



6a Denmark Terrace, London N2 9HG

Planning, Design and Access Statement

May 2026

SY2
PLANNING

1.0 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared to support a planning application to redevelop the site at 6a Denmark Terrace to provide four residential units and 50 sqm of commercial floorspace.



Figure 1: Fortis Green existing frontage of the property

- 1.2 Planning permission and conservation area consent is sought for:

“the demolition of the existing buildings and structures on site and the erection of a three storey plus basement building, comprising four residential units and 50 sqm of commercial floorspace, with landscaping, cycle parking and bin storage.”

- 1.3 The site is located on the north side of Fortis Green, within Muswell Hill. The site is currently in employment use as a joiner's yard, with a part one, part two storey building fronting onto Fortis Green. Immediately to the east of the site is a terrace of two storey residential properties and retail units with residential above, whilst to the west, no. 7 Denmark Terrace is a three storey property with a restaurant at ground floor and storage and accommodation above, which is locally listed. Immediately to the south of the site is the locally listed Clissold Arms pub and the locally listed Field cottages; whilst to the north west are the locally listed Woodside cottages. Fortis Green is

characterised by a mix of property styles but includes elements of flats of up to four storeys. The site is located within the Fortis Green Conservation Area.



Figure 2: Proposed scheme fronting onto Fortis Green

- 1.4 It is proposed to demolish the existing buildings and redevelop the site for a mixed use scheme comprising four residential units and 50 sqm of commercial floorspace, within a new building of three storeys with basement. All of the units will have private amenity space in the form of a garden/sunken garden or terrace.
- 1.5 This Planning Statement sets out details of the site and the surrounding area; describes the proposed scheme; and sets out the relevant planning policy and planning considerations.
- 1.6 The following sections of the Planning, Design and Access Statement are structured as follows:
 - Section 2 – Site and Surrounding Area;
 - Section 3 – Pre-Application Advice;
 - Section 4 – Consultation;
 - Section 5 – The Proposed Scheme;
 - Section 6– Planning Policy Context;
 - Section 7 – Technical Assessments;
 - Section 8 – Planning Considerations; and
 - Section 9 – Summary and Conclusions.
- 1.7 The Planning Application is supported by the following documents:
 - A Planning, Design and Access Statement (this document);
 - A Heritage Statement prepared by SY2 Planning;
 - A Daylight/Sunlight Assessment prepared by Daylight and Lighting Consultancy Ltd;
 - An Energy and Sustainability Statement prepared by Ecolytik;
 - A Parking Stress Survey prepared by Velocity;

- A Biodiversity Net Gain Statement prepared by SY2 Planning
- A Construction Management Plan prepared by Archplan; and
- A Basement Impact Assessment prepared by Archplan.

1.8 The following drawings are being submitted as part of the application:

- DT/01: Ground Floor Plan As Existing
- DT/02: First Floor Plan As Existing
- DT/03: Roof Plan As Existing
- DT/04: Front Elevation As Existing
- DT/05: Rear Elevation As Existing
- DT/06: Side Elevation As Existing
- DT/07: Section AA As Existing
- DT/10: Proposed Basement Plan
- DT/11: Proposed Ground Floor Plan
- DT/12: Proposed First Floor Plan
- DT/13: Proposed Second Floor Plan
- DT/14: Proposed Roof Plan
- DT/15: Proposed Section A-A
- DT/16: Proposed Section B-B
- DT/17: Proposed Front Elevation
- DT/18: Proposed Rear Elevation
- DT/19: Proposed Side Elevation
- DT/20: Proposed Section D-D
- DT/30: Proposed Foundation Plan
- DT/31: Proposed Retaining Wall Detail

2.0 SITE AND SURROUNDING AREA

The Application Site



Figure 3: Site location and PTAL rating for 6a Denmark Terrace

- 2.1 The site is located at the junction of Fortis Green and Denmark Terrace and comprises a part one, part two storey building with a front forecourt area for parking for up to four cars and a number of single storey rear outbuildings. The ground floor (119 sqm) is in use as a Joinery manufacturer making bespoke timber windows and doors; and the upper floor (70 sqm) is in office use associated with the business. There is also a yard (90 sqm) to the rear. The joinery manufacturer has been at the site since December 1991. At the time of the pre-application meeting the business employed five staff, but this has now been reduced to three. The site is not a designated employment site. The buildings are not listed or locally listed, but the site is within the Fortis Green Conservation Area.
- 2.2 Immediately to the west of the site is a lane with a row of cottages and mews style buildings, which are locally listed. To the east is a parade of two storey properties with single storey shop frontages, which are considered to be a positive contributor to the conservation area. The site has a low PTAL of 1b but is served by a number of public transport options. East Finchley tube station is located approximately 1km to the west of the site; and the site is located on bus route nos. 102, 234, 603 and 653, which provide services to Brent Cross, Hampstead and Angel. The site is also well located in terms of shops, services and facilities.



Figure 4: Front elevation of 6a Denmark Terrace, fronting onto Fortis Green

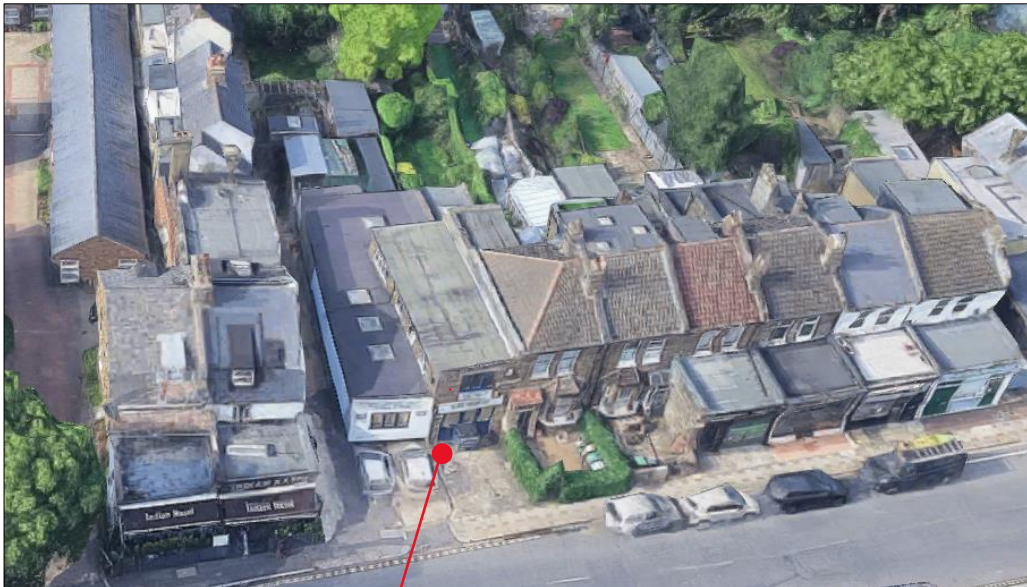


Figure 5: Aerial photograph of the Application site and immediate context

- 2.3 The existing commercial floorspace of the property is 189 sqm, and incorporates workshops, storage, a small retail area and associated office accommodation, plus a yard area of 90sqm. There is a 2.1m wooden fence to the yard.

