

Rear of 12-14 High Road  
London  
N22 6BX



**DESIGN AND ACCESS STATEMENT**

EXISTING RESIDENTIAL EXTENDED AND RECONFIGURED  
TO FORM 4NO. APARTMENTS.

AT

Rear of 12-14 High Road, London, N22 6BX

1-13-2023

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## A. DESIGN

### 1. Introduction

- 1.1 This design and access statement has been prepared on behalf of our client to support of an application seeking permission for development of the existing residential at the rear of 12-14 High Road, into for new dwellings. The proposal is for 4 number new 1B/2P duplex-style apartments to be constructed as an extension to the existing residential building.
- 1.2 The application site is located on High Road in the London region of England. The postcode is within the Noel Park ward/electoral division, which is in the constituency of Hornsey and Wood Green.
- 1.3 Guidance for design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property and its sitting both encompasses several distinct elements with different features, and the extent of the proposed works has driven the length of this document.



## 2. Planning History

HGY/2007/1619 - Display of 1 x internally illuminated fascia sign and 1 x projecting box sign.

Status - Approve with Conditions - 20/9/2007

HGY/2007/1624 - Installation of new shopfront comprising new windows and relocation of store entrance.

Status - Approve with Conditions - 19/9/2007

HGY/2007/1053 - Installation of new shopfront and x 2 new A/C units.

Status - Refuse - 11/7/2007

HGY/2007/1051 - Display of internally illuminated fascia sign and projecting box sign.

Status - Refuse - 11/7/2007

HGY/2006/1781 - Reworking of approved application HGY/2006/0358 (Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level) to include partial demolition of rear of 12-14 High Road, N22 and erection of 3 storey new build to match the massing of the existing scheme and proposed design changes to Whymark Avenue elevation.

Status - Approve with Conditions - 08/5/2007

HGY/2006/0358 - Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level.

Status - Approve with Conditions - 01/9/2006



HGY/2005/2168 - Amalgamation of existing ground floor retail premises and erection of a single storey rear extension to create a single (large) retail unit. Associated works to include the creation of vehicular crossover to Whymark House and alterations to elevations at Whymark House.

Status - Approve with Conditions - 17/1/2006

HGY/2004/0911 - Demolition of existing building and erection of part 3 and part 4 storey building comprising 1 x 2 bed and 4 x 1 bed self contained flats on second and third floors and retail (A1) premises on ground and first floors.

Status - Approve with Conditions - 07/7/2004

OLD/1985/0587 - Change of use from bank to retail shop.

Status - Approve with Conditions - 20/3/1985

OLD/1985/0586 - Display of shop fascia sign.

Status - Approve with Conditions - 06/3/1985

OLD/1984/0648 - Change of use from office to shop.

Status - Approve with Conditions - 27/7/1984

OLD/1982/1645 - Alteration to front elevation along Whymark Avenue (Including 12-14 High Road N22).

Status - Approve with Conditions - 04/8/1982

OLD/1982/0616 - Change of use of part of first + second floors to offices.

Status - Approve with Conditions - 25/1/1982

OLD/1982/0615 - Display of fascia sign and projecting sign.

Status - Approve with Conditions - 20/1/1982

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OLD/1982/0614 - Installation of new shopfront.

Status - Approve with Conditions - 20/1/1982

OLD/1981/0623 - Change of use from part retail part offices to Bank branch office  
- ground floor only.

Status - Approve with Conditions - 14/10/1981

OLD/1981/0622 - Change of use to restaurant/take away fast food service.

Status - Approve with Conditions - 12/10/1981

OLD/1978/0514 - Installation of new shopfront.

Status - Approve with Conditions - 09/10/1978

OLD/1978/0516 - Display of illuminated fascia sign and projecting box sign (No.12).

Status - Approve with Conditions - 22/8/1978

OLD/1978/0515 - Installation of new shopfront (No.12).

Status - Approve with Conditions - 22/8/1978

OLD/1978/0513 - Display of illuminated fascia sign and projecting box sign.

