

Land Adjacent to 39 Antill Road



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SECTION A - INTRODUCTION & SITE ANALYSIS

1.0 CONSULTANT TEAM

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2.0 INTRODUCTION

The London Borough of Haringey has identified a number of sites across the Borough to deliver high quality Council housing for let at Council rents. This Design and Access Statement describes the site identified at Antill Road and its context, sets out the design rationale for the proposals and analyses the impact of the scheme on the neighbourhood.

The following supporting documents should be considered in conjunction with these proposals:

- Desktop Study, Phase 1 Environmental Report by Go Solve - Contaminated Land Solutions
- Sustainability Statement - by Eight Associates
- SuDs Strategy - by Eight Associates
- Transport Statement by Caneparo Associates
- Construction Logistics Plan - by Campbell Reith Hill LLP

The address of the proposal site is:

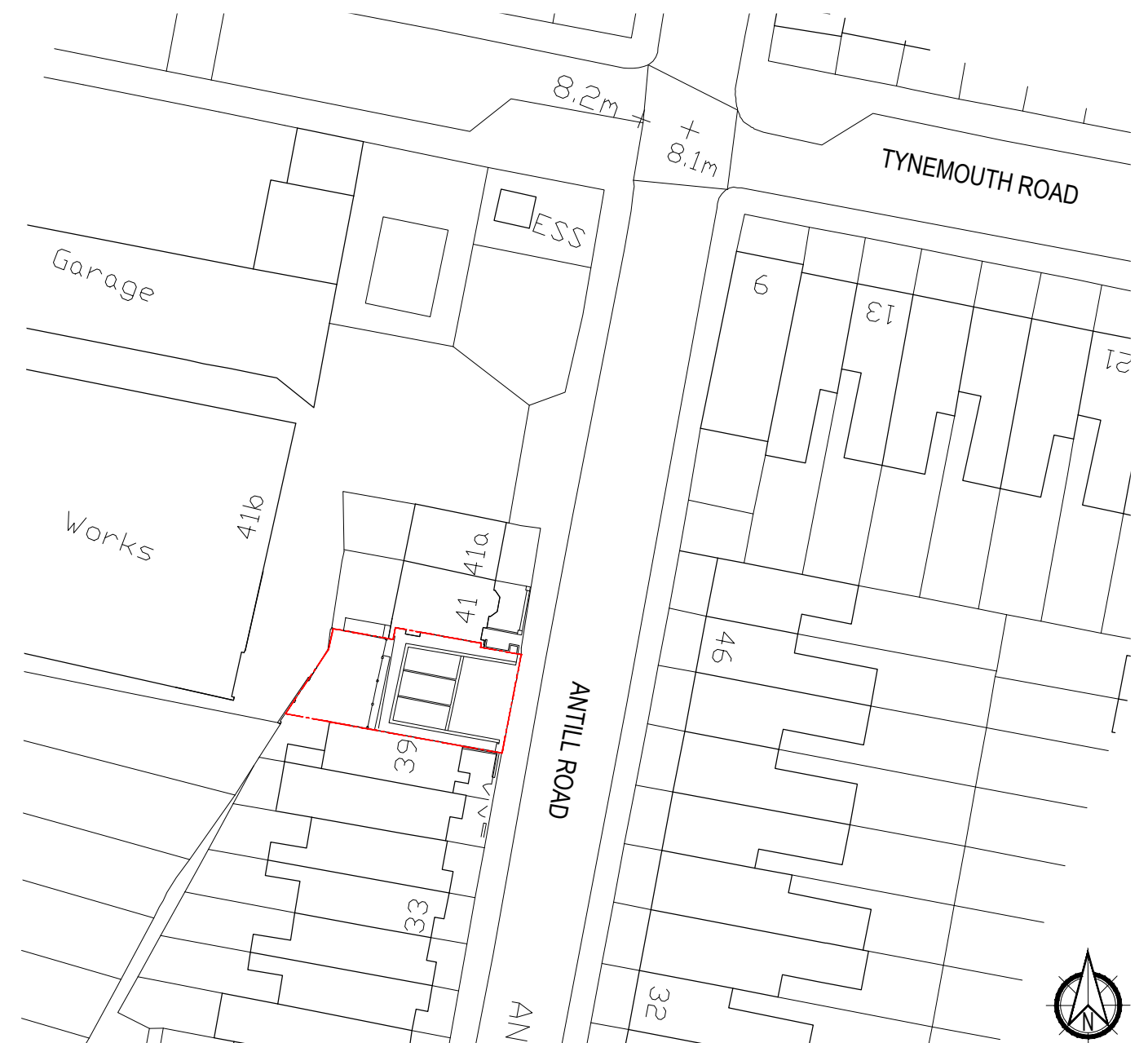
Land adjacent to 39 Antill Road
Haringey
London
N15 4AS

This submission for a full planning permission is therefore applying for:

Erection of one 3-bedroom, 5-person 2-storey house.

3.0 SITE LOCATION

The site lies between Seven Sisters and Tottenham Hale Stations. It is located at the southern end of Antill Road, between Hanover Road and Cunningham Road, and between the junctions with Tynemouth Road and Broad Lane. Antill Road is a predominantly residential street with a mix of traditional Victorian and Edwardian terraced houses. The only variations are new 3 storey residential blocks to the north eastern and southern ends of Antill Rd, The Holy Trinity Church at the junction with Springfield Road and the Transport for London Victoria Line ventilation duct infrastructure at the junction with Antill Rd and Tynemouth Rd.



