



Redevelopment Proposals for 43 Belmont Avenue, London N17 6AX

Application for Planning Permission;

Architects Design & Access Report, July 2022

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1.0 Introduction

The purpose of this design and access statement is to present the redevelopment proposals for the site at 43 Belmont Avenue, London N17 6AX in support of the application for planning permission.

The existing site contains an assortment of shipping containers, dilapidated buildings and a large scaffolding frame and detracts from the character and appearance of the area. The proposals would introduce five high quality apartments on the site together with landscaping which would respect and enhance the local setting.

This report should be read with the accompanying consultant reports.





Application Site —

2.0 Site Context

The site is located at the junction of two terraces set at angles to each other on Belmont Avenue, a residential street comprising two storey terraced Victorian houses with additional attic accommodation.

It is not located within any conservation area and does not fall within the curtilage of a listed building.

The main access to the site is via a solid metal gate from Belmont Avenue. It is bounded to the north and south east by the brick and timber garden walls of the neighbouring terrace buildings and to the north west by a ball court assumed to belong to Grove School.

To the rear (south west), the site has a more open and elevated aspect with a grass verge sloping down on to Ivatt Way. A metal perforated fence defines the boundary with an additional fence located approximately 1-2m beyond the boundary fence.

Ivatt Way is built on the site of an old railway line that was infilled and developed as a residential estate (thought to be in the 1960/70s), which explains the topography to the rear of the site. The entrance elevations of Ivatt Way are approximately 17.5m from the site boundary. A number of mature trees are located along the grass verge and to the rear gardens of Belmont Avenue.

Now vacant, the site was previously used as a builder's storage yard. Two shipping containers, a large scaffolding frame, a dilapidated single story WC together with a large shed building and partially demolished storage building currently occupy the site. The overall appearance is one of neglect and detracts from the local area.

It is an approximate 10 minute walk from the application site to the Turnpike Lane bus and Tube Station.

The site is also in close proximity to areas of open space and recreation, including Belmont recreation ground to the North, Downhills Park to the East along with Ducketts and Green Gate Common to the West.



43 Belmont Avenue, London N17 6AX

2.0 Site Context

Scale: NTS

July 2022

2.2 Site Photographs



View of site entrance from Belmont Avenue



View looking back to entrance from within site



View to North of site showing neighbouring terrace. Note: brick garden wall and chamfered bays. Scaffolding shown above



View of neighbouring terrace building to site. Note ground floor WC window overlooking site

2.2 Site Photographs



View to rear of site from Ivatt Way showing grass verge, trees and fence



View of post war residential estate off Ivatt Way



Close up view to rear of site from Ivatt Way showing grass verge, trees and fence

3.0 Pre-Application Submission; PRE/2021/0299 / Planning officer: Valerie Okeiyi

Two pre-application meetings relating to schemes designed by a previous firm of architects (KS Architects) have been undertaken for this site. The initial pre-application scheme proposed 4 no. family dwellings. However, following advice from the initial pre-application the scheme was revised to 5 No. two bedroom apartments (four of which are duplex units). The advice from the second pre-application meeting held on 17 December 2021 is most relevant to the current scheme being submitted. A detailed summary is provided in the Planning Statement, however elements particularly relevant to design and neighbour impacts are summarised below:

3.1 Principle of proposal:

The site is classed as “previously developed Land” with the principle of residential use and loss of storage supported in land use terms. The Council confirmed that the applicant need not provide marketing evidence to substantiate loss of employment land as the Council accepted that it was a poor neighbouring use and not one that they would want to see retained. However, it was suggested that benefits of a residential use are set out in future submissions.

The first submission looked at small family houses, however under the guidance of the planning officer this was revised to flats as it was considered easier to get a form and layout that would work given the site constraints. It was accepted that the site was not suitable for family houses given site constraints.

