

Robert Savage & Associates Ltd

Architects designers structural engineers

11 Eton Garages • Lancaster Grove • London NW3 4PE
Telephone +44 (0)7968 821 826 • Web www.rsa.me.uk • E-mail office@rsa.me.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT
FORTIS GREEN COVERED RESERVOIR,
SOUTHERN ROAD,
LONDON N2 9LH.

PLANNING APPLICATION
BY
AQUARIUS ARCHERY CLUB.

PLANNING, DESIGN & ACCESS STATEMENT

July 2023

1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement accompanies the planning application by Aquarius Archery Club to determine the external finishes to the elevations and roof.
- 1.2 This statement, which should be read in conjunction with the application drawings 10634/TP/01, and TP/02, assesses the planning and design merits of the proposal having regard to relevant planning policies and all other material planning considerations, and is submitted to assist London Borough of Haringey ("the LPA") evaluation of the application.
- 1.3 The previous planning application HGY/2016/0109 should also be referred to for site back ground, consultations, recommendations and planning officer's comments.

2.0 RELEVANT PLANNING HISTORY

The planning history online appears to date back to 2013. The key permissions are set out in Table 1.1 below and are taken from LBH's planning register.

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>HGY/2016/1563</u>	Approval of details pursuant to condition 1 (samples of all materials) attached to planning permission HGY/2016/0109	Decision Made	Aquarius Archery Club Fortis Green Reservoir Southern Road London N2 9LN	12/5/2016	Approve with Conditions	07/7/2016
<u>HGY/2016/0109</u>	Continued use of the existing building as an Archery Clubhouse (D2 use) and changes to the elevations of the existing clubhouse building including re-cladding, the creation of a south facing pavilion, relocation of air conditioning units to the west elevation, installation of an access ramp.	Decision Made	Aquarius Archery Club Fortis Green Reservoir Southern Road London N2 9LN	11/1/2016	Approve with Conditions	14/3/2016
<u>HGY/2016/0111</u>	Display of 2 x non-illuminated fascia signs.	Decision Made	Aquarius Archery Club Fortis	11/1/2016	Approve with Conditions	14/3/2016

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
			Green Reservoir Southern Road London N2 9LN			
<u>HGY/2015/0421</u>	Removal of condition 4 (opening times) attached to planning permission HGY/2013/1521 in order to allow proper operation of club	Closed	Aquarius Archery Club Fortis Green Reservoir Southern Road London N2 9LN	10/2/2015	Withdrawn	14/8/2015
<u>HGY/2013/1521</u>	Erection of temporary replacement clubhouse	Decision Made	Aquarius Archery Club Fortis Green Reservoir Southern Road London N2 9LN	19/7/2013	Approve with Conditions	05/11/2013

Planning history pre 2000

HGY/1996/0529 Granted Approval of details pursuant to permission HGY/46239 relating to conditions 2, 6, 10 and 14 (materials, hard surfaces thresholds and boundaries lighting).

HGY/1996/0727 Granted Removal of Ash Tree

HGY/1996/0758 Refused Variation of condition to allow working on Saturday from 0800 to 1300 hours.

HGY/1996/0848 Granted Approval of Details pursuant to Condition 16 (entrance gates, railings, piers) of permission HGY/46239.

HGY/1996/1058 Granted Crown lifting to 5 metres and crown thinning by not more than 30% to 1 Horse Chestnut numbered T4 on applicants drawing No. T237.201.

HGY/1996/1477 Withdrawn Removal of deadwood and dying wood and lower epicormic growth to a height of 2 metres from the ground, of 11 unspecified trees, crown reduction by 3 metres on east side of twelfth tree and removal of another tree (All trees subject to Tree Preservation Order).

HGY/1996/1510 Granted Details pursuant to Condition (landscaping) attached to planning permission HGY/46239.

HGY/1997/0486 Granted Removal of deadwood and dying wood and lower epicomic growth to a height of 2 metres to 11 trees and crown reduction by 3 metres on east side of twelfth tree. (All subject to Tree Preservation Orders)

