

DESIGN & ACCESS STATEMENT

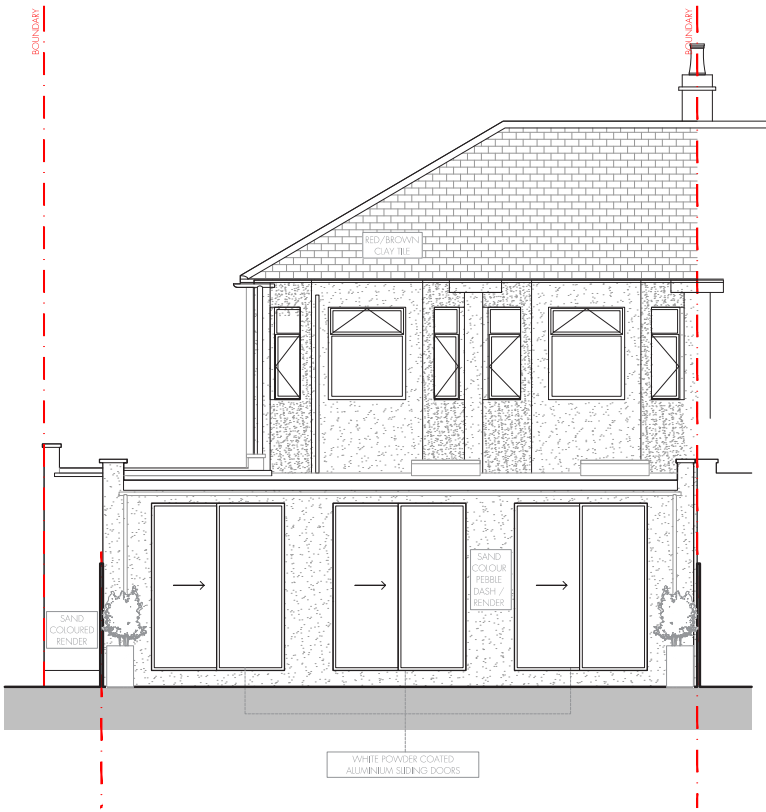
3 Marquis Road, London, N22 8JH
April 2023

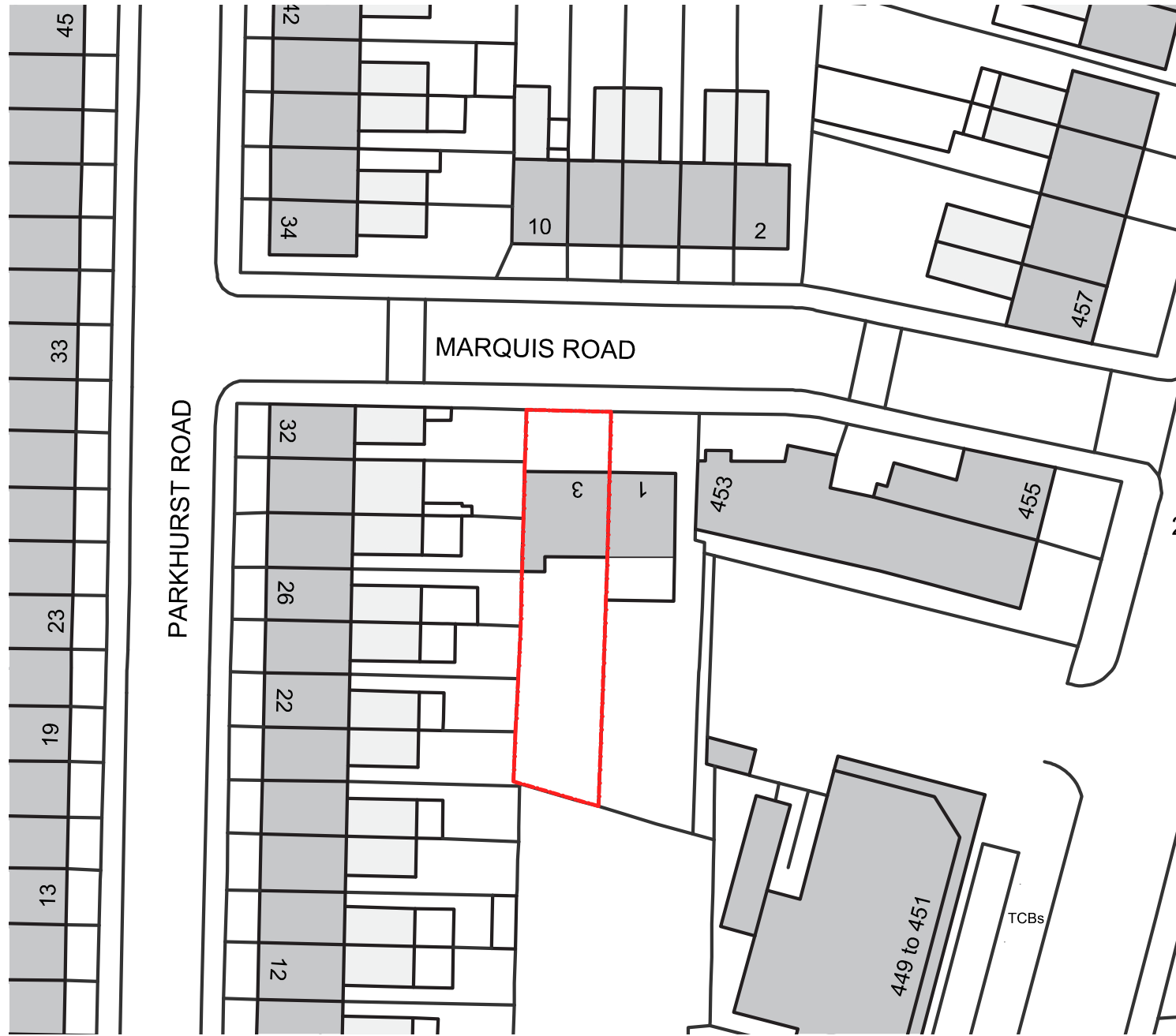
Full Application for the erection of ground floor rear extension including internal alterations, renovations/re-configuration and conversion of existing no. 2 flats at 3 Marquis Road to provide 1 no. new additional studio flat, and associated landscaping and services provisions in the London Borough of Haringey

TA

Tasou Associates Ltd

4 Amwell Street, London, EC1R 1UQ
T: 020 7713 7070
E: tasou@tasou.co.uk
W: tasou.co.uk





Site location Plan



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1.0 INTRODUCTION

This Design and Access statement has been produced to accompany and support the application for the erection of ground floor extension including internal alterations, renovations/re-configuration and conversion of existing no. 2 flats at 3 Marquis Road to provide 1 no. new additional studio flat, and associated landscaping and services provisions.

The statement has been composed in line with the CABE guidance document, ‘Design and Access Statements: How to write, read and use them.’ The statement will consider the impact of the proposed works and their immediate environment.

The proposal has been prepared in response to our clients brief and both the local and national guidelines and policies, respecting the social, economic, and environmental needs of the site and the wider context. We have made several visits and observed the surrounding area when developing this proposal.

This document should be viewed alongside the drawings as listed below:

- 1848 – OS.01
- 1848 – OS.02
- 1848 – EX.01_RevA
- 1848 – EX.02_RevA
- 1848 – EX.03_RevA
- 1848 – EX.04_RevA
- 1848 – EX.05_RevA
- 1848 – EX.06
- 1848 – PA.01_RevB
- 1848 – PA.02_RevB
- 1848 – PA.03_RevB
- 1848 – PA.04_RevB
- 1848 – PA.05_RevB
- 1848 – PA.06

The following information will clarify the changes made and the proposed layouts.

