

DESIGN AND ACCESS STATEMENT

107 Mayes Road, N22

Construction of Two Additional Floors to Provide 4 Self-Contained Flats

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the construction of **two additional storeys** above the existing building at 107 Mayes Road, N22, to facilitate the creation of **4 self-contained residential units**.

The proposal represents a **resubmission of a previously approved scheme**, which has since expired.

It is important to clearly emphasise that:

- The **proposed development is essentially the same as the previously approved scheme**
- The **scale, height, and overall massing remain unchanged**
- The proposal has only been **refined rather than redesigned**
- Amendments are **minor, proportionate, and design-led**, comprising:
 - A **marginally increased footprint at upper levels**
 - **Slightly larger residential units**
 - A **modest increase in balcony provision at top floor level**
 - A **refined and more contemporary façade treatment with improved coherence**

These refinements do **not alter the fundamental planning considerations or impacts** previously assessed by the Local Planning Authority. Instead, they represent a **clear enhancement in architectural quality and residential amenity**, while remaining entirely within the parameters of the previously approved development.

2. Site and Surroundings

The application site relates to a **three-storey detached mixed-use building** located on the southern side of Mayes Road within the London Borough of Haringey.

- The host building is **not listed**
- The site is **not located within a Conservation Area**
- The site lies within a **designated Local Employment Area (Regeneration Area)**

The surrounding context is **urban and varied in character**, comprising:

- Mixed-use buildings with **commercial at ground floor and residential above**
- Buildings of **varying heights and architectural styles**
- **A lack of a consistent or uniform roofline**, with variations in parapet and ridge heights

The site sits within a **transitional townscape**, where residential and commercial uses coexist. The building itself occupies a **standalone position within the street frontage**, which reduces sensitivity to vertical extension and allows it to act as a **mediating element between adjacent building scales**.

The presence of nearby taller buildings, including **Cambridge House**, and the absence of a rigid height hierarchy, confirms that the site is **capable of accommodating additional height** without harm to the wider townscape.

3. Planning History and Fallback Position

Planning permission was previously granted for an **almost identical scheme**, which has since lapsed.

This fallback position is a **material planning consideration of significant weight**, as it establishes that:

- The **principle of extending the building by two additional storeys has already been accepted**
- The **resulting height, scale, and massing have been assessed and deemed appropriate**
- The **impact on neighbouring amenity has been found to be acceptable**
- The **creation of 4 additional residential units has already been supported in policy terms**

The current proposal does **not materially depart** from the approved scheme. Instead, it represents a **refinement within the same envelope and planning parameters**.

As such, the previous approval provides a **robust benchmark**, and any assessment of the current proposal must recognise that:

The Local Planning Authority has already accepted the key components of the development, and the current scheme does not introduce any new or materially different impacts.

This significantly strengthens the acceptability of the proposal.

4. Proposed Development

The proposal seeks to:

- Construct **two additional storeys** above the existing building
- Provide **4 self-contained residential units**, comprising:
 - 2 × 2-bedroom units
 - 2 × 1-bedroom units

Key Clarification and Design Evolution

The proposal remains **fundamentally consistent with the previously approved scheme**, with only minor refinements.

These include:

- A **slightly wider footprint at upper levels**, resulting in:
 - Improved internal layouts
 - Greater flexibility in furniture arrangement
 - Increased compliance margins with space standards
- A **modest increase in the size of the front balcony at top floor level**, which:
 - Improves usability of the space
 - Enhances outlook and amenity value
 - Provides a more functional external area for occupants

Importantly, the increased balcony:

- Does **not introduce additional overlooking**

- Does **not materially alter the building's massing**
- Does **not result in additional visual bulk when viewed from the street**
- A **refined architectural language**, which:
 - Improves façade coherence
 - Introduces a stronger relationship with the host building
 - Replaces a less resolved and more dated composition with a contemporary, ordered approach

Overall, the proposal should be understood as a **design evolution**, where:

The previously approved scheme established acceptability, and the current scheme enhances quality without altering impact.