3.2 Design approach/housing quality:

The proposed scheme should adhere to Nationally prescribed minimum space requirements and the London Plan policy D6, which stipulates apartments should be dual aspect with functional layouts and adequate and accessible storage space. Residential flats would contribute to meeting the identified housing targets of the borough and would be most suitable for the site as opposed to individual houses.

Amenity spaces should be accessed off living/kitchen/dining areas with the lower ground apartments having better proportioned patio areas, which will provide better internal daylighting levels. A BRE daylight analysis report should also be undertaken to demonstrate the proposed lower ground accommodation would receive sufficient daylight.

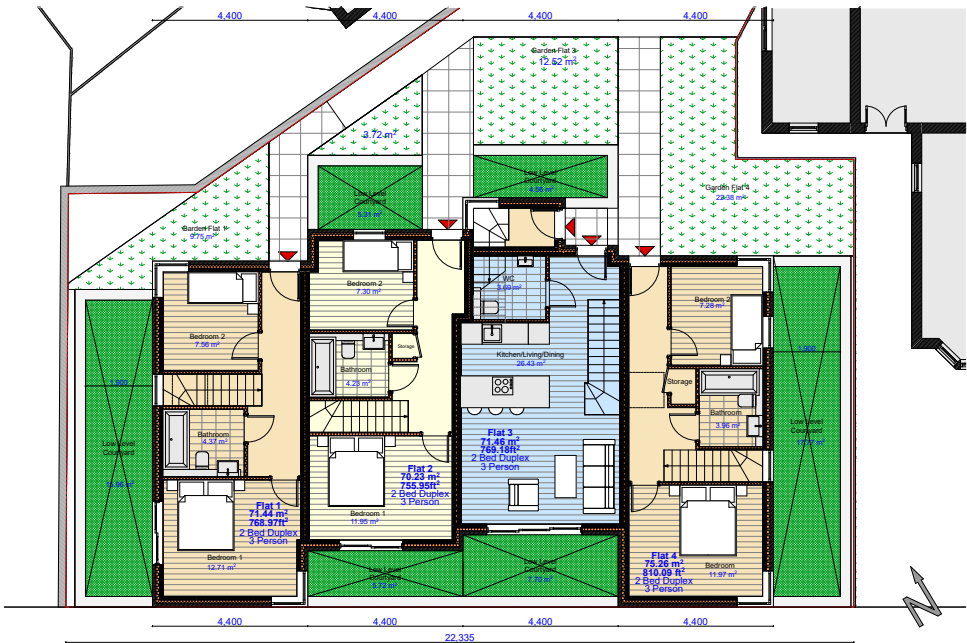
The scheme should be designed with massing sensitive to the surrounding context including heights and pattern of development in the immediate vicinity. There was a push for an exciting design, future designers were encouraged to think outside the box. The use of basement accommodation and lightwells was supported.

3.3 Impact on neighbouring amenity

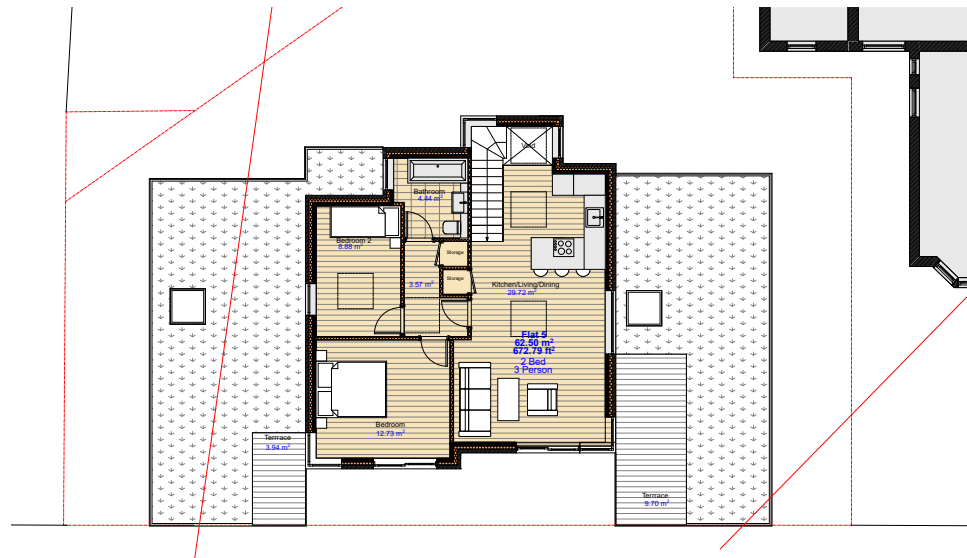
The proposed scheme should include an annotated plan showing the distance between the proposed apartments and the garden areas and dwellings on the neighbouring sites along with design measures to mitigate overlooking/maintain privacy of the neighbouring sites. A future application should explain how neighbouring impacts are improved compared to the existing use.

