



James Pooley
architecture

STP Save the Step
101 Myddleton Road, London. N22 8NE

Design and Access Statement

Rev PI

29.04.2023

Introduction

Read in Conjunction with the Planning Drawings:

STP-001	Location Plan
STP-011	Existing Site Plan
STP-012	Existing Floor Plans
STP-013	Existing Elevations and Sections 1
STP-014	Existing Elevations and Sections 2
STP-021	Proposed Site Plan
STP-022	Proposed Floor Plans
STP-023	Proposed Elevations and Sections 1
STP-024	Proposed Elevations and Sections 2
STP-025	Proposed Drainage Plan

Summary

Refurbish the ground floor public house at 101 Myddleton Road to allow this Asset of Community Value to reopen as a public house space that serves the local area. Works include reconfiguring the plan, introducing a rooflight to the rear roof, a new double door to improve access to the large garden.

There will be no increase in internal floor area to the ground floor.

Client Aims

On 27 May 2022, 101 Myddleton Road was designated as an Asset of Community Value, giving a six month window for a community group to purchase the property. Myddleton Road Community Benefit Society Limited is a Community Benefit Society set up in June 2022 by a team of local people. They spent months working with grant funders and advisors towards helping the community to buy and renovate The Step. Over 500 local people have now invested in Myddleton Road Community Benefit Society to help fund the purchase.

The Client has engaged the local community in an extensive outreach programme, and had a tremendous response. A public meeting to discuss the project attracted a 'standing room only' crowd. The Step was a much-loved element of the local area, and there is a huge demand to once again have such a resource at the centre of the community.

The Client wants to:

- Bring it back into use for the community.
- Revitalise Myddleton Road - A better local high street means a better place to live
- Strengthen our community - revitalising the social and cultural life of Bowes Park, with a family-friendly venue and events like live music, art exhibitions and pub quizzes.
- Provide new facilities - adding a dedicated room for local groups to meet and encourage hot-desking in the main seating space during the daytime.
- Support the local economy - supporting local businesses by increasing footfall on Myddleton Road, as well as using local food and drink suppliers. The Step will also provide job opportunities in both the kitchen and front of house.

Local hospitality businesses have approached the Client and are interested in running the premises.

The Client has grants from the Architectural Heritage Fund and the Community Ownership Fund, and this funding has been matched in the community share offer.

Recent History

In March 2020, The Step closed as the owners sold the property and moved away from the area due to family circumstances. The property was purchased by a property developer (Tesland Investments Ltd) who applied for planning permission to change the use of the ground floor from a pub to flats. Both this and a subsequent application were withdrawn by the developer after objections by hundreds of members of the local community. By this time the developers had gutted the property by removing the kitchen, bar, furniture and plasterwork.

Tesland Investments Ltd has attempted to rent the property. The Client had spoken to a number of the interested tenants who viewed the property but all were put off by the renovation costs which the landlord insists be borne by the tenant. They believe that the property can once again become a pub through intervention by the community. 101 Myddleton Road is the only premises on the street that has a planning use class as a pub with publicly accessible outdoor space.



Above: Photo of The Step on Myddleton Road when it was still open



Above: Photo of the current condition of the interior of the public house

Planning Policy

The site is in the Bounds Green Ward, Haringey and is subject to the following Planning Policies:

Conservation Area Policy: CSV1

The proposals are within the Bowes Park Conservation Area, so planning approval is required for the proposed external changes.

The proposals preserve and enhance the character of the Conservation Area, bringing a disused building back to life and will bring jobs to the area.

Bowes Park does not have a current adopted appraisal. However, the document 'Managing Change: Conservation and Regeneration of Myddleton Road' by Butler & Hegarty Architects, produced for Haringey Council in 2011, is referenced by Haringey on their list of Conservation Areas in the borough.

The report did not recommend 101 Myddleton Road as needing repairs, and gave it an architectural conservation priority rating of 10 (lowest). Since the publishing of this report the high street has evolved and the ground floor use changed from Henley's bar to The Step.

Critical Drainage Area: policy: DM26

The project will be reusing existing drainage connections for the existing public house provision

Site Allocation: Myddleton Road Policy: SA56

The proposals support the continuing use of the site as a food and drink venue in the day and evening. The proposals ensure that a commercially viable public house can continue on the site. It will be owned by the Community and will make a positive contribution to the vitality and vibrancy of the shopping street.

Local Centres Site/Area Ref: LSC21, Name: Myddleton Road

The proposals preserve the commercial use in a local shopping centre, adding to the character, function, vitality and viability of Myddleton Road

Article 4 direction - HMOs - Area Ref: HMO - Name: East of the Borough

This policy is not applicable to this application

Family Housing Protection Zone - Area Ref: FHPZ1 - Name: East Haringey - policy: DM16

This policy is not applicable to this application

Planning History

HGY/2022/4384

Change of use of ground floor commercial premises to flexible Class E use

Decision Made - 09/12/2022

Refuse - 22/3/2023

HGY/2022/1399

Erection of a dormer extension to rear of main roof incorporating a Juliette balcony, and the replacement of first floor rear elevation windows with larger windows (amended description).

