

**Design and Access Statement
May 2023**



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1. Introduction & site analysis



Introduction

Satish Jassal Architects have prepared this Design and Access Statement on behalf of the applicant. It describes the context and proposal for a new family home on the land rear of 23/25 Vicarage Road, Haringey, London.

This pre-application is divided into the following sections:

1. Introduction & site analysis
2. Design Development
3. Design Proposal

List of reports that accompany the planning application:

1. Flood risk (and drainage) assessment
2. Daylight and Sunlight report (Neighbouring properties)
3. Sustainability Statement
4. Arboricultural and biodiversity report

Site and surroundings

The proposed site is currently an empty garden space, separate from the rear back gardens of 23/25 Vicarage Road and the end of the terraces of the Argyle Road that runs perpendicular to Vicarage Road. The proposed site has its own entrance via Argyle Road. 23 Vicarage Road is at the junction of Vicarage and Argyle Road. The area is predominately residential with a mix of 2/3 storey semi-detached and terrace homes. The area is located in Tottenham Hale ward and was constructed around 1896. The Southern terrace of Argyle Road was constructed in 1896, and the northern terrace in 1913. The northern terrace is longer than the southern terrace at the western edge by one additional home at 48 Argyle Road opposite the proposed site.

23 and 25 Vicarage Road are within the same ownership of the proposed site.

Flood risk

The site is located in flood zone 2. A detailed Flood risk (and drainage) assessment accompanies this planning application.

Proposal

To provide a net zero carbon, two-storey, three-bedroom, four-person family home to the land rear of 23/25 Vicarage Road and attached to 49 Argyle Road. The house has a front garden adjacent to Argyle Road and a rear garden behind 25 Vicarage Road. The proposed house mirrors the footprint of the existing house opposite at 48 Argyle Road.

Access and accessibility

Access is provided via Argyle Road, adjacent to 49 Argyle Street. The house has been designed to Building Regulation M4(2) adaptable standards. Level access is provided from the pavement into the building.

Siting and massing

The proposed siting of the home is set out by the existing building lines of 48 and 49 Argyle Road. The frontage matches the width of 48 Argyle Road opposite and has a similar-sized bay on the ground floor only. The first-floor frontage is in line with 49 Argyle Road. The rear ground floor has an outrigger similar to 49 Argyle Road. The proposed height is 2.4m lower in height than 49 Argyle Road.

Cycles

The home has two secure and covered cycle spaces located at the front amenity space. The cycle store is partially sunken into the ground providing a bench above.

Refuse

Wheelie bins will be located at the front amenity space. The following will be provided:
1x 240 litres general refuse
1x 240 litres recycling
1x standard food waste caddy

Transportation

The site is located in a PTAL 3 area and is within walking distance of the following public transportation:
• White Hart Lane Overground Station
• Northumberland Park Train Station
• Bus routes 318, 341 and 476
Parking in the area is controlled with Tottenham Event Day CPZ.

Proposed amenity space

Based on The London Plan's Housing SPG Standard 26, 7 sqm of amenity space is required for a 3 bedroom 4 person home. We have provided 21sqm of amenity space to the front and rear.
Front amenity area: 8sqm
Rear amenity area: 13 sqm
Total: 21sqm

Overlooking

The only proposed habitable to existing habitable room windows are across Argyle Road, with a distance of 16.9m. This is consistent with the existing terrace homes on Argyle Road. Other windows look across a garden area over 27 Vicarage Road.

Visual Impact

Through the proposed street views, we have demonstrated that the proposal will enhance the existing terrace. In particular, the proposal will:
• Create a new articulated end to the southern terrace on Argyle Street that covers up the blank gable for that house.
• Enhance and replace the low-quality timber fencing parallel to the garden of 23 Vicarage Road.
• Enhance the view from the Vicarage Road and Argyle Road junction.
• Reference the proportions, architectural compositions and materiality of the existing architectural vernacular.
• Respect the existing building lines on Argyle Road.

Daylight and sunlight

Daylight and sunlight assessment has been carried out based on BRE guidance by an accredited consultant. In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In their opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties for both windows and amenity spaces.

Architectural design

The proposed home's mass is articulated by using different brick bonding/ brick details and horizontal stone banding on the first floor and at the parapet. The first-floor balcony also helps to articulate the building and provide architectural interest to the street scene as we have previously done at our award-winning Haringey Brick House and Southwark Brick House (see page 31-32).

The proposed materials consist of white stone, dark-coloured metalwork and red brick to contrast with the mix of London Stock Bricks/ painted bricks found around the site. Our similarly designed homes, Haringey Brick House and Southwark Brick House use the same materials and similar architectural approaches.

Sustainability

The Sustainability Statement that accompanies this report demonstrates that the siting and design of the proposals support relevant policy relating to sustainable development, based on the principles outlined in the London Borough of Haringey Local Plan policies SP4 (Working towards a Low Carbon Haringey) and DM21 (Sustainable Design, Layout and Construction). This shows that the proposed development:

- Will minimise energy demand through the use of high levels of insulation and energy-efficient systems;
- Will be fossil fuel free, using an air source heat pump system to provide space heating and hot water;
- Will achieve an approximate 118.5% reduction in CO2 emissions, following the Energy Hierarchy methodology, thereby achieving **net zero carbon emissions in operation**;
- Will minimise internal water consumption to 105 litres per person per day;
- Will incorporate measures to improve site biodiversity, including the provision of green roof planting and soft landscaping within the front garden of the dwelling;
- Will not increase the risk of surface water flooding onsite;
- Will be adapted to the impacts of climate change, including overheating;
- Will incorporate low-impact materials, according to the BRE Green Guide to Specification, and minimise waste production during construction and maximise the proportion of waste to be diverted from landfill; and
- Will promote the principles of sustainable development during operation.

Overall, the proposals constitute sustainable development in accordance with national, regional and local policy requirements and will provide a development that seeks to promote these principles in operation.

Conclusion

- The proposal provides a new family home in a highly sustainable location.
- The proposal is for high-quality architecture referencing the local architectural vernacular found in the area.
- The daylight and sunlight impact on neighbouring amenities has been minimised based on the BRE criteria.
- The proposal enhances the existing street scene.
- The house is the same footprint as the house opposite at 48 Argyle Road.

Site and surroundings

The proposed site is highlighted in red on the satellite view opposite.

Site address:
Land rear of 23/25 Vicarage Road
Haringey
London
N17 0BB

Site area: 97sqm



Satellite view of the site

Proposed site

Same ownership

Existing aerial views



Aerial view of the site

 Proposed site  Same ownership

Existing aerial views



Aerial view of the site

 Proposed site  Same ownership

Existing pictures

These photographs are taken within and around the proposed site.



1. View looking over the proposed site towards Argyle Road



2. View looking south towards the proposed site



3. View looking north-east from 25 Vicarage Road



4. View looking east from 25 Vicarage Road

Existing pictures

These photographs are taken around the proposed site.



1. View looking north-east towards the proposed site and 49 Argyle Road



2. View looking towards 48 Argyle Road



3. View looking towards 49 Argyle Road



4. View looking east towards Argyle Road

Historic maps

These historic maps demonstrate the evolution of the site over time.



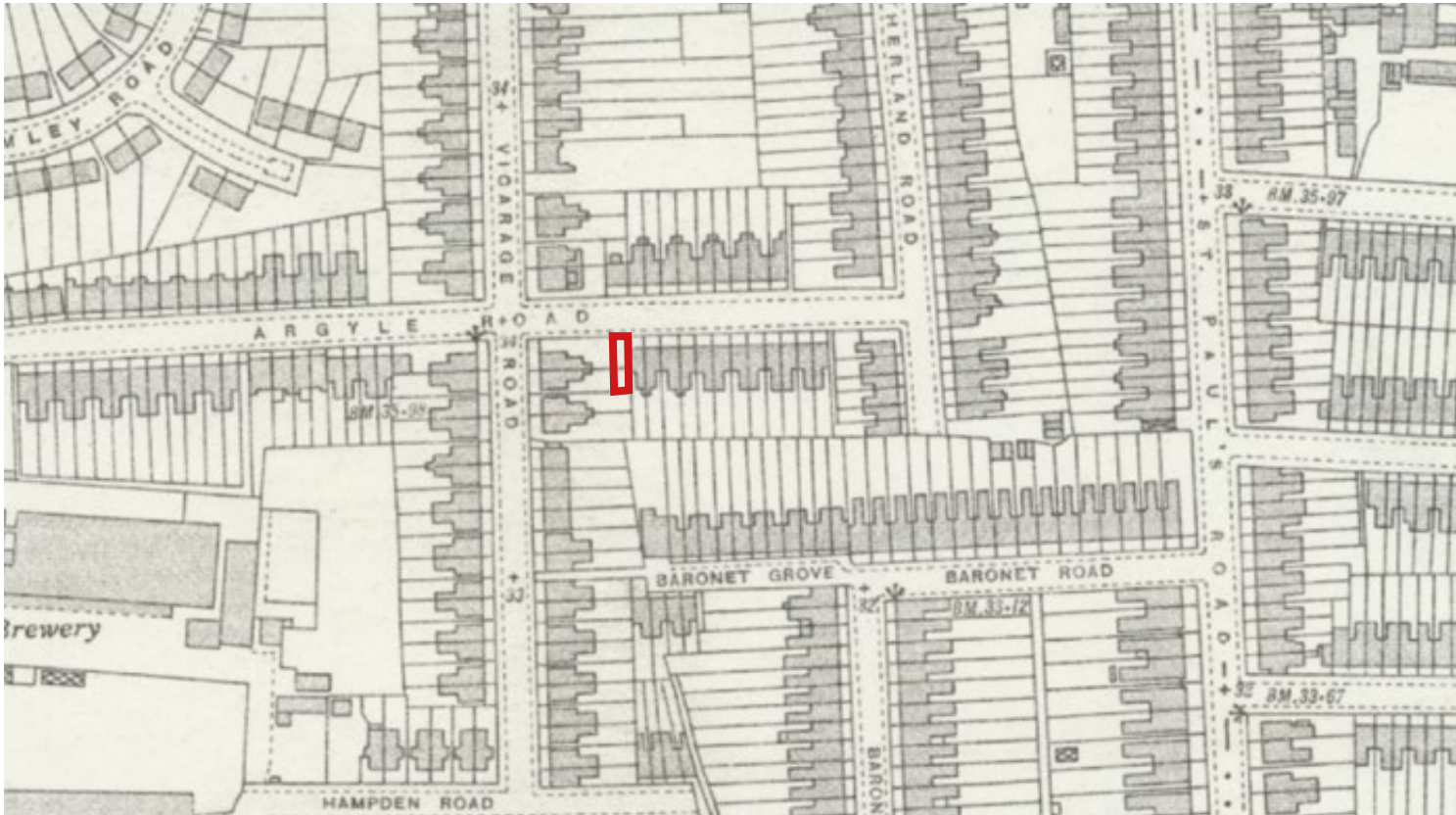
1869 -The proposed site was surrounded by agricultural land.



1896 - Terrace housing was developed around the proposed site and replaced the majority of the agricultural land. A local nursery is found south-east of the proposed site.



1913 - Terrace housing opposite the site was developed and the nursery was also replaced by housing.



1936 - More terrace housing was built. There were no signs of any agricultural land adjacent to the site.

Existing location plan

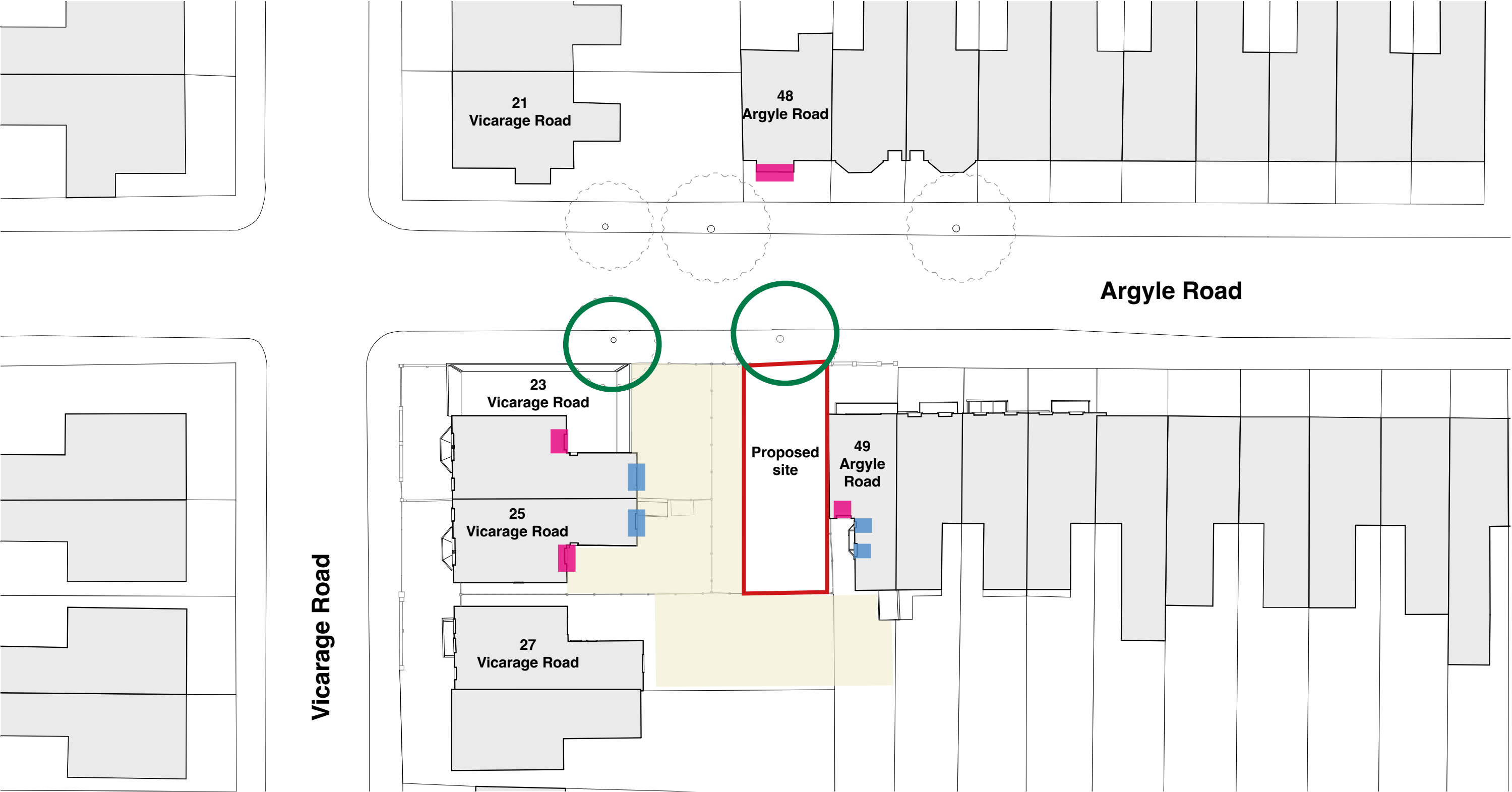
The proposed site is situated rear of 23/25 Vicarage Road and adjacent to 49 Argyle Road. The site is currently overgrown and not used, the garden space is separate from the gardens of 23/35 Vicarage Road. The proposed site is surrounded by traditional terrace housing.