3.4 Current scheme submitted for planning

A new scheme adopting a fresh approach to the site, whilst paying heed to the pre-application advice has been designed by a new firm, Julian Cowie Architects. This current design creates better quality apartments, more sensitive massing and external amenity space as described in the following design approach/housing quality sections along with the relevant consultant reports.



Pre-app scheme by KS Architects: Ground Floor (lower ground similar)



Pre-app scheme KS Architects: First Floor

4.0 Design and Access Statement

4.1 Planning Context:

A planning report accompanies this planning application submission, which outlines the relevant planning history, planning policy, notable comparable schemes and includes an assessment of the proposals.

4.2 Use:

The proposal is to change the use of the site from vacant builder's storage yard, to residential comprising 5 no. two-bedroom apartments. Information from the site owner accompanies the application justifying why the site is unsuitable for its current use.

4.3 Design Approach:

As proposed the new apartments are arranged in a linear form following the Belmont Avenue terrace orientated north west/south east with a projecting circulation core angled to following the Belmont Avenue terrace orientated north/south. This arrangement defines a landscaped entrance courtyard accessed from the junction between the two terraces on Belmont Avenue and creates a primary frontage to Ivatt Way, effectively resolving the uncomfortable gap where the two lines of terraces meet.

The building is recessed into the ground by half a level to lower the height of the building and make the parapet at first floor commensurate with the eaves levels of the existing terraces.

Four L shaped apartments are housed over the ground and lower floors (two per floor), allowing a triple aspect to each of the apartments and to follow the rhythm of projections and recesses established by the rear of the existing terraces. At first floor, the fifth apartment is set back from the parapet and is rotated to contrast with the lower two floors, create private terraces and provide a playful element informed by the existing geometry of the existing Belmont Avenue terraces. This also reduces the massing of the building and impact on the neighbouring buildings.

Architecturally, the massing is further articulated with balconies, chamfered corners and two storey canted bays fronting Ivatt Way, which are a subtle nod to the rear garden bay elevations of Belmont Avenue.

The principal material will be a light buff stock brick with cast stone copings and

a parapet frieze comprising recessed and projecting bricks (refer to planning elevations PP_14 - 17. The first floor set back will be clad in "London Welt" zinc shingles giving it a roof like and recessive character.

Boundaries will be landscaped with a combination of hedges and climbing plants whilst the courtyard and route to the entrance proper will be will be accentuated with specimen trees.

In summary, the proposal will develop the potential of the site in a sensitive manner considerate to the character and setting of nearby properties in terms of privacy and amenity. As existing the site is unsightly, detracting from the local area and the introduction of the proposed high quality new homes will make a positive contribution to the setting.

4.4 Housing Quality:

The proposed dwellings have been designed to exceed the minimum standards for internal apartment and external amenity areas as set out within the National Space Standards and the London Plan (Table 3.3). This includes room sizes, storage provision and ceiling heights. All of the living areas open directly onto external space; terraces at first floor, balconies at upper ground floor and well proportioned patio areas at lower ground floor.