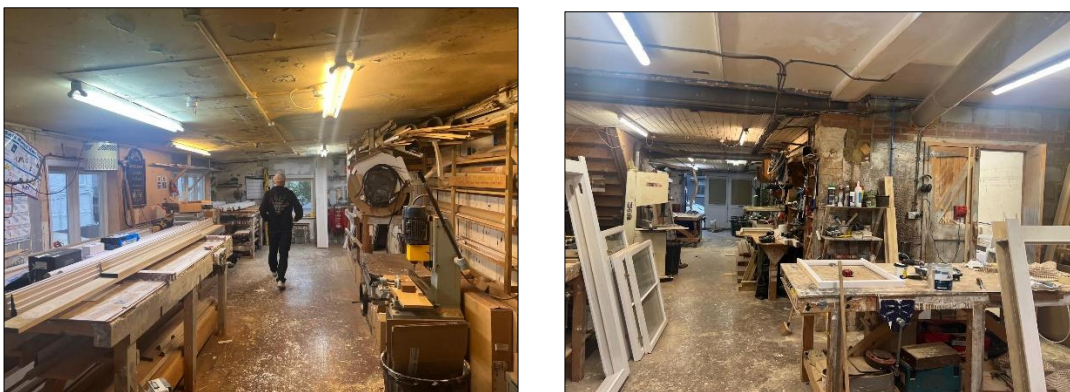


Figure 6: Existing workshops

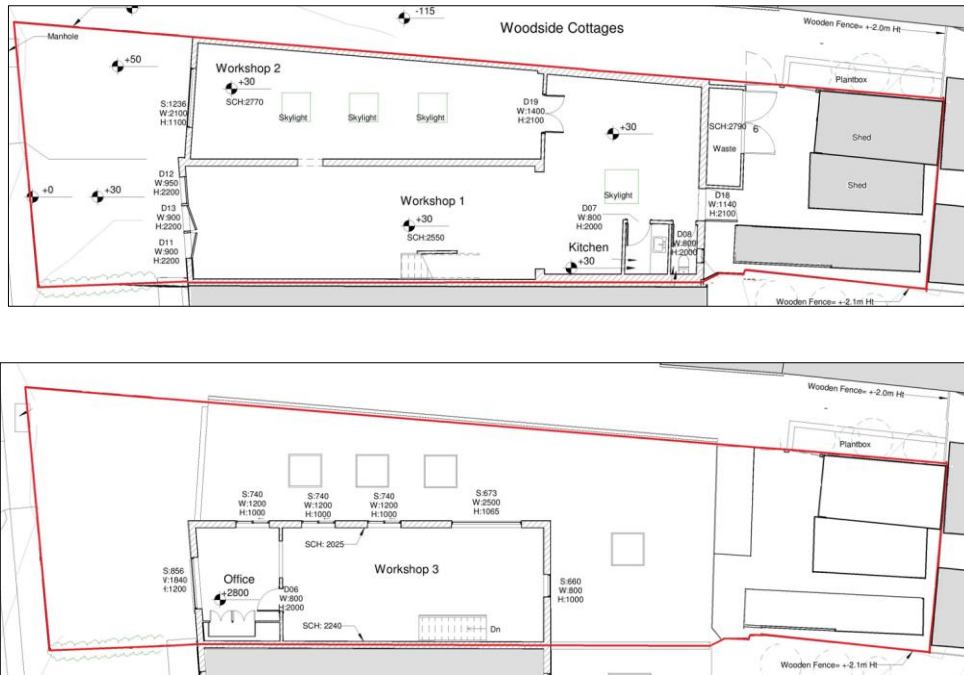


Figure 7: Existing ground floor and first floor plans



Figure 8: Existing front elevation



Figure 8: Existing rear yard

2.4 The whole of the existing yard to the rear of the property is hard surfaced with metal

and concrete sheds used for storage.



Figure 9: Existing rear yard



Figure 10: View looking north from first floor level

2.5 To the west of the application site are the locally listed no. 7 Denmark Terrace and Woodside cottages.



Figure 11: Adjacent locally listed cottages viewed from first floor level



Figure 12: View of the existing terrace on Fortis Green which the site abuts

- 2.6 The photographs above and the drawings below show that the general context is two and three storey brick buildings, with some single storey elements.

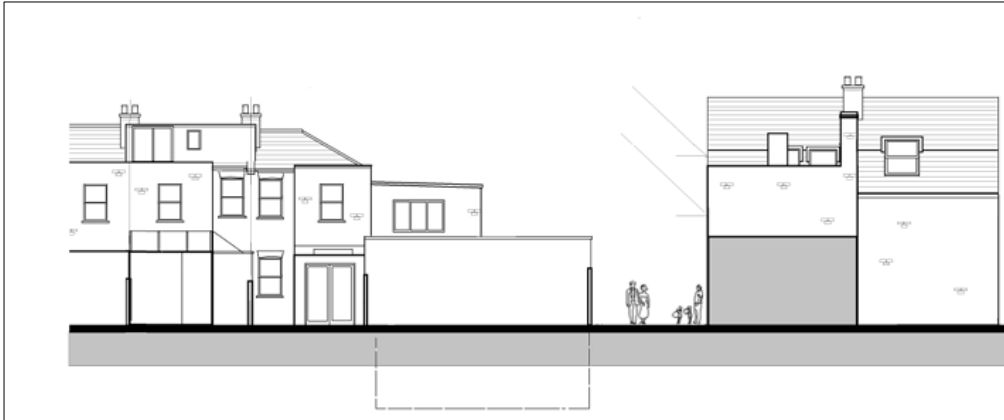


Figure 13: Existing rear elevation



Figure 14: Existing section through the site



Figure 15: View along the adjoining lane to the west of the property

- 2.7 Immediately to the west of the property is a narrow lane which provides access to Woodside cottages.

The Surrounding Area



Figure 16: Aerial photo of the wider area The Application site

Fortis Green Conservation Area

Application site

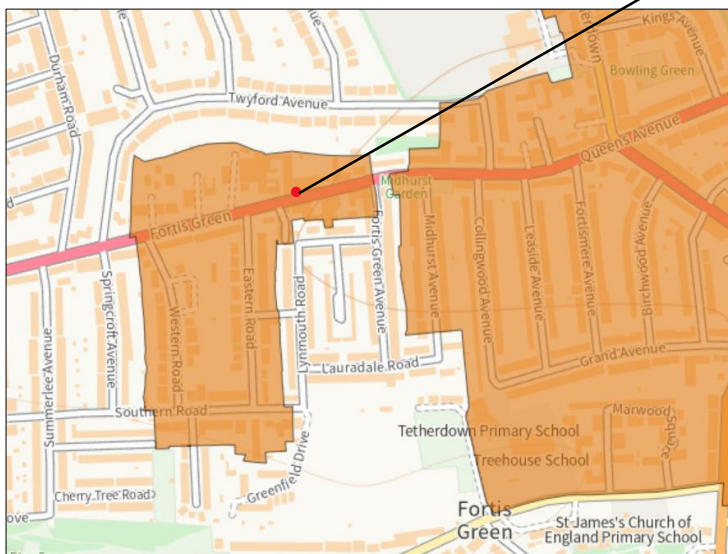


Figure 17: Boundary of the Fortis Green Conservation Area (left) and nearby Muswell Hill Conservation Area (right)

- 2.8 The Fortis Green Conservation Area was designated on 1 March 1974. No Conservation Area Appraisal currently exists for the Fortis Green Conservation Area. However, the adjoining Muswell Hill Conservation Area includes the eastern part of Fortis Green. The Muswell Hill Conservation Area Statement recognises that the Muswell Hill area developed at the convergence of several medieval roads associated with the settlement. Historically, as Lords of the Manor of Hornsey, the Bishops of

London were the principal landowners of Muswell Hill and Fortis Green. Until the 19th Century, Muswell Hill and Fortis Green were heavily wooded, sparsely inhabited and rural in character. At the beginning of the 19th Century, development consisted primarily of a limited number of private estates developed by wealthy and aristocratic landowners, together with the larger established farms, Coppetts Farm and Upton Farm, which had been located on Muswell Hill Road.

- 2.9 The major change to the area followed the construction in the 1870's of Alexandra Palace and the railway serving it, which connected Muswell Hill and Fortis Green via Highgate to Finsbury Park, King's Cross and other city stations. The majority of the core of present day Muswell Hill and Fortis Green developed between around 1896 and 1914. Further details are set out in the Heritage Statement.

Immediate Surrounding Context



Figure 18: 7 Denmark Terrace



Figure 19: Field Cottages

- 2.10 Number 7 Denmark Terrace (currently occupied by an Indian restaurant) immediately to the west of the application site is locally listed. Field Cottages immediately to the south are locally listed. Properties on the southern side of Fortis Green are mixed but include detached houses and cottages as well as the locally listed Clissold Arms pub and the Majestic Warehouse and a car wash.



Figure 20: Clissold Arms pub and Majestic Wine warehouse and car wash on the south side of Fortis Green

Character of wider area

- 2.11 The existing character of the area along Fortis Green is mixed with commercial, retail and residential uses and a mix of building styles dating from C19. There are a number of examples of flatted development along the north side of Fortis Green as well as single family and terraced dwellings.



Figure 21: View along Fortis Green looking east

Figure 22: Southern side of Fortis Green



Figure 23: Flats located on the north side of Fortis Green



Figure 24: Flats located on the north side of Fortis Green



Figure 25: Flats located on the north side of Fortis Green



Figure 26: Properties on the south side of Fortis Green

Planning History

2.12 A review of the Council's planning register shows the following planning history:

- OLD/1985/0298 - Continuation of use for the manufacture of clothing. Approved with conditions on 2.11.84.
- HGY/1990/0061 - Demolition of existing 1-2 storey building and construction of building for B1 use with roof carried over and off-street parking for 4 cars.

Approved with Conditions on 07.10.1991.

- HGY/1991/0644 Conservation Area Consent for demolition of an existing B1 building and the erection of a 2 storey structure for B1 use with landscaping to front and rear. Approved with Conditions on 07.10.1991.
- HGY/2006/0066 - Erection of single storey rear extension and erection of side extension to replace existing. Alterations to elevations. Approved with Conditions on 09.3.2006.