Status - Approve with Conditions - 26/7/1978

OLD/1978/0512 - Use of 12-14 as an employment agency.

Status - Approve with Conditions - 02/6/1978

OLD/1971/0449 - Erection of shops, flats & offices comprising 32260 sq. ft of  
shopping 10000 sq. ft of offices & 24 flats.

Status - Approve with Conditions - 19/11/1971

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OLD/1970/0457 - Display of illuminated lettering to High Road/Whymark Avenue elevations.

Status - Approve with Conditions - 12/5/1970

OLD/1970/0456 - Display illuminated project box sign.

Status - Approve with Conditions - 29/4/1970

OLD/1968/0596 - Erection and display of illuminated sign.

Status - Refuse - 25/3/1968

OLD/1968/0595 - Erection and display of illuminated directional sign.

Status - Refuse - 10/1/1968

OLD/1965/0341 - Installation of new shopfront.

Status - Approve with Conditions - 05/2/1965

OLD/1965/0340 - Display of illuminated sign.

Status - Approve with Conditions - 04/2/1965

OLD/1962/0355 - Display of advertisement sign.

Status - Approve with Conditions - 03/5/1962

OLD/1962/0635 - Display of illuminated sign.

Status - Refuse - 08/2/1962

OLD/1956/0306 - Display of advertisement.

Status - Approve with Conditions - 13/12/1956

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OLD/1956/0477 - Display of advertisement.

Status - Refuse - 09/11/1956

OLD/1956/0305 - Display of illuminated sign.

Status - Approve with Conditions - 14/2/1956

OLD/1956/0304 - Display of advertisement sign.

Status - Approve with Conditions - 14/2/1956

OLD/1956/0476 - Display of advertisement sign.

Status - Refuse - 27/1/1956

OLD/1953/0251 - Display of illuminated fascia sign.

Status - Approve with Conditions - 11/2/1953

OLD/1953/0250 - Installation of new shopfront.

Status - Approve with Conditions - 11/2/1953

OLD/1950/0272 - Use of 1 office on 1st floor for light industrial purposes  
(manufacture of cooks services from Nylon Cloth).

Status - Approve with Conditions - 13/12/1950



### 3. Site and Context

- 3.1 High Road is located within North London which is in the East of England region of the UK. The site is not located within a conservation area. The nearest town centres are Hornsey which is located 0.8 miles Southwest, Wood Green which is located 0.8 miles North West and Haringey which is located 1 miles East. The site lies near services with the nearest railway station 0.48 miles away, tube station 0.1 miles away and a bus stop directly outside of the site.
- 3.2 The application site is mixed use with retail on the ground floor at the front and residential at the back and above. The existing building is made from yellow and red multi stock facing brick mixed with render, with traditional tiles on the pitched roofs and single ply membrane on the flat roofs. The residential access is from the side, Whymark Avenue. The site can be accesses only by pedestrians from both High Road and Whymark Avenue.

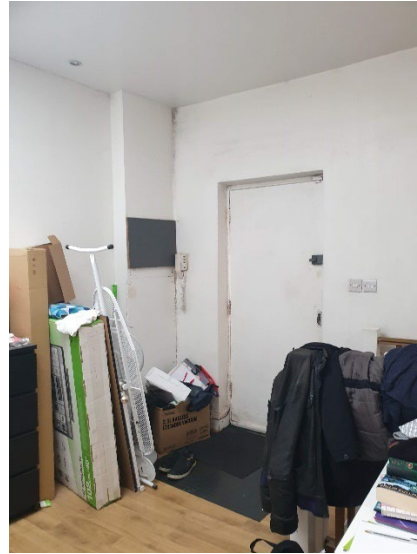
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Site photos



