

Residential Development
Land adjacent to 31 Riverside Road,
Haringey,
London, N15 6BX



Design and Access Statement

Rev B

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1/ Site and Contact information

Site address:

Land adjacent to
31 Riverside Road
Haringey
London
N15 6BX

Contact details:

Name of applicant: Mr Gluck

Name of Agent:

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2/ Introduction

JDW Architects have been appointed to prepare proposals by Mr Gluck for a residential scheme located on the land adjacent to 31 Riverside Road, Haringey, London, N15 6BX

This design and access statement accompanies a full planning application for this site and is to be read in conjunction with all other submission documentation, which accompanies the application.

The proposal is for the: **“Development of a modern two storey 1 bed end-stop to terrace property on the side plot of No.31 Riverside road.**

The current application seeks to provide a unique standalone residential property of a very modern vernacular, maximising the potential of the plot with a high quality development.

3/ Context

The application site is located in the London Borough of Haringey, next to the River Lea.

The site itself is located on the corner of Riverside Road and Lockmead Road, to the west of the River Lea and the Warwick reservoir West.

The street itself is dominated by residential terrace properties.



Fig 1 Location of the site within the area of Haringey



Fig2: site location plan

3.1/ site area

The site area is approximately 99m².

3.2/ existing use

The existing site is a single storey individual dwelling that has been placed on the original side plot of No.31 Riverside Road.

3.3/ existing amount/ scale

The existing single storey property is a flat roof painted brick façade with very little character or proportion on the end of a row of terrace dwellings that are three bedroom, two storey high properties with hipped pitched roofs. Most have extensions to the rear and bay windows to the front elevation.



Fig3: existing dwelling and street scene

3.4/ existing appearance

The existing dwelling is an un-characterful brick box filling the side plot to the end of a row of terrace properties

In terms of materials, it is built in painted red brick, with painted metal windows and a flat roof covered in roofing felt.

The site is on the end of a terrace that are typical modest properties. In terms of materials, they are built in red brick up to first floor and painted render above. Windows are in upvc and of a relatively tall vertical format each property has bow windows up to roof level. The roof is hipped pitched in style with blue black slates.

3.5/ existing layout

The existing dwelling is laid out as a single bedroom flat with the main entrance on the side of the property on Lockmead Road.



Fig4: existing property

3.6/ existing landscaping

The existing dwelling is set back from the road by a small paved area at the front and built on the general building line of the street.

There is currently no soft landscaping, with the boundaries formed from brick walls. The ground is currently covered in concrete paving.

There is currently no dedicated bin or cycle storage space.



Fig5: photo showing building line, and side elevation of existing.

4/ Design Principles and concepts

The proposals are to provide 1 No two-storey, one-bed end-stop to terrace property that is stand-alone with its own identity.

The simplicity of the proposal does not attempt to compete with the existing terrace but echoes the undertones of the modular bays.

The proposal is to create a presence that defines the end of the terrace with contemporary unity.

The design has been established around the existing non-habitable window on flank wall of number 31 Riverside Road,

The design has evolved specifically in order to maintain the right to light of this non-habitable window on the original end of terrace property.



Fig 6: proposed street scene from Riverside Road

4.1/ proposed use

The proposals for a new family dwelling are in keeping with the principles of the general area and adjacent dwellings in terms of residential usage and form.