Haringey Local Plan Proposals Map

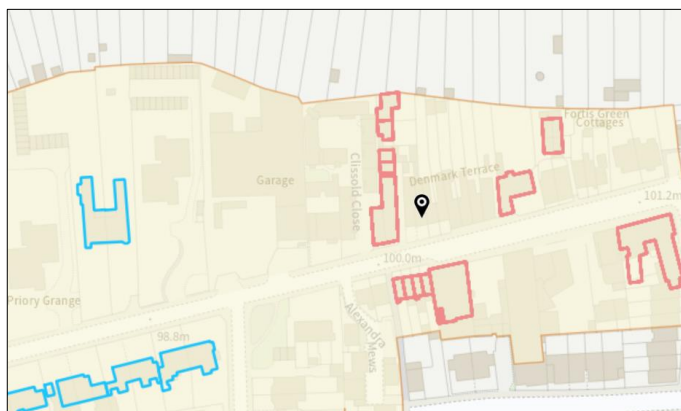


Figure 27: Extract from the Haringey Local Plan

- 2.13 The site is not a designated employment site in the Local Plan but is within the Fortis Green Conservation Area. There are a number of locally listed buildings immediately to the west and south of the site. On Fortis Green (north side) there are Denmark Terrace (Nos. 7 & 8) locally listed on 27 January 1997; and Woodside Cottages (Nos. 1 to 4 consecutive.) listed on 27 January 1997. On Fortis Green (south side) there are Field Cottages (Nos. 1 to 4 consecutive.) locally listed on 1 September 1976 and No. 103 (Clissold Arms Public House) locally listed on 27 January 1997.

3.0 PRE-APPLICATION ADVICE

Introduction

- 3.1 Pre-application advice was sought from Haringey Council and a meeting was held on 10 July 2025.

The Pre-Application Scheme



Figure 28: Proposed front elevation



Figure 29: Proposed rear elevation

- 3.2 The pre-application scheme comprised a lower ground, plus ground, first and second floor contemporary building in residential use, creating three flats and a maisonette and providing a mix of two 3-bed units, one 2-bed unit and one 1-bed unit. A sunken landscaped terrace area was proposed at the front of the property, setting the property back to align with the adjacent properties on Fortis Green. Landscape screening was proposed along Fortis Green. Access to the flats would be from Fortis Green. The scheme would be car free, but cycle storage would be provided to London Plan standards.

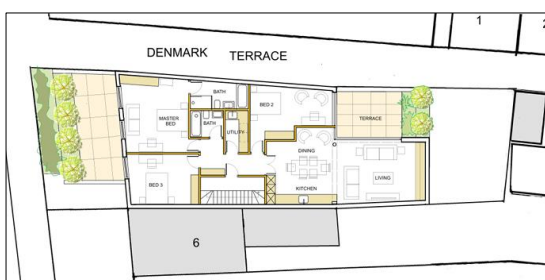


Figure 30: Proposed ground floor

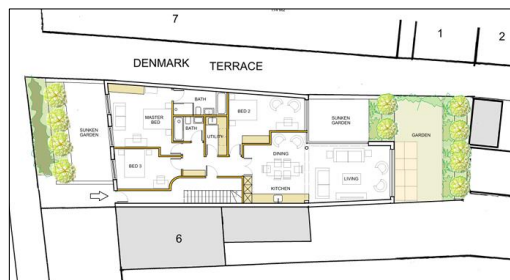


Figure 31: Proposed lower ground floor

- 3.3 The lower ground floor flat (119 sqm) comprised a three bedroom flat, with a kitchen diner and separate living area at the rear of the property with access to a rear terrace. At ground floor, the three bedroom flat (114 sqm) had a dining kitchen area and living area with access to a rear landscaped garden.

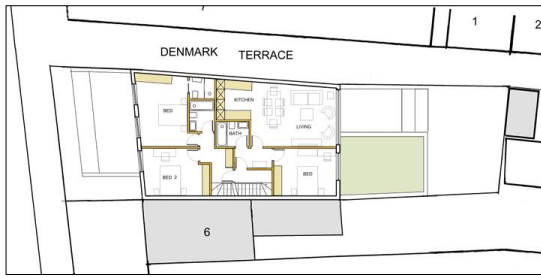


Figure 32: Proposed second floor

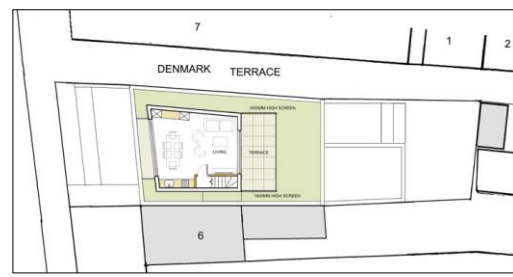


Figure 33: Proposed First Floor

- 3.4 At first floor level, a one bedroom unit (45 sqm) was proposed to the rear; and the lower floor of a two bed maisonette (80 sqm) at the front, with its living accommodation (living/dining area with access to a terrace) on the second floor.
- 3.5 Following the pre-application meeting, the proposed front elevation was amended prior to the receipt of formal advice. A hipped roof form and front dormers were introduced to match the locally listed buildings and adjacent terrace; and front bays were added to add articulation. In addition, the floor to floor heights were reduced in order to reduce the overall height of the building in order to make it more similar to the adjacent terrace..

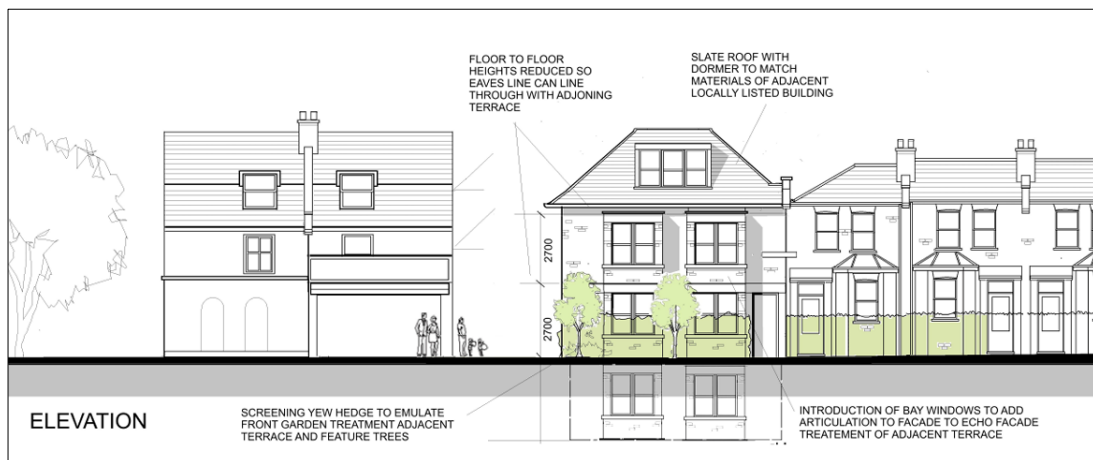


Figure 34: Amended pre-app scheme

Pre-Application Advice

- 3.6 The Pre-Application advice provided advice on the proposed use, design and heritage.
- 3.7 **Loss of employment-** The advice noted that no justification had been provided for the loss of the non-designated employment floorspace. The site is currently occupied by the joinery business which undermines the scope to comply with part B of Policy DM40 (i.e. the building is no longer suitable). The advice noted that the Council may consider

a mixed residential and commercial development which can provide a close to equivalent employment-generating commercial premises, within the Use Class E(c) (i) Financial Services, (ii) Professional Services (iii) any other service appropriate to provide in the locality, (e) Medical or Health Service or (g) (office or light-industrial). Any proposal would need to be in general compliance with the criteria of DM policy DM43.

- 3.8 At the pre-application meeting the issues associated around running a joinery business within a residential area, notably in terms of noise and traffic were discussed. It was also noted that such uses could be located further out of London.
- 3.9 **Additional housing** - The pre-application advice recognised that the proposal would assist in delivering the housing delivery targets for the borough. It also referred to paragraph 73 of the NPPF (2024), which recognises the importance that small and medium sized sites can make in meeting the housing requirement of an area
- 3.10 **Design and heritage** – Officers advised that the scale and design of the proposal needed to be reconsidered. It was recommended that the design proposal be revised by reducing the overall height to match those of Denmark terrace, and to test the option for a more modest, part two storey and single storey new development to respect the established spatial relationship between buildings and their visual hierarchy in views of this stretch of the Conservation Area.
- 3.11 Following on from the online meeting, a revised proposed front elevation and roof plan were submitted, which indicated an alternative design with a hipped roof form and front dormer with front bays, as opposed to the original submission with a two-storey flat roof form with recessed flat third storey above. The written advice reflected the amended scheme.
- 3.12 Officers noted the heritage context of the site and that the site was originally part of the terrace. The written advice stated *“the development site at 6a Denmark terrace is in a well-preserved and heritage-rich stretch of the Fortis Green Conservation Area, where Denmark Terrace is a group of positive contributors, original houses where only the bookend house at No 6a was substantially altered and then extended to the west with a single storey structure and has been then used as a workshop.”*
- 3.13 It was also noted that the adjacent terrace was considered to be a positive contributor in the conservation area and that no. 7 and the cottages on Denmark Terrace are locally listed buildings. The advice stated that *“the proposed redevelopment should*

respect and retain the architectural and visual primacy of both Denmark Terrace and the locally listed building at No 7 as seen in the street scene along Fortis Green.. This requires sensitively respecting the height of the 6 Denmark, complementing its façade composition by referencing its geometries, roof form, articulation of masses, window proportions and alignments so to create a contemporary bookend house form to the Denmark Terrace design.”

