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Site: 88B Cavendish Rd, Haringay Ladder, London N4 1RS

DESIGN & ACCESS STATEMENT

Proposal: Change of use of existing church/community centre to office use at ground and lower ground floors, with extension of upper floors to form a self-contained 2-bedroom residential unit, including associated internal and external alterations

Planning Statement

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the redevelopment and change of use of 88B Cavendish Road, London N4 1RS.

The application proposals seek permission for the conversion of an existing former church/community building to a mixed-use development. The scheme comprises office accommodation (Use Class E) at ground floor and lower ground floor levels, together with the creation of one self-contained two-bedroom residential unit (Use Class C3) at first and roof levels.

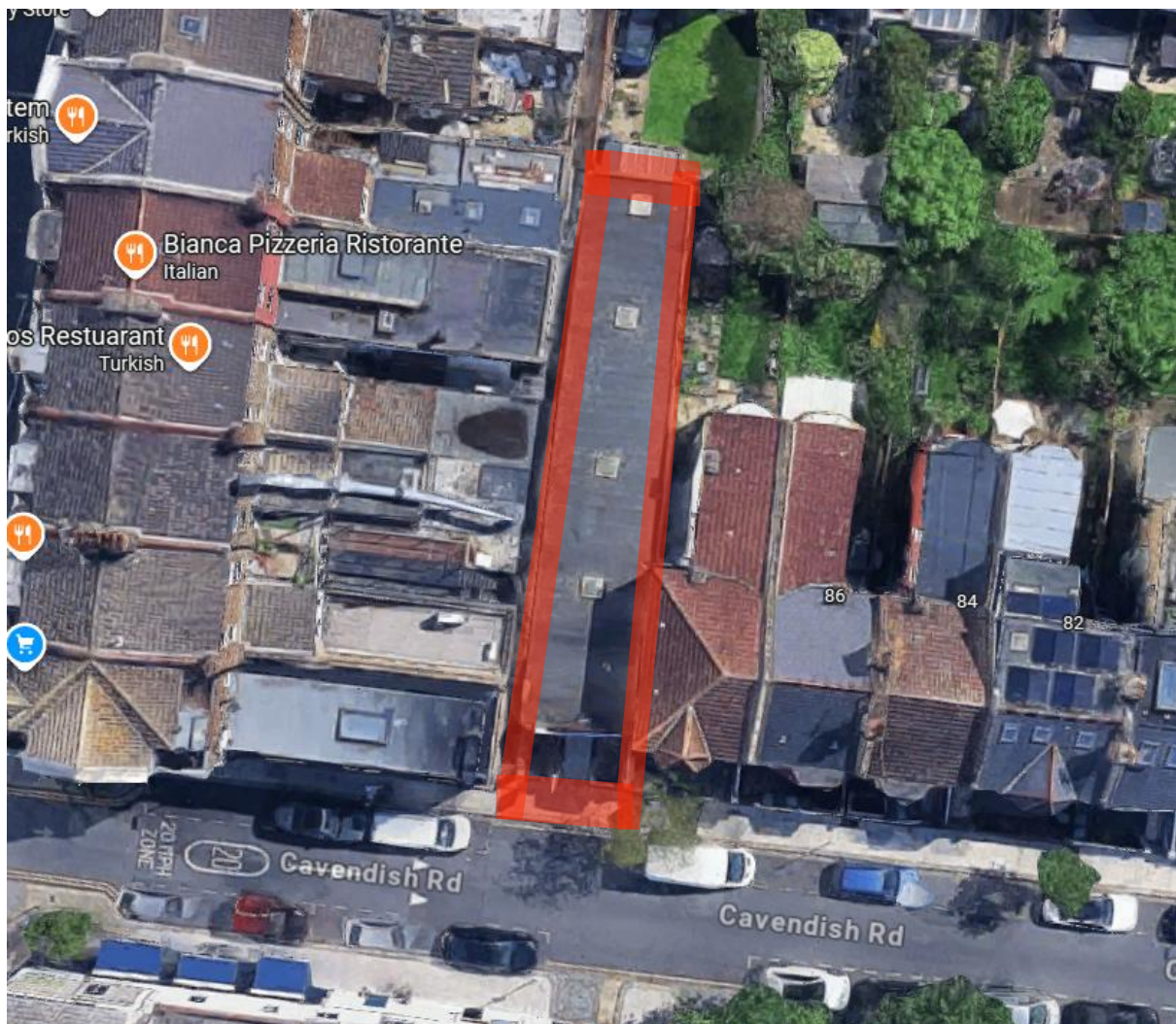
The proposals also include the formation of a set-back roof extension to facilitate the residential accommodation, alongside associated internal and external alterations.

