

Design and Access statement for the demolition of the existing dwelling and redevelopment of the site to provide 6 self-contained flats at 12 Canning Crescent, Wood Green, N22 5SR



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1.0 Introduction

1.1 The purpose of this document

This Design and Access statement has been prepared by Jamie Sleep on behalf of Bilal Ustun Limited. It forms part of the application for the redevelopment of the land on the corner of Canning Crescent and Newnham Road, known as 12 Canning Crescent N22 5SR in the London borough of Haringey.

This proposal is for the demolition of the current building which is to be replaced by a 4-storey residential building comprising of an equal mix of 2 x 3-bed flats, 2 x 2-bed flats and 2 x 1-bed flats.

This Design and Access statement provides a thorough analysis and justification of the proposal with the design explained in detail.

1.2 Corresponding reports and drawings

The following report should be read in conjunction with the following reports and assessments:

- Transport statement
- Daylight and sunlight statement
- Energy and sustainability assessment
- Water calculations
- Flood risk assessment and drainage (SuDS) assessment
- Planning drawings:
 - 149-001 Site locations plans as existing
 - 149-002 Site locations plans as proposed
 - 149-101 Ground floor plan as existing
 - 149-102 First floor plan as existing
 - 149-103 Roof plan as existing
 - 149-104 Basement plan and elevations as existing
 - 149-300 Ground floor plan as proposed
 - 149-301 First floor plan as proposed
 - 149-302 Second floor plan as proposed
 - 149-303 Third floor plan as proposed
 - 149-304 Roof plan as proposed
 - 149-310 Sections as proposed
 - 149-320 Elevations as proposed
 - 149-321 Elevations as proposed
 - 149-340 Detailed elevation as proposed

1.3 The team

Client: **Bilal Ustun Limited**

Architectural designer: **Jamie Sleep**

Energy and sustainability consultants: **BASE Energy**

Transport consultant: **RGP**

Daylight and sunlight consultants: **ACCON**

Flood risk and drainage consultants: **BASE Energy**

2.0 Context and background

This chapter will introduce the site and investigate the constraints and opportunities that developing it provides.

2.1 The site

The site is located on the corner of Canning Crescent and Newnham Road in Wood Green, London borough of Haringey. It is close to Wood Green underground station, 500m to the South, which provides quick access to central London and Heathrow airport. It is also in close proximity to Wood Green High Street which includes many local amenities shops and schools.

The site overall covers an area of 279.5m² and does not lie within a Conservation area.

The area is made up of many 3 and 4 storey buildings. As seen from the aerial below, there is nothing in the local vicinity with more than 4 storeys, so any proposal on the site should be within this limit.





Figure 1 View looking South from Newnham Road



Figure 2 View of site at the corner of Canning Crescent and Newnham Road

2.2 Access and local facilities

The site has excellent access to public transport, with Wood Green underground station located 0.5 miles to the south, and Alexandra Palace mainline station located 0.6 miles to the southwest. The latter provides regular services to Kings Cross and Moorgate. Additionally, the area stands to benefit from the possible introduction of Crossrail 2 in the future.

A number of bus routes operate along the A105 High Road, including direct routes to London Bridge, Aldgate, Brent Cross, and Edgware. Two night bus routes are also operational, with direct routes to Camden, Euston, Charing Cross, and Leicester Square.

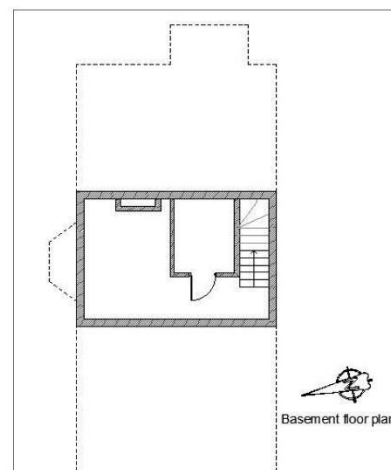
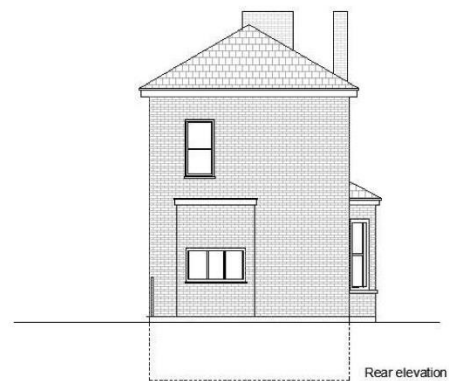
2.3 Existing building

The site in question is currently occupied by a two-story brick building with a pitched, tiled roof, which has been converted into 6 studio apartments, as well as an ancillary building. The existing building, which covers roughly 40% of the site, has been deemed inadequate for the proposed development and will therefore need to be demolished.

