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INNOVATION. DESIGN. EXPERIENCE

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Design Access Statement

25.2162/Reports/Design Access Statement

External Compound / Reroofing / New Glazing / New Door & External
ventilation louvres
at Unit 4

Lockwood Industrial Park, Mill Mead Road,
Tottenham, London
N17 9UP

March 2026

<u>Issue</u>	<u>Date</u>	<u>General Comments</u>	<u>By</u>
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1.0 INTRODUCTION

1.1 Brief Description

Gould Singleton Architects have been appointed to prepare and coordinate the planning application for proposed alterations and refurbishment works to Unit 4, Lockwood Industrial Park. The application seeks approval for external alterations associated with the internal reorganisation and modernisation required to facilitate the relocation and expansion of an existing storage and manufacturing business.

The scope of works proposed as part of this planning application includes:

1. Replacement of the existing roof covering with new insulated roof panels to match the wider estate.
2. Installation of new rooflights arranged in a revised configuration to improve internal daylighting.
3. Construction of a new external condenser compound enclosed with hit-and-miss fencing.
4. Installation of new external ventilation and louvre grilles across selected building elevations.
5. Installation of new glazing to the front façade.
6. Installation of new external doors to the front façade.

These works are required to ensure the unit is upgraded to meet modern operational, mechanical and environmental needs.

Bio-relevant- A brief history

Bio Relevant is a specialist organisation operating in the scientific, research, manufacturing and product-development sectors. The company currently occupies three smaller premises that no longer meets its spatial, laboratory, or workflow requirements. Growing demand for its services has driven the need for a larger, more adaptable building.

Bio-Relevant – Current Context

Bio Relevant is expanding its research and production capabilities. Unit 4 offers the opportunity to establish a facility that integrates:

- laboratory space,
- office and meeting accommodation,
- temperature-controlled equipment areas, and
- expanded storage.

The proposed alterations are modest from an external perspective, ensuring minimal visual impact while enabling long-term commercial and employment use of the unit.

Transportation

The proposed development will not generate any additional transport demand. Specifically:

- staffing levels will remain the same,
- delivery patterns will not intensify,
- the existing car parking provision is more than adequate,

As such, there will be no impact on the surrounding road network or highway safety.

Flexibility

The building's layout allows for the creation of self-contained, independently serviced working zones, enabling the business to operate efficiently and sustainably. The ability to isolate services such as heating and lighting in different areas provides:

- cost efficiency,
- reduced energy consumption, and
- operational adaptability.

Internal refurbishment works further enhance flexibility, allowing the building to respond to evolving operational requirements without future structural works.

2.0 ASSESSMENT

2.1 Site Location

Lockwood Industrial Estate is situated within the eastern part of the London Borough of Haringey, positioned on the western side of Mill Mead Road. The estate benefits from strong regional transport connections:

- To the south, Mill Mead Road meets the A503 Ferry Lane, providing access to Tottenham Hale and the A10.
- To the north, the A1055 Watermead Way connects to the A406 North Circular Road.
- The A503 also provides direct access to the M11 via Ferry Lane/Forest Road.

The site benefits from excellent public transport accessibility, with numerous bus routes along the A503 and **Tottenham Hale Station** located 0.3 miles (approximately 6 minutes' walk) to the southwest. The station provides:

- **London Underground (Victoria Line)** services,
- **Greater Anglia** rail services to London Liverpool Street, Cambridge North, Bishop's Stortford and Stansted Airport.



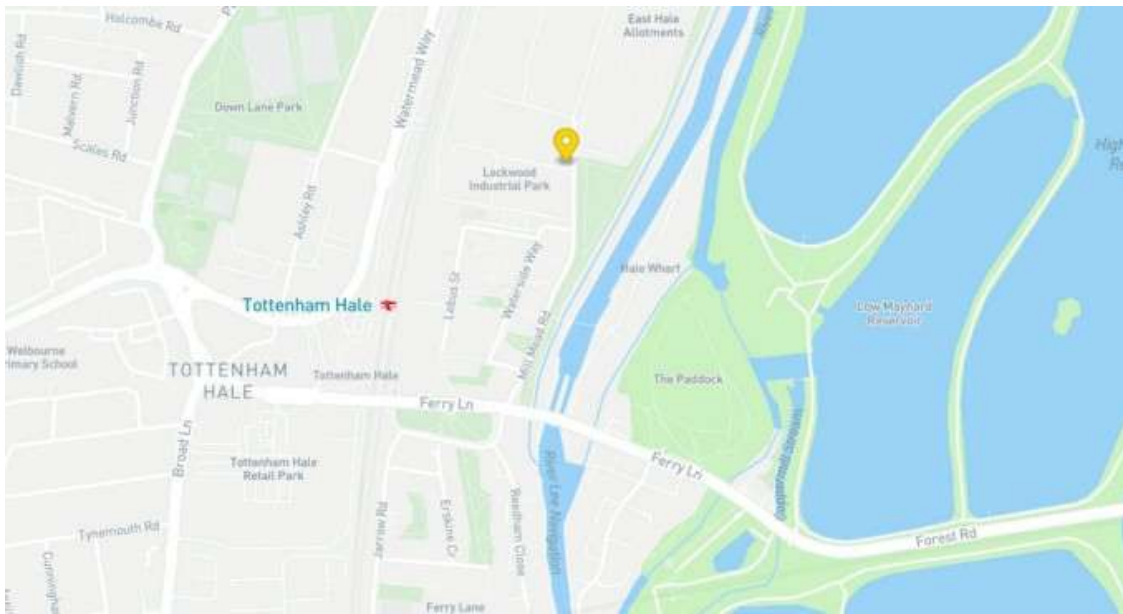
Above: Aerial location of Lockwood Industrial Estate

2.2 Site Context

Unit 4 is part of a terrace of 19 steel-portal-frame industrial units located within a well-established employment area. The building comprises:

- a single-storey warehouse with 7.39m eaves height,
- a first-floor office component,
- a dedicated loading and parking forecourt, and
- a total site area of approximately 0.182 acres.