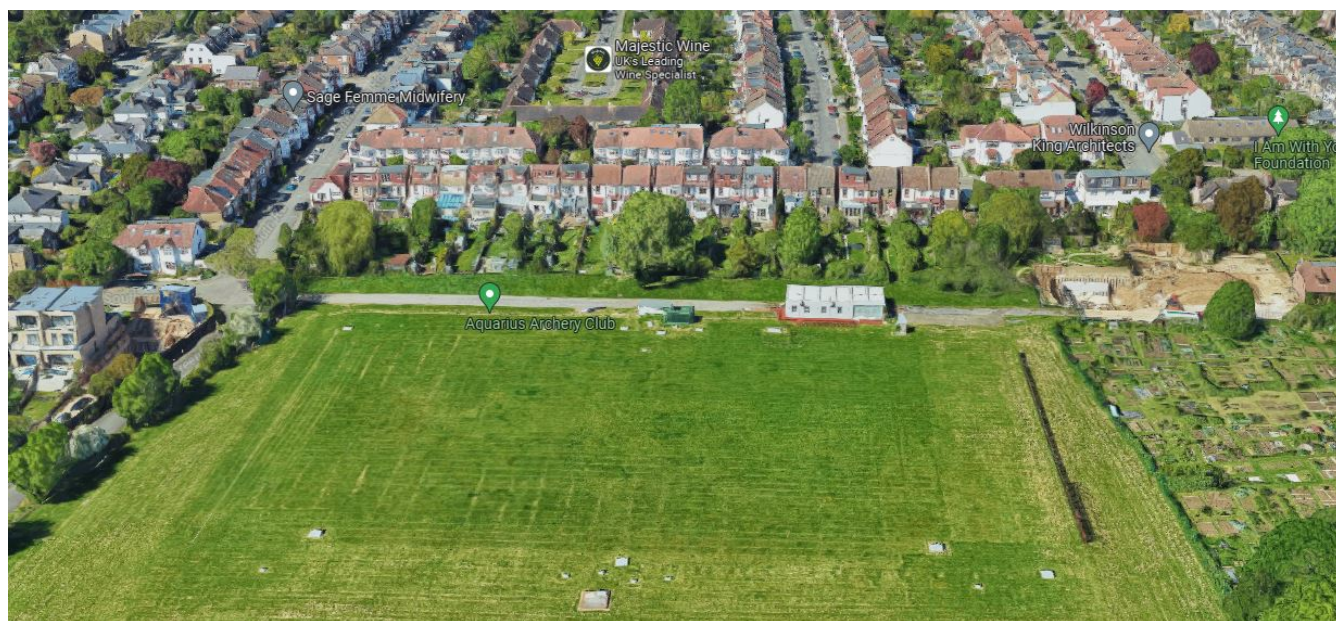
3. THE APPLICATION SITE AND SURROUNDING AREA

- 3.1 The Aquarius Archery Club is located within a Thames Water covered reservoir site.
- 3.2 The application site is located to the rear of Lauradale Road with access to the site from Lynmouth Road / Southern Road.
- 3.3 The land is designated as Significant Local Open Land (SLOL) and a Site of Nature Conservation (SINC) (Borough Grade II) within Haringey's Local Plan 2013.
- 3.4 The site is located outside of Fortis Green and Muswell Hill Conservation Areas.
- 3.5 The surrounding area is predominantly residential with new residential developments recently approved at the north east and North West boundaries of the site since the previous application.
- 3.6 The original clubhouse was destroyed by a fire in 2012.
- 3.7 The site and clubhouse has been used for recreational purposes by Aquarius Archery Club since the 1960's.

AERIAL VIEW 1



AERIAL VIEW 2



4. THE APPLICATION PROPOSAL

- 4.1 Planning application [HGY/2016/0109](#) was approved for the

"Continued use of the existing building as an Archery Clubhouse (D2 use) and changes to the elevations of the existing clubhouse building including re-cladding, the creation of a south facing pavilion, relocation of air conditioning units to the west elevation, installation of an access ramp."

- 4.2 The application was implemented with the access ramps installed, air conditioning units moved and continued use as clubhouse.

There was also a proposal to construct an extended roof canopy which this application seeks to remove.

The re cladding of the external elevations was put on hold for various reasons relating to lease, economics and Covid. This application seeks to finalise the external treatment to the existing clubhouse.

It should also be noted that it is a requirement of the lease from Thames Water that the new clubhouse is demountable and removable on notice and without compensation.

This application also proposes to reposition the Club Logo from the left of the entrance door to the right hand side.

- 4.3 There is a additional proposal from Thames Water to plant a new hedgerow to the boundary with the houses on Lauradale Road and the allotments to the East (indicated on the photo below) which will further help to obscure views to the rear of the clubhouse.



The proposed new hedgerow will be mixed native British species planted as 30cm whips. After approx. 3 years when they will be topped and after approx 5 years that will be shaped and trimmed as a mature hedgerow achieving an approx height 1800mm. We have been informed by Ian Crump (Biodiversity Field Officer) that Thames water are hoping to plant these in spring 2024

