

DESIGN & ACCESS STATEMENT

663-671 Lordship Lane, London, N22 5LA
August 2023

Full Application for the erection of extensions to provide 2 no. new flats, renovations/
re-configuration of existing flat areas, and associated landscaping and services
provisions in the London Borough of Haringey

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Site location Plan



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Front Elevation Photograph of Site

1.0 INTRODUCTION

This statement is submitted to accompany the Full Application for the erection of extensions to 663-71 Lordship Lane, creating 2 additional new self-contained flats and internal alterations to re-arrange flat layouts and types of some existing units, on the existing site along Lordship Lane, London N22 5GP.

The statement has been composed in line with the CABE guidance document, 'Design and Access Statements: How to write, read and use them.' The statement will consider the impact of the proposed works and their immediate environment.

The proposal has been prepared in response to our clients brief and both the local and national guidelines and policies, respecting the social, economic, and environmental needs of the site and the wider context. We have made several visits and observed the surrounding area when developing this proposal.

This document should be viewed alongside the drawings as listed below:

- 1024 – OS.01-02
- 1024 – EX.01-10
- 1024 – PL.01-11

ALL DRAWINGS AND DIAGRAMS INCLUDED IN THIS DOCUMENT/STATEMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE SCALED FROM OR USED FOR ANY OTHER PURPOSE.

2.0 LOCATION

The site is located in the London Borough of Haringey, within the Noel Park Ward Boundary.

The site is not part of, or adjoining to, a listed building, nor within or adjoining a conservation area. This site sits within the Article 4 Direction for HMO's and the Family Housing Protection Zone.

Opposite the site can be found the Wood Green Crown Court.

The local of the site is one of new mid-height developments, next door to the site 673 Lordship Lane & 675-679 Lordship Lane both being 4 storey recent developments. On the other side sits the old Telephone Exchange at 661 Lordship Lane. Between these buildings the volume on site is comparatively small-scale and unassuming.

Further west along Lordship Lane can be found Omnibus House, a 7 storey mixed use development, and further east from the site can be found Crown Close a 4 and 5 storey residential development. The area is predominantly residential, with a variety of other uses the further one traverses down each direction of Lordship Lane.

The site has a PTAL rating of 6a

The site is located less than 5-minute walk from Wood Green Underground station and around 6-minute walk from White Hart Lane Recreational Ground to the north.

The area is well serviced by public transport with a PTAL rating of 6a, conveniently located next to bus stops and very near to Wood Green Station & Highstreet.



Proposed site (Highlighted) in context, Image from Google Maps.

- 1. Wood Green Crown Court
- 2. 673 Lordship Lane
- 3. 675-679 Lordship Lane
- 4. The Old Telephone Exchange
- 5. Omnibus House (direction, just outside of image)
- 6. Crown Close
- 7. Bracknell Close (4 Storey Flats)

2.1 LOCATION PHOTOGRAPHY



View east along Lordship Lane, with the site seen in the centre of the image



Wood Green Crown Court, viewed from Lordship Lane



View west along Lordship Lane, with the site seen in the centre of the image



Panoramic view showing Wood Green Station and the entrance to Lordship Lane



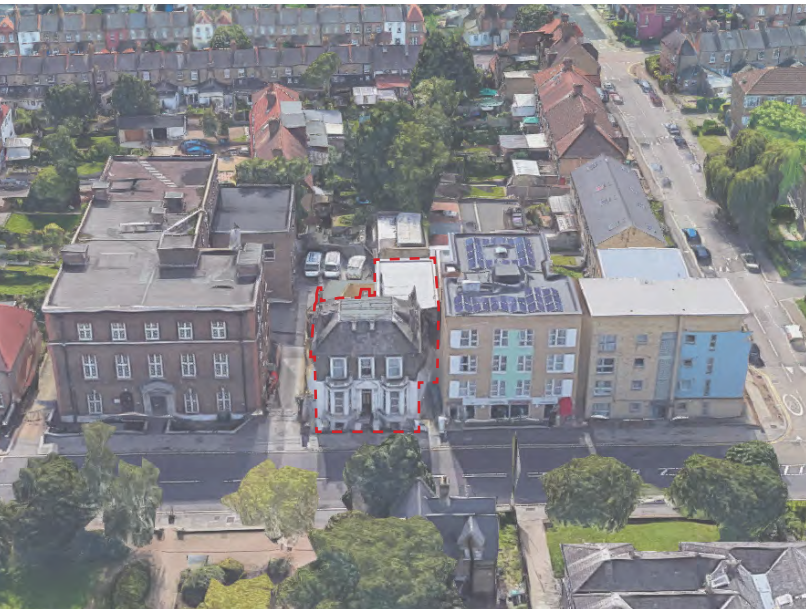
View east along Lordship Lane, showing medium/high rise development on the right

All images taken from Google Street view

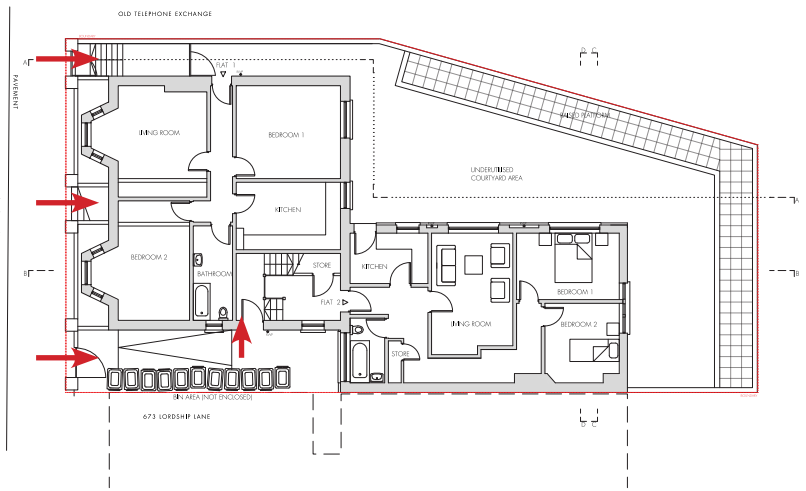


Aerial view of area, site highlighted RED (Google Maps)

- 1. Wood Green High Street
- 2. Wood Green Underground Station
- 3. 4 Storey Neighbours
- 4. Old Telephone Exchange Building (3 storey, tall floor to ceilings)
- 5. 6 & 7 Storey development (Omnibus House)
- 6. Wood Green Crown Court
- 7. 4 & 5 Storey development (Crown Close)
- 8. 4 Storey development (Bracknell Close)



3D aerial of building (outlined RED) & neighbours front elevation showing difference in scale



Existing layout & access

→ - Site Access

3.0 EXISTING

The existing building contains 7 flats (see below area schedule). It sits amid an immediate neighbourhood of tall/massive buildings. It is clear from all angles that the building is much smaller than all its neighbours.

EXISTING FLATS

1	78	839	2 Bedroom (2B/4P)
2	65	699	2 Bedroom (2B/3P)
3	78	839	2 Bedroom (2B/4P)
4	66	710	2 Bedroom (2B/3P)
5	85	915	2 Bedroom (2B/4P)
6	40	430	1 Bedroom (1B/1P)
7	66	710	2 Bedroom (2B/4P)
Total	478	5142	

The application site sits in a space under 5 minute walk from the Wood Green high street on High Road which hosts a multitude of shops and commercial businesses (see context map far-right).

The front of the building adjoins the busy Lordship Lane highway, served by buses and, toward the end of the road to the west only around 300 meters away, Wood Green Underground Station. The rear of the site is mainly paved with hard standing and bounded by tall walls and fences all around the site.

The current outlook of the dwellings is onto either the hard standing areas at the rear, or the busy Lordship Lane highway in the front. All the flats require one to traverse stepped access to enter.

