



Fig 1. Aerial view of 185 The Avenue

DESIGN & ACCESS STATEMENT

FOR

185 The Avenue

Haringey

N17 6JJ

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A.

Brief/Site Analysis

This statement should be read in conjunction with the following documents:

- a. Site location plan at a scale of 1:1250
- b. Existing & Proposed Drawings at a scale of 1:100 by AJK Architecture + Design Ltd.
- c. Diagrams provided by AJK Architecture + Design Ltd.

This statement has been prepared in review of the Haringey Council and National Planning Policies:

- a. Haringey New Local Plan 2020
- b. Haringey Development Management 2017
- c. Tottenham Area Action Plan 2017
- d. National Planning Policy Framework 2012 (Revised July 2021)
- e. Building Regulations Part M
- f. Building Regulations Part K

A2. Application Site & Wider Context

The Avenue and Local Amenities

The Avenue is a street with rows of residential use on both sides, the properties along The Avenue are predominantly 2.5 storey buildings with rendered facades. The Avenue is in the heart of the Tottenham Central area. This long street is branch of the A10 which continues towards west till it reaches the Gloucester road junction. The Avenue to the west is neighbouring Lordship Recreation Ground. The terraces along The avenue are very similar in appearance and typology, these properties often benefit from front and rear gardens.

In terms of amenities, the 185 The Avenue benefits from being in the near vicinity of A10 Road, a high street which accommodates a range of different amenities. A10 is a main road which to the south passes through central London and the eventually reach London bridge, and to the North it passes through North Circular Road (A406), and pass through Enfield.

The Map opposite highlights the amenities that 185 The Avenue benefits from in its immediate context.



Fig 2. View of property from the roadside



Fig 3: Local Amenity

1. Broadwater Farm Medical Centre
2. Mount pleasant road Post Office
3. Broadwater Lodge
4. Lordship Recreation Ground
5. Mount pleasant Supermarket
6. Restaurant
7. Sunrise Nursary
8. A10 High Street

Site Plan

The Site plan opposite highlights the boundary line of the 185 the avenue, the last property on a terrace which is a semi detached dwelling, with a side access to the rear garden.

The site plan opposite also highlights the view points of the images below.

Note: The property is an NHS property which was used to house the special needs residents. However due to the decay of the building it was no longer fit for purpose and the NHS relocated the residents.

