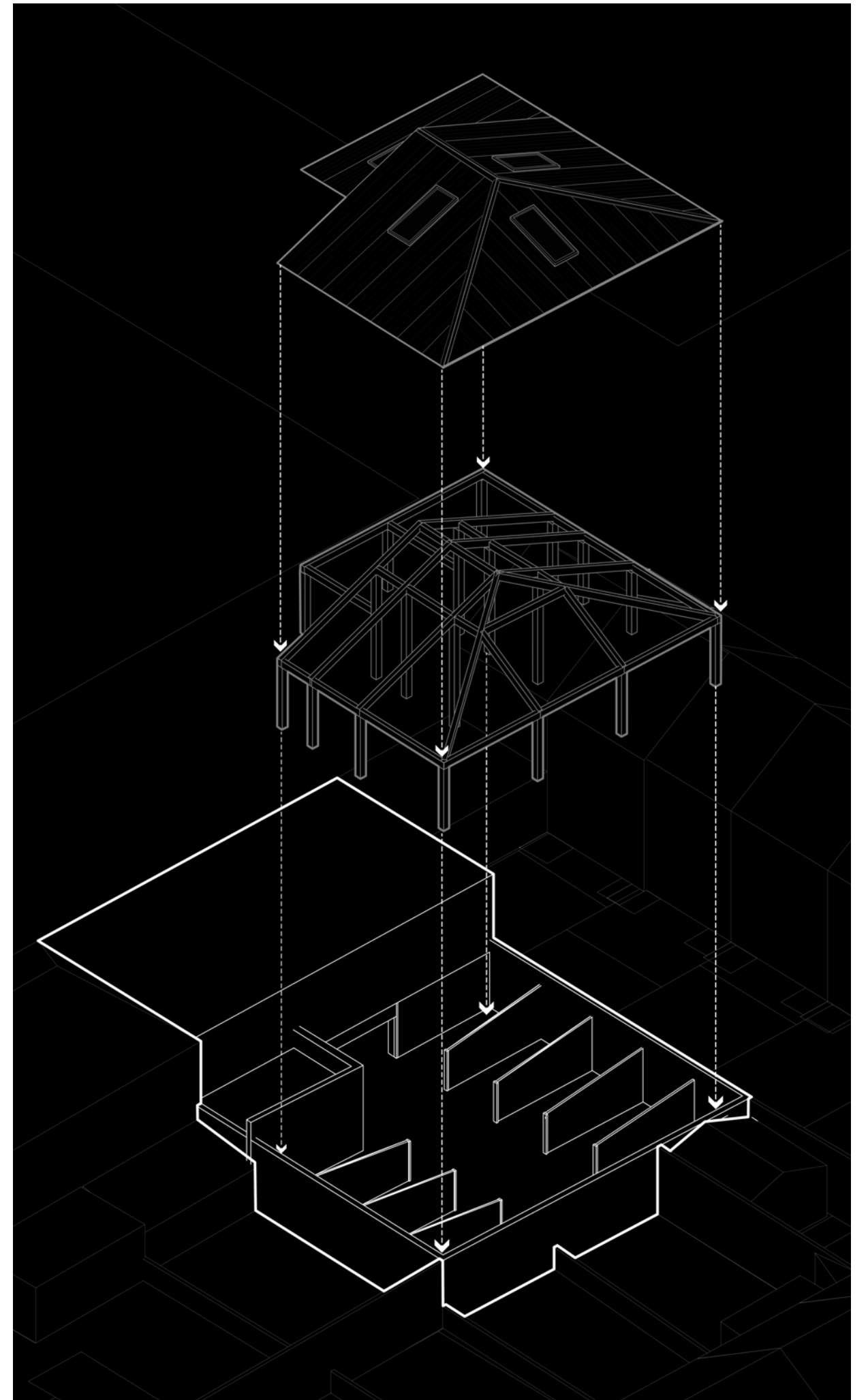


1 Mafeking Road N17

Design & Access Statement

14th December 2022

NOOMAStudio



Contacts

Site Address

1 Mafeking Road
Tottenham
London
N17 9BG

Applicant

Conor Macklin
35 Bury St, St. James’s, London SW1Y 6AU

Agent

NOOMA Studio

5B Thane Works
London
N7 7NU

Ramsey Yassa

020 7101 4010

ramsey@nooma.studio

Contents

Introduction

Site Location
Existing Site Condition
Planning History
Use
Amount
Layout
Scale and Form
Appearance
Access
Planning Policy

Conclusion

Appendix: Precedents

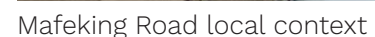
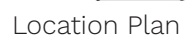
Introduction

This statement explains in pictures and in words how the proposals for a uplift to an existing set of storage units at 1 Mafeking Road, London N17 9BG have been developed in terms of use, amount, layout, scale, appearance and access.

This document should be read in conjunction with all planning drawings and other associated documentation produced by Nooma Studio. In writing this statement and proposal we have considered the physical and social characteristics of the site and its surroundings along with relevant planning policies.

The site sits on Mafeking Road in the London Borough of Haringey. The immediate local context is characterised by mid twentieth century terrace and semi-detached homes, the majority of which have undergone alterations and extensions at both the front and the rear, in the form of additional structures and out-buildings. The total area of the site is approximately 316 sqm.

The local area is primarily residential, however it sits in close proximity to the commercial functions of Tottenham high road, and light industrial and warehousing activities to the east around the Lea Valley and Tottenham Hale.



Site Location and Context

Existing Character

The site comprises a ground floor occupied by a set of disused storage units, which are accessed from Mafeking road via a central passageway that is secured with a metal fence and gate. At the front of the site the first floor of the building is occupied by a residential unit, which is accessed by a separate entrance at the south-west corner of the site.

The rear portion of the site is occupied by single storey storage units which are in a considerable state of disrepair, negatively impacting the character of the rear of the street. The rear gardens of Mafeking Road, Carew Road and Klimberley Road are occupied by numerous structures, from rear extensions of different sizes to garden sheds and storage units.



1 Mafeking Road street frontage

1 Mafeking Road Aerial

Site Location and Context

Design Uplift

The proposed development will dramatically improve the design quality of the immediate area. The current materiality of the storage units is in disrepair, with corroded roofs and refuse being visible by numerous neighbouring buildings. There is an urgent need to remedy the asbestos roof and provide a design uplift that will benefit the property, overlooking buildings and area more generally.

This is in accordance with National Planning Policy Framework Section 134, part b, (see page 14).

Security

The existing condition of the site also presents a security risk to the neighbouring properties, as such unoccupied back land sites present opportunities to burglars wishing to access nearby gardens.

Planning History

There are no planning applications relating to the storage units at the rear of the property

In 1988 an application was made to add a third storey to the residential building facing Mafeking Road, which was refused on the grounds of loss of amenity to surrounding properties caused by increased height. While being of a different scale and function, The design of this new proposal has nonetheless been carefully considered, to improve the amenity value of the local area.



Rear storage units derelict condition

Use & Amount

Use

The current storage units fall under use class B8, relating to business use associated storage and distribution, and the scheme proposes to retain this use class.

This falls into the same use class of much of the light industrial and storage uses to the east of the site around the Lea Valley.

There are also numerous small storage units and structures amongst the surrounding residential context, which fall outside this use class.

Amount

We are proposing to retain the total 260 sqm storage space on the ground floor of the site, and provide a new roof structure to make the space usable as a functional storage unit. As such the total floor area will remain at the existing quantum.