The Statement assesses the proposal against the relevant national, London Plan and London Borough of Haringey planning policy framework and demonstrates that the development is acceptable in principle.

2. Site Description and Context

The application site comprises an existing former church building with a site area of approximately **149 sqm (0.01 ha)**. The building is currently in non-residential use and is located within a predominantly residential area of Haringey, characterised by a mix of residential properties, small-scale commercial uses and community buildings. The site is situated within the administrative area of **East Haringey Ward**.

Ward boundaries are not planning designations and do not impose development constraints.



3. Planning Designations

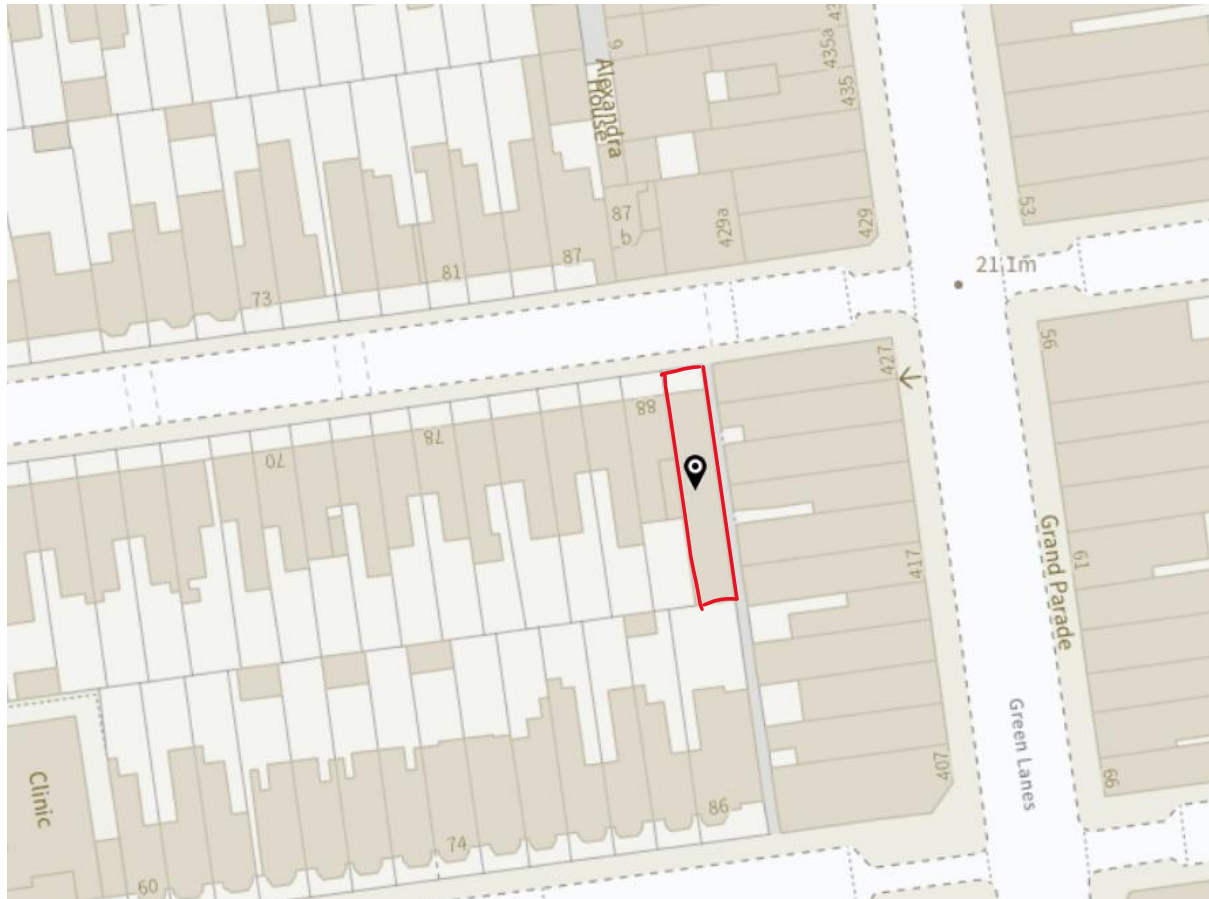
3.1 Town and District Centres

The site lies **outside all designated town and district centres** and is not subject to town centre hierarchy or retail protection policies. As such, there is no policy

requirement for retail-led development, nor any restriction preventing the introduction of office or residential uses.

3.2 Primary Frontage

The site is not located within a Primary Shopping Frontage. Consequently, there is no policy presumption in favour of retail uses at ground floor level, and the introduction of a Class E office use at ground floor is acceptable in principle.



3.3 Site Photos



4. Proposed Development

The client is a local business that has been operating for over 30 years. It has recently purchased a neighbouring property with the intention of developing the space for use as additional office accommodation, as the business is expanding and requires more space to support its operations in the area.

The proposal comprises:

- Retention and conversion of the existing building;
- Provision of **office accommodation (Class E)** at ground and lower ground floor levels;
- Creation of **one self-contained two-bedroom flat (Class C3)** at upper floor levels;

The development represents an efficient and sustainable reuse of an existing building and delivers a compatible mix of employment and residential uses.

5. Principle of Development

5.1 Mixed-Use Development

The proposed mixed-use arrangement is acceptable in principle. The introduction of office space at ground floor level supports local employment objectives and aligns with borough-wide policies encouraging small-scale employment and flexible workspace.

Residential use above ground floor is supported in non-designated centre locations and contributes positively to housing delivery without displacing existing housing stock.

- **Design Approach**
- The proposed development has been carefully designed to deliver a **sensitive and sustainable conversion of the existing church building into a mixed-use scheme**, comprising office accommodation at lower levels and a residential unit above.