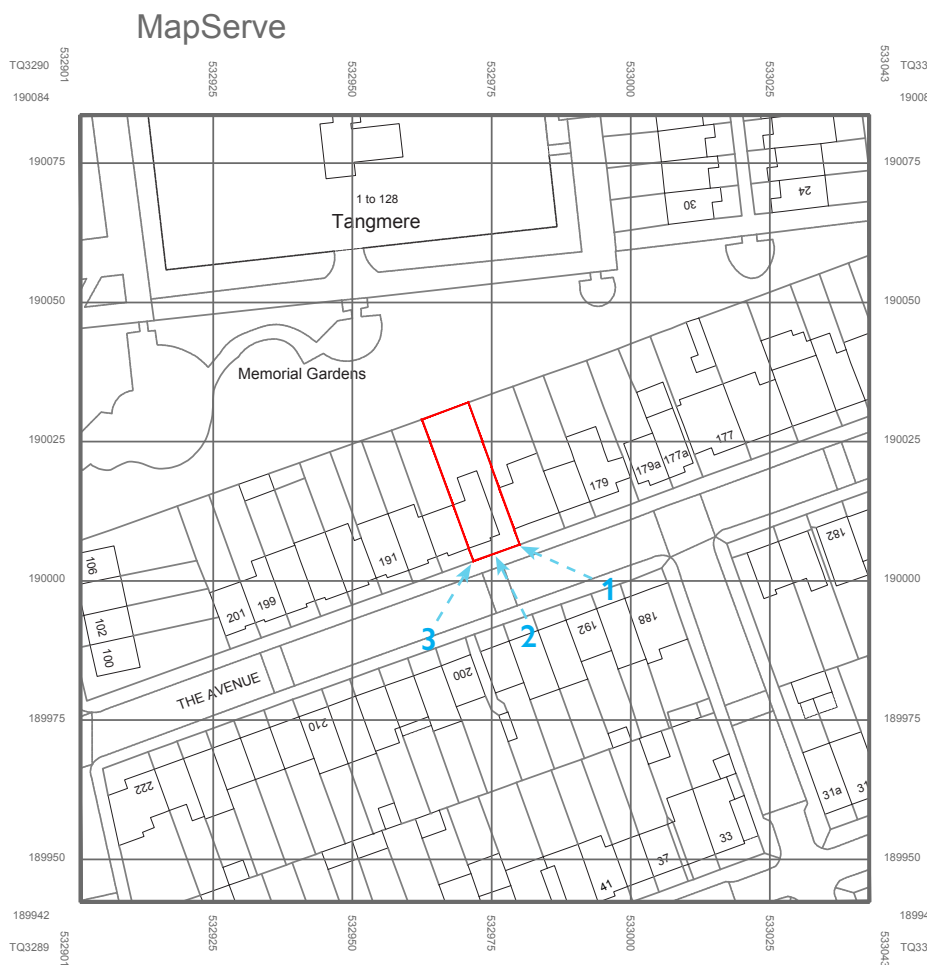


Fig 4. Site Plan



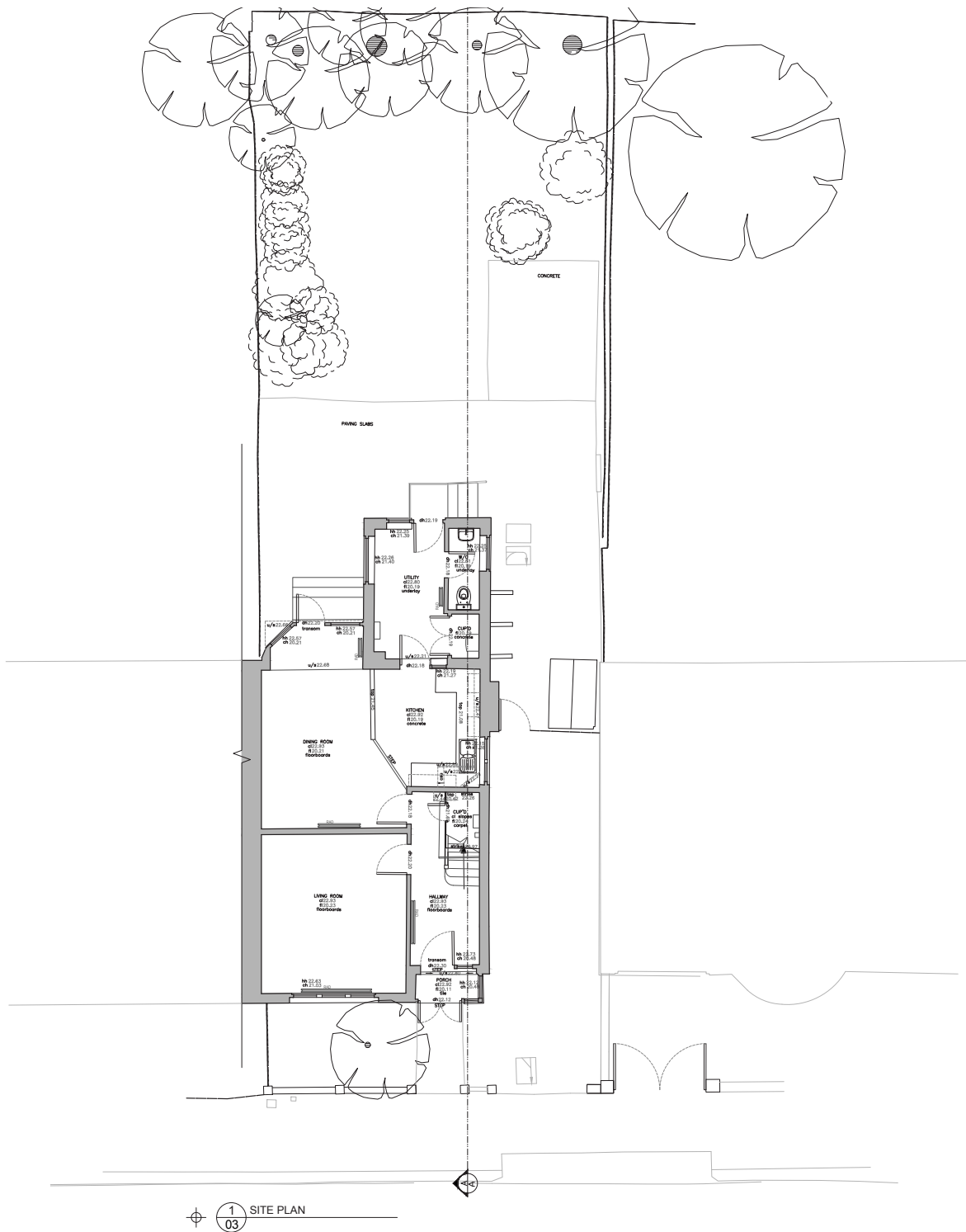
