

Chapter 3 : Proposal

3.1 Overall Areas

3.1.1 As previously established, this is a small site. Pre-app advice included:

“London Plan table 3.1 and policy D6 and the Local Plan policy SP2 require high quality development to meet minimum standards”

3.1.2 NPPF states that under Policy 5 Paragraph 69

“Small and Medium sized sites can make an important contribution to meeting the housing requirements of an area... local planning authorities should:

c) support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.”

Further than this, Policy 11 Paragraph 125 states:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible... These standards should seek a significant uplift in the average density of residential development within these areas...

175A Area Schedule	GIA (sqm)
Home type	2B3P
Lower Ground	31
Ground	30
First	15
TOTAL	76

3.1.4 The total GIA is 76m². The property is a two-bedroom house. More than 75% of the property has ceiling heights above 2.3m, satisfying policy.

3.2 National Space Standards Audit

3.2.1 Regarding the new proposed dwelling, below is an audit of the requirements from The National Space Standards. It outlines how the proposals meet all aspects of the requirements.

- Standard 10a: The new dwelling meets and exceeds national space standards as shown in the accommodation schedule opposite.
- Standard 10b: The new dwelling shows a double bedroom and a single bedroom.
- Standard 10d: The double bedroom meets the minimum floor area requirements of 11.5sqm. The single bedroom meets the minimum floor area requirements of 7.5sqm.
- Standard 10e: The double bedroom is at least 2.75m wide. The single bedroom is at least 2.15m wide.
- Standard 10f: Areas with a headroom less than 1.5m are not counted within the Gross Internal Area and will be used solely for storage.
- Standard 10g: Storage area that has a headroom of 900-1500mm is counted at 50% of it's floor area, and any area lower than 900mm is not counted at all
- Standard 10h: Built in wardrobes are included within the Gross Internal Area and bedroom area requirements, but do not reduce the room width below the minimum requirements.
- Standard 10i: In excess of 75% (100%) of the Gross Internal Area has a minimum ceiling height of 2.4m. The Ground Floor ceiling height is 2.4m, and the Lower Ground Floor ceiling height is 2.5m. The first floor (representing ~20% of the total area) has ceiling heights varying between 1.5m and 2.3m. This satisfies the previously mentioned pre-app comment: the slight reduction at the ground and first ceiling heights is balanced with the desire to have a smaller house:

"If a partially lower floor to ceiling is required, then this may be balanced against the design/ heritage considerations."

	Area (sqm)		
	175A	National Space Standards	London Plan
Unit	76	76	76
Kitchen/Dining/Living	26.9	-	-
Double Bedroom	11.5	11.5	11.5
Single Bedroom	9.2	7.5	7.5
Bathroom	3	-	-
Shower Room	2.5	-	-
WC (Lower Ground)	1.8	-	-
Store	2	2	2
Amenity	70.4	-	5
Cycle Spaces	3	-	1

3.3 London Plan Audit

3.3.1 Regarding the new proposed dwelling, below is an audit of the requirements from The London Plan :

Policy D6 Housing

- A- The new unit meets and exceeds the minimum floor space standards as shown in the accommodation schedule opposite.
- B - Layout, orientation and form have been assessed to develop the proposal
- C - The new dwelling is triple aspect
- D - The design of the development will provide sufficient daylight and sunlight, whilst minimising any overshadowing to neighbouring properties.
- E - A refuse store is proposed that meets Haringey’s requirements.
- F - The new unit meets and exceeds the minimum floor space standards as shown in the accommodation schedule opposite :

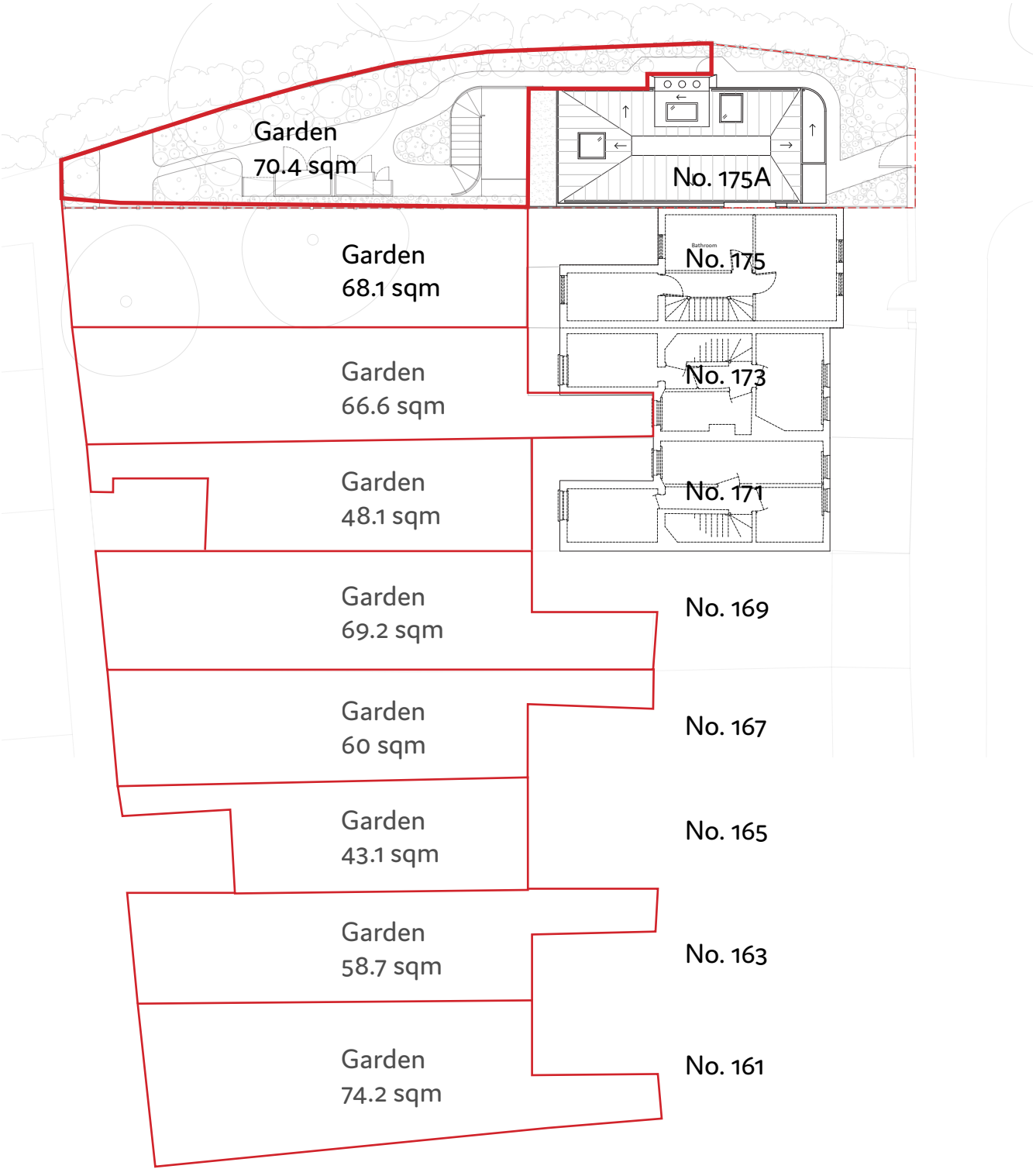
Policy T5 Cycling

- 3 long stay cycle parking spaces are provided.