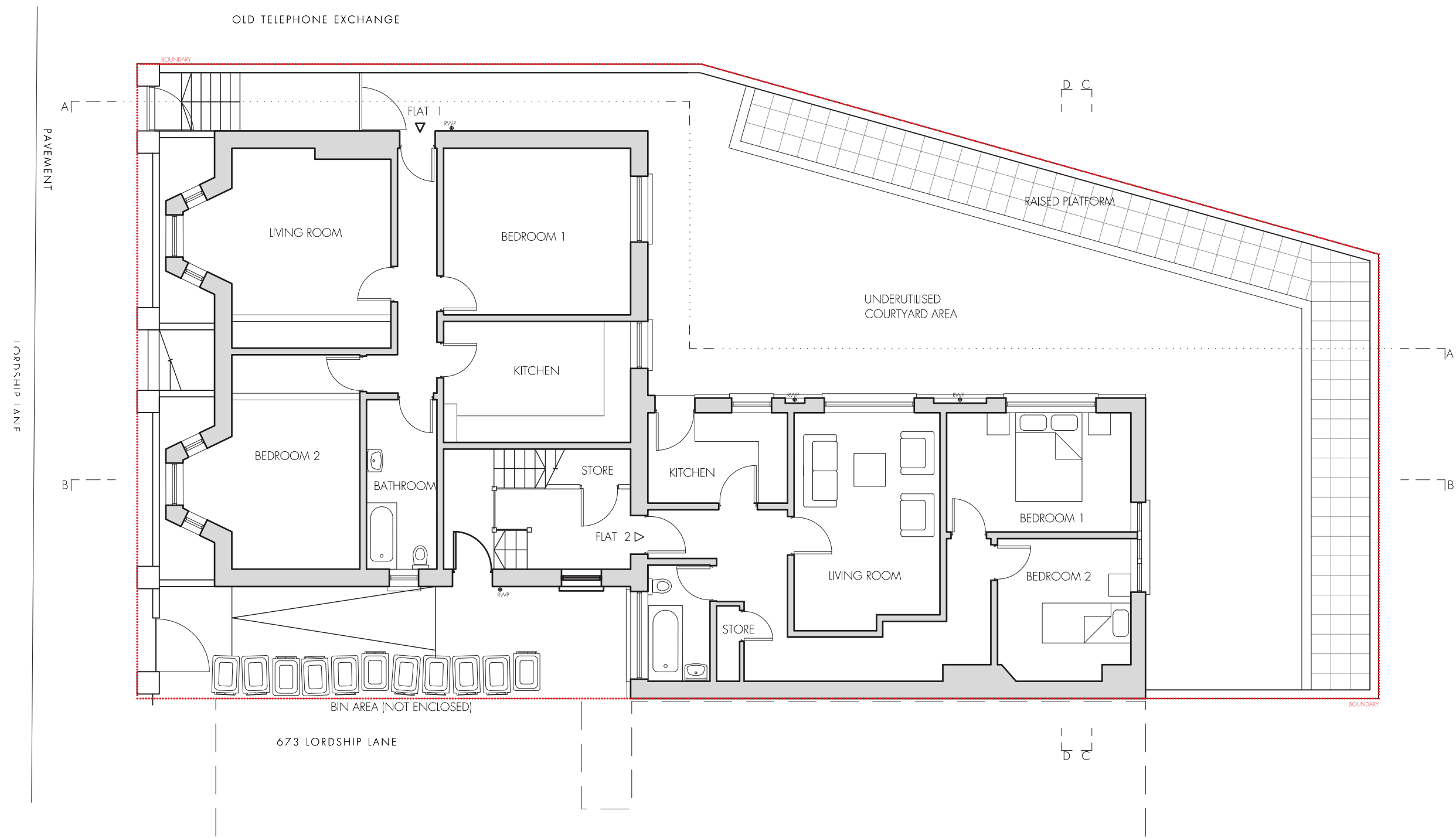
As previously mentioned, the area is largely residential with immediately local buildings being 4 storeys in height, slightly further away reaching up to 7 storeys.

The dwellings are accessed directly from the roadside pavement at Lordship Lane, via the side entrance - down the ramped area - to the west of the building, and the stepped access - to the rear - accessed from the east side of the building.

Directly behind the existing building can be found the continuation of the old Telephone Exchange curtilage with various outbuildings and storage facilities present - this adjacent site (4) is principally used under the B1 & B2 Use Class.

There are no trees on site or in the adjacent sites, therefore no TPO's are present.