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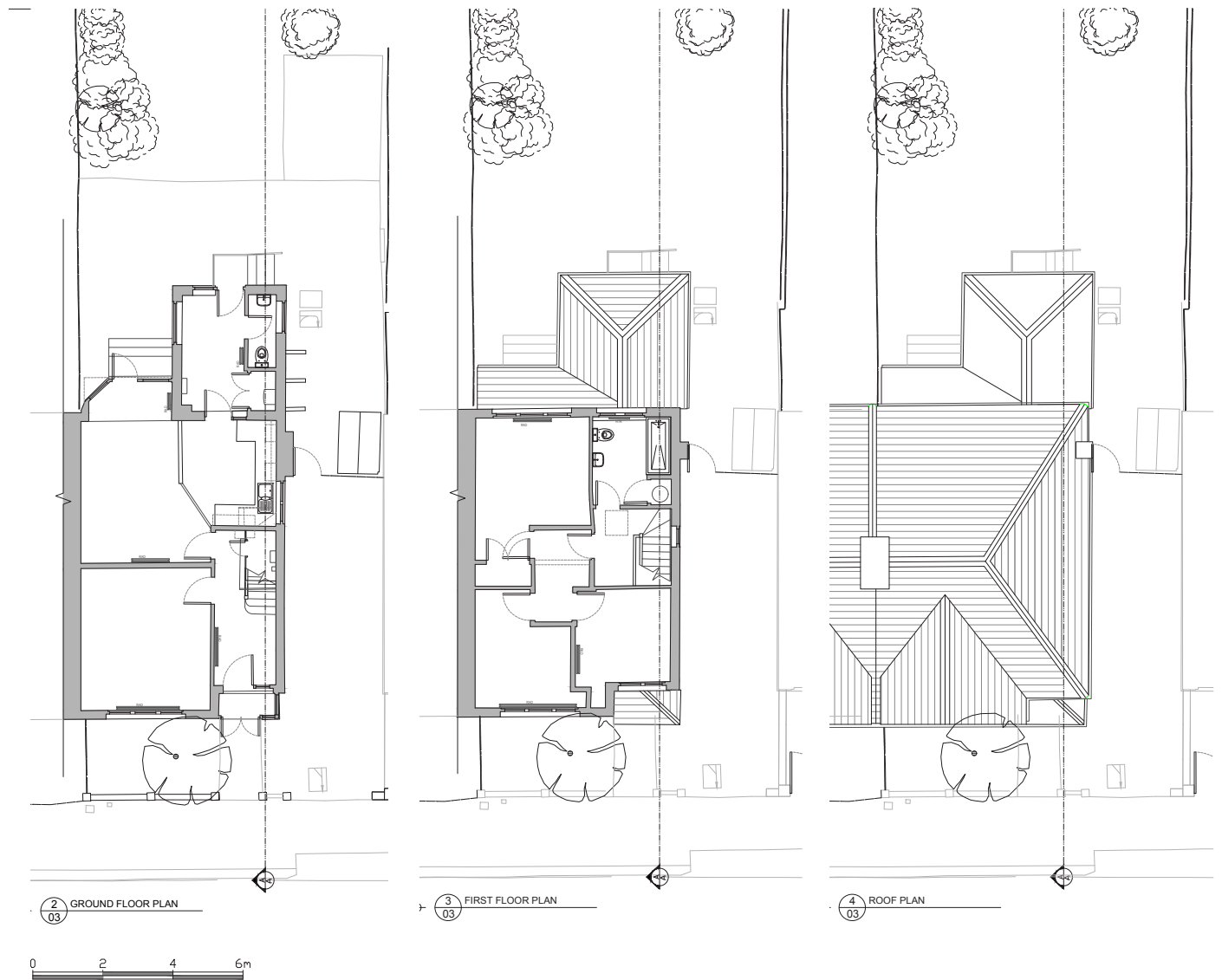


