



Design and Access Statement

175a Nightingale Lane
London
N8 7LJ

Planning Application

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0.1 Introduction

0.1.1 This application is for the construction of a new two bedroom single storey + mansard house with a lower ground floor, on land adjacent to No. 175 Nightingale Lane.

0.1.2 The proposed new house will be a two bedroom, three person house with a generous garden, refuse and cycle storage provided.

0.1.3 The property falls within the Campsbourne Cottage Estate Conservation Area. All building works will therefore be completed with great care. The proposed new house is designed to be a discrete high-quality scheme which is carefully integrated into the surroundings in a manner that is sympathetic and complementary to the streetscape and conservation area

0.1.4 The proposal responds to national, regional and local planning policy, local character, and planning precedent, in order to propose a high quality addition to the area. The proposed new dwelling meets contemporary planning and building regulations standards, and will be high quality, sustainable and energy efficient. There have been three submissions with regards to this site:

- (1) First, a preapplication submitted in July 2021
- (2) Second, a subsequent planning application for a three-bedroom dwelling which was refused (January 2022)
- (3) Third, a planning application for a one-bedroom house was accepted (May 2022)

The proposal is based on the approved scheme, proposing alterations, primarily to the roof to create an extra bedroom. This would take the proposal from from a single bedroom dwelling to a family home. It also makes development of the site more financially feasible.

0.1.5 This Design and Access statement should be read in conjunction with the drawings and supporting documents. For the purposes of this application, the existing house adjacent to the site will be referred to as No. 175 Nightingale Lane while the new house will be referred to as No. 175a Nightingale Lane.

0.2 Design Team

Awards



Winner Young Architect of the Year Award 2020



Winner AJ 40 Under 40 2020



Winner RIBA Rising Stars 2019



Winner NLA Don't Move, Improve! 2018



AJ Small Project Award Finalist 2018

Design Review Panels



Haringey Quality Review Panel



Hackney Design Review Panel



Newham Design Review Panel



Tower Hamlets Quality Review Panel



Essex Quality Review Panel



Member of the Design Council Expert Panel

0.2.1 The applicant is committed to building a high quality addition to the street, as such they have appointed us as architects. Catrina, a director at Office S&M sits on the Haringey Design Review Panel, and the practice have recently completed a project for Haringey Council, this demonstrates our knowledge and passion for the area. We have delivered several high-quality housing projects around the country, particularly on small sites such as this one. Office S&M is an award winning architecture practice which delivers buildings that celebrate the colour, materiality, and narratives of the everyday use of these new spaces.

The practice's work has been recognized by being named Young Architect of the Year by BD in 2020, a Rising Star by RIBA Journal in 2019, and part of the AJ 40 under 40 in 2021. Office S&M sit on the Haringey Quality Review Panel, the Hackney Design Review Panel, the Tower Hamlets Quality Review Panel, the Newham Design Review Panel, the Essex Design Review Panel, the Croydon Design Review Panel and the Design Council Expert Panel. As such, our work is of demonstrably high quality in the field of residential and infill design. The practice has been part of workshops with Croydon, Lewisham and Tower Hamlet Councils on infill development policy, and have given lectures to Urban Design London on small sites.

