

Design & Access Statement

691 & 693 Seven Sisters Road, N15 5LA

November 2022

brooks
murray



Introduction

This statement accompanies a planning application for demolition and extension works to the rear of 691 & 693 Seven Sisters Road to rationalise the collection of existing haphazard structures in the rear garden and first floor closet wings.

The first part of this statement includes an analysis of the site, location, uses and context for development.

The second part includes the brief, and the design elements relating to this development such as scale, height, layout & appearance.

The third part includes information relating to access, for the proposed development.

This statement should be read in conjunction with the submitted drawings and documents.

1.0 Context

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Context

1.1 Site Location and description

691 & 693 are a pair of terraced properties located in the middle of a terrace on the north side of Seven Sister Road. They are of brick construction, typical of their period and have been heavily modified at ground and first floor levels over the course of their life. At ground level each unit contains a shop with flats to the rear. Each property contains a staircase leading to further flats.

The site is located in the London Borough of Hackney, between Seven Sisters Road Overground and Underground Stations.



Various views of the Site



Aerial photograph of the site (marked in red outline) and its immediate surroundings

Context

Site

1.2 Site Context

The two properties would have originally had identical mirror plans with shop units across the entire ground floor to the original rear building line with stair cases to the centre of the plan. A first floor landing, a closet wing likely containing a bathroom and beyond 2 rooms, front and rear. At second floor 2 further rooms front and back, each with a single dormer.

This plan is largely in tact at first and second floor, albeit sub-divided into various flats. At ground floor a series of erratic rear extensions have been added and now contain flats. At first floor landing the closet wings in each property have been converted into single flats.



Existing building - Front



Existing building - Rear



Context

The properties are both in poor condition and many of the flats are below national minimum standard sizes. See below photos of the properties in their current state.



Stair core of 693



Ground Floor Studio 691



Rear elevation of 691 (ducting associated with 689)



Enclosed bay window to 691



Stair core of 691



Rear garden of 693



Makeshift lightwell at 691



Rear garden of 691

2.0 Design

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Design

2.1 Design Overview

The design considers each floor individually and used a combination of proposed additions and selective demolition to rationalise the rear elevation of both buildings.

Where possible flats will be extended and combined in order to meet Technical Housing Space Standards and National & Local Planning Policy requirements.

The new flats on the site will help meet the desperate housing need within the local population.

2.2 Impact on Sunlight Daylight

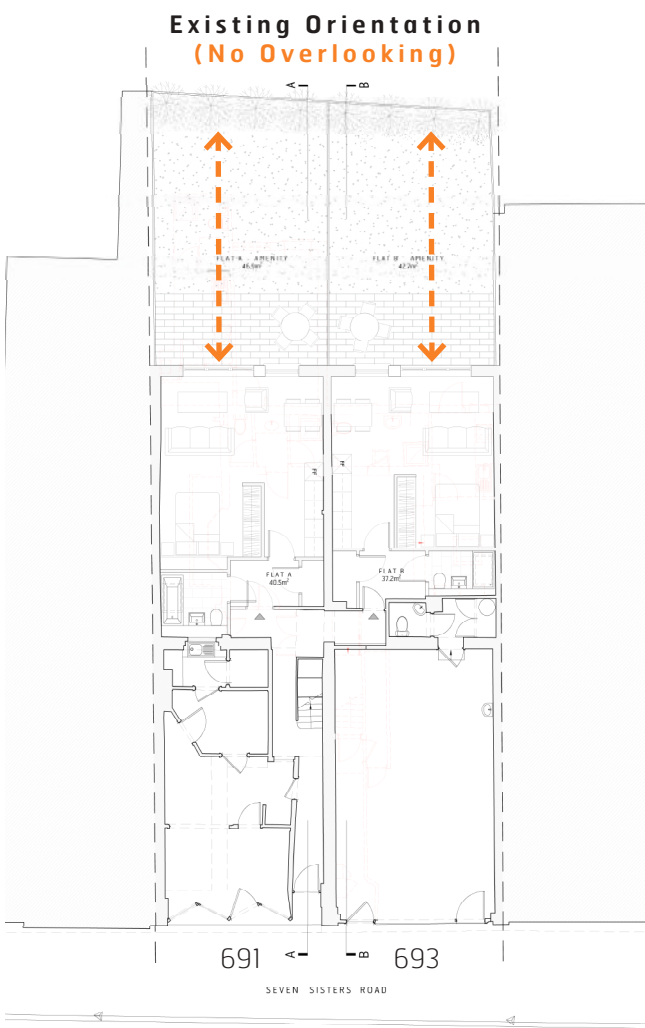
The building is orientated on a north west-south east axis. The impact on daylight/sunlight will be minimal as the tallest part of the existing building is to the south and the proposed extensions are shorter.

