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DESIGN AND ACCESS STATEMENT

SITE: Unit 11, High Cross Centre, Fountayne Road, N15 4QL

PROPOSAL: Intensification of employment use through the addition of a first-floor height extension and a new second-floor level to enable the creation of a multi-unit business hub with communal amenity space.

PREPARED BY: Kate Wadeson, Prestige Planning Ltd.

DATE: 20th February 2026

CONTENTS:

1. INTRODUCTION.....	3
2. BACKGROUND.....	4
3. SITE CONTEXT.....	5
4. DESIGN FLEXIBILITY.....	6
5. DESIGN SOLUTION.....	8
6. SUMMARY & CONCLUSION.....	11

1. INTRODUCTION

1.1. This Design and Access Statement (DAS) has been prepared by Prestige Planning Ltd in support of a full planning application for the intensification of employment land at Unit 11, High Cross Centre.

The primary objective of the proposal is to optimise an underutilised industrial site within a Locally Significant Industrial Site (LSIS) by providing a vertical extension to accommodate 14+ high-quality business units tailored for Small and Medium Enterprises (SMEs).

1.2. The scheme seeks to balance the technical requirements of industrial intensification with a design-led approach that prioritises staff well-being and environmental resilience. Central to this vision is the "Work-Live-Well" concept, which integrates 241sqm of intensive and extensive green roofs (communal gardens) to serve as both a social amenity and a critical component of the site's sustainable drainage (SuDS) strategy.

Design & Access Statements - Planning Legislation

1.3. This statement has been drafted in accordance with the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It provides a clear framework explaining the design principles and concepts applied to the development, demonstrating how the physical characteristics of the site and its surrounding context have been considered.

1.4. In line with statutory requirements, this DAS addresses:

- **The Design Process:** From initial site analysis to the evolution of the final scheme, informed by pre-application feedback.
- **The Design Solution:** Detailing the use, amount, layout, scale, and appearance of the proposal.
- **Access:** Assessing how the development will be accessed by all users, prioritising active travel and inclusive design.

2. BACKGROUND

Introduction

2.1. The application site currently comprises a two-storey industrial building primarily utilised for low-density storage and distribution (Class E(g)/B8). While the High Cross Centre remains a vital employment hub for South Tottenham, the existing configuration of Unit 11 represents a significant underutilisation of land in an area of high demand for creative and light-industrial workspaces.

2.2. Pre-Application Engagement (Ref: PRE/2023/0036):

The applicant engaged in formal pre-application discussions with Haringey Council in April 2023. During this process, Council officers provided constructive feedback that has fundamentally shaped this submission.

Key areas of focus from the pre-app included:

- **Industrial Intensification:** Support for the principle of increasing employment density within the LSIS.
- **Architectural Quality:** A requirement for the vertical extension to respect the industrial aesthetic of Fountayne Road while providing a modern, high-quality frontage.
- **Sustainability:** The necessity of meeting the London Plan's "Net Zero" targets and achieving an Urban Greening Factor (UGF) of 0.3.
- **Climate Resilience:** Addressing the site's location within Flood Zone 2 through innovative drainage and building design.

2.3. This application represents a refined evolution of the pre-application proposal, incorporating a contemporary "camouflage" cladding system, enhanced green infrastructure, and a "car-lite" transport strategy to directly address the officer's recommendations.

3. SITE CONTEXT

Introduction

3.1. Site Description:

The site is located at Unit 11, High Cross Centre, on the western side of Fountayne Road. It forms part of a well-established industrial estate that serves as a transition zone between the commercial corridor of the A10 and the residential areas to the west.

3.2. Surrounding Character:

The immediate context is predominantly industrial, characterised by large-scale warehouse volumes. However, the area is undergoing a socio-economic shift toward the "maker economy," with many neighbouring units housing music studios, furniture makers, and tech startups. To the west, the site borders Markfield Recreation Ground, a major public green space that has influenced our decision to place the communal gardens on the upper levels to provide visual connectivity to this green lung.

3.3. Transport and Connectivity:

The site benefits from an exceptional Public Transport Accessibility Level (PTAL) rating. It is within walking distance of Seven Sisters Station and Tottenham Hale Station, providing direct access to the Victoria Line, London Overground, and Greater Anglia services. This connectivity allows the development to prioritise active travel over private vehicular use.

3.4. Flood Risk Context:

As confirmed by the current GOV.UK environmental data, the site is located within Flood Zone 2 (Easting: 534313, Northing: 189117). This has necessitated a design-led approach to flood resilience, where the primary high-occupancy business units are located on the first and second floors, well above the potential fluvial flood levels, while the ground floor maintains its traditional industrial "water-compatible" functions.