3.1 The location plan with the site boundary.

3.0 SITE LOCATION



3.2 An aerial photograph with the site boundary.

Land Adjacent to 39 Antill Road, London N15 4AS
Design and Access Statement
June 2020

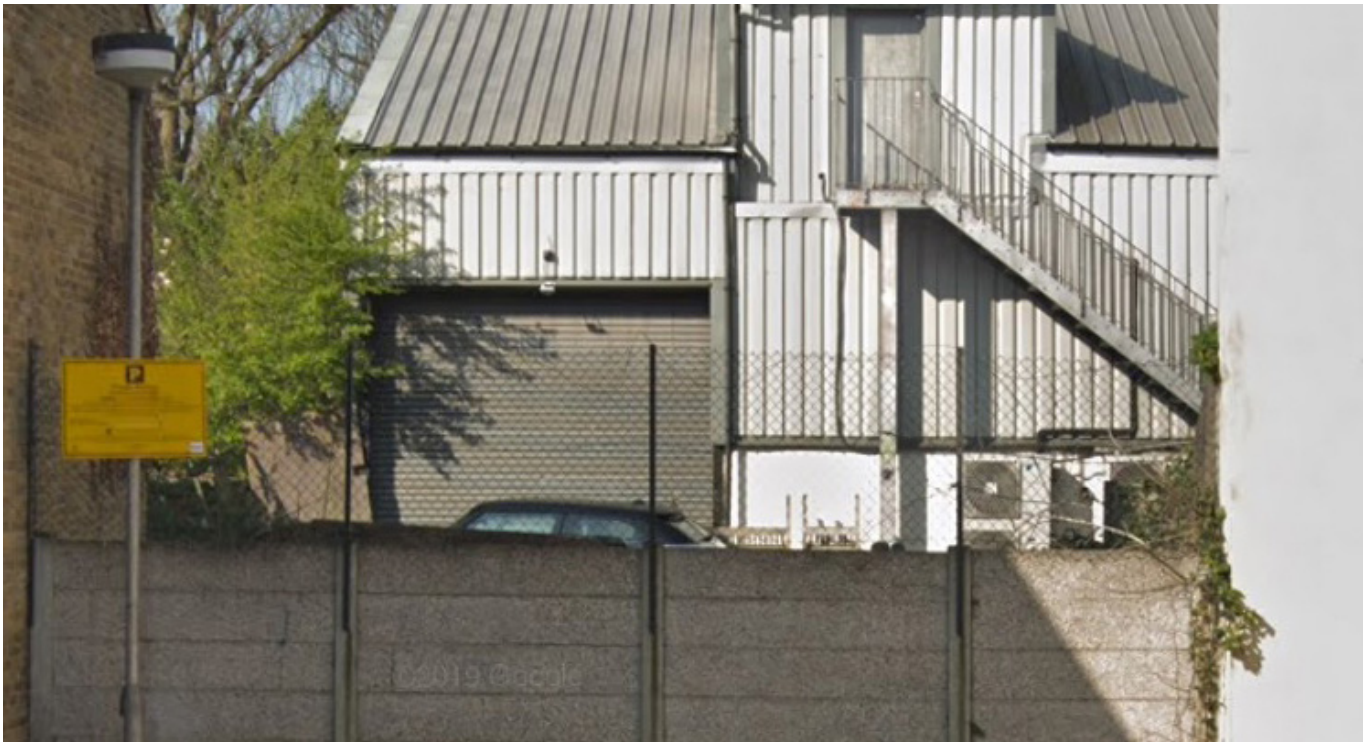
4.0 SITE PHOTOS



4.1 View into the development site between 39 and 41 Antill Road



4.2 View of the windows in the flank wall to 39 Antill Road



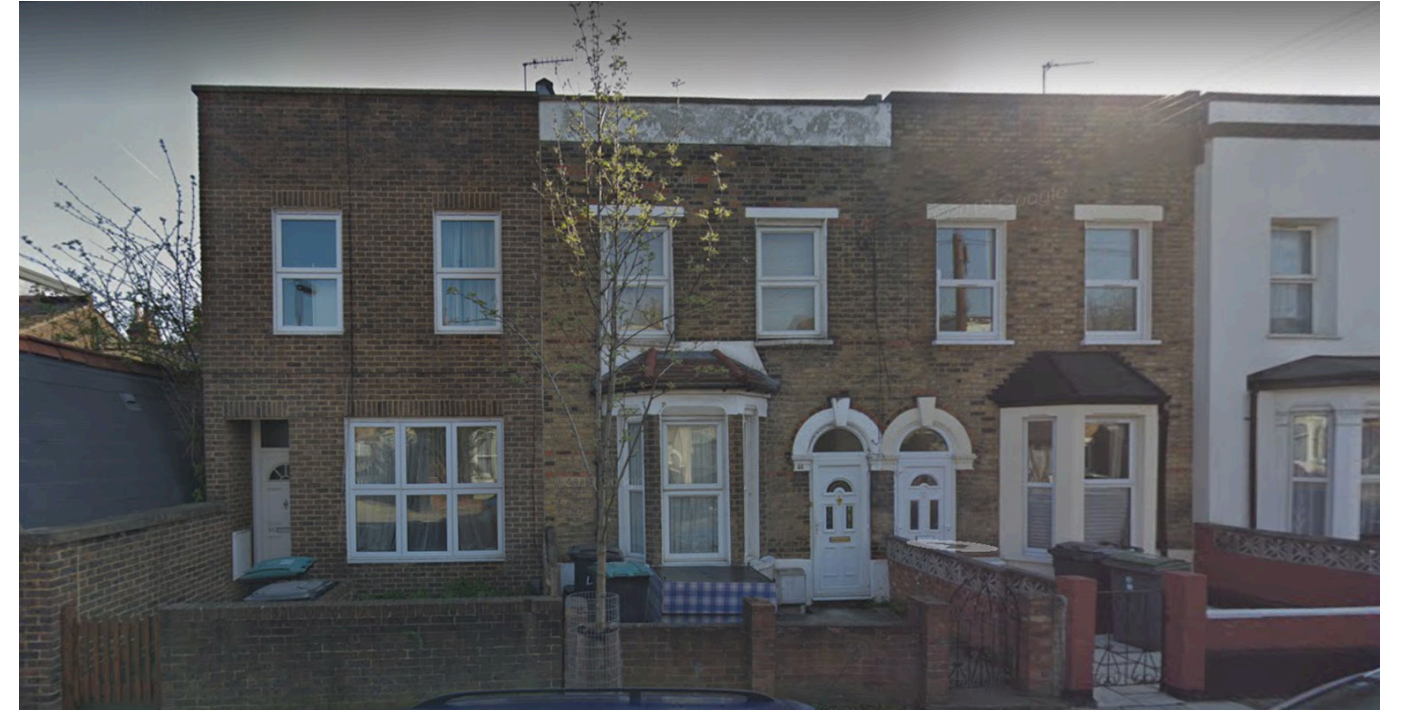
4.3 View of the concrete panels to the rear boundary and the industrial units beyond.



