

Design and Access Statement

For

**Replacement of GF shop-front window with new window to match 1F, and
minor alteration to rear of Flat 1 and 4 to include garden access to both flats.**

at

**352 – 354 High Road
London
N17 9HT**

On behalf of
Haringey Holdings Ltd

Project No. 21.1260

April 2023

Revision _

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1.0 Introduction

This Design and Access Statement has been prepared as supportive documentation for the planning application for the replacement of GF shop-front window with new window to match 1F, and minor alteration to rear of Flat 1 and 4 to include garden access to both flats.

2.0 Planning Application History

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3)

Ref number: **HGY/2021/2444**

Application valid date: 29th July 2021

Refused – The proposal would provide 4 substandard residential units, failing to meet the national ascribed space standards, which would fail to comply with the requirement under Schedule 2 of The Town and Country Planning GPDO Regulations 2020 and would not constitute permitted development under Class O.

Appeal Ref: **APP/Y5420/W/22/3295283**

Decision Date : 11th October 2022

Granted – The appeal is allowed and prior approval is granted under the provisions of Article 3(1) and Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) for the change of use of No. 352 (ground floor only) and No. 354 High Road from B1a offices to 4no flats (4 x 1 person) at 352-354 High Road, Tottenham, London N17 9HT in accordance with the application HGY/2021/2444, dated 29 July 2021, and the details submitted with it, pursuant to Schedule 2, Part 3, Class O of the GPDO.

3.0 History and Development of Site

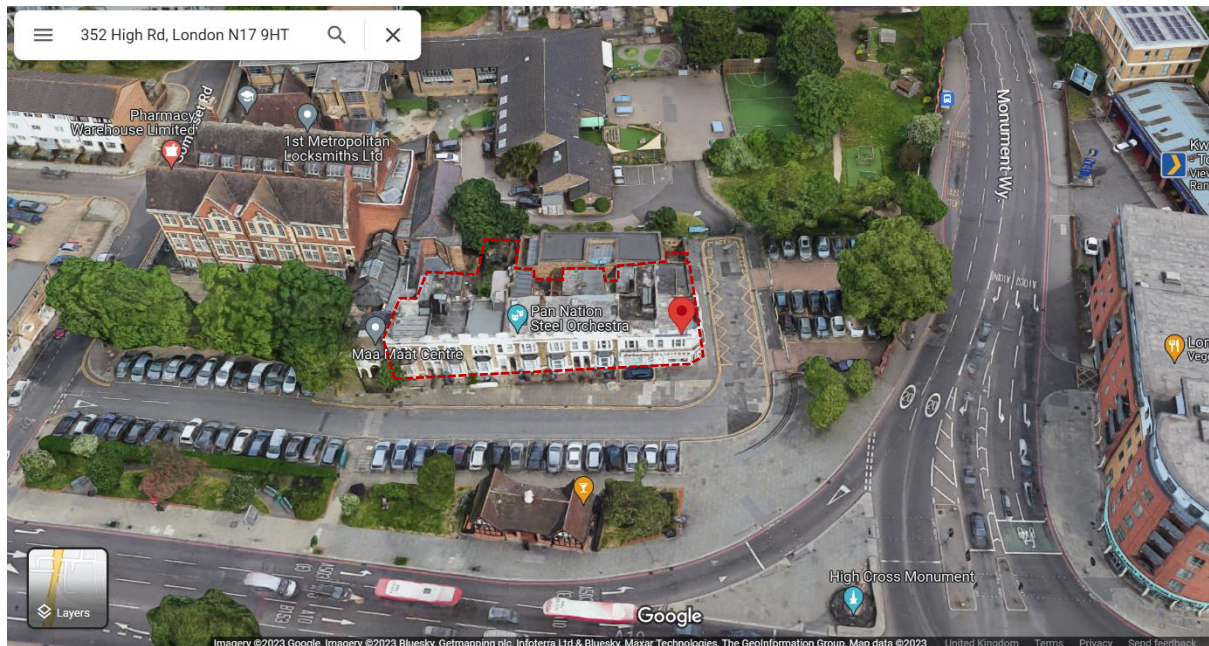


Fig. 1: Aerial view of Rawlinson Terrace with neighbouring context.

The site is situated within the TOTTENHAM GREEN Conservation area.