While the existing building may have served its purpose, the proposed development represents a significant improvement in terms of both aesthetics and functionality. As such, it is necessary to demolish the current building and make way for the proposed development.

The proposed development will not only be more aesthetically pleasing than the existing building, but it will also be more functional. The new development will provide much-needed space for the local community and will be a significant improvement in terms of quality of life for those who will reside there.

On the next page are the drawings of this current building.



3.0 Previous planning application on the site

In July 2022, a planning application was made on this site for the demolition of the current property and the development of a scheme consisting of 9 flats. This application reference number is HGY/2022/1956 and it was refused on 3rd November 2022. The reasons for refusal were as follows:

1. The proposed development by reason of its size, height, massing, sitting forward of the established building line and degree of site coverage would result in a cramped, obtrusive and incongruous form of development, that would have an awkward relationship with the existing properties and pattern of development within Canning Crescent and Newnham Road. For these reasons the proposal is considered an overdevelopment of the site, out of keeping with the pattern of development in the area, detrimental to the character and appearance of the area and to local visual amenities generally, contrary to Policies D3 and D6 of the London Plan (2021) and supporting guidance, Policy SP2 and SP11 of the Haringey Local Plan (2017), and Policy DM1 of the Haringey Development Management Development Plan Document Policy (2017).
2. The development by reason of its height, bulk, overall scale and massing would have a visually intrusive and overbearing relationship with adjoining properties to the detriment of the residential amenities of neighbouring residents. There would also be a loss of privacy, overlooking and potential noise disturbance as a result of the proposed large balcony located on the top floor. As such the proposal is contrary to Policy D6 and D14 of the London Plan (2021) and supporting guidance, Policy SP11 of the Haringey Local Plan (2017), and Policy DM1 of the Haringey Development Management Development Plan Document Policy (2017).
3. The proposed development would result in the provision of units with poor levels of private amenity space and communal amenity space provision, resulting in a poor living environment for future occupiers. As such, the proposal would be contrary to Policies D6 of the London Plan (2021), policies SP2 and SP11 of the Haringey Local Plan (2013), the Mayor of London's Housing SPG and policies DM1, DM11 and DM12 of Development Management DPD (2017).
4. Due to the proposal including the removal of mature trees, the lack of replacement trees, and the general lack of green amenity space proposed around the site, the proposed development would have a harmful impact on biodiversity and local visual amenity contrary to policies G7 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).
5. The proposal is not considered acceptable in terms of carbon reduction and sustainability and does not comply with policies SI 2 and SI 4 of the London Plan (2021), Local Plan policy SP4 and policy DM21 of the Development Management DPD (2017).
6. The site is located within a Family Protection Zone, and only 1 of the 9 units contributes towards this need for family housing with the mix skewed towards smaller 1 to 2 bed units, failing to provide an appropriate mix of units contrary to Policy H10 of the London Plan (2021) and DM11 of the Development Management DPD (2017).

As a result of the above reasons for reject, the new scheme has been redesigned to address each of the individual points. A summary of what action has been taken to address each of the reasons for rejection can be found as follows:

