

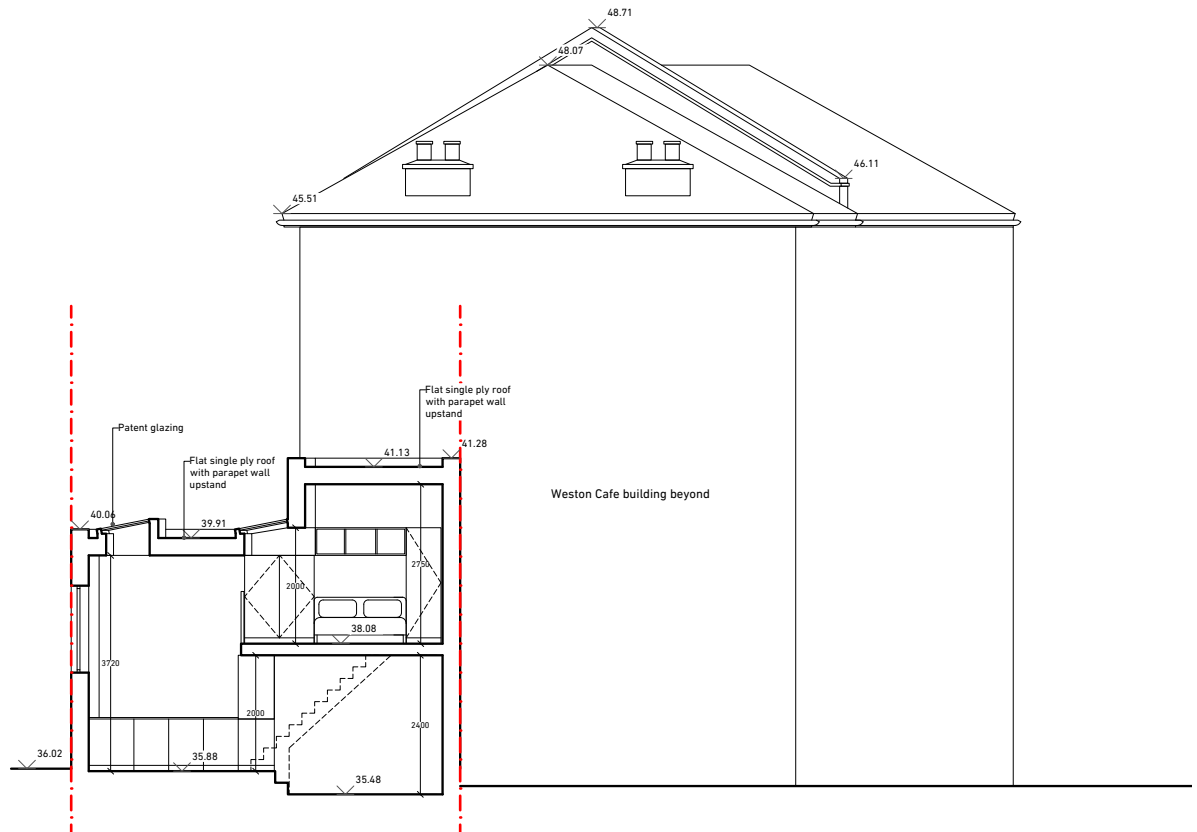


DESIGN & ACCESS STATEMENT

**Proposed conversion, refurbishment and
change of use to use class C3 (Residential) at
land to the rear of 110 Nelson Road, London,
N8**

BROWN URBANISM

Unit 1 Spurhouse,
4 - 14 Spurstowe Terrace
London E8 1LT



1.Introduction

Full planning permission is sought for the conversion, refurbishment and change of use of the existing structure at the land to the rear of No. 110 Nelson Road to create a modest, contextual one bedroom dwelling, within just one and a half storeys.

This application follows a dismissed appeal for permission to demolish the existing structure and construct a new dwelling of three storeys in height.

We have worked with the applicant to design a revised conversion scheme that addresses the concerns raised in the previous dismissal.

In summary, the proposed scheme addresses the following critical aspects:

1. Character & Appearance:

The conversion strategy retains the discreet, subservient and innocuous quality of the existing low-rise structure, and appears far less prominent along the terrace.

2. Effect on neighbouring living conditions:

The massing of the scheme is low-rise, at just 1.5 storeys at the highest point, to reduce the sense of enclosure and loss of outlook in the neighbouring gardens and living spaces.

