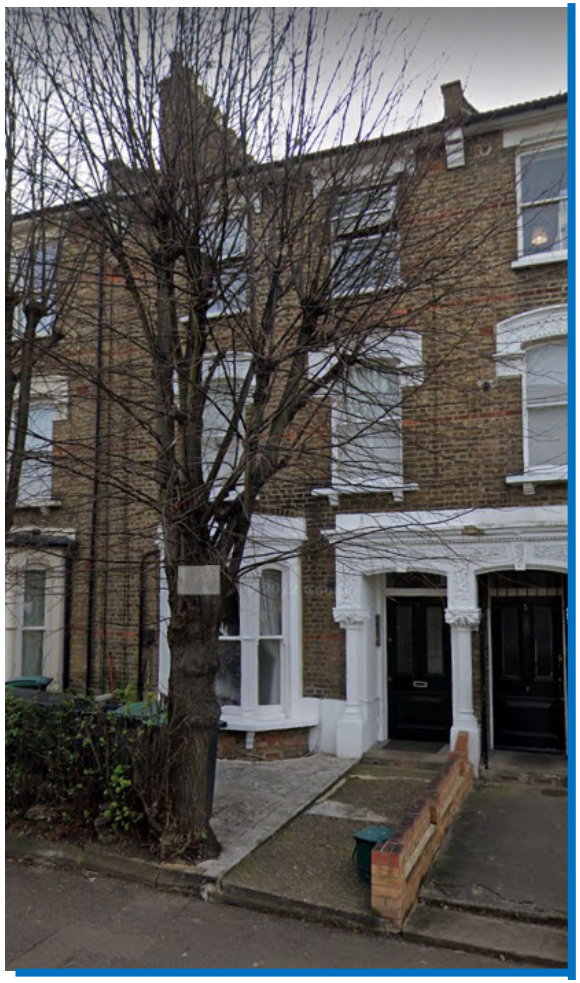
DESIGN ACCESS & HERITAGE STATEMENT
REV 1



7 OXFORD ROAD, LONDON N4 3HA

BEHALF OF DINGLIS PROPERTIES LTD

PREPARED BY: GARY ARNAOUTIS
DATE: 28 SEPTEMBER 2023

KA DESIGNS

DESIGN & ACCESS & HERITAGE STATEMENT

FLATS A-G, 7 OXFORD ROAD LONDON N4 3HA

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1.0 Introduction & Proposal

1.1 This Design, Access and Heritage Statement has been prepared on behalf of our client, Dinglis Property Ltd, in support of the proposal to Flats A-G, 7 Oxford Road.

1.2 The proposal is as follows: Single storey ground floor extension and 1st floor extension to the rear outrigger with internal alterations to accommodate the amalgamation of 7no, s/c contained flats into the following: one 3bed 5person flat to the ground floor, one 1bed 2person flat to the first floor and one 2bed 3 person maisonette to the second/loft floor levels.

1.3 The format of our Statement is as follows:

- Section 2 describes the Site and its context;
- Section 3 summarises the Proposal and relevant Planning History;
- Section 4 provides a summary of the Planning Policy Position;
- Section 5 provides an assessment and Justification of the Proposal

1.4 Further details are also provided within the appendices which are listed within the contents. This document should also be read in conjunction with the supporting documentation.

2.0 **The Site**

2.1 Oxford Road is located at the southern end of the Borough of Haringey, off Upper Tollington Park and split by Woodstock Road, the property is located on the eastern end and is within the Stroud Green conservation area. The properties at this end are all residential 3-storey Victorian terrace houses with rear outriggers and pitch tiled roofs.

2.2 The terrace forms part of a triangular block with the centre filled by an commercial property breaking up the boundaries between the rear of all gardens on the block.

2.3 The existing property is currently in use as 7no. flats established as lawful. (See planning History)

2.4 The property has been sub-divided as follows: 2no 1bed flats to the ground floor, 2no studio flats to the first floor, 2no, studio flats to the second floor and 1no studio flat at loft floor level.

2.5 The property has had a small extension built at the rear of the outrigger and has a small dormer to the rear elevation of the main roof. .