View of existing property – West



Existing door, Permanently closed \_Ground floor bedroom



South West Boundary



Existing access to the property

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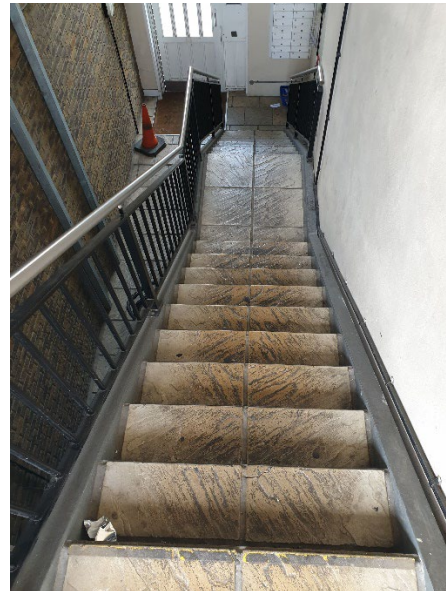
Existing Living/Kitchen and dining space- First Floor



Existing Corridor – Ground Floor



Internal stair and access to Ground floor bedrooms



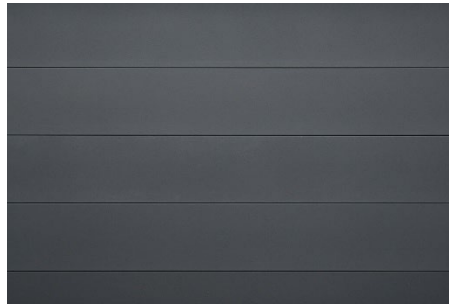
External stair & access way to First Floor terrace



#### 4. Design Proposal

- 4.1 The aim of the proposed extension is to develop the property to improve its utility, appearance and flexibility and create a desirable and suitable environment for its future occupiers. The proposal respects the surrounding buildings, in terms of the scale and massing, height, building lines, design and the materials used. In our view, the proposal will have no detrimental impact on the character and appearance of the neighbouring properties and local surroundings.
- 4.2 The proposal is for 2 number new duplex-style (1B/2P) apartments on ground and first floor and 2 number new duplex-style (1B/2P) apartments constructed on second and third floor. The proposed extension on ground floor is 29.8m<sup>2</sup>, first floor is 35.0m<sup>2</sup>, second floor is 67.5m<sup>2</sup> and third floor is 62.3m<sup>2</sup>. Overall, the extension provides additional space and improves existing internal residential area for all new proposed apartments. The aim is to provide high quality, generously proportioned modern accommodation for the future occupants.
- 4.3 The physical appearance of the scheme has been designed along a simple ethos that the proposed building should have a tangible sense of place, of being part of High Road and wider context. The footprint and building lines of the neighbouring properties are kept consistent and the proposed extension is designed with consideration to the adjoining properties.
- 4.4 The proposed building will not have any detrimental impact on the existing dwellings in term of overlooking and loss of privacy. All habitable rooms will have adequate levels of daylight and sunlight. High level windows are proposed on south elevation to provide adequate daylight and ensure the privacy of the neighbouring properties as well as future occupants. The proposed obscured glazing windows on northeast elevation create a natural ample light for the future occupants of apartments 02 and 04. Also, obscured glazing windows on west elevation to bring more natural light whilst ensure privacy from overlooking by neighbouring properties.
- 4.5 The material palette for the proposed scheme has been developed to be consistent with the surrounding environment. the character of the proposed development has been designed to minimise the alterations and avoid significant negative impact on the character and appearance of the surrounding area.

