

Design & Access Statement

Planning Application for Residential Development

CLARKE PROPERTY GROUP

10 Ellington Road
Muswell Hill
London
N10 3DG

Project no. CER-209

May 2023

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1. INTRODUCTION

- This Design & Access Statement forms part of our Planning Application for 10 Ellington Road and should be read in conjunction with all drawings and documentation submitted.
- The proposals include demolition of existing mixed use buildings on the site, removal of artificial raised courtyard, reinstatement of natural ground levels and erection of a small residential development, including two terraced houses and a block of 3 apartments.

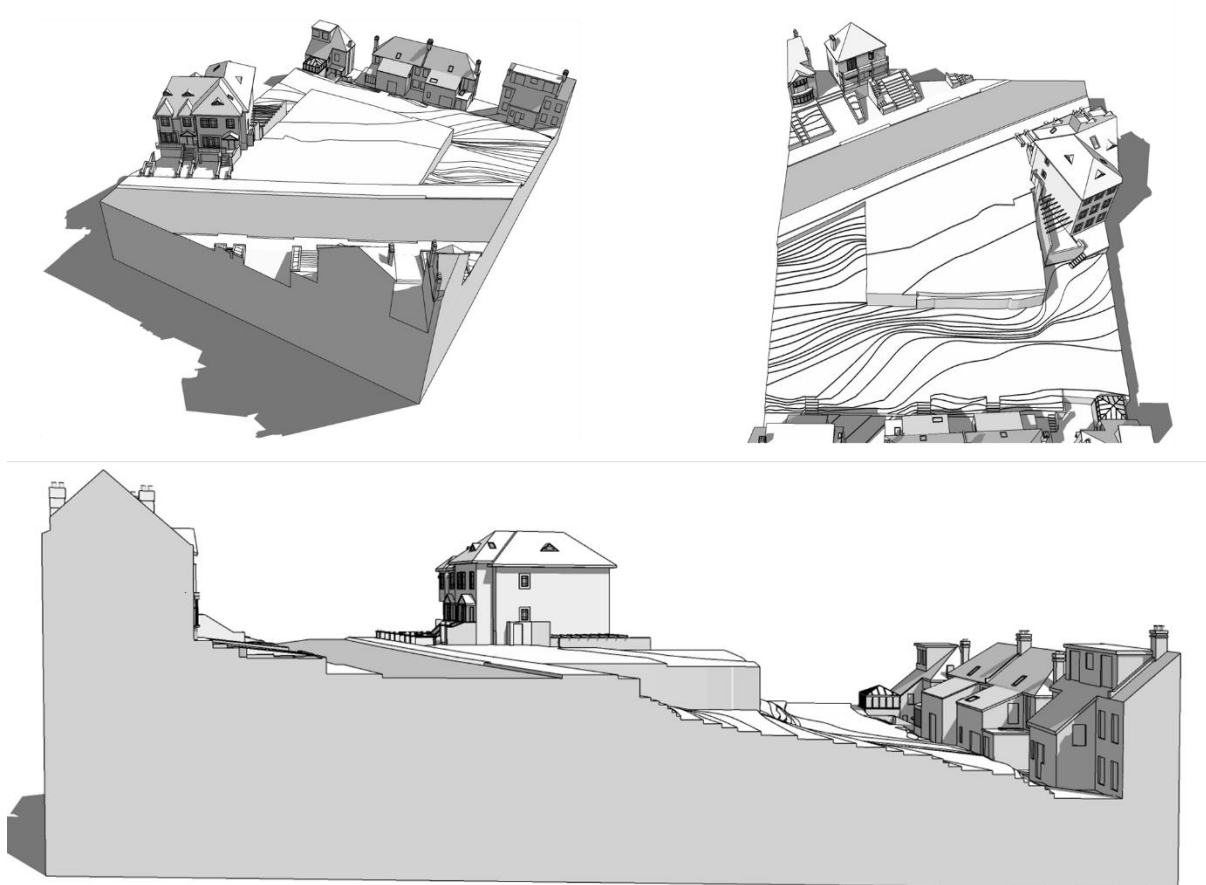
2. SITE ANALYSIS AND CONTEXT

- The site sits in a residential area with a mix of houses and flats along Ellington Road.
- The existing building has a street façade of garages with Studios and living units above; the rear of the site has single storey buildings surrounding a concrete courtyard.
- The surrounding buildings are predominantly two and three-storey dwellings, some with accommodation in the roof. Terraced houses adjoining the site to the east have three floors and accommodation in the roof because they use the natural fall of the terrain to accommodate an additional floor to the garden side.
- It is clear from the survey information that the application site has been artificially levelled and it is significantly higher than the surrounding plots, which follow the natural fall of the terrain. There is a deep drop to the residential gardens to the rear and sides, currently supported by deteriorated high retaining walls.
- The existing buildings were originally built by the Post Office and have been extended and converted to various uses, including residential, workshops and storage.
- The buildings and the retaining structures on the site are in bad state of repair. Retaining walls are becoming unstable and require attention whilst the buildings offer very poor quality of accommodation. They currently represent an eyesore in an otherwise elegant residential street.