- 3.14 The written advice also noted that *“the reinstatement of a front garden feature and a boundary treatment that references the boundary treatment of the best-preserved houses within the terrace would greatly contribute to strengthen the character of the terrace and its contribution to the street scene in views across the Conservation Area.”*
- 3.15 In design terms, officers confirmed that *“a new dwelling form with a basement level can be ..supported”* and that a three storey building with pitched roof may be acceptable. Any new building would need to harmoniously blend with the adjoining context, reflecting existing window patterns, materials and roof designs/townscape and take account of the locally listed buildings. The scope to reduce the floor to ceiling height was discussed, in order to reduce the overall building height. Officers advised that the front lightwell would be acceptable, even though it was not a characteristic of this part of the conservation area. The use of brick would be acceptable.
- 3.16 The advice letter stated that *“the proposed alignment of the front building line and related bay windows to the façade and bay windows at No 6 Denmark Terrace is a positive element of the proposal as they would help to continue the existing terrace, albeit as a contemporary reinterpretation of the historic façade design.”*
- 3.17 **Housing quality** – Officers advised that all units would meet or exceed the London Plan minimum floorspace standards and would provide a satisfactory provision of external amenity space in the form of balconies/roof terraces/gardens in terms of size/standard, with the exception of the 1-bedroom flat, which would not benefit from amenity space.
- 3.18 **Housing mix** - The proposed housing mix (1 x 1-bed; 1 x 2-bed and 2 x 3-bed) was acceptable.
- 3.19 **Car and cycle parking** – the site has a low PTAL, so officers may not support a car free development. A parking survey will be necessary. The London Plan details that for outer London sites with PTAL of 1, up to one and a half parking spaces are possible for each dwelling. The applicant would need to cover the physical works to reinstate

the kerb and footway to full height and extend the CPZ bay across the existing crossover to the northern side of Fortis Green. The cycle parking will need to be sufficiently secure and weatherproof.

4.0 CONSULTATION

4.1 Neighbours were invited to a meeting to discuss the proposed scheme on Saturday 21 February 2026. The architect and planning consultant attended the meeting to describe the proposals and to answer any questions.

4.2 The aims of the pre-application stage consultation were:

- To advise local residents of the proposals to redevelop the site;
- To gain an understanding of local views, engage with the local community and identify concerns and opportunities, and feed these into the evolving proposals; and
- To review how any issues raised at the meeting could be taken into account for the application scheme.

Consultation Meeting

4.3 15 neighbours attended the meeting within the workshop at 6a Denmark Terrace including the residents from 2 Alexandra Mews; 2, 3 and 4 Woodside Cottages; and 4, 5 and 6 Denmark Terrace.

Matters Raised

4.4 A number of questions were raised in relation to:

- How far will the development extend into the site;
- How have concerns of privacy and overlooking been considered;
- What will be the impact on existing properties and gardens in terms of daylight and sunlight;
- How many flats will be provided and what size will they be;
- What will the commercial floorspace be used for; and is it possible to control the type of use and prevent retail and restaurant use which would generate a lot of people;
- Will the height of the development be the same as the existing terrace;
- Will the development encroach onto the adjoining lane;
- Will there be windows in the west elevation overlooking the lane;
- Will any parking be provided on site;
- How will construction be undertaken and will be a CMP in place;
- What is the timescale for the development;

4.5 The following points were also raised by local residents

- The potential threat of subsidence to adjoining buildings due to construction of a basement;
- Concern over overlooking and loss of privacy;

- Lack of parking spaces on site and the impact of the proposed scheme on on-street parking;
- Loss of daylight/sunlight to adjoining properties;
- The proximity of the development to existing properties;
- The impact of construction and building noise; and
- The impact of additional people on the local amenity.

Response to comments raised

- 4.6 Plans were tabled at the meeting showing the extent of the ground floor and the relationship of the proposed property to the neighbouring properties. The scheme provides four residential units and 50 sqm of commercial floorspace which will be used as an office. There is no intention to use the space for retail or restaurant type uses.
- 4.7 The scheme has been designed to be of a similar height to the adjacent terrace. It will not encroach onto the adjoining lane which is outside of the application site. There will be no windows onto the lane.
- 4.8 A Construction Management Plan will be agreed with Haringey. This will set out details of how demolition and construction will be undertaken in such a way as to minimise any loss of amenity, noise and disturbance to local residents and businesses. The selected contractor will be part of the Considerate Contractors scheme. Construction hours will also be controlled. The Construction Management Plan (CMP) will ensure that there is no impact on Fortis Green and that access is retained along the alleyway adjacent to the application site. The CMP will need to be approved by Haringey Council.
- 4.9 Haringey Council and London Plan policies seek to reduce the dependence on the private car. The scheme will be 'car free', and it is anticipated that residents of the new building will not be able to obtain parking permits for any Controlled Parking Zones in the borough. A Parking Beat Survey was undertaken on the nights of Tuesday 9th December and Thursday 11th December 2025. The survey recorded parking opportunities in on-street resident permit holder parking bays and other shared use parking bays in which residents with a valid permit can park. The parking survey also included uncontrolled on-street parking opportunities. The survey showed that there were an average of 21 available parking opportunities across the two nights of the survey, with a minimum of 18 available parking opportunities.
- 4.10 A Daylight/Sunlight Assessment has been undertaken of the proposed scheme which has confirmed that the proposals are acceptable and will not materially impact on existing daylight and sunlight in neighbouring properties and gardens. The

Assessment is being submitted with the planning application.

- 4.11 A garden area will separate the property from buildings to the north and trees will help to screen the development. Privacy screens will be introduced on the terraces.
- 4.12 A pre-application meeting took place with Haringey Council on 10 July 2025; and comments from the planning officer and design officer have been taken into account in developing the proposals for the site. The general scale and massing of the scheme has been reduced since the pre-application scheme and now reflects the comments received from the design and heritage officers at the pre-application stage. The design has carefully considered the relationship to the adjoining terrace and number 7 Denmark Terrace. A Heritage Statement is being submitted with the planning application.
- 4.13 A Basement Impact Assessment is being submitted with the planning application. The Assessment looks at the presence, extent and nature of any potential risk to adjoining property. This will need to be approved by the Council.
- 4.14 It is anticipated that works could start on site in early 2027 and would take around 18 months.

5.0 THE PROPOSED SCHEME

Introduction

- 5.1 Following the pre-application meeting, the elevational treatment of the proposed scheme was amended to respond to initial comments from the pre-application meeting. A hipped roof form and front dormer with front bays was introduced, more in keeping with the adjacent terrace. In addition, some commercial floorspace was introduced, and the mix of residential units was changed.



Figure 35: Proposed scheme

Scale, massing and layout

- 5.2 The proposed scheme comprises a lower ground, plus ground, first and second floor building in mixed use, creating a 3-bed flat at lower ground level; an office space and 1-bed flat at ground level; a 1-bed flat at first floor level; and a 2 bed maisonette at first and second floor level. The height of the proposed scheme reflects the adjoining properties.
- 5.3 A sunken landscaped terrace area will be created to the front of the property, setting the property back to align with the adjacent properties on Fortis Green. This will be screened from Fortis Green.

Access

- 5.4 Access to the flats will be from Fortis Green; and access to the office will be from the side alley. The scheme will be car free but seven cycle parking spaces will be provided in accordance with London Plan standards – one for the office space, one for the 1-bed unit and two each for the 2 and 3 bed units.

Amount

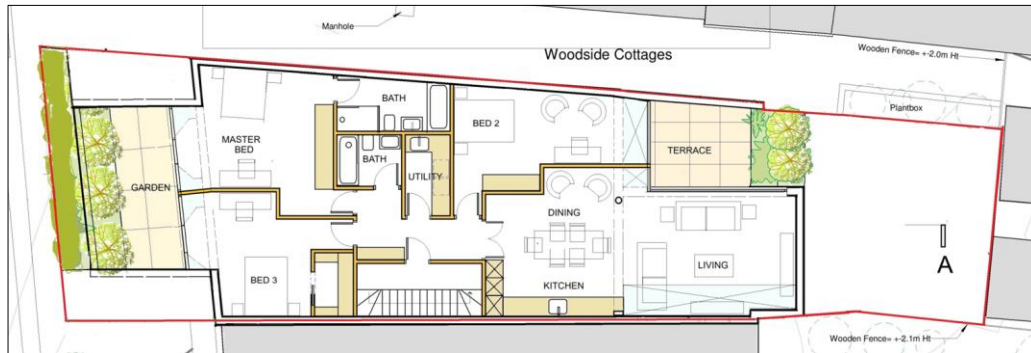


Figure 36: Proposed lower ground floor

- 5.5 The lower ground floor flat (143 sqm) comprises a three bedroom flat, with a kitchen diner and separate living area with access to a sunken garden at the front (16.6 sqm) and a rear terrace (15.9 sqm).