Local context: Millmead business centre



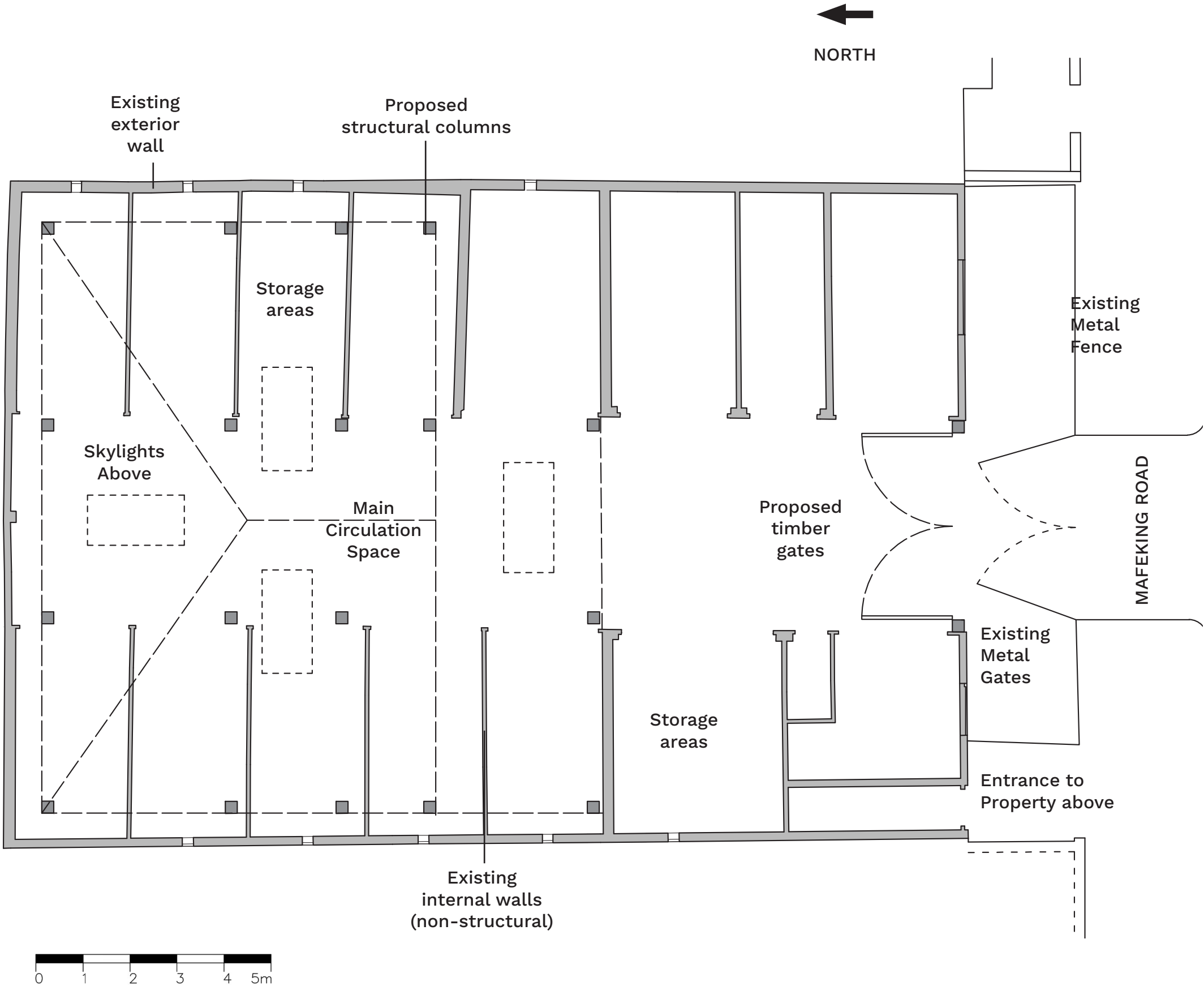
Local context: Rosebery Industrial Park

Layout

The proposal seeks to create a single covered storage unit utilising material and formal cues from the local context. The existing layout of the space consists of individual storage units separated by brick and blockwork walls. These are accessed via a central circulation space that passes under the residential property above.

The proposal retains this layout, removing the individual doors to create a single continuous space. Existing internal and exterior walls are retained, while dilapidated elements like roofs and doors are removed. The rear area is covered by a new roof supported by an independent structure sitting within the existing perimeter wall.

A new set of timber gates is proposed at the front of the property that will provide a visual uplift to the Mafeking Road frontage, where currently the dark tunnel and unused space is visible. Access to the above property from Mafeking road, as well as current refuse collection will be unaffected. No new windows are proposed.