23/25 Vicarage Road is located to the south of the primary route along Park Lane, a street linking Northumberland Park Train Station to the east to High Road (A1010) to the west.



Site constraints

- The site has the following constraints:
- Habitable room windows on the first floor.
 - Existing trees at Argyle Road.
 - Daylight and sunlight impact on surrounding amenity spaces and habitable rooms.



Existing plan

Habitable rooms
(on the 1st floor)

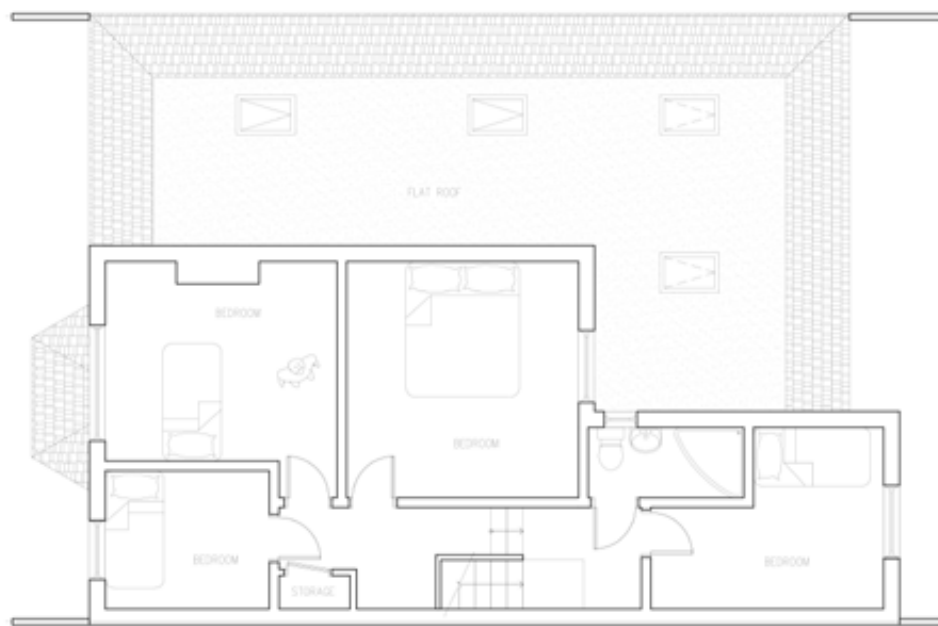
Non-habitable rooms
(on the 1st floor)

South & east facing gardens

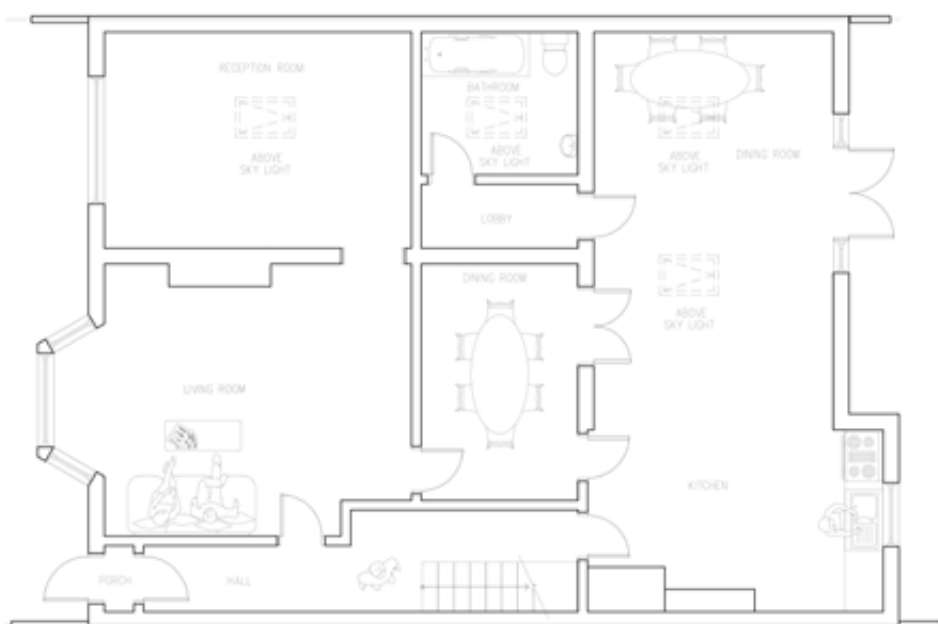
2/3 storey terrace homes

Existing trees

Existing neighbouring floor plans

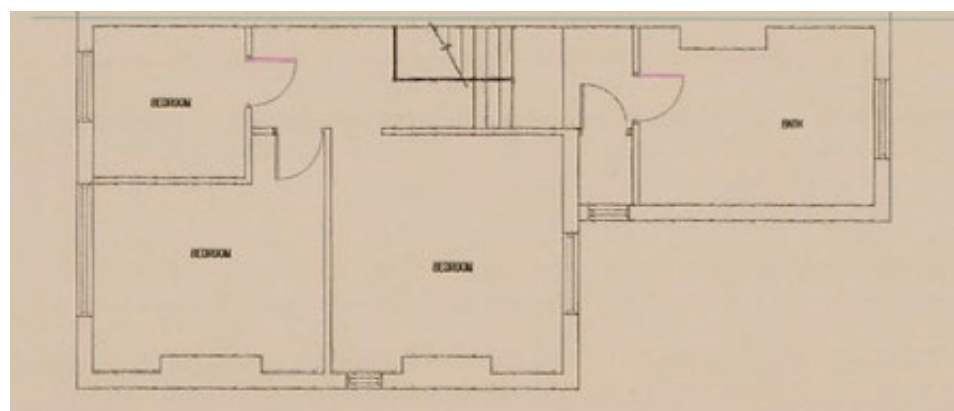


First floor plan

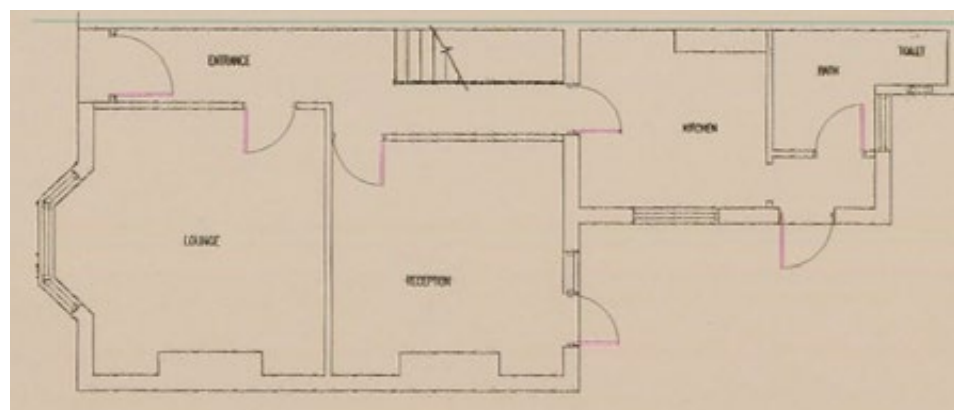


Ground floor plan

23 Vicarage Road



First floor plan



Ground floor plan

25 Vicarage Road



Ground floor plan

49 Argyle Road

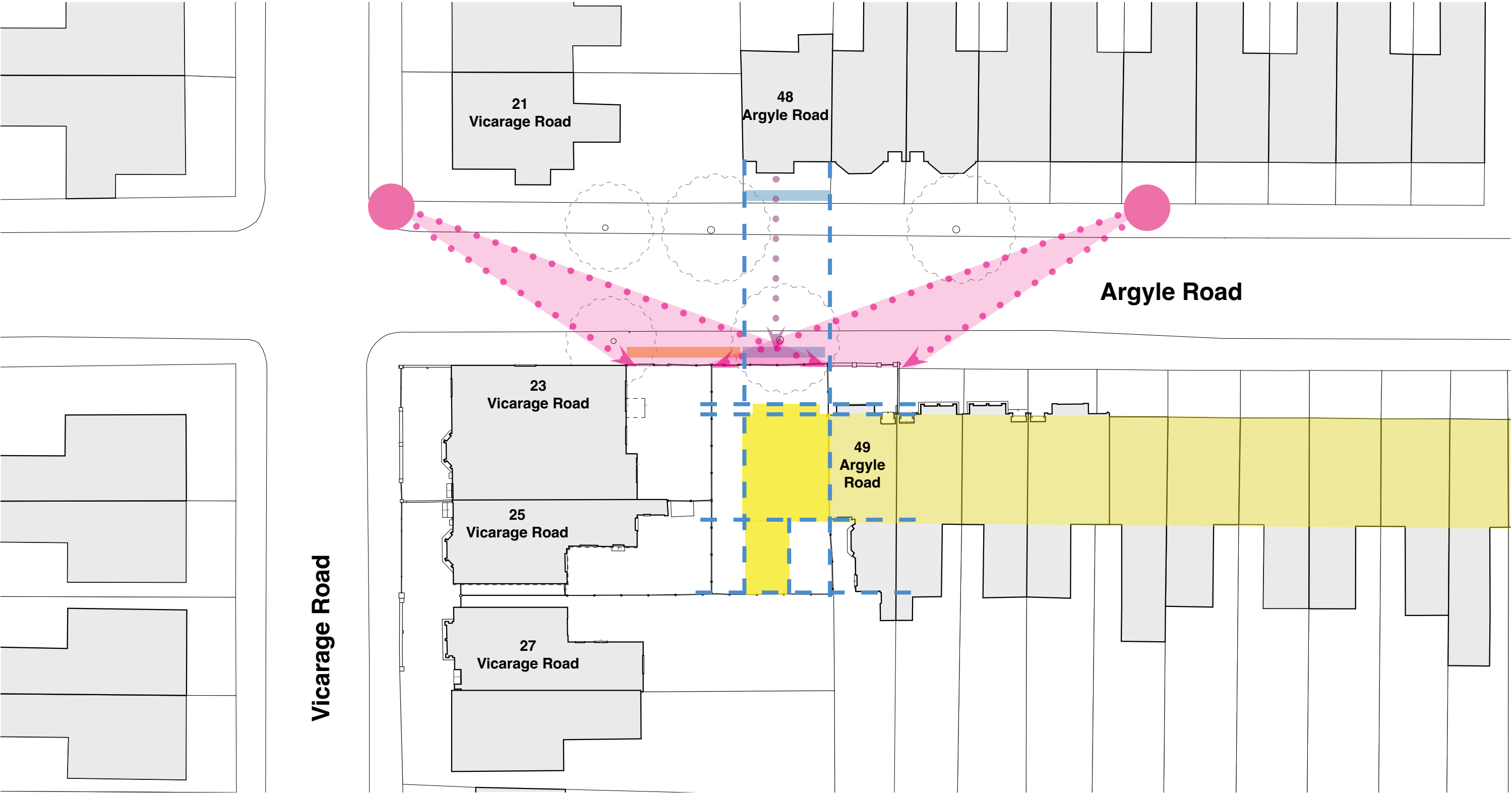


First floor plan

Site opportunities

- The site has the following opportunities:
- Create a new positive frontage on Argyle Road.
 - Create a new high-quality family home.
 - Replace the poor-quality timber fence at the rear of 23 Vicarage

- Road / Argyle Road.
- Create a more positive bookend to the southern terrace homes at Argyle Road .
 - Hide the unsightly gable of 49 Argyle Road.
 - Match the frontage at 48 Argyle Road opposite the proposed site.