Aerial view of the site and the surrounding area

3. PHOTOGRAPHS



Model of the site and the surrounding area (existing buildings removed for clarity)



Street views May 2023



Photographs of the interior courtyard May 2023



Google Street views



Google Street views

- The neighbouring dwellings in Ellington Road and Cranley Gardens face crumbling retaining walls and poorly executed buildings with unsightly elevations and windows overlooking their gardens directly.



View from 12 Ellington Road



View from 20 Cranley Gardens



View from 20 Cranley Gardens

View from 22 Cranley Gardens

4. DESIGN

- The owners would like to remove the existing buildings which are out of keeping with the peaceful and elegant local area and create much needed family accommodation in this attractive and desirable location.
- They propose to reduce the footprint of the buildings on site and move them away from the rear boundary facing Cranley Gardens.
- Proposals include removing the artificially raised rear of the site and reinstating the natural ground level. This will dramatically reduce the height of the retaining walls surrounding the site and, in some places, remove them completely. Currently the neighbouring dwellings face a crumbling concrete retaining wall up to 3.5 metres high – if the proposals are implemented, they will face a garden fence and planting.
- Building line along Ellington Road will follow the line of the existing buildings, stepping back on the eastern end to line up with No 12 Ellington Road.
- This will create modest front gardens, which will be planted and separate from the street with metal railings on low brick walls.
- The existing building mass along the sides of the site would be removed and replaced with gardens, opening the site up to the sides and improving the outlook of neighbouring dwellings further.
- Height of the proposed building will be dictated by the neighbouring development at No 12, with the proposed roof height just below No 12.
- From the street, the building will appear to have two storeys with a third storey set back and finished in a different material, resembling a modern version of a pitched roof.
- On the rear side there will be an additional storey at the natural ground level, with direct access to the rear gardens.

- The top floor will be set further back to the rear, to create generous terraces and keep the built form further away from dwellings at Cranley Gardens.
- The proposed development will comprise of two terraced houses on the eastern side, close to the existing row of houses at No 12.
- They will be joined to a small block of 3 apartments on the western side.
- This will create a mix of dwelling types and sizes capable of serving a wider community.
- Houses will have 4 bedrooms and generous living areas spread over ground and lower ground floors.
- Due to the natural fall the site enjoys stunning views over London to the south side.
- Master bedrooms will be positioned on the second floor to make the most of the views and will have generous terraces. Ground floor living areas will also have balconies facing the views.
- Houses will have generous rear gardens.
- The apartment block will contain 2 No 1 bedroom flats and 1 No 3 bedroom flat.
- Lower ground floor flat will have a private rear garden, the other two flats will have balconies.
- Top flat will be a duplex occupying first and second floors. Living areas will be positioned on the second floor to maximise the views and have direct access to the generous terrace.
- In terms of architectural style the local area is a mix of traditional more contemporary houses and block of flats.
- At pre-application stage the Design Officer advised that a contemporary approach with a flat roof would be appropriate.
- The proposed development would use traditional materials with contemporary detailing, creating a timeless style which will blend well with the local area.
- The elevations will be finished in brick, with the top floor in metal cladding.
- Balconies will have glass railings to maximise the views and make the elevations lighter.
- Generally, the proposals would replace an unsightly, underused building in poor state of repair with a development which is in keeping with the local area and offers sustainable and high-quality family accommodation.
- The proposals were developed in accordance with Policy DM1 of Haringey DM DPD: Delivering High Quality Design, as follows:
All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
b Make a positive contribution to a place, improving the character and quality of an area;
c Confidently address feedback from local consultation;
d Demonstrate how the quality of the development will be secured when it is built;
e Are inclusive and incorporate sustainable design and construction principles.

5. PLANNING POLICY AND PRE-APPLICATION ADVICE

- Proposals were developed in line with the applicable planning policies. For further details please see the enclosed Planning Policy Statement.
- All dwellings will exceed the National Space Requirements in terms of floor area.
- Private garden areas will exceed the prescribed minimum requirements.
- Proposals were discussed with planning, design and transport officers at pre-application stage and their comments have informed the final design.
- Pre-application advice confirmed that residential development would be appropriate in this location, but that the loss of employment should be addressed. This is addressed in the Planning Statement.
- Housing Mix was considered in pre-application advice and it was confirmed that a mix of one-bedroom, two-bedroom and family-sized units could be acceptable.

- Comments on the design and appearance made at pre-application stage were fully taken on board and the proposals developed to fully comply with the comments, in terms of site, orientation, massing and form.
- In terms of the architectural expression sought, and given the variety of building types present in this locality, officers confirmed they would not have concerns regarding a modern or contemporary architectural approach, subject to this being a high standard of design. This has been followed in the design development.
- It was recommended that all dwellings should have double aspect, this has been implemented.