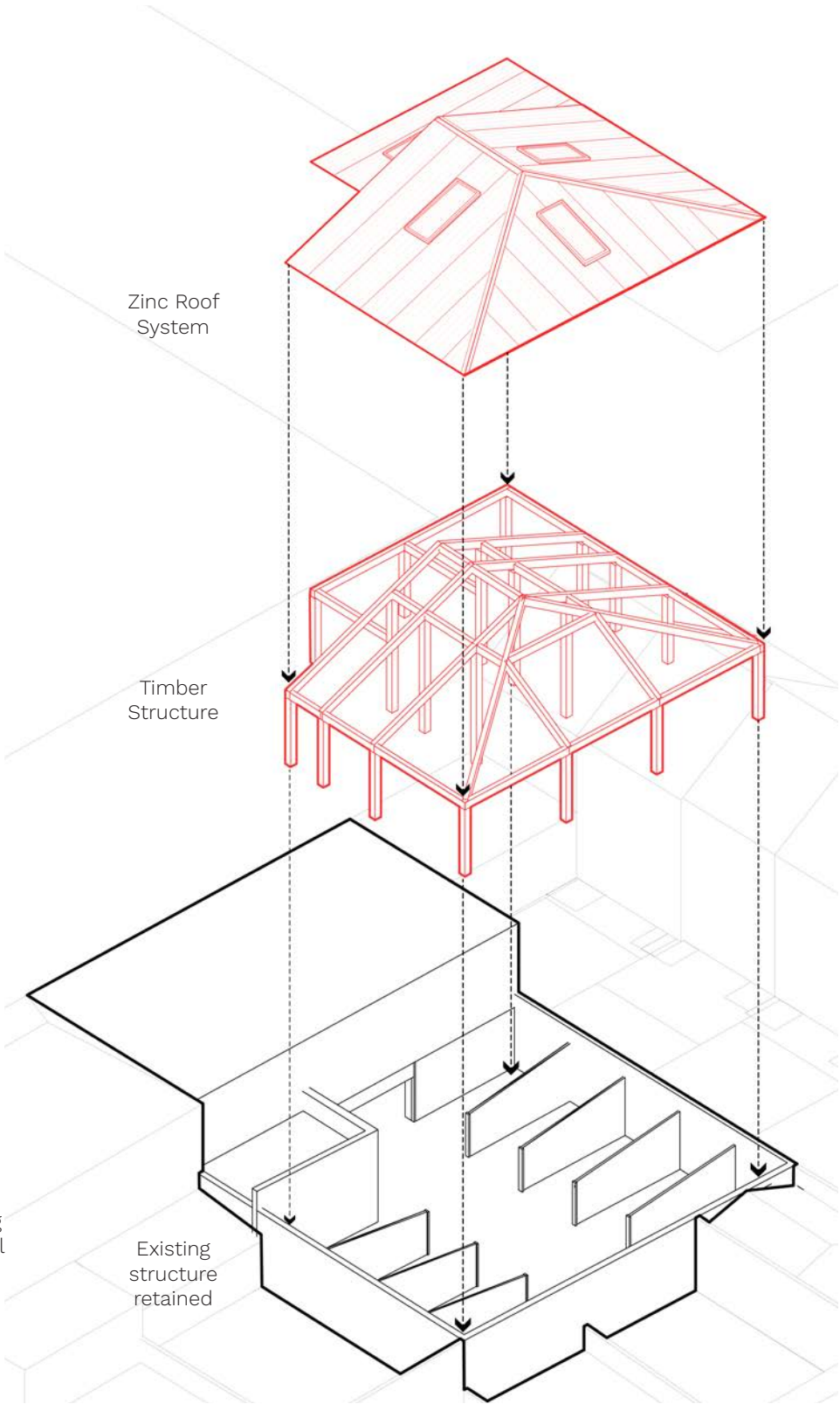
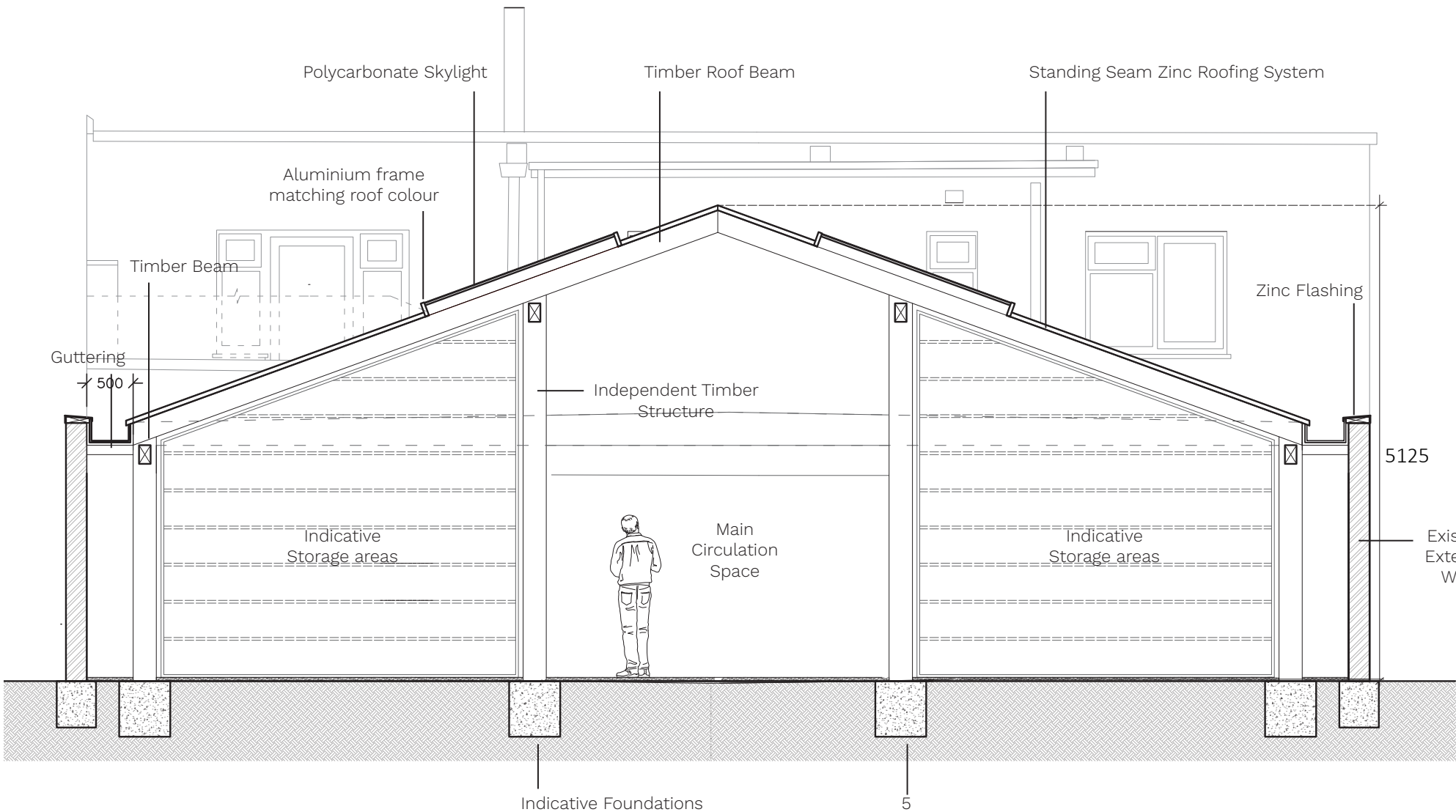


Layout

Section

The design consists of a lightweight pitched roof supported by a timber structure that is independent of the existing site boundary walls. The pitch of the roof is set back from the external walls to accommodate a space for drainage. The roof structure will consist of a lightly insulated zinc standing seam system.

In accordance with the recent pre planning application meeting, the roofs pitch has been reduced to 20 degrees so as to ensure its presence is not visually intrusive whilst also complying with BS 5534 standard of minimum roof pitch.



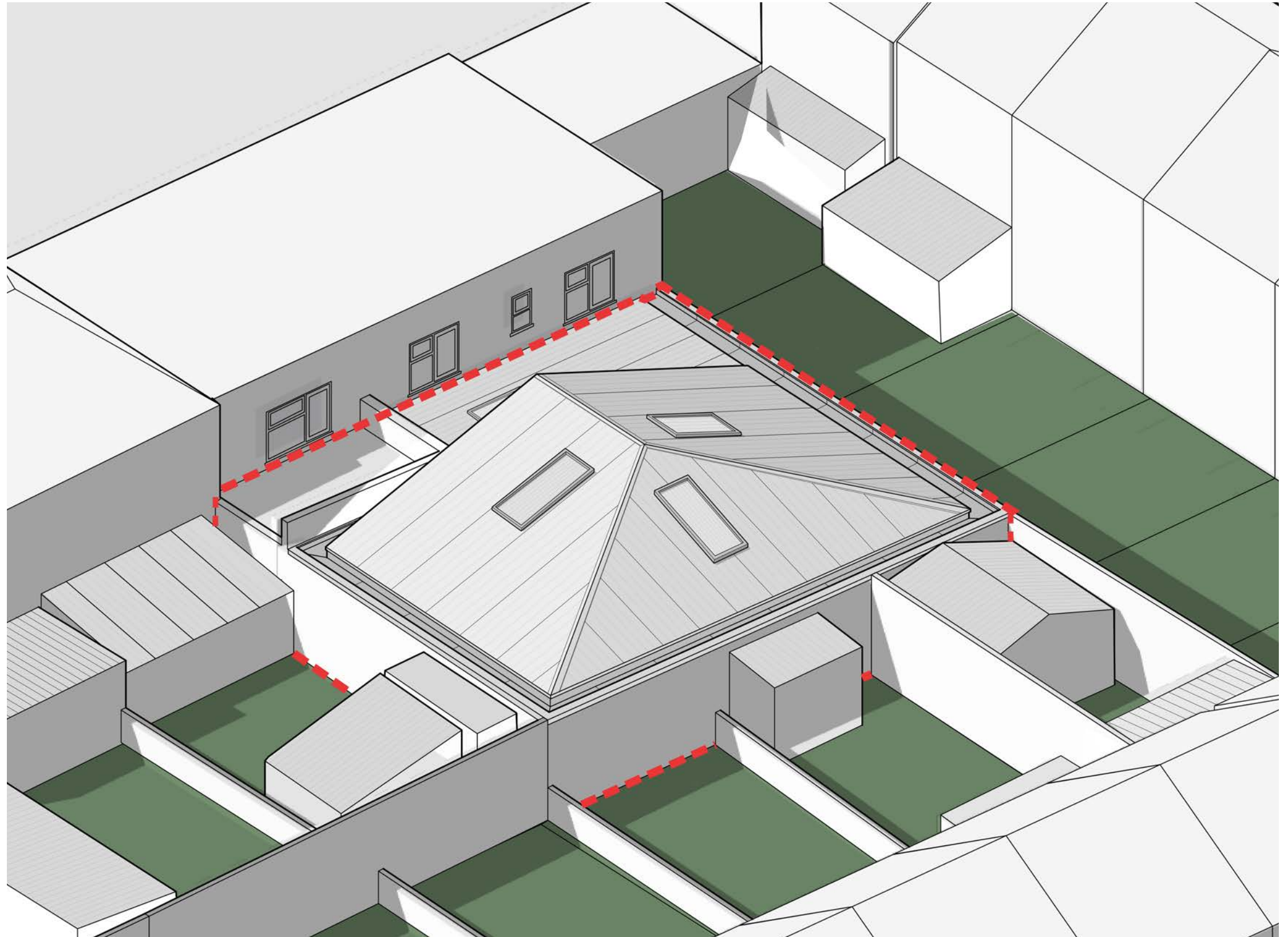
Structural axonometric showing new structure sitting within the existing perimeter wall