	Area (sqm)		
	175A	National Space Standards	London Plan
Unit	76	76	76
Kitchen/Dining/Living	26.9	-	-
Double Bedroom	11.5	11.5	11.5
Single Bedroom	9.2	7.5	7.5
Bathroom	3	-	-
Shower Room	2.5	-	-
WC (Lower Ground)	1.8	-	-
Store	2	2	2
Amenity	70.4	-	5
Cycle Spaces	3	-	1

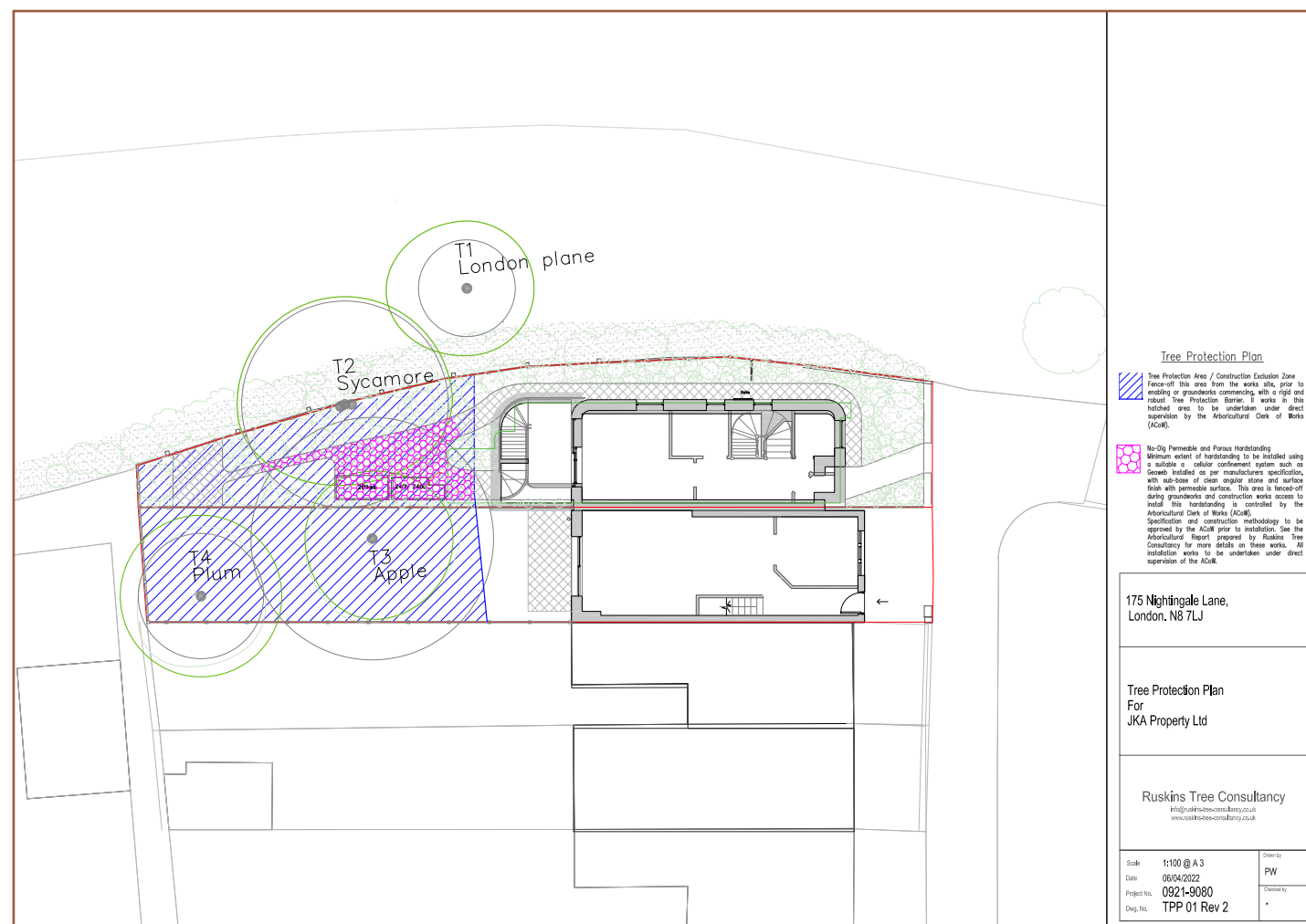
3.4 Amenity Space Audit

3.4.1 The proposed garden would be larger than any other garden on the terrace.



House number	Amenity Area(sqm)
161	74.2
163	58.7
165	43.1
167	60
169	69.2
171	48.1
173	66.6
175	68.1
175A	70.4

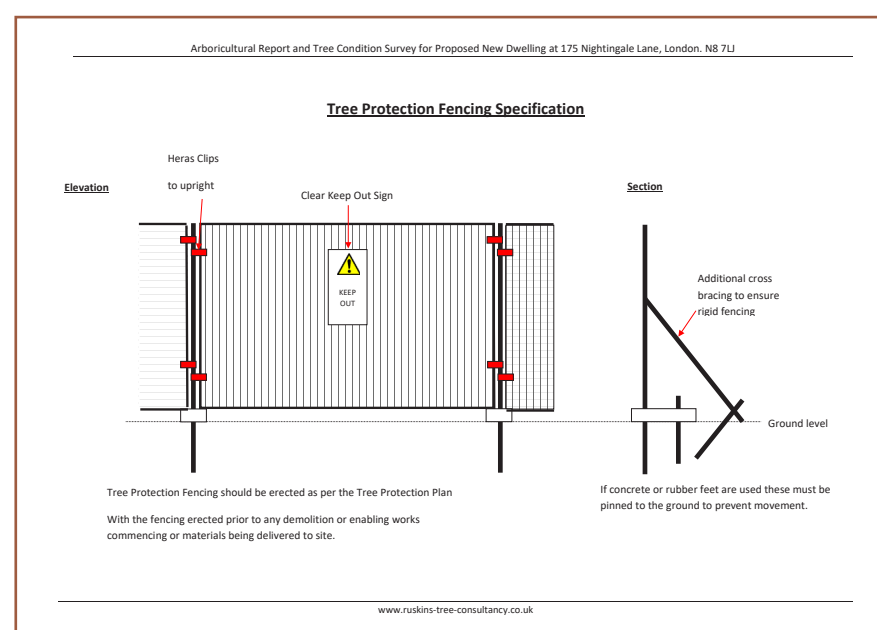
3.5 Tree protection



Tree protection area plan



Tree protection set-up



3.5.1 The lower ground floor has been designed to protect the surrounding vegetation. As discussed, this is done by retreating from the Northern boundary of the site but also with consideration for the existing vegetation and trees in the garden.

3.5.2 An arboriculturist has surveyed the site and established root protection around the existing trees which will be retained. Although the existing trees in the back garden are not of high quality, having been graded C under BS5837(2012) cascade chart for tree quality assessment.

The tree surveyor says:

“Based on the guidelines contained in BS5837 (2012), the known tree species characteristics, the location of the trees and the design of the proposed works, provided the works are undertaken following the guidelines and advice as outlined in this report and as outlined in a subsequent Arboricultural Method Statement, it is my opinion that the proposed lower ground floor extension can be constructed without adversely impacting on the health and long-term future of the retained trees.”

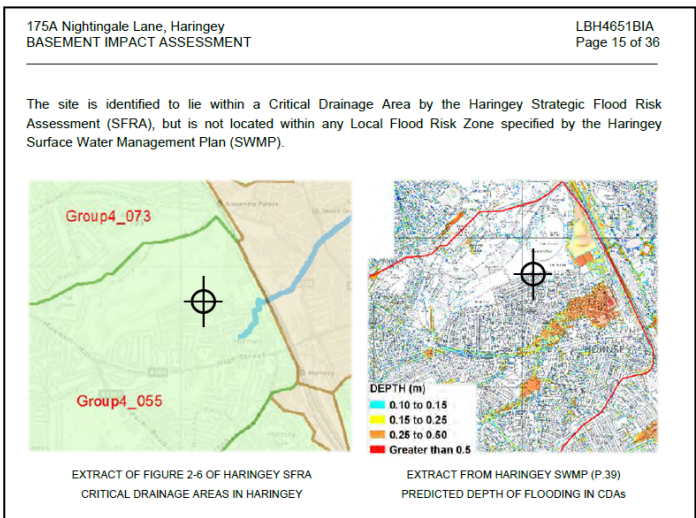
See tree surveyor’s report for more information on this.

3.5.3 The tree surveyor has also established a plan for construction to avoid damage to the trees and existing vegetation. During construction of the lower ground floor and of the dwelling more generally, protective fencing and information are to be put in place to protect the sensitive areas of vegetation. See arboriculturist report for more information on this.