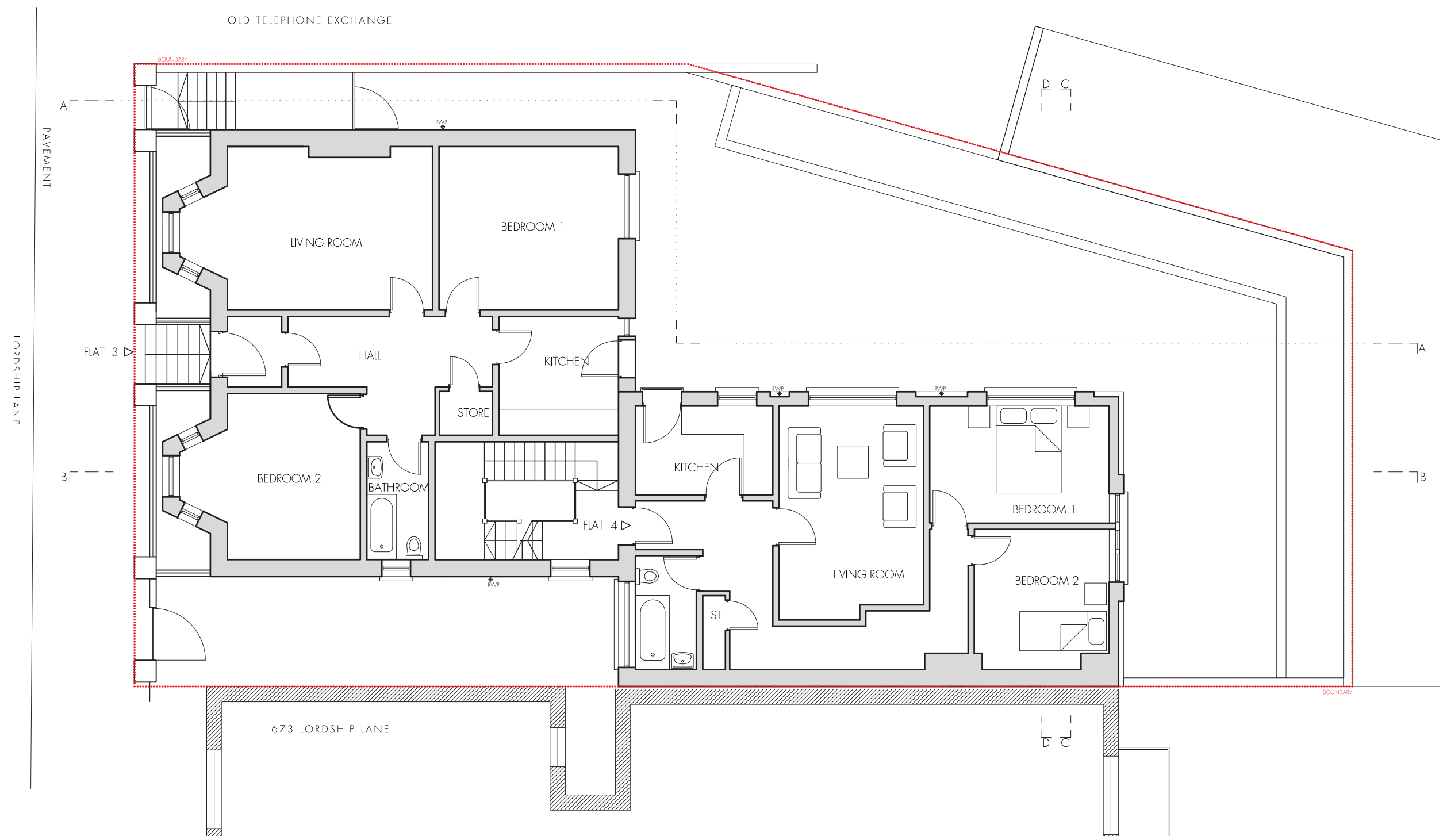
3.1 EXISTING DRAWINGS



Existing lower ground floor

FLAT 1 78SQM
FLAT 2 65SQM

3.1 EXISTING DRAWINGS

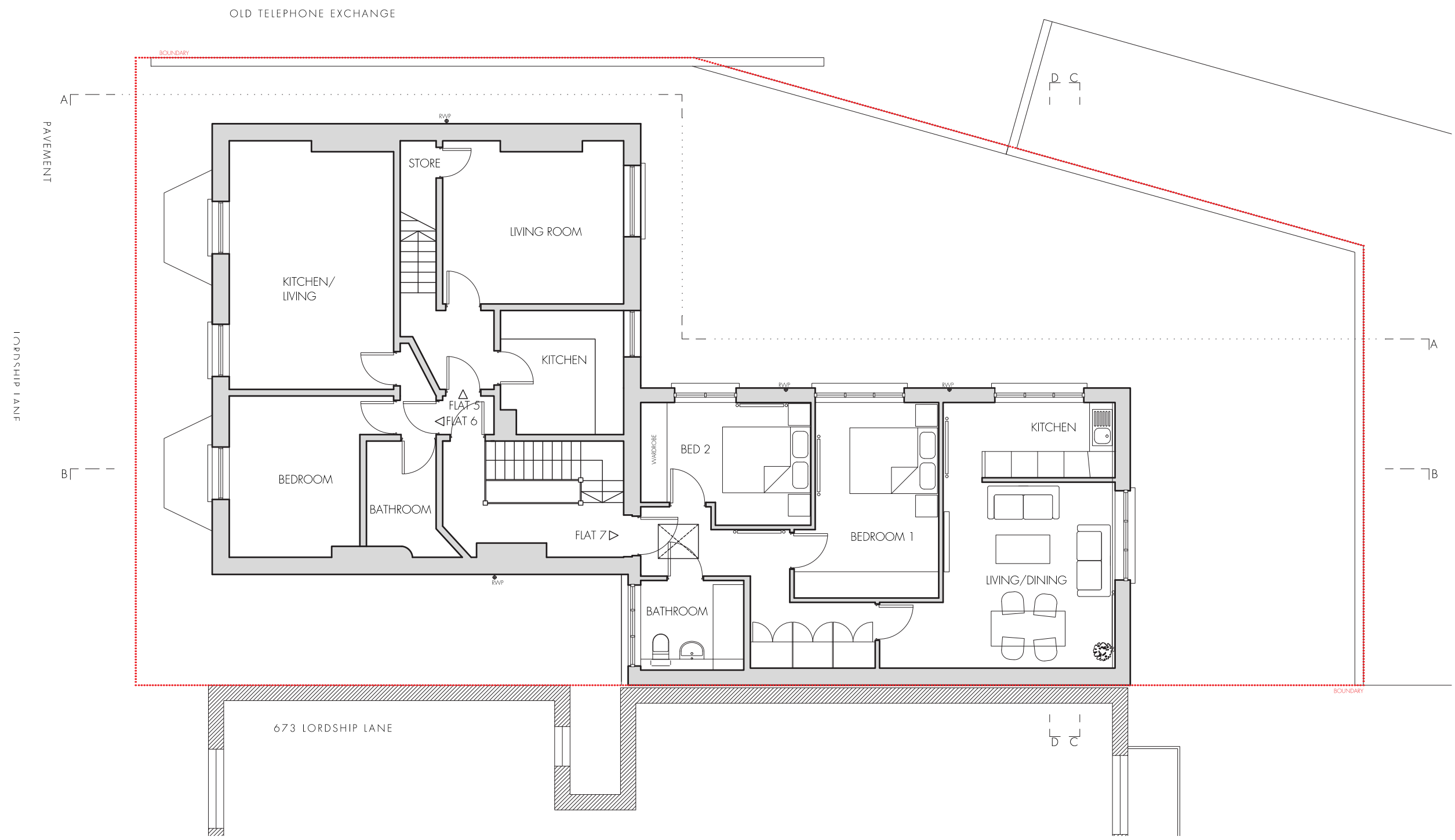


Existing upper ground floor

FLAT 3 78SQM
FLAT 4 66SQM



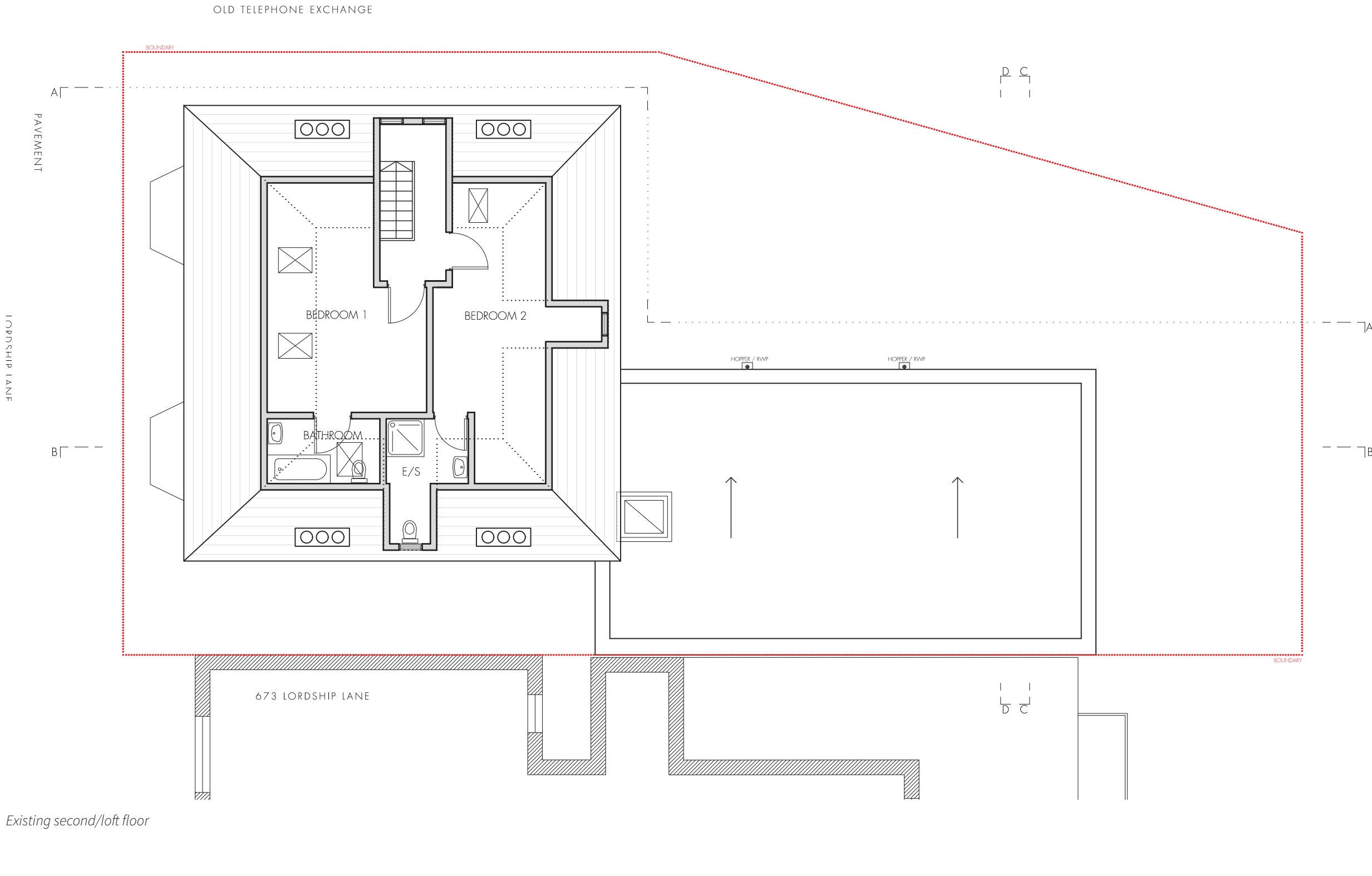
3.1 EXISTING DRAWINGS



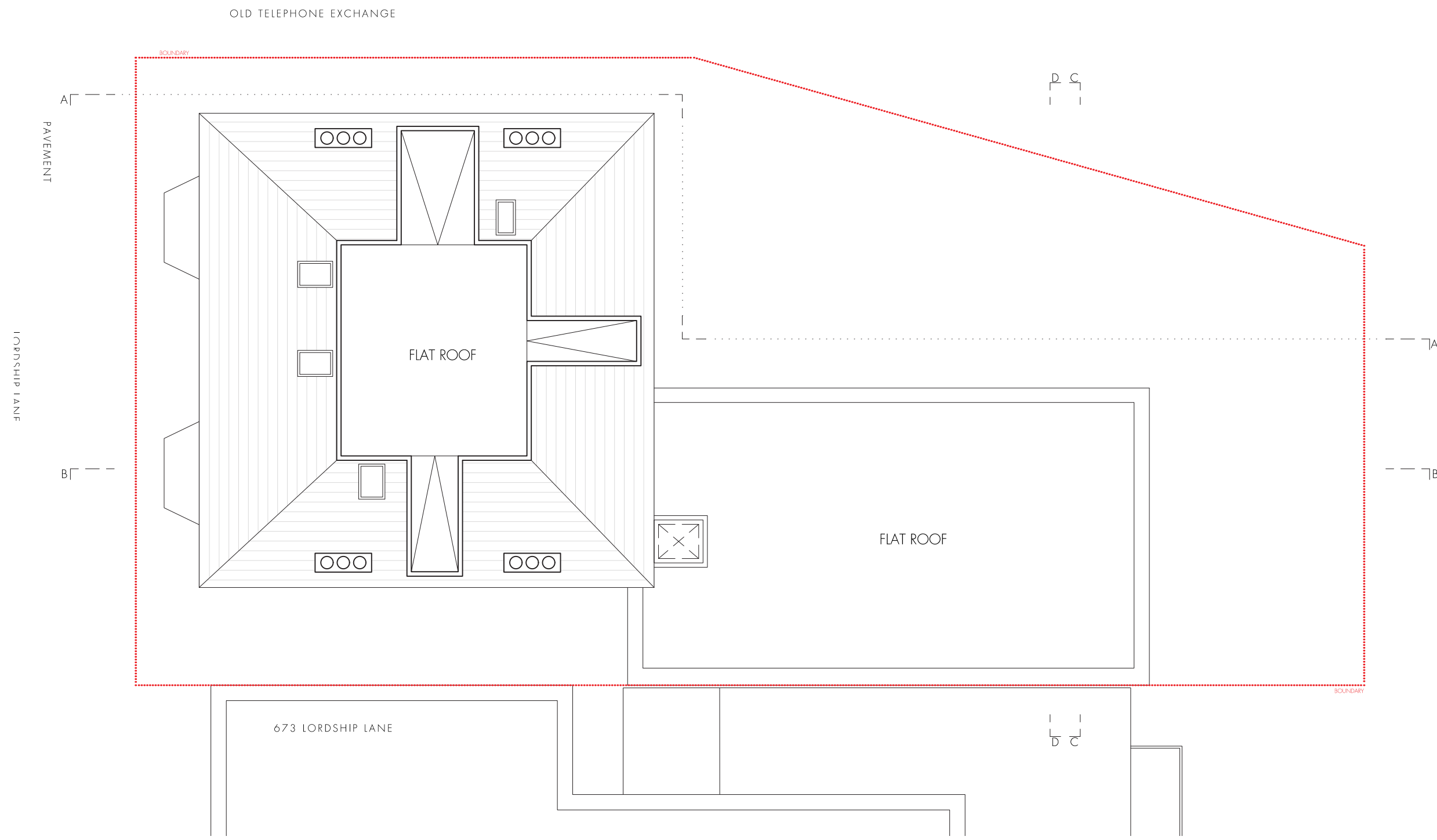
Existing first floor

FLAT 5	85SQM	(CONTINUED ON SECOND FLOOR)
FLAT 6	40SQM	
FLAT 7	66SQM	

3.1 EXISTING DRAWINGS



3.1 EXISTING DRAWINGS



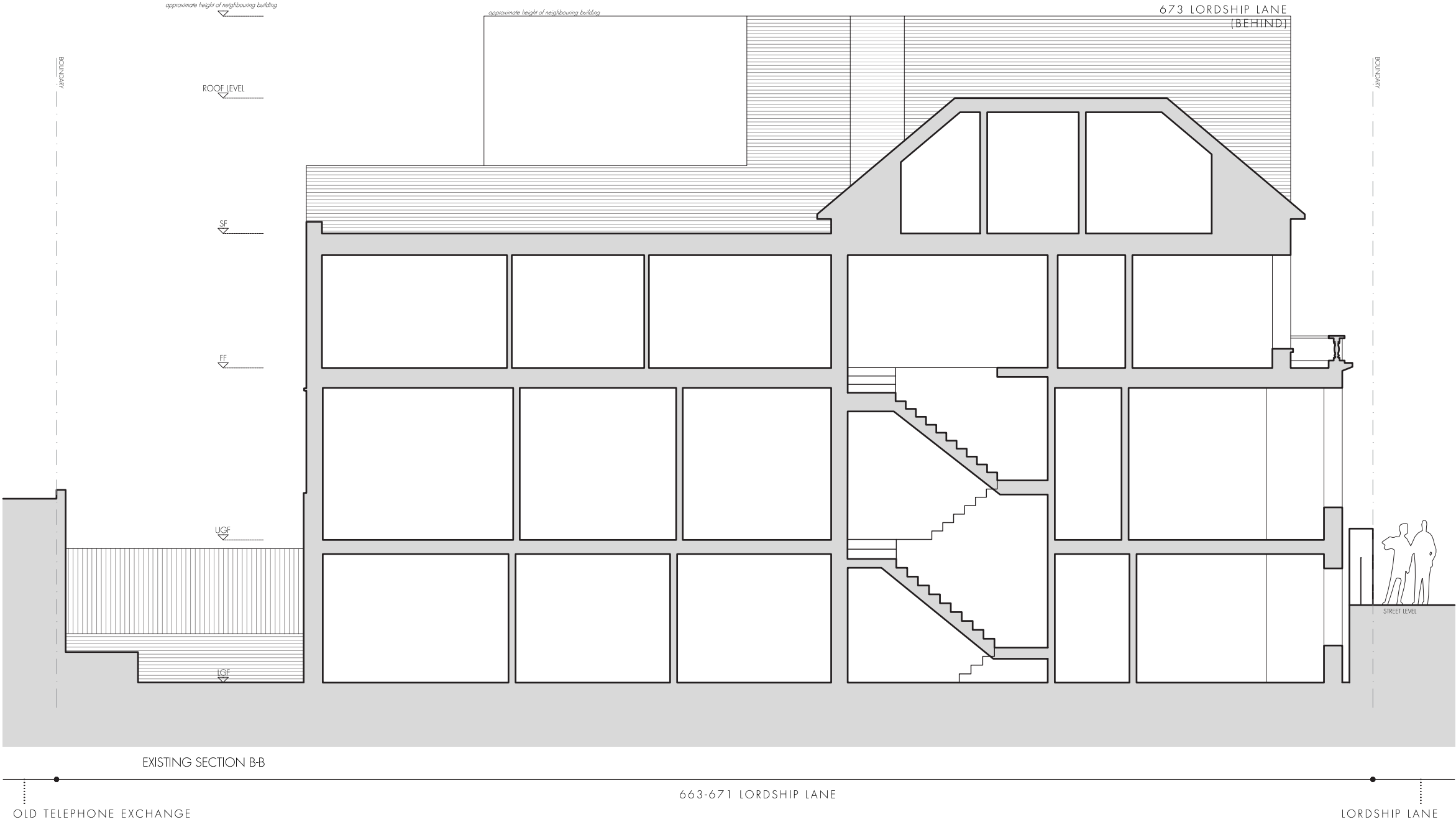
Existing roof plan



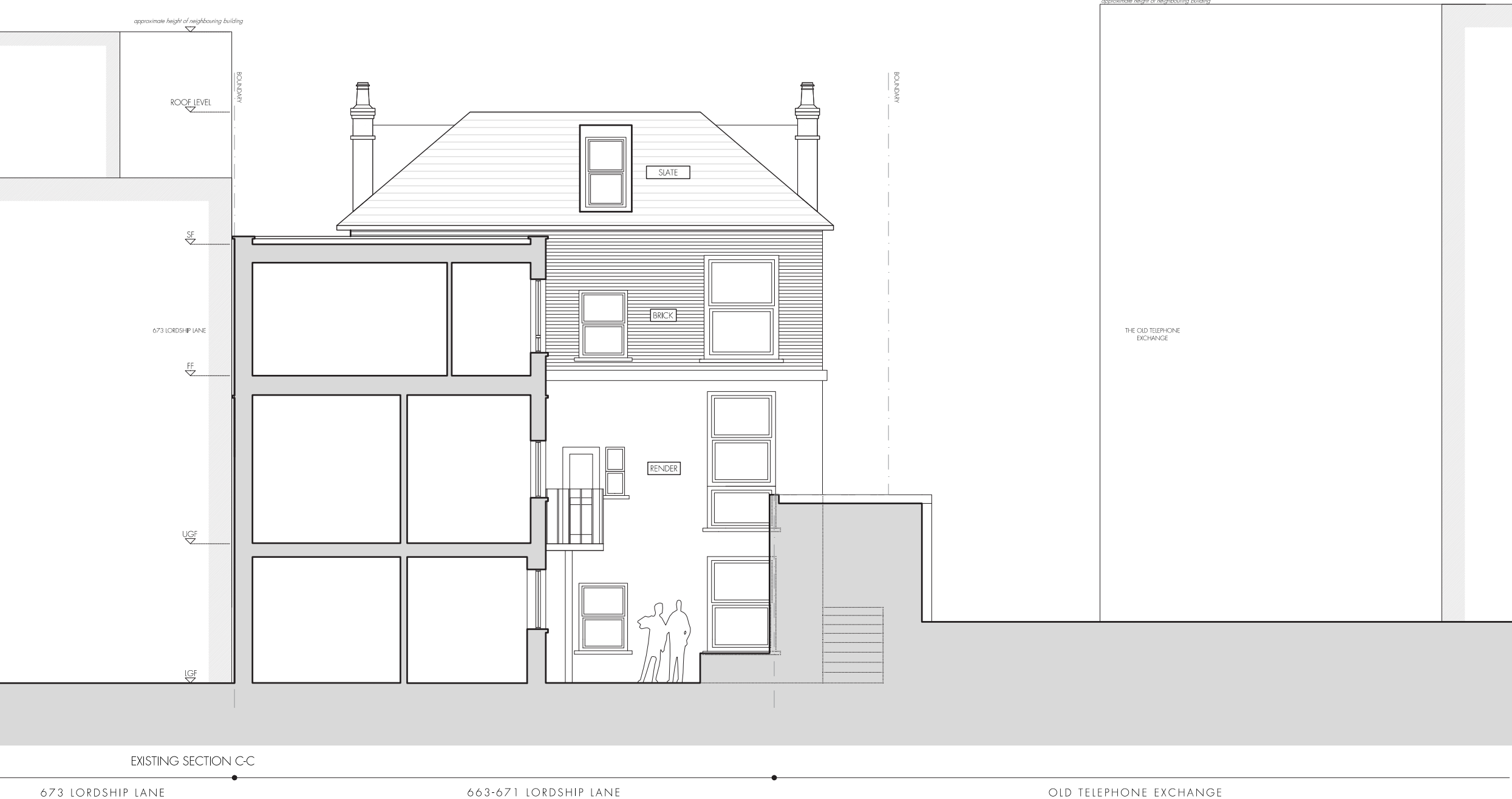
3.1 EXISTING DRAWINGS



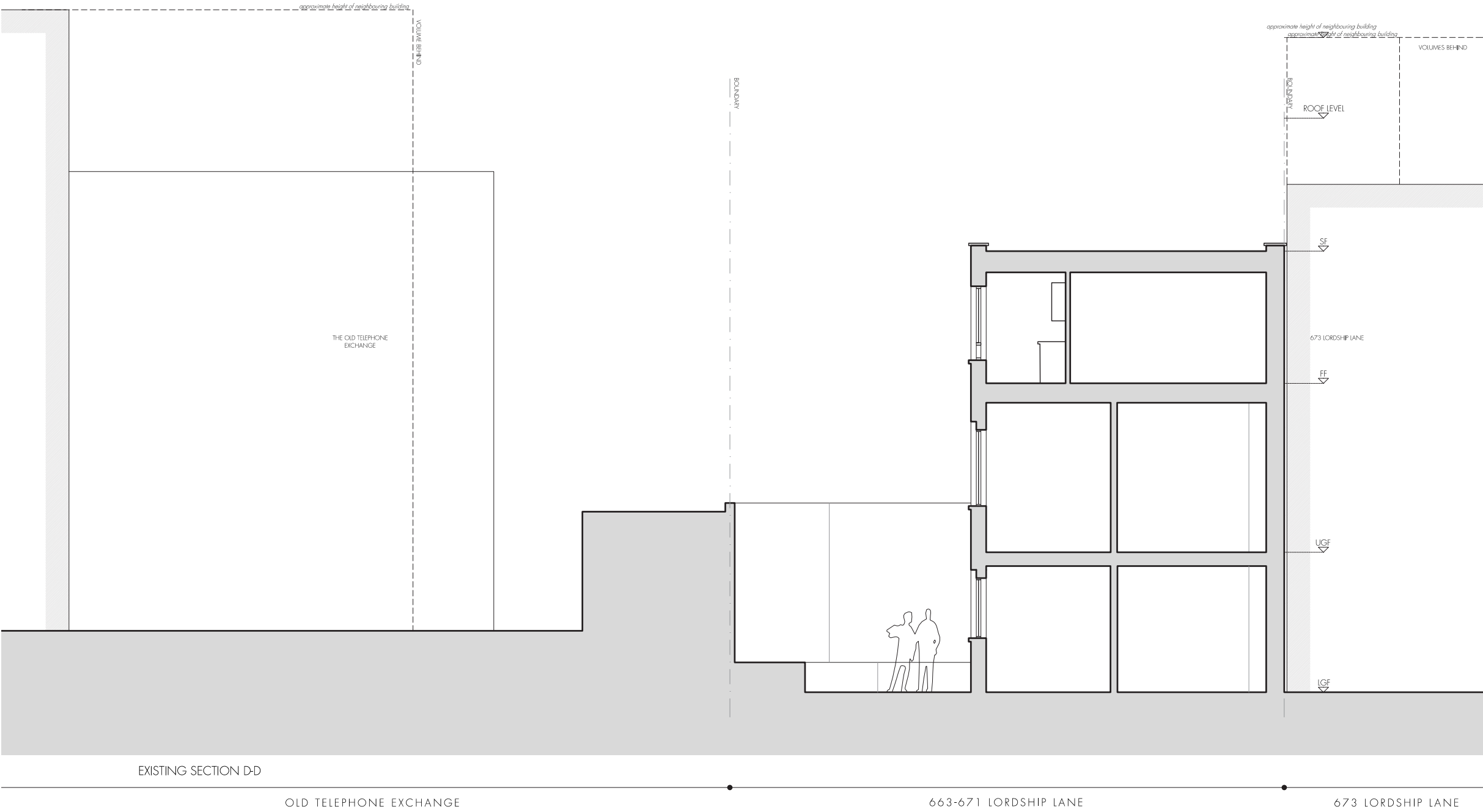
3.1 EXISTING DRAWINGS



3.1 EXISTING DRAWINGS



3.1 EXISTING DRAWINGS



3.1 EXISTING DRAWINGS



3.2 EXISTING PHOTOGRAPHY & CONTEXT



Existing site plan with photograph indicators



(2) Existing front elevation with neighbouring height context

3.2 EXISTING PHOTOGRAPHY & CONTEXT



(3) Existing original building material palette



(4) Existing rear extension material palette



(5) Front elevation panoramic photograph, showing front access with neighbouring buildings either side



(6) Existing steeply stepped access to rear courtyard



(7) Existing side access and bin store location

PRE-APPLICATION FEEDBACK & CONSULTANT DOCUMENTS

On 31/01/2023 we attended a pre-application advice meeting and presented the scheme to the designated planning officer, on 28/03/2023 we received a positive pre-application response to the proposed scheme. REF: PRE/2022/0284

Internal Courtyard & Bedroom outlook:

Within the meeting and the report, a concern was raised about the internal courtyard to the rear of the site - within the meeting this was remedied by pointing out that the courtyard itself was in a south-facing location and would actually likely receive large amounts of natural light throughout the year.

The bedroom that looked out upon this courtyard at the lower ground floor level has been removed since the courtyard expansion has occurred due to the unit falling below the minimum standard area for a two bedroom 3 person dwelling - this space is now a study and the unit is a 1 bedroom 2 person dwelling.

Additional Balconies

A note within the report alluded to the potential addition of further protruding balconies being implemented into the scheme.

We have explored this option, however we believe that to increase the amount of protruding balconies in the scheme would in fact degrade the levels of privacy for the adjacent rooms and existing windows facing into the communal courtyard area, and decrease the natural light penetrating into the flats across the lower ground and upper ground floors. With this in mind we have decided to not pursue further balcony spaces, we have however included a juliet balcony in flat 5 & 6.

Bike Storage:

The report included comments from the council transport officer which described the proposal as small in transportation impact terms. They also note that the quality of cycle storage should be sufficiently secure and weather protected - therefore we have implemented 2no. "Bike Hangar Mini" units to provide the same amount of parking that meets this secure and weather proof criteria. Further cycle storage was not possible on the site due to the restricted area. The site, as previously mentioned, does not contain any cycle storage at present so the uplift in spaces would be hugely beneficial.

