

DESIGN & ACCESS STATEMENT

**Proposed Erection of 2 no.
2 Bed Houses**

The Rear of: Harvest Lodge

7 Orchard Place, Tottenham, London N17 8BG



This document is to be read in conjunction with ARDA drawings No. 1171/01/01 - 05

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Introduction

The site in question is a parcel of land at the rear of 7 Orchard Place situated to the south side of Orchard Place outside the conservation area.

On the west side is the railway line with a arches occupied by car repair workshops, while on the east is a row of 3 storey residential houses.

To the rear of the site are an array of overgrown tall trees that effectively obscure the site , tall conifer trees, 15m in height have grown to provide screening to the site.

The site measures approximately 197 Sq M and is currently unoccupied and unused.

The backland site poses an ideal opportunity for a much needed residential development in accordance with the latest London Plan which encourages higher densities of development in suburban locations to meet housing needs especially in areas with a PTAL rating of 3 – 6 and within an 800 m distance of either a station.

Orchard Place has a PTAL rating of 4.

Background

The site formerly comprised on an industrial / storage warehouse building. This was demolished several years ago and a three storey block comprising of 6 self contained flats were constructed as per planning consent HGY/2011/1157.

The existing residential block provides more than sufficient amenity space to the flats both at the front and rear. The rear private amenity area is 272 sq. metres, which is well above the minimum standard for this number of flats which is actually 55 sq.metres, hence a significant part of the amenity space is virtually wasted and unused.

It is indeed this space we propose to develop.

Layout

The site demarked for the new houses are approximately 100 sq M and the proposed gross internal area is 58 sq M.

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The proposed layout of the new house comprises of one reception room (Living & Dining Room) on the ground floor along with a kitchen and WC and one bedroom, one home office / study and a bathroom on the first floor.

The room sizes comply with the relevant space standards.

Amenity Space

The new houses will have substantial amenity space of 40 sq M. This is compliant with the relevant policies, notably The London Plan.

Design

The proposed new two storey buildings are identical, semi detached and a contemporary design with a very modern features - high quality materials and considerable detailing.

They will not impose any loss of light, outlook or privacy to either of the adjacent properties which all comprise of flats.

The houses comprise of London Yellow Stock brickwork (matching Harvest Lodge) on the ground floor level and painted render on the upper level. The combination complements the adjacent buildings.

The front façade also includes a large iconic box window reflective in a contemporary way of the traditional bay windows . The box window will be dressed in patinated zinc work.

Access

Access to the site is a very important consideration in backland sites and fortunately for this site is not in the least land locked. The current access to the site is via Orchard Place. There is a side access door that leads to the rear of the site to the right hand side of the building. In addition to this, a new access door will be created where the boundary wall is adjacent Nursery Street. Together they provide future residents with suitable access for pedestrians, cyclists, cars, and emergency services.

Landscape

The existing site is concreted however as part of the proposals, the amenity space will be soft landscaped.

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This will comprise of shrubbery and fast growing trees to provide additional privacy to the houses and the adjacent buildings.

The houses will each have 40 sq M of soft landscaping.

Transport

The proposal includes the provision of 2 cycle stands each for the new properties it should also be noted that the properties are within reachable distance of rail services notably White Hart Lane as well as bus services.

Sustainability

The proposed house will be built to a very high standard. The proposed houses will be sustainable and low carbon. High specification thermal insulation with no gas boiler system to reduce Carbon emissions.

In accordance with the Energy Hierarchy detailed within The London Plan 2021, the proposed dwellings will deliver an overall minimum on site reduction in annual regulated carbon emissions of **50%** than would ordinarily be permitted by the standard requirements of Approved Document L1 2021 of the Building Regulations.

This reduction will be achieved through the adoption of enhanced insulation standards and improved HVAC & lighting efficiencies in comparison to the standard requirements of Approved Document L1 2021 of the Building Regulations, together with the proposed installation of photovoltaic panels .

Conclusion

Guidance in the National Planning Policy Framework (NPPF) is seeking to significantly boost the supply of housing. This proposed development will add to the housing stock of Haringey and will positively address the private rental crisis in the borough and indeed London.

It successfully satisfies the technical requirements and standards set within Haringey Council policies and the London Plan. It is also compliant with the sustainable development standards set out in the NPPF.

On the whole, by virtue of its size, location and the layout, it provides suitable accommodation and will not be detrimental to the character of the area and doesn't infringe on the amenities of the neighbouring properties.

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The Policies:

London Housing SPG Design Guide
National Space Standards
NPPF

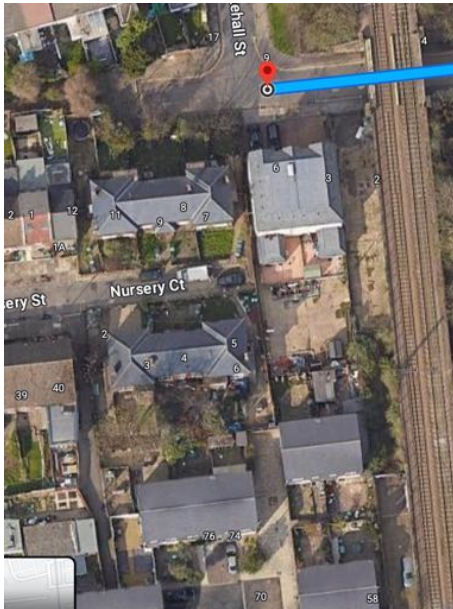


Fig. 1 – Aerial View



Fig. 3 – Rear View of Site



Fig. 2 – Rear View of Harvest Lodge

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