Scale and Form

The massing of the proposal has been carefully considered in accordance with backland design guidance (Merton Design Toolkit SPD, see page 14). The existing boundary wall is maintained on each elevation, with the proposed standing seam roof projecting upwards within the existing boundary. The design pitches away from the existing properties so as not to overshadow them or create a form that is overbearing.

Maintaining the existing boundary wall whilst also addressing these issues of overlooking and daylight and shadow has created the resulting form. There are no windows proposed that overlook any neighbouring properties or gardens.

The single storey structure is in keeping with the form and visual rhythm of the assortment of pitched roof outbuildings and extensions in the neighbouring back gardens. The pitched form echoes the domestic typologies of the area.



Axonometric view showing relationship to surrounding structures

Scale and Form

Backland Development

The proposal is located on a backland site and as such the proposal has considered the issues of views and privacy. In addressing each of these potential issues, the proposal was designed using guidance from The Merton Design Guide (see page 14). This Supplementary Planning Document (SPD hereafter) offers key principles (see right) for achieving well-designed developments within a back land context. Principally this identifies a sight-line of 25 degrees projecting outwards from neighbouring windows and 45 degrees

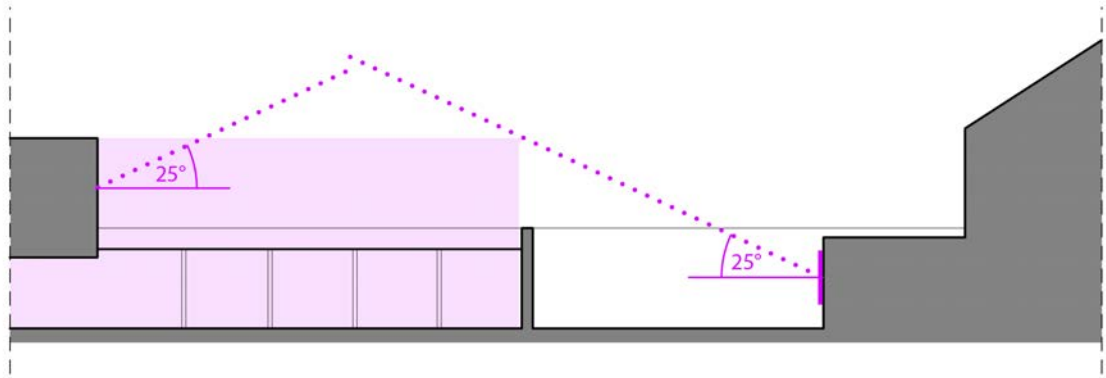
Views & Privacy

The roof pitch rises to a maximum height of 5.12m, however the form is also pitched to allow a setback from the rear of the property, meaning that neighbouring gardens are not overshadowed .

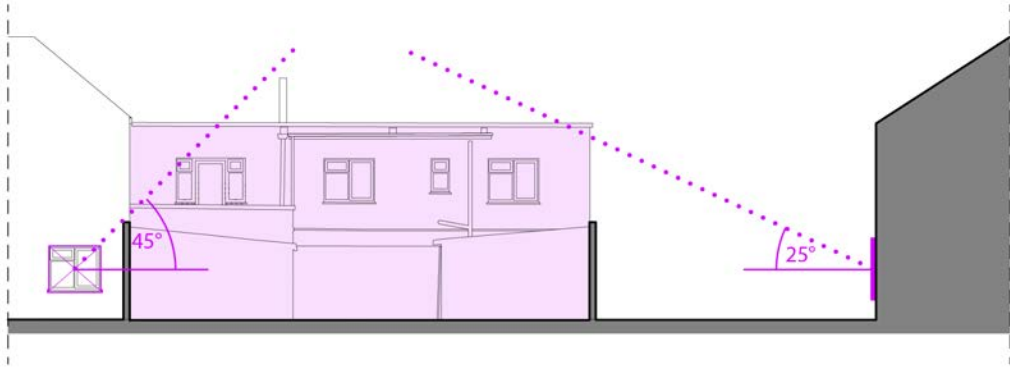
The proposal sits below the advised 25 degree line (see right) and as such does not disrupt views from neighbouring properties in accordance with this SPD.

Rhythm of Existing Street

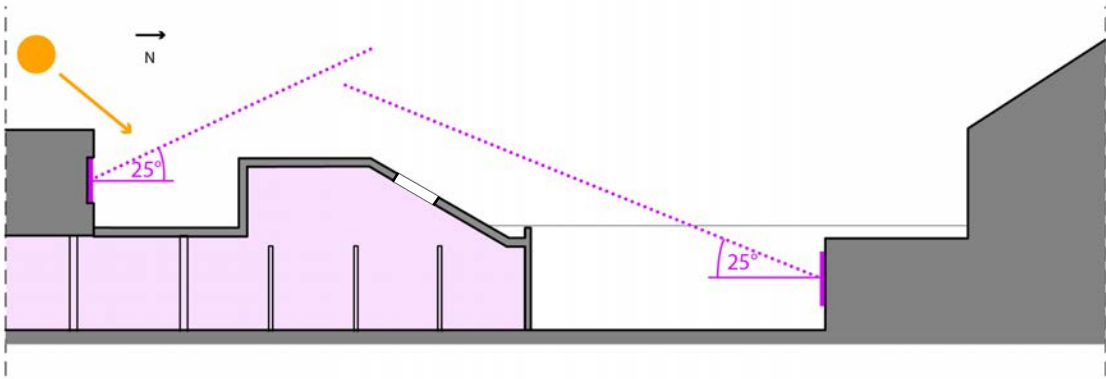
The pitched form of the roof sits beneath the roof line of the street so as not to introduce a visually disruptive presence.