Bin Storage:

The proposed refuse quantity was noted as being in-adequate for the development - this has been addressed. The site will now provide 11no. 360l wheelie bins (eurobins) (5no. recycling, 5no. refuse, 1no. food waste) to be shared by the 9 flats.

This easily meets the requirements of Haringey council by providing 2no. 360l wheelie bins per two flats (for refuse and recycling) between 1-3 bedrooms in size, and 1no. 360l food waste bin per 40 dwellings in a block.

Privacy Screens:

It was also noted that the privacy screens should be increased to 1.7 metres high so as to avoid overlooking. This has been implemented.

Requested Consultant documents:

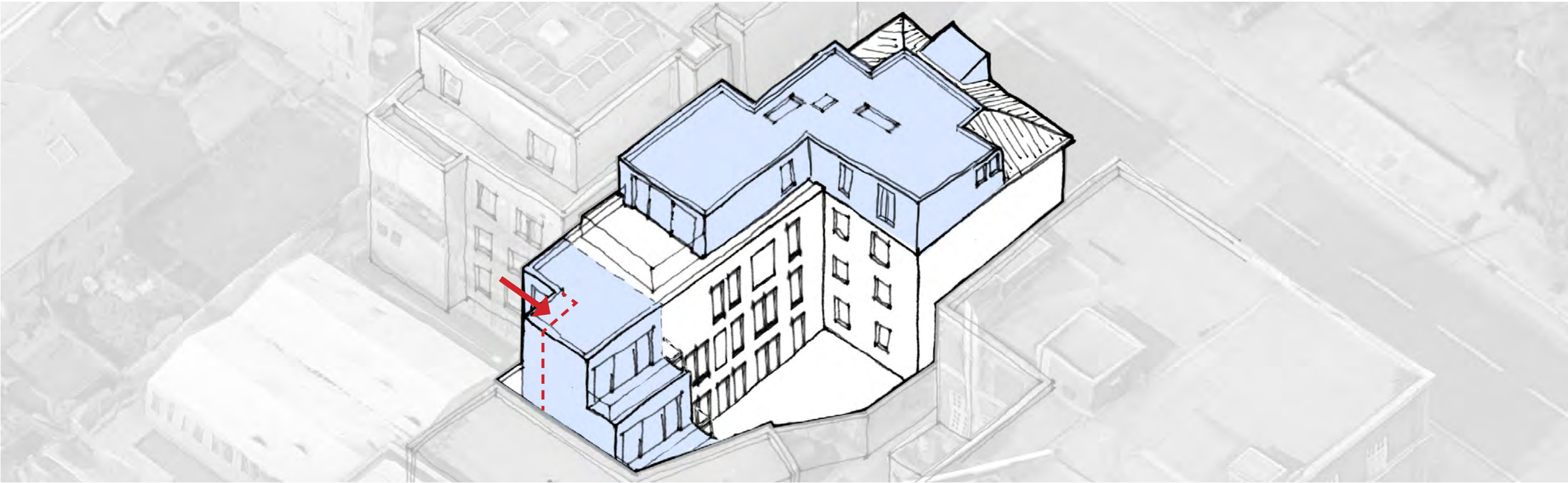
We have worked with specialist consultants to provide the council with the requested reports as follows:

- Construction Method Statement Draft
- Energy/Sustainability Statement with UGF
- Daylight/Sunlight report

All reports carried out show very positive results and strategies, please find submitted along with this application.

We are very pleased to confirm that although the new regulations regarding Sunlight/Daylight testing are incredibly strenuous and the site is very constrained, the proposal performed very well with only two rooms across the whole scheme showing less than the target values - however it must be noted that the windows for these rooms/units have been increased substantially to better the amount of light entering the units, and that these units are in an existing position with existing external obstructions due to the neighbouring tall building at 661 (Old Telephone Exchange) which causes lower levels of light at the lower ground floor level.