- The design approach seeks to **balance the retention of the building's character with the introduction of contemporary elements**, ensuring that the development integrates successfully within the surrounding townscape while providing a viable long-term use.

Ground Floor and Lower Ground Floor – Office Use

The ground floor and lower ground floor have been **carefully reconfigured to accommodate office use**, supporting the continued growth of an established local business.

The applicant operates a **long-standing business within the area (over 30 years)**, and the acquisition of the building enables the expansion of this local enterprise, thereby contributing positively to the local economy.

The layout has been designed to:

- Provide **functional and flexible office spaces**
- Create a **welcoming environment for clients and visitors**
- Maintain **efficient circulation and clear access routes**
- Respect the constraints and proportions of the existing structure

The office use at lower levels ensures **active and productive use of the building**, aligning with the character of the surrounding area and supporting local employment.

Residential Use – Upper Floors

A **separate and clearly defined entrance** is provided for the residential unit, ensuring appropriate separation between commercial and residential uses.

The upper floors accommodate a **self-contained two-bedroom flat**, with a layout that reflects **typical residential arrangements within the surrounding area**.

The internal configuration has been designed to:

- Position **living, kitchen and dining areas to the front**, benefiting from street-facing outlook and natural light
- Locate **bedrooms and bathroom to the rear**, providing a quieter and more private environment
- Deliver a **logical and efficient internal layout**, consistent with local residential typologies

This arrangement ensures a **high standard of residential amenity** while responding appropriately to the building's form and context.

Extensions and Roof Design

The proposed upper floor extension follows a **form and footprint that reflects established patterns of development in the surrounding area**, ensuring that the proposal remains consistent with the prevailing built character.

A **set-back roof extension** is introduced to create additional accommodation in the form of a bedroom with ensuite. The set-back design ensures that:

- The extension remains **subordinate to the host building**
- Visual impact from street level is **minimised**
- The overall massing is **appropriate and proportionate**

This approach is consistent with common roof extension strategies within the locality.