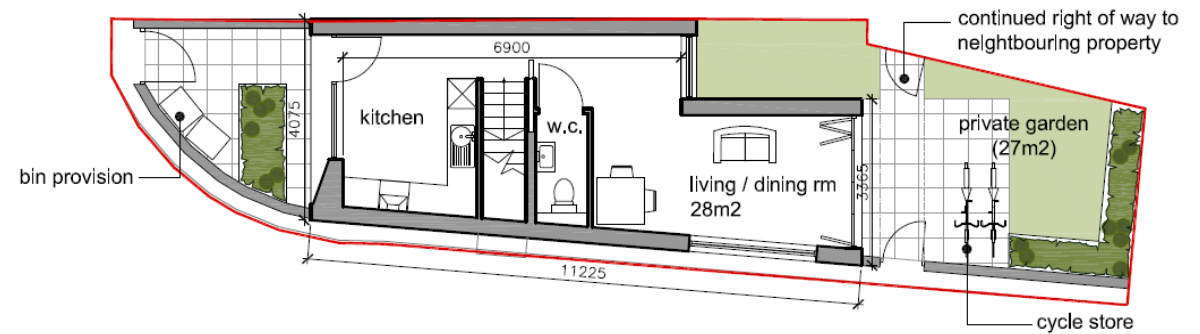


Fig 7: proposed ground floor plan

4.2/ proposed amount/ scale

The proposal has been carefully designed to relate well to the existing terrace however the contemporary design does not intend to compete with the existing properties on the terrace but the aim is to echo the architectural principles in a modern approach.

The proposed location ensures that the two-storey scale of the dwelling is appropriate and does not impede on the adjacent building at number 31 in terms of roof height and levels, giving minimal impact on the adjacent existing properties, whilst creating an end stop to the street scene.

The design of the dwelling ensures that neighbouring properties are not overlooked and the sighting of windows has been carefully thought out with this in mind.

The overall height of the dwellings to the ridge is to be around 5.6 metres.

The scale of the proposal has been designed to mirror the general verticality of the existing terrace between the bays.

The proposed dwelling is around 67m² of accommodation with a footprint of approximately 45m². The proposed house covers 45% of the overall site.

The head heights of the first storey windows are designed to continue the eaves line through visually taking reference from the adjacent properties along the street.

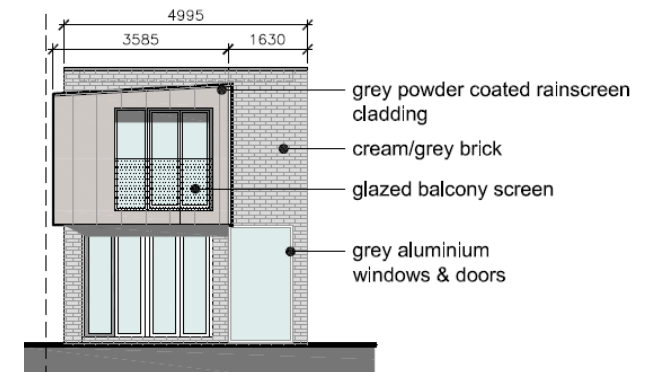


Fig 8: proposed rear elevation

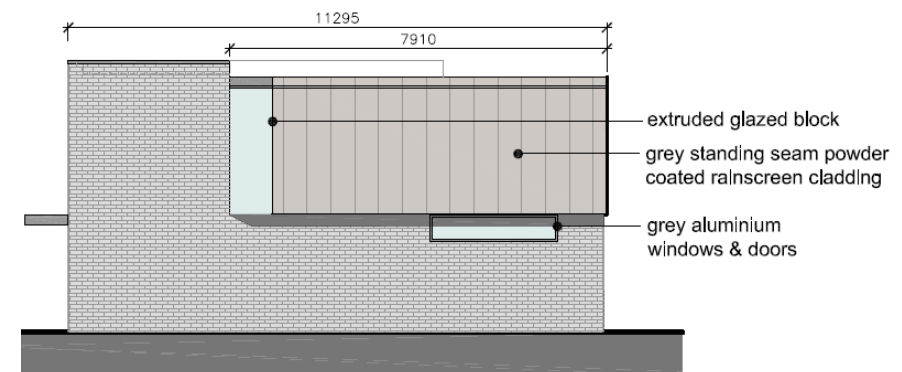


Fig9: proposed side elevation

4.3/ proposed appearance

The proposed development has been designed to provide residential accommodation on an existing side plot to the end of terrace residential property.

