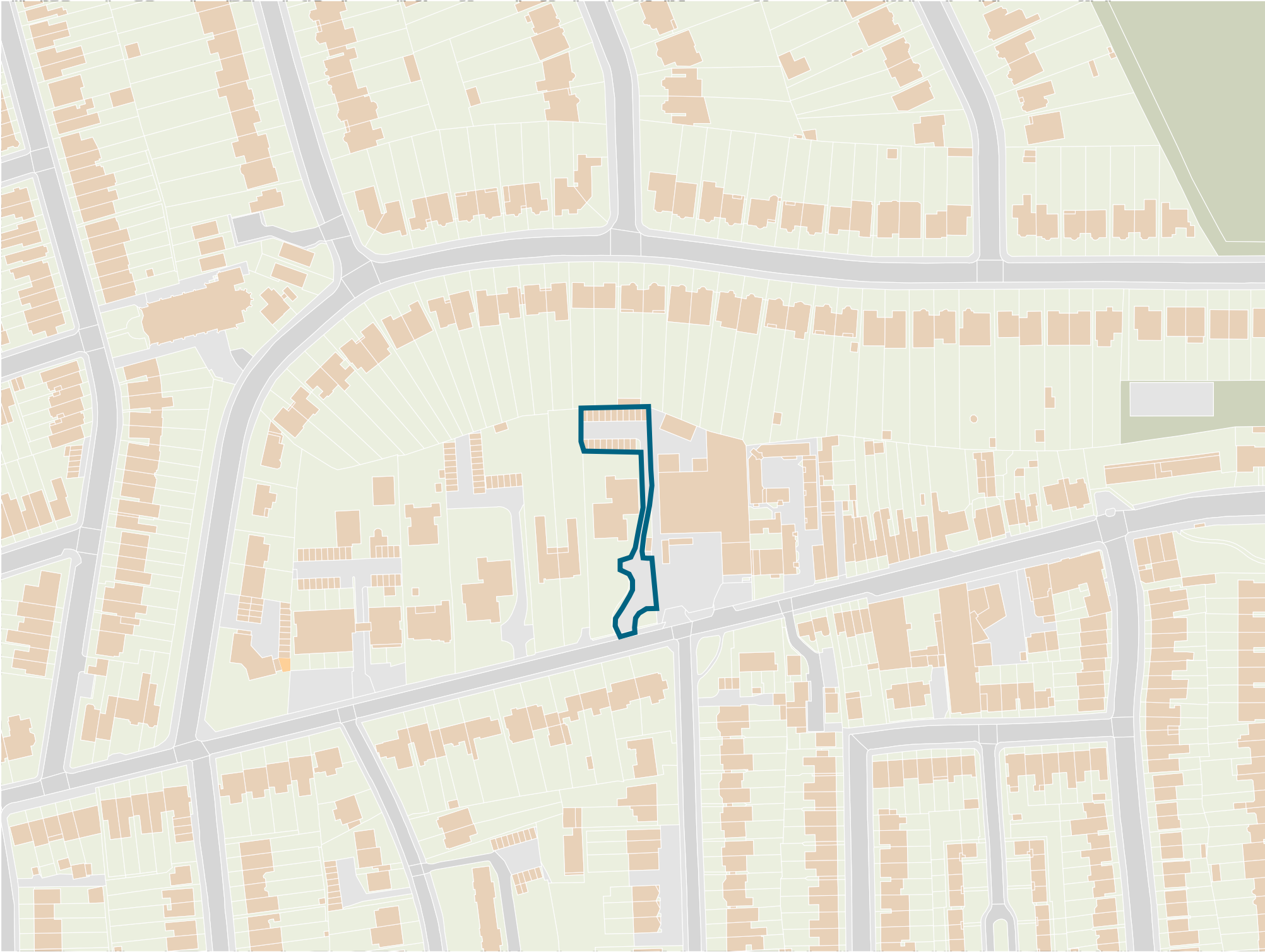
Amongst others, the following policy has been referred to throughout this design process:

London Plan (2021)

Core Strategy (2010)