Existing plan

- New home
- Improved outlook from prominent corner
- Improved visual impact
- Matching frontages
- New frontage

2. Design Development



Feasibility option A

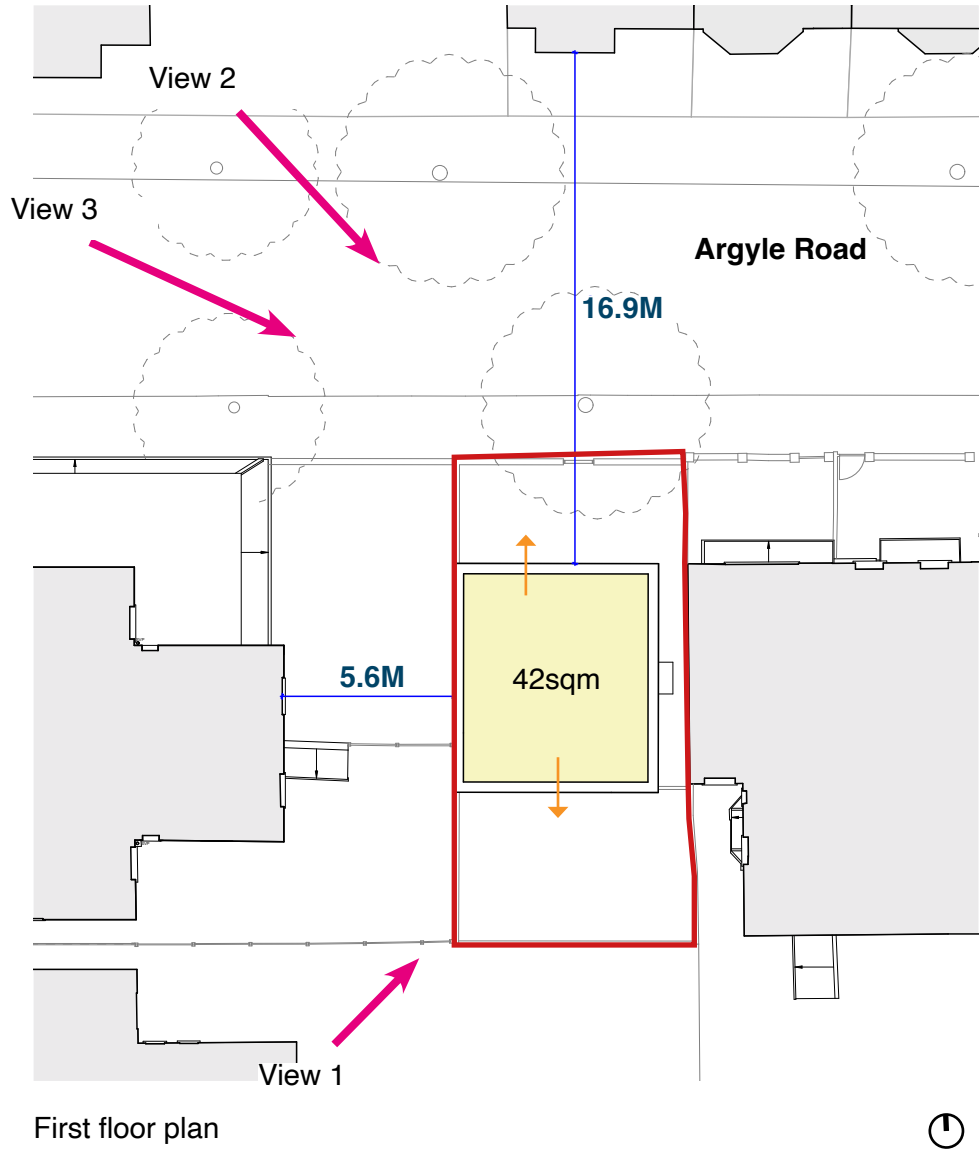
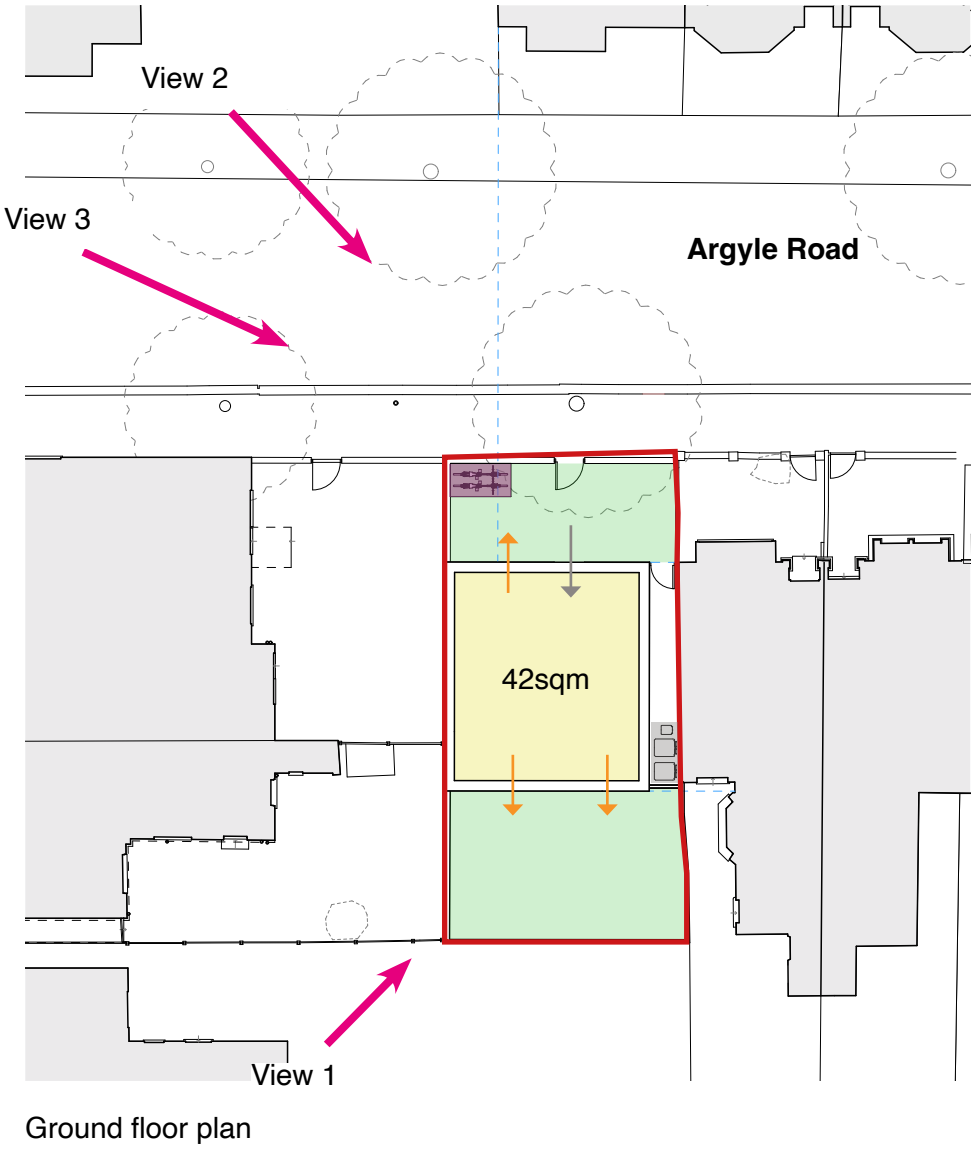
Description
Two storey with no setbacks on the first floor

- Pros**
- Good sized rear garden space
 - All bedrooms on the first floor

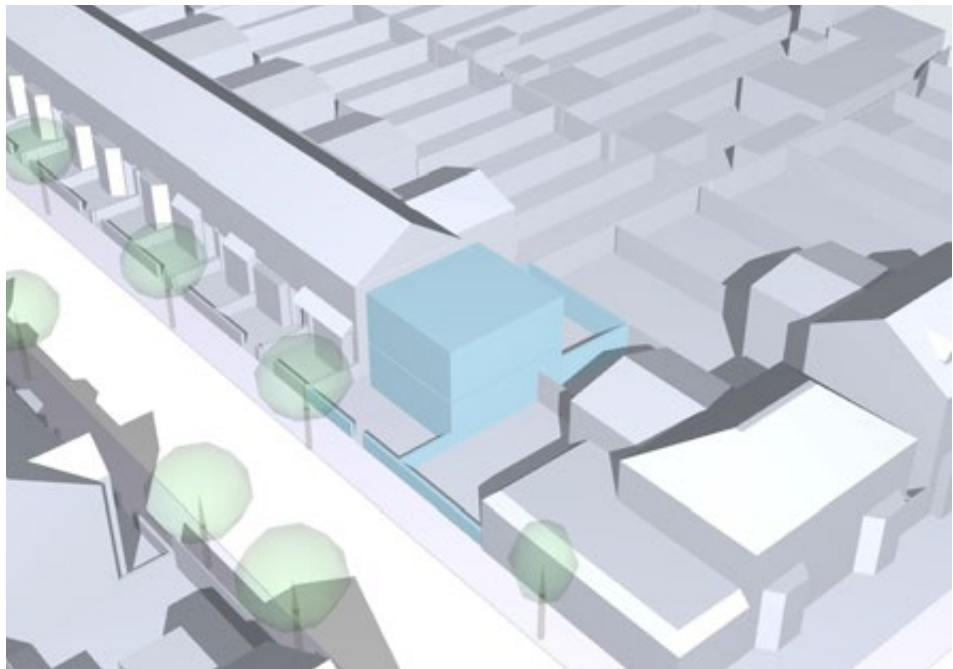
- Cons**
- Visual impact from Argyle Road due to large frontage

Schedule	
Bedrooms	3
Persons	4
No of storeys	2
GIA	84sqm
Proposed amenity space	62sqm

- Entrance →
- Aspect →
- Proposed site □
- Refuse store ■
- Cycles ■
- Amenity space ■



Aerial view 1 looking north east



Aerial view 2 looking south east



Street view 3

Feasibility option B

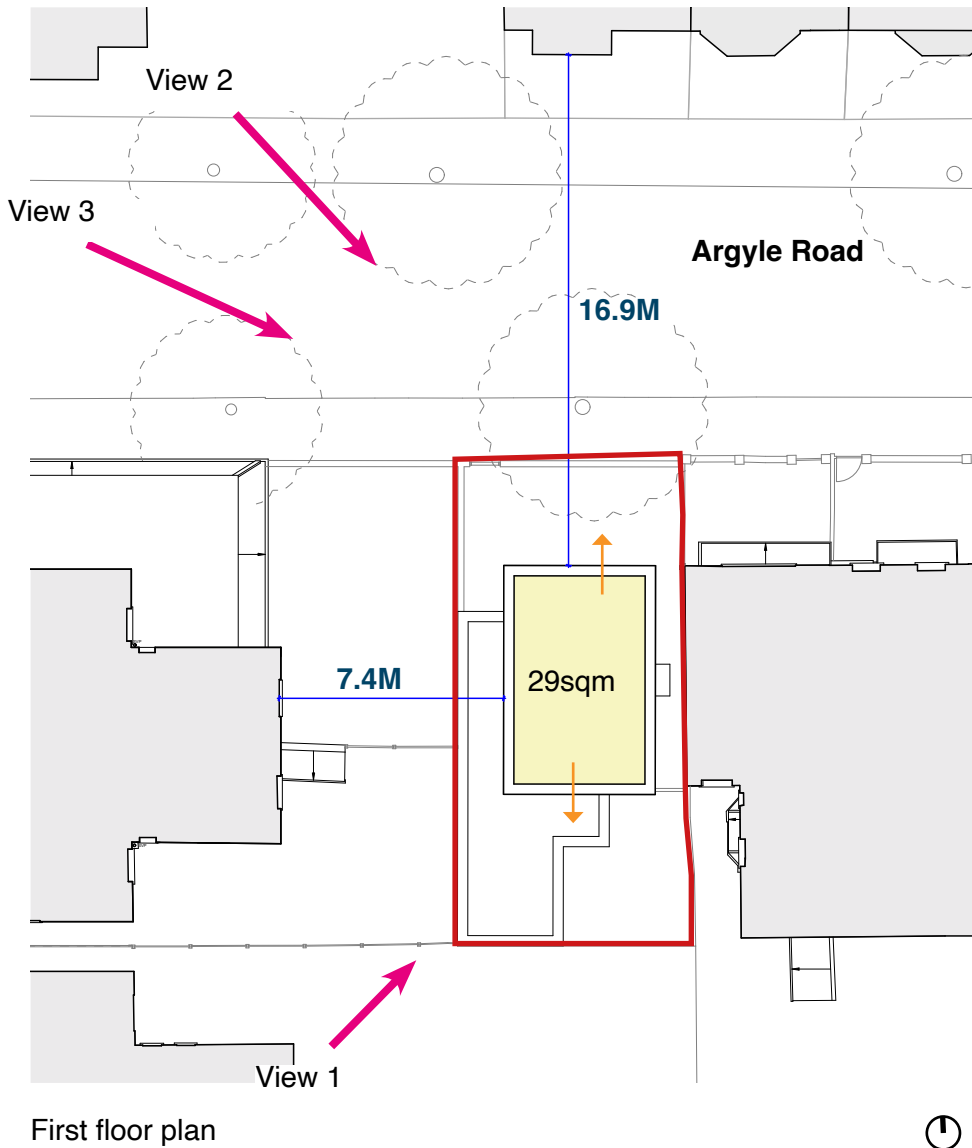
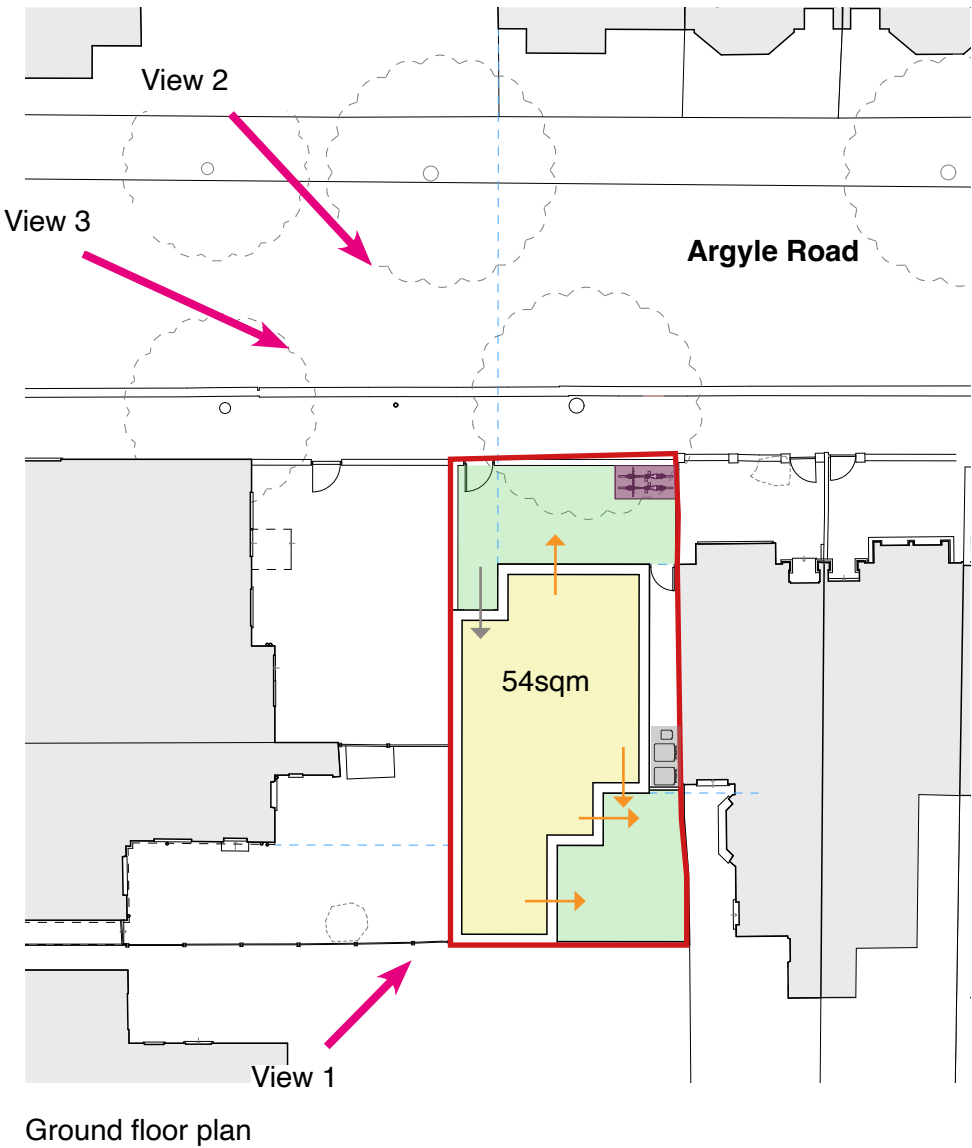
Description
Two storey with an extension on the ground floor and set back on the first floor