3.0 Planning History

3.1 RELEVANT PLANNING HISTORY

Planning Ref: HGY/2022/0771

Description: Certificate of Lawfulness for the existing use of 7 Oxford Road as7no. self-contained flats

Decision: GRANTED PERMISSION

Planning Ref: HGY/2023/1879

Description: Erection of part single, part 2 storey rear extension to rear outrigger and amalgamation of 7no. studio flats to form 2no.3bed flats and 1no. 2bed flat.

Decision: REFUSED PERMISSION

4.0 Planning Policy

4.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The following section summarises the relevant local, regional and national planning policies that will be material in the consideration of the proposed development. It is noted in recent appeal decisions Haringey Council has not been able to achieve its housing targets which promotes further the need for additional housing.

4.2 The current Development Plan for the London Borough of Haringey comprises:

Strategic Policies 2013 (with alterations 2017)

SP0: Presumption in Favour of Sustainable Development
SP11: Design
SP12 :Conservation

Development Management Policies (2017)

Policy DM1: Delivering High Quality Design
Policy DM4: Provision and Design of Waste Management Facilities
Policy DM7: Development on infill, backland and garden land sites
Policy DM9: Management of the Historic Environment
Policy DM12: Housing Design and Quality
Policy DM21: Sustainable Design, Layout and Construction
Policy DM25: Sustainable Drainage System
Policy DM31: Sustainable Transport
Policy DM32: Parking

London Plan (2021)

GG1 Building Strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG4 Delivering New Homes Londoners need
D1 London's Form and Characteristics
D2 Delivering Good Design
D3 Inclusive Design
D4 Housing Quality and Standards
D6 Optimising Housing Density
D14 Noise
H1 Increasing Housing Supply
H2 Small Sites
HC1 Heritage Conservation and Growth
T4 Assessing and Mitigating Transport Impacts
T5 Cycling
T6 Car Parking

4.3 Draft Local Plan is currently undergoing consultation and does not carry significant planning weight at this time.

Other Material Considerations

NPPF The revised National Planning Policy Framework was published in July 2021.
At the centre of the NPPF is a presumption in favour of sustainable development. At paragraph 11 it states: “For decision-making this means: C) approving development proposals that accord with an up-to-date development plan without delay;

Paragraph 120(c) states that planning decisions should “give substantial weight to the value of using suitable brownfield land within settlements for homes” and “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.”

Paragraph 111 states “development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe”.

London Housing SPG (2016) 6.9 The Mayor’s London Housing Strategy was formally adopted in August 2018. It sets out the Mayor’s vision for housing in the capital, alongside policies and proposals to achieve it. Policy 3.1 of the strategy seeks to increase the supply of land for new homes whereas Section A i sets the intention to “Strongly promote appropriate development of new homes on brownfield land...and through a presumption in favour of appropriate residential development on small sites

5.0 Planning Considerations

5.1 The main issues to be considered in this case are as follows:
1) The Principle of the Development
2) Conservation,Character and Appearance
3) Quality of Accommodation
4) Impact on Neighbouring Amenity
5)Parking and Accessibility.

The Principle of the Development

5.2 The site is in part a previously developed site The NPPF (2021) paragraph 11 states that “Plans and decisions should apply a presumption in favour of sustainable development”. The current units while 6, are substandard and this proposal takes opportunity to improve the housing in line with national, regional and local planning policy and standards. The number of bedrooms will increase from 6 to 8 and therefore in all aspects this should be seen to add to the housing stock of the borough.

5.3 Paragraph 69 notes “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”. And Paragraph 119 promotes the effective use of land in meeting the needs for homes and paragraph 120 (c) gives substantial weight to the value of using suitable brownfield land within settlements for homes.

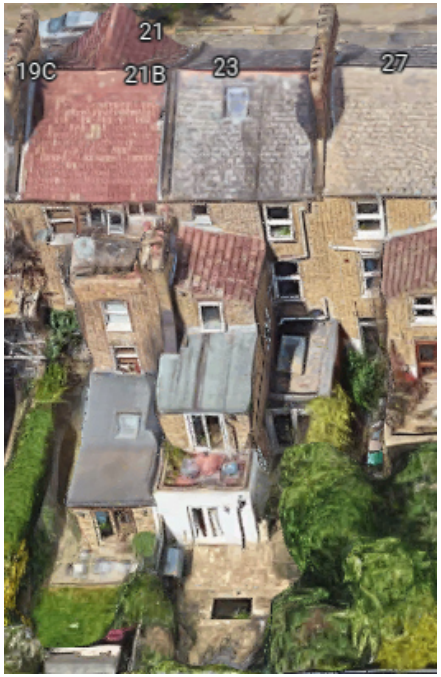
5.4 Equally the London Plan 2021 Policy D3 seeks to optimize capacity through the design led approach supported by Policy H1 which seeks to optimise potential for house building and Policy H2 supports the development of small sites such as the application site in meeting local and strategic target. “For London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning by boroughs both in terms of planning decisions”.