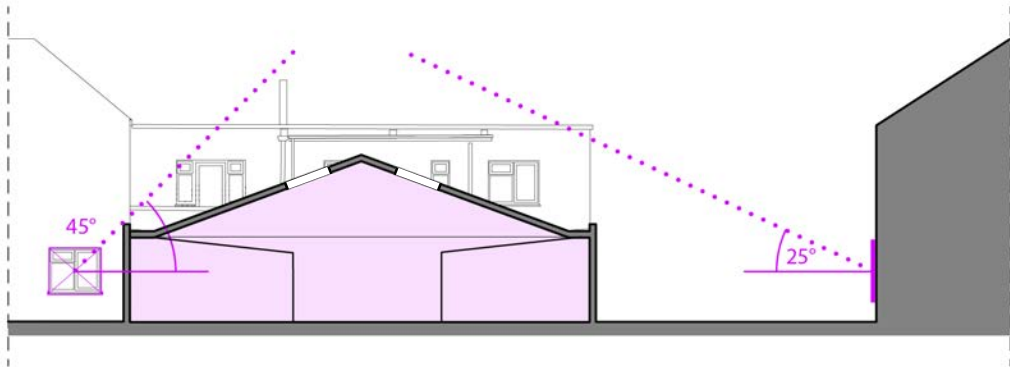
Existing windows viewing lines North-South



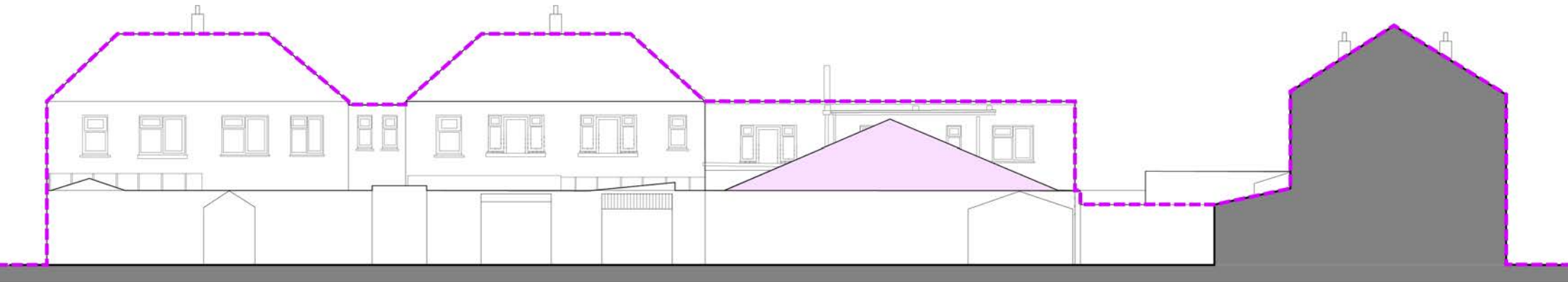
Existing windows viewing lines East-West



Proposed envelope



Proposed envelope



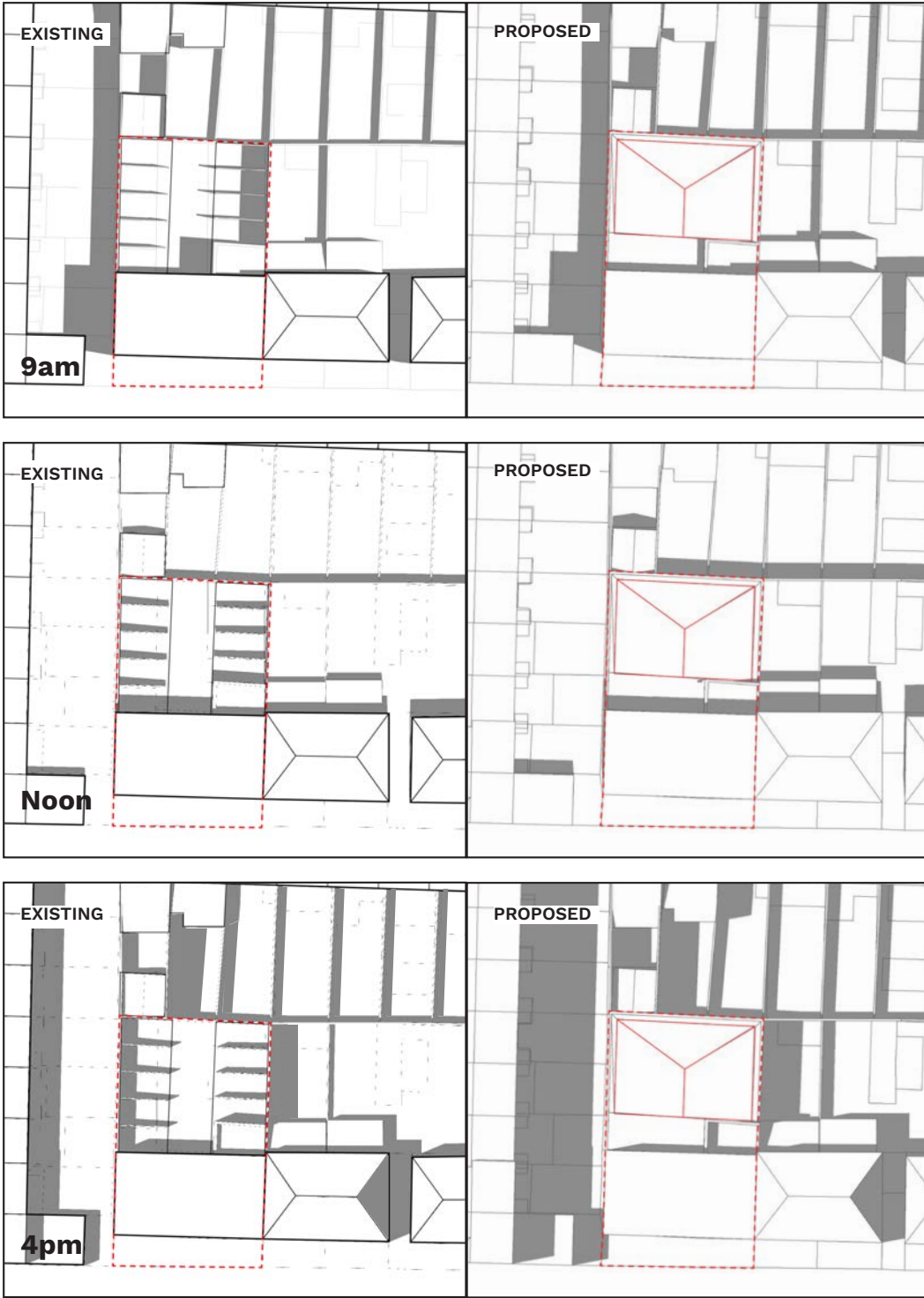
Low pitched form does not disrupt the existing rhythm of the street