Decision Made - 25/4/2022

Approve with Conditions - 23/9/2022

HGY/2021/1889

*APPLICATION WITHDRAWN

25/08/21*

Reconfiguration and part-change of use of ground floor to retain a (smaller) Class E commercial unit and create a 2 bedroom flat to the rear; Associated works including replacement single storey rear extension, external alterations (including insertion of rear roof lights and lightwell/courtyard), and provision of bin and cycle stores.

Closed - 15/6/2021

Withdrawn - 25/8/2021

HGY/2021/0268

withdrawn 18/03/21

Change of use of existing mixed-use property (ground floor café - Class E and 1 x 1 bed flat - Class C3) to fully residential (Class C3) to provide 4x flats (2x 1 bed, 1 person flats & 2x 1 bed, 2 person flats).

Associated works including first floor rear and side extension; erection of rear dormer roof extension; insertion of roof light on front roof slope; alterations to existing ground floor rear projection; alterations to and

replacement of windows and doors; provision of dedicated cycle store; provision of amenity space to ground floor flat.

Closed - 22/1/2021

Withdrawn - 18/3/2021

HGY/2011/2296

Display of 1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign

Decision Made - 12/12/2011

Approve with Conditions - 19/11/2012

HGY/1991/1303

Display of internally illuminated projecting box sign.

Decision Made - 25/11/1991

Approve with Conditions - 09/12/1991

OLD/1987/1053

Change of use to public house.

Decision Made - 30/3/1987

Approve with Conditions - 01/10/1987

OLD/1987/1432

13/2/86 Erection of storage extension.

Closed - 01/11/1987

Withdrawn - 24/2/1987

OLD/1985/1016

31/7/85 Change of use to dress factory and showroom and erection of rear extension.

Decision Made - 01/11/1985

Refuse - 10/12/1985

OLD/1967/0511

Erection and display of illuminated projecting box sign.

Decision Made

Approve with Conditions - 13/6/1967

Site Context

Existing kitchen
extract ductwork to
be re-routed to new
kitchen location

101 Myddleton Road

101 Myddleton Road is in the middle of a Victorian terrace fronted with a bay window and gabled roof overhead.

The ground floor unit to No. 103 is a hairdressers, and No 99 is Spark 99, a space for the local community. The shopfront to No.99 was brought forward (see historic photos later in the document).



Aerial view from the north east
Source: Google Earth 2023

Site Context

The south facing rear garden to 101 Myddleton Road will continue to be used by the public house as an outside seating area. Access is improved to the garden with the relocation of the kitchen, allowing seating to open out to the garden.

The existing kitchen extract will be retained, with the ductwork re-routed to suit the new kitchen location.

The existing ground floor elevation is not original and is in poor condition (see inset image)

101 Myddleton Road

**Existing kitchen
extract ductwork to
be re-routed to new
kitchen location**



History

The following photos were taken from the report: 'Managing Change: Conservation and Regeneration of Myddleton Road' prepared for Haringey Council in February 2011. They show the gradual evolution of this section of the street and the importance of the property to the rhythm of the streetscape.

Proposals

The proposals will restore a working commercial space to Myddleton Road, bringing jobs and more visitors to the local area. Improvements will include new illuminated signage for the new tenant's public house within the central panel above the entrance. Existing stone surrounds will be retained and repainted by the new tenant.

101 Myddleton Road



Above: Present day view of 101 Myddleton Road

101 Myddleton Road



Above: Photo taken in 1899 of 101 Myddleton Road

101 Myddleton Road



Above: Photo taken in 1908 of 101 Myddleton Road

Proposals

Front elevation

There will only be minor changes to the front elevation, with new signage for the public house and potential repainting of the existing facade

Materials

- 1 - painted masonry walls
- 2 - painted timber windows and doors
- 3 - tiled roof
- 11 - repaint existing facade (colours tbc)
- 12 - new illuminated signage for public house (details tbc)