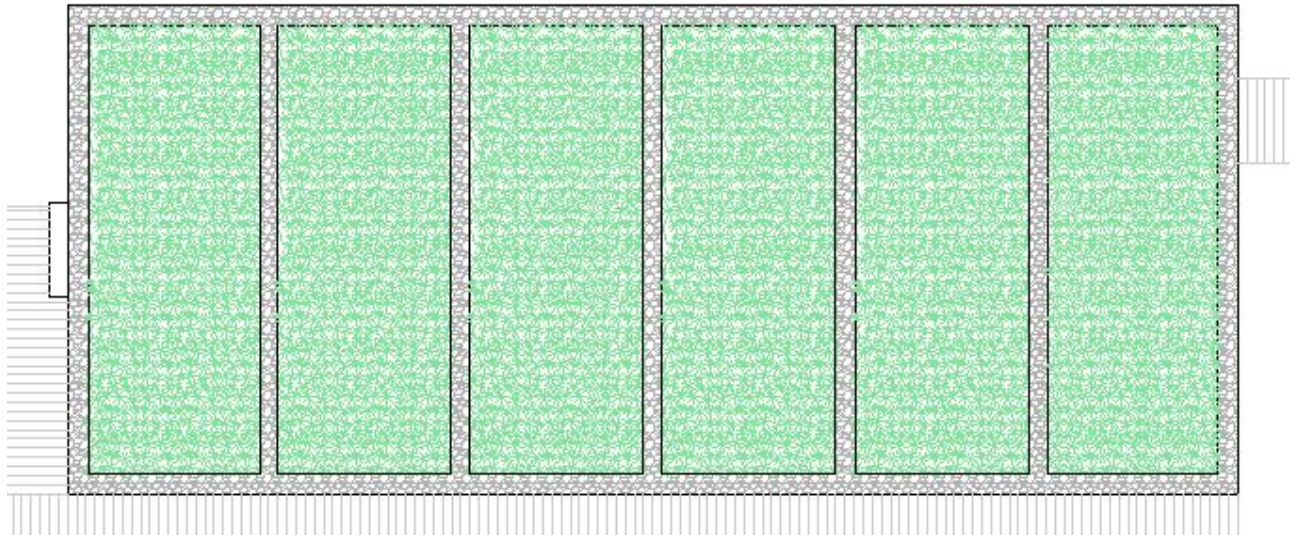
4.4 Proposed roof finishes:

The approved cedar cladding to the roof was an inappropriate covering for a flat roof and would have degraded within a very short time frame. It was chosen at the time due to the weight of Green Roof Systems (which were the preferred option). Since the previous application advances in Green Roof Systems have been made with lightweight options now available making this a feasible alternative. It is now proposed to install a lightweight (32kg per Sq.m. saturated) Green Roof System for the new roof finish.

LIGHT WEIGHT GREEN ROOF SYSTEM



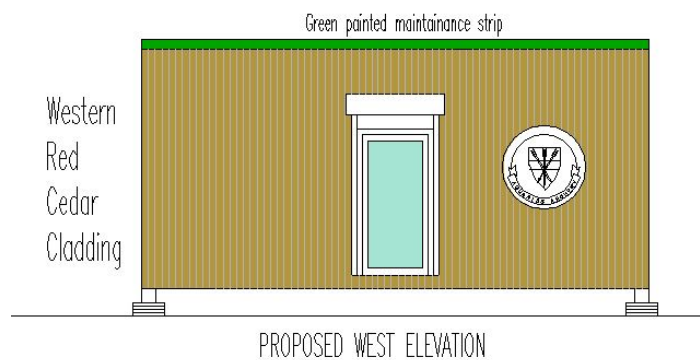
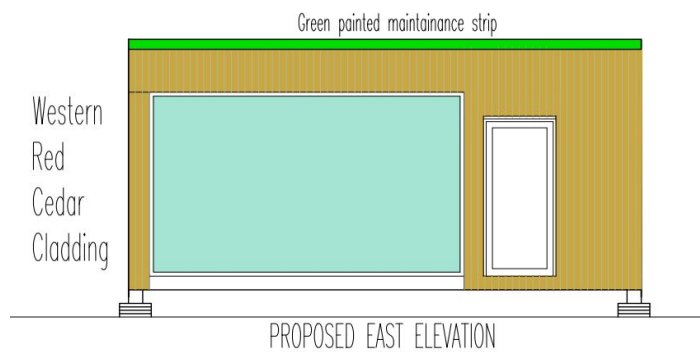
Lightweight green roof with pebble edging and drainage channels