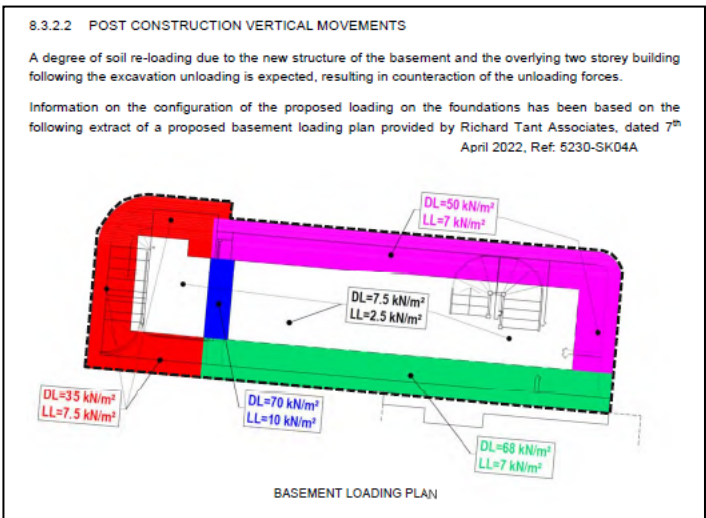
3.5.4 For the areas where planting has been damaged or removed during construction, such as the area around the excavation of the lower ground floor, compensatory vegetation is proposed. See landscape architect’s proposal and section 3.7.

3.6 Proposed Lower ground floor Development

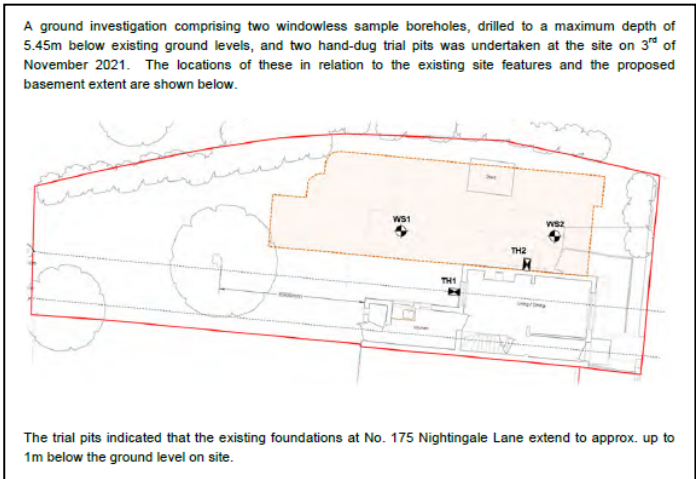
3.6.1 As discussed the basement excavation is the same as that in the previous application. A basement impact assessment, structural calculations and method statement, geological works and a surface drainage assessment have been updated and continue to show the suitability of a proposed basement.



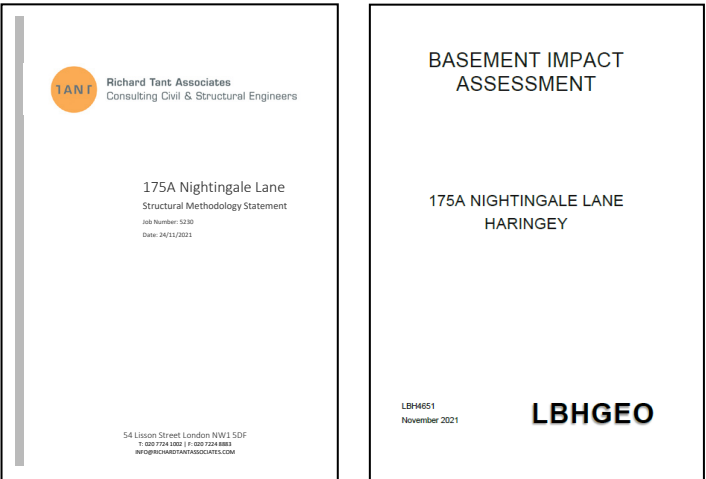
Extract from Flood and Drainage Study



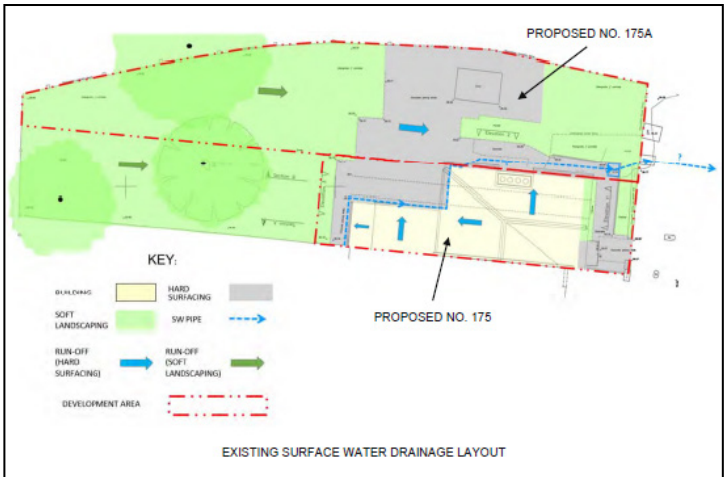
Extract from Structural Study



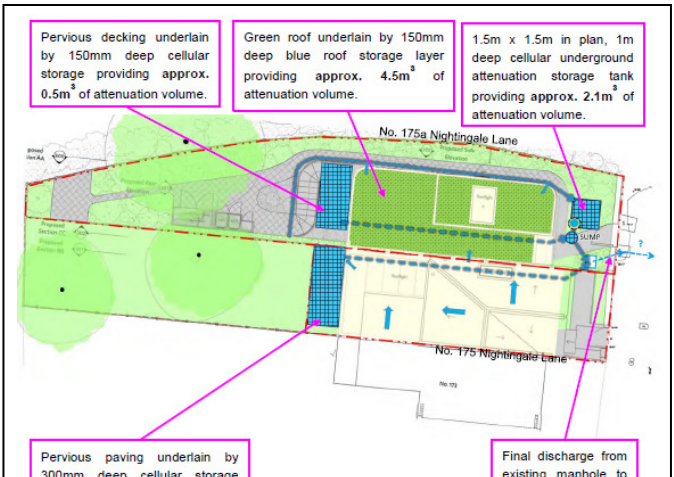
Boreholes and trial pit locations



Structural method statement and BIA



Surface Drainage Assessment



3.7 Landscaping and vegetation (1/2)

3.7.1 Pre-app feedback included the following:

The front and side boundary treatment needs to be carefully considered, mindful of the conservation area and adjoining nature conservation designations, as referred to above.

Pre-app feedback also included:

Ecology and setting of the MOL also important considerations, as set out within DPD Policy DM20 and wider NPPF and relevant policy

As discussed, our landscape proposal is sympathetic to the existing vegetation and MOL and SINCE Borough Grade 1 status of Alexandra Palace Park. The house acts as the transitional piece between the terrace and the park. Our landscape strategy retains, adds and enhances vegetation as much as possible. It also addresses specific concerns from the pre-application stage, in particular around compensatory planting. Indeed, comments at pre-application included:

‘The lower ground floor floor with associated rear courtyard would severely compromise the ability to [...] provide space for compensatory planting within this site.’

Responses to address these concerns include:

- Permeable paving: an external grided floor structure which creates a walking path, but also allows for plant growth in between the modules. This is installed on most of the walking areas, creating an external space that is, apart from the lower ground floor patio, close to 100% permeable.
- All existing trees are retained and protected during construction.
- Boundary vegetation, where recoverable, is maintained and enhanced.

Front Garden
Textured planting attractive to pollinators, resilient and low maintenance.



Permeable paving
This found on most of the proposed paths around the property.



Back Garden
Short grass, path, Species rich long grass



Landscape Architect's Proposal

3.7 Landscaping and vegetation (2/2)

3.7.2 The SPD on sustainable design and construction also says:

“[DAS] should include information on plant species that will be used and how opportunities to link with nearby open spaces have been addressed”

The back garden, front garden, lower ground floor terraces, paths and boundary are all heavily planted. These plants are indigenous to the area. The landscape strategy set-out by the landscape architect lists the plants that are included, which are based on those indigenous to the area.