Materials and Appearance

Materials have been **carefully selected to complement the character of the surrounding area**, while introducing a subtle contemporary architectural expression.

The palette seeks to:

- **Respect the existing building fabric**
- Harmonise with neighbouring properties
- Introduce **high-quality, durable materials**
- Provide a **balanced blend of traditional and contemporary design**

This ensures that the development integrates well within the streetscape while maintaining a distinct architectural identity.

Contemporary Elements and Lightwell Design

A key design feature of the proposal is the introduction of a **roof lightwell**, which enhances the building's functionality and visual quality.

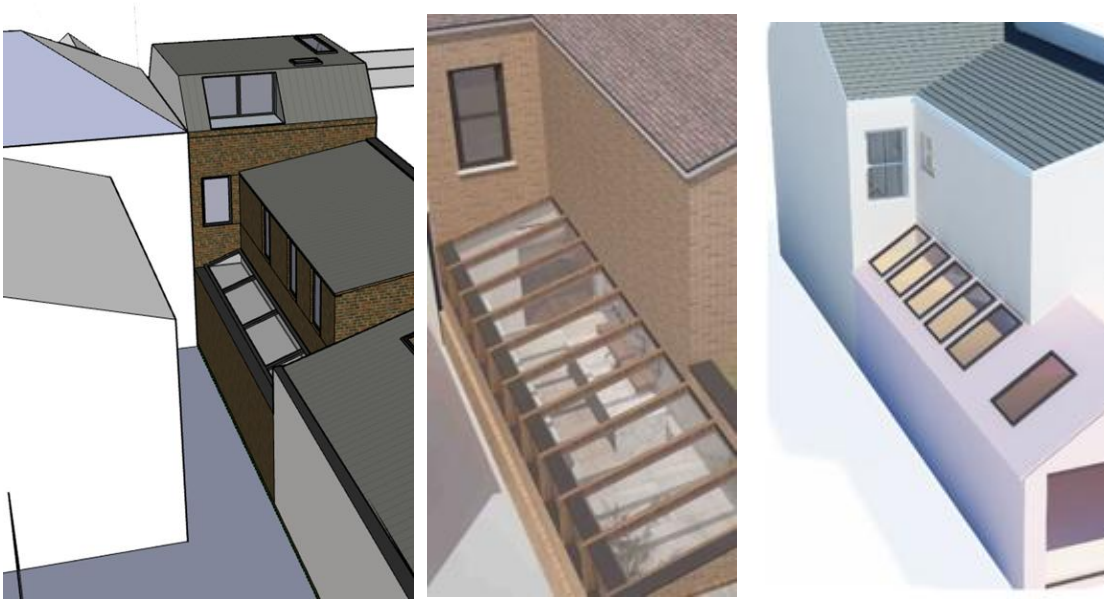
The lightwell has been designed to:

- **Maximise natural light** into the internal spaces
- Improve the quality of accommodation
- Introduce a **contemporary architectural feature**

The design draws from **adjacent properties and modern interventions within the area**, ensuring that the proposal sits comfortably within its context while contributing positively to the architectural character of the street.