National Planing Policy Framework

National Technical Housing Standards

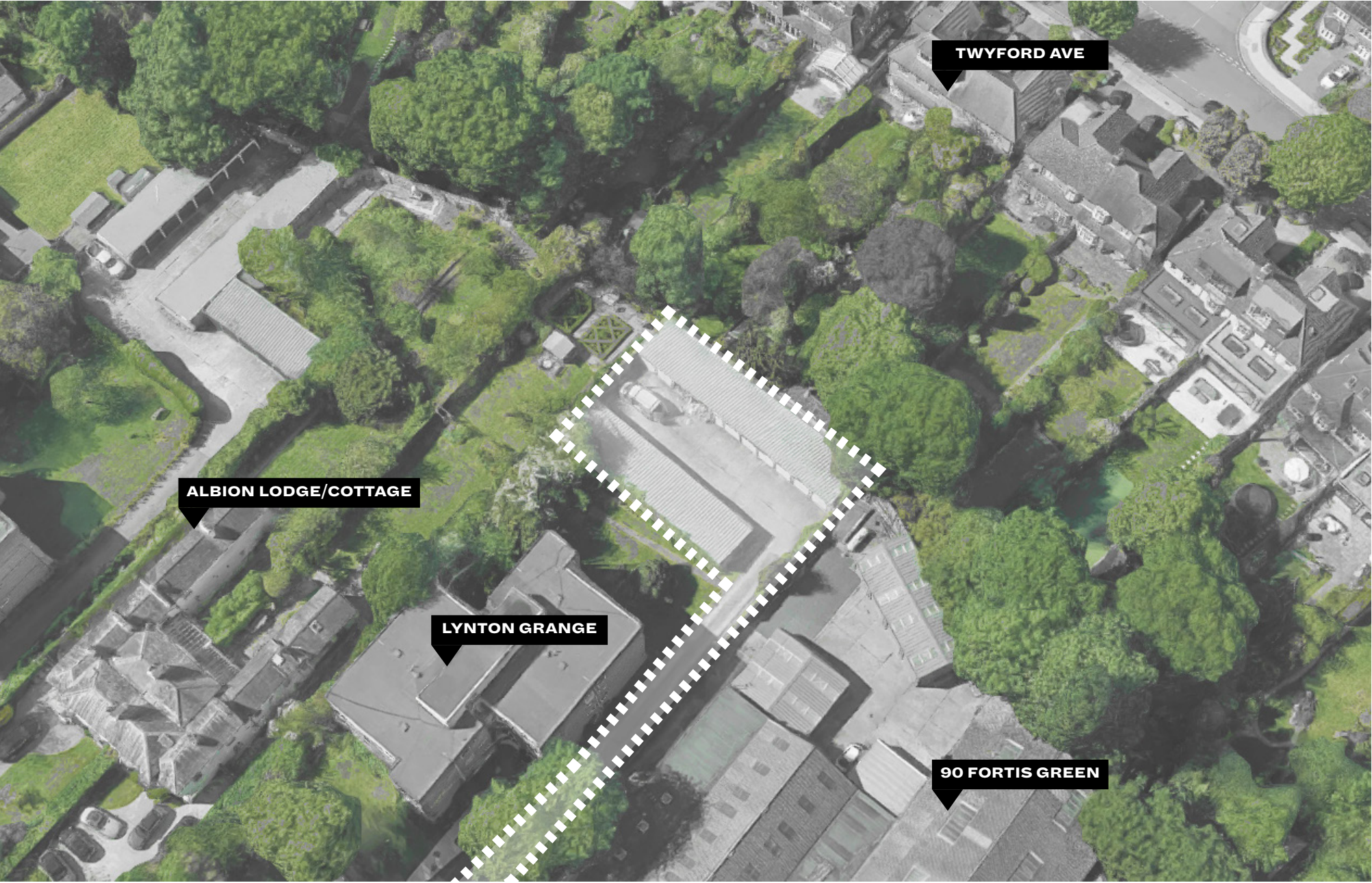


2.0

SITE CONTEXT & APPRAISAL

2.0 SITE CONTEXTUAL & APPRAISAL

SITE & SURROUNDINGS



SITE AND SURROUNDINGS

The application site is located behind the four-storey apartment at Lynton Grange (to the south) and Twyford Ave (to the north). The site consists of a number of low-rise garages which are currently in use as storage facilities detached from any nearby residential properties. The residential housing facing onto Twyford Avenue can be characterised as semi-detached properties of the inter-war period. The four-storey apartment building fronting onto Fortis Green (A504) is of a post-war multi-storey design.

The plot shape is broadly rectangular with a long access road leading to Fortis Green. The application site is almost entirely covered in hard standing.