- Pros**
- Less visual impact from Argyle Road due to setback on the first floor
 - Better-sized frontage matching 48 Argyle Road

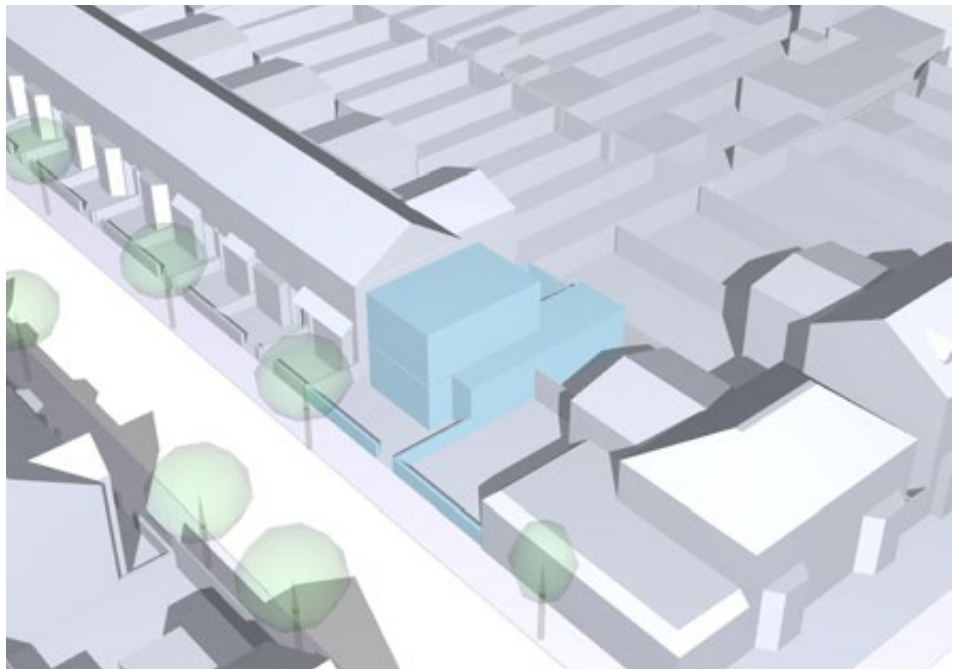
- Cons**
- One bedroom on the ground floor, two on the first floor
 - Extends too much at ground floor

Schedule	
Bedrooms	3
Persons	4
No of storeys	2
GIA	83sqm
Proposed amenity space	43sqm

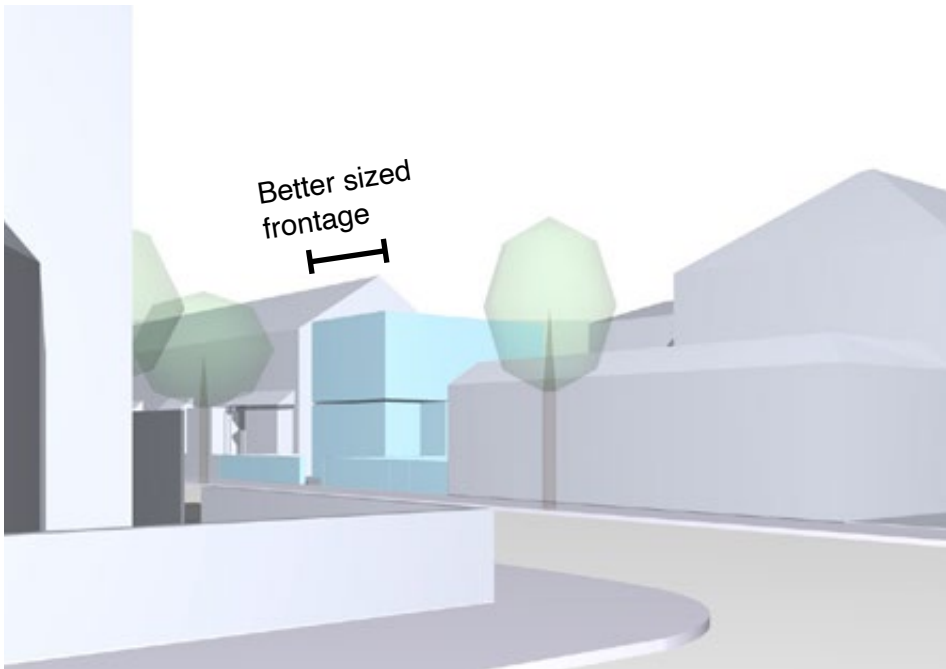
- Entrance →
- Aspect →
- Proposed site □
- Refuse store ■
- Cycles ■
- Amenity space ■



Aerial view 1 looking north east



Aerial view 2 looking south east



Street view 3

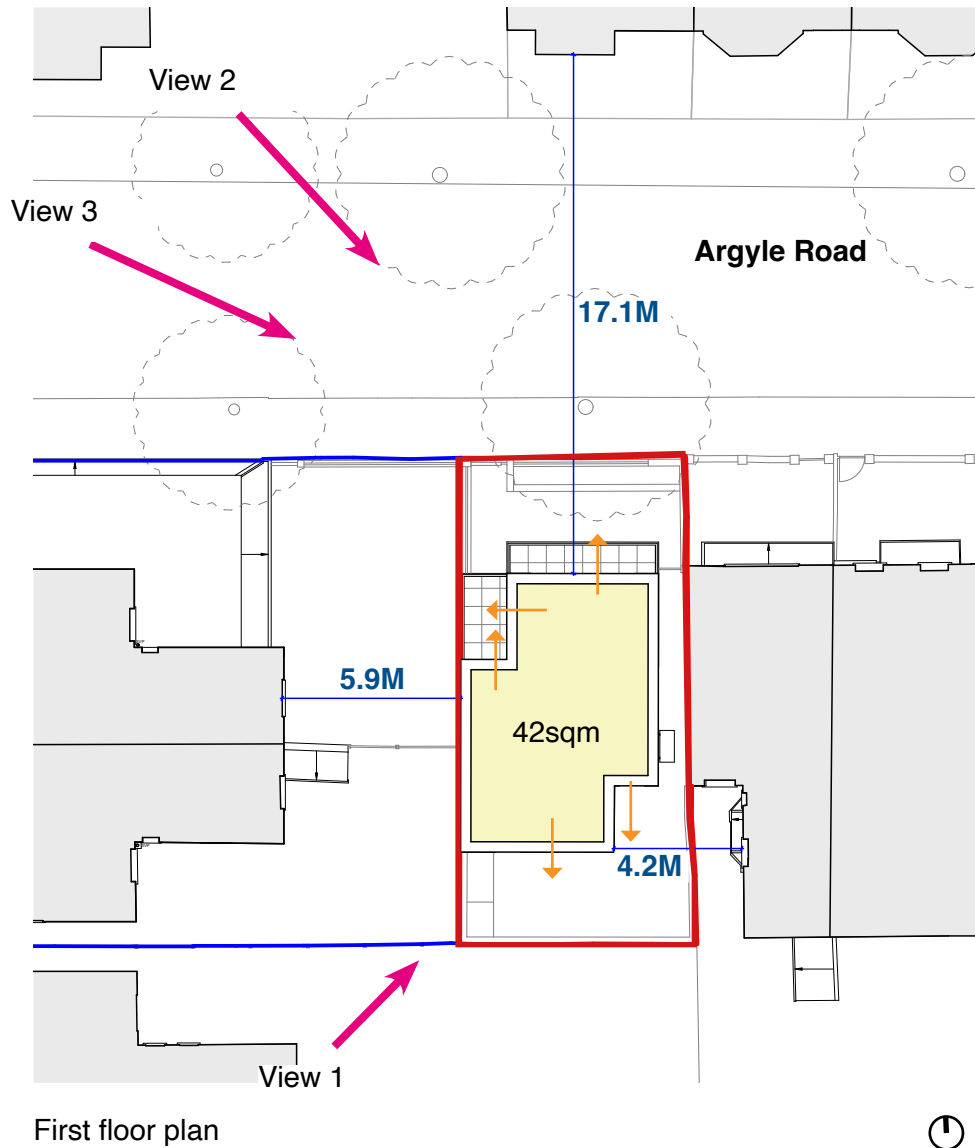
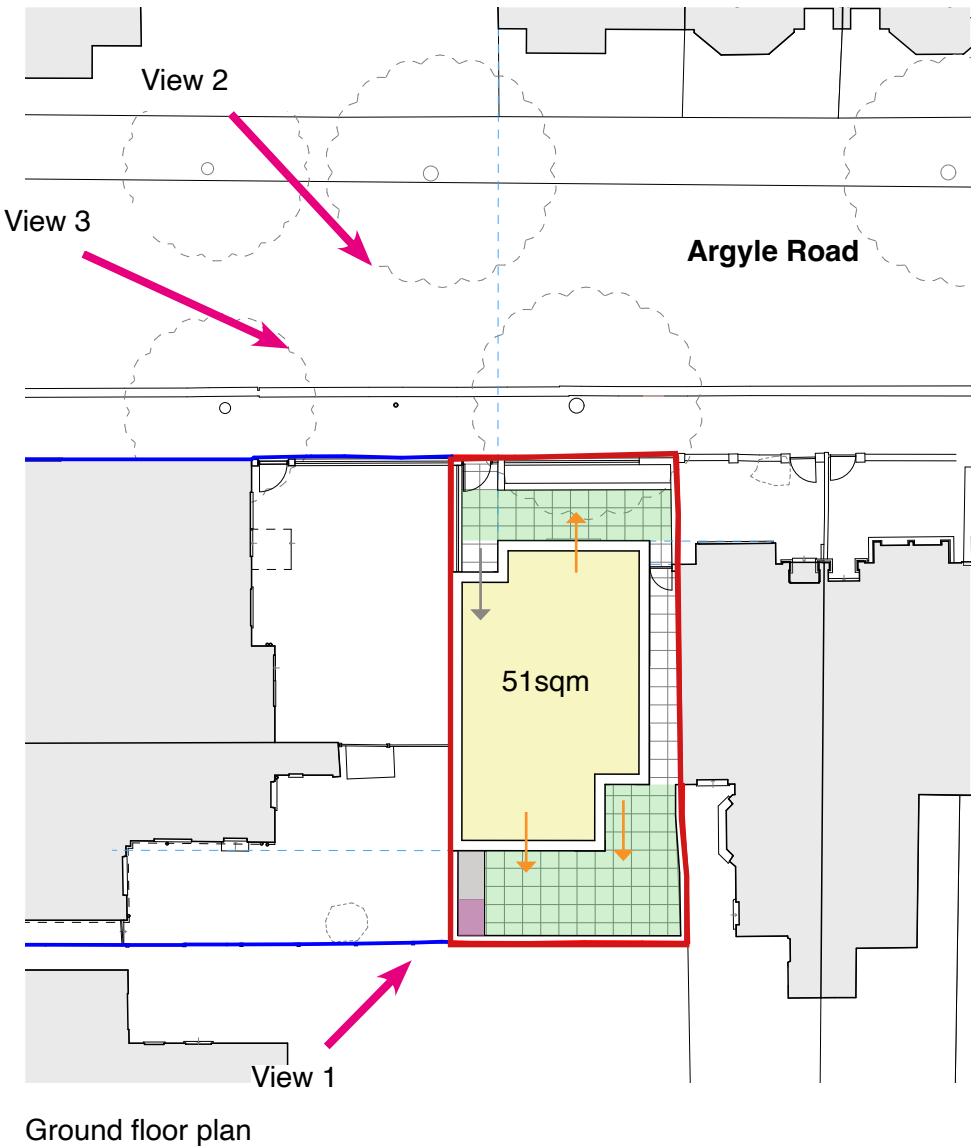
Feasibility option C - Developed for pre-application