4.4 The decorative brick front wall to 41 & 41a Antill Road.



4.5 View of the TfL infrastructure adjacent to 41 & 41a Antill Road



4.6 View of the houses opposite the site at 44 & 46 Antill Road



4.7 View of the site fenced off.



4.8 View of the site used for parking and storage.

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5.0 EXISTING CONTEXT & SITE DESCRIPTION

The 131m² site is in a predominantly residential street and is tarmac surfaced, with a raised kerb to three sides and concrete paving, approx 1m wide. There is a dropped kerb for vehicular access from Antill Road. It has 3 parking spaces marked with flush bricks set into the tarmac. The site is between two town houses at 41 & 41a Antill Road and a block of flats at 39 Antill Road.

The northern and southern sides of the site are flanked by the brick walls of adjoining houses and brick and timber front garden boundary treatments.

The western boundary comprises concrete blocks and wire fencing providing a screen to commercial buildings to the rear.

A Transport for London electrical substation and large Victoria Line air shaft are approximately 35m to the north of the site.

The site had been occupied by two terraced houses however these were demolished in 1979, since when it has remained vacant. The site has been fenced off at times, used for dumping, and is now used for parking.

6.0 PLANNING POLICY

The proposals have been prepared having considered a range of national, strategic and local planning policy and guidance including:

- The National Planning Policy Framework (2019)
- The London Plan (2016)
- Draft New London Plan (2019)
- Housing supplementary planning guidance – SPG (March 2016)
- London Borough of Haringey Local Plan and policy guidance
- Strategic Policies (adopted 2013, alterations July 2017)
- Development Management DPD (adopted July 2017)
- Planning Obligations SPD – (March 2018)
- Sustainable, Design and Construction SPG

The proposed development makes effective and sustainable use of a brownfield site in a highly accessible location and would deliver a high-quality and affordable social rented home. The development will also significantly improve the quality of the local environment and respect neighbouring residential amenity.

The proposals are considered to comply with all relevant planning policies and guidance.

7.0 ARBORICULTURAL SURVEY

There are no trees, hedges or any form of planting on the site so an arboricultural survey was not required.

New planting is proposed to the front and rear gardens.

8.0 SUNLIGHT & DAYLIGHT SURVEY

A sunlight & daylight survey was not carried out due to the proposal not stepping outside the natural building line at both front and rear. It is considered that the proposed development will have no impact on the light received by its neighbours and sufficiently safeguards the daylight and sunlight amenity of neighbouring properties.

9.0 TRAFFIC & TRANSPORT SURVEY

The Public Transport Accessibility Level (PTAL) rating is 6b which is excellent. The scheme is therefore proposed as a car-free scheme.

A Transport Statement by Caneparo Associates is submitted with this application.

10.0 SITE OPPORTUNITIES & CONSTRAINTS

Site Opportunities:

- Underutilised infill site
- Residential area
- Rectangular shape
- High PTAL (6a) - very accessible
- Generally blank flank walls

Site Constraints

- Loss of 3 parking spaces
- Existing windows to flank wall on 39 Antill Road
- Existing chimney structure to party wall with 41 Antill Road
- Existing street light to be removed
- Commercial premises to the rear - noise

11.0 PHASE 1 DESKTOP SURVEY

The phase 1 desktop study by Go Solve - Contaminated Land Solutions concluded that:

Geology - beneath made ground there is clay and silt which is described as Enfield silt member.

Hydro Geology - the site is over unproductive strata. It does not lie over an aquifer in the superficial stratum but is within 214m of one. The site is also within a source protection zone (spz) SPZ 2 of a borehole abstraction point.

Hydrology - The site is not located within a flood zone or an area with potential for groundwater flooding. The main water course of significance to the site is a drain classified as Primary River. It is 495m at the South East at the nearest point.

Ground Stability Hazards - No areas of artificial ground including made ground, worked ground, infilled ground, landscaped ground or disturbed ground have been identified. The ground conditions have moderate risk of ground instability. Final structural designs will be based on intrusive site investigations.

Mining Activities - The site is not within a coal mining area.

Radon Gas - The site is in a lower probability Radon area, as less than 1% of homes are estimated to be at or above the action level for radon gas. No protection measures are required.

Sensitive Land Use - the site is not located on or near any environmentally sensitive areas.

Potential Contamination - No significant potential sources of contamination have been identified beyond a 250m boundary which could have an impact on the site.

On Site Contamination - no evidence has been noted on site. Soil beneath the hard standing could contain car fuel/oils.

Contaminated Land - No significant contaminant linkage has been identified and any liabilities from contaminated land are unlikely and that no further action is required. Demolition debris below the site could contain asbestos. The risk of unexploded ordinance (UXO) below the site is low but ground works should be carried out with caution.