5. Planning Policy Context (Updated)

The Development Plan for the purposes of this application comprises the **London Plan (2021)**, the **Haringey Local Plan Strategic Policies (2017)**, and the **Haringey Development Management DPD (2017)**.

In addition, regard has been given to the **National Planning Policy Framework**, which sets out the Government's overarching objectives, including a presumption in favour of sustainable development and the need to significantly boost the supply of housing.

London Plan (2021)

- Policy D3 – Optimising Site Capacity
- Policy D6 – Housing Quality and Standards
- Policy T5 – Cycling
- Policy T6 – Car Parking

Haringey Local Plan Strategic Policies (2017)

- SP0 – Sustainable Development
- SP2 – Housing
- SP7 – Transport
- SP11 – Design

Development Management DPD (2017)

- DM1 – Delivering High Quality Design
- DM12 – Housing Design and Quality
- DM31 – Sustainable Transport
- DM32 – Parking
- DM38 – Employment Locations

The emerging Haringey Local Plan has also been considered. Whilst it carries limited weight at this stage, the proposal aligns with its overarching objectives of delivering high-quality, well-designed housing in sustainable locations.

6. Principle of Development

The principle of development remains **firmly established and carries significant weight**.

The proposal:

- Delivers **additional residential units** in a sustainable location
- Makes **efficient use of previously developed land**
- Does **not result in the loss of employment floorspace**
- Builds upon an **established mixed-use context**

Furthermore:

- The **fallback permission confirms policy compliance**
- The proposal aligns with:
 - NPPF objectives to boost housing supply
 - London Plan optimisation principles
 - Local Plan housing delivery targets

Accordingly, the principle of development is **clearly acceptable**.

7. Design and Appearance

The design approach builds upon the previously approved scheme but introduces a **more refined and coherent architectural expression**.

Townscape Response

The proposal responds positively to the surrounding context by:

- Respecting the **varied roofscape**
- Reinforcing the **vertical grain of the street**
- Maintaining appropriate **plot width proportions**

The building's standalone position allows it to **absorb additional height without appearing overdominant**, while continuing to act as a **transitional element between differing scales**.

Design Evolution

The previously approved scheme established acceptability in terms of form and scale. However, its architectural expression was relatively:

- Fragmented
- Less coherent
- Visually dated

The revised scheme introduces:

- A **more regular façade composition**
- Stronger **alignment of openings**
- A clearer **architectural hierarchy**

This results in a building that:

- Reads as a **single, unified composition**
- Enhances the **existing structure**
- Contributes positively to the **streetscape**

8. Materials and Architectural Detail

A key enhancement of the proposal lies in the **refined material palette and façade articulation**, which significantly elevates the architectural quality of the scheme.

Perforated Metal Cladding

- The use of **perforated metal panels** is retained from the approved scheme in principle
- Panels are **partially inset**, creating:
 - Depth
 - Shadow
 - A dynamic façade

This material is appropriate as it:

- Reflects the **mixed commercial/residential character** of the area
- Provides a **lightweight solution suitable for upper storeys**
- Enhances visual interest without increasing bulk

Windows

- **Slim-profile aluminium framed, full-height windows** are proposed
- Carefully designed to:
 - Align with **existing lower floor openings**
 - Reinforce **vertical proportions**
 - Reduce visual clutter

This approach significantly improves upon the previously approved scheme, resulting in:

- Greater **coherence**
- A more **refined architectural rhythm**
- A façade that **complements rather than competes with the existing building**

Juliette Balconies

- Provide functional benefit without adding mass

- Enhance **elevation articulation**
- Maintain a **lightweight appearance**

Roof Edge Detail

- Introduction of an **aluminium roof edge detail**
- Provides a **clean, consistent termination**
- Visually ties the façade together

Summary

The material strategy delivers a **cohesive, contemporary, and architecturally robust design**, representing a clear improvement over the approved scheme.

9. Impact on Character and Appearance

The proposal remains fully consistent with the conclusions of the approved scheme.

- The area is **visually diverse**
- There is **no fixed building height pattern**
- Taller buildings are present nearby

The proposal:

- Integrates appropriately
 - Reinforces the urban grain
 - Enhances visual quality
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10. Impact on Neighbouring Amenity

The proposal does not introduce any materially different impacts from the approved scheme.