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3





1 04 SECTION AA



1
05 FRONT ELEVATION



2
05 REAR ELEVATION



3
05 SIDE ELEVATION

B.

Planning

Policy DM15: Specialist Housing

Special Needs Housing:

B The Council will support proposals for new special needs housing where it can be shown that:

a. There is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy;

b. The standard of housing and facilities are suitable for the intended occupiers in terms of:

i The provision of appropriate amenity space, parking and servicing;

ii The level of independence; and

iii Level of supervision, management and care/support;

c. There is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and

d. The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

Special Needs Housing

3.27 Special needs housing relates to housing that includes an element of care and support. It comes in a variety of models or types and can be defined differently within the Use Class Order. The London Plan Housing SPG provides useful definitions which should be taken account of when proposals are received by the Council, including a description of extra care housing, residential care homes and sheltered housing.

3.28 It remains a priority for the Council to provide safe environments which facilitate independent living for

vulnerable residents and older people in Haringey.

Poor health and disability can be affected positively or adversely by housing circumstances and the level of care and support available. Whilst the provision of lifetime and wheelchair homes, alongside personal budgets, provides many people with the ability and

Specialist Housing choice to remain independent for longer in their own home, for others, such as those with learning disabilities, physical disabilities and mental health needs, there is a need for a broader range of supported housing options, including a range of tenure types and levels of care and support.

3.29 While the Council maintains that the supply of specialist housing be market led, it will monitor applications and completions having regard to the indicative benchmark for Haringey as set out in Table A5.1 in the London Plan⁴.

3.30 The Council will seek to work pro actively with providers of specialist accommodation for older people to identify and bring forward appropriate sites.

Policy DM10: Housing Supply

A. The Council will support proposals for new housing on sites allocated for residential development, including mixed-use residential development, within the Site Allocations DPD and Area Action Plans.

B. The Council will resist proposals for the development of alternative uses on allocated sites which are considered particularly suitable for general and specialist housing, unless it can be demonstrated that there is an overriding public benefit.

C. The Council will resist the loss of all existing housing, including affordable

housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

D. Windfall development will be considered acceptable where this complies.

Policy DM12:

Housing Design and Quality

A. All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

B. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.

C. In areas of especially poor residential environmental quality, development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.

D. Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential Extensions

E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design

quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

F. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.

G. Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

labour.

B. The Council will support appropriate measures to sustainably retrofit existing homes and non-residential buildings.

C. Proposals that fail to demonstrate adequate consideration for sustainable design, layout and construction techniques will be resisted.