Further Investigations for the post-Planning phase:

- Soil samples should be taken to determine if the previous uses of the site have caused an contamination.
- Site preparation - a watching brief should be carried out by an experience person. GO Contaminated Solution LTD and/or the Local Environmental Agency should be contacted if any evidence is apparent.
- If any potentiality contaminated waste is found, WAC (Waste acceptance criteria) testing should be carried out.
- An upgraded water supply may be required by the water supply company.

Site Development Considerations:

An intrusive geotechnical investigation may be required.

- A CCTV drainage survey
- Specialist advice re: Asbestos

SECTION B - PROPOSED SCHEME

12.0 PRE-APPLICATION

A Pre-Application presentation was given at Haringey Council's offices on 5th December 2019. Feedback was received on 17th December 2019 and the proposals were revised to incorporate the comments which raised the following issues:

- window proportions in comparison to those at 41 and 41a Antill Road
- detailing below window cills
- the proposed bay windows and whether it has a hipped or flat roof
- the position of the front door and whether it is centred or to one side of the elevation
- safeguarding access to the rear garden of the neighbouring property

Several design options were produced following the pre-application feedback and the preferred designs developed for public consultation.

13.0 PUBLIC CONSULTATION

A pre-application public engagement exercise was undertaken and an event held on the 17th February 2020 at Sophia House, near the site to gauge the views of the local community and Ward members in relation to the proposed development.

A statutory s105 Housing consultation was also carried out between and including the engagement event specifically for secure tenants and leaseholders as the proposed development entails the loss of local car parking space.

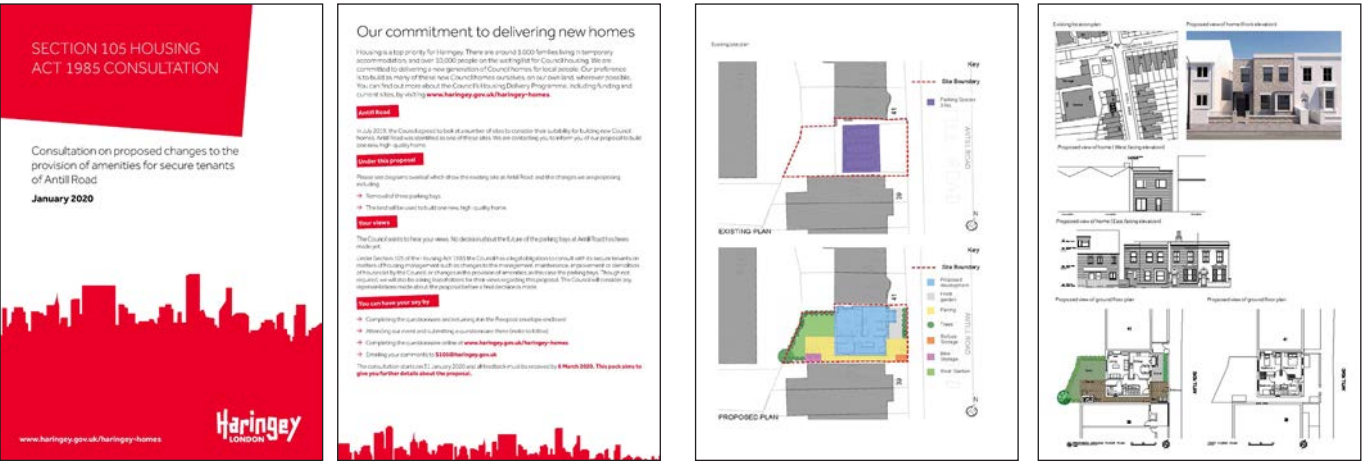
Details of the proposals were displayed at the engagement event and members of the Project Team were in attendance to discuss and answer queries from residents, Councillors and staff of Sophia House. The presentation boards for the engagement event and material sent in relation to the s105 consultation are show opposite.

The principle and design of the development was well received but a number of concerns were raised including:

- Loss of parking space;
- Parking problems locally;
- Low usage of disabled bays on Antill Road;
- Public access to narrow pathway to rear;
- Noise and air quality pollution generated by the TfL ventilation duct;
- Visual continuity should be maintained with existing housing on Antill Road;
- Party Wall notices and impacts on adjoining properties during construction;
- Will tenants for the new house be vetted?

Response to key issues raised:

- A transport assessment and parking survey was undertaken to understand potential parking implications of the proposed development. This concluded that there would be no adverse impact on
- The narrow path to the rear will be fenced-off to restrict access to the site.
- The concerns in relation to the TfL ventilation shaft have been brought to the attention of the relevant Council department. The proposed housing will incorporate triple glazed, acoustic grade windows to reduce noise penetration.
- Appropriate Party Wall notices will be issued to adjoining properties.
- An indicative Construction Management Plan has been prepared and accompanies this planning application and a detailed Plan will be issued to neighbouring residents prior to construction.
- The occupation of the property will be managed by Homes for Haringey.



13.1 Section 105 Letter

13.2 PUBLIC ENGAGEMENT BOARDS

13.3 PUBLIC CONSULTATION IMAGES

Delivering a new generation of Council Homes for local people

Antill Road Engagement Event

Haringey LONDON



View of the site between 39 and 41 Antill Road.

Welcome

This exhibition is being held in order to provide information on the development proposals for Antill Road and seek and take account of the opinions of the local community and to outline the next steps for the project. Members of the project team are on hand to answer any questions that you may have.

About Us

Housing is one of Haringey Council's top priorities. We want Haringey to be a place that is fair and offers opportunities for all. For many of those in greatest need, a Council home offers the only real chance of putting down roots here. Haringey Council is committed to delivering new Council homes for our residents.

Our ambition is to deliver 1,000 new Council homes at Council rents by 2022. The Council is acquiring and building a range of affordable high quality and sustainable homes. We are asking for your views on the proposed scheme to ensure it meets the needs of the local community and reflects the local environment.