The properties form part of the Rawlinson Terrace, a row of 8 two-storey houses built c1881, occupying the site of a Georgian house known as Turner's House.

Essentially, the terraced building is of late-Victorian style frontage which can be easily distinguished by the quoined surround sash windows and a heavy crenelated parapet inset with decorative ironwork at roof level.

The two end-terrace units, however, nos. 352 – 354, have modern shop front windows at the ground floor. Both properties have a simple pilastered Victorian shop front and there is a splayed corner entrance at its southernmost corner.

The proposal is to remove these existing modern fixed glazed shop front windows and create new quoined openable sash windows to match the 1st Floor sash windows.

It is proposed to use matching materials and the window style is to complement the existing architectural characters and to be visually subordinate to its historical appearance.

It is also proposed to create a new door to access the inner garden of Flat 1. There will be a solid timber door painted to match and with an arched lintel brick header.

4.0 Design

Front Elevation



Fig. 2 : Existing front elevation of no. 352 – 354 shows the poor maintenance to the existing façade. A small part of no. 352 is vandalised due to it being left vacant. As can be seen, no. 356 has new UPVc windows installed.

From the image above, the existing frontage for both properties are using London Stock brickwork painted in white, quoined surround sash windows at 1st floor with pilaster details in between,

crenelated parapet inset with decorative ironwork and Victorian coving surrounding the edge of the building at roof level. The existing roof is a flat roof make up.

The proposal will be to align and replicate the intrinsic details of the 1st floor quoined surrounds with pilasters to the windows at the Ground floor level. As the existing window openings are large, extra side openings will be infilled with London Stock bricks and painted in white to match existing above.

As the properties are set behind the High Cross Pub and away from the main road, High Road/A10, (see *figure 1*) it is proposed to have UPVc sash windows which will closely replicates the slimline design and dimensions of the original. Bottom panel to be obscure glazing.



Fig. 3: An example of slimline UPVc sash windows as taken from the Rehau website. It is proposed to replace the GF windows with the 'Rehau 700 hung-slider' system.

The new windows at Ground floor will match the existing adjacent slimline UPVc sash windows at 1F and in the majority of the units in the terrace, will be fitted with conservation type slimline double-glazed units. See image below.

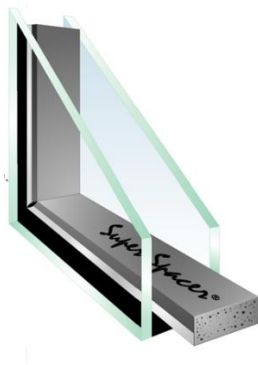


Fig. 4: Cross-section of the Heritage slimline double glazed units

The new sash windows are to be high-quality conservation type UPVc sash windows fitted with slimline double glazed units by Heritage Glass UK or equivalent and in accordance to BS EN 1279 Part 2 & 3 standards.

The Heritage slimline double glazed will comprise of 4mm outer pane, sealed 4mm air gap and 4mm inner pane, hence a total unit thickness of 12mm.

The existing signage is to be removed back to existing brickwork. The condition of the external wall is to be investigated and repaired if there is any damage. Any opening will be infilled with London Stock bricks painted to match existing and to be internally insulated.

The existing pilastered Victorian front entrances and splayed corner entrance are to be overhauled. They are to be painted and made good.

The existing Victorian coving is to be restored to its original style and painted to match existing.

Side and Rear Elevations

The existing side and rear elevations are to be kept as existing. They are to be overhauled and made good to their pristine condition.

4.0 Access to rear garden

Previously the garden for Flat 4 was accessed through the existing bay window.

It is proposed to adjust the layouts so Flat 4 will have a door leading out to the garden (previously part of Flat 1) and Flat 1 will also now have a door providing access to the garden, in place of the door now used by Flat 4. Please see drawing **21.1260/011 Proposed GF Plan**.

5.0 Cycle store

An external secured cycle store for 1no bicycle will be allocated at the front garden of Flat 1.

6.0 Conclusion

The proposal will enhance the streetscape by providing a uniform window patterns along the late-Victorian style frontage.

The works will be carried out using materials and details to match the original building.

It is our opinion that this sympathetic proposal will, apart from forming new flats, will be of benefit to the visual appearance of the terrace as a whole and of overall benefit to the locality and wider Conservation Area.