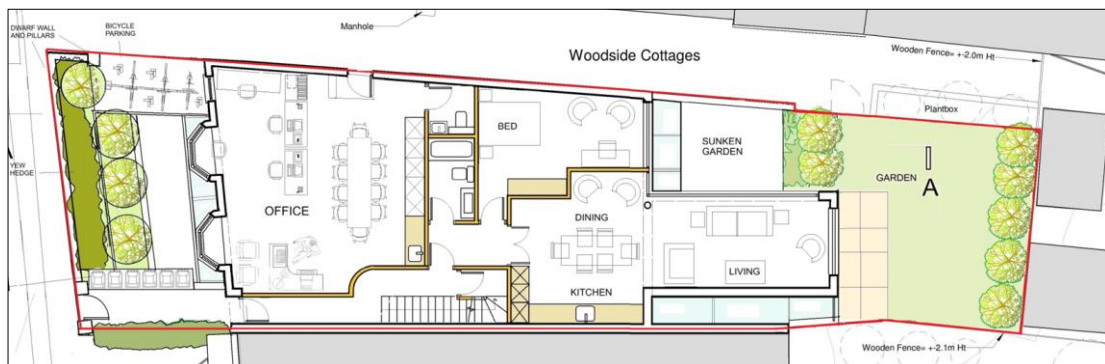


Figure 37: Proposed ground floor

- 5.6 At ground floor, there is an office space (50.7 sqm) accessed from the side alley; and a one bedroom flat (63.8 sqm) with a dining/kitchen area and living area with access to a rear landscaped garden (45.7 sqm). There is also a shared amenity space at the front of the building of 27.7 sqm, which includes cycle parking and bin storage.

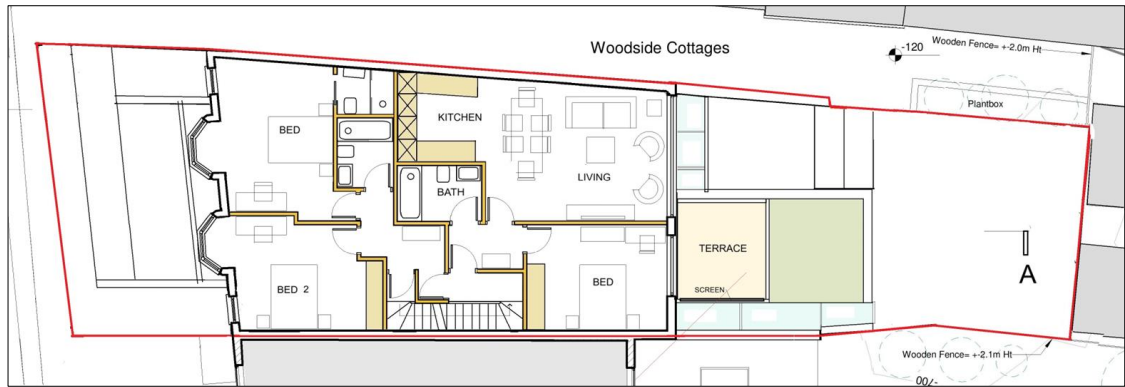


Figure 38: Proposed First Floor

- 5.7 At first floor level, there is a one bedroom flat (55.9 sqm) with a combined kitchen/dining/living area and rear terrace (8.4 sqm); and the lower level of a two bedroom maisonette (97.2 sqm) which has two bedrooms and a bathroom at first floor and a combined kitchen/living/dining area at second floor with an inset terrace 10.8 sqm).

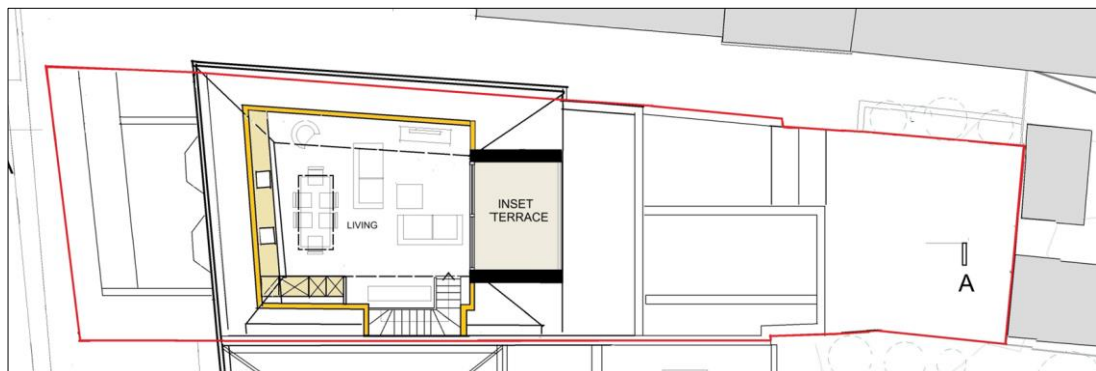


Figure 39: Proposed second floor

- 5.8 The proposed rear and side elevations are shown below. The floor to ceiling height is 1.7m for ground, first and second floor and 3m for the lower ground floor.

Housing Mix

- 5.9 The scheme provides two 1-bed flats; a 2-bed maisonette and a 3-bed flat. All of the proposed units will exceed minimum space standards.

Appearance



Figure 40: Proposed front elevation



Figure 41: Proposed Rear elevation

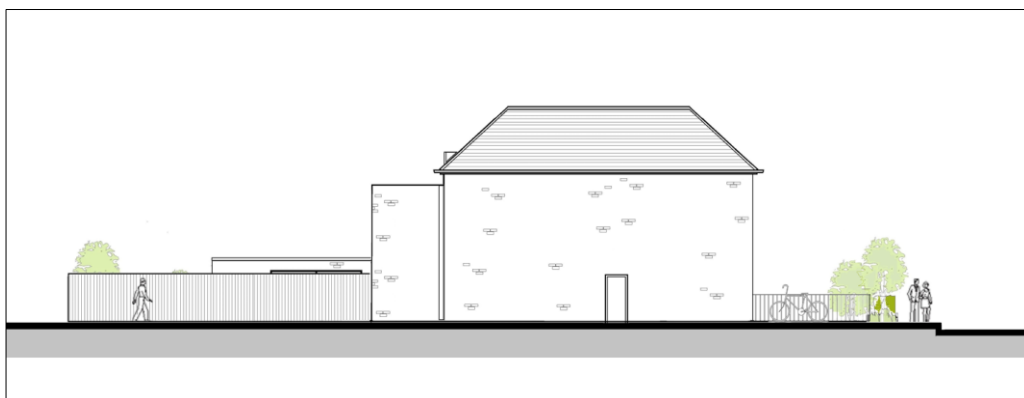


Figure 42: Proposed Side elevation

Landscape and Biodiversity

5.10 The landscape strategy incorporates additional greening and improves the biodiversity

of the site. Hedging will be introduced at the front of the site and along the rear boundary of the site. Sixteen new trees will be introduced along the site boundary.

- 5.11 The reinstatement of the front garden was supported by officers and was considered to contribute to the street scene along Fortis green.

6.0 PLANNING POLICY

- 6.1 The Statutory Development Plan is the London Plan (2021) and the Haringey Strategic Policies (March 2013, consolidated with alterations since 2017); and the Haringey Development Management DPD (adopted July 2017). The Council is currently preparing a new local plan. The National Planning Policy Framework is a material considerations.

National Planning Policy Framework (2024)

- 6.2 The NPPF (2024) sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. Central to the NPPF is a presumption in favour of sustainable development, which involves achieving the three overarching objectives of providing an economic benefit, a social benefit and an environmental benefit.
- 6.3 Chapter 5 of the NPPF (Delivering a sufficient supply of homes) states at paragraph 61 that *"...it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*
- 6.4 In regard to promoting sustainable transport, paragraph 110 states that *"significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes."*
- 6.5 Chapter 11 (Making effective use of land) notes at paragraph 124 that *"planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses...; and paragraph 125 states that "planning policies and decisions should..(c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.."*
- 6.6 Paragraph 129 of the NPPF states that *"planning policies and decisions should support development that makes efficient use of land, taking into account:*
- a) *the identified need of different types of housing and other forms of development;*
 - b) *local market conditions and viability;*
 - c) *the availability and capacity of infrastructure services...;*
 - d) *the desirability of maintaining an area's prevailing character and setting...; and.*
 - e) *the importance of securing well-designed and beautiful, attractive and healthy places.*

- 6.7 Chapter 12: Achieving Well-Designed Places establishes national policy guidance on the design of the built environment. Paragraph 131 states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 6.8 Paragraph 135 then states that *“Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 6.9 In regard to heritage assets, paragraph 207 notes that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*
- 6.10 Paragraph 212 then states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 6.11 Paragraph 215 emphasises that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate,*

securing its optimum viable use." Paragraph 213 acknowledges that not all elements of a Conservation Area will necessarily contribute to its significance.

London Plan (2021)

- 6.12 The London Plan 2021 is the Spatial Development Strategy for Greater London and sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Local Plans are required to be in 'general conformity' with the London Plan.

