
DESIGN AND ACCESS STATEMENT

The Old Nursery Building
Town Hall Approach,
Tottenham Green
London,
N15 4GZ

October 2023



CONTENTS

1. Introduction
2. The Site, Context and Appraisal
3. Summary of Planning Policy Considerations
4. The Proposal
 - a. Principle of Use
 - b. Amount - Standard of Accommodation
 - c. Scale - Size, Bulk and Massing
 - d. Appearance - Local Character
 - e. Amenity
5. Accessibility
6. Heritage Assessment
7. Conclusion

1. INTRODUCTION

This statement has been prepared to accompany the submission of the planning application for a café at the Old Nursery Building, Tottenham.

For: **Proposed extension to create new cafe space and external seating.**

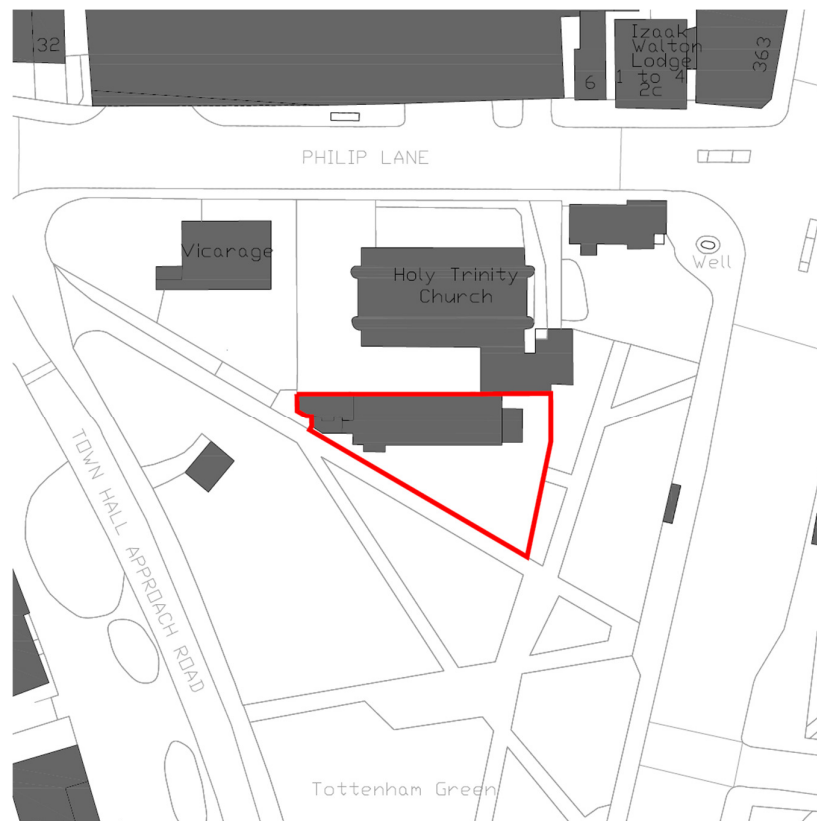
Location: **Land South of Holy Trinity Church Philip Lane Tottenham London N15 4GZ**

The statement demonstrates how the proposal has been designed and considered in accordance with Local, Regional and National Planning Policy and is sensitive to the adjacent heritage asset of The Holy Trinity Church, the forecourt wall to the Church and side walls to back of grounds fronting to Philip Lane, the adjacent old school building, the well and well house and the locally listed Vicarage.

2. THE SITE, CONTEXT AND APPRAISAL

The Old Nursery Building and surrounding amenity space is housed South of and outside the curtilage of The Holy Trinity Church in Tottenham.

The plot is at the junction of Phillip Lane and the A10 and the amenity space of the Old Nursery and amenity space faces South onto Tottenham Green.



The Holy Trinity Church is a Grade II listed building. Additionally, the forecourt wall to the Church and side walls to back of grounds fronting to Philip Lane are also listed.

The adjacent old school building is listed, as is the well and well house and the nearby High Cross. The vicarage is locally listed.

The Old Nursery Building is not listed or Locally Listed.

The listed parts of the Church and surrounding listed properties are not directly affected by this proposal.

All buildings on the site are within the Tottenham Green Conservation Area. Tottenham Green is a designated historic park.

The subject plot has a part pitched, part flat roof with full height windows doors on the South elevation set between tall chimneys. The north elevation faces towards the Church and has a number of smaller casement windows set within stone reveals.

The building is predominantly brickwork with a brickwork gable facing to the East.

To the East of the plot is also a more modern flat roofed garage which adjoins the brickwork gable.

The garage building has no heritage assets and is not in keeping with any of the other surrounding buildings.

The western end of the plot has a flat roof and has a more modern appearance to it with much less architectural detailing.

Entrances into the building are via Tottenham Green and a secondary fire escape egress from the courtyard to the rear (South) of The Holy Trinity Church.

The Old Nursery building is currently vacant and in a state of disrepair, having last been used as an Under 5 Nursery that was closed down in 2014/2015.

The site has been sitting empty ever since, with Guardians living on-site most recently to keep the site safe from squatting.



3. SUMMARY OF PLANNING POLICY CONSIDERATIONS

Town and Country Planning Act

Section 70(2) whilst considering and determining applications for planning permission the local planning authority must have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

National Planning Policy Framework

A summarised intention of this policy would be 'presumption in favour of sustainable development'.