Description
Two storey with a front setback on the first floor

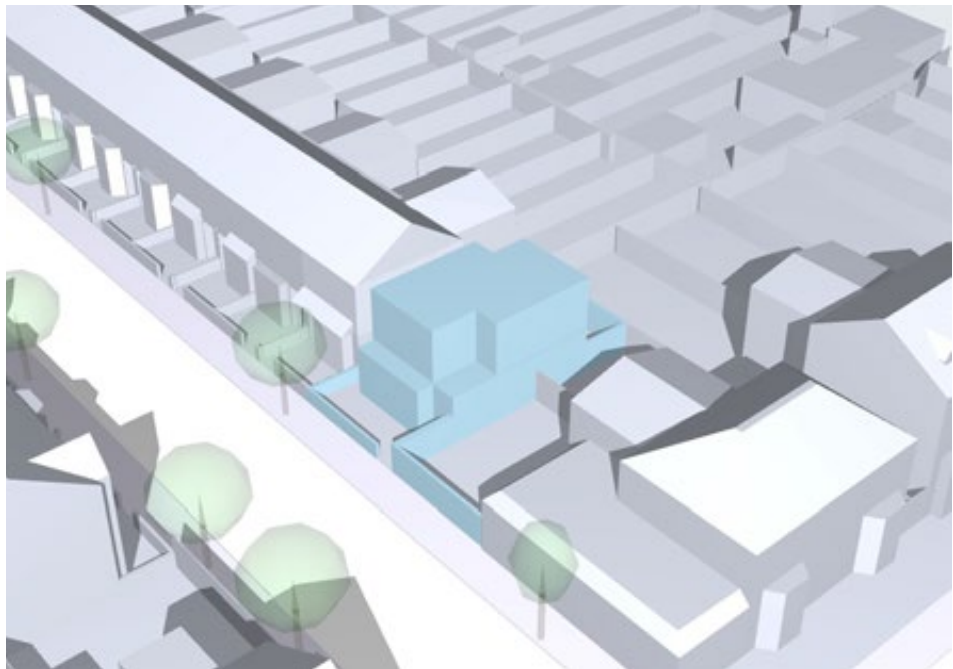
- Pros**
- Good sized rear garden space
 - All bedrooms on the first floor
 - Less visual impact from Argyle Road due to setback on the first floor
 - Better-sized frontage matching 48 Argyle Road

Schedule	
Bedrooms	3
Persons	4
No of storeys	2
GIA	93sqm
Proposed amenity space	32sqm

- Entrance →
- Aspect →
- Proposed site □
- Refuse store ■
- Cycles ■
- Amenity space ■



Aerial view 1 looking north east



Aerial view 2 looking south east



Street view 3

Comments on scheme presented at pre application meeting, 14th February 2023

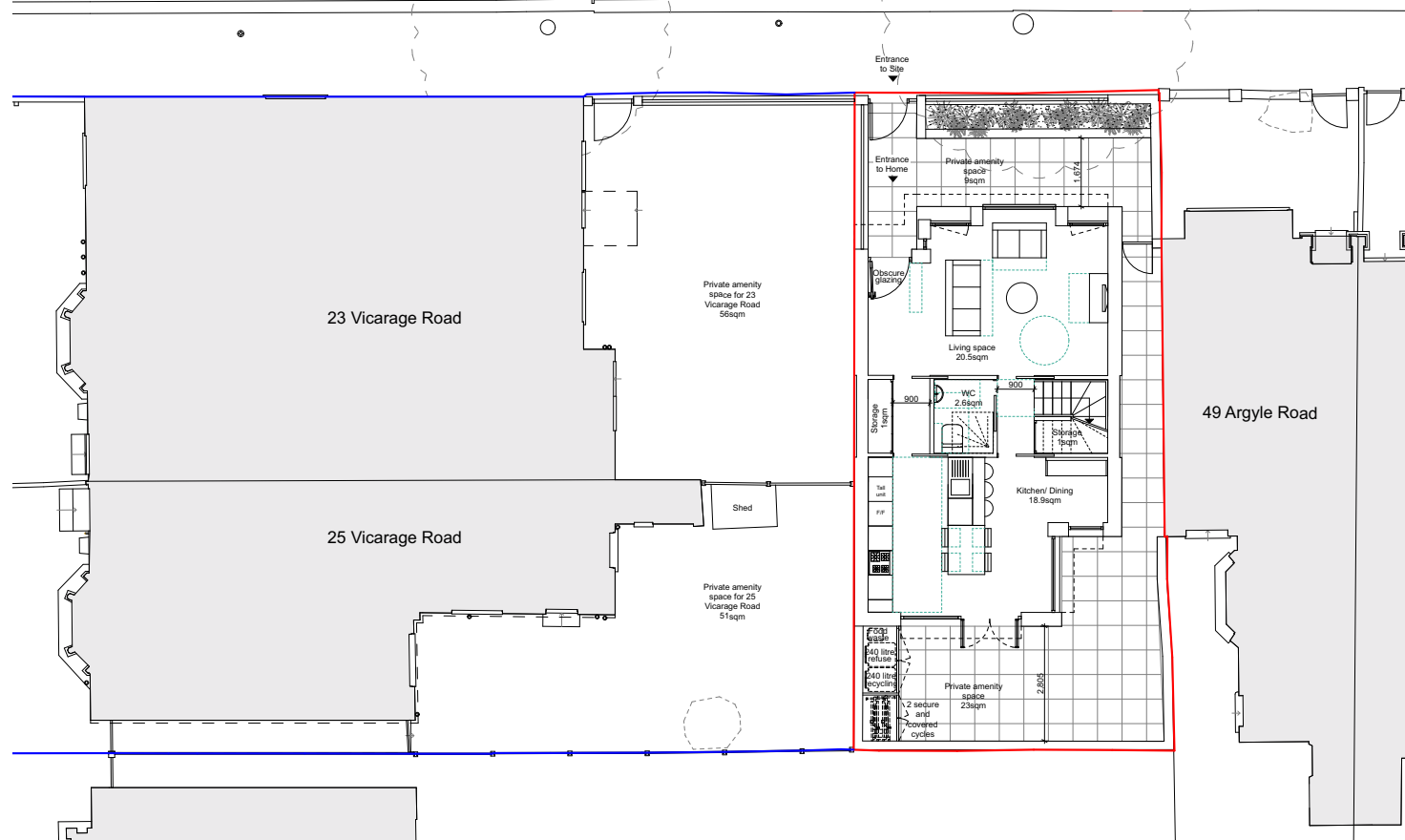
Summary of planning comments

- The house should be the same width as 48 Argyle Road opposite the site.
- The proposed alleyway should be removed between the proposal and 49 Argyle Road.
- The separate distance between the proposed house and 23 Vicarage Road should be increased.
- The side balcony towards 23 Vicarage Road should be removed.

- The proposed principle of a house at the site is acceptable subject to appropriate design.
- The front balcony may or may not be acceptable.
- Design and materiality is acceptable generally.
- Streetscape is improved especially the garden fence to 23 Vicarage Road



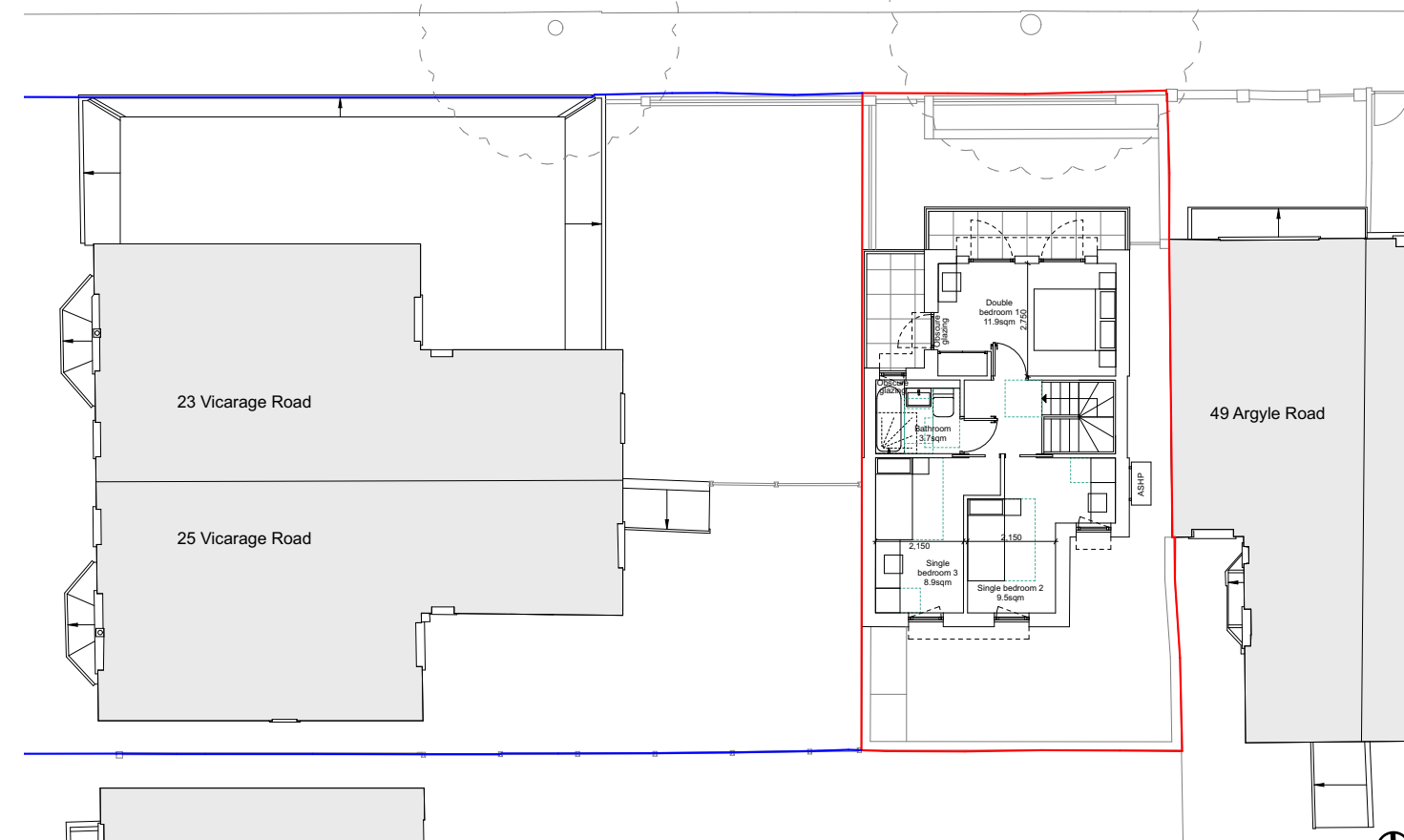
View 1



Ground floor plan, 51sqm



View 2



First floor plan, 42sqm

Drawings are not to scale

Comments from revised pre-application report, PRE/2023/0013 dated 20.04.2023

Comment

Officers are concerned that the proposal proceeds forward the existing buildings lines and therefore appear dominant particularly the option with a balcony.

Action

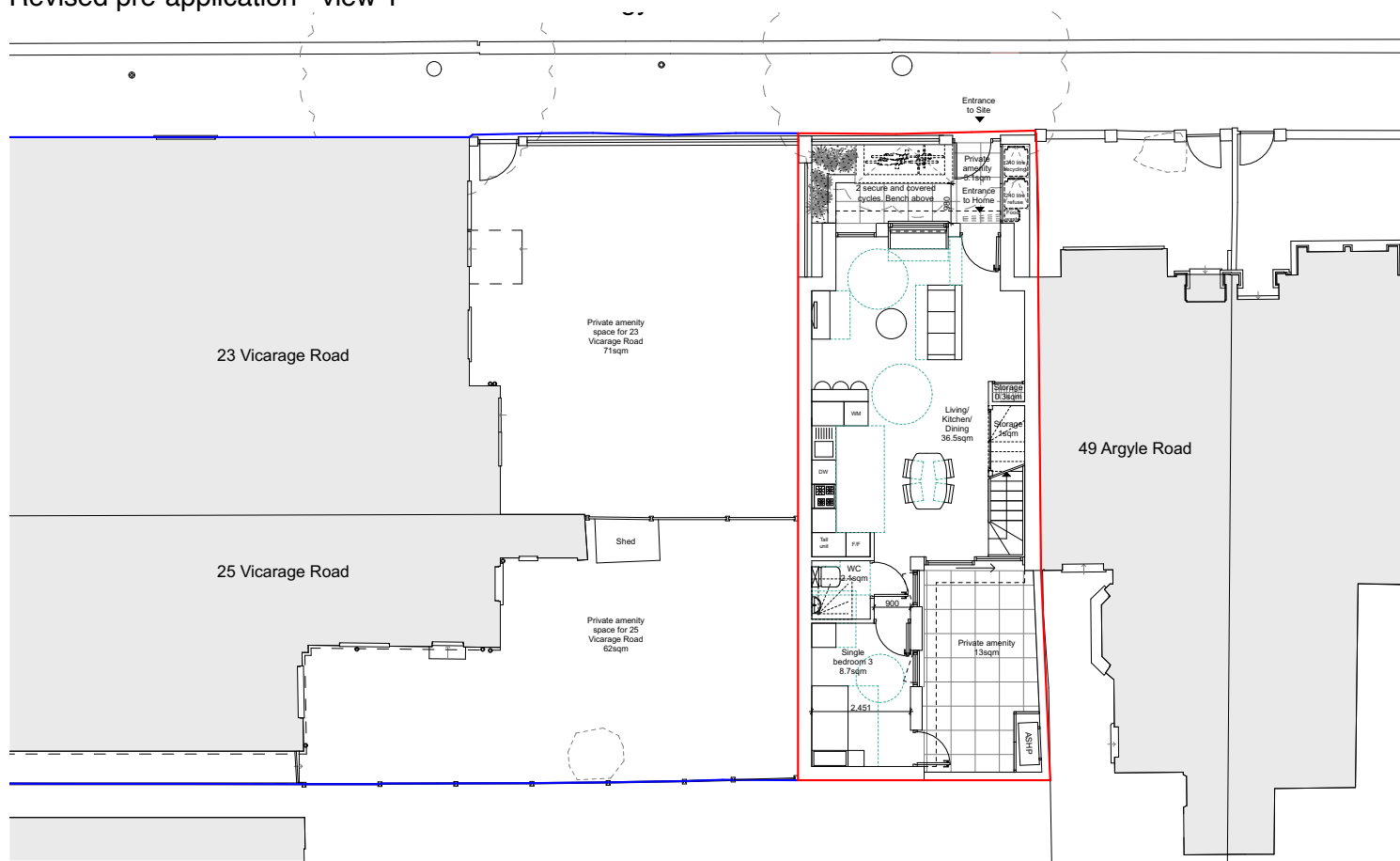
In the full planning application the ground floor projection now lines up with bay window at 49 Argyle Road to respect existing building lines.