2.3 Privacy

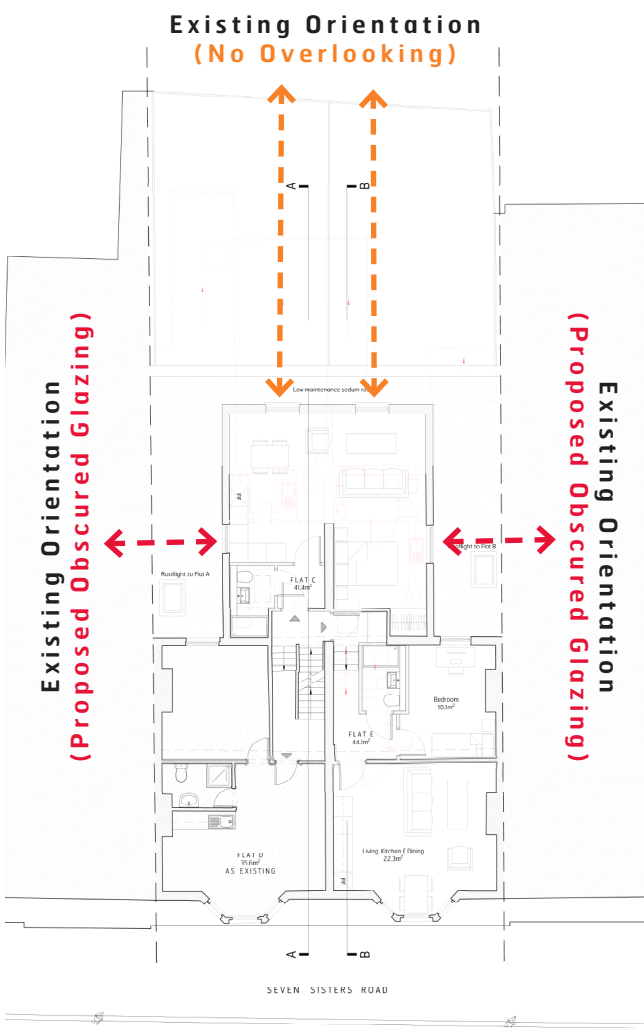
No new side facing windows are proposed. The existing ones at first floor will be changed to obscured glass fittings to protect occupier and neighbouring privacy going forward.

Windows to the north (rear) elevation are of the same orientation as existing windows and as such no overlooking issues are foreseen.

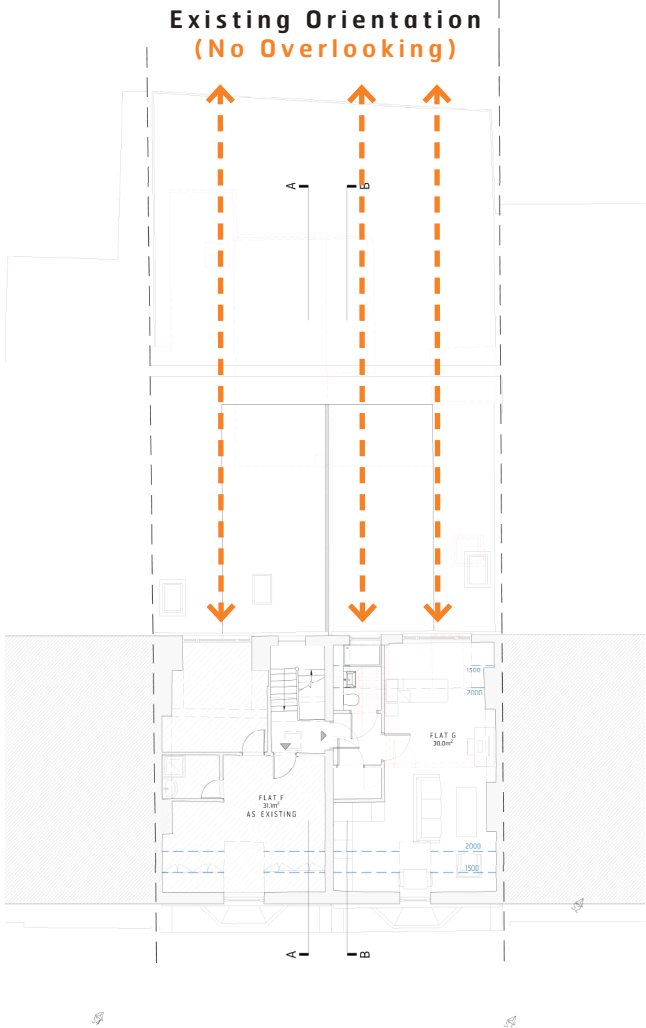
As a result of the dormers there will be a larger number of windows at second floor level, however the scale and massing of these dormers are similar to the existing condition or neighbouring approvals and therefore no overlooking issues should arise.