The design is of a very similar scale to the existing terrace though slightly reduced in size, both in terms of footprint and overall height, it has been designed to establish an end-stop to the street scene, following examples elsewhere within the borough, the development adopts a key contemporary approach to the architectural vernacular.

By observing bay widths and ensuring vertical fenestration mimics the existing window modules, the syntax of the building follows the undertones of the surrounding architecture in its own modernistic style

In terms of materials, the scheme incorporates cream/grey brick with grey aluminium windows and doors and grey standing seam cladding to minimise the appearance of massing.

The overall aim is to maximise the potential of the plot with a high quality, sustainable development that maintains undertones of the local character integrating the development into the streetscape.



Fig10: materials

4.4/ proposed layout

The layout for the property is configured to ensure that practicality of use and privacy for all is at the heart of the design as well as ensuring no effect on the daylight to the neighbouring property's window

Access to the property is via an entrance door to the left hand side of the front elevation similar to that of the neighbouring property.

The main entrance leads directly into the kitchen space.

The ground floor is laid out as open plan with the staircase creating a divide of the space in the middle of the floor plan, the staircase divides the kitchen and living spaces, a w.c is also located below the stairs.

First floor consists of a family bathroom with a large double bedroom at the rear and a home office at the front of the property, these rooms benefit from good light levels.

Where bathrooms, ensuites or cloaks have windows that could be overlooked, these are to be obscure glazed to ensure privacy.

The property has private external amenity area at the rear, directly off the living/ dining area via patio doors.



Fig11: ground and first floor plans

4.5/ proposed landscaping

Pedestrian access is to be from the front of the property directly off Riverside road.

The area at the front of the building is to be paved with Argent smooth dark 450 x450 paving by Marshalls, providing a firm, accessible surface.

The front and rear of the property will have defined soft landscaping beds with native species of nectar producing shrubs and ground covers.



Fig12: hard landscaping materials

At the front of the property, it is proposed to provide a dedicated bin enclosure, so that they are not left visible from the path. This enclosure is to be located adjacent to the front access point for ease of bin collection. The bin enclosure is to be designed to provide sufficient waste storage to suit local authority provision requirements for both general waste and recycling, typically 1No Wheelie bin, 1No additional bin for dry recycling/ or recycling boxes in line with the current scheme in place. Wheelie bin provision is for 240 litre bins in all cases.

The boundary of the property is to be brick to match the building at 1.8m to the rear perimeter.



Fig13: raised beds for soft landscaping

5/ Inclusive Access

The building is designed to be as flexible and accessible as possible for future users within the constraints of the site.

Internal access into and throughout the property is to be level at all thresholds. Doors are to have a clear width appropriate to wheelchair usage and the downstairs WC and other areas are to be designed to comply with disabled access requirements as laid out in part M. The use of full height windows in key locations will allow good line of sight for seated occupiers.

The external hard landscaping is to be level access with part M compliant ramps (max 1:12) where topography requires.



Fig14: key inclusive access criteria

6/ Community Safety

The application site is in a good area of Haringey and has not suffered unduly from anti-social behavior or vandalism. The site has been designed to limit the opportunities to exploit this and has been informed by practical crime prevention measures outlined in Secured by Design New Homes guidance.

The proposal is for 1 No end of terrace residential property located within a side plot of existing property. There is no conflict in use as the development site is located predominantly within a residential area.

The site boundary is clearly delineated. The boundaries will continue to be protected to all sides by maintaining and maximizing the existing fencing and/ or replacing as required.

The pedestrian routes have been designed to be visually open, direct and well used. Paths are a minimum of 1200mm wide.

Private amenity area is clearly defined by walls and or fencing ensuring that ownership and responsibility are clearly delineated.

Planting is to be maintained and where new beds are adjacent to paths, these will be chosen to ensure that no pinch points or places of concealment will be created as vegetation grows. Planting will be designed to ensure that natural surveillance is not impeded.



The proposal has been located in such a way as to not directly overlook any other property, maintaining the safety and security of the buildings in the surrounding area.