Paragraph 14 of the NPPF makes clear that at the heart of the NPPF is a "presumption in favour of sustainable development", which is the "golden thread" running through both plan making and decision-taking. For decision-taking, unless material considerations indicate otherwise, this means:

Approving development proposals that accord with the development plan without delay; Where the development plan is absent, silent, or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the NPPF taken as a whole; or Specific policies in the NPPF indicate that development should be resisted.

Paragraphs from NPPF which have been and are considered relevant in the preparation of this application, include:

- Paragraph 17
- Paragraph 32
- Paragraph 38:
- Paragraph 49
- Paragraph 50
- Paragraph 152
- Paragraph 186
- Paragraph 189
- Paragraph 194
- Paragraph 197

The NPPF is clear in that Local Authorities should embrace high quality new development that are innovative that help raise the standard of design in the local area. NPPF encourages planning policies and decisions should, 'optimise the potential of the site to accommodate development.'

London Plan (2016)

The following policies which have been and are considered relevant in the preparation of this application, include:

- Policy 6.13 Parking
- Policy 7.1 Lifetime neighbourhoods

- Policy 7.4 Local Character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture
- POLICY 7.8 Heritage Assets And Archaeology
- POLICY 7.9 Heritage-Led Regeneration

Haringey's Local Plan -Strategic Policies

Policies which have been considered in the preparation of this application include:

- SP8 Employment
- SP11 Design
- SP12 Conservation
- SP16 Community Facilities

4. THE PROPOSAL

a. Principle of Use

The current use class for the Old Nursery building is E(f). The proposed use class would also fall into category E and therefore there is no change of use required.

b. Amount - Standard of Accommodation

The proposed extension would add 59m² of internal floor space. This would be in lieu of 15m² of garage space which is being removed, so the net increase is 44m².

The total GIA of the café space would be 100m².

Externally, more seating is proposed although this is uncovered and does not form part of the building mass.

c. Scale - Size, Bulk and Massing

The extension would be single storey with a flat roof.

The principle of the size, bulk and massing is that it is subservient to the Old Nursery and the brick gable end onto which it adjoins.

A small extraction cowl would be installed into the pitched roof to allow for Kitchen extract.

The Eastern Elevation would replicate the arches of the existing church buildings and heritage assets. The Southern Elevation would be lightweight and minimalist to emphasise the view of the Church from Tottenham Green.

d. Appearance - Local Character

The Southern walls of the extension would be glazed, allowing views through to inside the café which would contribute towards an improved street scene.

The eastern Arches would have glazed infills, providing further views into the café from the street.



The positioning of the extension towards the A10 main road where there are bus stops and a number of small shops, is intended to draw people away from the road and to make use of the historic Tottenham Green.

The use of Tottenham Green is currently under-used due to anti-social behaviour and the use of the external amenity space is intended to regenerate both the site itself but also contribute towards a more inclusive use of Tottenham Green for everyone.

e. Amenity

As part of the development, the currently disused amenity space of the Old Nursery would be redeveloped for external seating.

The idea is that it will contribute towards a positive image of Tottenham Green where users of the café can sit and enjoy views of the Church building to the North and the Green to the South.

Towards the Eastern boundary, the external space would be paved and the gates added to provide access into the space enclosed by railings, opening up a clear route from the bus stops and the junction between the A10 / Phillips Lane and the new Café.

5. ACCESSIBILITY

The proposed café would be fully accessible and designed in accordance with Part M of the Building Regulations.

The café is all on one level and would provide accessible washroom facilities together with low height serving counters to ensure it is as inclusive in its design as is feasible.

6. HERITAGE ASSESMENT

The proposal removes the current vacant and non-original garage building which adjoins the Eastern gable wall of the Old Nursery.

The garage currently does not positively contribute to the local conservation area, or the heritage assets.

This garage already links through to the original Old Nursery building through an internal door opening, and the proposal would seek to widen and make use of this existing opening.

The wall which adjoins the garage has very little architectural merit, other than a circular stone insertion at high level which will remain visible. Internally, there is no contribution towards the heritage asset.



A blocked archway to the eastern elevation would remain closed, but will be reimagined with an external courtyard creating a feature of part of the original building design.

Therefore, the physical change to the Old Nursery building itself is minimal and seeks to enhance the existing and originally designed built environment.

As the old Nursery itself is not listed or locally listed, this does not have any direct impact on the surrounding heritage assets.

The replacement extension will have glazed walls which will give views through to the original building which will improve the current view of what is currently the side of the garage building.

With the alterations taking place to amenity space at the Eastern and Southern sides of the site, this also has no direct physical impact on the listed or locally listed buildings.

The proposal improves the wider environment through monetary investment, the regeneration of the derelict building and an under-used amenity space.

The proposals can therefore be considered to have a public benefit to them.

7. CONCLUSION

We believe the proposed development, which is subservient in scale and form to the host building and the heritage assets beyond, will contribute positively to Tottenham Green and will regenerate an otherwise underused and derelict plot.

It is intended to act as a community hub and which will not only support the circular economy within the building, but also the local economy through the creation of new jobs for local Haringey residents.

We kindly request permission is granted for the development.