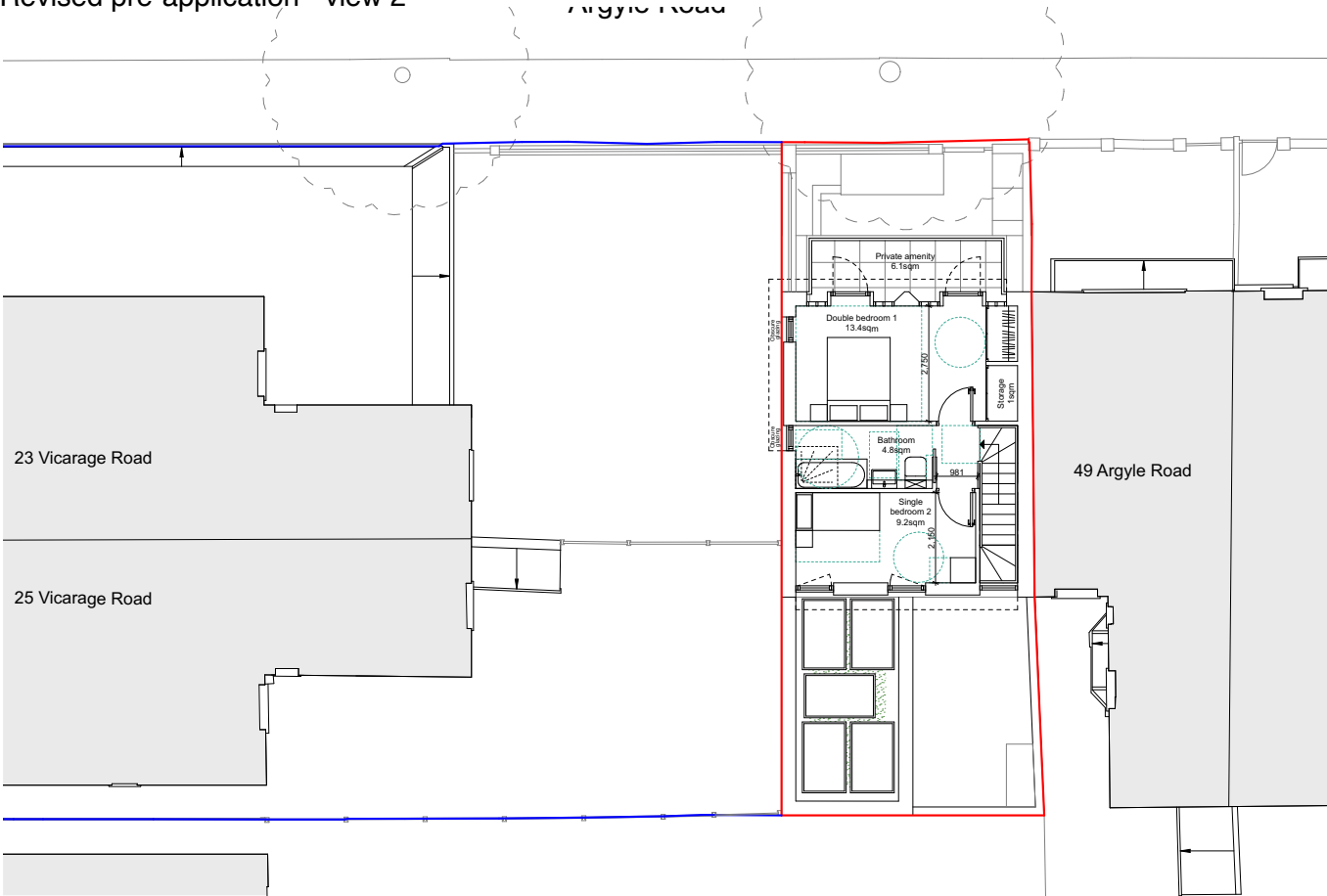
Revised pre-application - view 1



Revised pre-application - view 2



Ground floor plan, 51sqm



First floor plan, 42sqm

3. Design Proposal



Siting principles

This diagram shows how the proposal relates to the surrounding buildings.

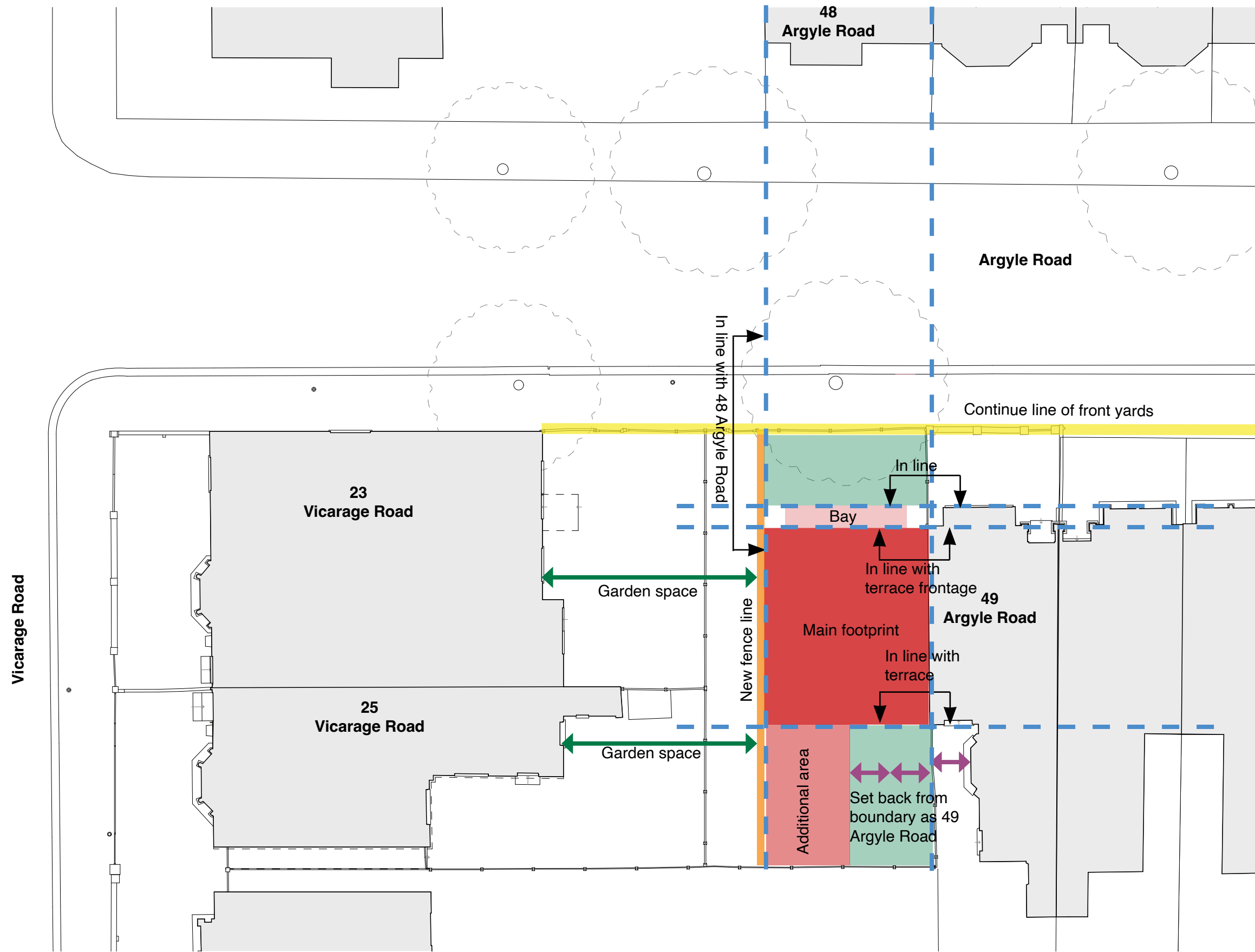
- 1. The building lines of Argyle Road are maintained.
- 2. The footprint of 48 Argyle Road opposite the site is mirrored including a ground floor bay.
- 3. A footprint of the rear outriggers of Argyle Road is replicated.
- 4. The proposed rear outrigger is set back from the boundary of 49 Argyle Road twice the distance as 49 Argyle Road's outrigger.
- 5. The proposed house attaches to 49 Argyle Road to positively end the Argyle Road terrace.

 The main area is set out by the existing building footprints of 48 and 49 Argyle Road.

 An additional area is set out by the principles of the outriggers from the southern terraces.

 An additional area to the front is set out as a ground floor bay similar to 48 Argyle Road and the southern terraces.