ALL DRAWINGS AND DIAGRAMS INCLUDED IN THIS DOCUMENT/STATEMENT ARE FOR ILLUSTRATIVE PURPOSED ONLY AND SHOULD NOT BE SCALED FROM OR USED FOR ANY OTHER PURPOSE.

2.0 LOCATION

The site is located in:

- Haringey Council along Marquis Road.
- PTAL 3 Rated zone

The Site is not/not within:

- A conservation area
- A Flood Risk area
- A Listed Building,
- Within the curtilage of, or on the boundary of a Listed Building.
- A SSSI

The site is also located in the close vicinity of multiple green spaces, for both sporting and recreational use:

- Woodside Park – 5 minute walk
- White Hart Lane Recreational Ground – 10 minute walk
- Tottenham Recreational Ground – 15 minute walk
- New River Sport , Tennis & Fitness grounds – 15 minute walk

The site is 15 minute walk from Bounds Green underground station and only around a 10 minute walk from Bowes Park Station (Southern Railway).



Proposed site (Highlighted) in context, Image from Google Maps.

- 1. Woodside Park
- 2. White Hart Lane Recreational Ground
- 3. Tottenham Recreational Ground
- 4. New River Sport, Tennis, & Fitness Grounds
- 5. Bounds Green Underground Station
- 6. Bowes Park Station (Southern Railway)

3.0 EXISTING

The site is a semi-detached building. The property is rendered in a sandy coloured pebble-dash/render, with red flat tiles between the ground floor bay window head and the first floor bay window sill. The roof material is a red/brown clay tile. The existing windows are white PVC throughout.

The existing consists of:

- 2 residential units; 1 at ground floor level, 1 at first floor level.
- A communal residential entrance at the front of the property.
- A large ~160m² rear garden, this is only accessible to the ground floor unit.

The current residential area of the property is 118m² and the schedule of flats is as follows:

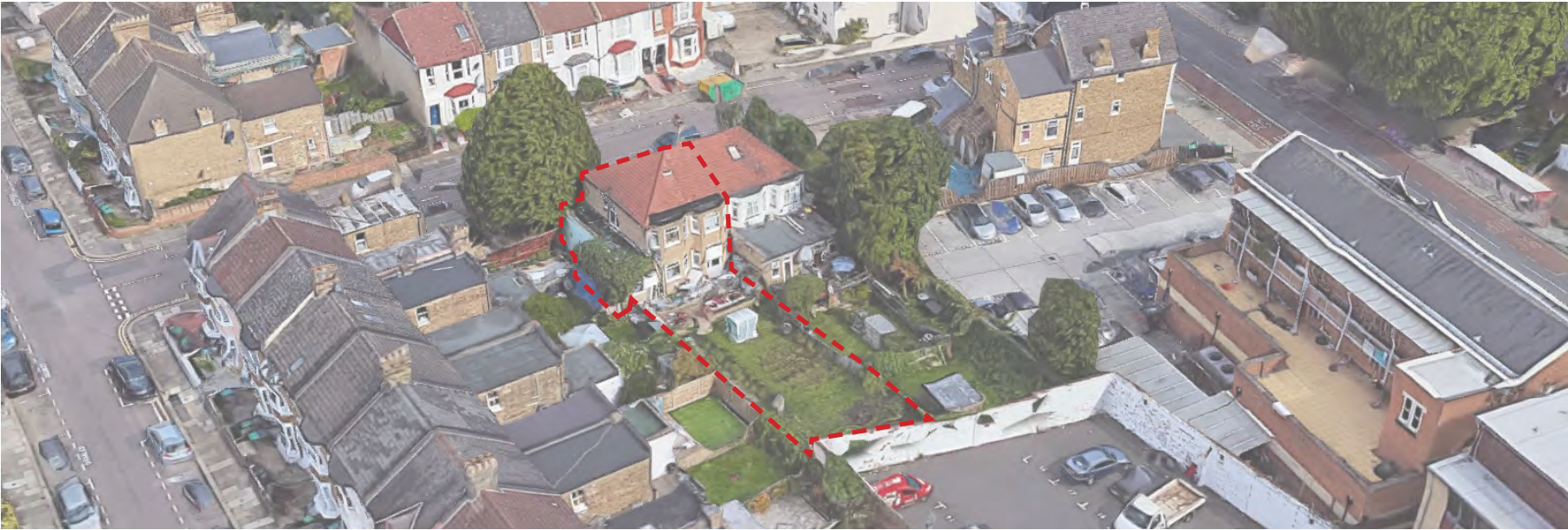
EXISTING FLATS

1	66	710.4	2 Bedroom (2B/3P)
2	52	559.7	1 Bedroom (1B/2P)
Total	118	1270.1	

There are no trees on site or any in the adjacent sites that will be affected, therefore no TPO’s are present.



Aerial plan view of site
(Google 3D Maps)

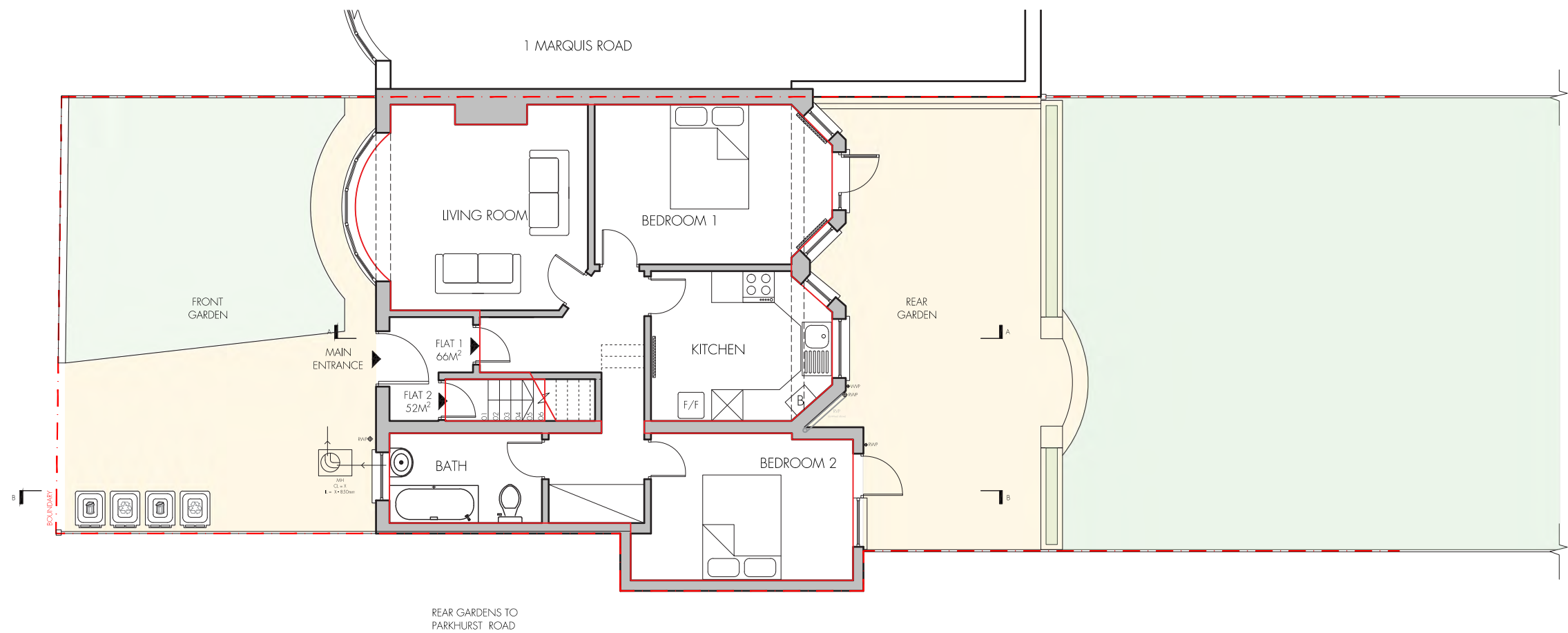


3D aerial view of site
(Google 3D Maps)