See landscape architect’s proposal for more information on this.

3.7.3 Where possible, sedum roofs are installed on the flat roofs. This is low level planting which would not be visible from the road or park.

3.7.4 The proposed roof is based on a Bauder sedum roof product and the roof thickness is based on a Bauder buildup.

Shrubs planting, Illustrative palette

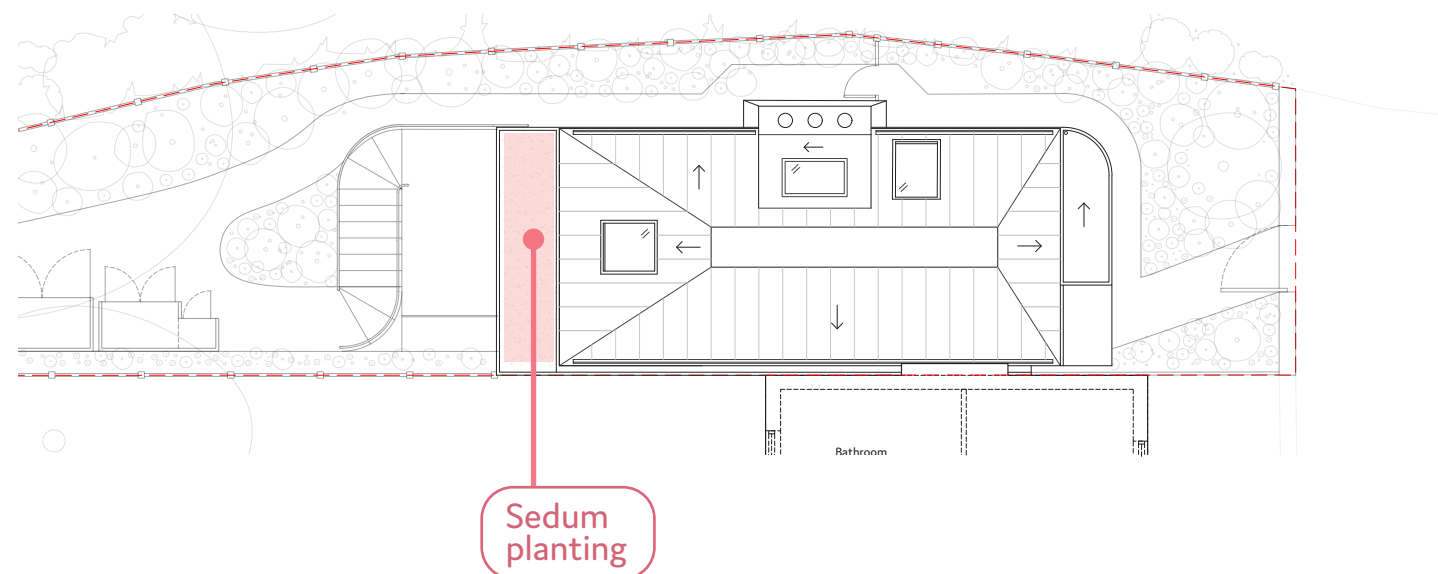


Rich mix of native perennial plants, Illustrative palette

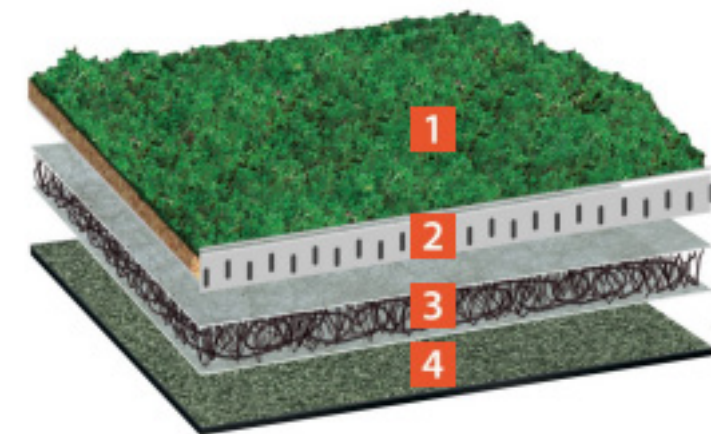


Planting Palette

Extract from landscape architect’s proposal. Mix of shrubs, climbing plants, ornamental and native species. Illustrative.



Cedum Roofs



Bauder Sedum Roof buildup

3.8 Ecology Proposal

3.8.1 Pre app feedback included:

“Ecology and setting of the MOL also important considerations, as set out within DPD Policy DM20 and wider NPPF and relevant policy.”

A biodiversity and ecology strategy has been outlined by the landscape architect:

“Measures to address sustainability issues are embedded within the scheme. In order to achieve sustainability targets, the design of front and rear gardens follows the principles below:

- *Considering from the outset of the design process how the landscape will be managed and maintained in the long term.*
- *Creating places that are inherently flexible by taking account of the future impacts of climate change and adaptation measures that may need to be retrofitted.*
- *Considering the implementation of water management and recycling schemes.*
- *Specifying landscape materials with recycle content whenever possible and of an equivalent quality.*

Bird boxes: Boxes for tits, sparrows or starlings would be fixed two to four metres up a tree or a wall. Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds. Birds need have a clear flight path to the nest without any clutter directly in front of the entrance.”

Further details on this are found in the landscape architect's report.