	Reason for rejection	How this has been addressed
1.1	Size, height, massing	The redesigned scheme has 4 floors instead of 5 and, as a result, is the same height as many of the existing properties on the road, particularly the neighbouring property at Canning Court. This new scheme also contains 6 flats rather than 9.
1.2	Sitting forward of the established building line and degree of site coverage	The previous scheme sat further forward on the site towards the road which was out of line of the established neighbouring properties. The revised scheme sits further back to match the distance from the road to the building as the other buildings on the road.
2.1	Visually intrusive and overbearing relationship with adjoining properties	By reducing the scale and massing of the proposal, it will fit in more seamlessly to the surrounding areas. Furthermore, it will use a material palette that is more suitable.
2.2	Loss of privacy, overlooking and potential noise disturbance as a result of the proposed large balcony located on the top floor	All the balconies are on the front elevation which faces the road, including the balcony on the top floor which is a lot smaller than the previous scheme and also only faces the road so there is no overlooking into neighbouring properties.
3.	Poor levels of private amenity space and communal amenity space	Each flat in the new scheme contains the required private amenity space as set out by the London Design guide. In terms of communal amenity space, by reducing the overall footprint of the building, there will be more open green space for the residents to enjoy. The bin and bike storage are generous for a scheme this size and are positioned out of the way of the green space, while still being easy to access for the residents.
4.	Proposal includes the removal of mature trees, the lack of replacement trees, and the general lack of green amenity space	Since the last application was made, the aforementioned mature tree has been removed by previous tenants. Therefore, there is no landscaping in the existing property. As part of this application, we are proposing to reinstate trees to the land between the building and the public footpath. As well as this, the application proposes soft landscaping such as hedges and ferns, to create privacy for the ground floor flats and introduce some greenery to the area (see 4.5.3 for further details)
5.	Not considered acceptable in terms of carbon reduction and sustainability	Since the last application, a new sustainability report has been produced by different consultants that have incorporated. More detail can be found in the report written by Base Energy.

6.	Only 1 of the 9 units contributes towards the need for family housing with the mix skewed towards smaller 1 to 2 bed units	The number of units has been reduced from 9 to 6 and the mix of the flats has also changed, with 2 x 3-bed flats, 2 x 2-bed flats, 2 x 1-bed flats. There is now an equal split of family units and smaller 1 and 2 bed units (see 4.2 for further details)
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4.0 Design

Since the previous unsuccessful application, we have taken care to redesign the scheme to address all points of concern, as seen in the previous section. In this section, we will provide more detailed information to explain the new design and layout of the scheme.



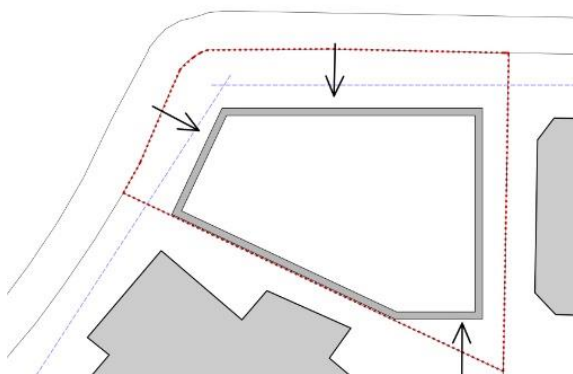
4.1 Scale and massing

One of the main reasons for the previous application's refusal was the overall size and scale of the proposal, which included 9 flats spread across 5 floors. The redesigned scheme now contains 6 flats across 4 floors, with a reduced height of no more than 12 metres to match the existing properties.

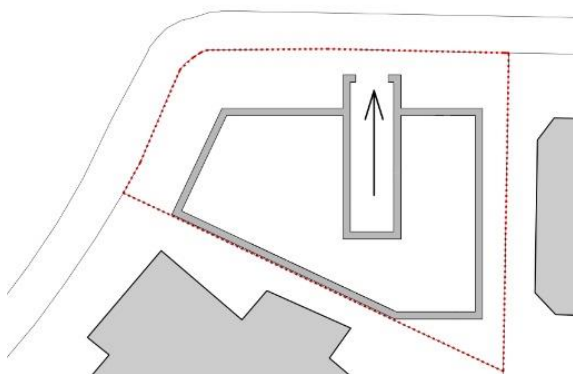
The footprint has also been reduced and shifted backwards in the site to better align with the neighbouring properties. This will help it become more integrated with the established building lines from the other properties, as the site plan below illustrates:



1. Site plan showing the outline of the existing building which is to be replaced.



2. The proposal responds to the established building line from the neighbouring properties, and is set-back from the pavement by 3m to reduce the overall scale and introduce greenspace.



3. From the building volume, a lightweight entrance hall is pulled forward. This will clad in a separate material to visually breakup the main building volume.

The massing of the new proposal has been addressed through the use of materials. The first three floors will be constructed from brick, giving the appearance of a heavy structure. The top floor, set back from the floors below, will be clad in zinc or aluminium, creating the illusion of a lightweight structure atop the heavier brickwork. Further details on this materiality can be found in section 4.4.