Scale and Form

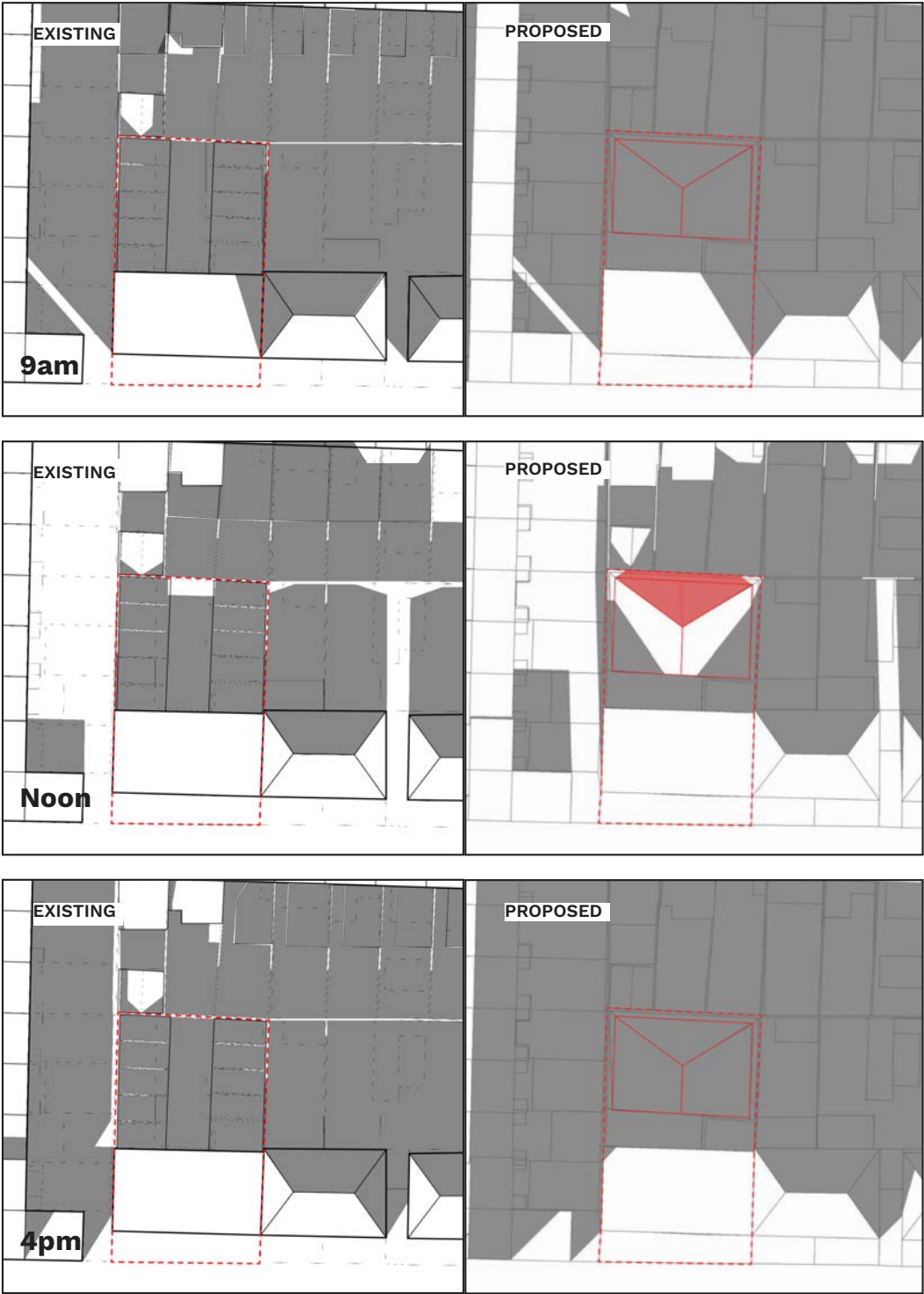
Shadow Study

As demonstrated by a shadow study of the proposed structure compared against the existing site condition, the proposed form does not cast and new shadows onto the gardens of the neighbouring properties. This is due to the roof being pitched back from the rear wall to the north as well as to the east and west.

Summer



Summer



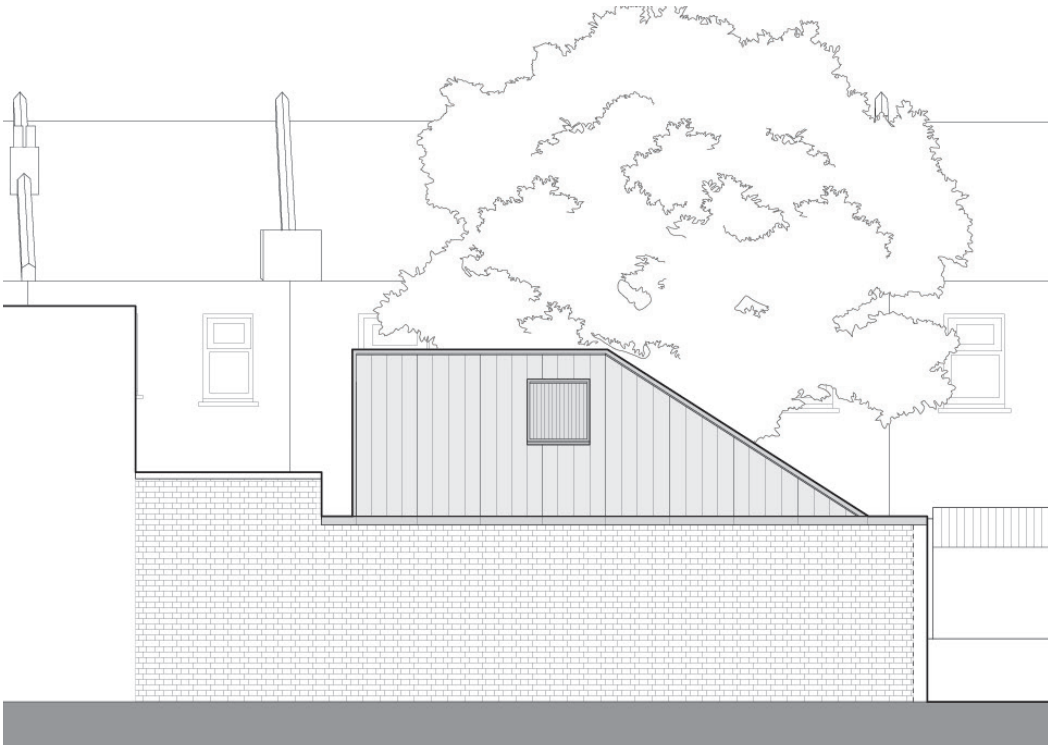
New Shadow

Appearance

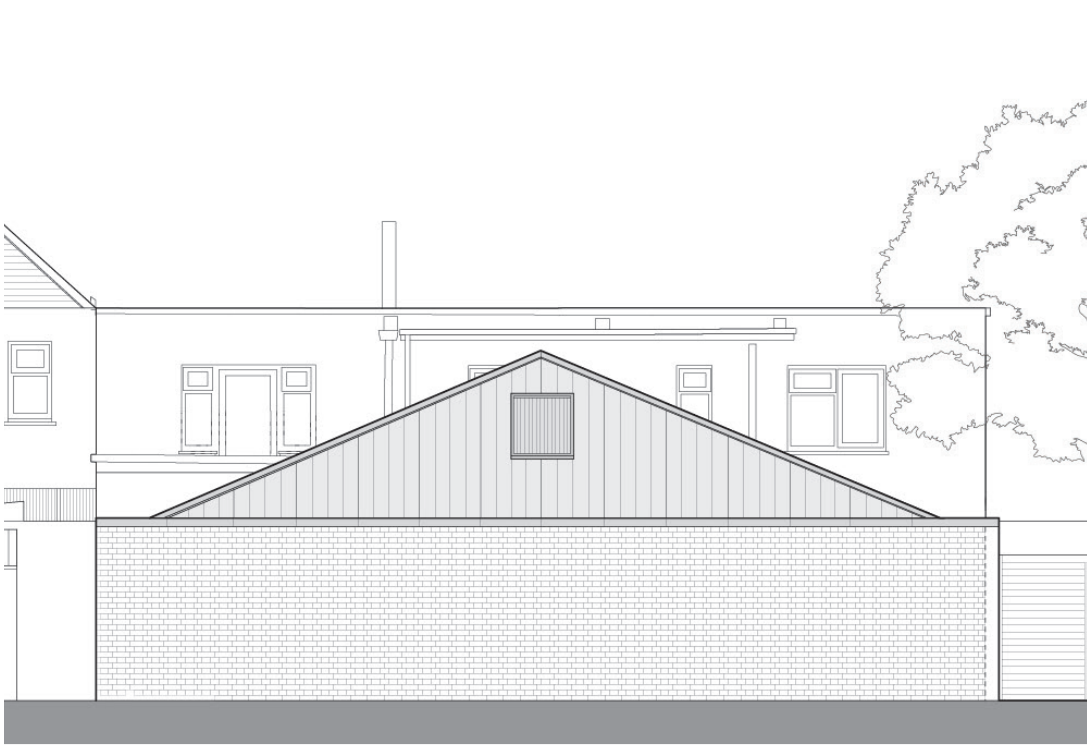
Elevations

The roof pitches away from neighbouring gardens, with the only visual alteration to the perimeter wall being a strip of zinc coping providing a clean and attractive line along the top of the wall.