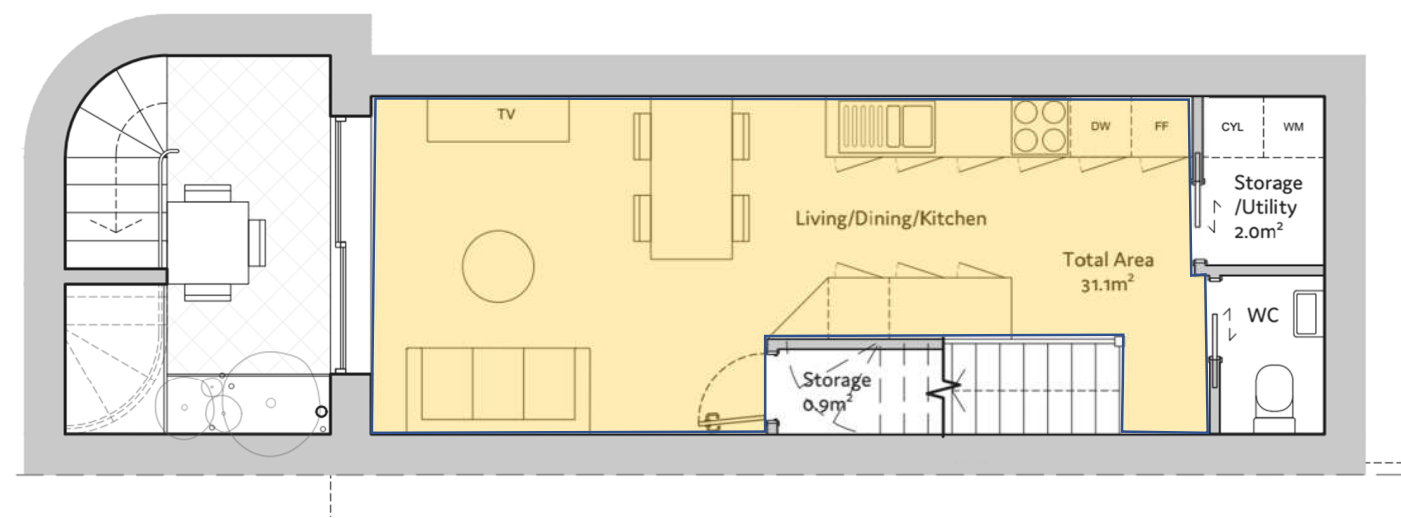
Insect Hotel, illustrative



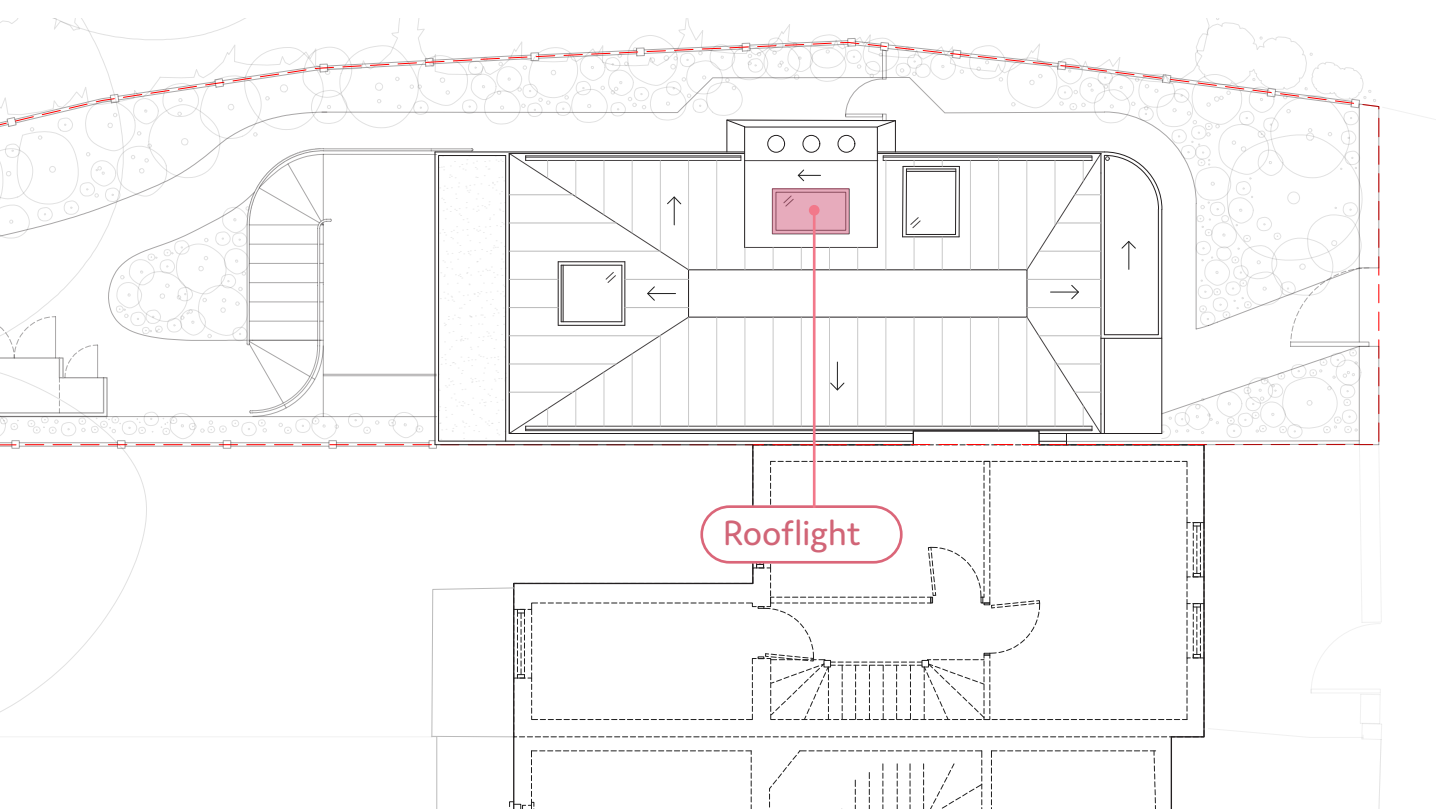
Bird box, illustrative

3.9 Daylight

Minimum Target Daylight Factor						
Unit	Room	0.7% DF Target Area	Area Receiving 0.7% DF	2.1% DF Target Area	Area Receiving 2.1% DF	Meets Standards?
1	K/L/D	95%	98.3%	50%	71.2%	Yes



Daylight study of lower ground floor



Proposed Roofplan

3.9.1 In order to maximise sunlight in the first floor bedroom, a large roof light is proposed, in addition to the window on the side roof.

3.9.2 In the lower ground floor, a patio allows natural light to enter. The extents of the patio have been limited so as not to interfere with the trees in the back garden. This has been balanced with the need to bring in light at lower ground floor level.

As such, 98.3% of the space receives 0.7% daylight factor, complying with the recommendation of 95% of the space to receive 0.7% daylight factor. And, 71.2% of the space receives 2.1% daylight factor, complying with the recommendation of 50% of the space to receive 2.1% daylight factor. This complies with the recommended minimums in BS EN 17037:208.

The full sunlight/daylight report is attached to this application.

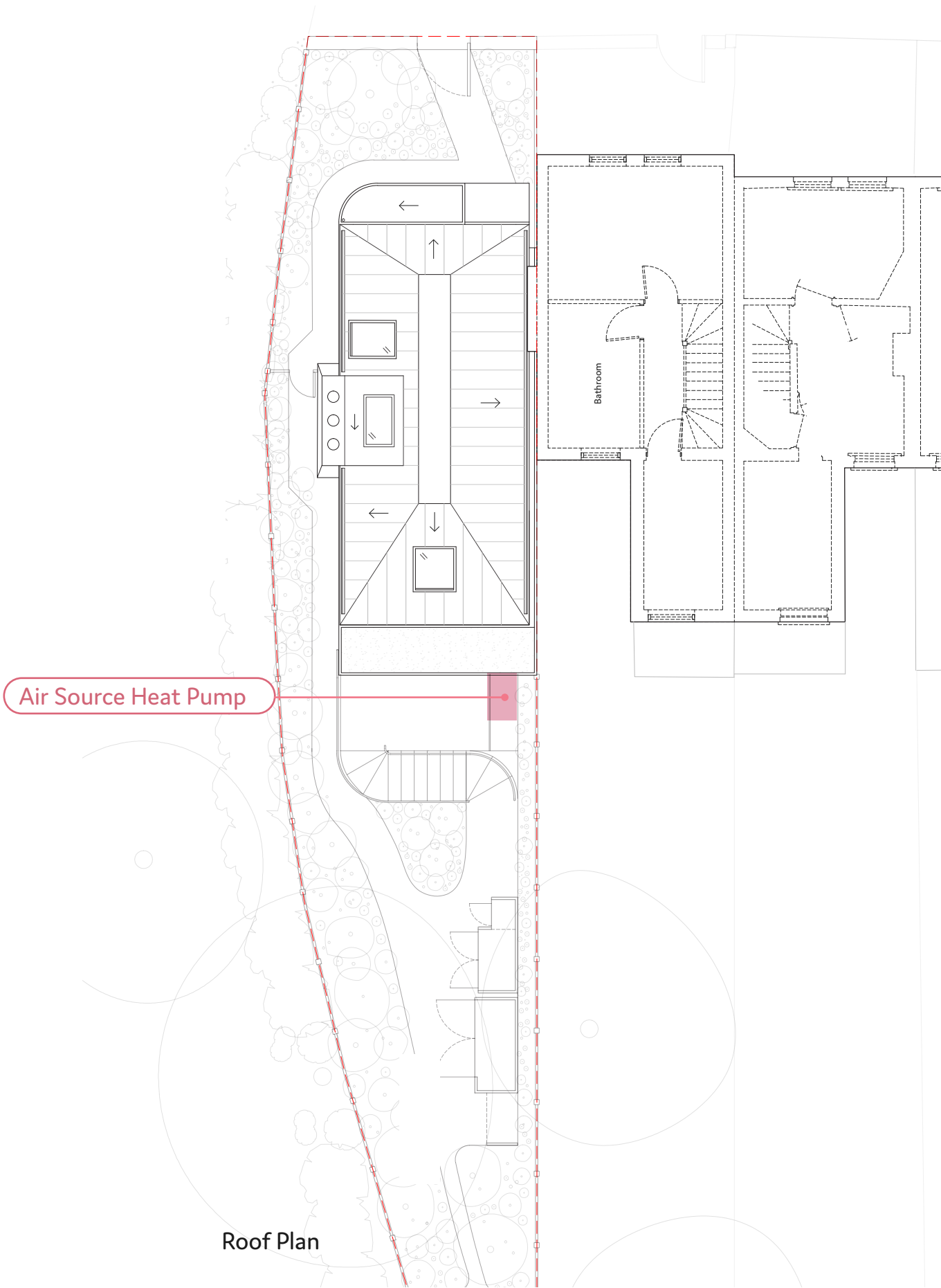
3.10 Sustainability

3.10.1 Pre-app feedback included:

“An Energy & Sustainability Statement should be prepared to accompany such an application, addressing the policies outlined above and prepared in line with GLA Guidance on preparing energy assessments (March 2016)”

This report can be found attached to this application. The energy report provided is the same as the one submitted in the previous approved application, this is because there are no significant changes.