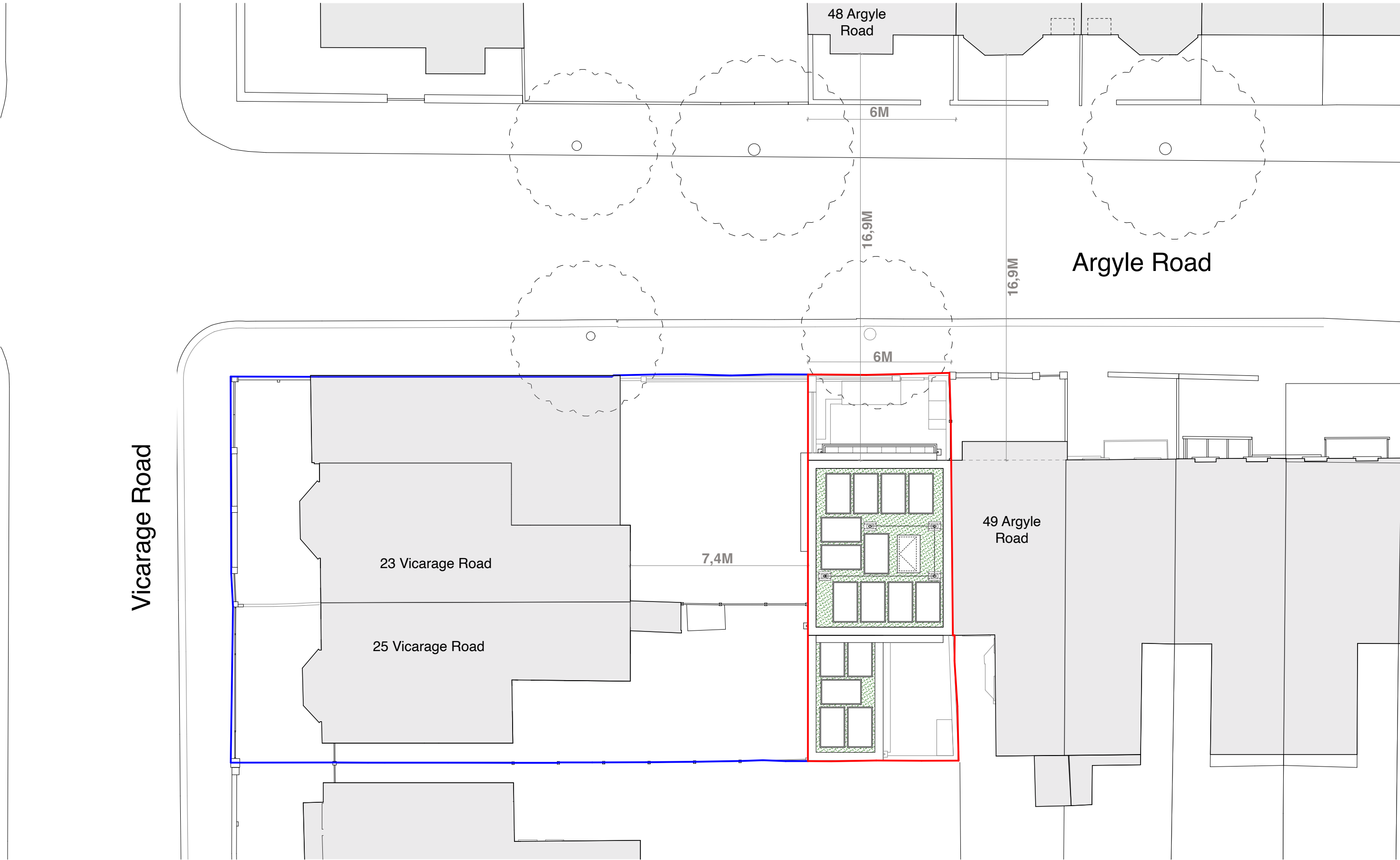
 Amenity



Existing ground floor plan



Proposed site plan



Site plan

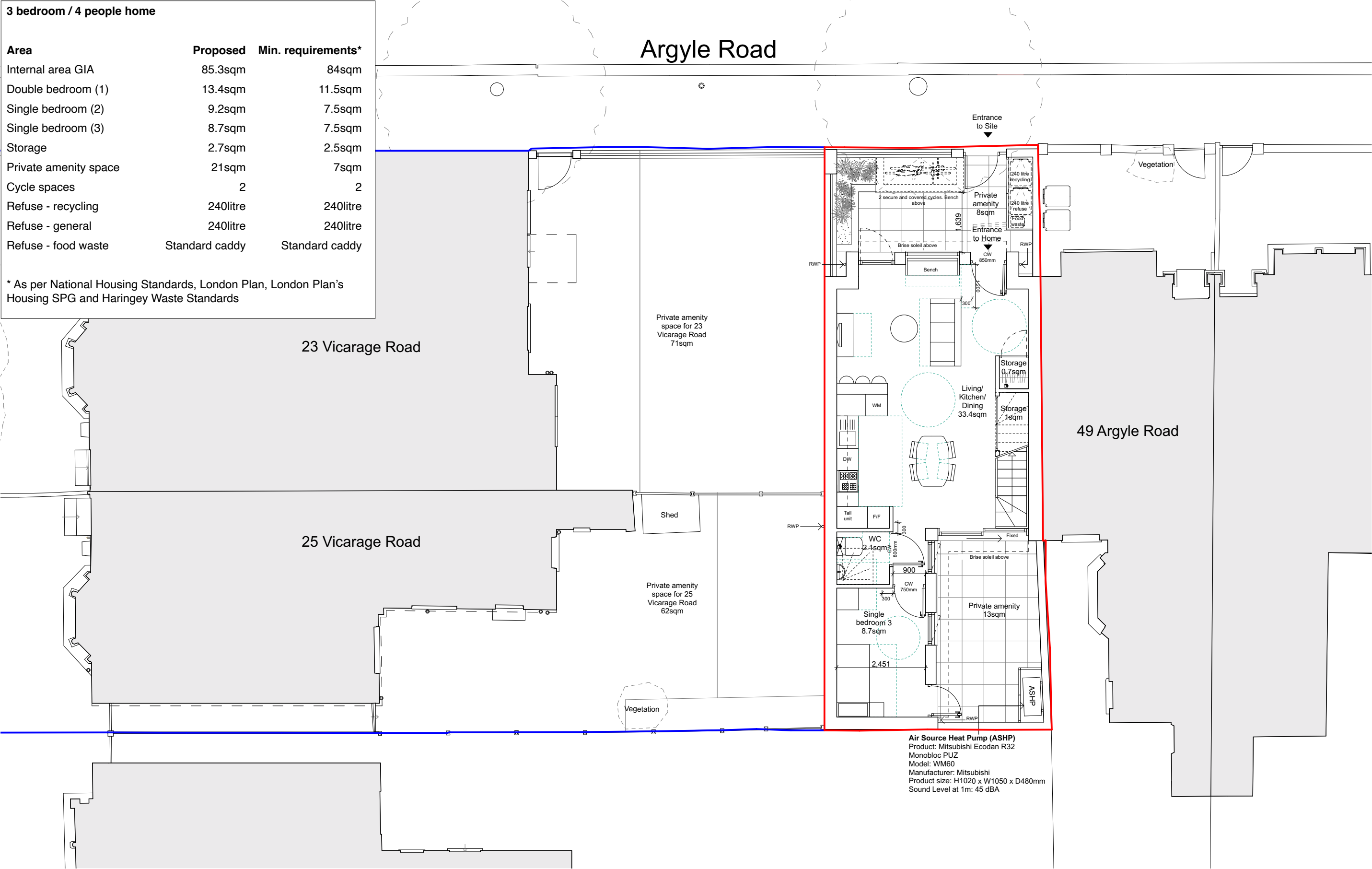
- Proposed site 
- Same ownership 

Proposed ground floor plan

3 bedroom / 4 people home

Area	Proposed	Min. requirements*
Internal area GIA	85.3sqm	84sqm
Double bedroom (1)	13.4sqm	11.5sqm
Single bedroom (2)	9.2sqm	7.5sqm
Single bedroom (3)	8.7sqm	7.5sqm
Storage	2.7sqm	2.5sqm
Private amenity space	21sqm	7sqm
Cycle spaces	2	2
Refuse - recycling	240litre	240litre
Refuse - general	240litre	240litre
Refuse - food waste	Standard caddy	Standard caddy

* As per National Housing Standards, London Plan, London Plan's Housing SPG and Haringey Waste Standards

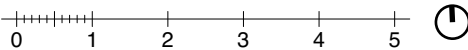


Ground floor plan, 53.1sqm

Proposed site 

Same ownership 

Total private amenity space: 24.2sqm

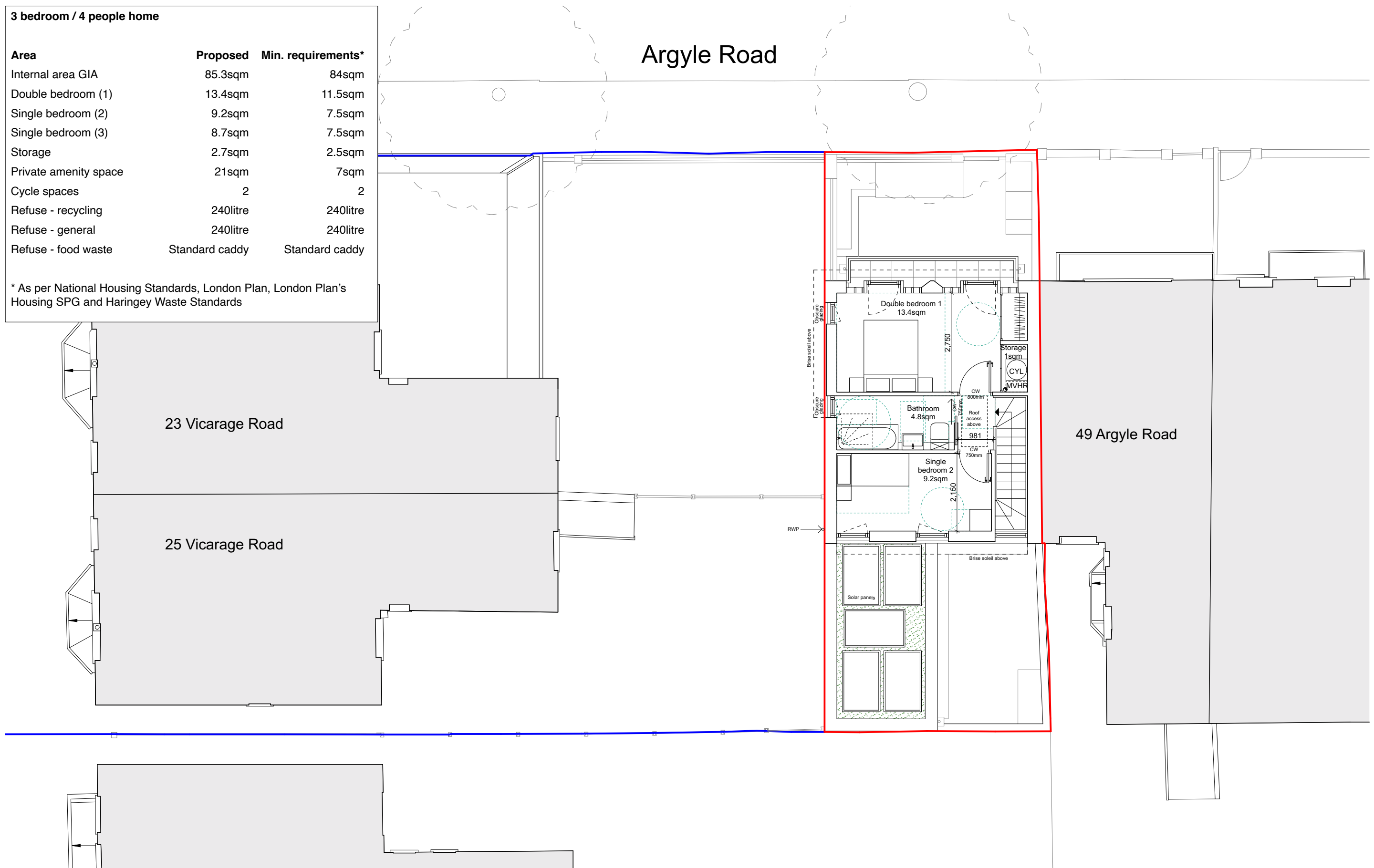


Proposed first floor plan

3 bedroom / 4 people home

Area	Proposed	Min. requirements*
Internal area GIA	85.3sqm	84sqm
Double bedroom (1)	13.4sqm	11.5sqm
Single bedroom (2)	9.2sqm	7.5sqm
Single bedroom (3)	8.7sqm	7.5sqm
Storage	2.7sqm	2.5sqm
Private amenity space	21sqm	7sqm
Cycle spaces	2	2
Refuse - recycling	240litre	240litre
Refuse - general	240litre	240litre
Refuse - food waste	Standard caddy	Standard caddy

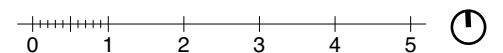
* As per National Housing Standards, London Plan, London Plan's Housing SPG and Haringey Waste Standards