The project team:

London Borough of Haringey - Site owner
Unit One Architects - Architects
Walker Construction Consultants - Employer's Agent

BOARD 1

Delivering a new generation of Council Homes for local people

Antill Road Engagement Event

Haringey LONDON

Ground Floor Plan



41

39

Antill Road

First Floor Plan



Summary of Proposals

• One 3 bedroom 5 person house
• Private garden and refuse/recycling and cycle stores
• Total area of house: 97sqm

Proposed Materials



BOARD 3

UNIT

Delivering a new generation of Council Homes for local people

Antill Road Engagement Event

Haringey LONDON



Street view of the proposals.

The Proposals

We propose to redevelop the site to provide a new high quality two storey 3 bedroom house with front and rear gardens and refuse/recycling and cycle storage. The property will be let at Council rents.

The design of the building reflects the neighbouring properties on Antill Road and will be constructed in a similar brick.

Aerial view of the proposals.



Street view of the proposals.



Street view of the proposals.



Aerial view of the proposals.



BOARD 2

Delivering a new generation of Council Homes for local people

Antill Road Engagement Event

Haringey LONDON

Sustainability

Haringey is committed to ensuring that new homes will be environmentally sustainable, with a target of achieving zero carbon where possible.

The house will have high levels of insulation and other features that will keep running cost low. It will be constructed with responsibly sourced and environmentally friendly materials.

Next Steps

We want to hear your views and will consider all comments and feedback that we receive, prior to submitting a planning application to the Local Planning Authority at the London Borough of Haringey in Spring 2020.

The approximate project time line is shown here:

Public Consultation

Refine Proposals

Finalise Design

Planning Application

Planning Decision Spring 2020

Start on Site Summer 2020

Deliver New House by Spring 2021

Further information

Please feel free to discuss any questions with our team. If you require further information please contact:
Sophia Louise Abdellahi
Consultation and Engagement Officer,
Haringey Council
Telephone: 020 8489 1443
Email: sophia.abdellahi@haringey.gov.uk

Please fill in a feedback form.

BOARD 4

UNIT



Aerial view of the proposals.



Street view of the proposals.



Street view of the proposals.



Aerial view of the proposals.

14.0 DESIGN & ACCOMMODATION

DESIGN

The proposed development has been designed to optimise the use of the site to provide much needed affordable family accommodation and respect the character and appearance of the surrounding area. In particular, the proposed house secures a generous level of internal and external space and its form and treatment reflects the traditional and elegant design of the two neighbouring townhouses at No.41 and 41a Antill Road.

The footprint of the new house is stepped on the frontage so that it aligns with the two adjoining properties and retains the rhythm and proportions of the existing Victorian houses, in particular. The proposed flat roof also partly stepped and the windows appropriately sized and positioned to respect these neighbouring properties.

The front boundary of the new property would be protected by low brick walls with a dog tooth decorative masonry detail that matches those of 41/41a with metal railings and gates. Secure bin stores are provided within the front garden and set against the site boundary walls. The front garden will be mainly hard landscaped with some planting and partly paved with robust, low maintenance permeable paving that also continues into the proposed access adjoining No.39 to the rear garden. This is paved with a similar material to the front garden but also includes an area of lawn and perimeter planters with durable edging materials. The scheme offers valuable private amenity space with seating and planters.

In relation to the internal ground floor layout, there is an entrance hall with cloakroom that leads to a kitchen/ diner that faces the street. The ground floor W.C. could be converted to become a disabled compliant shower. A separate living room is located at the rear of the property with direct access to the private rear garden. The first floor contains the main double bedroom, a twin room, a single bedroom, a family bathroom and storage.