Ground Floor Plan



First Floor Plan



Second Floor Plan

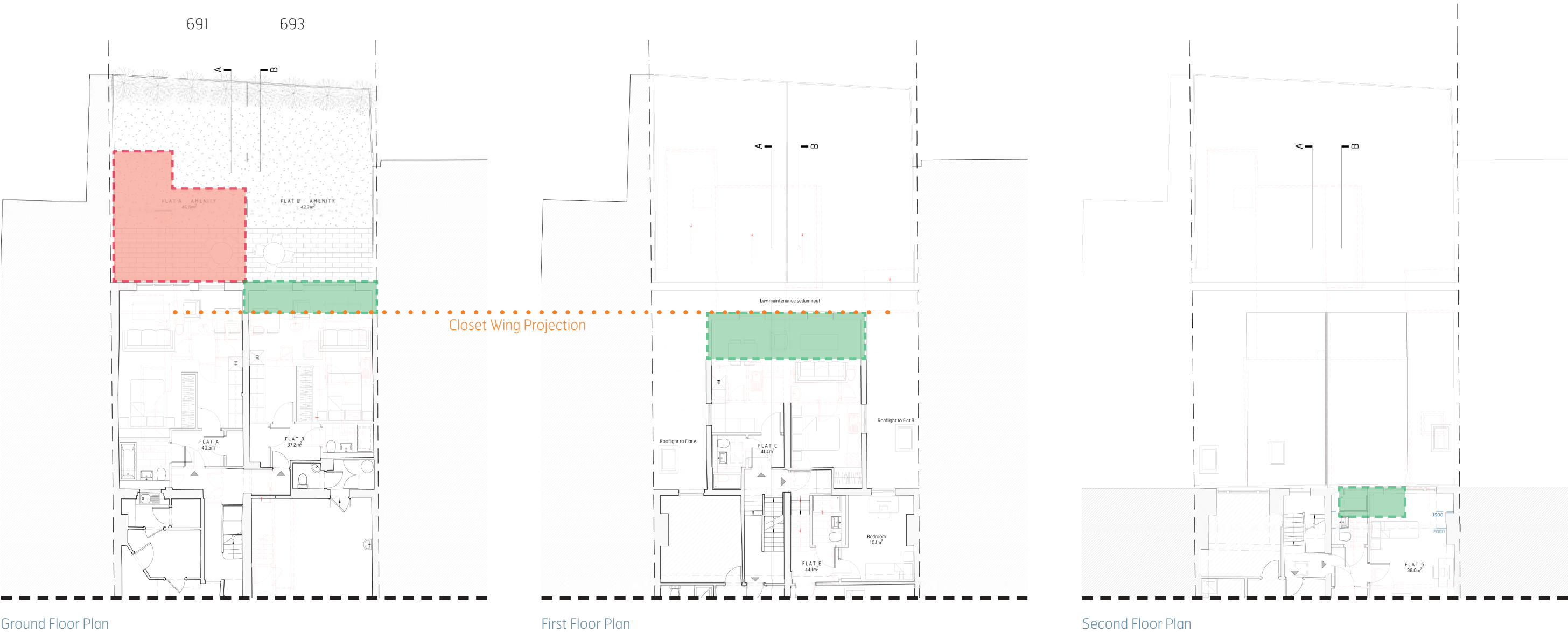
Design

2.4 Scale, Mass & Height

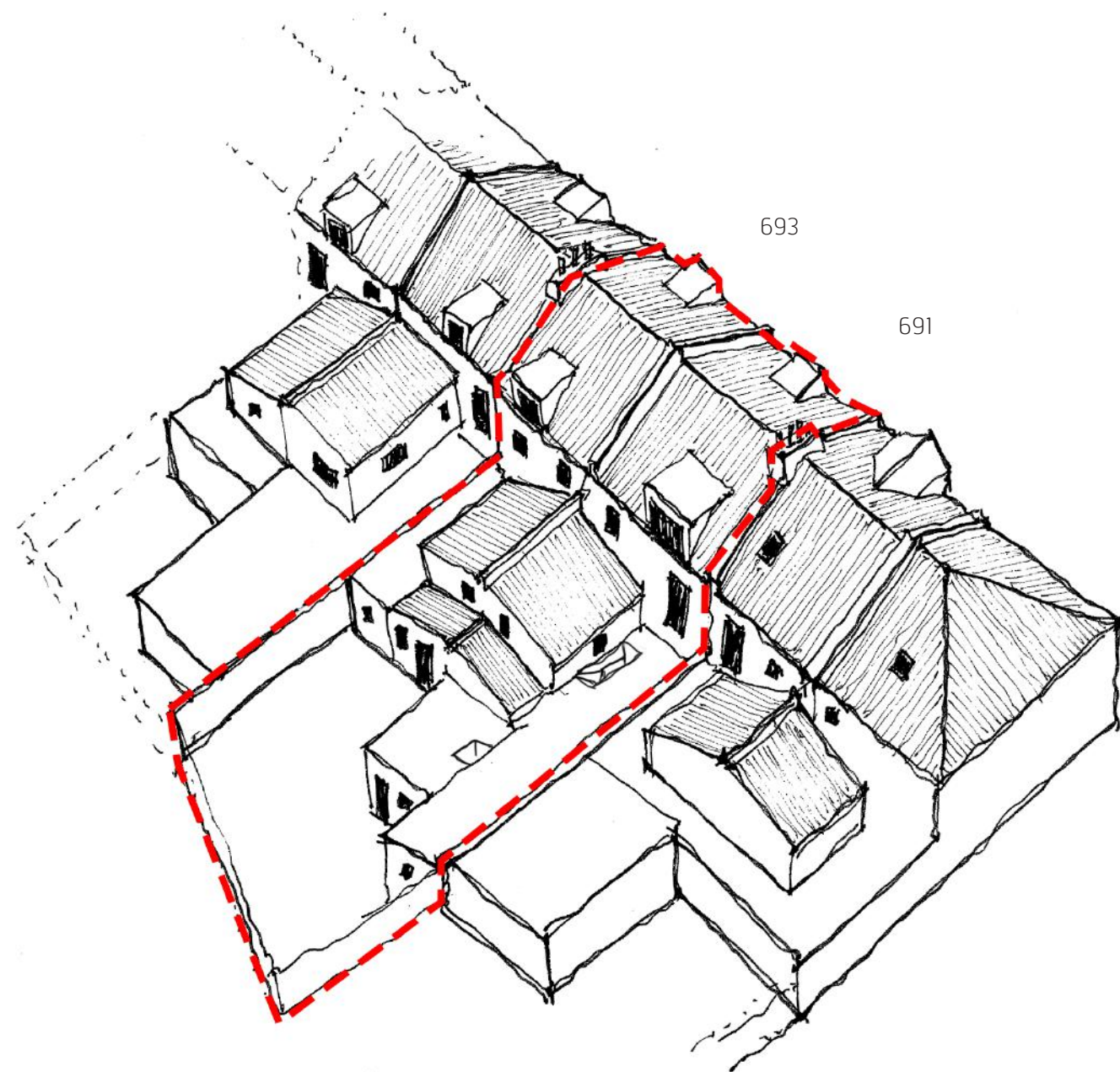
At ground floor the various random additions to the rear will be removed and the building brought back to a uniform point, in keeping with the scale and form of the original terrace. The proposed line is defined by the areas required to provide two fully sized studio flats. The proposals will result in a net loss of floorspace of around 18.15m2 at ground floor. This area will be used as private amenity to the flats.

At first floor an extension to the pitched roof closet wing that projects an additional 1,900mm allows for the two existing flats to be combined into a 41m² studio with dual aspect. This projection sits in line with the original ground floor closet wing.