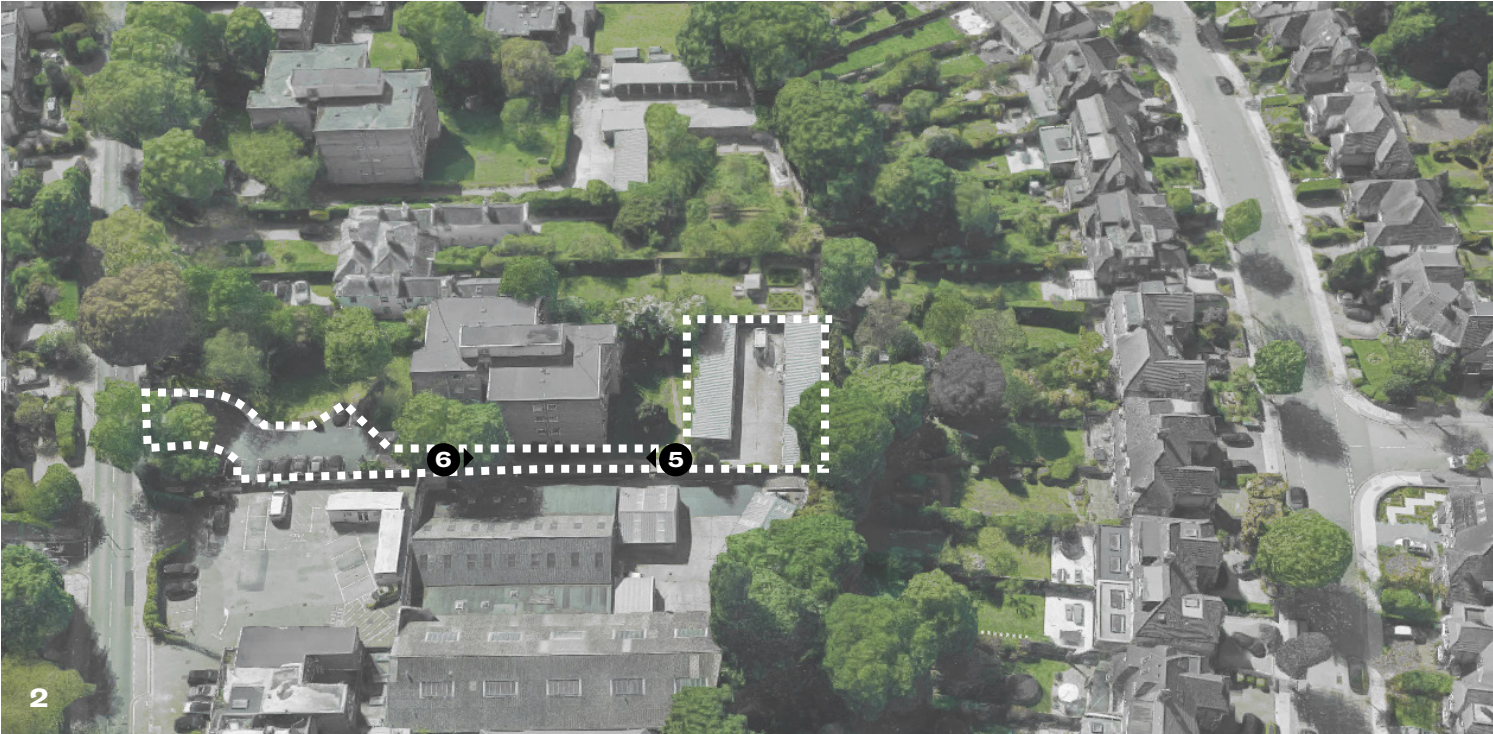
The site lies in a wider mixed-use area with the immediate surrounds being of primarily residential use. It has the following constraints and opportunities:

- The application site falls within the Fortis Green Conservation Area
- The site sits adjacent to the Listed Albion Lodge/ Albion Cottage. These are a mid 19th century pair of villas, each 2 storeys and are well set back from the street.
- Access to the site is along a tarmac paved access stretching along the eastern boundary (approximately 70m).
- The houses along Twyford Avenue benefit from large rear gardens with offsets to the application site of approximately 40 meters.

The land situated along the eastern boundary (90 Fortis Green) is currently used as a car retailer and includes a two storey warehouse building.

2.0 SITE CONTEXTUAL & APPRAISAL

SITE PHOTOGRAPHS



- 1

Google Earth aerial - looking north
- 2

Google Earth aerial - looking west
- 3

Site photograph - looking west
- 4

Site photograph - site approach looking north
- 5

Site photograph - site exit looking south
- 6

Site photograph - site approach looking north