D. Consideration will be given to the use of carbon offset payments, to be secured by planning obligations, where it can be demonstrated that proposals are unable to meet carbon dioxide emission reduction targets on-site.

Policy DM21: Sustainable Design, Layout and Construction

A . All new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques. Proposals should:

a. Apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements;

b. Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems;

c. Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls

d. Wherever possible, use building materials with high environmental performance ratings; and

e. Seek opportunities for locally sourced

C. Proposal

Raised Patio Area

the other uses are located on first floor. This unit has a floor area of 50 sqm over two storeys. These properties benefit from a large rear and front garden.



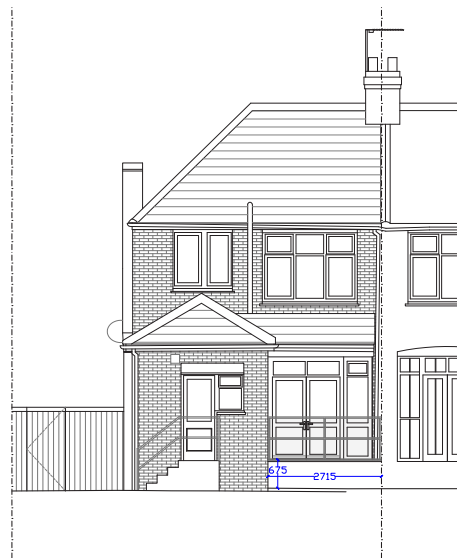




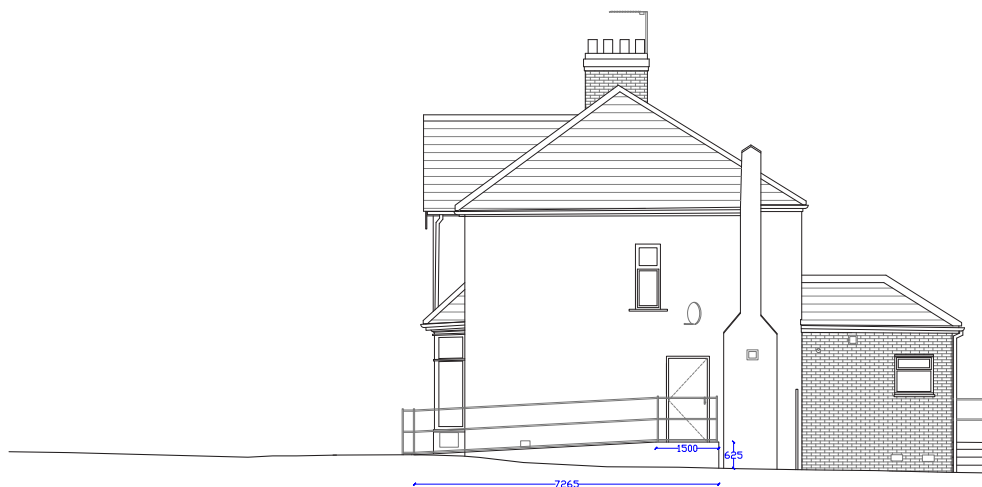
1 SECTION AA
04



1 FRONT ELEVATION
05



2 REAR ELEVATION
05



3 SIDE ELEVATION
05

Ground Floor Flat

The conversion results into a M4(2) compliant one bedroom flat, where a floor area of 52 sqm is achieved, this unit will follow the space standards. And all internal spaces follow building regulations Part M4(2) requirements.

First Floor Flat

The second floor flat is accessed through the entrance on the ground floor and has the main uses of the dwelling at first floor. The property achieves 50 sqm .

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

These units are not intended to be put on open market for rent or sale and NHS Property Services as the owners of the property have used the house as a living accommodation for people with complex support needs such as; Autism. Learning Disability, and other challenging behaviours) for over 30 years.