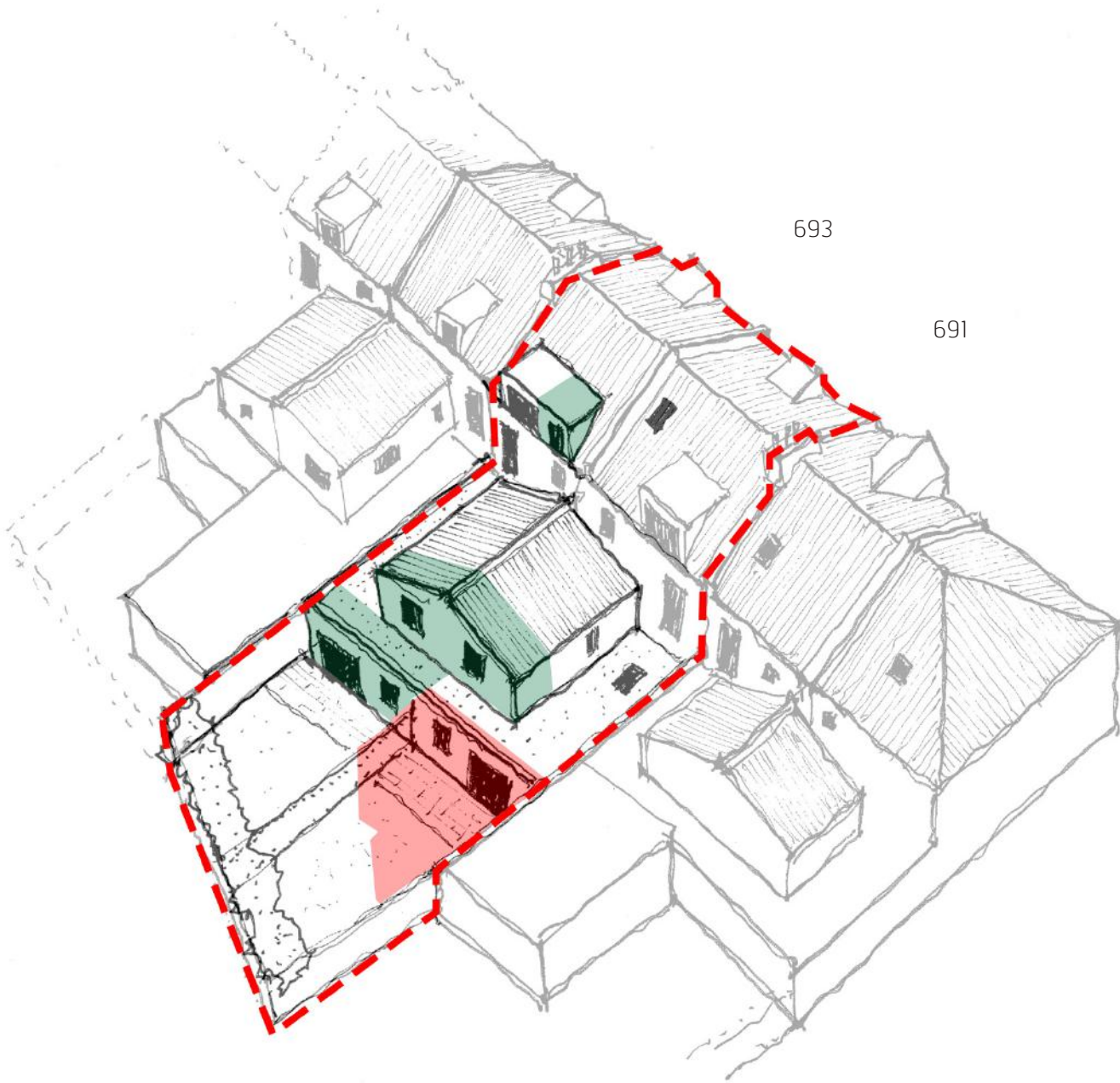
The rear box dormer of 693 will be extended to the west to provide headroom for a shower room. Many other properties on the terrace have dormers of this scale and form.



Demolition in RED
Additions in GREEN



Existing Massing of Rear Elevation



Proposed Massing of Rear Elevation

Demolition in RED
Additions in GREEN

Design

2.5 Appearance & Materials

The proposal will identify existing and proposed additions through use of contrasting materials. The existing brickwork, where retained, will be repointed and cleaned. Windows will be replaced and enlarged to appear uniform across the first floor facade.