Good Growth Policies

- 6.13 Policy GG2 (Making the best use of land) identifies that developments must enable use of brownfield sites and maximise higher density in areas which are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.
- 6.14 Policy GG4 (Delivering the homes Londoners need) requires developments to support the strategic target of providing 50% of all new housing as affordable; and require developments to create mixed and inclusive communities by providing good quality homes of high design standards and provide for identified needs. Policy GG1 promotes building strong and inclusive communities.
- 6.15 Policy GG6 (Increasing efficiency and resilience) states that buildings and infrastructure should be designed to adapt to climate change and make efficient use of resources, contributing towards London becoming a zero-carbon city by 2050, whilst ensuring that a safe and secure environment is created which is resilient to emergencies.

Design Policies

- 6.16 Policy D1 (London's form, character and capacity for growth) and D2 (Infrastructure requirements for sustainable densities) recognise the importance of understanding different areas' capacity for growth and the need to respect existing urban form and the capacity of existing and planned physical, environmental and social infrastructure to support development. Policy D12 relates to fire safety.
- 6.17 Policy D3 (Optimising site capacity through the design-led approach) requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites but responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.

- 6.18 Policy D5 (Inclusive Design) promotes schemes and spaces that are designed to facilitate social interaction and inclusion; whilst Policy D6 (Housing quality and standards) and the supporting Table 3.1 sets out specific internal space standards; and Policy D7 (Accessible housing) requires at least 10% of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings. Policy D8 (Public realm) encourages the provision of new public realm, which is well-designed, safe, accessible, inclusive, attractive and well-connected.
- 6.19 Policy D14 (Noise) requires residential development proposals to manage noise. Policy SI1: Improving air quality requires development proposals to seek opportunities to identify and deliver further improvements to air quality; whilst Policy SI2: Minimising greenhouse gas emissions requires major developments to be net zero carbon. Policy SI13: Sustainable drainage states that development proposals should aim to achieve the greenfield run-off rates and manage surface water run-off as close to its source as possible.

Housing Policies

- 6.20 Policy H1 (Increasing housing supply) states that in order to ensure that the ten-year housing targets are met, boroughs should optimise the potential for housing delivery on all suitable brownfield sites. In the case of Haringey there is a requirement for 15,920 new residential units for the period to 2031.
- 6.21 Policy H10 (Housing size mix) requires schemes to provide a range of different unit sizes, having regard to local evidence of need, the requirement to deliver mixed and inclusive neighbourhoods and the need to deliver a range of unit types and tenures.
- 6.22 Policy G6: Biodiversity and Access to nature requires development proposals to secure net biodiversity gain.

Employment Policies

- 6.23 Policy E4 (Land for industry, logistics and services to support London's economic function) states that any release of land should be in accordance with Policy E7 and should be focussed in locations that are well-connected by public transport, walking and cycling and contribute to other planning priorities including housing.
- 6.24 Policy E7 (Industrial intensification, co-location and substitution) encourages the intensification of business uses and supports mixed-use or residential development proposals on Non-Designated Industrial Sites if there is no prospect of the site being

used for industrial purposes.

Heritage and Conservation

- 6.25 Part C of Policy HC1(Heritage conservation and growth) states that “*development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.*”
- 6.26 Policy DH2 (Conservation areas and listed buildings) notes that planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies. Moreover, development should take advantage of opportunities to enhance the Conservation Area.

Other key policies

- 6.27 Policy T1: Strategic approach to transport requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes. Policy T2 (Healthy Streets) requires development proposals to deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. Parking and cycle parking should be provided in accordance with Policy T6 (Car parking) and Policy T5 (Cycling). Car free developments should be the starting point for all development proposals in places that are well-connected by public transport. Policy T7 (Deliveries, servicing and construction) requires that deliveries, servicing and construction proposals should facilitate safe, clean and efficient deliveries and servicing.

Haringey’s Local Plan

- 6.28 The Local Plan Strategic Policies provides the overall spatial strategy for the borough up to 2026. The Development Management DPD sets out criteria-based policies against which planning applications will be assessed.

Policies Map

- 6.29 The site has no specific designation other than being within the Fortis Green conservation area and the site is not allocated.

Strategic Policies (March 2013, consolidated with alterations since 2017)

- 6.30 SP1: Managing Growth promotes growth in the most suitable locations. Paragraph

2.1.7 states that the Council will promote the most efficient use of land whilst also seeking to improve the environment and protect residential amenity.

- 6.31 SP2: Housing promotes high quality homes to meet Haringey's housing needs; and promotes 40% affordable housing by habitable room on sites of 10 or more units, subject to location, scheme details and site characteristics (split 60% affordable rent and 40% intermediate).
- 6.32 The supporting text to SP2 at paragraph 3.2.14 notes that *"in order to encourage mixed and balanced communities, the Council will aim to ensure that an adequate mix of dwelling sizes is delivered within new developments, while protecting existing family housing."*
- 6.33 SP8: Employment encourages a strong economy and identifies a demand for an additional 23,800 sqm of B class floorspace up to 2026; to be met by the reuse of surplus employment designated land in B2 and B8 uses and intensification of uses of existing employment areas.
- 6.34 The supporting text to Policy SP8 at paragraph 5.1.4 states that *"taking a more flexible approach where local employment areas are no longer suitable for industrial or other employment generating uses, a progressive release of surplus industrial land will be carried out, in order to facilitate urban regeneration."*
- 6.35 SP4: Working Towards a low carbon Haringey requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation,
- 6.36 Policy SP11 requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

Haringey Development Management DPD (adopted July 2017)

- 6.37 The key policies of relevance are set out below.
- 6.38 Policy DM1: Delivering High Quality Design states at point A that

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: a Relate positively to neighbouring structures, new or old, to create a

harmonious whole; b Make a positive contribution to a place, improving the character and quality of an area; c Confidently address feedback from local consultation; d Demonstrate how the quality of the development will be secured when it is built; and e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

B Development proposals should relate positively to their locality, having regard to: a Building heights; b Form, scale & massing prevailing around the site; c Urban grain, and the framework of routes and spaces connecting locally and more widely; d Maintaining a sense of enclosure and, where appropriate, following existing building lines; e Rhythm of any neighbouring or local regular plot and building widths; f Active, lively frontages to the public realm; and g Distinctive local architectural styles, detailing and materials.

Landscaping

C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to: a Landform; b Levels, slopes and the fall of the ground; c Trees on and close to the site; d Landscaped boundary and treatments; and e Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that: a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land; b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

- 6.39 Policy DM6: Building Heights expects building heights to be of an appropriate scale which responds positively to the site's surroundings, the local context and the need to achieve a high standard of design.

Historic Environment

- 6.40 Policy DM9: Management of the Historic Environment requires development to conserve and enhance the significance of a heritage asset and its setting. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, The Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

Housing

- 6.41 Policy DM11: Housing Mix, whilst not providing a definitive required mix, states that the Council will not support an overconcentration of 1 or 2 bed units. Account will be taken of (a) Individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed.
- 6.42 Policy DM12: Housing Design and Quality requires new housing to be of a high quality. Ground floor family housing should provide access to private garden/amenity space and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.

Employment Sites

- 6.43 Policy DM40 deals with non-designated employment land and floorspace. Part A) of Policy DM40 states that on non-designated employment sites within highly accessible or otherwise sustainable locations, the Council will support proposals for mixed-use, employment-led development where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. All proposals for mixed-use development must satisfy the requirements of Policy DM38.A(a-f), which seek to maximise the amount of employment floorspace, provide demonstrable improvements to the site's suitability for continued employment use in terms of types of jobs provided, flexible design and environmental quality; provide an

element of affordable workspace where viable; ensure appropriate residential amenity; and not conflict with the continued employment function of the site and nearby employment sites.

- 6.44 Part B of Policy DM40 states that on all other non-designated employment sites (i.e. those which do not meet the location criteria of (A) above), the loss of employment land and floorspace will only be permitted where it can be demonstrated that the building or land is no longer suitable for continued employment use having regard to:

- a) Feasible alternative employment uses;*
- b) The age and condition of the existing building(s) and the potential for refurbishment or adaptation, in particular to more flexible unit sizes;*
- c) Site layout, access, and relationship to neighbouring uses;*
- d) Periods of long-term vacancy; and*
- e) Evidence of recent, continuous and suitable marketing, covering a minimum period of 3 years.*

- 6.45 Part C then states that subject to (B) above, where the Council is satisfied that the loss of non-designated employment land or floorspace is acceptable, support will be given to proposals that deliver community uses either as the sole use or as part of a mixed-use development. Part D of Policy DM40 notes that where proposals involve the total loss of employment floorspace a financial contribution towards employment related initiatives may be sought, in line with Policy SP9 and DM48 of the DM DPD.

Other Policies

- 6.46 Policy DM21 promotes sustainable design, layout and construction. Policy DM32: Parking requires schemes to be in accordance with London Plan standards and promotes car free schemes in accessible locations.