4.2 Use and mix

The table below shows how the mix of units in the current proposal compares with the mix in the previous, unsuccessful application:

	<i>Previous scheme</i>	<i>Current scheme</i>
<i>1-bed units</i>	4	2
<i>2-bed units</i>	4	2
<i>3-bed units</i>	1	2
<i>Total</i>	9	6

The redesign involved reducing the number of units from 9 to 6. In response to a comment on a previous refusal, this proposal now includes an equal mix of 3-bed family units, 2-bed units, and 1-bed units. All units have been designed to comply with the minimum standards of the London Housing Design (LHD) guidance. The sizes of each flat are outlined below:

<i>Flat number</i>	<i>Floor</i>	<i>No. of beds</i>	<i>No. of residents</i>	<i>GIA</i>	<i>LHD guidance</i>
Flat 1	Ground floor	3	5	96.2 m ²	86 m ²
Flat 2	First floor	2	3	62.9 m ²	61 m ²
Flat 3	First floor	1	2	50.4 m ²	50 m ²
Flat 4	Second floor	2	3	62.9 m ²	61 m ²
Flat 5	Second floor	1	2	50.4 m ²	50 m ²
Flat 6	Third floor	3	5	89.2 m ²	86 m ²

4.3 Overlooking

Efforts have been made to ensure that no windows or balconies from this proposal overlook neighbouring properties. All balconies and the majority of the windows face North and West, towards the road. There are no proposed windows on the East and South-West elevations, which are closest to the neighbouring properties. This is the same strategy used by the existing building on the site, which also does not include any windows in the South-West elevation, presumably for the same reason. This can be seen in the visual below.

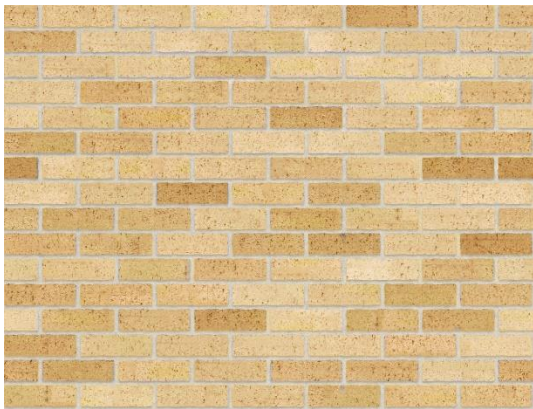
In the South elevation, the proposal's corner has been chamfered to angle the windows away from the neighbours at Janet Court as much as possible. Also included is a small tree to be planted to provide an element of privacy.



4.4 Materials

The materials used are shown in more detail in drawing 149-340.

The proposed building will primarily consist of masonry, with London stock brick in a mid-yellow colour chosen to reflect the local area and be appropriate in the context. In addition, the central stair core and top floor flat will be clad in standing seam cladding made of either aluminium or zinc. Windows and doors will feature dark aluminium frames to contrast with the brickwork. More details can be found on the elevation drawing 149-340, and a sample of the materials are shown below:



4.5 Amenity

Following feedback from the previous proposal, there were comments about the lack of both private and communal amenity space. This section shows how we have addressed this concern.

4.5.1 Balconies

Each flat has a private balcony designed to meet the size and depth standards outlined in the London Housing Design guidance. The balconies are positioned on the North elevation overlooking the road to ensure privacy and prevent overlooking of other balconies or neighbouring properties. This orientation was chosen over the East and South-West elevations, which face neighbouring properties.

4.5.2 Communal areas

Each flat in the proposal is accessed via a central corridor which contains the stairs and a lift. The bin and bike store are located to the side of the building, not accessed via the central corridor.

4.5.3 Landscaping

The previous planning application noted a mature tree on the site, but it has since been taken down by a resident, as highlighted in the two photos below taken from roughly the same place:



Figure 3 Photo taken from Google Maps, unknown date, showing the mature tree in the front referred to in the previous planning application



Figure 4 Photo taken in February 2023 showing the tree has been taken down since the image above

As a result, there are currently no trees or vegetation of any kind on the site. To address this, the proposal includes carefully-considered landscaping elements as a key aspect of the design.

The building has been set back from the pavement to align with other buildings along the road, creating a generous garden that acts as a visual buffer. This 3-metre green space will contain hedges to screen the ground floor flats and include some trees to be planted, bringing greenery to this corner of Canning Crescent and Newnham Road. This is shown in the landscape plan below.



4.5.4 Boundary conditions

To provide privacy on the ground floor level as discussed above, hedges will be proposed on the North and North-West elevations where the site meets the road.

A timber fence will be used between the site and the neighbouring Canning Court on the East and South elevations.