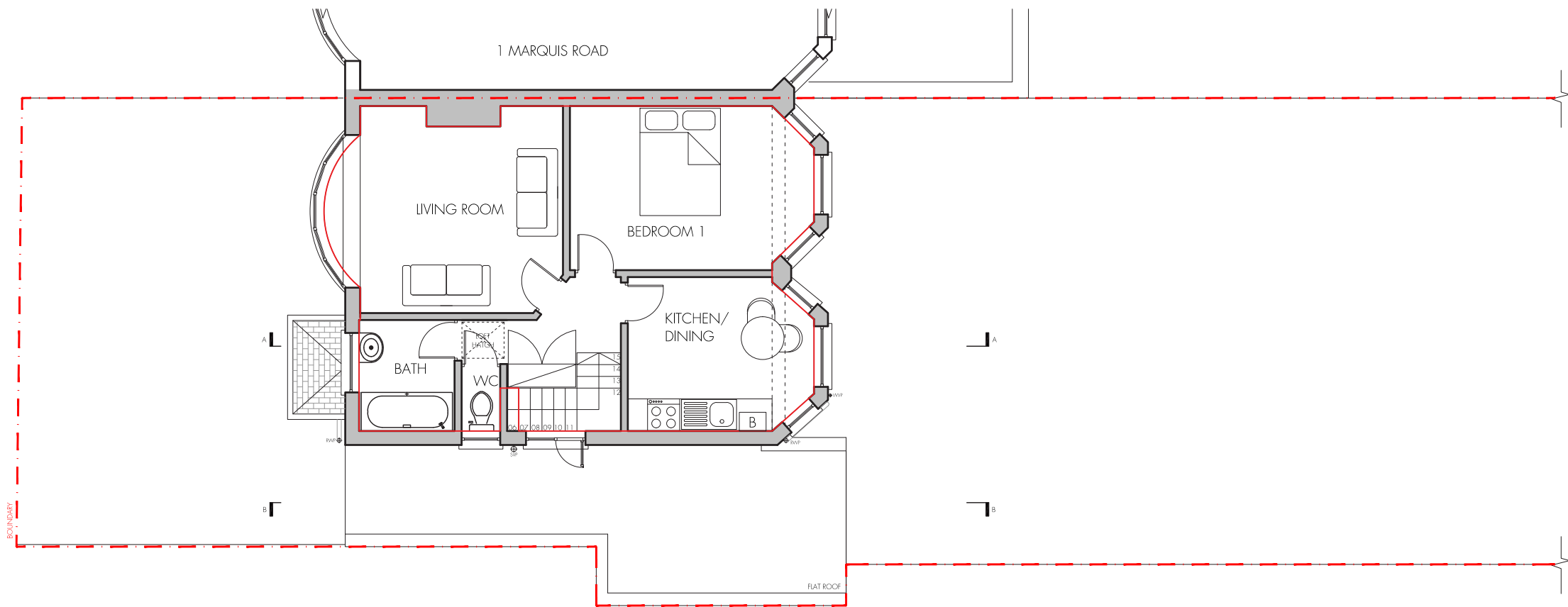
Front Elevation Photograph showing material pallet