7.0 TECHNICAL ASSESSMENTS

- 7.1 A number of technical assessments have been undertaken to support the planning application.

Heritage Assessment

- 7.2 SY2 Planning has undertaken a Heritage Assessment of the proposed scheme. This looks at the historical development of the site and the surrounding area; summarises the key characteristics of the Fortis Green Conservation Area; describes the nearby locally listed properties; and assesses the impact of the proposed scheme on nearby heritage assets.
- 7.3 No harm to the significance of heritage assets has been identified as part of this assessment. By introducing a new building onto the site which respects the scale and form of the immediate buildings, the appearance of the street will be improved from its current state. The new development will complement the prevailing character of this part of the Fortis Green conservation area due to its sensitive design. As the scheme removes the current building and rear sheds which detract from the conservation area and introduces a front garden area and rear garden, the setting of the locally listed buildings will be improved.

Daylight Sunlight Assessment

- 7.4 Daylight and Lighting Consultancy has carried out a detailed technical assessment in relation to the impact of the proposed redevelopment of No. 6A Denmark Terrace, London, N2 9HG, on the current daylight and sunlight levels within the neighbouring properties and overshadowing to the neighbouring amenity spaces, as well as anticipated daylight and sunlight levels within the proposed development itself and its proposed amenity spaces.
- 7.5 For the purposes of the assessment, a three-dimensional computer model has been constructed. The model is based on a photogrammetric survey of the site and surroundings, site observations and planning records. The assessment has been carried out in accordance with the latest 3rd edition of the BRE guide, issued in 2022.
- 7.6 The technical assessment has quantified the potential loss of daylight and sunlight to the neighbouring properties at Nos. 5, 6 and 7 Denmark Terrace as well as at No. 1 Woodside Cottages. With regards to the overshadowing assessment, the rear gardens

of four properties have been considered: Nos. 5 and 6 Denmark Terrace and Nos. 2 and 3 Woodside Cottages.

- 7.7 The results of the technical assessment have shown that c. 91% of the windows and c. 82% of the rooms of the neighbouring properties tested will fully comply with the Vertical Sky Component and Daylight Distribution/No-sky Line BRE daylight tests respectively. Only two rooms at No. 7 Denmark Terrace, located above the ground-level restaurant and assumed to be in residential use, will fall below the BRE criteria; however, the retained light levels are considered acceptable in the context of their layouts and small windows sizes. Furthermore, in terms of the sunlight effects, all but one south-orientated window will fully comply with both the winter sunlight criteria in accordance with the BRE guide. For overshadowing, the proposed development will not cause an adverse impact on the current levels of direct sunlight to all the tested amenity spaces.
- 7.8 With regards to the proposed development itself, all (100%) of the rooms tested fully comply with the climate-based illuminance methodology, including both the habitable rooms and proposed office space on the ground floor. Furthermore, the sunlight results have shown that all (100%) of the south-orientated rooms tested fully comply with the sunlight exposure criteria. Finally, the proposed front and rear ground-level amenity space will be receiving direct sunlight throughout the year, while the basement patio will be receiving direct sunlight in the summer months when it is expected to be mostly enjoyed by the future residents.
- 7.9 The Assessment concludes that the proposed development is fully acceptable in daylight and sunlight terms, in the context of the site and its urban location, the latest edition of the BRE guidance and relevant planning policy.

Energy and Sustainability Statement

- 7.10 Ecolytik has prepared an Energy and Sustainability Statement to support the planning application. This sets out the key measures proposed to meet the London Plan's carbon reduction targets and sustainability objectives.
- 7.11 The energy strategy has been developed in line with the London Plan (2021) Policies SI2, SI3 and SI4, Haringey's Policy SP4 and the GLA's Guidance on Energy Assessments (2022). The CO2 emissions for the development have been assessed using the Standard Assessment Procedure (SAP) for the dwellings and Simplified Building Energy Model (SBEM) for the office space.

7.12 The proposed energy measures for the development include:

Be Lean: Passive design with a fabric first approach (enhanced u-values, low air tightness target and careful thermal bridging detailing), low energy lighting and installation of Mechanical Ventilation with Heat Recovery (MVHR).

Be Clean: There are no existing or proposed district heat network in proximity to the scheme. The scheme is not of a scale suitable for a communal heating system.

Be Green: . All homes are proposed to be served by individual Air Source Heat Pumps (ASHP). The office space will have its own ASHP or Variable Refrigerant Flow (VRF) system which are similar technologies. Photovoltaics are proposed to the very limited area on the top flat roof of the development, with considerations for overshadowing and visual impact on the Fortis Green Conservation Area.

7.13 Overall, the proposed development is anticipated to achieve 62% reduction in regulated CO₂ emissions over the Part L 2021 baseline. This exceeds both the minimum onsite reduction target of 35% set out by the GLA, as well as the aspirational reduction target of 50% for residential developments stipulated within GLA's Energy Assessment Guidance (2022).

7.14 The scheme will also achieve a 10% and 27% reduction in regulated CO₂ for the residential elements and office element respectively over the baseline at the Be Lean stage with building fabric and system efficiencies measures alone, which exceeds the 10% Be Lean reduction target for residential developments and the 15% Be Lean reduction target for developments set out by the GLA.

7.15 The London Borough of Haringey requires all developments (including minor developments) to achieve 100% reduction in regulated carbon. To achieve 'zero carbon' for the scheme, 1.8 tonnes per annum of regulated CO₂, equivalent to 52.9 tonnes over 30 years, should be offset via a financial contribution. Any carbon offset contributions should be subject to viability discussions and detailed design stage calculations.

7.16 Should the scheme fall under the Future Homes Standard (FHS) and Part L 2026, which will be subject to timescales for a meaningful start on site, the client and design team will ensure the relevant latest Building Regulations are complied with.

7.17 The key sustainability considerations for the proposed scheme include the optimisation of land use, health and wellbeing for neighbours and future building users, ecological

enhancement, consideration of climate resilience, reduction of waste and sustainable transport.

- 7.18 The scheme optimises the use of the site whilst respecting the immediate vicinity; and will improve the urban greening and biodiversity of the site. All of the new homes will have external amenity space. The scheme will be car free and will provide cycle storage in accordance with London Plan standards.
- 7.19 Electrically driven air source heat pumps will supply space heating and hot water at the proposed development. There will be no PM and NOx emissions associated with fossil fuel combustion from the operation of the building services systems at the scheme. The proposed development will also target a mains water consumption of less than 105 litres/person/day.
- 7.20 Environmental impact including air and noise pollution will be minimised through design. The scheme will limit the amount of up-lighting and all external lighting (aside from security lighting) will be connected to daylight sensors and be time controlled.
- 7.21 The structure grid of the proposed building has been rationalised and stacked to minimise transfer structures and the associated concrete and steel volume as far as possible. Materials have been selected for longevity and durability as well as recoverability and recyclability at end of life. To minimise potential sources of indoor air pollution, low VOC materials, paints and finishes will be specified where possible.
- 7.22 Waste streams will be efficiently segregated (offsite) and processed during both construction and operation stages, with a target to maximise potential re-use of materials and diversion from landfill in line with GLA and Haringey policies.

Biodiversity Net Gain Assessment

- 7.23 The existing site has a hard surface frontage area and a hard surface rear yard, with no planting and is considered to have no biodiversity value. The proposed landscaping scheme will introduce a mix of native plants to the site and hedgerow along the front and rear of the site, improving the biodiversity net gain on site. As part of the scheme 16 new trees will be introduced. The scheme results in a net gain of 0.8113 habitat area units and 0.1659 hedgerow units), through the introduction of vegetated gardens and hedges.

Parking Stress Survey

- 7.24 Velocity undertook a Parking Survey in order to assess the existing parking opportunities and parking demand on the streets in the vicinity of the application site. The parking survey was undertaken on the nights of Tuesday 9th December and Thursday 11th December 2025. The survey recorded parking opportunities in on-street resident permit holder parking bays and other shared use parking bays in which residents with a valid permit can park. The parking survey also includes uncontrolled on-street parking opportunities.

Table 2-1: Parking Survey Results - 5m Car Length			
	TUESDAY 9 TH DECEMBER	THURSDAY 11 TH DECEMBER	AVERAGE
Parking Opportunities	190	190	190
Cars Parked	139	144	141
Available Spaces	51	46	49
Occupancy (%)	73%	76%	74%

- 7.25 The survey showed that there were an average of 21 available parking opportunities across the two nights of the survey, with a minimum of 18 available parking opportunities.

Table 2-2: Parking Survey Results - 6m Car Length			
	TUESDAY 9 TH DECEMBER	THURSDAY 11 TH DECEMBER	AVERAGE
Parking Opportunities	162	162	162
Cars Parked	139	144	141
Available Spaces	23	18	21
Occupancy (%)	86%	89%	87%

- 7.26 The Assessment concluded that that the streets in the vicinity of the site have capacity to accommodate potential parking demand associated with the proposed development and that this would not result in a detrimental impact on local parking conditions.