5.5 This site will assist the council in achieving its housing target and its small sites target delivery, most importantly of all it will provide additional housing for Londoners in a sustainable location. Therefore the principle of development is deemed acceptable in principle subject to an assessment of other considerations.

Conservation Character Appearance and Design

5.6 There is no adopted appraisal of the Stroud Green Conservation Area. However the character of this part of the conservation area is predominantly residential with attractive Victorian housing. Therefore one of the main considerations is to ensure the proposals preserve or enhance this character.

5.7 The ground floor rear extension has been designed in keeping with other developed properties both on the road and locally in the surrounding roads. Photos show properties along the terrace with ground and first floor extensions *They therefore inform the character and pattern of development of this part of the CA*



Quality of Accommodation

5.9 Policy D6 (Table 3.1) of the London Plan (2021) stipulates the minimum space standards for new development. The proposed unit would be expected to meet and where possible exceed these minimum standards. The proposal is required to ensure that a high standard of accommodation is provided in terms of habitable rooms receiving adequate ventilation, privacy and sunlight as well as the provision of sufficient storage and circulation space within the units.

The three new units proposed, namely a three bed unit to the ground floor with private rear garden, a one bed unit to the first floor and a two bed unit to the upper floors with access to a small roof terrace.

The ground floor flat 73sq.m for a three bed 5person unit. The flat would be dual facing and have a substantial rear garden. The one bed unit, also dual facing, provides 44sq.m. It is noted that the standard for a 1bed 2person flat is 50sq.m . The final two bed 4 person flat to the upper floors again dual facing would provide 70sq.m with a small garden terrace. The roof terrace has been granted lawful under a previous application. See History.

It is noted that the floors areas and amenity space fall below the minimum standards, however the existing configuration of seven flats fall substantially below these standards. It should therefore be deemed that the introduction of three units including a family unit fulfils the local needs and council policies to create family units far outweighs the slight inadequacy of floor areas.

Similar proposals have been submitted and approved at 5 Victoria Road and 7 Victoria Road where an officers comments as follows:

"All habitable rooms within the development would benefit from satisfactory outlook and light. 2 of the units fail to comply with the minimum floor space standards as set out in the London Plan. Notwithstanding this, the sub-standard layout and floor space size of the existing units must be taken into consideration in the determination of the application. Whilst there is a floor space shortfall to meet the minimum requirements, the layout and size of the three units is a marked improvement above the existing situation, where by virtue of the passage of time, the existing units are immune from enforcement action. Taking this into account, on balance, the floor space shortfall are considered to be acceptable in the circumstances. On balance therefore, the proposed development would provide an improved standard of accommodation for future occupants".

Impact on Residential Amenity

5.10 The scheme is considered to have an acceptable relationship with the adjoining properties as similar proposals already exist on the terrace.

Parking and Accessibility

5.11 The scheme has excellent access to public transport, and has a PTAL rating of 6a- scope exists to provide cycle parking in the front garden and the ground floor flat could have cycle parking in the rear garden. The reduction in units each all have a right to Parking Permits also reduces the number of parking space required by the property and reducing the impact on neighbouring properties.

6.0 CONCLUSION

6.1 The development would provide an improved standard of accommodation in comparison to the existing sub-standard units. The extensions would not result in an unacceptable impact on neighbouring amenity or harm the character and appearance of the conservation area.

Appendix 1

Ariel view of Oxford Road

FLATS A-G, 7 OXFORD ROAD LONDON N4 3HA

Ariel view to rear of terrace

Appendix 2

38.1m
UPPER TOLLINGTON PARK
OXFORD ROAD
38.5m
VICTORIA TERRACE

Appendix 3