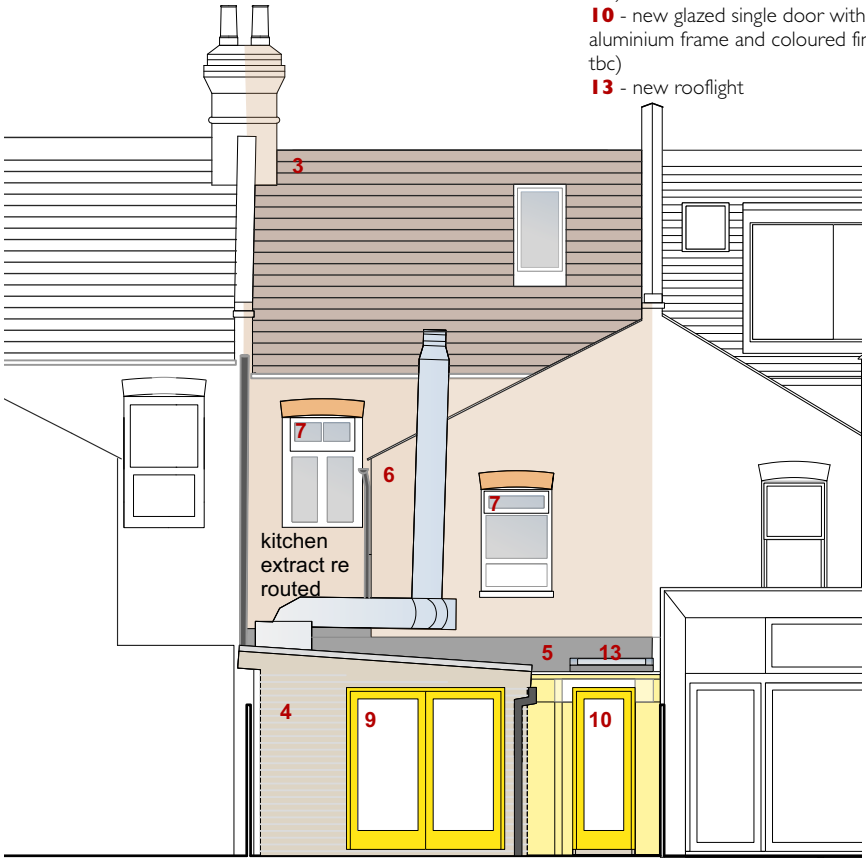


Rear elevation

The rear elevation will be opened up to the garden, with new glazed doors and a rooflight. This will help light flood into the internal spaces and improve the connection to outside.

Materials

- 3 - tiled roof
- 4 - horizontal timber cladding
- 5 - felt roof
- 6 - brick
- 7 - UPVC windows
- 8 - yellow render
- 9 - new glazed double doors with an aluminium frame and coloured finish (colour tbc)
- 10 - new glazed single door with an aluminium frame and coloured finish (colour tbc)
- 13 - new rooflight



Trees

There are no trees on the site. The works will not reduce the biodiversity of the site.

Crime Prevention

The restoration of the existing windows at ground floor to the commercial unit will make the property more secure.

Accessibility

The commercial premises have an existing low threshold which links directly to the sloping pavement of Myddleton Road.

The existing single door into the commercial premises are to be retained and refurbished.

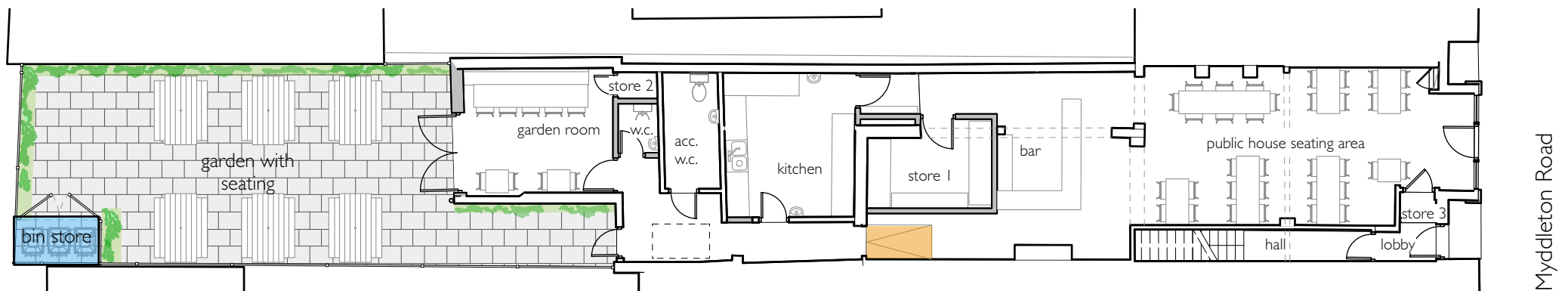
There is an existing change in level from the front of the public house to the rear (location of accessible WC). The existing ramp will be reused to allow accessibility to all of the ground floor. The existing ramp is highlighted in orange on the plan below.

There will be a level threshold to the garden in the new doors.

Refuse Collection

The proposals do not impact the existing arrangements for the residential refuse collection

Commercial waste collection will be arranged with a private company. There is an external store in the rear garden where refuse can be stored before it is moved to the kerbside on Myddleton Road for collection. This is highlighted in blue on the plan below.



Proposed Ground Floor Plan
Scale: 1:150

James Pooley

architecture

james@jamespooleyarchitecture.com
www.jamespooleyarchitecture.com

55 Goring Road NI1 2BT
07881 585857