We have reconfigured the layouts of these two flats so as they continue to provide a much improved quality of space for the inhabitant, whilst also maximising light for the kitchen area.



Previously Proposed 3D massing sketch presented in Pre-application Request REF: PRE/2022/0284

4.0 DESIGN PROPOSAL

The original plans, as previously detailed, show 7 self-contained flats. The proposed scheme consists of 9 self-contained flats, two of which are retaining their original layout (flats 1&4), the remaining 7 (flats 2,3,5-9) are being either re-arranged, extended, or are additional units.

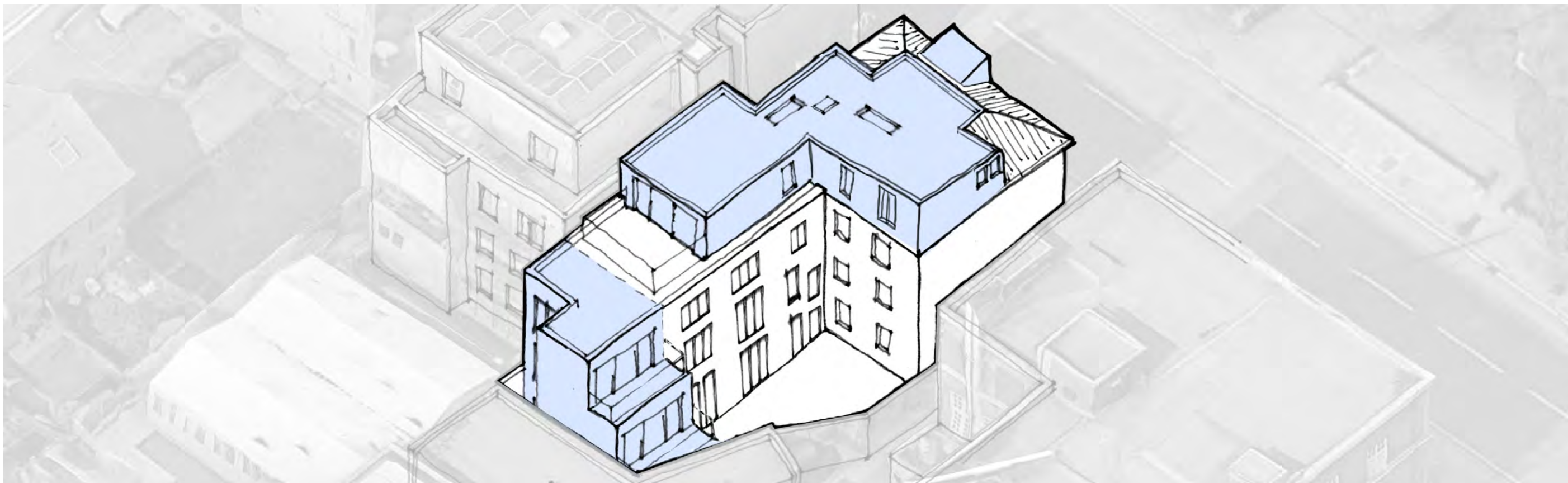
The scheme consists of a variety of units, all designed to high standards in both design and sustainability, with attention paid to privacy and comfort for those living there.

The scheme consists of:

- 4 X 1 Bed Units
- 4 X 2 Bed Units
- 1 X 3 Bed Units

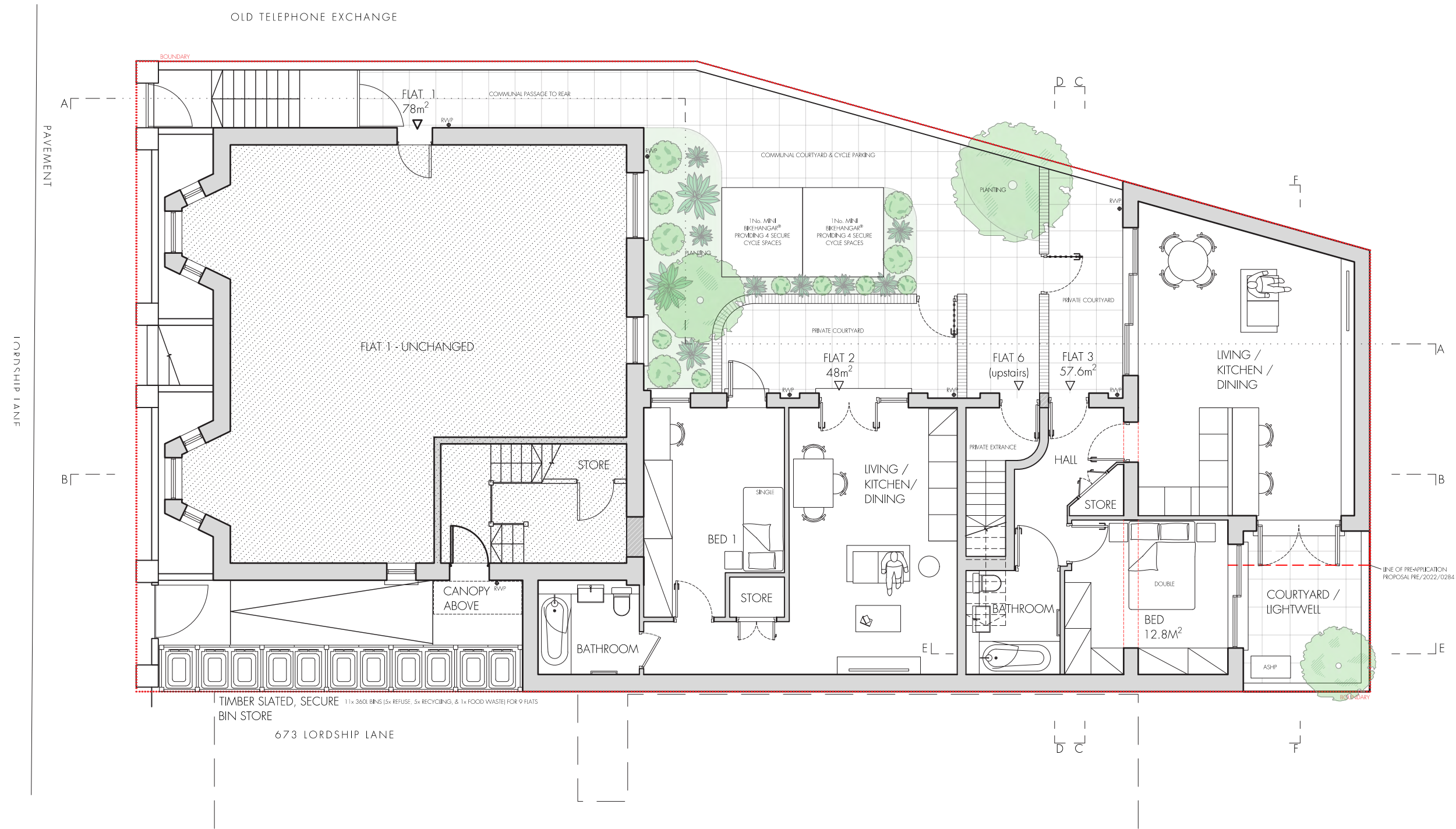
The wider site and communal areas will include cleaning and general repairs and re-touches. Any elements found to be in an unsatisfactory condition will be replaced with matching elements/materials.

This report will detail how we have responded to the surrounding context and capabilities of the site in terms of appearance, scale, mass, materiality and form in order to provide new residential units which fit neatly into the existing curtilage and provide high quality housing for a range of different users.