External doors will be PAS 24 rated, a burglar alarm will be utilized and all external lighting will be linked to PIR detectors. It is the intention to involve the local Secured by Design architectural liaison officer to ensure that their local knowledge can be incorporated.



7/ Environmental sustainability

The creation of a new residential unit provides an opportunity to develop a much more sustainable scheme than the existing, looking at all aspects of sustainability.

7.1/ sustainable homes

Appropriate measures will be taken to ensure the proposed dwelling complies or exceed Code 3 of the Code for Sustainable Homes. It is proposed to achieve a 25 – 36% improvement in Dwelling Emission Rate (DER) over Target Emission Rate (TER) by upgrading the building fabric to give improved U values in combination with solar water heating and air source heat pumps as follows:

- Wall U-Values typically 0.20W/m²K
- Floor U-Values typically 0.14W/m²K
- Roof U-Values typically 0.14W/m²K
- Double glazing U-Values typically 1.4W/m²K
- External Doors U-Values typically 1.8W/m²K
- Air permeability testing typically 3-5 m³/m²/hr@50Pa
- 2.2m sq gross area solar water heating panel per unit
- 200 litre twin coil cylinder with 100mm insulation and 80 litres dedicated solar storage

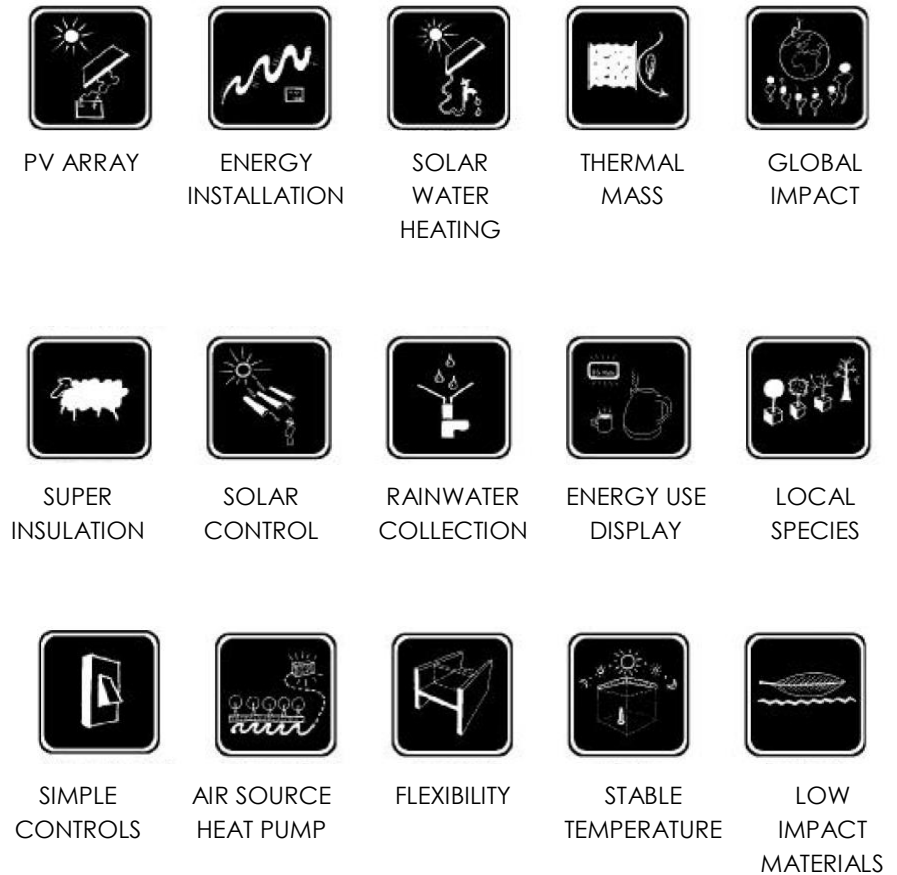


Fig15: sustainable attributes explored

- Central mechanical extract fan with Appendix Q testing to save around 240 kWh/yr over SAP default

These construction values will generally achieve and exceed mandatory Code 3 compliance.