At the frontage to Mafeking road, while the existing metal fence is retained, a significant visual uplift is provided by the new set of timber gates which close off the existing passageway which presents a dark and unappealing feature. The design of the gates takes visual cues from the neighbouring street frontage, drawing on an ornamental pattern which is consistent with several properties on the street.



East Elevation - Back Gardens



North Elevation - Back Gardens



South Elevation - Mafeking Road

Appearance

Materiality

The materiality of the proposal will take its visual cues from its immediate backland context. Besides the ceramic and slate roofing of residential properties, a variety of small structures populate the neighbouring gardens and rear facing façades. The roofs of these structures are largely comprised of corrugated sheeting of various materials, mainly metal and polycarbonate. Through the use of a grey standing seam zinc roofing system, and twin-wall clear polycarbonate skylights, the design will blend into its surroundings.



Example of standing seam zinc roofing system



Existing materiality: Corrugated sheeting creates rhythm



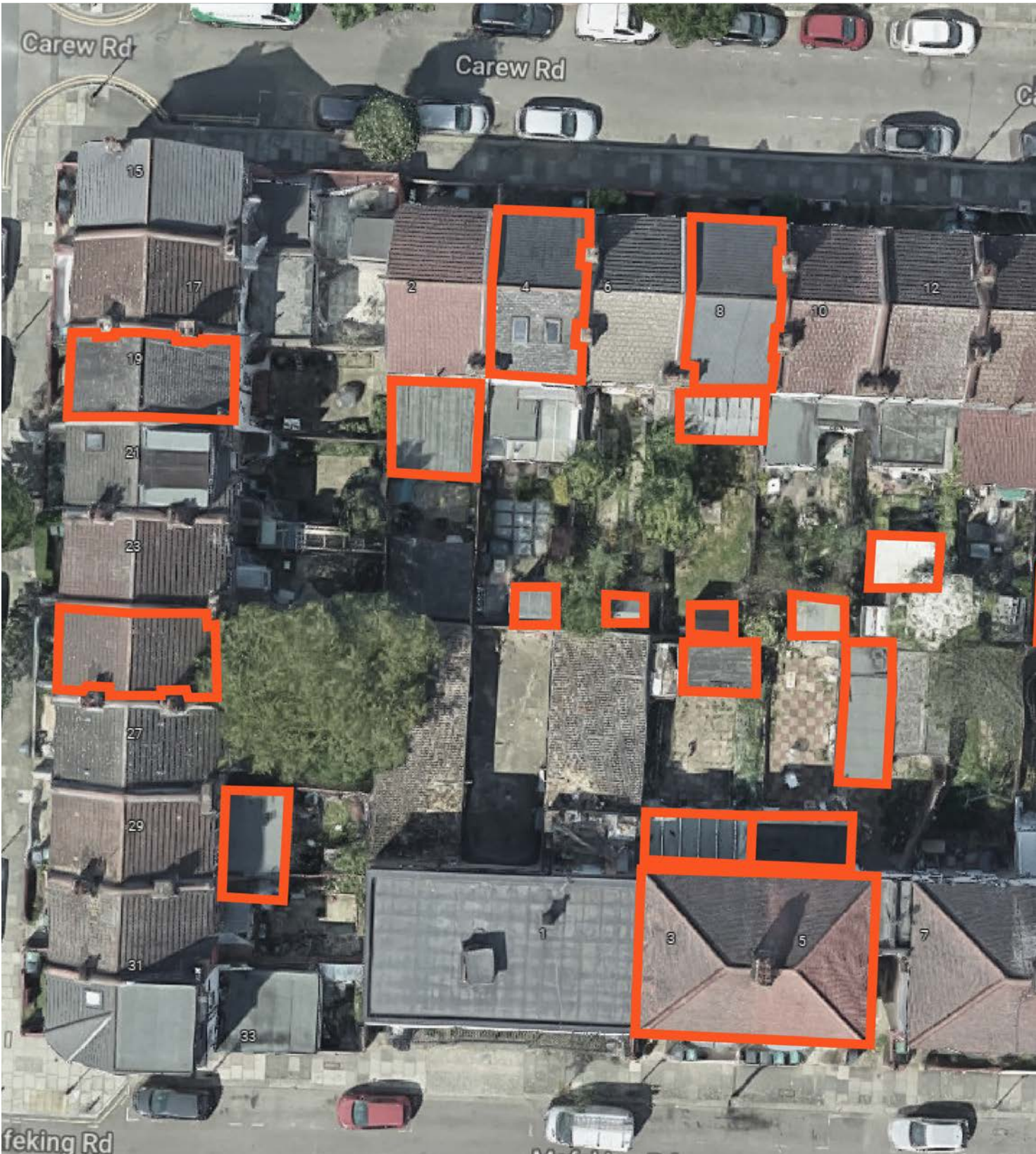
Proposed materiality: Standing seam zinc echoes colour and rhythm of existing surroundings



Existing Materiality: Tile roofs with dark colour palette



Proposed materiality: Striated pattern of polycarbonate skylights matches surroundings



Surrounding structures corrugated sheeting and tiling materiality

Access

The proposal retains its current pedestrian and vehicular access from Mafeking Road via a dropped curb. The entrance to the upstairs property from Mafeking Road is separate to the access to the storage space and is unaffected by the proposal. Refuse collection from this property is also unaffected.

Planning Policy

Harringay Local Plan

9.5 Backland Development: Development of land-locked sites, such as rear gardens, private open space or old lock up garages, usually within predominately residential areas

The proposal falls into the backland development designation as defined by Harringey Council. In the absence of a Harringay SPD on this topic, we have referred to the GLA’s Small Site Design Codes, and the Borough of Merton’s Small Sites Toolkit SPD, which is considered exemplary.

London Plan Guidance: Small Sites Design Codes

2.5.1 ...backland sites require more innovation and reinterpretation to enable development. Consideration of access and servicing and the inter-relationship between overlooking, privacy and daylight/sunlight is paramount to the success and acceptability of new development in backland locations

Access and servicing configurations are unchanged from the existing condition. Consideration has been given to privacy, daylight and overlooking implications as demonstrated above.

Development of these sites should not cause a net loss of green cover

There is no let loss of green space in the proposal.

Merton Council Small Sites Toolkit

7.1.6 As a rule of thumb, proposals that are located near the rear of neighbouring buildings in residential areas would sit below a 25 degree line drawn from the middle of the lowest existing neighbouring habitable room window. If the proposal obstructs the 25 degree line, a detailed daylight/sunlight study must be submitted with your application boundaries, views and massing to enable development.

The massing of the proposal sits well below a 25 degree line drawn from the lowest neighbouring windows, as demonstrated above.

7.1.7 Proposals located to the rear of residential streets should be subservient to their neighbours

The massing of the proposal sits well below the roof line of the street, as a single storey development.

7.1.8 As a rule of thumb, the depth and height of a multi-storey rear projection should not exceed 45 degrees measured from the centre of the closest ground floor habitable room from the original structure of neighbouring buildings. Proposals must present a strong design rationale and prove that the massing is not overly dominant to neighbouring properties.