3.10.2 An air source heat pump would be installed in the back garden.



3.11 Waste and Refuse

3.11.1 As per the Waste Storage facilities set out in Appendix A3 of the Sustainable Design and Construction SPD, the new home has been allocated a secure and enclosed area for the storage of waste as shown on the site layout.

Sufficient space has been allocated to allow space for storage and presentation for:

- Refuse - 1 x 240ltr wheelie bin
- Recycling - x 240ltr wheelie bin
- Food Waste – 1 x food waste box
- Garden Waste - 1 x garden waste sack

3.11.2 The proposed bin store is located in the back garden of the new unit and 22m from the collection point on Nightingale Lane. This complies with the guidance set out in Appendix A3 as it is no further than 25m. This is in response to pre-application feedback:

“A more comprehensive approach should be considered for storage facilities rather than cluttering the front garden. There is scope for a side access that could incorporate a bin store and bicycle storage area at the rear.”

Garden waste sack: approximate size as follows:

Dimensions	Application
450mm D x 450mm W x 600mm H	One sack per household for kerbside collections

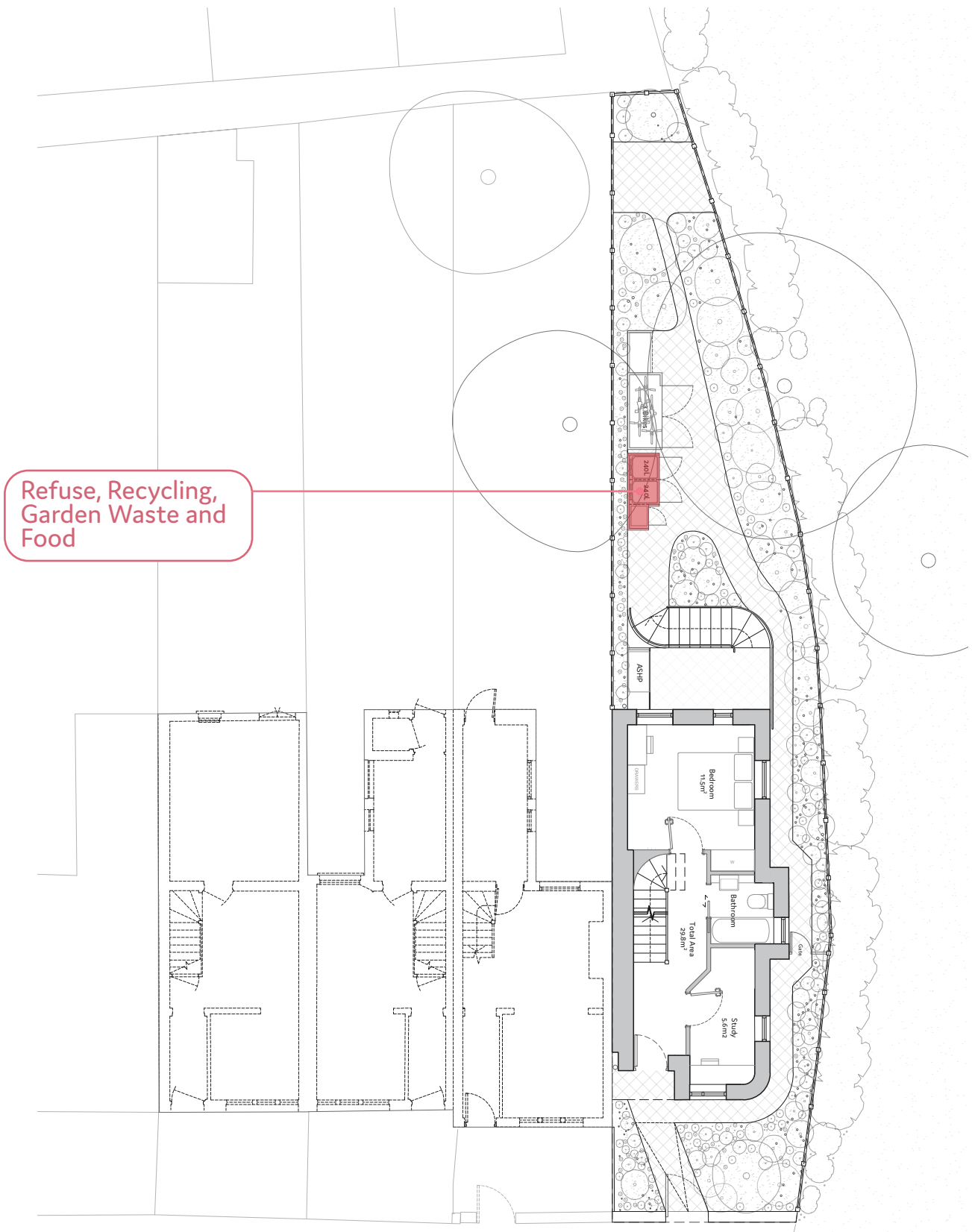
Food waste box: approximate size as follows:

Dimensions	Application
350mm D x 300mm W x 360mm H	One food box per household for kerbside collections

Wheelie bins: approximate size as follows:

Bin size	Dimensions	Application
120 litre wheelie bin	550mm D x 500mm W x 930mm H	One bin per single 1 bed dwelling when supplied for sole use.
240 litre wheelie bin	730mm D x 580mm W x 1080mm H	One per single 2/3 bed dwelling when supplied for sole use.
360 litre wheelie bin	885mm D x 620mm W x 1100mm H	One per single 4+ beds dwelling when supplied for sole use. Or one per pair of 1/2/3 bed dwellings when supplied for shared use.

Extract from Sustainable Design and Construction SPD
Appendix A3



Proposed Waste Storage - Ground Floor Plan

3.12 Transport

3.12.1 Pre-app feedback included the following:

“This is a single dwelling so would not be suitable for car free agreement. Local car ownership as recorded in the 2011 census for Hornsey Ward was 0.6 vehicles per household. Whilst this is likely to have reduced slightly since then this is a family sized house, so may well result in creating new parking demands. Therefore, it is suggested a Parking Stress Survey accompany any future formal application so transportation can take a view on the acceptability of car free at this location.”

A parking stress survey for a larger 3-bedroom house has been carried out and has shown no adverse impact. The proposal does not affect the existing parking space provisions, which are adequate. It also does not affect highway safety. The parking surveyor has said:

“Given the parking stress and reserved capacity recorded, even if the proposal did generate a low-level of on-street parking demand for 1 x car, stress would remain at 79% and in planning terms this potential on-street parking impact would likely be insignificant.

Accordingly proposals are considered acceptable with regards to parking provisions and impacts.

With regards to transport impacts Paragraph 111 of the National Planning Policy Framework includes guidance of only preventing or refusing development on transport grounds where “there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe” (p.32, MHCLG, 2021).

Based on the findings above the proposals’ residual parking impact is not considered severe in a National Planning Policy Framework context.”

Please see parking surveyor’s report for more information.