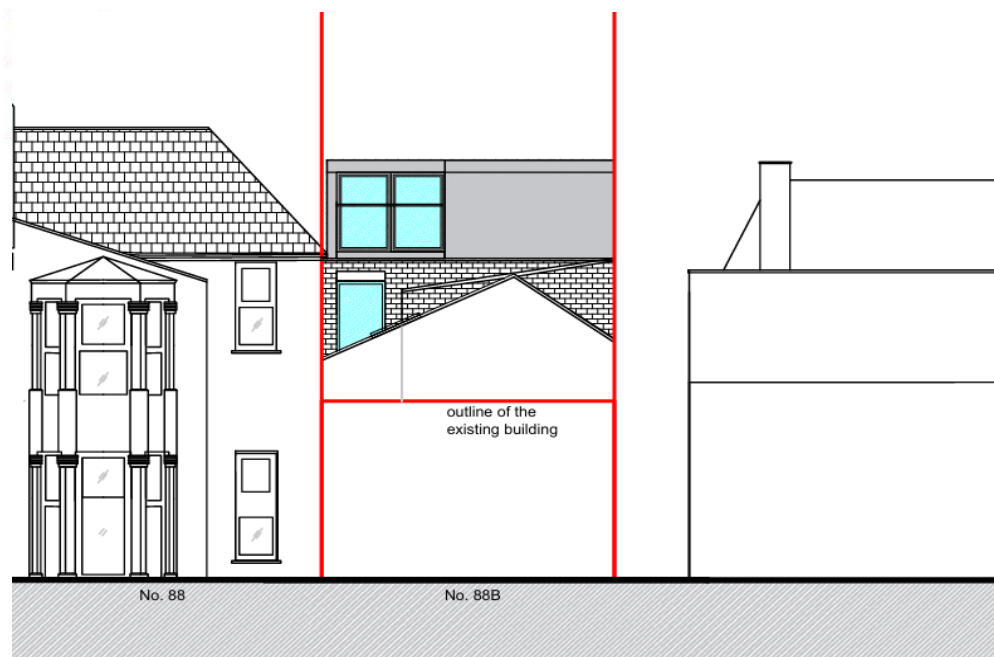
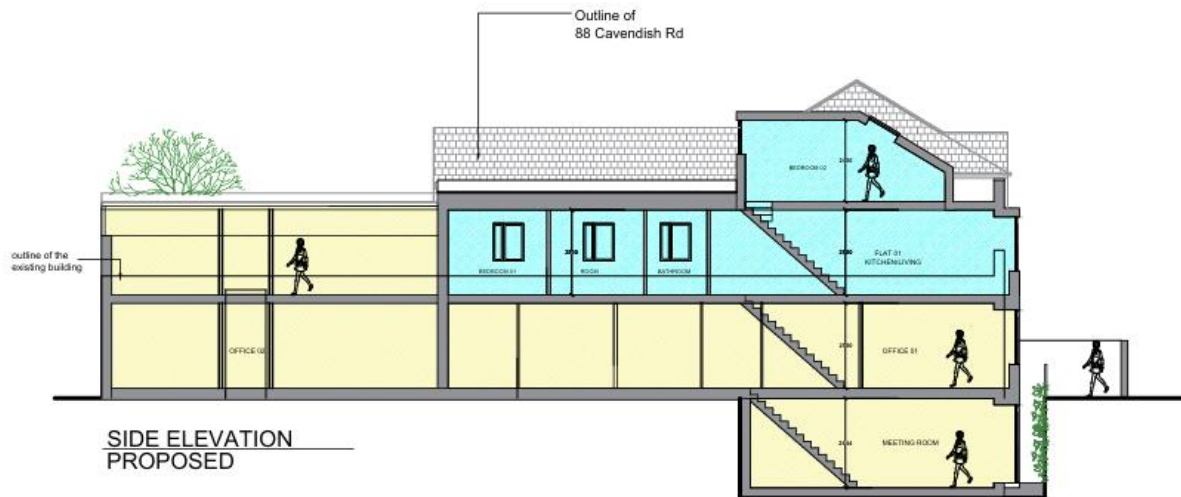
REAR ELEVATION
PROPOSED



88B Proposed Rear Elevation – The pitched glazing is designed to bring natural light into the ground floor. The first-floor layout will replicate the adjoining property, with the first floor set back beneath a pitched roof.



The photograph above illustrates that many of the adjoining properties have added rear roof extensions. The proposed design follows this established pattern by extending the roof in a similar manner. It introduces a lighter, modern material such as zinc, creating a contemporary architectural feature that enhances the overall appearance of the building.



The new roofline is designed to be lower than that of the neighbouring property to ensure the proposal remains modest and less visually prominent



A similar design approach has been adopted within the proposal to introduce a contemporary front bay window, enhancing the architectural interest of the property. The inclusion of the bay window draws inspiration from adjoining properties, where this feature is a common element. By reflecting this established pattern, the design aims to maintain visual harmony and reinforce the cohesive character of the surrounding streetscape.