3. Living conditions of future occupiers:

The scheme provides high ceilings, high levels of natural light and outlook, and ample internal floor area whilst allowing for additional thickness to the perimeter walls. This provides fabric performance improvements to ensure a sustainable and cost-effective, functioning dwelling.

**Previous: Concept image of the proposed scheme
Above: Proposed scheme sectional drawing**



Documents submitted:

JAZ_P005_EXISTING SITE PLAN.pdf
 JAZ_P011_EXISTING GROUND FLOOR PLAN.pdf
 JAZ_P012_EXISTING FIRST FLOOR PLAN.pdf
 JAZ_P021_EXISTING NORTH ELEVATION.pdf
 JAZ_P022_EXISTING EAST ELEVATION.pdf
 JAZ_P023_EXISTING SOUTH ELEVATION.pdf
 JAZ_P111_PROPOSED GROUND FLOOR PLAN.pdf
 JAZ_P112_PROPOSED FIRST FLOOR PLAN.pdf
 JAZ_P121_PROPOSED NORTH ELEVATION.pdf
 JAZ_P122_PROPOSED EAST ELEVATION.pdf
 JAZ_P123_PROPOSED SOUTH ELEVATION.pdf
 JAZ_P131_PROPOSED SECTION AA.pdf
 JAZ_P132_PROPOSED SECTION BB.pdf

JAZ_DAS.pdf

2.Existing context and surrounding area

The site is an L-shaped area of land behind the corner plot of No. 110 Nelson Road, with a frontage onto Weston Park to the north.

The site is bordered by the dwelling 110 Nelson Road and its garden to the west. A Victorian three storey terrace at 85 Weston Park abuts the application site to the east, with a cafe with outdoor seating directly adjacent to the site. The garden of No. 108 Nelson Road lies to the south.

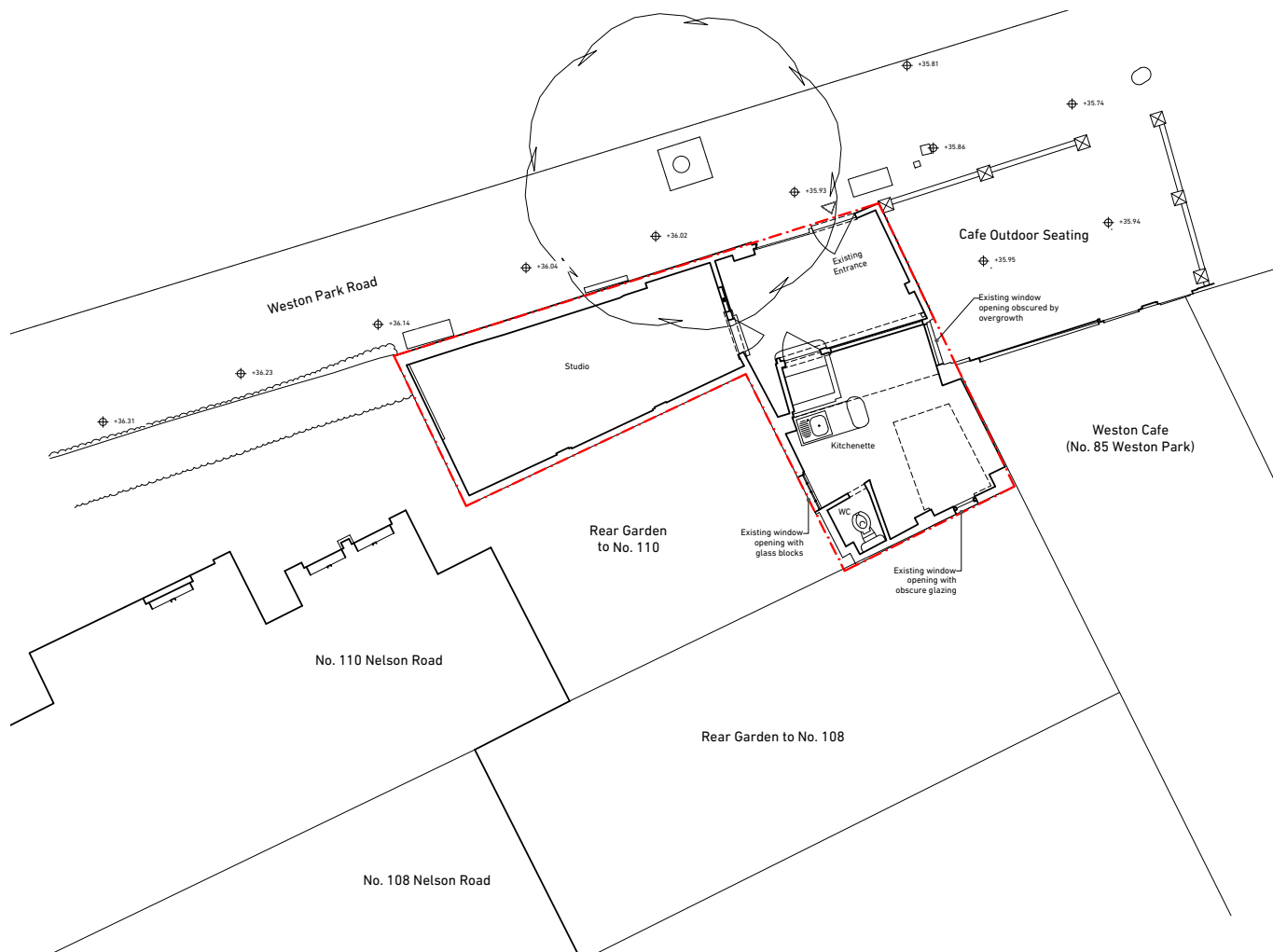
The existing masonry structures have a GIA of approximately 39m². They comprise a formation of two enclosures at one storey and one and half storeys at the south and west portions of the site respectively, leaving a small uncovered area between.