3.1 EXISTING DRAWINGS



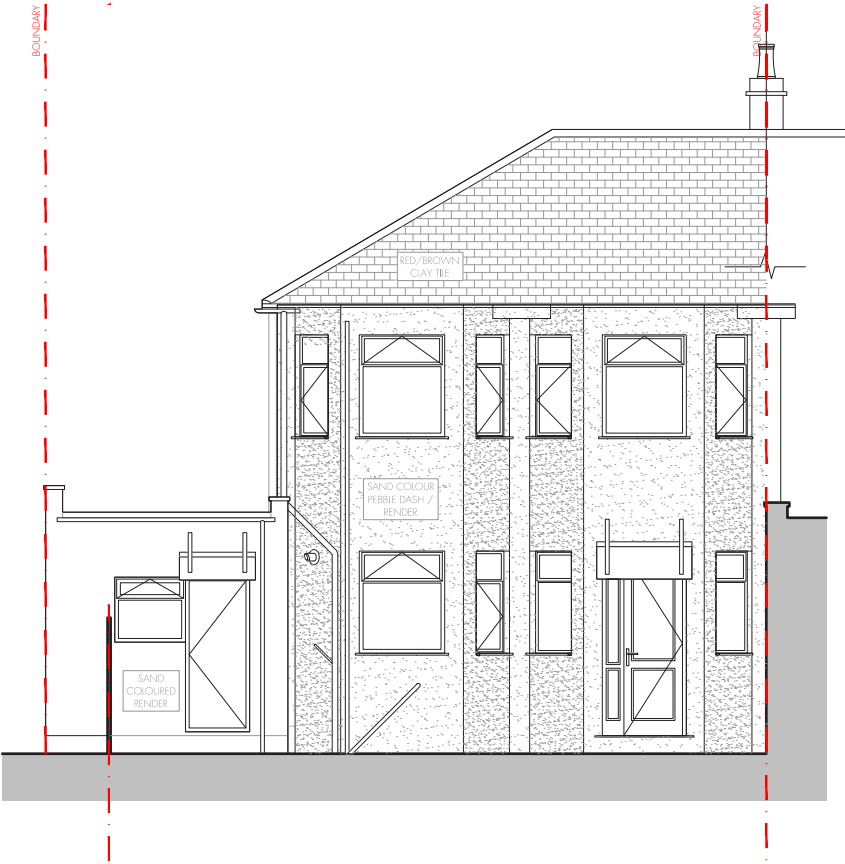
Existing ground floor plan

3.1 EXISTING DRAWINGS



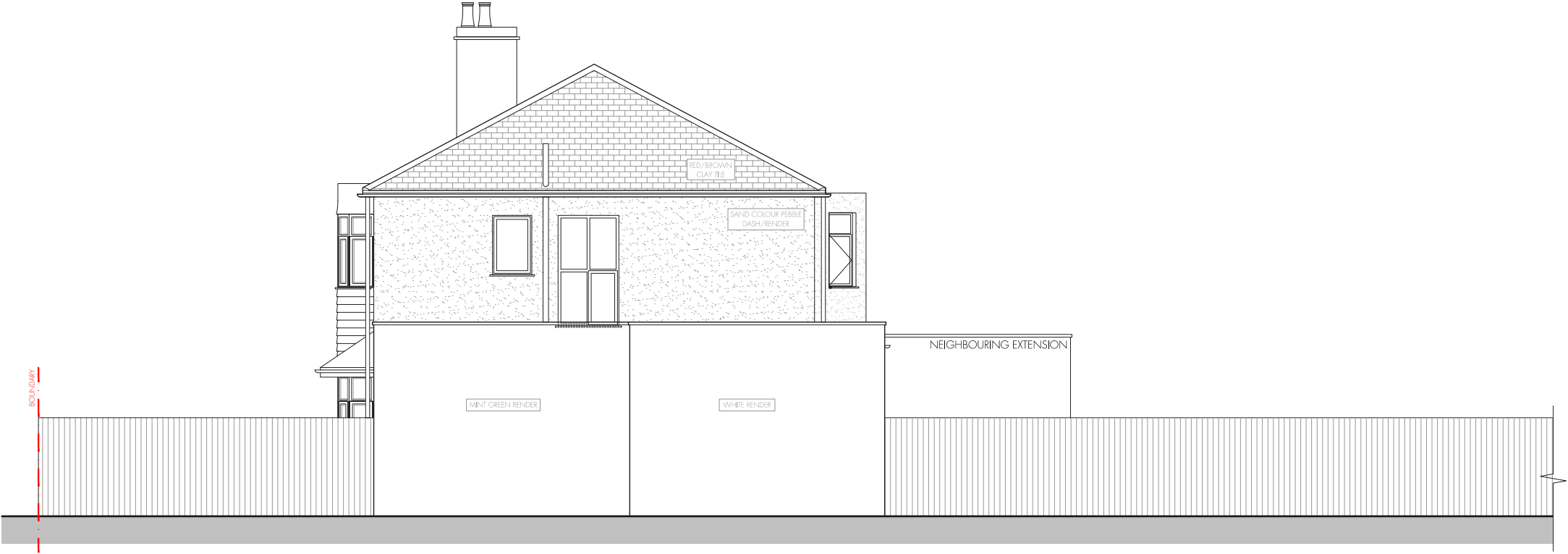
Existing first floor plan

3.1 EXISTING DRAWINGS



Existing rear elevation

3.1 EXISTING DRAWINGS



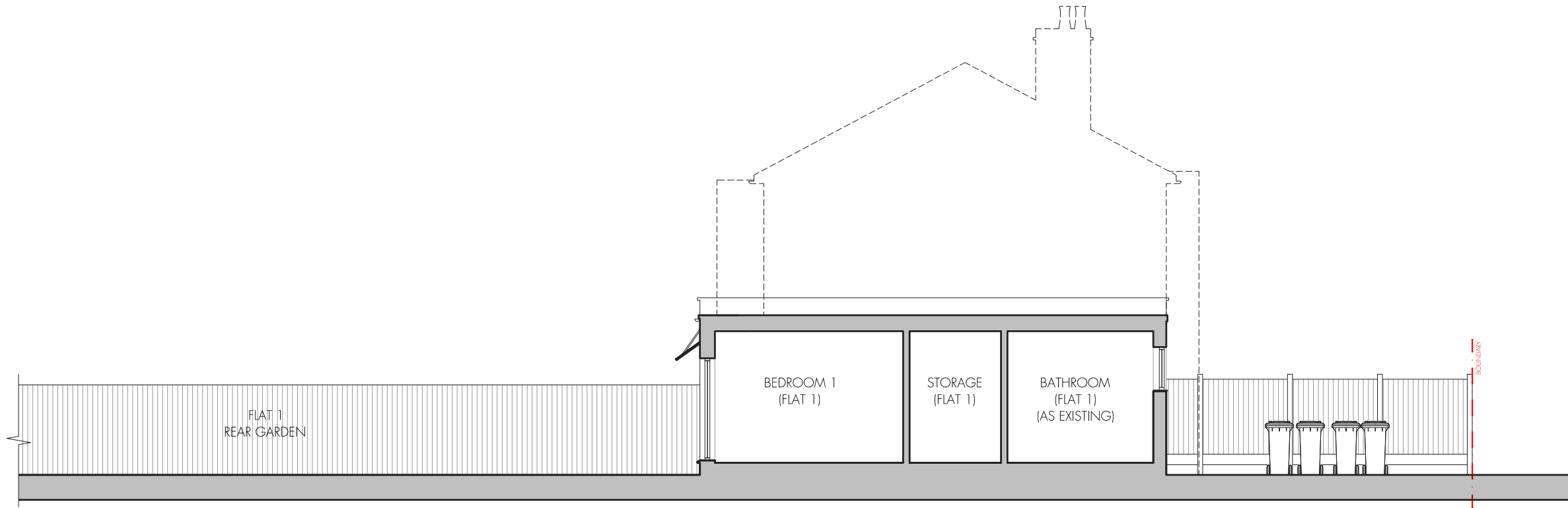
Existing side elevation

3.1 EXISTING DRAWINGS



Existing section A-A

3.1 EXISTING DRAWINGS



Existing section B-B

3.2 EXISTING PHOTOGRAPHY



Front communal entrance door



Existing side extension



Large neighbouring rear extension, image from garden



West neighbouring properties from garden



Rear elevation from garden area, showing neighbouring rear extension to right



West neighbouring properties from first floor rear diagonal window

4.0 DESIGN PROPOSAL

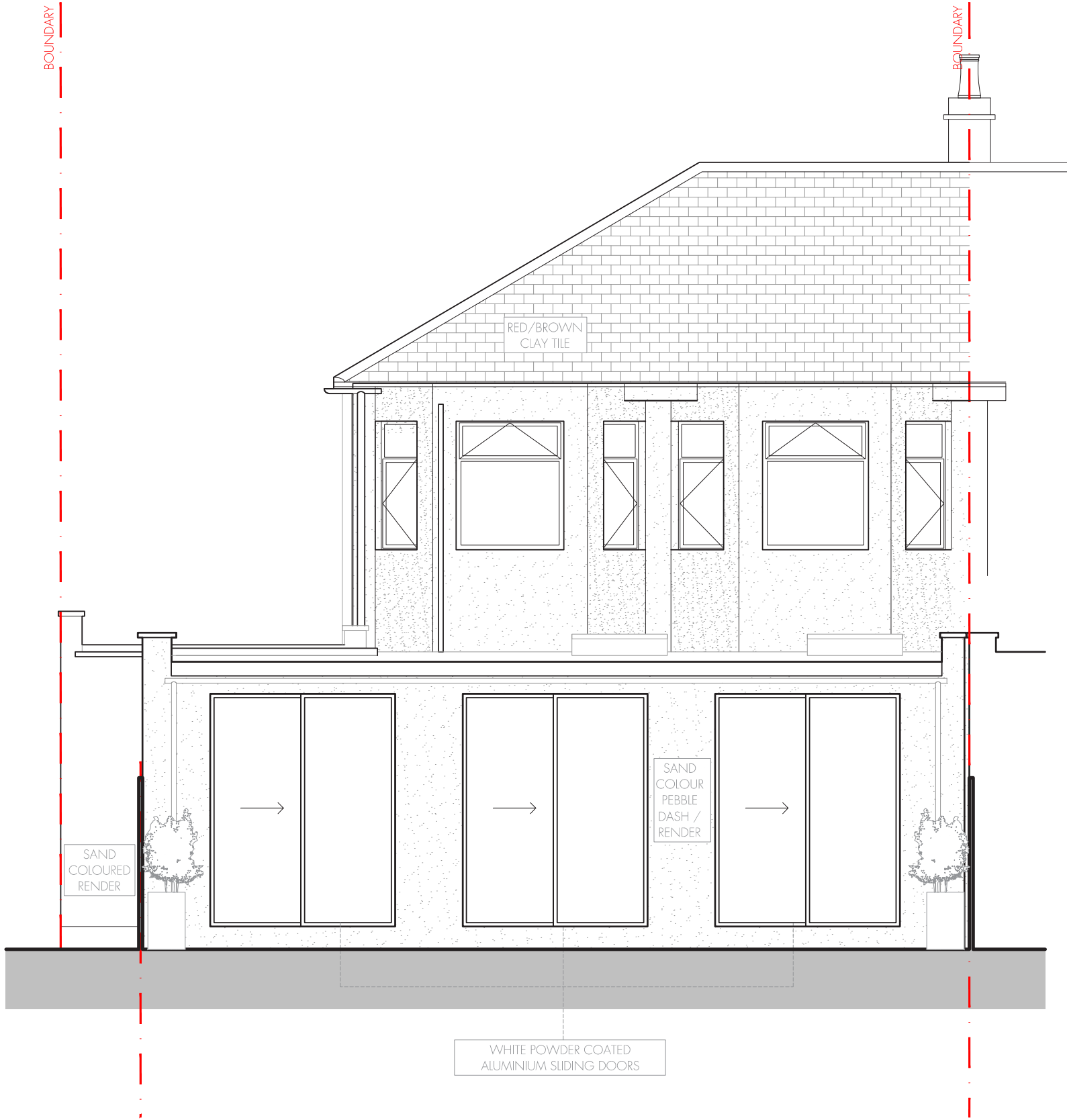
The existing property consists of 2 no. flats, 1no. at the ground floor level, 1 no. at the first floor level.