- No unacceptable overlooking
- No significant loss of daylight or sunlight
- No overbearing impact

Given the fallback position, any variation would be **negligible and not material**.

The proposal therefore remains **fully acceptable in amenity terms**.

11. Living Conditions for Future Occupiers

The development provides **high-quality residential accommodation**, with measurable improvements.

- Increased internal space
- Dual-aspect layouts
- Good daylight and outlook

Amenity Enhancements

- Enlarged top floor balcony:
 - Improved usability
 - Greater functional value
- Juliette balconies:
 - Increased ventilation
 - Improved outlook

This represents a **clear uplift in residential quality**.

12. Transport and Parking

The proposal maintains a **car-free approach**, fully justified by:

- **PTAL 6a (excellent accessibility)**
- Proximity to public transport

This aligns with:

- London Plan Policy T6
- Sustainable transport objectives

Cycle parking and servicing remain appropriate. (6 additional cycle spaces)

12.1 Cycle Parking Provision and Compliance

Secure, covered cycle parking is provided in accordance with **London Plan Policy T5** and the **London Cycling Design Standards (LCDS)**, which form the primary assessment framework for cycle parking within the London Borough of Haringey. The borough does not publish a standalone residential cycle-parking SPD; therefore, compliance with London-wide standards is the relevant benchmark for acceptability.

Two-Tier Rack Acceptability

Two-tier cycle racks are an **established, London-wide compliant solution** for residential developments and are explicitly supported within **LCDS Chapter 8**. They are routinely accepted across London boroughs, including Haringey, where proposals demonstrate:

- Full LCDS dimensional compliance
- Safe and convenient operation (e.g., gas-assist lifting)
- Adequate aisle widths and headroom
- Secure, covered, well-lit storage rooms
- Step-free access from the street to the store

The proposed system (Bike Storage Company two-tier racks) meets these requirements and is widely used in comparable residential schemes across London.

Inclusive Provision

In line with LCDS guidance, the scheme incorporates a **mixed provision** to ensure accessibility for all users. This includes:

- **Two-tier racks** for efficient high-density storage
- **Sheffield stands at ground level** (typically 5–20% of total spaces) to accommodate users who cannot lift or manoeuvre bicycles onto upper-tier trays, as well as larger or adapted cycles

This approach ensures the store is inclusive, practical, and compliant with best practice.

Capacity and Layout

The cycle store provides the required number of spaces in accordance with **London Plan T5 minimum standards** for residential development. Manufacturer technical sheets are included within the submission to demonstrate:

- Rack dimensions

- Aisle widths
- Lifting mechanisms
- Locking points
- Required clearances

The layout ensures efficient circulation and avoids pinch points, with direct, step-free access from the building entrance.

Security and Management

The store is located within a secure internal room, accessible only to residents. The space benefits from:

- Controlled access
- Internal lighting
- Weather protection
- Natural surveillance where possible

These measures align with LCDS security recommendations and Secured by Design principles.

The proposed cycle parking strategy is **fully compliant** with the London Plan and LCDS, and therefore meets the standards applied by Haringey Council for residential developments. The combination of two-tier racks and Sheffield stands provides a **high-quality, inclusive, space-efficient** solution that supports sustainable travel and meets all relevant policy requirements.

13. Access

- No changes to access arrangements
 - Fully compliant
 - Construction is proposed to be managed via condition
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14. Conclusion

This proposal represents a **clear and logical evolution of a previously approved scheme**.

It is important to reiterate that:

- The development is **essentially the same as the previously approved proposal**
- The scale, height, and massing remain **unchanged**
- Amendments are **minor, design-led, and beneficial**
- No new material planning impacts arise

The scheme:

- Complies with the **Development Plan**
- Delivers **high-quality housing**
- Enhances **architectural quality**
- Improves **residential amenity**

Overall, the proposal maintains the acceptability of the previously approved development while delivering **clear qualitative improvements**.

In light of the above, planning permission is respectfully requested.