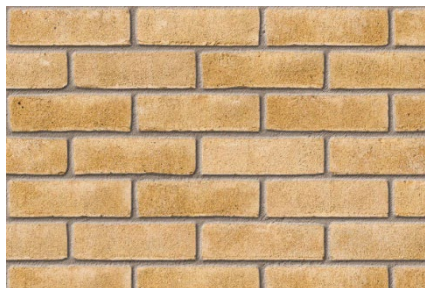
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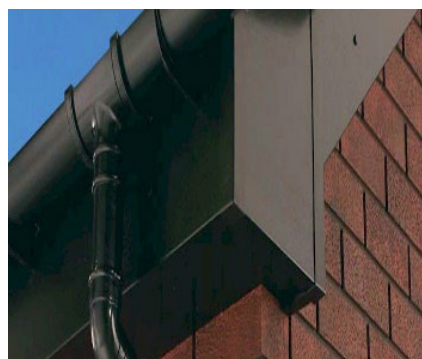
External Wall- Dark Grey Cladding



Window Frames- Dark Grey UPVC



External Wall- Yellow Brick



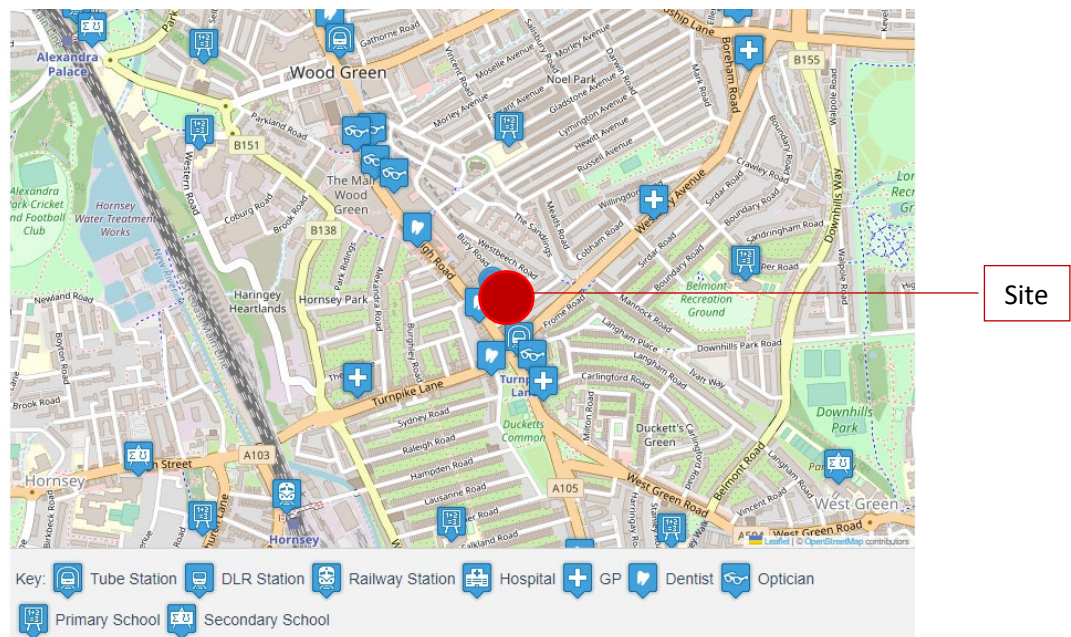
Fascia Soffits and Rainwater Goods- Dark Grey UPVC

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## 5. Vehicular and Transport Links

- 5.1 The application site is located along the High Street where the transportation is good with convenient bus and cycling network to the town centre and a nearby rail station.
- 5.2 The site access is both vehicular and pedestrian from High Road and Whymark Avenue.



Map Illustrating Local Road



This Design and Access Statement provided supporting information on the proposed works to the rear of 12-14 High Road, London, N22 6BX. The information contained in this report aimed to explain the reasoning between the necessary works, details of the proposed works and the impact on of the proposal on local environment.

We believe that the proposed units have been adequately designed to provide a high standard of accommodation, and that the proposed scheme would make a positive contribution to the local area, in aesthetic terms as well as by providing additional quality housing stock.

As such, we believe that there should be no impediment to Borough of Haringey Council in recommending this scheme for approval and look forward to the positive determination of this application.

The logo for Archer Architects, featuring a stylized 'a' and 'b' inside a square frame, followed by the text 'archerarchitects' in a sans-serif font.

<https://www.streetcheck.co.uk/postcode/n226bx>

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