

DESIGN AND ACCESS STATEMENT

PROPOSED 1-BEDROOM DETACHED HOUSE AT THE REAR OF

47 CRANLEIGH ROAD, LONDON N15

CLIENT : FRANK OSEI

LPA : LONDON BOROUGH OF HARINGEY



SITE AND LOCATION

The site is located at the rear of 47 Cranleigh Road, but its access is along Etherley Road. It was used as a Church for a good number of years, and the last Church service was held in 2004. It has since remained vacant.

The site is not within a conservation area, and it is adjoined by residential dwellings. Surrounded with good local amenities, it is within a few minutes' walk to Chestnut Park and there is a Library, Schools and local shopping facilities nearby. Public transport is good, and within 15 minutes' walk from both Harrigay Green Lanes Station and Seven Sister Station.



THE EXISTING BUILDING

This is a single storey building with gable end and covers the entire site with the exception of the set back from the footpath to the front. To the north is the garage located at the front of 60 Etherley Road which is the adjoining property. There have been incidents of the site being used for fly tipping and various anti-social behaviour due to its long period of not being occupied. The proposal if granted will enhance the urban fabric.

THE PROPOSAL

The proposal is for a 1-bedroom detached house, and the form is similar to the existing building which would be demolished. With gable ends to the front and rear, the rearward projection has been reduced to ensure that there is no adverse impact to the adjoining property at the rear. The floorspace would exceed the minima set out in the London Plan and the interior is generous and with good quality daylight/sunlight.

PLANNING HISTORY

A previous application HGY/2022/2096 was withdraw following comments from the council. The main issues of concern were as follows:

Policy DM49 seeks to protect existing social and community facilities and as such the loss of the Church which is a community facility needs to be addressed.

Removal of the window facing the rear garden to no 47.

Site more appropriate for a 1-bedroom dwelling.

Provision of cycle storage and refuse area.

DESIGN



Existing street view

Proposed street elevation



With a contemporary design but respecting the local character of Victorian terrace houses, the proposal incorporates a gable end to the front and with brickwork with special features. The materials have been chosen to create a harmonious street scene whilst at the same time providing a building with identity and not a pastiche copy of context. Set out on two floors, the living/dining/kitchen are located on the ground floor and would have access to the garden.

The scale and design of the proposed building is considered to be sympathetic to the character of the area. The design of the new building has been carefully considered to ensure that the levels of privacy and amenity currently experienced by the neighbouring are not prejudiced. The proposed development will provide a good standard of accommodation. The proposed development represents an appropriate use of the site.