The site frontage along Weston Park is defined by a 2m+ masonry boundary wall.

All walls are constructed of brick, with corrugated metal roofs. The southern boundary of the site rises in height to approximately 3.5m, with timber framed clerestory windows facing north towards Weston Park.

The building is accessed from a gate within the street-facing boundary wall.

Above: Aerial site image with the applicant's ownership boundary indicated in red line



Internally, the studio includes a WC and kitchenette with ladder access to a low mezzanine platform which receives natural light through the clerestorey timber-framed glazing.

The secondary enclosure comprises covered storage space.

In terms of services, the site has an electrical supply as well an inspection chamber for combined foul and rainwater drainage.

The site enclosure receives natural light via a number of obscured glazed windows. One faces towards the cafe outdoor seating to the east at high level, hidden by overgrowth. The other two face south towards the garden of No. 108 Nelson Road, and facing west to the garden of No. 110 Nelson Road.

The site is not located within any of Haringey's Conservation Areas, and does not fall within the curtilage of a Listed Building.



Top: Existing ground floor plan
Bottom: Photograph of the site taken from across Weston Park, with Weston Cafe on the left and 110 Nelson Road on the right hand side.



3. Planning history and relevant precedents

3.1 The Application Site

APP/Y5420/W/25/3369374 [DISMISSED]

In 2025, the latest planning application decision (described below) was appealed. This appeal was dismissed citing the following main issues:

- 'The effect of the proposal on the character and appearance of the area'; and
- 'The effect of the proposal on the living conditions of the occupiers of neighbouring properties and future occupiers of the development'

HGY/2024/1382 [REFUSED]

'Demolition of existing buildings, erection of part single, part three-storey dwellinghouse.'

In 2025, full planning permission was refused for a proposal that would replace the existing structure on site with a new one bedroom dwelling of part single and part triple storey height.

3.2 Relevant Applications from Neighbouring Properties:

HGY/2003/0393 [GRANTED]

'Change of use of ground floor and first floor from storage and offices to a two bedroom dwelling, including extension to front to provide an office and courtyard, raising of flat roof to first floor and alterations to elevations.'

In 2003, permission was granted for the property directly opposite the application site, now known as 96A Weston Park, to convert existing office premises into habitable accommodation, including extension works and raising of the roof. This proposal has been implemented and the dwelling is considered a cohesive part of the surrounding area and streetscape.



Top: Refused application North Elevation (planning application ref HGY/2024/1382)

Bottom: Photograph of No. 96A Weston Park (planning application ref HGY/2003/0393)



4. Proposal

4.1 Overview

The proposal seeks to build upon, extend and refurbish the existing structures to create a spacious but modest and inconspicuous studio that is sympathetic to the scale of its surroundings, whilst providing an internal living experience with generous internal height, volume, light and character.

4.2 Access

The proposal provides level threshold access directly from Weston Park via a wide sliding painted timber door. The point of access is relocated from its existing position to the western part of the site boundary.

4.3 Layout

The proposed scheme positions the entrance, accessible sanitary accommodation, refuse and cycle storage at the western edge at entrance level.