While the NHS property services ltd owns and manages the property, the services provided to patients is by a charity called '**Vibrance.org**' who works collaboratively with the London Borough of Haringey, They provide daily on site assistance to the residents and have

constant daily interactions with them. While discussing the matters with these professionals there was an emphasis on providing a sense of privacy and independence for these individuals.

Samantha Wilkinson (Director of Finance & Development) of Vibrance Organisation stated that "The layout of the proposed flats have been designed to consider the potential need for equipment for safe moving handling, to enable privacy when individuals are receiving support with personal care (separate bedroom) and to enable individuals to have safe rooms to disengage from staff when they feel the need a further benefit of a separate bedroom."¹

Considering that the property is owned by NHS Property Services Ltd, Services provided by health and social care charity organisation (Vibrance) who work collaboratively with London Borough of Haringey, AJK hopes that the council will accept this One bedroom over two storey arrangement for the first floor unit.

1. See Appendix A

The table opposite specifies overall GIA of each unit and their internal spaces.

The ground floor unit achieves 52 sqm, while the first floor unit achieves 50 sqm over two storeys. The property also benefits 33.5 sqm of front garden and 125.1 sqm of rear garden.

ROOM	AREA (sqm)
FLAT A	52
FLAT A. BEDROOM	12.6
FLAT A. LIVING/KITCHEN/DINING	20
FLAT A. BATHROOM	4.1
FLAT A. LIVING ASSISTANCE ROOM	6.7
FLAT A. WC	1.5
FLAT A. RAISED PATIO	7.5
FLAT A. STORAGE	2.6
FLAT A. HALL	2.4
FLAT B	50
FLAT B. BEDROOM	13.3
FLAT B. LIVING/DINING/KITCHEN	20
FLAT B. BATHROOM	5.6
FLAT B HALL	6.5
FLAT B. STORAGE	0.75
FRONT DRIVE	33.5
REAR GARDEN	125.1
TOTAL GIA	102



Proposed plan drawings

D. Conclusion

After reviewing, the current legislations, planning policies and guidelines, AJK believes that the proposal could be approved due to the reasons listed below:

1. The Haringey's Development Management DPD stresses on the need for the special need housing within the policy DM15, and the proposal aims to introduce two new high quality flats.

2. The Ground floor unit design complies with building regulation part M4(2), which is an accessible and adaptable dwelling for wheelchair users.

3. The units have been designed to address the living requirements of special needs residents and is supported by specialist letter.

4. The proposed flats are NHS's properties and are intended to be used for their patients, and not for open market.

Accordingly AJK believes that the proposal can be approved by Haringey Borough Council.

January 2023, AJK Architecture + Design



17th January 2023

Dear Sir/Madam

Re: Planning Application for 185 The Avenue.

Working in partnership with LB Haringey the service is to be used for two single people with complex support needs (autism, learning disability, behaviours that challenge) who cannot easily live in shared living accommodation.

The ground floor flat will be fully accessible for someone with additional mobility needs.

They will be supported by appropriate levels of staff according to their needs but this unlikely to amount to anymore than two staff on duty at any one time which is similar to the usage of the building prior to its closure and proposed conversion.

There is a significant lack of appropriate self-contained accommodation for this client group in the Borough of Haringey we can evidence this via our colleagues in social services should this be required.

The layout of the proposed flats has been designed to consider the potential need for equipment for safe moving handling, to enable privacy when individuals are receiving support with personal care (separate bedroom) and to enable individuals to have safe rooms to disengage from staff when they feel the need a further benefit of a separate bedroom.

The building itself is an established care and support service having been such for over 30 years it will therefore blend in seamlessly to the existing neighbourhood.

The addition of the small staff office/sleep in facility on the ground floor of the property in combination with assistive technology will enable people to be kept safe in the least restrictive/intrusive manner possible.

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

Yours sincerely

Samantha Wilkinson
Director of Development & Housing

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