Proposed 3D massing sketch for illustrative purposes only

4.1 PROPOSED DRAWINGS

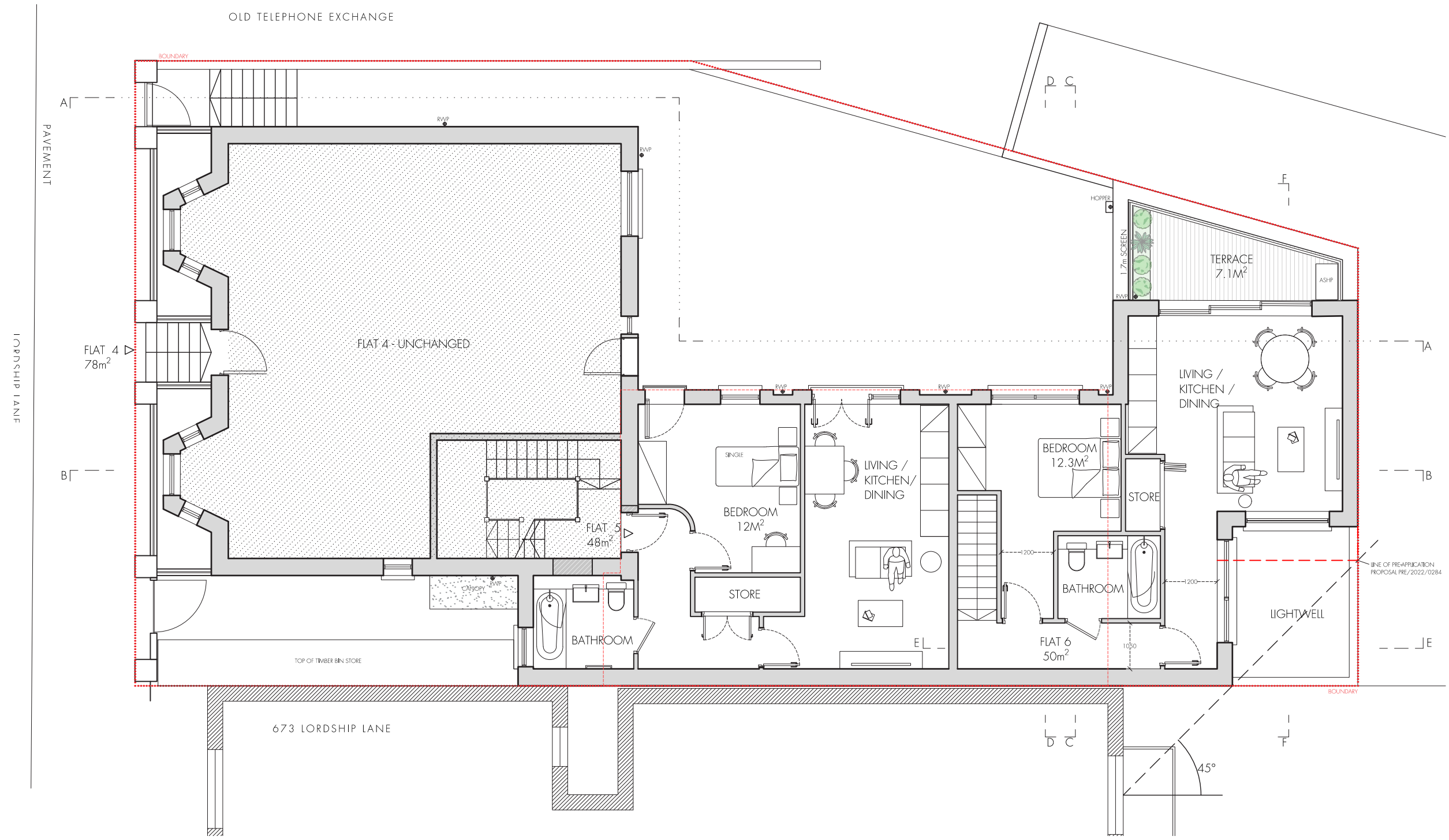


Proposed lower ground floor

FLAT 1	78 SQM (UNCHANGED)
FLAT 2	48 SQM
FLAT 3	57.6 SQM



4.1 PROPOSED DRAWINGS

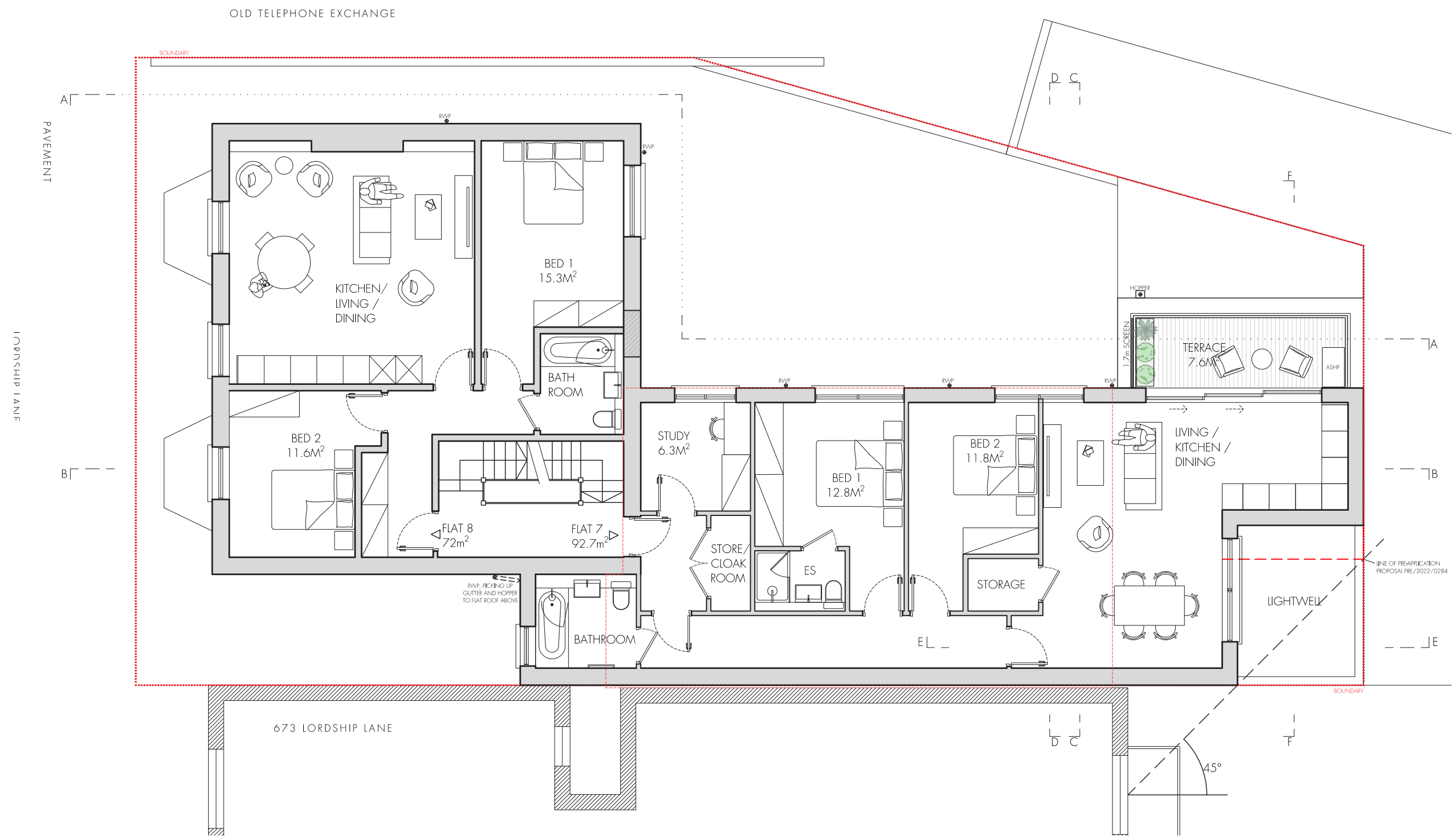


Proposed upper ground floor



FLAT 4	78 SQM (UNCHANGED)
FLAT 5	48 SQM
FLAT 6	50 SQM (+ TERRACE 7.1 SQM)