Good levels of daylight will be achieved in the habitable rooms of the new dwellings, by virtue of the generous amount of glazing and careful orientation of the fenestration to avoid overheating (please also refer to Approved Document O overheating appendix in energy report). All of the new apartments are triple aspect with additional daylight provided to the upper floors via rooflights.

A sunlight daylight assessment of the internal rooms as been provided separately as part of the planning submission.

4.0 Design and Access Statement

A detailed accommodation breakdown is given below;

- Apartment 1; 2B/3p

64.5 sqm

Internal storage 2.5sqm

External amenity (1.5m deep balcony) 7.5sqm

- Apartment 2; 2B/3p

65.5 sqm

Internal storage 2.5sqm

External amenity (1.5m deep balcony) 7.5sqm

- Apartment 3; 2B/3p

64.5 sqm

Internal storage 2.5sqm

External amenity (garden patios) 28sqm

- Apartment 4; 2B/3p

65.5 sqm

Internal storage 2.5sqm

External amenity (garden patios) 45sqm

- Apartment 5; 2B/3p

79 sqm

Internal storage 2.5sqm

External amenity (roof terrace) 17sqm

4.5 Sunlight/Daylight:

A sunlight daylight assessment has been undertaken by Right of Light Consulting to accompany the planning application, which shows how the proposed scheme has minimised impact on the neighbouring buildings.

4.6 Energy and Sustainability:

This development of a derelict brownfield site is inherently sustainable, preserving green land and utilising existing infrastructure. Energy demand and consequently CO₂ emissions have been reduced from adopting a fabric first approach, where the envelope of the building is designed to be in excess of the thermal standards of the new Part L; Conservation of Fuel and Power together with high levels of airtightness.

Planting and green roofs provide surface water attenuation on a site that is currently 100% hard standing along with providing a cooling and biodiverse environment. An energy report prepared by The Property, Energy and Sustainability (PES) Company

accompanies the planning application and also shows how the scheme reduces overheating.

The development is car free with a drop off point for deliveries and individual cycle stores are provided for each dwelling to encourage cycling.

4.7 Accessibility:

The scheme is designed in line with the requirements of Approved Document Part M4 (2): Category 2 - Accessible and adaptable dwellings and also includes a wheelchair accessible lift to provide access to each level together with a stair designed for ambulant disabled use. In contrast to the pre-application scheme, the flats are not duplex and arranged over one floor only, improving accessibility and aspect.

4.8 Trees and Landscaping:

A tree survey has been undertaken by Arboricultural Solutions who has been consulted throughout the design process to ensure that the proposal minimises the impact on existing trees and root protection areas (RPAs) at the site.

4.9 Bicycle and Refuse Storage:

Individual secure bicycle stores have been included for each of the new apartments and would accommodate 2 or more cycles in line with the London Plan requirements. A dedicated communal refuse and recycling storage area are also provided within the courtyard. Please refer to drawing PP_10.

4.10 Flood Risk:

The site has flood zone rating of 1 which means there is little or no risk of flooding in this location.

4.11 Basement Development:

A Basement Impact Development assessment has been prepared by Barden Chapman Consulting Engineers, which demonstrates how the scheme would be constructed and that there are no ground stability or water issues that would preclude the development of a basement.

4.12 Highways and transport & Construction Logistics Plan:

A parking stress survey and Construction Logistics Plan have been undertaken by Patrick Parsons showing the viability of a car free development and how the scheme will be constructed respectively.