The proposal consists of the following:

- Plans to extend the ground floor which currently accommodates 1 no. flat, and splitting the enlarged footprint into 2No. flats; 1No. 2 bed 3 person, 1No. Studio flat.

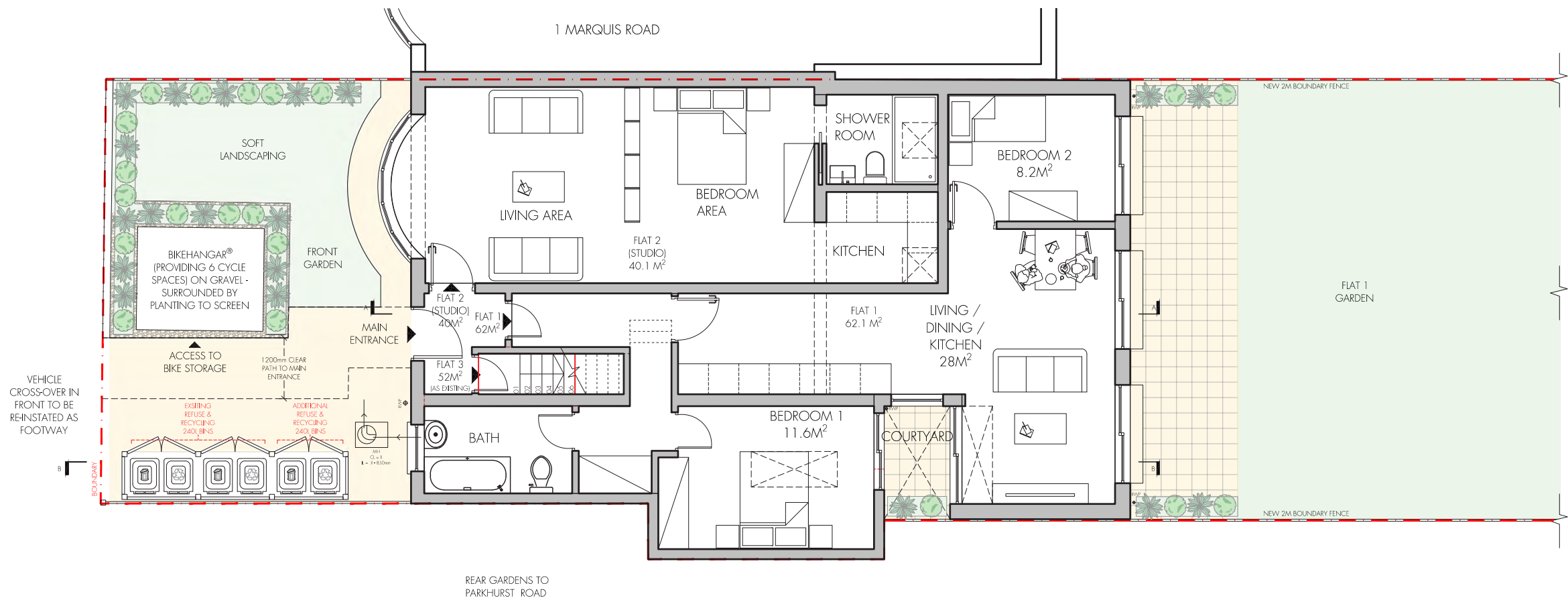
When considering the wider site - communal areas and private amenity spaces - works will include cleaning, general repairs, and re-touches. There will be a re-landscaping of the front garden area as shown in the plans to include new planters increasing privacy, and a Bikehangar® to accommodate up to 6 new covered and secured cycle parking spaces. There will also be a re-landscaping of the rear garden. Any elements found to be in an unsatisfactory condition will be replaced with matching elements/materials.

This document will detail how we have responded to the surrounding context and capabilities of the site in terms of appearance, scale, mass, materiality and form in order to provide the new residential unit which fits neatly into the existing curtilage and provides high quality housing.