New extension elements at ground, first and second floor will be clad in dark timber to differentiate them from the original terrace.



London Stock Brick



Black Clad Dormer



Existing Brickwork



Black clad box dormer and first floor extension



Proposed Rear Elevation

Design

2.6 Layout & Amount

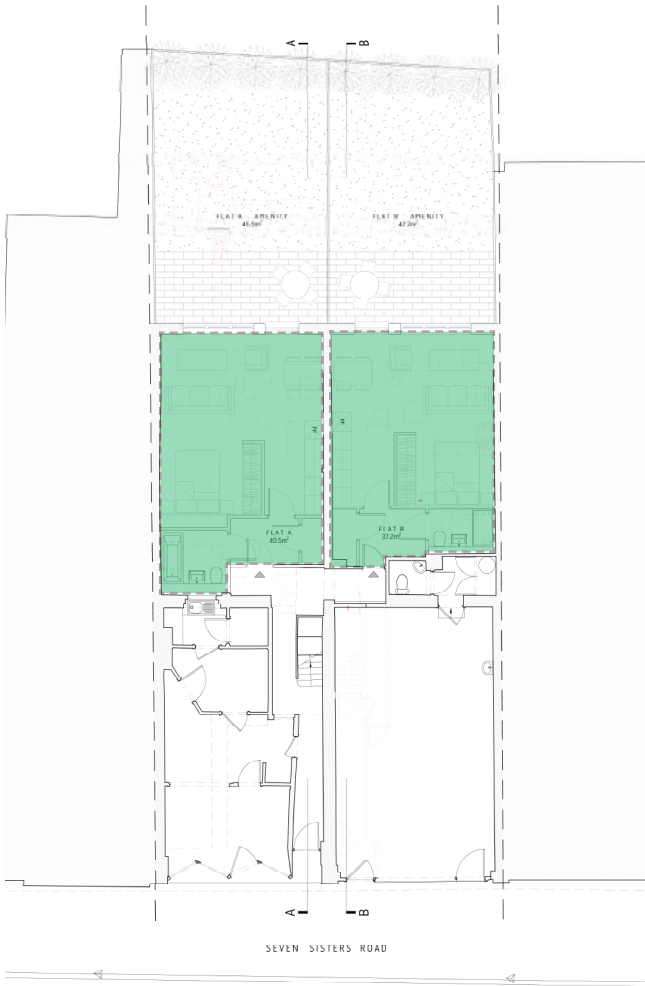
At ground floor, all sub-standard flats would be demolished and replaced with two studio flats with access to private gardens.

On the first floor landing the two existing units would be combined and extended, only so far as, to form a fully sized studio flat.

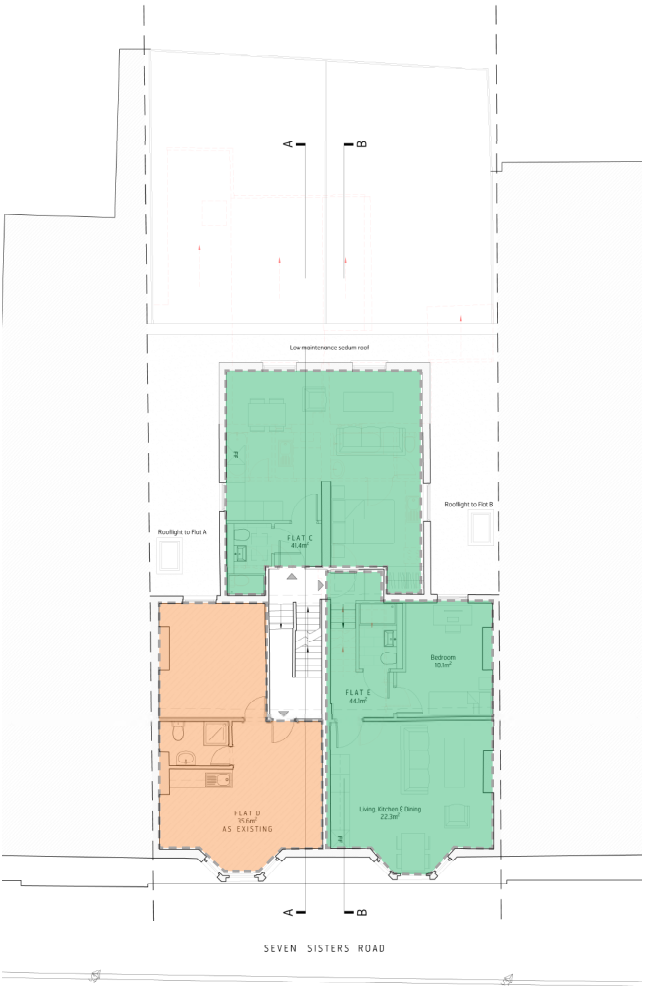
The staircase to 693 would be removed allowing the entire floor plate of the building at first and second floors to become two studio flats. The existing flats within 691 at first and second floors would remain as existing as there is no scope to extend them in order to make them fully compliant with Technical Housing Standards.