3.5. Environmental Constraints:

The existing site is 100% impermeable with zero natural green cover. This baseline has driven our commitment to introducing 241sqm of green roof infrastructure, which will significantly enhance local biodiversity and mitigate the Urban Heat Island effect in this densely built-up industrial setting.

4. DESIGN FLEXIBILITY

Introduction

4.1. The proposed development is predicated on the principle of "Future-Proofed Industrial Architecture." In a rapidly evolving economic landscape, particularly within South Tottenham's Locally Significant Industrial Site (LSIS), the design must offer the flexibility to accommodate a diverse range of occupiers—from traditional light manufacturing to high-tech digital studios and the "maker" economy.

4.2. By utilising a clear-span structural approach on the upper floors and maintaining high floor-to-ceiling heights, the 14 business units are designed to be adaptable. This flexibility ensures the building remains commercially viable and functionally relevant over its projected 60-year lifespan, reducing the need for future structural interventions.

Design Principles & Concepts

4.3. Vertical Intensification:

In accordance with London Plan Policy E7 (Industrial Intensification), the project optimises land use by intensifying employment density vertically. The design principle maintains heavy industrial capacity on the ground floor while introducing lighter, SME-focused "incubator" spaces above.

4.4. The "Camouflage" Aesthetic:

As discussed during the pre-application meeting (Ref: PRE/2023/0036), the design uses a sophisticated cladding system to mitigate the visual mass of the 15.6m extension. This "camouflage" approach allows the building to sit comfortably between the dense industrial courtyard of the High Cross Centre and the naturalistic backdrop of Markfield Recreation Ground.

4.5. Inclusive Design:

The core design concept prioritises accessibility. Following Haringey Policy DM1, the building includes a high-capacity goods lift and level-access entrances, ensuring that the intensification of the site does not exclude businesses that require the movement of heavy materials or equipment.

Ancillary Infrastructure

4.6. To support the increased workforce density of 14 separate business units, the proposal integrates significant ancillary infrastructure that goes beyond standard warehouse provision:

- **Staff Well-being Hub:** The ground floor features a dedicated canteen (22sqm) and staff room, providing a social anchor for the building's tenants.
- **Technical Support:** An on-site workshop and goods store are provided to serve the collective needs of the upper-floor SME units, allowing for shared resources and fostering a "cluster" economy within the building.
- **Secure Cycle Hub:** In compliance with London Plan Policy T5, a secure internal cycle store with 20+ spaces and a dedicated maintenance workshop is provided to encourage active travel.

Drainage

4.7. The drainage strategy is a fundamental driver of the site's design flexibility. Given the site's location in Flood Zone 2 and the projected Medium Surface Water Risk (2040-2060) identified by GOV.UK data, the building utilises a "Source Control" hierarchy.

4.8. Blue/Green Roof Integration:

The 241sqm of communal gardens are engineered as advanced SuDS (Sustainable Drainage Systems). These systems capture rainfall during extreme weather events, storing water within the substrate layers before releasing it at a controlled "Greenfield" runoff rate. This directly mitigates the risk of "flash flooding" on Fountayne Road—a critical piece of local infrastructure.

4.9. Climate Resilience:

By using the gardens as drainage infrastructure, the design avoids the need for large, inflexible subterranean attenuation tanks. This allows the ground floor to remain dedicated to productive industrial use, fulfilling Haringey Policy SP5 regarding water management and climate change adaptation.

5. DESIGN SOLUTION

Use and Amount

5.1. Employment Intensification:

The proposal involves the comprehensive intensification of the site to provide a high-density employment hub. The total amount of floor space is increased through a one-and-a-half-storey vertical extension, transforming the building from a single-occupancy warehouse into a multi-tenanted facility comprising 14+ independent business units.

5.2. Unit Mix:

In direct response to the Haringey Local Plan and the need for SME "incubator" space, the units vary in size (ranging from approx. 74sqm to 111sqm) to cater to a diverse range of creative and light-industrial uses (Class E(g)/B8).

5.3. Amenity Provision:

A significant amount of the development is dedicated to high-quality green infrastructure. The scheme delivers 241sqm of communal gardens split across the first floor (123sqm) and second floor (118sqm). This level of provision ensures the site achieves an Urban Greening Factor (UGF) of 0.3, as mandated by the London Plan and discussed during the pre-app meeting.

Appearance

5.4. Architectural Strategy:

The external appearance is defined by a contemporary industrial aesthetic.

As shown in Drawing PR05 (Proposed Elevations), the extension utilises a "camouflage" cladding system. This involves a high-specification metal skin with variable angled stripes and a multi-tonal palette, which serves to visually "break up" the massing of the additional storeys against the sky and the industrial backdrop.

5.5. Visual Impact:

The tiered height approach, culminating in an Apex Line of 15.6m, ensures the building remains in scale with the larger warehouse volumes within the High Cross Centre. The integration of expansive glazing on the upper floors provides a clean, modern contrast to the solid industrial base, reflecting the maker space character of the interior.