4.5.5 Car parking

According to Policy M9: Car-Free Residential Developments permits proposals for new developments without car parking, as long as alternative and accessible means of transport are available, public transport is good, and a controlled parking zone exists or will be provided prior to occupation of the development. For full details, please see the report provided by RGP transport consultants.

As a result, there will be no on-site car parking provided in this proposal. Instead, we will provide adequate and secure cycle storage facilities to encourage residents to adopt a car-free lifestyle.

4.5.6 Cycle storage

The scheme will provide secure storage for up to 14 bicycles. Access to the storage area will be granted via a resident's key and will be located at the side of the building, next to the bin store.

4.5.7 Refuse

Similar to the bike store above, the bin store will be accessible via a resident's key on the side of the building. There will be hard landscaping in this area to allow for bins and bikes to be easily wheeled out to the curb. The bin store will accommodate a 1,100 litre recycling bin, a 1,100 litre refuse bin, and a 140 litre food waste bin. The entrance to both the bin and bike storage can be seen down the side of the building in the visual below.



5.0 Access statement

The site benefits from excellent public transport links, with Wood Green underground station located within a 10-minute walk. The site is also well-served by several bus stops that connect it to Enfield, Barnet, and Central London. The site has a PTAL rating of 6a, which is very high due to the abundance of bus stops and the proximity to the underground station.

The proposed building will be easily accessible, thanks to its location on the corner of Canning Crescent and Newnham Road. Therefore, there will be little need for significant alterations to the existing road or pavement layouts. No off-road parking is being provided, as discussed earlier, and the cycle store will be accessible via paving on the East side of the site. For pedestrians, there will be a paved walkway connecting the pavement to the front door, which provides access to the stairs and lift to all the flats.

There are no rights of way or any other required access to consider.

The bin and bike store, which is accessible via the East side of the site, will be secured by a gate at the North end. Once residents enter this gate, the doors to the bin and bike store will be in separate secured rooms. Residents and bin collectors will have access through these two lockable gates.

The proposed building will be fully accessible with a step-free access into the main entrance and a lift providing access to all floors. The corridors will all be a minimum of 1,100mm wide to allow for wheelchair access.

6.0 Conclusion

To conclude, this design and access statement presents a comprehensive plan for the development of a 4-storey residential building that addresses the needs of different users, including those with disabilities. The proposed design incorporates principles of sustainability and energy efficiency, including the use of renewable materials and technologies. It also provides for a range of amenities and communal spaces that will enhance the quality of life of residents and promote a sense of community. Overall, the proposed development reflects a commitment to creating a safe, inclusive, and sustainable living environment that meets the needs of residents and enhances the surrounding community.

7.0 Additional drawings and visuals

7.1 Isometric views from above





7.2 Schedule of floor areas

Ground floor

Apartment 1	3 beds, 5 people
Living room and kitchen	29.1
Storage	5
Family bathroom	4.7
Bedroom 1	14.3
Ensuite	4.3
Bedroom 2	12.1
Bedroom 3	7.5
Outdoor	9.4
Circulation	14.5
Total (internal)	96.2

First floor

Apartment 2	2 beds, 3 people
Living room and kitchen	24.3
Storage	2.3
Family bathroom	5.8
Bedroom 1	12.3
Bedroom 2	7.6
Outdoor	6.5
Circulation	6.4
Total (internal)	62.8

Apartment 3	1 bed, 2 people
Living room and kitchen	22.4
Storage	3.9
Family bathroom	3.9
Bedroom 1	12.3
Outdoor	5.2
Circulation	5.8
Total (internal)	50.4

Second floor

Apartment 4	2 beds, 3 people
Living room and kitchen	24.3
Storage	2.3
Family bathroom	5.8
Bedroom 1	12.3
Bedroom 2	7.6
Outdoor	6.5
Circulation	6.4
Total (internal)	62.8

Apartment 5	1 bed, 2 people
Living room and kitchen	22.4
Storage	3.9
Family bathroom	3.9
Bedroom 1	12.3
Outdoor	5.2
Circulation	5.8
Total (internal)	50.4

Third floor

Apartment 6	3 beds, 5 people
Living room and kitchen	25.8
Storage	3.85
Family bathroom	4.8
Bedroom 1	13.1
Ensuite	3.3
Bedroom 2	11.5
Bedroom 3	9.4
Outdoor	23.3
Circulation	12.5
Total (internal)	89.2