2.7 Daylight & Ventilation

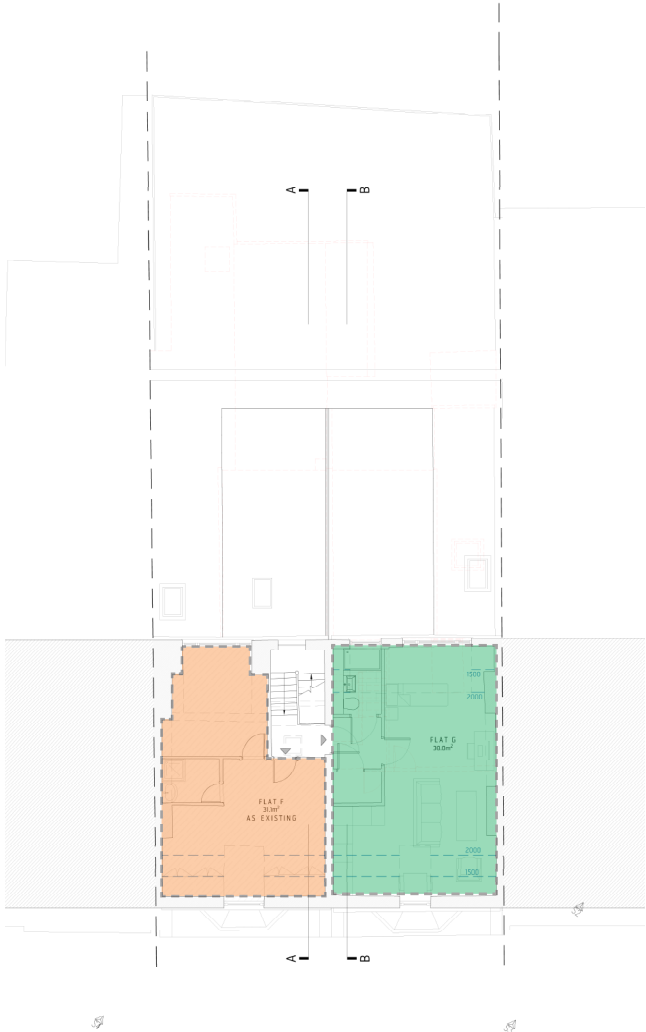
All the flats at first and second floor are proposed as dual aspect. The orientation of the site means that the main spaces in the units will enjoy good levels of daylight and natural cross ventilation. The ground floor studio flats are constrained by the shops to the front and so will have skylights to the rear to aid with cross ventilation.



Ground Floor Plan
Existing Unaltered 1 Bedroom Flats in ORANGE
Proposed Self Contained Studios in GREEN



First Floor Plan



Second Floor Plan

Access

3.0 Access

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Access

Access

3.1 General Access

Access to the site will be simplified with access to the shops via their respective shopfronts and residential access via the front door of 691 only.

Access to the proposed flats will using the staircase of 691 only.

3.2 Parking

The site has a PTAL level of 6b, considered the highest level of accessibility.

In line with council policy the proposal is offered car-free.

The proposed development does not include any car parking spaces allocated to the new flats.

Access

Access

3.3 Waste

Waste collection for flats and commercial units will remain as existing. Waste can be left on the kerb side between the hours outlined below on a daily basis. As such, no additional waste storage facilities (aside from kitchen bins) will be provided.