KRONEN

PROJECT - P2109.1
NIGHTINGALE LANE, HORNSEY
SHEET - PARKING SURVEYS

INVENTORY

STREET	REGULATION			
	NONE		TOTAL	
	LENGTH	SPACES	LENGTH	SPACES
NORTH VIEW ROAD	225	45	225	45
SOUTH VIEW ROAD	135	27	135	27
NIGHTINGALE LANE	220	44	220	44
NEWLAND ROAD	235	47	235	47
BOYTON ROAD	205	41	205	41
CAMPSBOURNE ROAD	35	7	35	7
TOTAL	1055	211	1055	211

KEY
NONE - NO PARKING RESTRICTION

NOTES
LENGTH IN METRES
SPACES ARE 5M LONG (AS PER THE "LAMBETH METHODOLOGY")

SURVEY 1
1.30AM 5 OCTOBER 2021

STREET	CARS PARKED				
	NONE	DIS	DK	DYL / ZZ	TOTAL
NORTH VIEW ROAD	45	2	0	0	47
SOUTH VIEW ROAD	26	0	0	0	26
NIGHTINGALE LANE	24	0	0	0	24
NEWLAND ROAD	35	0	0	0	35
BOYTON ROAD	33	0	0	0	33
CAMPSBOURNE ROAD	6	2	0	0	8
TOTAL	169	4	0	0	173

KEY
NONE - NO PARKING RESTRICTION
DK - ACROSS DROPPED KERBS
DIS - DISABLED BAY
DYL / ZZ - DOUBLE YELLOW LINE / ZIG-ZAG

SURVEY 2
12.30AM 7 OCTOBER 2021

STREET	CARS PARKED				
	NONE	DIS	DK	DYL / ZZ	TOTAL
NORTH VIEW ROAD	48	2	0	0	50
SOUTH VIEW ROAD	23	0	0	0	23
NIGHTINGALE LANE	22	0	0	0	22
NEWLAND ROAD	31	0	0	0	31
BOYTON ROAD	32	0	0	0	32
CAMPSBOURNE ROAD	7	2	0	0	9
TOTAL	163	4	0	0	167

SURVEY AVERAGE

STREET	CARS PARKED				
	NONE	DIS	DK	DYL / ZZ	TOTAL
NORTH VIEW ROAD	46.5	2.0	0.0	0.0	48.5
SOUTH VIEW ROAD	24.5	0.0	0.0	0.0	24.5
NIGHTINGALE LANE	23.0	0.0	0.0	0.0	23.0
NEWLAND ROAD	33.0	0.0	0.0	0.0	33.0
BOYTON ROAD	32.5	0.0	0.0	0.0	32.5
CAMPSBOURNE ROAD	6.5	2.0	0.0	0.0	8.5
TOTAL	166.0	4.0	0.0	0.0	170.0

KRONEN

PROJECT - P2109.1
NIGHTINGALE LANE, HORNSEY
SHEET - CENSUS 2011 DATA - LCA415EW - ACCOMMODATION TYPE BY CAR OR VAN AVAILABILITY BY NUMBER OF USUAL RESIDENTS AGED 17 OR OVER

LOCAL AUTHORITY HORNSEY

CARS OR VANS	ALL ACCOM	HOUSES ETC	FLATS ETC
ALL	10795	1270	3545
NO VEHICLES	10795	1270	3545
VEHICLE	2389	1840	2557
BY VEHICLE	10795	1450	2488

CARS OR VANS	ALL ACCOM	HOUSES ETC	FLATS ETC
NUMBER	10795	1270	3545
PROPORTION	0.00	0.00	0.00
ALL	10795	1270	3545
NO VEHICLES	10795	1270	3545
VEHICLE	2389	1840	2557
BY VEHICLE	10795	1450	2488

LOCAL WARD HORNSEY

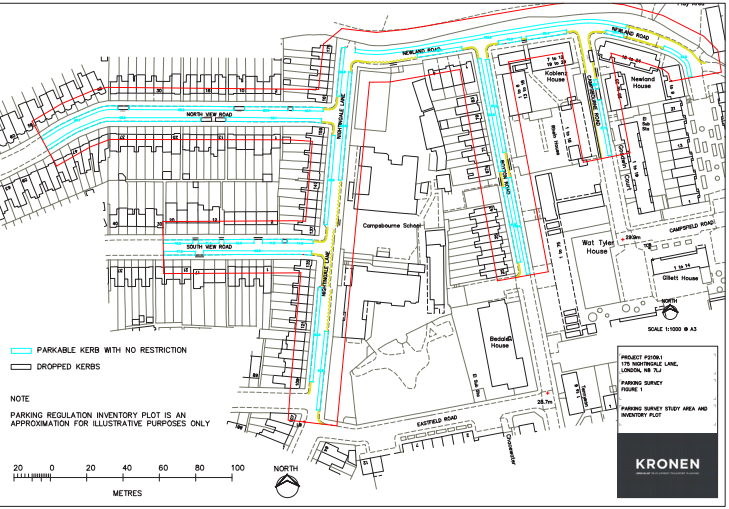
CARS OR VANS	ALL ACCOM	HOUSES ETC	FLATS ETC
ALL	10795	1270	3545
NO VEHICLES	10795	1270	3545
VEHICLE	2389	1840	2557
BY VEHICLE	10795	1450	2488

CARS OR VANS	ALL ACCOM	HOUSES ETC	FLATS ETC
NUMBER	10795	1270	3545
PROPORTION	0.00	0.00	0.00
ALL	10795	1270	3545
NO VEHICLES	10795	1270	3545
VEHICLE	2389	1840	2557
BY VEHICLE	10795	1450	2488

LOCAL CENSUS OUTPUT AREA "HORNSEY"

CARS OR VANS	ALL ACCOM	HOUSES ETC	FLATS ETC
ALL	10795	1270	3545
NO VEHICLES	10795	1270	3545
VEHICLE	2389	1840	2557
BY VEHICLE	10795	1450	2488

CARS OR VANS	ALL ACCOM	HOUSES ETC	FLATS ETC
NUMBER	10795	1270	3545
PROPORTION	0.00	0.00	0.00
ALL	10795	1270	3545
NO VEHICLES	10795	1270	3545
VEHICLE	2389	1840	2557
BY VEHICLE	10795	1450	2488



KRONEN

PROJECT - P2109.1
NIGHTINGALE LANE, HORNSEY
SHEET - PARKING SURVEYS

STRESS TABLE

STREET	REGULATION							
	NONE				TOTAL			
	LENGTH	SPACES	CARS	STRESS	LENGTH	SPACES	CARS	STRESS
NORTH VIEW ROAD	225	45	46.5	103%	225	45	46.5	103%
SOUTH VIEW ROAD	135	27	24.5	91%	135	27	24.5	91%
NIGHTINGALE LANE	220	44	23.0	52%	220	44	23.0	52%
NEWLAND ROAD	235	47	33.0	70%	235	47	33.0	70%
BOYTON ROAD	205	41	32.5	79%	205	41	32.5	79%
CAMPSBOURNE ROAD	35	7	6.5	93%	35	7	6.5	93%
TOTAL	1055	211	166.0	79%	1055	211	166.0	79%

KEY
NONE - NO PARKING RESTRICTION

NOTES
LENGTH IN METRES
SPACES ARE 5M LONG (AS PER THE "LAMBETH METHODOLOGY")