The building form and materiality are typical of industrial estates within Haringey and forms part of a coherent employment cluster that supports local economic activity.



2.3 Flood Risk

The site is not located within a designated flood risk zone. Proposed works do not involve changes to site levels or drainage. A formal Flood Risk Assessment is therefore not required.

3.0 DESIGN

3.1 Use and Amount

The refurbishment of Unit 4 accommodates the relocation of an existing business into a more adequately sized unit. The functions within the building will be:

- Ground Floor: Sanitary facilities including WCs and shower room
- First Floor: Office, breakout and meeting space with New laboratory facilities
- External: Condenser/plant compound

Mechanical and electrical requirements have been assessed at design stage, and improvements will be integrated accordingly.

3.2 Layout

Internal alterations are modest and do not materially affect the external form of the building. The changes:

- modernise the building fabric,
- improve operational flow,
- enhance welfare and circulation provisions, and
- secure long-term use of the building as employment accommodation.

All works will be delivered in accordance with modern standards and Building Regulations.

3.3 Design

Mechanical and electrical upgrades necessitate external condensers and ventilation infrastructure. Due to the position of existing services, the only viable location is the front forecourt. A dedicated plant compound will be constructed and enclosed using hit-and-miss timber fencing, which offers both ventilation and visual screening.

The façade louvre strategy has been developed to avoid large, visually dominant installations. Distributing ventilation across the elevation reduces visual clutter and ensures the works remain discreet.

The development will not affect any heritage assets and has negligible visual impact when viewed from public areas.

3.4 Scale and Appearance

There are no changes to the building's overall height, footprint or massing. External changes are limited to:

1. A condenser compound enclosed with hit-and-miss fencing.
2. Installation of aluminium louvre grilles.
3. New roof, glazing and entrance doors to match the industrial character of the estate.

The proposals remain in keeping with the established appearance of the industrial estate.

3.5 Materials

Material choices reflect the existing industrial context:

- hit-and-miss fencing to replace and improve upon existing tired fencing,
- existing concrete and block-paved surfaces retained,
- aluminium louvres, powder-coated to match existing finishes (RAL to be confirmed).

The palette is simple, robust and in keeping with industrial estate character.

3.6 Sustainability

The existing mechanical and electrical systems are to be replaced with modern efficient counterparts. Throughout the refurbishment of the building, measures will be considered where appropriate to provide sustainable methods of energy use. Low energy usage LED lighting will be specified to reduce costs and power output throughout the building.

Existing drainage will be retained for new connections and current service supplies will be reviewed and improved where required. The existing infrastructure will also be reviewed by consultant engineers and designed to be suitable and sustainable for future use with energy efficient controls for zoning and use floor by floor.

Electric vehicle charging points are included in the proposals within the existing car park area in accordance with planning policy.

3.7 Ecology and Landscape

There is a small space of greenery to the frontage which measures 4.8 meters by 4.9 meters totalling a space less than 25sqm. The area is mostly occupied by overgrown shrubbery and two small silver birch trees which have not been maintained and close to expiration.

It is therefore considered that an ecological impact assessment is unnecessary as this would identify no impact from the proposals.

There are no alterations to the building that would affect the ecological environment.

It is considered that an arboriculture tree survey is not required.

4.0 ACCESSIBILITY and TRANSPORT

4.1 Site Access

Vehicular and pedestrian access from Mill Mead Road will remain unchanged. The proposals will not affect:

- access points,
- visibility splays,
- pedestrian circulation,
- vehicle flow.

Level access into the building is retained.

4.2 Parking

10 dedicated parking are available at present to the frontage of the premises which would serve the site more than adequate. At present the current occupants have 8 employees and the premises are not used by visitors. One space would be dedicated to collections and deliveries allowing an additional parking space for overflow.

It is not proposed that there will be an increase in traffic or transport with the works to the existing premises already provided for with ample car parking spaces.

There is no increase on the number of staff using the facility. Cycle parking will be provided within the unit as existing. These proposed works will have no impact on site access.

5.0 PLANNING POLICY AND STATEMENT

The proposals comply with relevant planning policy considerations:

Archaeology

The site is outside the Archaeological Priority Area (Policy 23). The proposal does not involve ground disturbances; therefore, there is no archaeological impact.

Heritage

The alterations are minor and do not change the height, massing or scale of the building. There is no impact on nearby heritage assets.

Transport

The development maintains the current transport profile of the unit. No Transport Assessment is needed.

Flood Risk

Although near the River Lee Navigation and Lockwood Reservoir, the works do not alter levels or drainage. An FRA is **not required**.

Drainage

Existing drainage connections will be retained and remain adequate. No new drainage works are required.

Ground Contamination

No excavation or ground disturbance is proposed; therefore, a contamination report is not required.

6.0 CONCLUSION

The proposed external alterations and refurbishments to Unit 4, Lockwood Industrial Park have been carefully developed to respect the building's industrial character and surrounding context. The works are functional, modest in scale, and essential to enable continued employment use of the unit.

The proposal:

- delivers essential modernisation,
- supports local economic activity,
- has minimal visual impact,
- has no heritage, transport or environmental impacts, and
- complies fully with local planning policy.

For these reasons, the proposals are considered wholly appropriate, and planning approval is respectfully sought.