FAS and Commercial Collections - AM								
N6	Highgate High Street	Haringey Side Only	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N22	Ireland Place	Junction with Whittington road	07.00 to 08.00	08.00 to 09.00	14.30 to 15.30	15.30 to 16.30		
N15	Langham Road	FAS only	06.00 to 06.30	06.30 to 07.30				
N17/N22	Lordship Lane	Whole Road Including: Boreham Road	07.30 to 08.30	08.30 to 09.30			21.30 to 23.00	23.00 to 05.00
N8	Middle Lane	Whole Road	10.00 to 11.00	11.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N17	Monument Way	The bags are left on the corner with the Junction with High Road	06.30 to 07.30	07.30 to 08.30	13.30 to 14.30	14.30 to 15.30		
N17	Mount Pleasant Road	Whole Road	06.00 to 06.30	06.30 to 07.30	14.30 to 15.30	15.30 to 16.30		
N10	Muswell Hill	Whole Road	12.00 to 13.00	13.00 to 14.00	18.00 to 19.00	19.00 to 20.00		
N10	Muswell Hill Broadway	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N6/N10	Muswell Hill Road	Whole Road	12.00 to 13.00	13.00 to 14.00	18.00 to 19.00	19.00 to 20.00		
N22	Myddleton Road	Whole Road	07.00 to 08.00	08.00 to 09.00			21.30 to 23.00	23.00 to 05.00
N2	North Road	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N17	Northumberland Park	Whole Road	09.00 to 10.00	10.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N22	Palace Gates Road	Whole Road Inc. Triangle area J/W Alex Pk Rd	06.00 to 07.00	07.00 to 08.00			21.30 to 23.00	23.00 to 05.00
N17	Park Lane	Whole Road	09.00 to 10.00	10.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N8	Park Road	Whole Road	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N15	Phillip Lane	Whole Road	06.00 to 06.30	06.30 to 07.30			21.30 to 23.00	23.00 to 05.00
N8	Priory Road	Whole Road	10.00 to 11.00	11.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N4	Quernmore Road	Whole Road	10.00 to 11.00	11.00 to 12.00	17.00 to 18.00	18.00 to 19.00		
N22	Salisbury Road	Whole Road	08.00 to 09.00	09.00 to 10.00			21.30 to 23.00	23.00 to 05.00
N15	Seven Sisters Road	Whole Road	06.30 to 07.30	07.30 to 08.30			21.30 to 23.00	23.00 to 05.00
N4	Seven Sisters Road	Haringey Side Only	09.00 to 10.00	10.00 to 11.00			21.30 to 23.00	23.00 to 05.00
N15	St Ann's Road	Whole Road	06.30 to 07.30	07.30 to 08.30	15.00 to 16.00	16.00 to 17.00		
N10	St James Lane	Tuesday Only	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N22	St Michaels Terrace	Flats Above Shops and any commercial	06.00 to 07.00	07.00 to 08.00	15.00 to 16.00	16.00 to 17.00		
N22	Station Road	Whole Road	06.00 to 07.00	07.00 to 08.00	15.00 to 16.00	16.00 to 17.00		
N4	Stroud Green Road	Haringey Side Only	09.00 to 10.00	10.00 to 11.00			21.30 to 23.00	23.00 to 05.00
N10	Tetherdown	Mon, wed, fri only	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N8	The Broadway	Whole Road	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N17	The Roundway	Whole Road	08.00 to 09.00	09.00 to 11.00	15.00 to 16.00	16.00 to 17.00		
N8	Tottenham Lane	Whole Road	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N8	Turnpike Lane	Whole Road and headings including: Alexandra Road N8	09.00 to 10.00	10.00 to 11.00			21.30 to 23.00	23.00 to 05.00
N15	West Green Road	Whole Road and headings including: Lawrence Road	06.30 to 07.30	07.30 to 08.30			21.30 to 23.00	23.00 to 05.00
N22	Westbury Avenue	Whole Road and headings including: Whymark Avenue	07.00 to 08.00	08.00 to 09.00			21.30 to 23.00	23.00 to 05.00
N8	Weston Park	Whole Road	10.00 to 11.00	11.00 to 12.00	16.00 to 17.00	17.00 to 18.00		
N17/N22	White Hart Lane	Whole Road	09.00 to 10.00	10.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N11	Whittington road	Junction with Bounds Green Road	07.00 to 08.00	08.00 to 09.00	14.00 to 15.00	15.00 to 16.00		
N8	Wightman Road	Whole Road	09.00 to 10.00	10.00 to 11.00	14.00 to 15.00	15.00 to 16.00		

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