4.5 Proposed East and West elevations:

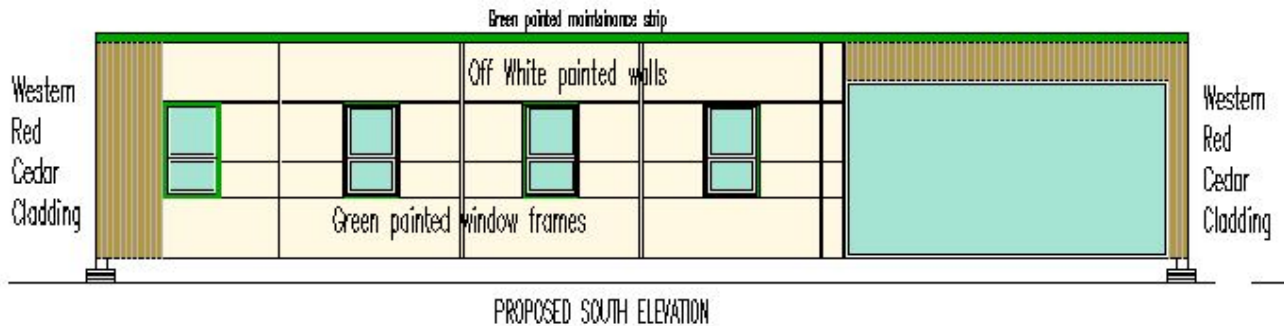
To be sustainable Western Red Cedar cladding with a 1m wrap around to the North and South Elevations. The maintenance capping to the roof will be painted green to match the window frames

The club logo will be reposition on the West elevation.



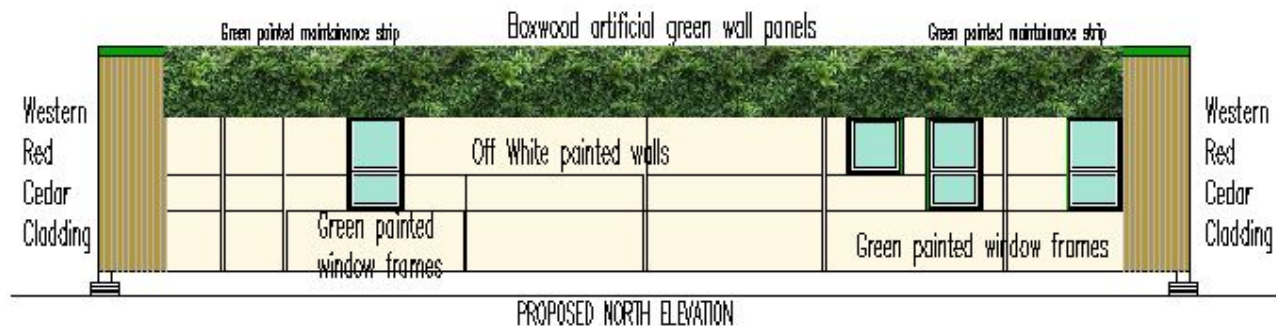
4.6 Proposed South elevation:

1m sustainable Western Red Cedar cladding to each end with Off White painted walls and green painted window frames and roof maintenance capping strip.



4.7 Proposed North elevation:

1m sustainable Western Red Cedar cladding to each end with White painted walls and green painted window frames and roof maintenance capping strip. From the roof to the window heads an artificial boxwood green wall is proposed.



5. PLANNING CONSIDERATIONS "DESIGN AND APPEARANCE"

London plan Policies 7.4 "Local Character" and 7.6 "Architecture" require development proposals to be of high design quality and have appropriate regard to context. Haringey Local Planning Policy SP11 and saved UDP PolicyUD3 "General Principles" continues this approach. DM Policy DM1 "Delivering High Quality Design" also continues this approach and requires all developments to relate positively to their locality.

- 5.1 This application seeks to establish the external appearance of the roof and elevations of the existing temporary structure which was granted planning approval in 2016 application ref: HGY/2016/0109
- 5.2 Although consent was given for the previous application, the approved elevational treatment and roof works were not economically viable or practical.
- 5.3 The building is in the same location as previously approved with proposed amendments to the elevations and roof which will substantially alter the existing appearance of the Clubhouse.

- 5.4 The proposed works are not significantly different to those previously approved with the green roof being a positive enhancement from the previous application.
- 5.5 The proposed works would represent a considerable improvement to the buildings current appearance and would respect the open space nature of the site.
- 5.6 It is not considered there are any other relevant planning considerations for this application as they were all considered and approved under application HGY/2016/0109

6. PARKING AND ACCESS

- 6.1 There are no proposed changes to the parking or access and these remain as approved under planning application HGY/2016/0109.

7. CONCLUSIONS

- 7.1 The application proposals are cosmetic in nature and have been prepared taking account of the comments and views expressed by the various parties in the previous approved planning application HGY/2016/0109
- 7.2 The proposals will considerably improve the external appearance of the existing clubhouse and are considered appropriate for its location within the Site of Importance for Nature Conservation with the proposed Green Roof being a positive contribution.
- 7.3 The proposals are therefore considered to be in compliance with the NPPF, Mayor's London Plan 2021, Haringey's Local plan 2012 and relevant policies of the Supplementary Planning Documents development plan.
- 7.4 This practice looks forward to early discussions with the case officer on the merits of the proposal, and to the application being brought forward for approval in due course.

Robert Savage Associates
July 2023