4.1 PROPOSED DRAWINGS

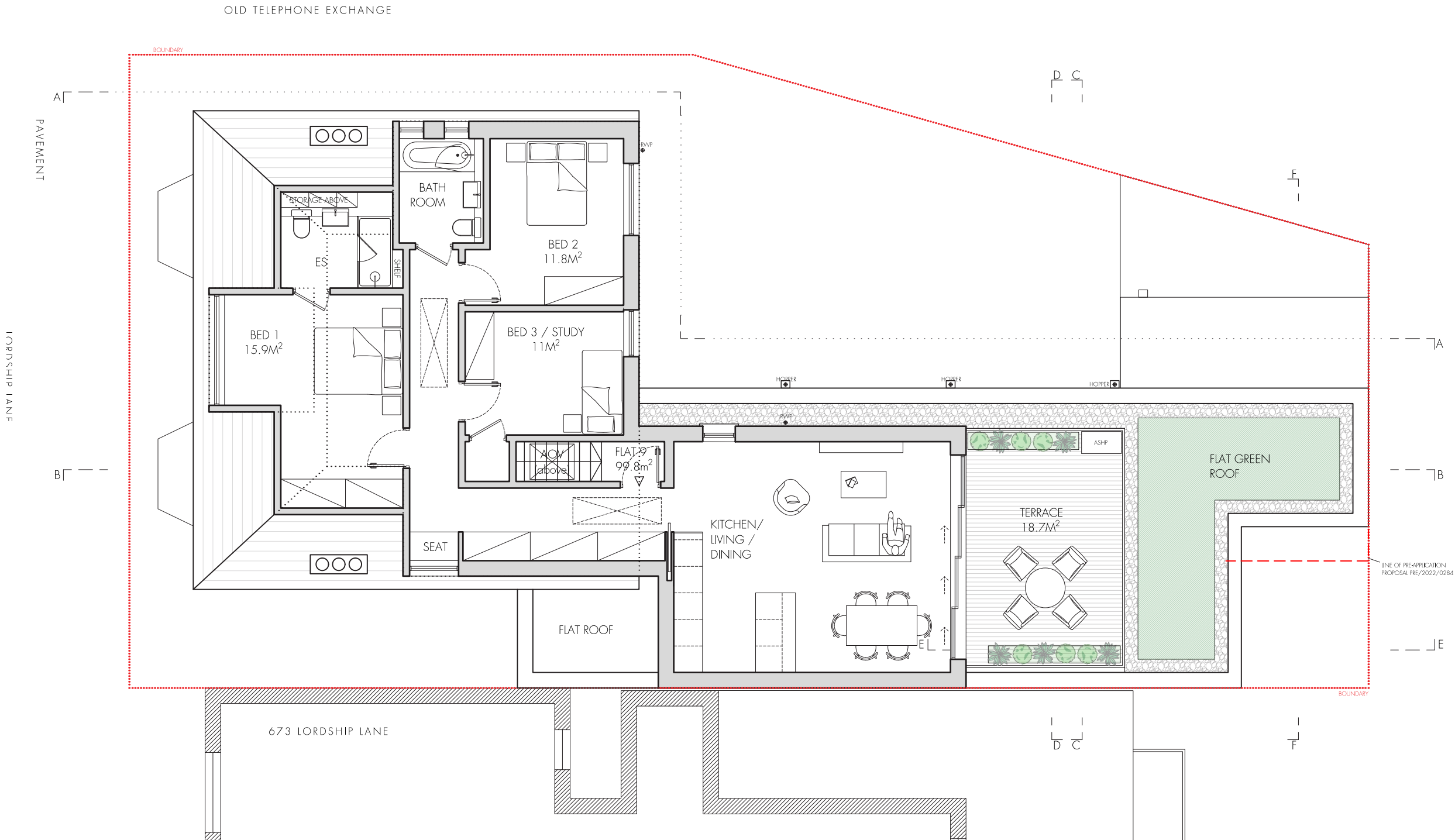


Proposed first floor

FLAT 7	92.7 SQM (+ TERRACE 7.6 SQM)
FLAT 8	72 SQM



4.1 PROPOSED DRAWINGS

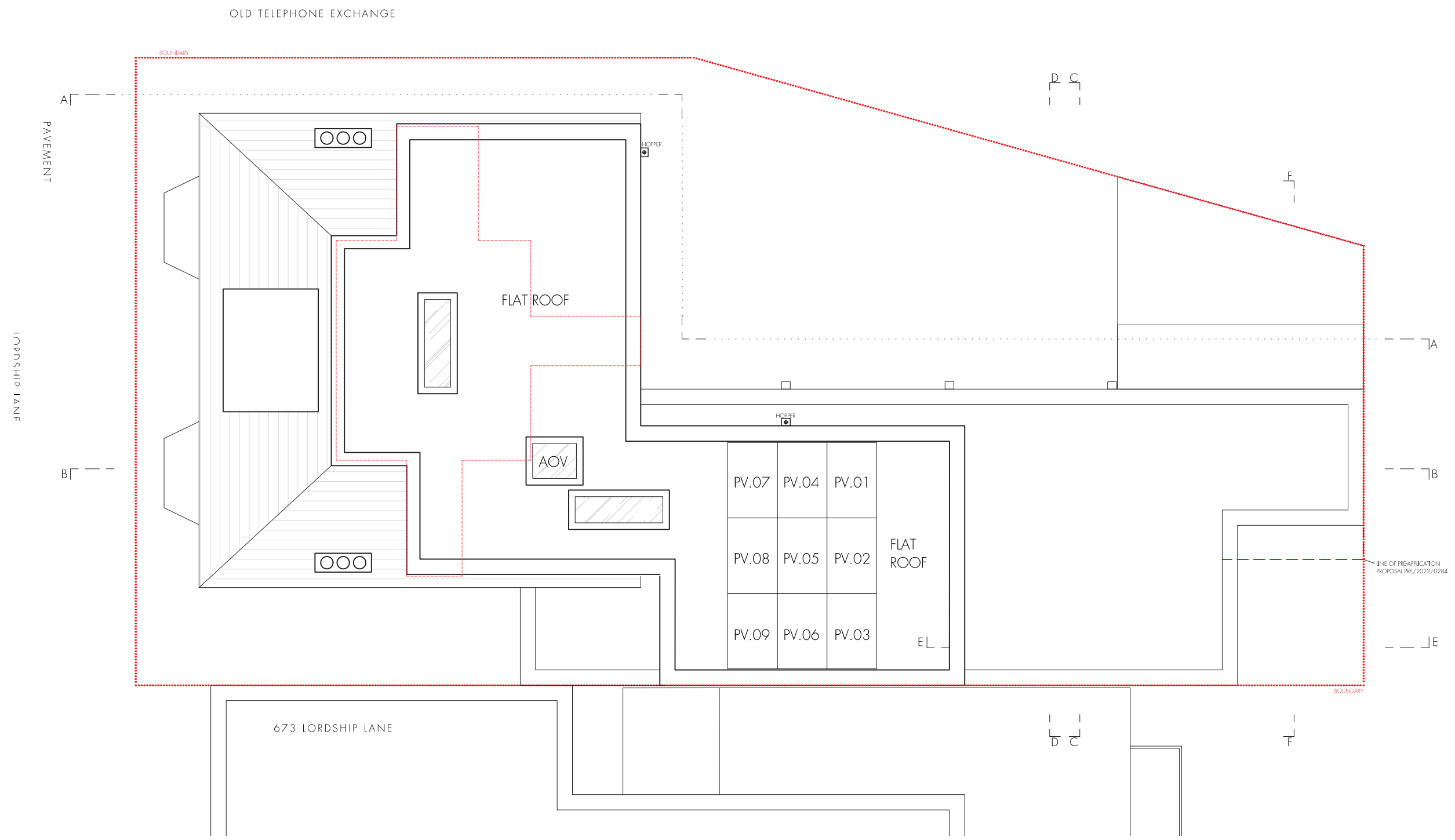


Proposed second/loft floor

FLAT 9 99.8SQM(+ TERRACE 18.7 SQM)



4.1 PROPOSED DRAWINGS



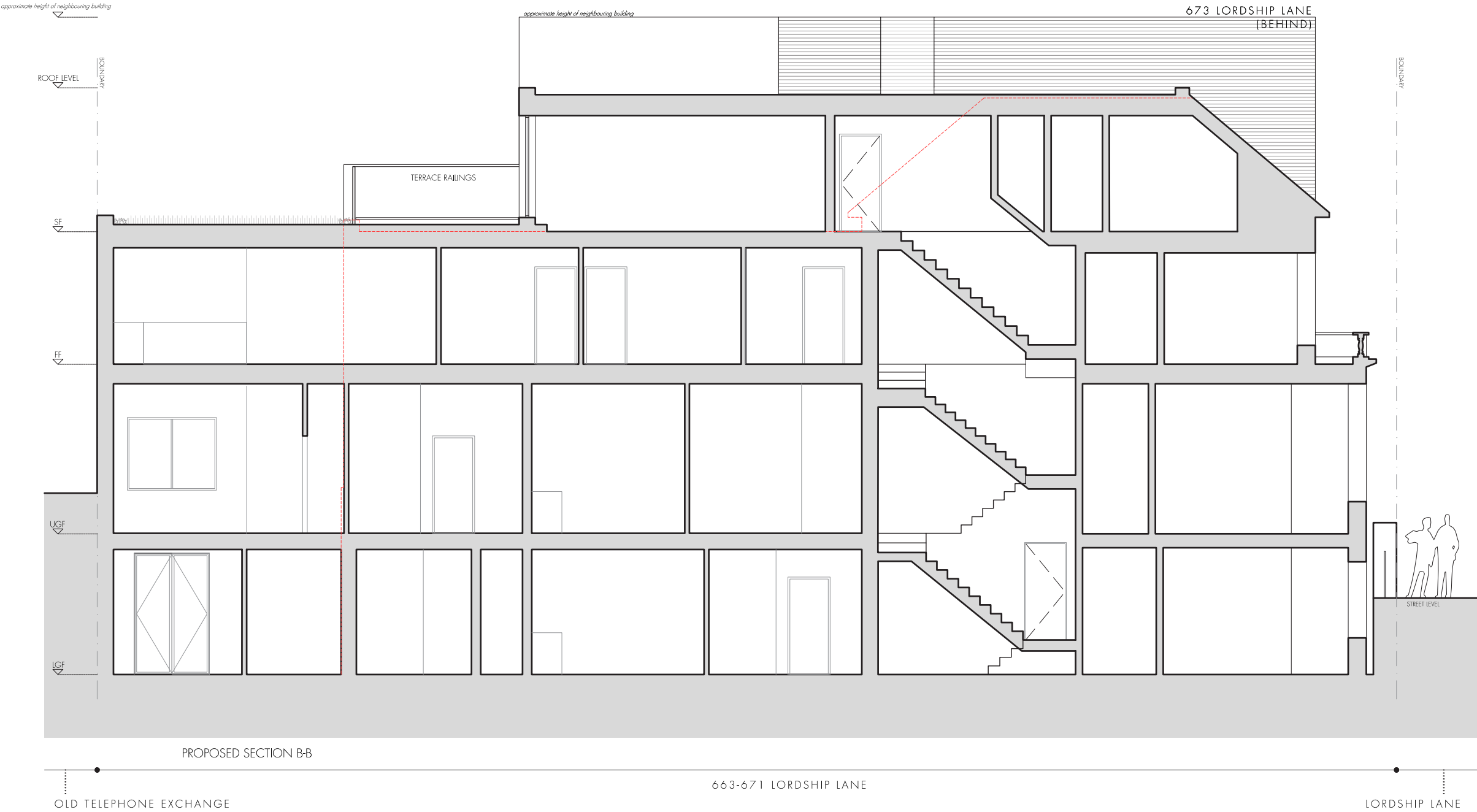
Proposed roof plan



4.1 PROPOSED DRAWINGS



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