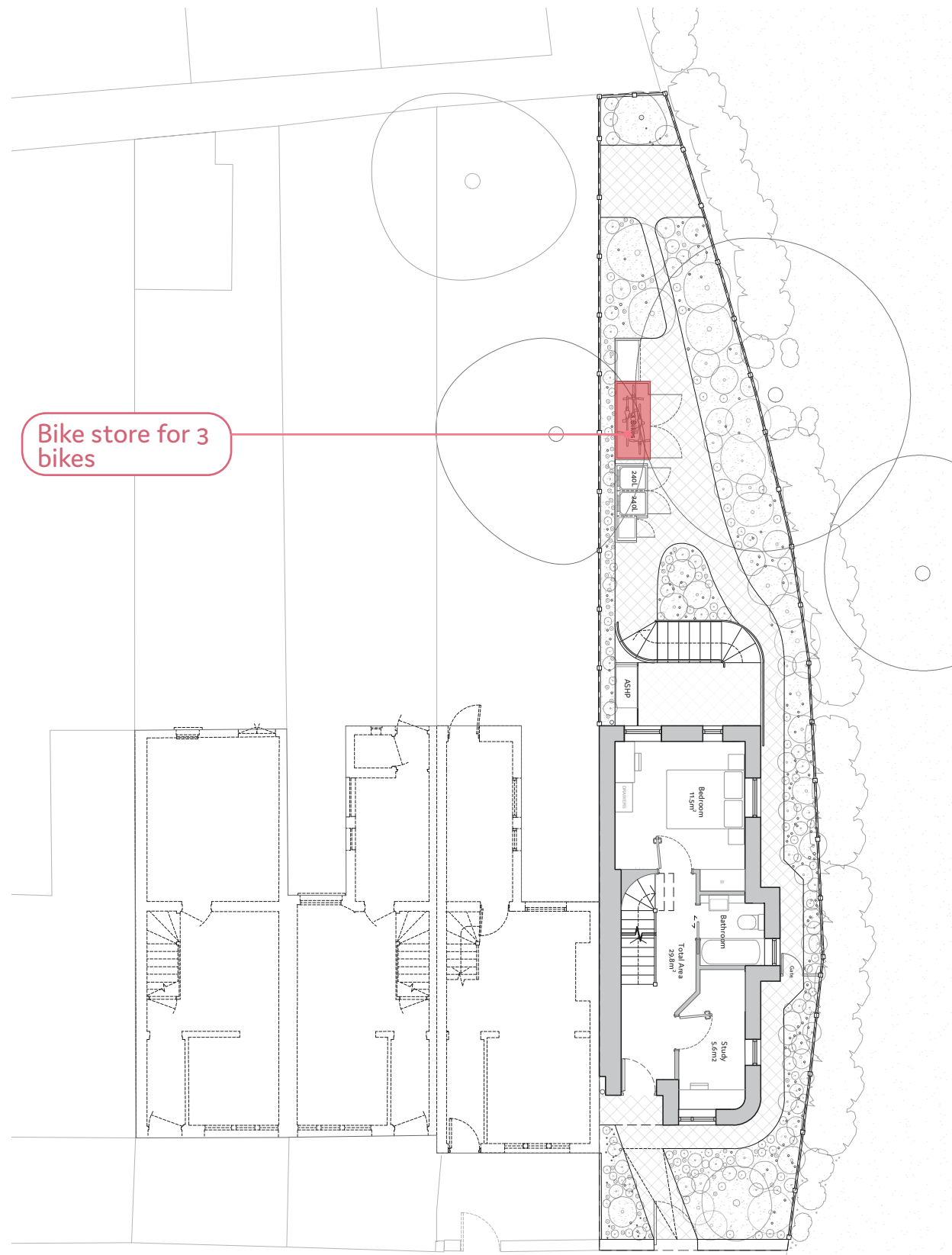
Parking Stress Survey

3.13 Cycle Parking Proposal

3.13 The London Plan requires a minimum provision for secure and weatherproof storage of three bicycle spaces for a two bedroom dwelling. Pre-app feedback also included:

“A more comprehensive approach should be considered for storage facilities rather than cluttering the front garden. There is scope for a side access that could incorporate a bin store and bicycle storage area at the rear.”

The bike store for the new dwelling can be accessed directly from the front of the properties, without going through the house. The store will be a metal store to Secured by Design standards that is weatherproof. This would be an Asgard bike store or similar.



Ground plan with bike store highlighted in red

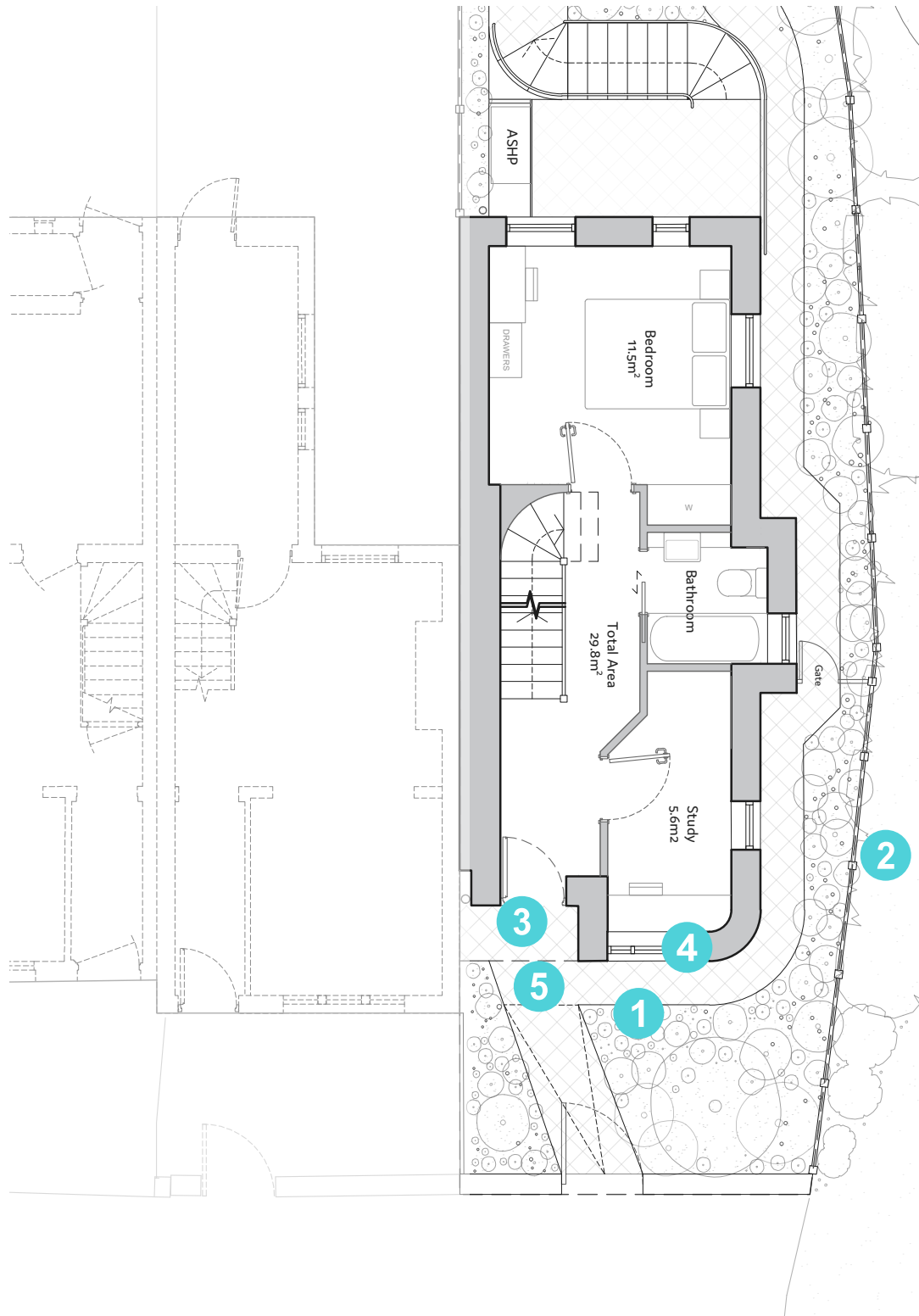


Photo of AsgardBike Storage - Police Approved

3.14 Secure by Design Proposal

3.14.1 Secure by Design principles have been considered when developing the new dwelling:

- ① The development will make use of Secured by Design (SBD) Homes principles and specifications where possible - for example, doors, windows, bike stores as set out below.
- ② All side, rear and divisional fencing will be 1.8m tall with no climbable features on the outside.
- ③ All front and rear door sets will be certified to PAS24:2016. In addition the doors will meet Building Regulations Part Q.
- ④ All ground floor windows will be certified to PAS24:2016 with laminated glazing. In addition the windows will meet Building Regulations Part Q.
- ⑤ The entrance will have appropriate lighting to maximise surveillance.



Proposed Secure By Design - Ground Floor Plan



3.15 View from Nightingale Lane

3.15 Conclusion

3.15.1 Having reviewed relevant policy, understood the opportunities and constraints of the site, and tested the proposals through a thorough design process, we present this report in support of the scheme.