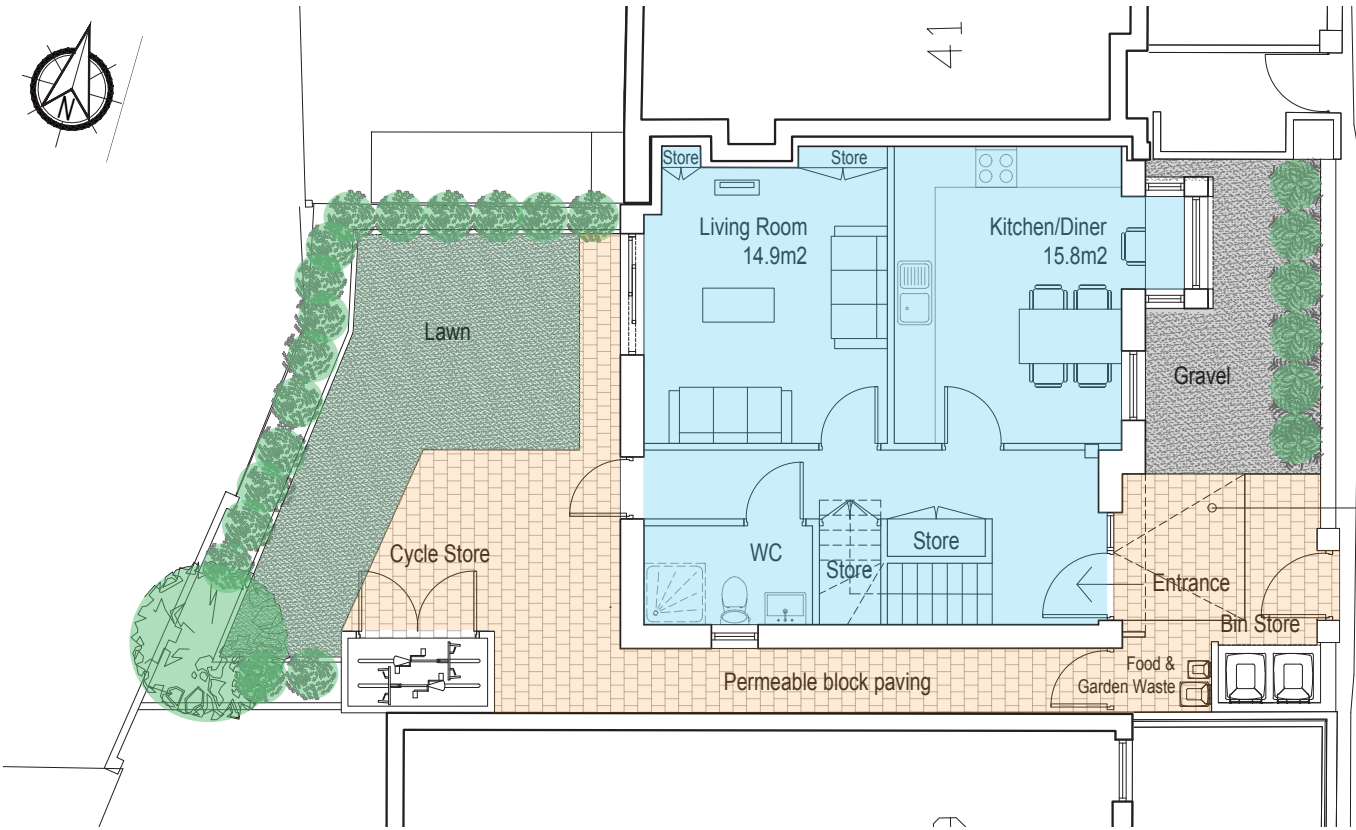
ACCOMMODATION

The proposed house will provide a three-bedroom, four-person dwelling with an internal floor area of 97m2. It complies with the minimum space standards set-out in the London Plan including storage space.

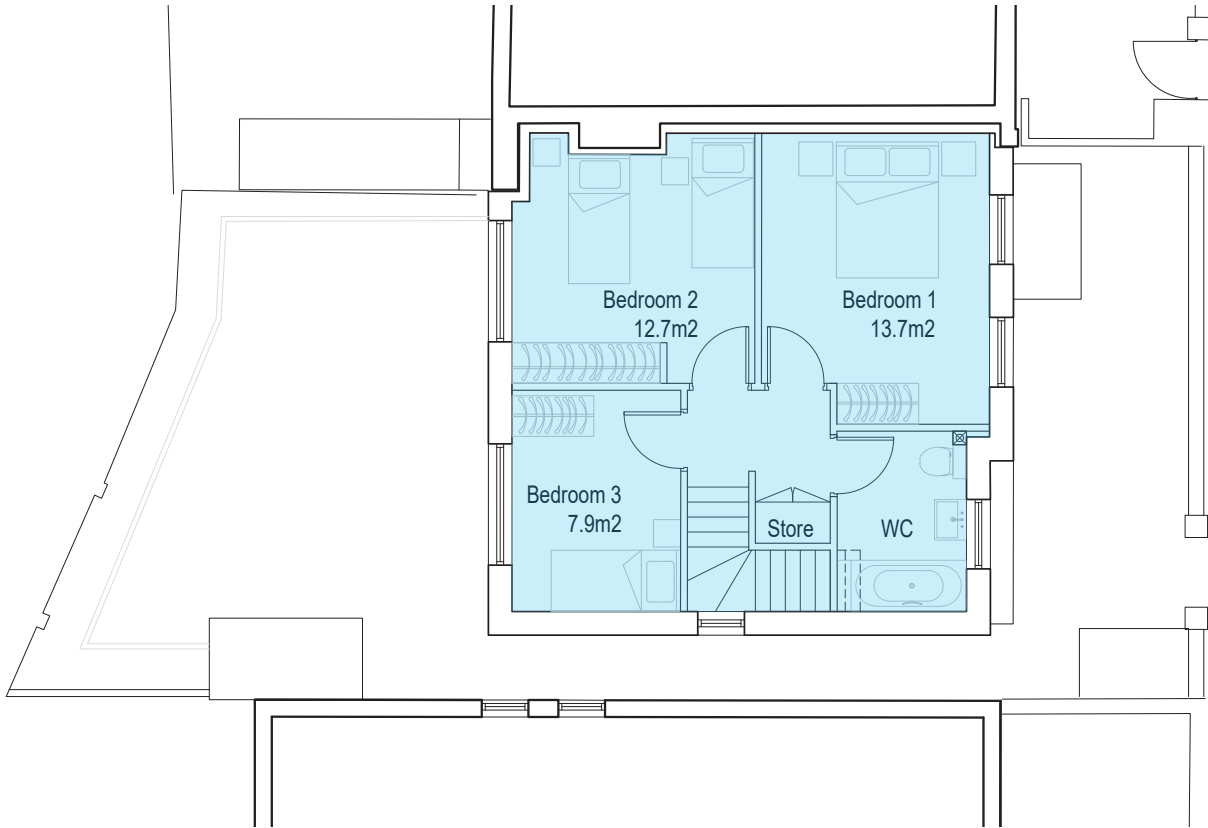
Ground Floor: Entrance hall, living room, WC, kitchen/diner & private rear garden.

First floor: Double bedroom with en-suite, twin room and a family bathroom.

The overall design of the proposed new house reflects a contemporary interpretation of the more traditional properties nearby. It is carefully detailed and makes use of high-quality and traditional materials. The property takes a progressive approach to sustainability, both in the way it will be constructed and used and will fully comply with current policy standards in respect to space and access and Building Regulations.



14.1 Ground Floor Plan



14.2 First Floor Plan



14.3 Aerial view of the proposed house



14.4 Street view of the proposed house



14.5 Street view of the proposed house



14.6 Aerial view of the rear elevation of the proposed house

15.0 DESCRIPTION & KEY MATERIALS

Traditional cavity construction in masonry is proposed with a high performance thermal envelope. High quality, durable materials are to be used that will age well and will not need regular maintenance. The key material for all elevations and garden walls will be a brick by BEA. Header and soldier courses and front garden walls will also be in the same brick.