The kitchens will be fitted with energy efficient white goods to include A+ graded EU Energy Efficiency Labelling Scheme for fridges and freezers and A graded EU EELS for washing machines and dishwashers. All internal lighting will be energy efficient and where possible, external lights will be controlled by timers, daylight sensors or movement sensors depending on the location. Compliant cycle storage will be provided and it is anticipated that the use of green spaces on the site will enable ecology credits to be achievable.

Lifetime homes criteria (refer to section 5 – Inclusive Access) are to be adhered to allowing these credits to be achieved.

7.2/ sustainable materials

Materials will be sourced locally wherever possible to lower the embodied energy of the build. Materials, such as timber will also be sourced from sustainable manufacturers. Final constructions will be specified from the 'green guide to sustainable homes' to ensure no construction achieves an overall rating of less than B.



7.3/ biodiversity and local environment

Additional planting beds are to be provided with the emphasis on nectar producing plants and native species to enhance the character and maintaining the inherent biodiversity.

The landscaping to the site will be a combination of hard-standing for the paths to allow sufficient access, and a decked and grassed area to the rear of the dwelling to provide a low maintenance yet attractive finish.

7.4/ water

The kitchens and bathrooms specified will be fitted with water saving flow regulator taps. Bathrooms and WCs will also be fitted with dual flush toilets.

The hard landscaping to the parking area is to be permeable therefore rainwater can soak away into the ground.



7.5/ waste management

The dwelling will be provided with separate refuse and recycling storage facilities; typically 240 litre wheelie bins for general household waste, green waste and compost, and green bag for dry recyclables (recyclable glass, tins and plastic goods, paper and cardboard).

3No 10 litre dedicated labelled recycling bins will be provided in all kitchens to allow the successful separation and storage of waste prior to collection, including a kitchen food waste caddy.

7.6/ climate resilience

The proposed dwelling is located on a flat site that is not overly exposed to the elements other than those generally expected of the area. Therefore the materials specified are more than satisfactory to last the length of the buildings life.



Fig16: recycling promoted via design

8/ Movement to, from and within the development

8.1/ connection

The site is located on the corner of Lockmead and Riverside Road with excellent links to anywhere in London

The site is in a very accessible location, situated less than 150metres from a bus stop on Groveland's Road, 1.3miles to South Tottenham Railway and Severn sisters underground and the Victoria line.



Fig17: local transport provision

8.2/ modes

The proposed property is capable of providing secure cycle storage to the rear of the property. The site has access to a full network of public transport with bus stops and severn sisters underground station within easy walking distance. The close proximity of dedicated pedestrian and cycle routes allow for more sustainable modes of transport to be promoted.

8.3/ servicing

The existing site is serviced off Lockmead road and it is not proposed to alter this provision other than additional access to the front of the property on Riverside Road. The servicing arrangements, which have supplied the existing dwelling as well as those houses and flats in the vicinity satisfactorily in the past are anticipated as being successfully employable at the proposal site.

8.4/ parking

It is not proposed to provide an off-road parking space due to the excellent supply of local public transport links.



Fig18: traffic free cycle/ pedestrian pathways

9/ Summary

The site presents an opportunity to provide a quality dwelling, within an existing residential area close to excellent transport links. The principle of a contemporary style has been established in the local area, and this scheme builds on that principle sensitively and appropriately, to maximize the potential of the site whilst echoing architectural undertones of the streetscape.

The core aim is to create a new single family dwelling, which positively interacts with its surrounding area employing high quality design. The scheme is mindful of the nature of the site location and seeks to ensure quality of outlook and privacy for future residents and existing adjacent occupiers. The scale of the scheme determined by adjacent properties.

The end result is a bespoke scheme, which considers the challenges of the site, to create a pleasant, safe and secure environment for new occupiers.