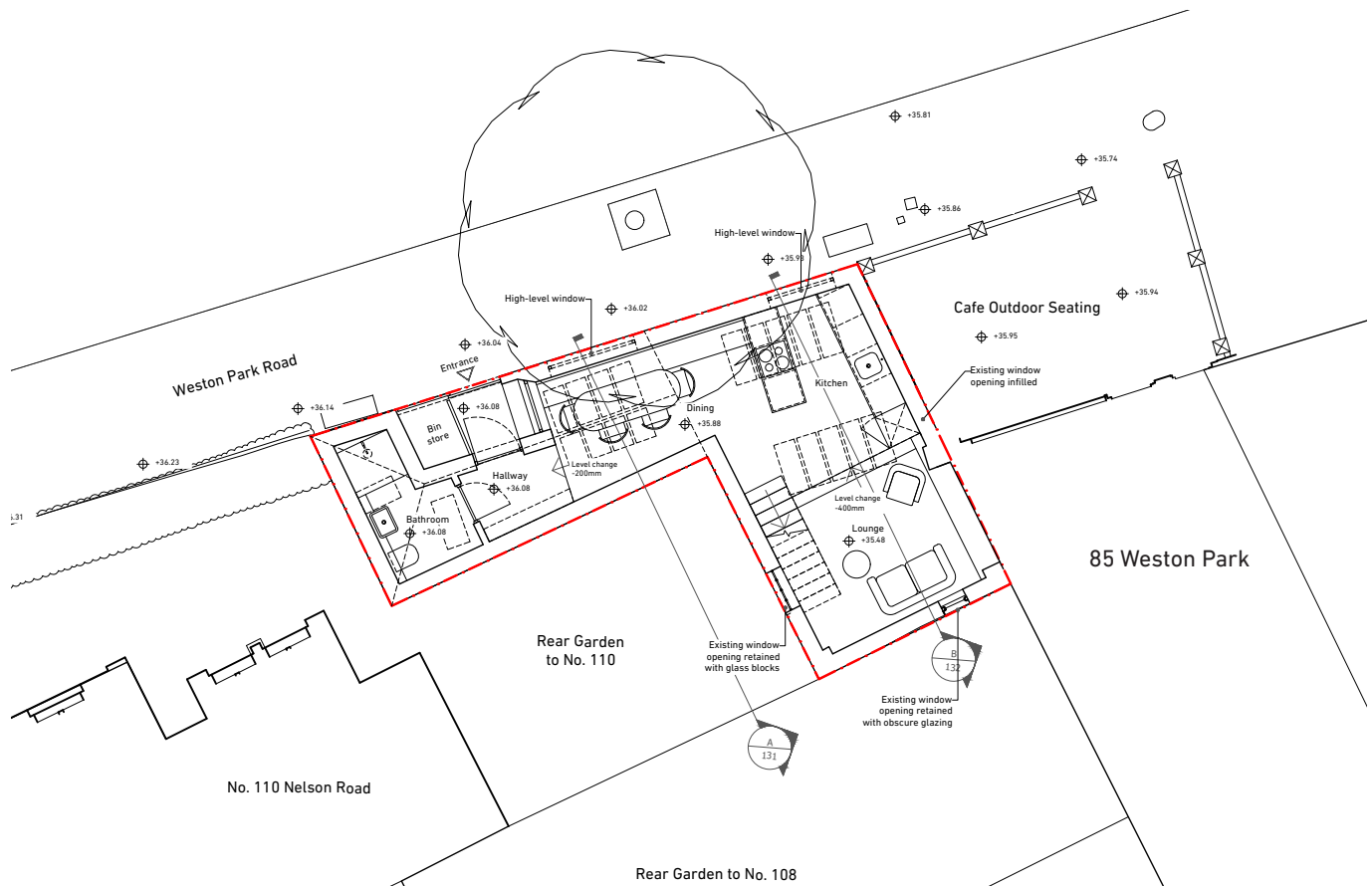
The dining room, kitchen and lounge are located at a lower level which steps down eastwards. This change in level increases the internal ceiling height and enables a split-level configuration with a low mezzanine bedroom that is accessed via a single flight of stairs.

New glazed openings to the north elevation fronting the street are positioned with sill heights at a minimum of 1550mm above the pavement. This configuration is to increase the privacy for future occupiers whilst providing outlook to the street, access to daylight, and natural cross ventilation.

Existing window openings that face towards the neighbouring gardens are retained and replaced with obscured glazing to increase access to diffuse daylight within the lower lounge, whilst safeguarding the privacy of neighbouring amenity and living spaces.