EXTERNAL BRICKWORK

Manufacturer: BEA Building Products Limited
Range: BEA Majestic
Size: 65mm
Product Code: 2910240



MORTAR

Manufacturer: Cemex Coloured Mortar
Product Name: Black Medium
Note - this is a GREY mortar



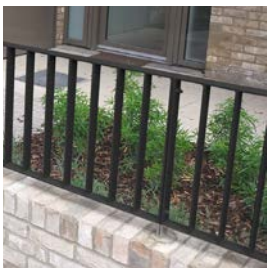
FRONT WALL

Brick spec as External Brickwork to a height of 1200mm to cover bin store height.



FRONT GATES

Black painted modern steel gate - RAL 9005/301.
Design to be as indicated in the image opposite.



FRONT PORCH

To be aluminium PPC in RAL 9005/301 matt



WINDOWS

Manufacturer: Idealcombi
Range: Futura+ I – 53mm frame
Type: Tilt and turn
External Frame Colour: White
Finish type: Matt



WINDOW CILLS AND HEADERS

Cast Stone
Manufacturer: Forticrete/Addstone/Haddonstone
or equal and approved



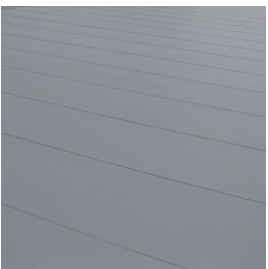
CAPPINGS AND TRIMS

To be aluminium PPC to match windows.



ROOF FINISH :

Single ply membrane.



ENTRANCE DOOR

Manufacturer: Idealcombi
Range: Nation IC – 66mm frame
Type: External grade entrance door
External Frame Colour: RAL 9005/301 - matt
Vision panel: Yes



RAINWATER GOODS

Manufacturer: Alumasc
Range: Flush joint Aluminium downpipe
Profile: Square
Colour: RAL 9005/301 to match windows or RAL 9017m Black (60% gloss)
Notes: To drain via square or rectangular hopper



16.0 ACCESS & PARKING

The new house would not have a dedicated parking space as a car-free development is proposed. The site is very accessible and within a Controlled Parking Zone (CPZ).

17.0 REFUSE & EMERGENCY ACCESS

Refuse vehicles will be able to collect from Antill Road as the bin store is located within the front garden like the properties at No. 39 and 41. Fire and emergency vehicles will also gain access from Antill Road.

18.0 REFUSE & RECYCLING STORE

Using the Haringey Local Plan, Sustainable Design and Construction Supplementary Planning Document - Policy: A3 Waste Storage Facilities, the following waste and refuse accommodation is proposed. A bin store in the form of a secure store built of brick to match the main elevations. This is located in the front garden and is illustrated on the ground floor plan opposite.

REFUSE & RECYCLING

Proposed number of bins: 2 x 360L wheeliebins
Dims: 885mm D x 620mm W x 1100mm H

FOOD WASTE

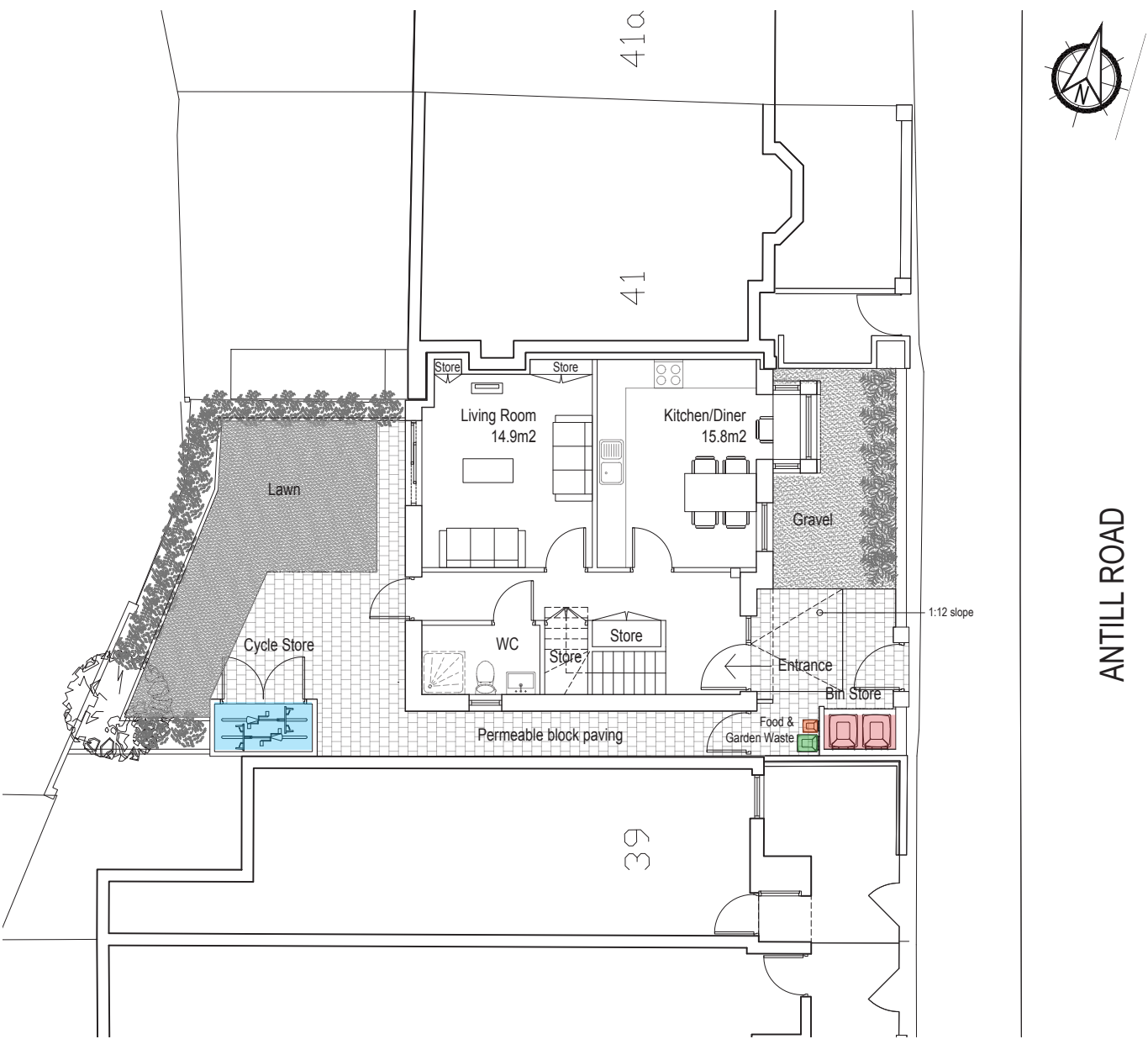
Proposed number of bins: 1 food waste box
Dims: 350mm D x 300mm W x 360mm H