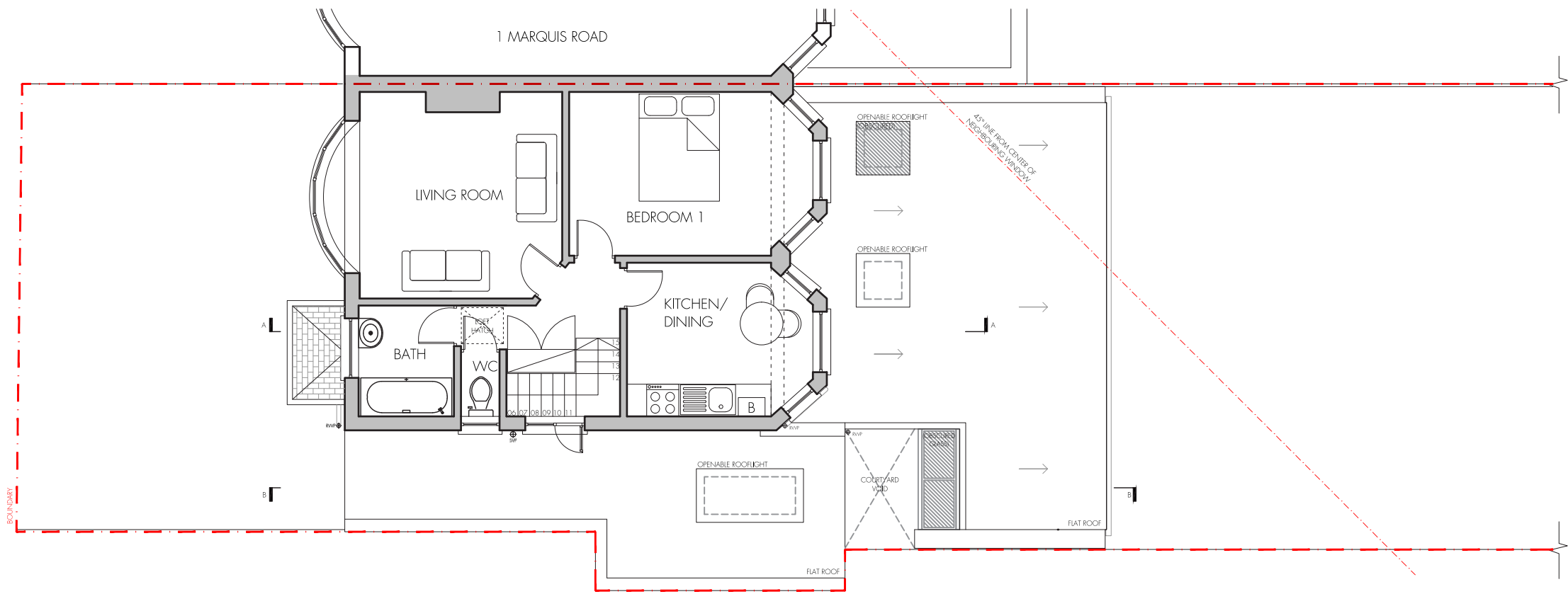
Proposed rear elevation

4.1 PROPOSED DRAWINGS



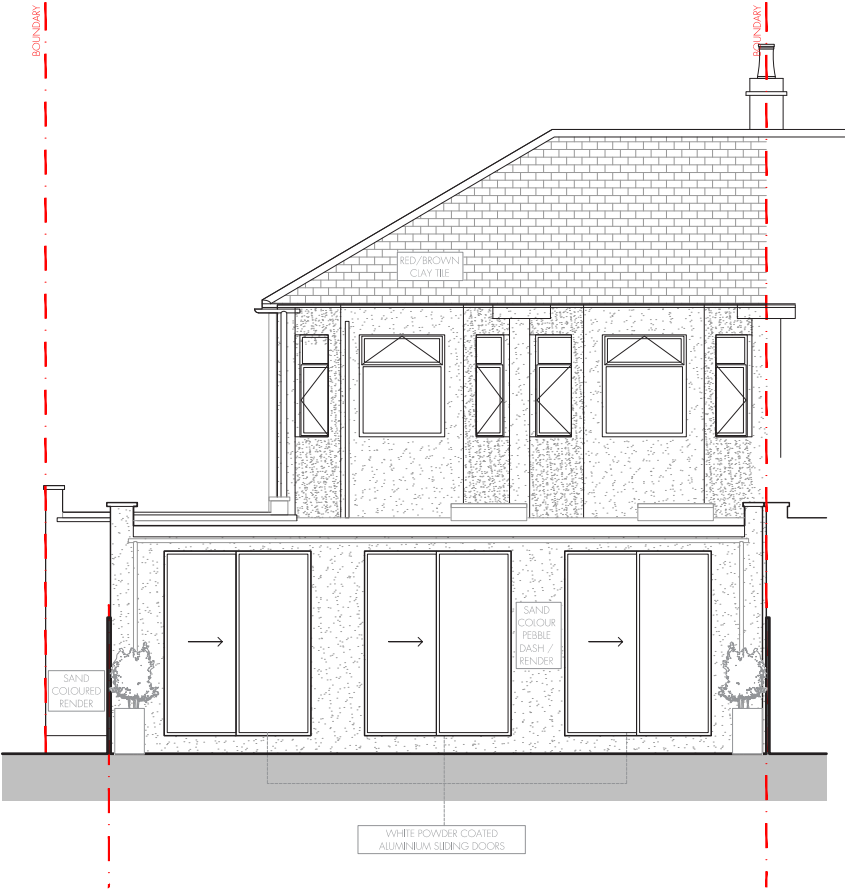
Proposed ground floor plan

4.1 PROPOSED DRAWINGS



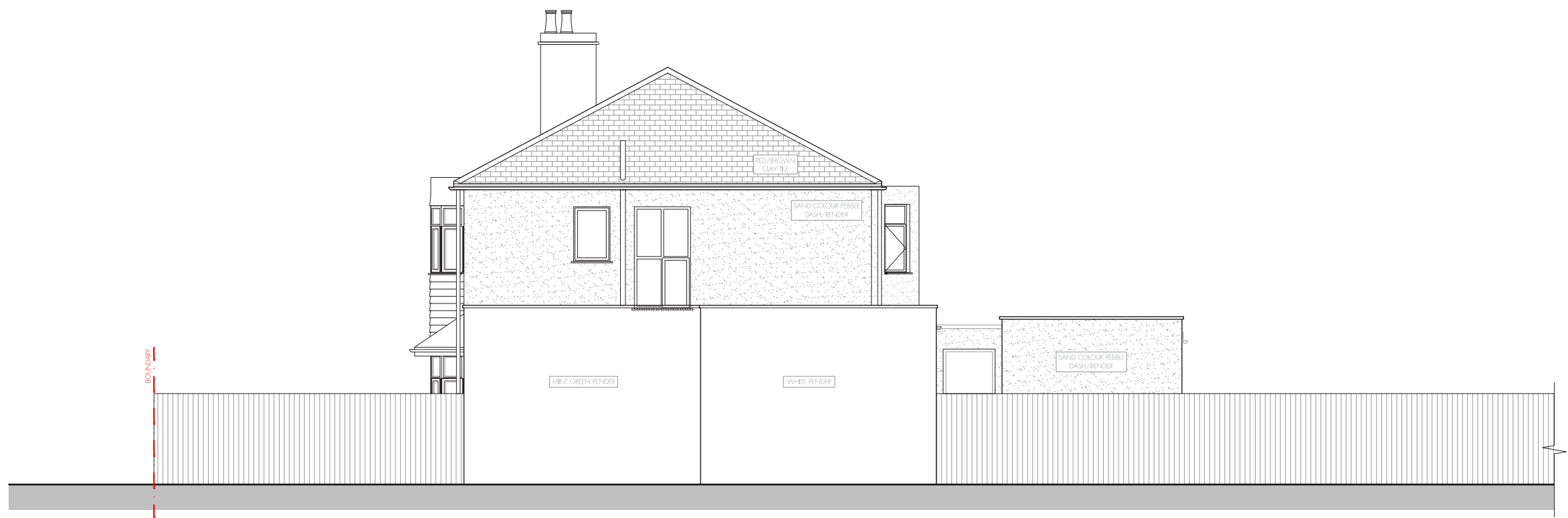
Proposed first floor plan

4.1 PROPOSED DRAWINGS



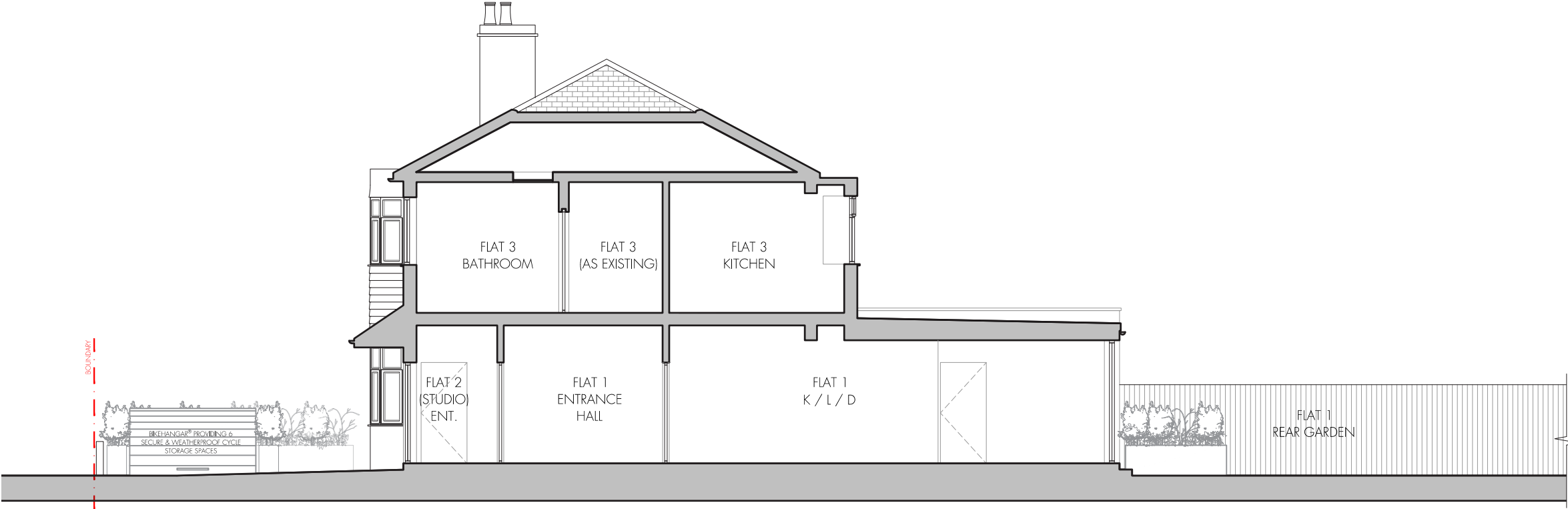
Proposed rear elevation

4.1 PROPOSED DRAWINGS



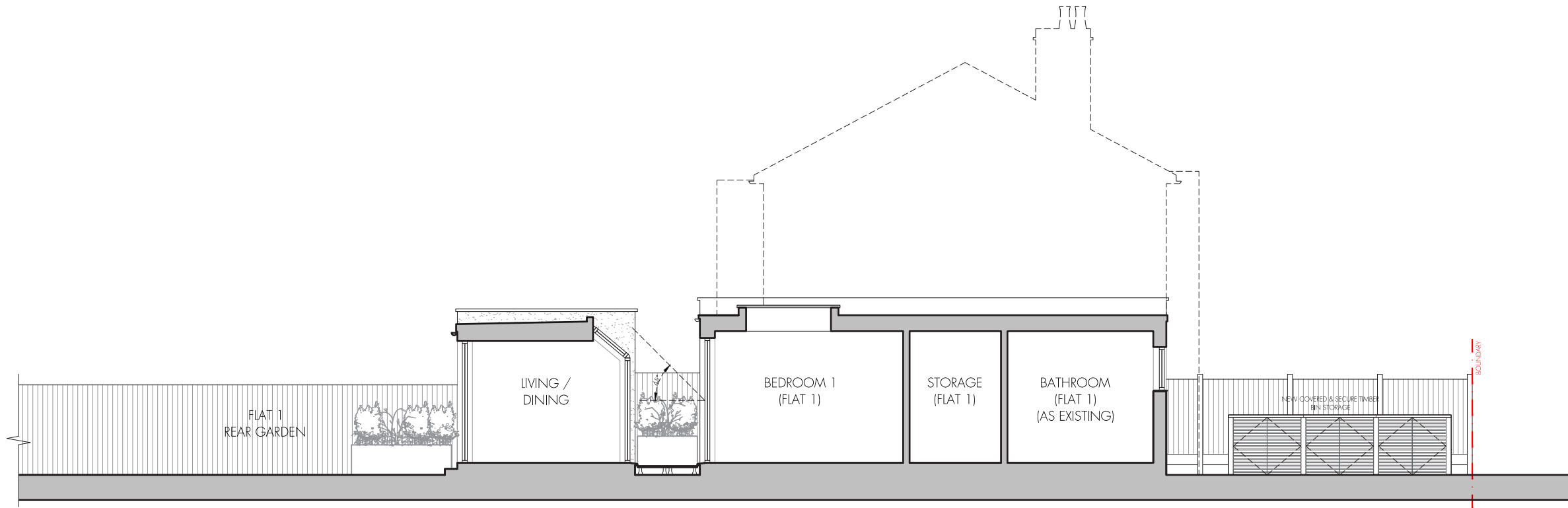
Proposed side elevation

4.1 PROPOSED DRAWINGS

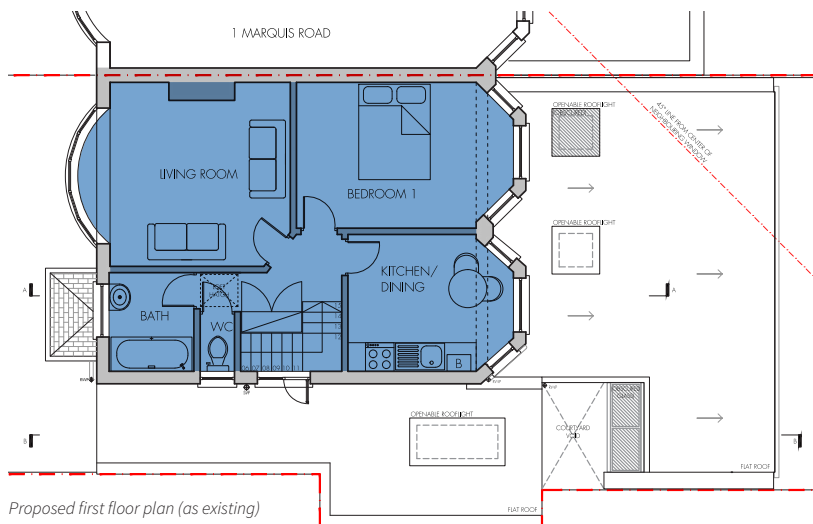
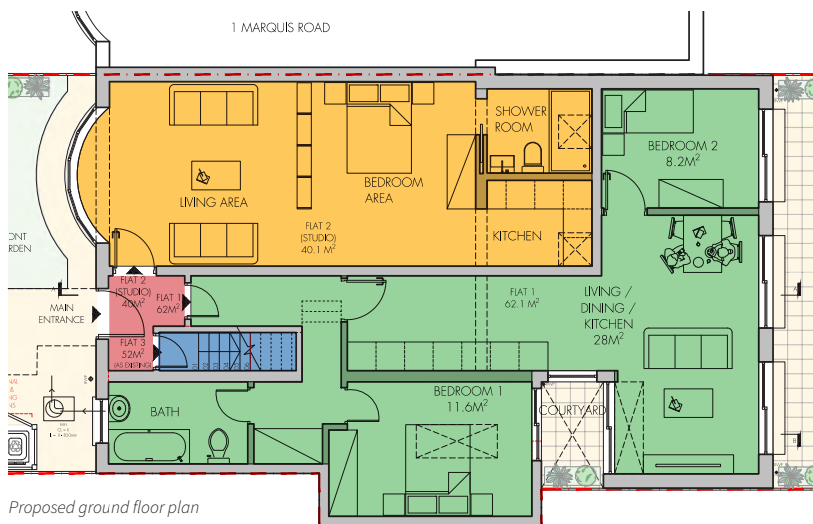


Proposed section A-A

4.1 PROPOSED DRAWINGS



Proposed section B-B



- Key:
- - Flat 1 - 2 Bed/3 Person
 - - Flat 2 - Studio
 - - Flat 3 - 1 Bed/2 Person (as existing)
 - - Communal Entrance area

4.2 PROPOSED AMOUNT

As it currently stands, the existing ground floor flat is 66m² containing 1 no. flat, and the first floor flat is 52m² containing 1 no. flat. The existing site provides 2 no. flats. The proposal aims to provide a total of 3 no. flats at the site:

- Two flats at Ground Floor level; 1No. 2Bed 3 Person Flat (62.1m²) and 1No. Studio (40.1m²)
- Retention of the flat at First Floor level, as existing, at 52m²

The total increase in residential area is 38.65m².

The existing and proposed schedule of flats are as follows:

EXISTING

1	66m ²	710.4ft ²	2 Bedroom (2B/3P)
2	52m ²	559.7ft ²	1 Bedroom (1B/2P)
Total	118m²	1270.1ft²	

PROPOSED

1	62.1m ²	668.4ft ²	2 Bedroom (2B/3P)
2	40.1m ²	431.6ft ²	Studio
3	52m ²	559.7ft ²	1 Bedroom (1B/2P)
Total	154.2m²	1659.7ft²	

The dwellings meet the minimum space standards as set out in the London Plan 2021 and actively seek to make the most of the light and area available in their layouts to provide vital and high quality housing for the local area.

4.3 PROPOSED ACCESSIBILITY

The accessibility of the site has remained unchanged for the most part. There is no change to the main entrance, and the front garden/approach area has been made more accessible by the removal of the front parking space to grant obstruction free passage, and for a much greater allowance of space for both bin and cycle manoeuvring.

The ground floor flats will remain at the same level as the existing and the existing communal entrance will remain the same, with an additional door allowing access to the Studio flat.

The accessibility for the first floor is identical. There is no change to the first floor access or flat.

4.4 AMENITY & OUTLOOK

The amenity and outlook of the proposed has been improved from the existing.

Flat 1 now benefits from large, glazed sliding doors serving their living/

4.4 AMENITY & OUTLOOK (continued)

kitchen/dining space which helps to illuminate the internal spaces better and provide quality natural light. Flat 1 also benefits from an internal courtyard which allows for cross-ventilation and further opportunities for daylight to flood into the space, the courtyard will be accessible and private from the Kitchen/Living/Dining room & Bedroom 1.