4.0 Design and Access Statement: Construction material images

Pale buff stock brick with natural coloured mortar joints will complement surrounding townscape



Zinc “London Welt” style cladding with staggered joints



Precast coping to parapet



Biodiverse green roof with Photovoltaic panels



5.0 Application Drawings

Existing Drawings

PP-01	Existing Location Plan
PP-02	Existing Site Floor Plan
PP-03	Existing Ivatt Road Elevation
PP-04	Existing Flank Elevation 1
PP-05	Existing Flank Elevation 2

Proposed Drawings

PP-09	Proposed Block Plan
PP-10	Proposed Ground Floor Plan
PP-11	Proposed Lower Ground Floor Plan
PP-12	Proposed 1st Floor Plan
PP-14	Proposed Ivatt Road Elevation
PP-15	Proposed Flank Elevation 1
PP-16	Existing Flank Elevation 2

Note; All drawings are 1:100 scale unless noted.

Consultant Reports

Tree Survey	Arborcultural Solutions LLP
Sunlight & Daylight Assessment	Right of Light Consulting
Daylight Analysis of proposed accommodation	Right of Light Consulting
Basement Impact Assessment	Barden Chapman Parking
Parking Stress Survey	Patrick Parsons
Construction Logistics Plan	Patrick Parsons

6.0 Practice Profile

“if the regeneration of the East End is to succeed in the long term, it is schemes of this caliber which will cement it in place and benchmark future developments. The developer, planning authority and architect are to be congratulated on a polished piece of urban design on a notable tricky site”

Extract from the judges assessment for the Housing Design Awards; 452 Hackney Road, London.

“The first impression of the building is of warmth and comfort. The sandblasted brick walls, Upholstered seats on the landing and the ash wood doors are small details that give the sensation of great care and elegance in the aesthetic design”

Extract from ‘New Habitats in Converted Buildings’ Architectural Design. Fleetwood Place, Stoke Newington.

“A modern take on the traditional mews.....Stylish and modern not only from the outside, but in the quality of the internal light and space. The resulting houses convey a sense of perfect calm and order”

Extract from ‘Design a Key to A Better Place’, RIBA publications; Melody Lane, Islington.

Since it's inception in 1996, Julian Cowie Architects have successfully built over eighty projects in the London area. We have gained a reputation for producing imaginative, high quality, award winning designs for a variety of clients and building types.

We believe that by carefully considering site, context and materials, it is possible to produce unique contemporary designs which complement their surroundings. By working closely with our clients we add quality and value at each stage of the design process from inception through to completion. The common thread running through all of our work is a careful and thoughtful approach to the specific requirements of each client and their needs and of each site with its own unique history and topography.

All of our work is produced by a small studio of four architects and support staff. This gives us the opportunity to be closely involved with the development of each individual scheme and develop strong professional relationships with our clients, consultant team and contractors.

Our practice has won many national and international design awards and our work has been featured extensively in the architectural and national press.



6.0 Practice Profile

“Shortlisted for The Housing Design Awards 2013”

Awards supported and assessed by the RIBA, RTPI and NHBC.
New Church, Nursery and Apartment Building, Stoke Newington.

“Winner of RIBA Award 2010”

Bus driver Facility, Dagenham for Transport for London.

“Housing Architect of the Year 2008”

Design Award presented by Building Design Magazine.

“Winner of The Housing Design Awards 2008”

Awards supported and assessed by the RIBA, RTPI and NHBC.
For mixed use development, Hackney Road, London.

“Winner of The Housing Design Awards 2007”

Awards supported and assessed by the RIBA, RTPI and NHBC.
For new housing at Melody Lane, Islington, London.

“Winner of The British Homes Award 2007”

“Best Urban Regeneration Project” For Melody Lane, Islington, London.

“Winner of Evening Standard Award 2007”

“Best New London Development” for Melody Lane, Islington, London.

“Winner of The British Homes Award 2007”

“Best Home Design” For Melody Lane, Islington, London.

Selected for the “AJ Small Projects 2005” exhibition and publication.

For new office building Wardour Street, Westminster, London.

“Winner of The British Homes Design Award 2004”

For Collison Place, Stoke Newington, London.

The practice has in the past also won the European International Design Competition, The Architects' Journal/ Bovis Award for work exhibited at the Royal Academy and been shortlisted for the RIBA Bronze and Silver Medals.