Proposed rooflights in the pitched and flat roofs provide natural light, outlook and ventilation across the internal living spaces including the mezzanine, dining room, kitchen and bathroom.

Above: Concept image of the proposed scheme, looking south west along Weston Park



4.4 Amount

The proposal provides a one bedroom, one person residential studio of 44m² GIA.

4.5 Scale

The scheme has been designed to apportion massing carefully across the site, in order to minimise impact on neighbouring amenity and to reduce the visual impact along the terrace.

The proposal increases the height of the existing structures carefully, with the highest section set back and concealed in line with the three-storey terrace of 85 Weston Park to the east.

The 1.5 storey structure has a parapet set approximately in line with the vertical centre of the first floor windows to the adjoining terrace building, and is notably lower than the eaves height of No. 110 Nelson Road to the west.

The scheme reduces in height along the north boundary moving east to west, with a proposed parapet level on the eastern side set aligning with the cornice level of the ground floor shops along the neighbouring terrace.

At the western side of the proposal fronting Weston Park and abutting the gardens around 110 Nelson Road, the massing is reduced in height, with a parapet level of 2.6m and a hipped roof sloping away from the eaves to minimise the sense of enclosure and potential loss of outlook experienced within the neighbouring gardens.

With regards to the neighbouring gardens, the proposed heights have been carefully considered to mitigate overshadowing. At the rear elevation, the single storey hipped roof, which backs onto the garden of No. 110 Nelson Road, lowers in height from its original level by around 500mm to accommodate for the irregular roof shape.

Top: Proposed Ground Floor Plan (Not to Scale)

4.6 Appearance

Design Concept

This design aims to improve the existing appearance of the structure whilst maintaining visual cohesion with the surrounding architectural character. In keeping with the building's existing overall appearance, the proposal seeks to remain discreet within the streetscape.

Materials

London stock brick similar in appearance to number 85 Weston Park is to be used to extend, infill and make good the existing walls to ensure a contextual and characterful finish that retains the quiet and ambiguous nature of the existing building.

The hipped roof is clad with metal standing seam panels, echoing the existing corrugated metal roof.

The proposed windows are constructed of robust metal frame with powder-coated finishes throughout.

The front door is a painted timber sliding door.

9. Refuse Storage

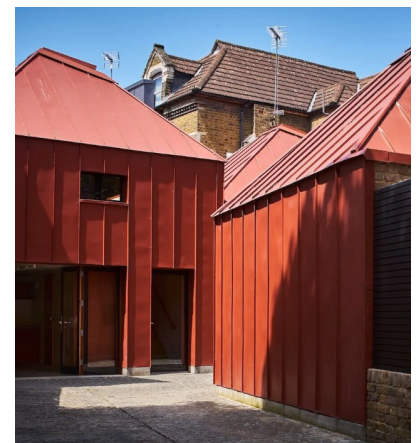
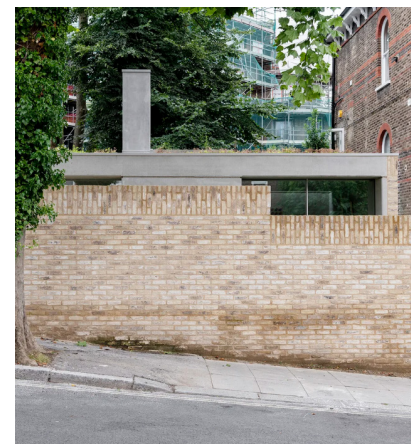
To the side of the external dwelling access is space designated for bin storage, behind another sliding door. This ensures that the bins can be kept in a secure, external space that does not interfere with the dwelling or the street, but is easily accessed for the sake of waste disposal.