6. PRIVACY, SUNLIGHT AND DAYLIGHT

- Privacy, sunlight and daylight were carefully considered and they are one of the guiding principles for the design moving forward.
- There is generous distance to dwellings at the rear of the site along Cranley Gardens. A minimum is 20 metres, between the balconies of the apartment block and projecting bays at Cranley Gardens properties, increasing to 30 metres between the second floor windows of House 1 and main elevations of Cranley Garden houses.
- Due to the natural difference in levels, there will be no windows facing each other.
- Pre-application advice confirmed that the proposed development would be a sufficient distance from the built form of No. 20 – 26 Cranley Gardens, in order to avoid material loss of light or restriction of outlook affecting windows and it was not considered likely that the garden spaces of these neighbours would be unduly impacted by: overbearing affects, loss light or overshadowing. Furthermore, the removal of artificially raised ground and high retaining walls could benefit the enjoyment of the gardens of No. 22 – 26.
- Distance to dwellings on the north side of Ellington Road will follow the established street pattern. Pre-application advice stated: “None of the options would be sited in such a position to result in undue: overbearing impacts, loss of light, overshadowing or restriction of outlook affecting the front or rear areas of No.12d. This neighbour does have western side windows that would face the development... Any future planning application should seek to retain some spacing to these windows and it would also be useful if the applicant were able to clarify which rooms these neighbouring windows serve.”
- Following a conversation with the owner of No 12d, it was confirmed that western side windows serve the staircase, not habitable rooms.
- In terms of privacy, the new upper floor terraces will have obscured glass screens towards the side windows of No.12d. It is important to note that the existing buildings have windows which directly overlook the garden of No 12d. Removal of these windows will significantly improve the privacy of the neighbouring property.
- All side windows will have obscured glazing and be fixed shut up to 1.7 metres above floor level.
- In conclusion, privacy, sunlight and daylight to the neighbouring properties will not be negatively affected by the proposals.

7. RENEWABLE ENERGY SYSTEMS AND SUSTAINABILITY

- It is intended for the buildings to be very well insulated to reduce the energy consumption.
- Smart Metering would help the occupants to identify any wastage and to promote more environmentally friendly lifestyle.
- Dwellings would be naturally lit and ventilated.
- Flat roof would be suitable for the use of PV panels and rainwater can be collected for garden use.
- Natural, locally sourced materials will be used wherever possible.
- Further information is provided in the Energy Statement.

8. ACCESS APPRAISAL AND CAR PARKING

- The buildings are designed to fully comply with the requirements of Building Regulations and the DDA.
- Level access will be provided from the road to both houses and to the ground floor apartment.
- The houses and ground floor apartment will benefit from an accessible shower room.
- Ground floor apartment will be suitable for wheelchair users.
- The apartments at the lower ground and first floor will be suitable for ambulant disabled residents and visitors.
- In accordance with the London Plan, new build homes on small sites homes that are not on the ground floor on minor developments do not need to meet M4(2) standards and can comply with the M4(1) standard, which does not require step-free access.
- Light switches and electrical sockets will be positioned at suitable height throughout the building.
- Wide corridors, good natural lighting and larger than standard internal doors will make the building very comfortable for disabled persons.
- The existing buildings contain a large number of garages with full length dropped kerb. Following advice from the Transport Officer this dropped kerb will be completely removed, improving the safety for pedestrians. This will create 5No additional on street parking spaces which will serve the proposed dwellings.
- There will be a safe bicycle storage for each dwelling.
- Further details are covered in the enclosed Transport statement.

9. LANDSCAPE AND DRAINAGE

- There are currently no trees on site, it is fully covered with buildings and concrete.
- Proposed development will reduce the amount of hardstanding significantly, creating permeable paving to front gardens and rear patios.
- Gardens with lawns and planted areas to front and rear of the site will soften the street elevation, improve biodiversity and provide much needed planting to the rear.
- Indigenous evergreen trees will be planted along the boundaries to further improve the privacy of the new dwellings and adjoining properties.
- All gardens exceed the minimum space requirements.
- The Site is located within the Critical Drainage Area (CDA). Reducing the building footprint and replacing the existing concrete courtyard with planted gardens will reduce the flood risk. Rainwater harvesting will further reduce the overall flood risk in the area.
- Details of the trees surrounding the site and the tree protection measures are enclosed in the Arboricultural Report.
- Sustainable Drainage Reports provides additional details for drainage.

10. CRIME PREVENTION AND SECURITY

- Proposed dwellings will have secure entrances and lockable bicycle and bin stores.
- All external doors and windows will be PAS24 (2016) rated.
- Front gardens will be highly visible to enable surveillance and promote the feeling of security.
- Rear gardens will be accessible through the buildings only, with secure fencing to all sides which will make them very secure. They will border residential gardens on all sides minimizing the risk of unwanted entry.

11. CONSULTATIONS

- Proposals were discussed with the immediate neighbours in an effort to ensure that the proposed scheme does not create any negative effect on the neighbouring properties.

12. VISUAL REFERENCES

- Inspiration for the proposed building was sought in the successful examples in the local area and more widely residential areas with a mixture of architectural styles and eras.



30 Muswell Hill



Recent development in NW London



Examples of buildings with similar materials palette and detailing