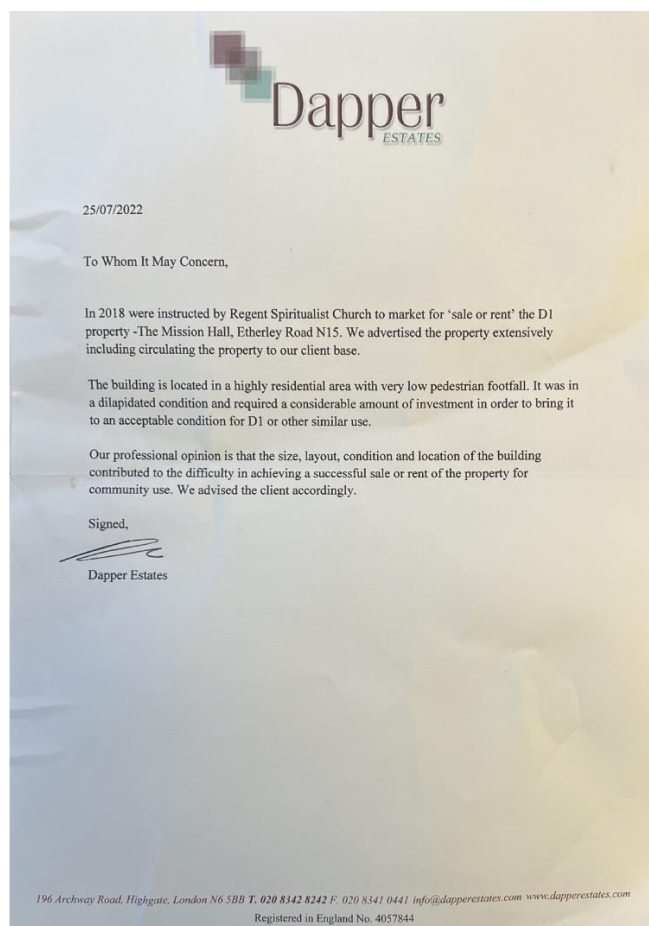
IMPACT ON SURROUNDING BUILDINGS

The application seeks the demolition of the existing building which will be replaced by a detached house on two floors. The front of the proposed building aligns with the existing, and at the rear it has been set back from the adjoining rear garden of no 45 Cranleigh Road, to ensure that there is no adverse loss of daylight and sunlight. The proposed footprint is therefore smaller than the existing building.

The impact of the proposal on the site is analysed within drawings HT/R47/PL05B-PL07B.

LOSS OF A BUILDING OF COMMUNITY VALUE

The location is not considered to be appropriate for a Church, hence why it has been vacant for so many years. The impact of a church would include having the worshippers arriving at the same time, which would lead to available parking stress. Also there will be concern on noise, natural ventilation and fire egress, as there is only one entrance and exist. The proposed use of the site for residential development is considered more appropriate. Every effort was made to find a user for a similar use class but to no avail.



Ibi Design Consultants
59 Chelmsford Road
London
N14 5PY

15/08/2022

Dear Ibi,

Re. Etherley Road Church

In 2020 we were instructed by Ms Lang to market the premises for rent. We were unsuccessful in this respect.

The property is located in a residential area and is not strategically situated for community use. We understand that it ceased to be used as a church due complaints of noise nuisance and low attendance.

Since it stopped being used as a church the property fell into disrepair and had issues with water ingress as a result of a hole in the roof. The property also showed visible signs of structural movement. The property had become a site for fly tippers and the dumping of rubbish; and in 2020, during the period we were instructed to market the building, Haringey Council were forced to clear dumped rubbish from the site and also to erect a fence at the front of the building in order to prevent the further dumping of rubbish.

We assisted Ms Lang in her negotiations with the Council's Environmental Department in resolving the matter and the associated enforcement notice.

Should you require further information please do not hesitate to contact us.