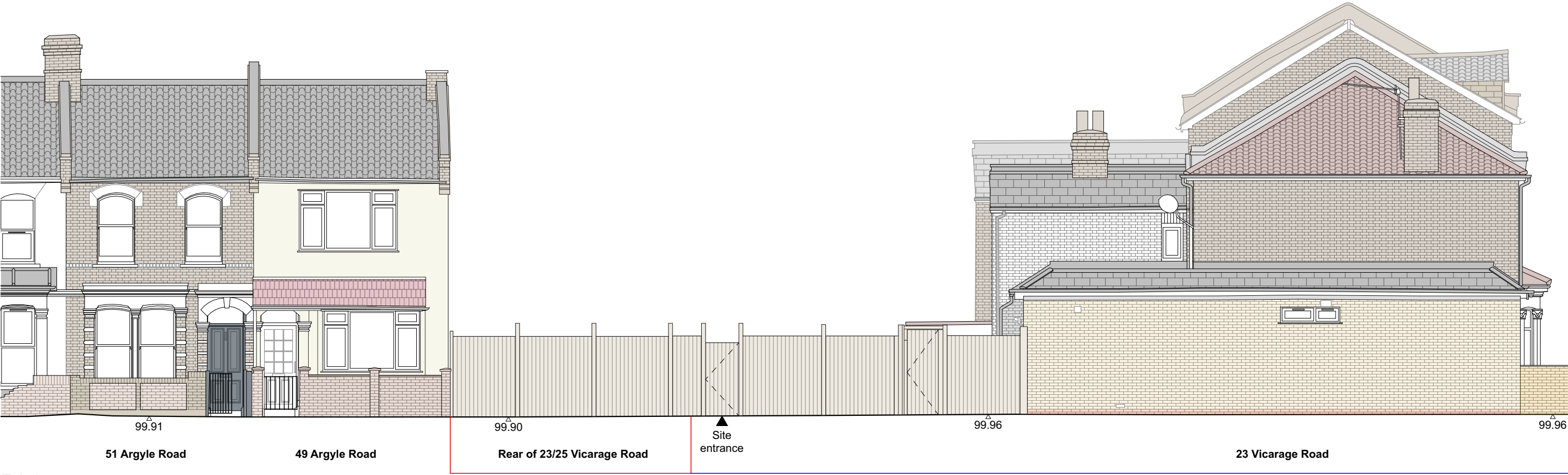
First floor plan, 34.9sqm

Proposed site 

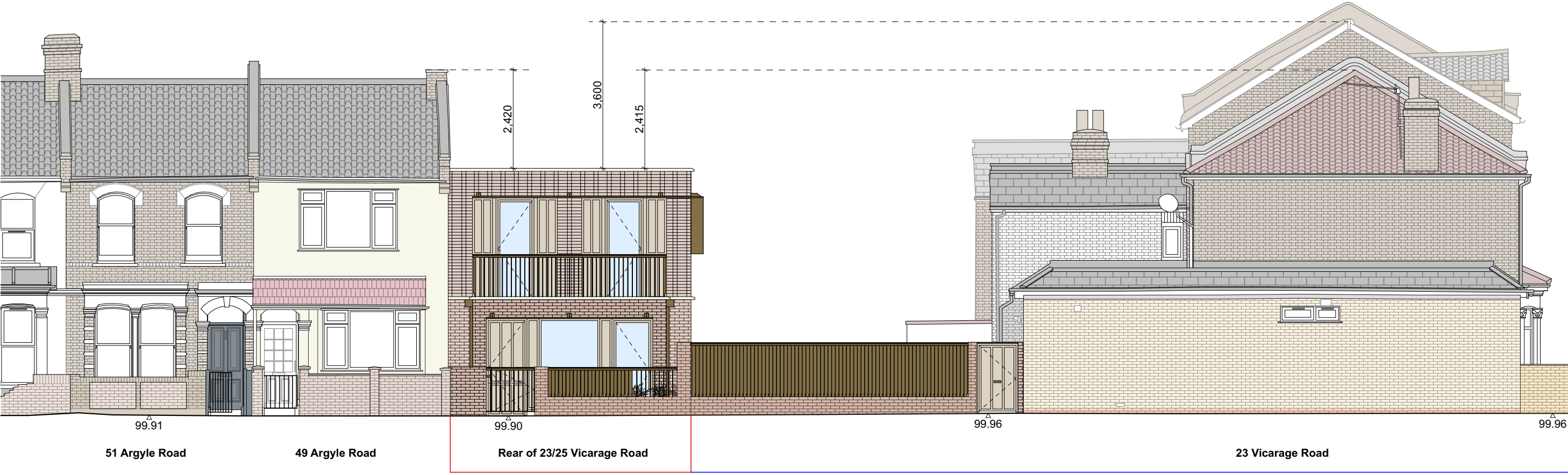
Same ownership ☐



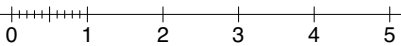
Proposed and existing street elevation



Existing street scene



Proposed street scene



Proposed massing



Aerial view looking north east



Aerial view looking south east



Aerial view looking south



Aerial view looking north west

Proposed massing



Street view looking from corner of Vicarage Road/ Argyle Road



Street view looking from Argyle Road



Street view



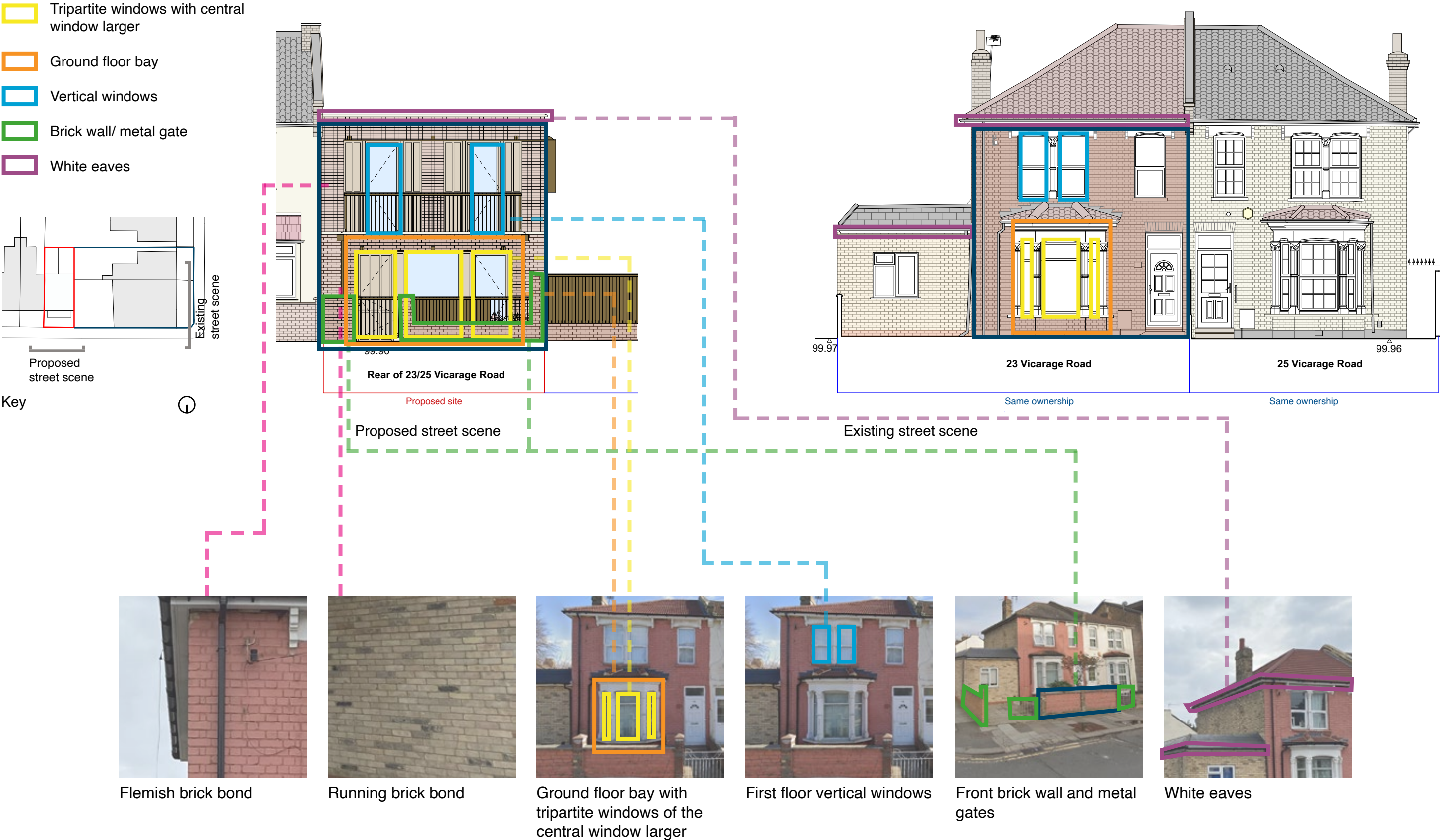
Rear garden view

Aerial view 1 looking north east

Aerial view 2 looking south east

Street scene relationship to surrounding buildings

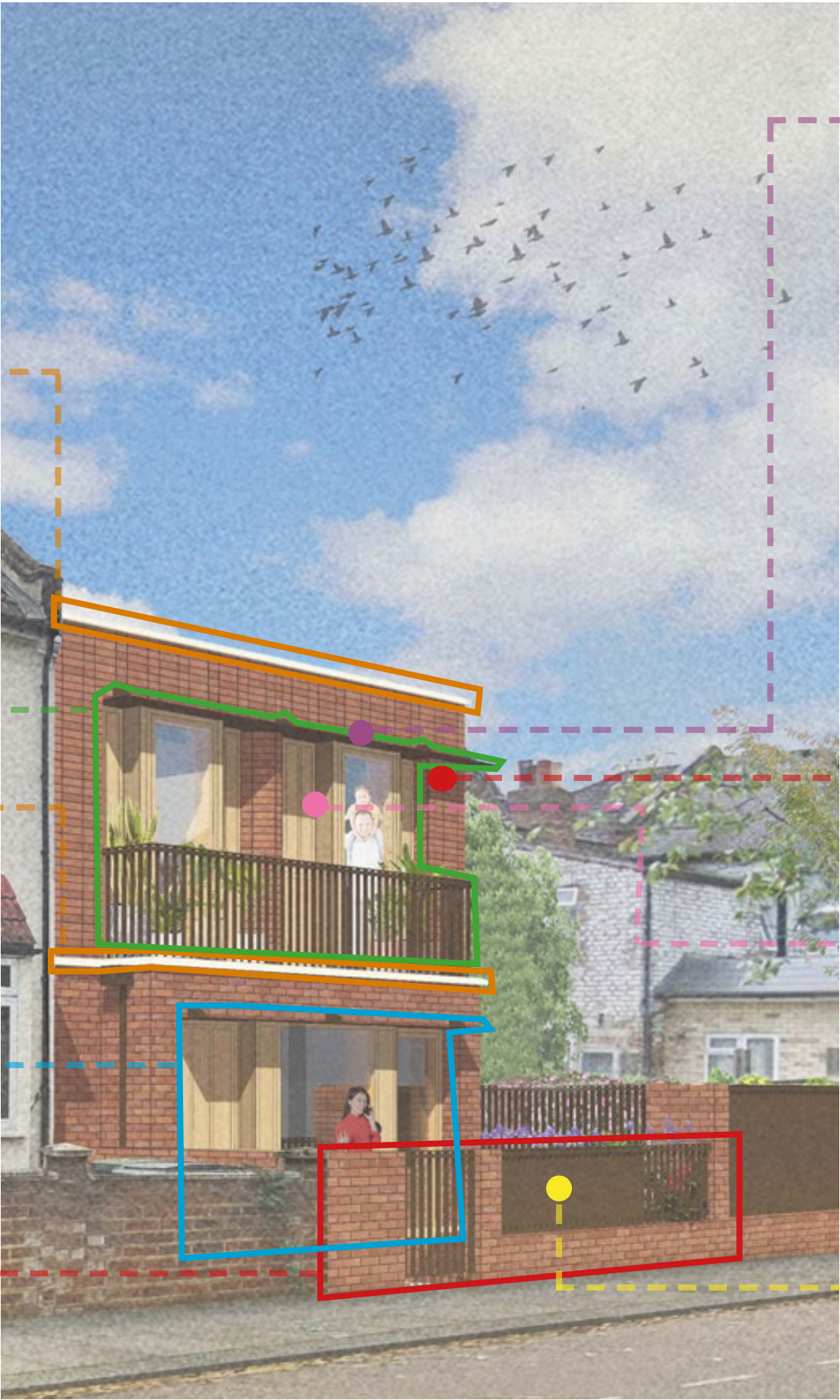
This proposed street elevation shows how the proposed house elevation relates to surrounding traditional homes. The tripartite composition of the existing ground floor bay window with the large window at the centre is replicated in the proposed house. The vertical windows on the first floor set in from the ground floor bay are also replicated.



Modern architectural influences



Haringey Brick House



Proposed view



Brise soleil



Flemish stack bond



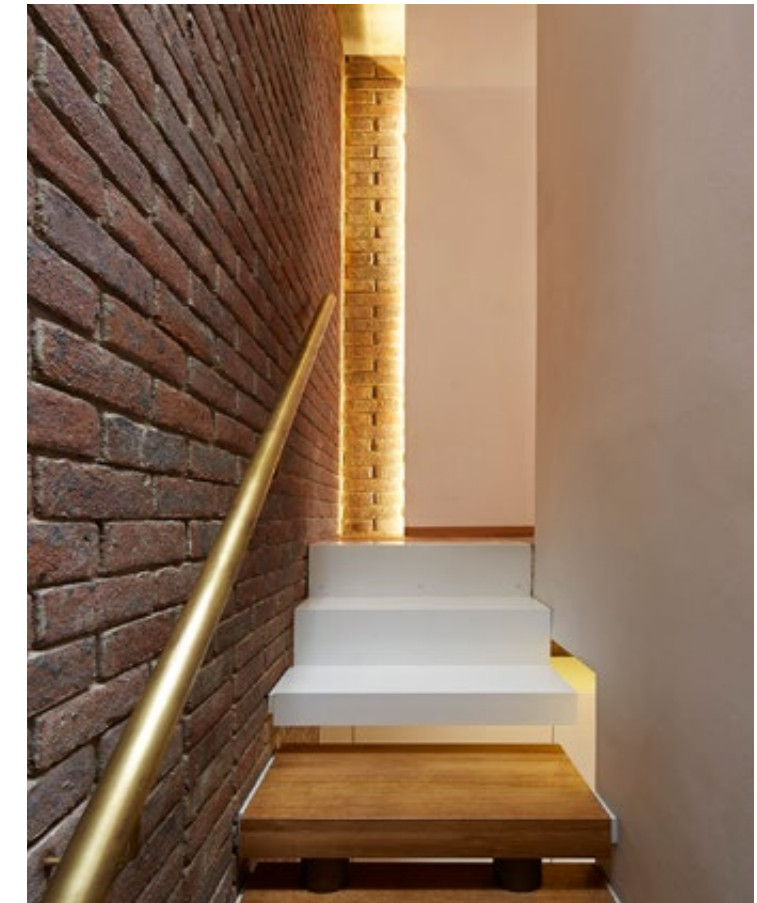
Oak panelling



Front garden rails and gate

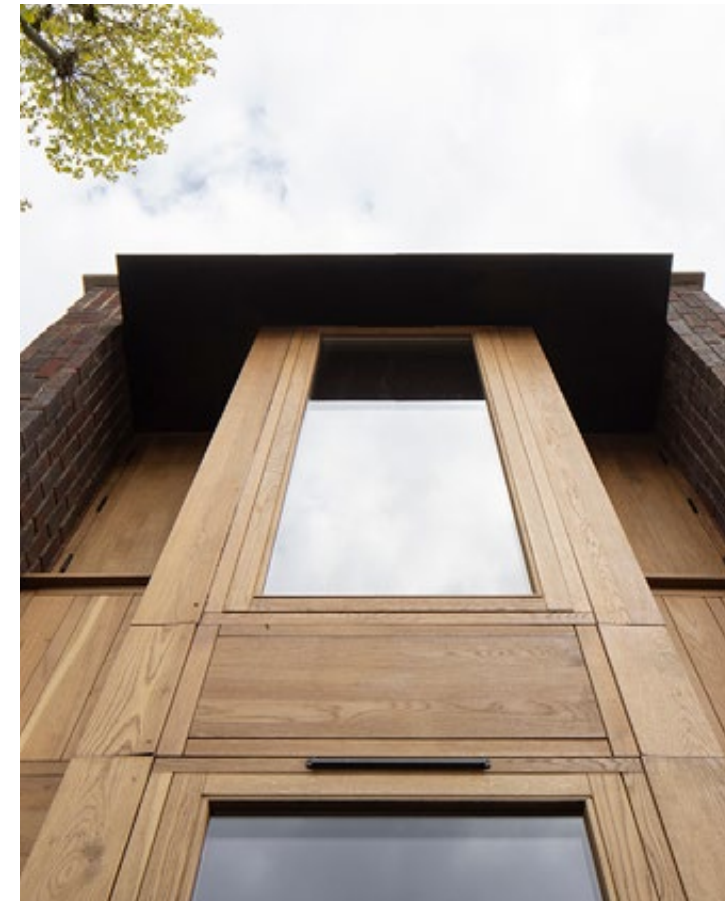
Precedent - Haringey Brick House by Satish Jassal Architects

- Short listed for the RIBA 2015 London Design Awards
- Short listed for the AJ Small Projects 2016 Awards
- Highly commended at the LABC 2016 Awards
- Short listed for the BDA Brick Awards 2019



Precedent - Southwark Brick House by Satish Jassal Architects

- Winner of RIBA London awards 2023
- Winner for Housing at the Surface Design Awards 2023
- Short listed for the exteriors at the Surface Design Awards 2023
- Short listed for the BDA Brick Awards 2022



Existing street view 1



Proposed street view 1

This view shows the junction of Vicarage Road and Argyle Road.



Existing street view 2



Proposed street view 2

This view shows how the proposed house relates to the southern terrace on Argyle Road.