5.2 Employment Use

The retention of employment-generating floorspace at ground floor level aligns with Haringey's strategic objectives to support economic activity and small businesses. Office use is appropriate in this location and does not conflict with any centre-based or frontage-based policies.

6. Planning History

Planning History (Summary – 88B Cavendish Road, N4)

- **1971–1978:** Multiple permissions granted for residential development and light industrial/storage use, including construction of dwellings and use of premises for storage, packing, and finishing of components.
- **1985 (Ref: OLD/1985/0166):** Change of use from light industrial to a building for religious, community, and welfare services – **approved with conditions**.
- **1985 (Ref: OLD/1985/0167):** Reconstruction of ground floor with alterations to elevations – **approved with conditions**.

7. Assessment Against Planning Policy

1. National Policy – National Planning Policy Framework

The proposed development has been assessed against the relevant provisions of the **National Planning Policy Framework**.

Sustainable Development (Paragraphs 8 & 11)

The proposal accords with the presumption in favour of sustainable development by delivering a scheme that provides **social, economic and environmental benefits**.

- **Social role:** Provides new residential units contributing to housing supply
- **Economic role:** Introduces office floorspace, supporting local employment
- **Environmental role:** Reuses an existing building, minimising resource consumption

The reuse of an existing church represents an efficient and sustainable form of development

Housing Delivery (Paragraph 60)

The residential component contributes to the borough's housing supply, in line with national policy objectives to **boost significantly the supply of homes**.

Economic Growth (Paragraph 85)

The introduction of office space supports local economic growth and productivity, providing flexible workspace and contributing to employment opportunities within the borough.

Design Quality (Paragraphs 129–134)

The design approach responds positively to the **existing character and constraints of the church building**, ensuring a high-quality and contextually appropriate scheme.

- Retention of key architectural features
- Sensitive insertion of new elements
- High-quality materials and detailing

The proposal therefore constitutes **well-designed development**.

2. The London Plan (2021)

The proposal complies with the **London Plan** as follows:

Good Growth (GG2, GG5)

The development makes the **best use of land** through intensification of an underutilised site and supports a **diverse local economy** by introducing office use

Design (D1, D3, D4, D6)

The design responds to the site's context and optimises its capacity within the constraints of the existing building.

- Internal layouts comply with **space standards where feasible**
- Good levels of daylight and ventilation are achieved
- The scheme delivers a **high-quality residential environment**

Transport (T2, T5, T6, T7)

The development promotes sustainable transport:

- Provision of secure cycle parking
- Reduced or car-free development approach
- Adequate servicing arrangements

Noise (D13)

The proposal ensures appropriate mitigation of noise impacts between uses through:

- Acoustic separation
- Careful layout design

Loss of Community Use (SP8, DM41)

The existing church use falls within a community use classification.

The proposal complies with policy by demonstrating that:

- The building is **no longer viable in its current use** (to be supported by evidence)
- The development provides **alternative benefits**, including housing and employment
- The proposal secures the **long-term future of the building**, preventing vacancy or decline

Design (SP11, DM1)

The proposal achieves a high standard of design:

- Respecting the scale, form and character of the existing building
- Retaining significant architectural features
- Introducing contemporary elements that are clearly subordinate

4. Supplementary Planning Documents (SPDs)

The proposal accords with relevant Haringey SPDs, including:

- **Sustainable Design and Construction SPD** – energy and environmental performance
- **Housing SPD** – residential quality and amenity
- **Planning Obligations SPD** – contributions and affordable housing

5. Conclusion

The proposed conversion of the church to a mixed office and residential development:

- Makes **efficient use of an existing building**
- Delivers **new homes and employment space**
- **Preserves the character and significance** of the building
- Provides a **high-quality living environment**
- Promotes **sustainable transport and environmental performance**

Justification for Loss of Church Use

As stated in the letter below, the property has been vacant for over two years and has been actively marketed during this period. The evidence provided supports this.

Yilmaz,

I am writing to confirm that this property has been sold by Ben Oldstein at Alex Martin. Additionally the property has been marketed since September 2024

Hope this helps,

Ben Oldstein

Sales & Lettings Negotiator



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