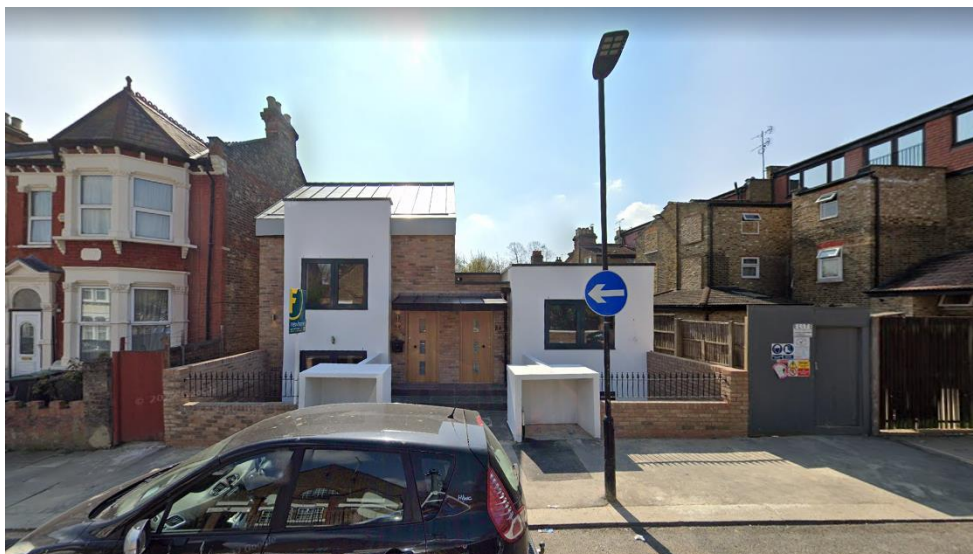
Yours sincerely,



Parkview Estates

329 Green Lanes Haringey London N4 1DZ

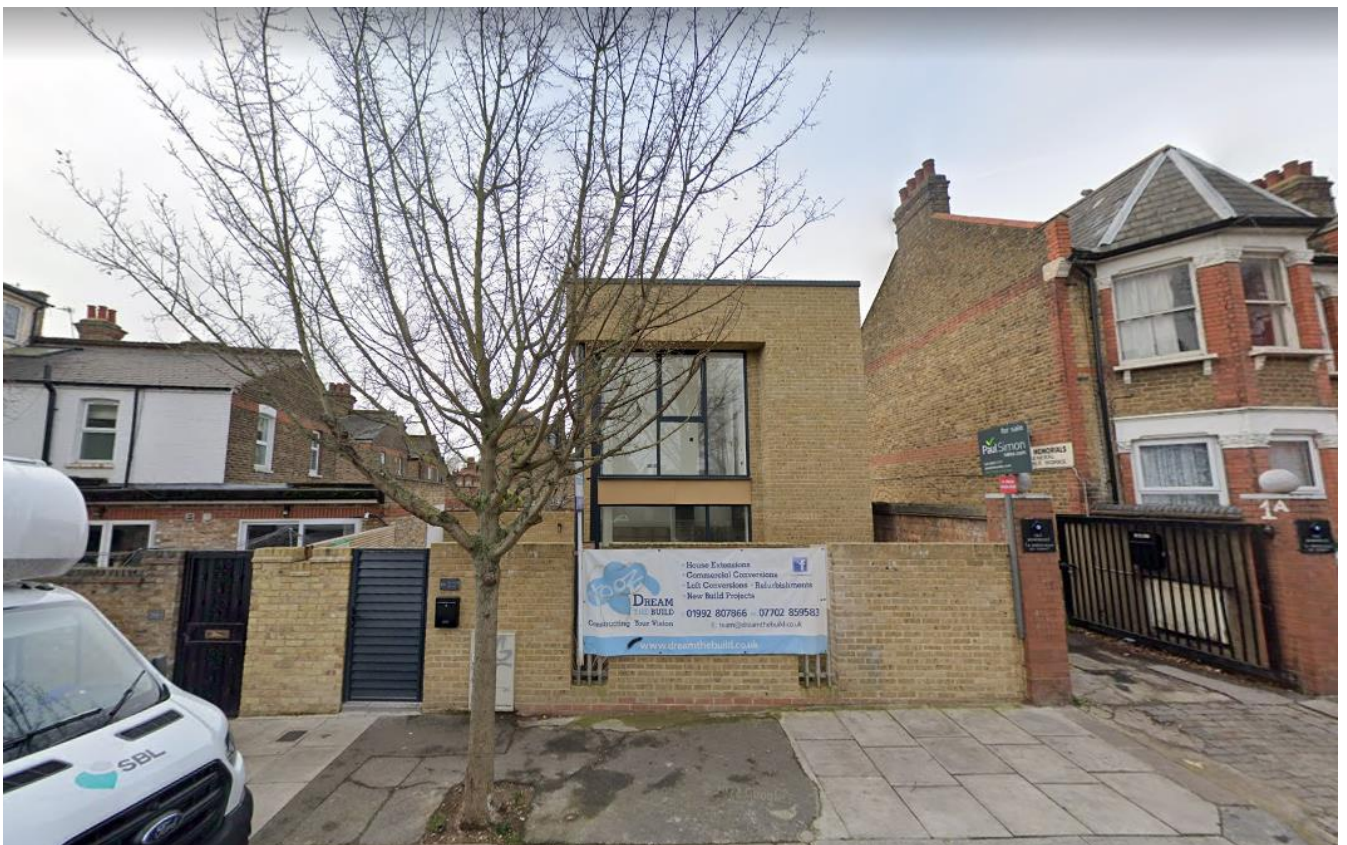
PRECEDENCE OF CONTEMPORARY NEW BUILD HOUSES WITHIN THE BOROUGH







CREIGHTON ROAD



PHILIP LANE N15



PARK ROAD N8