GARDEN WASTE SACK

Proposed number of bins: 1 food sack
Dims: 450mm D x 450mm W x 600mm H

19.0 BICYCLE STORE

The London Plan states that storage for 2 cycles should be provided for each unit of accommodation. A secure store accommodating two bicycles is located in the front garden and is illustrated on the ground floor plan opposite.



Key

- Bikes
- Bins
- Food Waste
- Green Waste

18.1 Ground Floor Plan with Bin Stores

20.0 PART M COMPLIANCE

This dwelling is designed to be Part M4(2) compliant. It will have a level entrance threshold at the ground floor. The entrance hall has a clear width of more than 1200mm and the ground floor has a W.C. that can be converted to include a part M compliant shower.

21.0 SECURED BY DESIGN

Secured by Design(SBD) has three differing levels of security award, with the highest level, SBD Gold, which incorporates the security of the external environment together with the physical security specification of the home.

The proposal is to achieve a SBD Silver Award accreditation but also aspire to Gold. Detailed discussions with a Secure By Design Officer will be held to agree the final detailed specifications prior to installation.

22.0 LANDSCAPE & SUSTAINABLE URBAN DRAINAGE (SuDs)

New areas of planting are proposed in the front garden. These are set adjacent to paved areas leading to the front door and for access to bin and bike stores. The paved areas will be finished with robust and low maintenance permeable paving materials. The rear garden features a similar paving material to the front garden but also an area of lawn and planting beds with durable edging materials containing a diverse range of bee friendly planting.

The London Plan requires a minimum of 5m² private outdoor space for 1-2 person dwellings and an extra 1m² per each additional occupant. The proposed 5-person house would require 8m² external space to be compliant. The private rear garden has an area of 44m².

The suitability of incorporating SuDS components within the development proposals been evaluated. These are described more fully in the report by Eight Associates but can be summarised as follows:

The improved hard landscaping, new soft landscaping and planters provide an increase in green space compared to the pre-development site.

A small-scale rainwater storage butt served by a downpipe from the roof and either connected or disconnected from the drainage network.

Permeable paving is proposed. If infiltration rates are too low, the water can be directed to the surface water sewer.

Surface water can be discharged at controlled rate from the site to the local public surface water sewer, which would achieve a 50% betterment against the pre-development runoff rates.

The proposed development will reduce surface water run-off from the site in line with policy guidance.

23.0 ENERGY & SUSTAINABILITY

The proposal aims to provide a secure, efficient and low energy council house. The proposal conforms with planning policy and guidance and further details are set out in the Sustainability Statement accompanying this application..

As demonstrated in Eight Associates Energy Assessment Report accompanying this planning application, the development will reduce carbon emissions by 59% (using draft SAP 10 carbon dioxide emission factors) over part L 2013 Building Regulations, with the inclusion of the proposed ASHP for the dwelling.

The scheme will reflect the holistic nature of the sustainable development approach of the London Borough of Haringey. The development will provide high-quality housing in an area of need and will seek to use local labour to boost employment. Health and well-being will be incorporated in the design by maximising daylighting, utilising natural materials and contributing to the alleviation of fuel poverty in the region. The development will enhance the ecological value of the site through measures such as native planting where feasible.

In summary, the proposed scheme is considered to represent a sustainable design solution for the following reasons:

- Reduces energy consumption by targeting improved U-values and air tightness. Low energy lighting will be specified
- Minimises embodied carbon through efficient design, procurement of materials from a local source, or with a high-recycled content
- Will be of high build quality, surpassing the minimum Building Regulations for water-consuming fittings
- Ensures all materials are responsibly sourced and of low environmental impact where feasible
- Implements a site waste management plan and stringent resource efficiency benchmarks
- Protects and enhance the ecological value where feasible
- Utilises sustainable transport, including access to public transport and inclusion of cycle facilities
- Follows best practice policies in terms of air, water and ground pollution and appoint a contractor who will register for the Considerate Constructors Scheme
- Considers health and well-being through design and operational procedures, including daylight, optimum indoor air quality and thermal comfort. Refer to the Energy Assessment Report from Eight Associates whose executive summary states that dwellings will achieve a 50% Co2 reduction over Building Regulations Part L1A 2013.

24.0 CONCLUSION

The Council and Unit One Architects are committed to deliver a high-quality and contemporary residential scheme, providing well-designed and generous family accommodation and amenities.

High-quality and durable materials have been proposed to ensure that the scheme respects its context, will be low maintenance for Homes for Haringey in the future and look good for years to come.

The proposals are well considered and conform with all the relevant planning policies, standards and guidelines.