Flat 2 benefits from the existing large front bay window and includes 2 new openable skylights further internally within the layout illuminating the internal spaces of the kitchen and bathroom, providing another connection to exterior spaces and additional ventilation. The first floor flat (now Flat 3) is unchanged.

We also propose the rejuvenation of the front soft landscaping area to increase privacy and afford new cycle storage options.

4.5 SCALE & MASS

The overall scale and mass of the proposed has increased. The proposed volume has been carefully considered to give the largest amount of additional and well lit internal space whilst also being designed to have the smallest impact possible on the neighbouring properties.

The ground floor extension follows the language of the immediate neighbouring rear ground floor extension and still retains a large private garden for the two bedroom unit, Flat 1.

The first floor undergoes not change in scale or mass.

4.6 APPEARANCE & MATERIALITY

All materials are to be retained where possible and any new/replacement elements are to match the existing. However, although the existing windows are White PVC, for the new windows & doors we favoured white powder coated aluminium windows and doors due to their longevity, higher quality thermal properties, and life-expectancy.

4.7 CYCLE & BIN STORAGE

Bin storage location will remain unchanged on site other than the addition of 2 extra bins for the new flat. The new flat will receive 1x240l refuse bin, and 1x240l Recycling. The bins will be located at the front of the property with the existing bins, all housed within a new timber bin store.

There are currently no designated cycle parking spaces on the site. We propose a Bikehangar® to accommodate up to 6 new covered and secured cycle parking spaces located in the front garden, screened on 3 sides behind newly proposed planting and opening onto a highly accessible front area previously obstructed by a parking space.

4.8 PARKING

As requested by the transport officer in their comments on the original scheme, the front parking space has been removed and the cross-over is to be reinstated as a publish foot-way. There will be no car parking on site, the existing driveway will be used as a pathway to the front communal entrance, and for the manoeuvrings of cycles & bins from their secure storage lockers.

4.9 SUSTAINABILITY

The proposal will be built in line with the new Part L building regulations, which have come into effect as of June 1st 2022. These changes are part of a larger push to deliver higher quality, more energy efficient developments.

The proposal will offer the following characteristics of a sustainable and contemporary design

- Designed to be energy efficient
- Designed to be long life, with particular regard to use of quality building materials and finishes
- Designed to provide flexibility in the use of floor space
- Designed to maximise daylight and preventing overheating
- Creating links between external and internal spaces
- Dual aspect to promote natural cross ventilation
- Increased Cycle parking

Building with ecological concerns in mind does not mean you have to sacrifice aesthetics; in fact, the two can and should go hand in hand. The elements that make a building green also serve to maximise the quality of life - good natural light and air, comfortable heating, and a sense of being in touch with the outside world that creates a pleasant, optimistic built environment.

5.0 CONCLUSION

Our proposal provides an opportunity to create a quality new residential unit at ground floor and update/rejuvenate the existing stock on-site. The scheme looks to provide a new residential unit, which focuses on quality of space with consideration for the criteria set out by both the London Plan and Haringey Council’s own guidance.

We believe the proposal provides a positive impact to the Borough and the surrounding area, and the team is excited by the prospect of delivering high quality residential space in Haringey Council.

6.0 TASOU ASSOCIATES

ARCHITECTS AND STRUCTURAL ENGINEERS, EST. 1988

Tasou Associates is an RIBA chartered practice, committed to delivering projects with an emphasis on detail, space and quality of light. Our Islington office has been designing in North and North West London for over 25 years.

We ensure that every project we undertake is treated with the same design consideration, whether for a private client, property developer or housing association.

We have significant experience in Listed Building and Conservation Area projects and take great pride in designing within these parameters to achieve outstanding results. Our extensive portfolio of unique homes exhibits our understanding of the delicate balance between historical restoration and contemporary intervention.

Tasou Associates have a commendable history of creating beautiful yet functional designs within difficult urban sites. We work closely with individuals, planners and developers alike to create outstanding buildings that are tailored to both the client's brief and the inherent context. Our portfolio spans from bespoke houses to one-off developments, all of which are tackled with an emphasis on design and attention to detail.



6.1 TA PRECEDENTS

RIVER ST MEWS, N1

6 New-Build Mews Houses

This gated mews development was completed in 2015 and comprises of 6 contemporary town-houses in the New River Conservation Area. Internally each house has been individually designed with close attention paid to layout and quality of materials. Orientation and external spaces are carefully considered to avoid any potential overlooking issues. The houses offer a unified street-scape within a tight urban site, whilst complimenting the grade II listed Georgian surroundings.

The site is approached via an underpass beneath one of the existing properties on River Street which leads through to the terraced development arranged along the side of the cobbled mews. The brick was selected to tie in with the dark brickwork of the Grade II listed pump house located behind. Each house facing the rear of the Georgian properties incorporates a panel of obscured glazed louvres to prevent any overlooking issues.

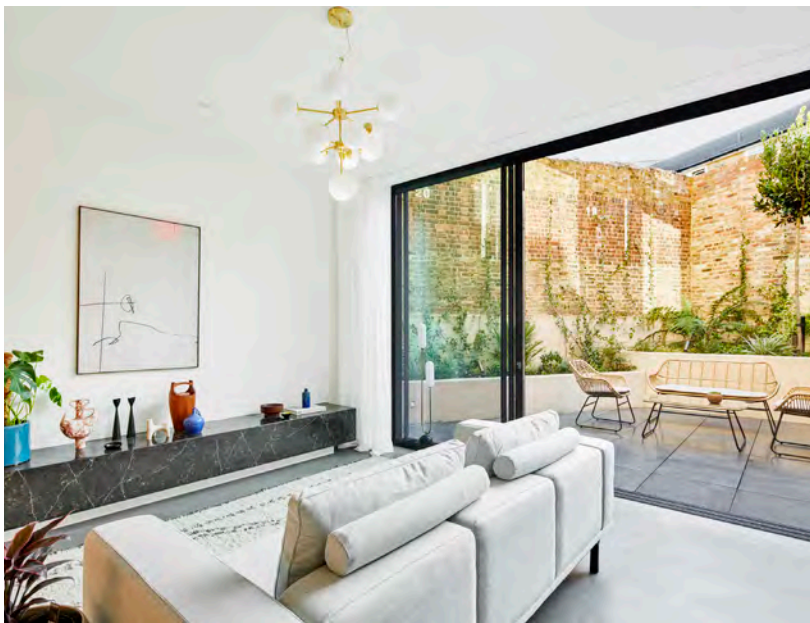


6.1 TA PRECEDENTS

CHADWELL ST MEWS, EC1R

7 New-Build Mews Houses

Formally a brownfield site tucked away behind a block of Georgian terraces, Tasou Associates’ Chadwell Mews re imagines this forgotten space as a lush refuge from the surrounding city. The scheme is deceptive in its use of space, cleverly hiding private sunken courtyards for each house to avoid overlooking issues and creating unique homes split over three levels. Attention to detail in design and materiality has been prioritised at every scale, with subtle elements such as carefully chamfered concrete joint lines softening the gently curved concrete planters.



6.1 TA PRECEDENTS

HIGHBURY NEW PARK, N5

Refurbishment of existing building to create 4 flats and 1 coach house.

This project involved converting a neglected Victorian building in the Highbury New Park Conservation Area into luxury apartments. Period features were reinstated throughout and contrasted with contemporary interventions, to create four carefully crafted, bespoke homes.

This coach house was carved from the annexe of a grand Victorian property in one of Highbury's most prestigious conservation areas. Externally the façade was redesigned to emphasise the original arched passage, while the space behind was remodelled and extended to create a striking contemporary living space.