The massing of the proposal sits well below a 45 degree line drawn from the lowest neighbouring window to the east, and the view of the proposal is obstructed behind the existing perimeter wall

National Planning Policy Framework

Section 134 Significant weight should be given to: Designs that help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

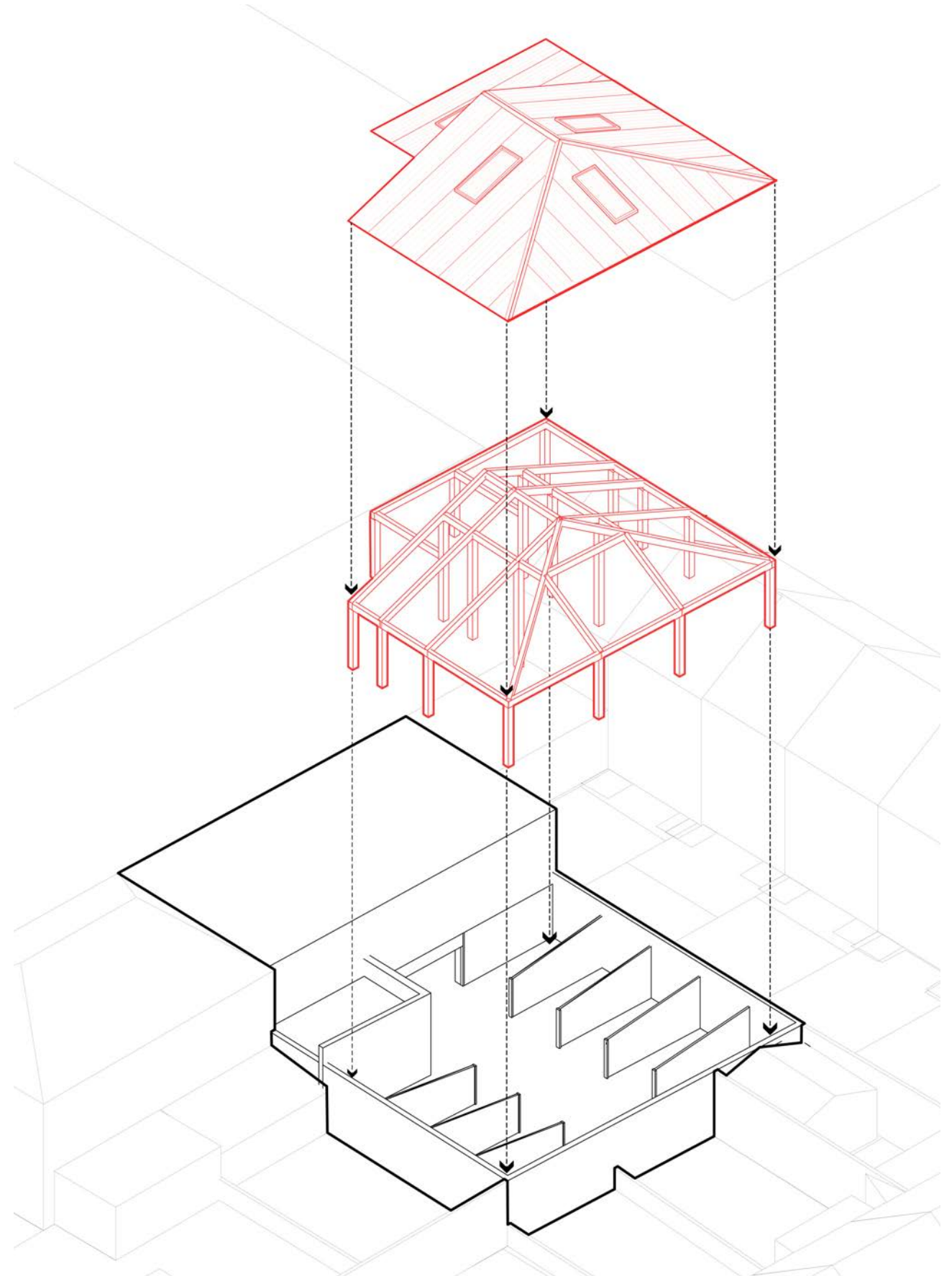
The proposal significantly raises the standard of design in the area by regenerating the current eye sore created by the existing derelict storage units, which are visible from neighbouring properties, and replacing it with an unobtrusive contemporary structure with materiality sensitive to its context.



Conclusion

The proposal represents a scheme which responds sensitively to the special characteristics of the site. The design regenerates a run-down and unloved site that currently degrades the visual amenity of the area, using a materiality and form which enhances the backland urban grain.

Nooma Studio specialises in working in difficult and sensitive locations recognising careful detailing in response to the environment. This is reflected in this functional, contemporary storage space that enhances the quality of the neighbourhood, and has a positive impact on neighbouring properties.

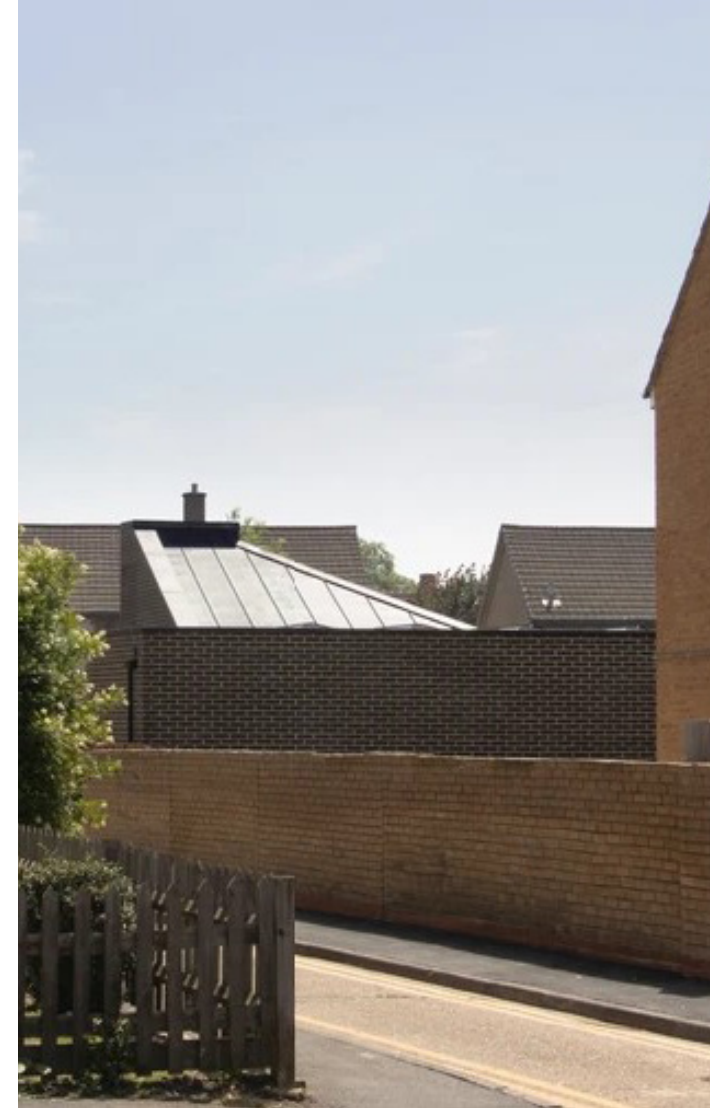


Appendix: Precedents

Nineteenth Road, Decent Goodfellow Architects
Backland Development in Merton



Rhythm - The pitch of the roof acts as a continuation of the streets rhythm, emphasising the local character of the area



Form - The roof pitches away from neighbouring properties so as not to become overbearing



Materiality - The building nestles in with its local context by adopting a similar roof material palette to that of the many outhouses within the neighbourhood

Appendix: Precedents

Vaulted House, vPPR Architects

Backland Development in Hammersmith



Integrated Forms - The materiality and form of the roofs sit comfortably within the backland context. Grey metal roof cladding mimics the tones of surrounding roofs, creating an inobtrusive and attractive view from neighbouring properties



Appendix: Precedents

Amhurst Road Artists Studio, Edgeley Design
Backland development in Hackney



Materiality – Pitched form and corrugated metal materiality visually integrates with surrounding buildings. Although roof is higher than surrounding outbuildings, the sleek and attractive materiality provides an uplift to the surroundings