5.6. Materiality:

High-quality, durable materials have been selected to ensure the building ages well within a heavy-duty industrial environment. The ground floor maintains its robust masonry/concrete appearance, while the upper levels provide a lightweight, thermally efficient contrast.

Occupancy Period

5.7. Operational Hours:

Consistent with its location within a Locally Significant Industrial Site (LSIS), the building is designed for 24-hour operational flexibility. This supports businesses that operate outside of standard office hours, such as creative studios or logistics services.

5.8. Sustainability of Use:

To ensure the building can operate efficiently during these periods, the design incorporates motion-sensor LED lighting and high-performance acoustic insulation. This prevents "light spill" and noise nuisance toward the neighbouring Markfield Recreation Ground, maintaining a sensitive relationship with the local environment regardless of the occupancy period.

Access & Egress

5.9. Inclusive Access:

Level access is provided to the primary ground-floor entrances. Internal vertical circulation is managed via a high-capacity passenger/goods lift and two protected stairwells, ensuring that all 14 units and the communal gardens are fully accessible to individuals with mobility impairments, in accordance with Part M of the Building Regulations.

5.10. Vehicular & Logistics:

The site retains 10 designated parking spaces within the internal courtyard. As detailed in the Highways Statement, these are managed via a tenant permit system. The ground floor layout (PR01) maintains clear internal corridors for the movement of goods and materials from the "Goods Store" and "Racking" areas to the lift core.

5.11. Active Travel:

Primary "Access" for the intensified workforce is oriented toward sustainable modes. The 20+ secure internal cycle spaces are located immediately adjacent to the entrance for ease of use, supported by the ground-floor canteen and shower facilities to encourage cycling.

5.12. Fire Safety & Egress:

The building is designed with a "dual-staircase" strategy. As shown on the floor plans, two independent fire exit routes lead directly to the exterior, ensuring safe egress for all occupants. The communal gardens also provide safe external muster points at height if required during managed evacuations.

6. SUMMARY & CONCLUSION

Summary

6.1. This Design and Access Statement has set out the comprehensive architectural and strategic case for the intensification of Unit 11, High Cross Centre. The proposal represents a high-quality evolution of an existing industrial asset, transforming a single-storey warehouse into a managed, 14-unit business hub designed to meet the specific needs of Tottenham's growing SME and maker sectors.

6.2. Integration of Pre-Application Advice (Ref: PRE/2023/0036):

The design solution is a direct result of the constructive engagement with Haringey Council. Every critical element of the officer's feedback has been addressed:

- **Design Quality:** The massing has been refined with a contemporary "camouflage" cladding system that respects the industrial grain while providing a modern visual uplift to Fountayne Road.
- **Urban Greening:** The scheme moves from 0% green cover to an Urban Greening Factor (UGF) of 0.3, achieved through 241sqm of Blue/Green communal gardens.
- **Sustainability:** The proposal adopts a "Net Zero" approach, achieving a 100% reduction in regulated CO2 emissions through Solar PV and ASHP technologies, as detailed in the accompanying Energy Statement.
- **Industrial Protection:** The ground floor maintains core "heavy" industrial functions (racking and storage), ensuring the site remains a productive contributor to the Locally Significant Industrial Site (LSIS).

6.3. Policy Compliance:

The development has been assessed against the local and regional planning policy framework and is found to be in full accordance with the following:

- **NPPF (2024):** Delivering sustainable development through the effective use of brownfield land.
- **London Plan Policy E4 & E7:** Proactively intensifying industrial land to support economic growth and provide varied unit sizes for the SME sector.
- **London Plan Policy G5 & SI 13:** Achieving high-quality urban greening and integrated SuDS to manage flood risk in Flood Zone 2.
- **Haringey Local Plan Policy SP8 & DM38:** Strengthening the borough's employment base while ensuring that new development is resilient to climate change.

Conclusion

6.4. The proposed intensification of Unit 11 is an exemplary model of how industrial land can be optimised to meet 21st-century economic needs. By combining increased employment density with significant environmental improvements—specifically the 241sqm of amenity space that functions as critical flood-mitigation infrastructure—the scheme provides a blueprint for sustainable industrial growth in Haringey.

6.5. The proposal not only protects the industrial character of the High Cross Centre but enhances it, providing high-quality, flexible workspace in a location with excellent active-travel connectivity. As evidenced by the GOV.UK climate data, the building is designed to be resilient for its 60-year lifespan, protecting both economic activity and the local environment.

6.6. For the reasons set out in this statement and the supporting technical reports, the applicant invites Haringey Council to grant planning permission for this sustainable development, which will deliver immediate and long-term economic and social benefits to the Tottenham area.