10. Parking and Transport

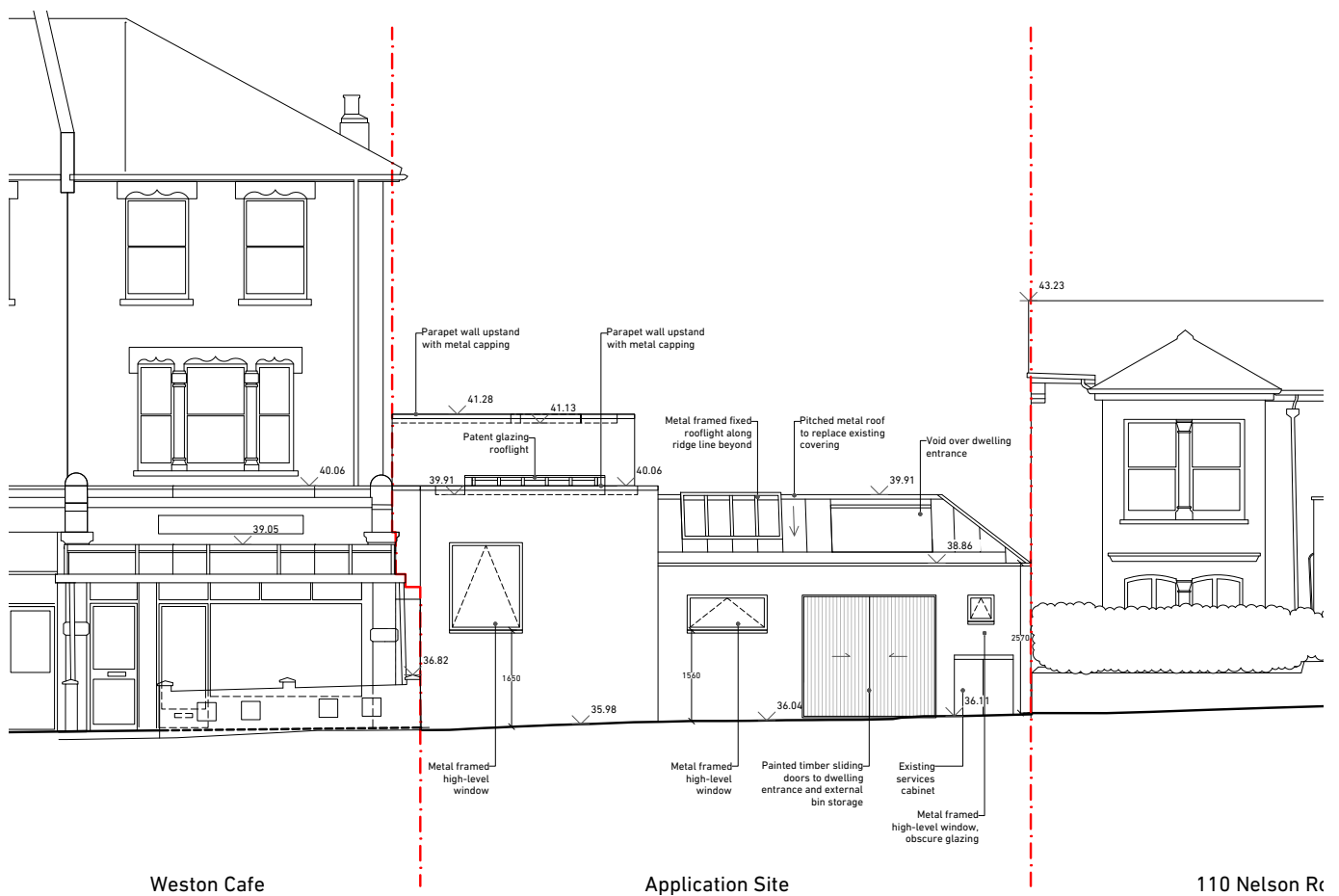
As the proposal is a one-bedroom dwelling on a constrained site, it would not be appropriate to provide a parking space. Furthermore, the site is located close to Overground and National Rail train stations, which provide sufficient transport links in and out of the city. A bicycle storage space is included in the dwelling to help promote sustainable methods of transport.

11. Relevant Planning Policies

- The London Plan (2021)
- Haringey Local Plan (2017)
- Haringey Development Management Plan (2017)



Top: - Shadow Box, Marie Jose Van Hee Architecten,
Middle: - Concrete House, Henning Stummel,
Below: - Tin House, Henning Stummel



12.Summary

We have sought to balance the needs of the applicant in improving the quality and condition of the space into a comfortable, habitable dwelling, whilst ensuring that we have considered the concerns regarding harm to the streetscape and neighbouring properties.

We believe the proposal addresses the concerns raised within the previous refused applications, and provides the following improvements:

- A discreet and characterful renovation with minimised impact on the established street scene.
- Improved living standards for future occupants of the dwelling, creating high quality internal space ,with plentiful access to natural daylight and ventilation.
- A low-rise scheme that reduces the impact of enclosure and loss of outlook to neighbouring properties.

We welcome a positive and productive engagement with officers and will be pleased to provide any further information or clarifications to aid a decision.

Top: Proposed front elevation, not to scale