Team

LBHGEO

LBHGEO
Ground Engineering
Consultants

Maude Pinet
Landscape Architect, CMLI

Maude Pinet
Landscape Architect



T16 Design
Daylight Sunlight
Consultants



Planning Insight
Planning Consultant



Richard Tant Associates
Lower ground floor
designers, impact assessors



Ruskins
Arboricultural Consultant

AuthenticFutures

Authentic Futures
Heritage Consultant



Your Environment
Geotechnical Surveyor



Kronen
Transport Consultants

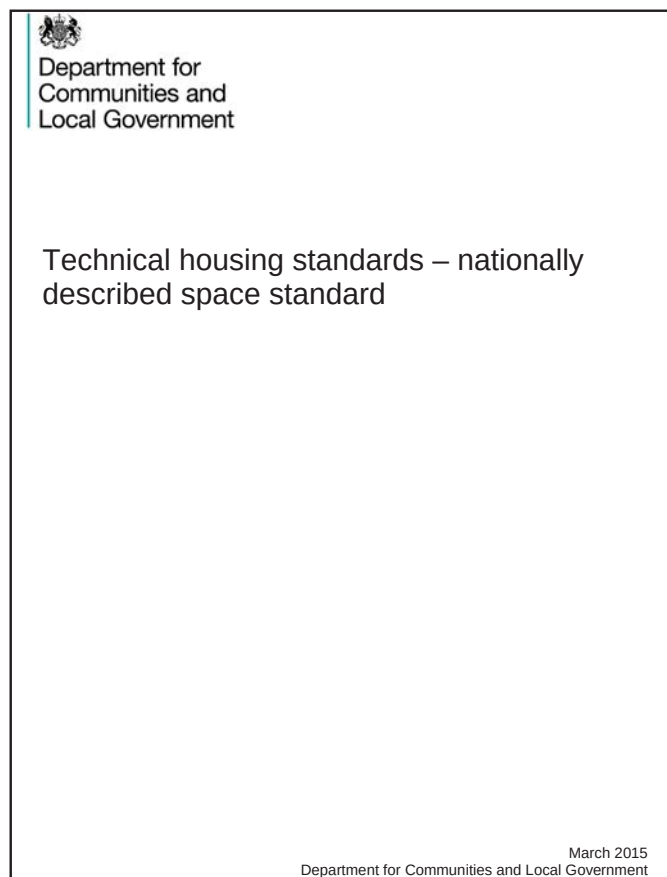
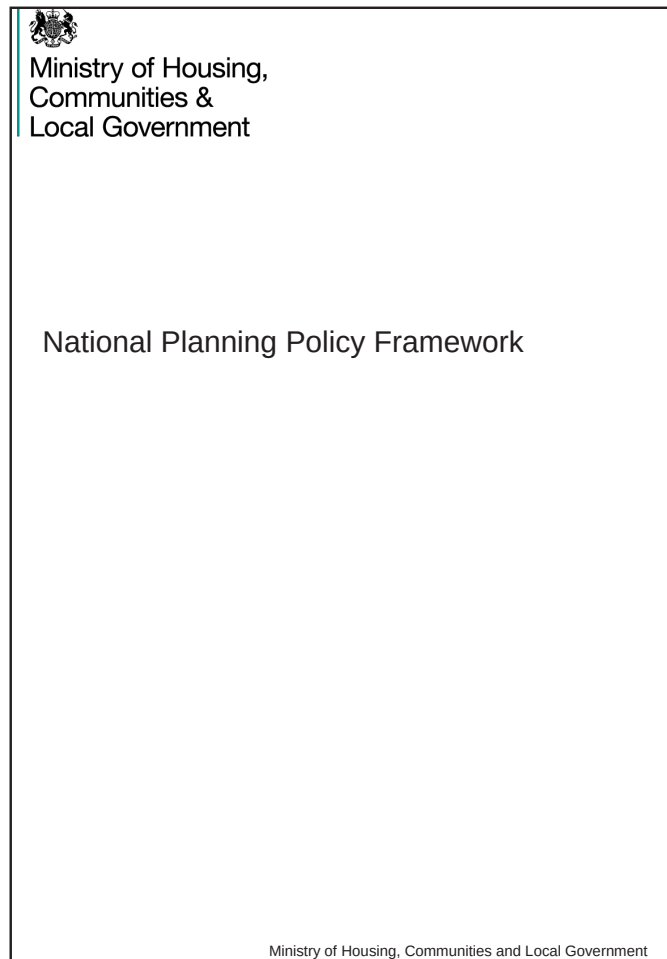
0.3 National Policy

0.3.1 At the national level any application would be considered under the National Planning Policy Framework (Updated 20 July 2021). The NPPF sets out, in paragraph 11, “a presumption in favour of sustainable development”, which means “approving development proposals that accord with an up-to-date development plan without delay”. At the same time, it includes several paragraphs which encourage the use of small sites for the delivery of housing - which are specific to this application and detailed later in this document in section 2.0.

0.3.2 Key policies considered are :

- Paragraph 11
- Paragraph 38
- Paragraph 60
- Paragraph 61
- Paragraph 62
- Paragraph 69
- Paragraph 119
- Paragraph 120
- Paragraph 125
- Paragraph 130
- Paragraph 134

0.3.3 In addition, the Technical Housing Standards (2015) are relevant to this application and an audit of these is provided later in this document in section 3.2.



0.4 Regional Policy

0.4.1 At the regional level, the London Plan is Relevant, apart from those items superseded by Haringey's own policy. The policies that are relevant and have been adhered to in the development of this design are as follows:

Policy D1 : London's form, character and capacity for growth

Policy D4: Delivering good design

Policy D5: Inclusive Design

Policy D6: Housing quality and standards

Policy D7: Accessible housing

Policy D10: Lower ground floor development

Policy D11: Safety, security and resilience to emergency

Policy D12: Fire Safety

Policy G3: Metropolitan Open Land

0.4.2 These policies will be referred back to throughout the document.

THE LONDON PLAN



0.5 Local Policy

0.5.1 At the Local level, there are a number of housing specific policies that have informed the development. These include policy SP2 in the Haringey Local Plan strategic policy document and the Haringey DPD. In particular the policies below:

- DM1 : Delivering High Quality Design
- DM2: Accessible and Safe Environments
- DM4 : Provision of Waste Management Facilities
- DM6 : Building Heights
- DM7 : Development on Infill, Backland and Garden Land Sites.
- DM9 : Management of the Historic Environment
- DM10 : Housing Supply
- DM11 : Housing Mix
- DM12 : Housing Design and Quality
- DM18 : Residential Lower ground floor Development and Light Wells
- DM35 : Cycle Storage in Front Gardens

0.5.2 In addition, three further documents have been reviewed to inform the proposal:

3. SPG3.2 Campsbourne Cottage Estate Conservation area character assessment and policy statement
4. Haringey urban character study
5. Haringey Biodiversity action plan

These policies will be referred back to throughout the document.