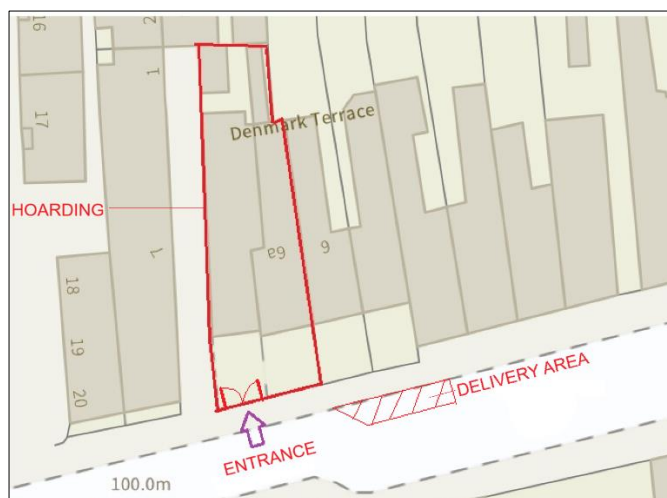
Basement Impact Assessment

- 7.27 Archplan has prepared a Basement Impact Assessment in relation to the proposed development of a basement at 6a Denmark Terrace. This is supported by Appendix A: Bore hole and laboratory results for an adjacent site at 109 Fortis green; Appendix B Geosure Contaminated Report for 6a Denmark Terrace; and Appendix C: Geosure Geological Report for 6a Denmark Terrace.

- 7.28 The Assessment looks at the presence, extent and nature of potential risk to the proposed development; and identifies any further works required, if any, needed to further assess, manage or mitigate any potential risks.
- 7.29 The Geological Survey of Great Britain (England and Wales) covering the area indicates the site to be underlain by the London Clay Formation at depth. It is anticipated that localised areas of Made Ground may be present on the site. There is a low risk of flooding on the site and surface drainage from the site is assumed to be directed to drains flowing downhill to the main road at Fortis Green.
- 7.30 The development will result in the extension of the foundation depth of the basement relative to neighbouring properties. The Assessment concludes that a monitoring plan should be set out at design stage and should include a monitoring strategy, instrumentation and monitoring plans and action plans.

Construction Management Plan

- 7.31 Archplan has prepared a Construction Management Plan, which will be developed in more detail once the contractor has been appointed.



- 7.32 Site working hours will be limited to Monday to Friday 08:00 to 18:00 hours. Weekend working is not envisaged but will be limited to 08:00 to 13:00 hours on Saturdays as required.
- 7.33 Due to the building works being small scale, there are not expected to be any construction vehicles stopping for longer than 10 – 15 minutes. Deliveries will be limited, and likely in the region of 20 to 30 larger vehicles during the build programme which would need to park outside the site, in a designated delivery area.

- 7.34 In order to enter the site, vehicles are required to reverse from Fortis Green onto the site. It is important to note that all vehicles will be guided to and from the site by a banks person, who will make sure traffic is clear before departing.
- 7.35 A site hut will be provided at the rear of the development and will provide a canteen and welfare facilities, first aid etc until this facility can be moved to within the new building when constructed. Portable WC facilities will be provided to the front of the site.
- 7.36 A security hoarding will be erected along all frontage to the site. The access gates will open into the site and will be securely locked at the end of the working day.
- 7.37 A wheel cleaning station will be provided with water and power to allow for a pressure washer to clean vehicles before they exit the site to avoid mud and other debris from being deposited on the public highway.
- 7.38 The contractor will ensure dampening down is used for all dust emitting construction activities (cutting, drilling etc)

Phase 1: Demolition and site clearance

Phase 2: Basement Construction

Phase 3: Basement Construction

Phase 4: Upper Floor Construction

8.0 PLANNING CONSIDERATIONS

8.1 The site at 6a Denmark Terrace provides an opportunity to bring forward a high-quality mixed use scheme and provide much needed housing on a brownfield site. Following pre-application advice, the scheme was amended to incorporate a commercial unit which could employ around 5 people.

8.2 The following section of this Planning Statement sets out the key planning considerations for developing the site.

- The principle of demolition;
- The principle of development and the proposed land uses;
- The scale, design and layout of the scheme;
- Heritage Considerations;
- The impact of the scheme on adjoining properties;
- Transport and Servicing;
- Energy and Sustainability principles; and
- Landscaping and Biodiversity.

The Principle of Demolition

8.3 The scheme proposes the redevelopment of the site, including the demolition of the existing part one/part two storey building, rear yard and large hard paved forecourt area. The existing buildings are of no architectural merit and as such the buildings currently make a negative contribution to the Fortis Green conservation area, detracting from the street scene.

Principle of Development and Proposed Land use

Residential Use

8.4 The proposed scheme would provide four much needed residential units, with a mix of unit sizes, in accordance with Policy H10 of the London Plan. Policy GG4 (Delivering the homes Londoners need) of the 2021 London Plan emphasises the need for more homes to be delivered across London and within Haringey there is a need for 15,920 new homes in the period up to 2028/29. This is likely to increase further in the next London Plan. The London Plan also promotes the use of small sites.

8.5 Policy H10 of the London Plan states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions. Whilst the site has a low PTAL, it has good accessibility to local shops and services in Muswell Hill and there is a good bus

service operating along Fortis Green which links the site to East Finchley tube station.

- 8.6 The proposed scheme will provide high quality homes which meet the London Plan space standards. All of the residential units will have their own private amenity space.
- 8.7 The scheme provides a mix of 1, 2 and 3 bed units. As the scheme is less than ten units, there is no requirement for affordable housing.
- 8.8 The proposed scheme meets NPPF and London Plan Policy objectives to optimise the potential of the site and to offer a range of housing choices.

Employment Floorspace

- 8.9 The site is currently occupied by a joinery at ground floor level (119m²) with ancillary office space located on the first floor (70m²). The site also benefits from a yard to the rear of the extended ground floor (90m²). The joinery business has been located at the site since 1991 and currently employs three staff (reduced from five staff in Summer 2025).
- 8.10 Although the site has a long established employment use, the site is not a designated employment site. The site is in a sustainable location between East Finchley and Muswell Hill. Policy DM40 allows the change of use of non-designated employment sites where there is no longer a requirement for employment space. The current owner has operated the site since 1991 but due to changes in supply processes, there is less of a need for a joinery business to be located within existing residential areas and the presence of the workshop creates noise, traffic and disturbance to the adjoining residential properties.
- 8.11 The existing premises have operated as an industrial use since the early 1990's but the building is not suitable to adaption to alternative commercial uses without extensive investment.
- 8.12 The pre-application advice noted that *"the Council may consider a mixed residential and commercial development which can provide a close to equivalent employment-generating commercial premises, within the Use Class E(c) (i) Financial Services, (ii) Professional Services (iii) any other service appropriate to provide in the locality, (e) Medical or Health Service or (g) (office or light-industrial)."*
- 8.13 Following pre-application advice, the scheme was amended to include an office space of 50 sqm at ground floor level, with access from the passage way to the west of the

site. The creation of a small commercial unit for office use would retain an employment use on the site. A space of 50 sqm would allow for around 5 people to be employed on the site, therefore replacing the employment from the workshop (currently three persons).

Scale, design and layout

- 8.14 The current building is set back and has a large surfaced frontage area for parking and a number of rear extensions and sheds. The appearance of the site and property detracts from the Fortis Green Conservation Area. The proposed scheme would provide a high quality mixed use property with landscaped areas to the front and rear.
- 8.15 In terms of scale and design, following the pre-application advice the floor to floor heights were reduced in order to reduce the overall height of the proposed scheme, and the roofline was amended to be more in keeping with the adjoining properties. The scheme accords with Policy DM6 which requires building heights to be of an appropriate scale which responds positively to the site's surroundings, the local context and the need to achieve a high standards of design. The scheme adopts a similar rhythm to the adjoining terrace and the choice of materials will reflect the surrounding buildings.
- 8.16 This part of the Fortis Green Conservation Area is very mixed and includes some single storey warehouse buildings juxtaposed to locally listed cottages. There are also examples of four storey flatted properties, particularly on the northern side of Fortis Green. The proposed scale, design and layout of the scheme optimises the site whilst taking into account the site context, the characteristics of the surrounding conservation area and the scale of other existing properties in the locality and the proximity of the site to a number of locally listed buildings.
- 8.17 Chapter 12 of the NPPF (Achieving well-designed places) sets out the importance of high-quality buildings and places and of ensuring that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; as well as being sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 8.18 The proposed scheme is considered to be visually attractive and sympathetic to the local character and history of the surrounding area. The scheme will accord with Policy D3 of the London Plan which promotes the best use of land through a design led approach.

Heritage

- 8.19 The Heritage Assessment confirmed that the scheme would result in no harm to the significance of heritage assets. Policy DM9 requires development to conserve and enhance the significance of a heritage assets and its setting. It notes that the Council will support proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/ or complement the special characteristics and significance of the area.

Impact on adjoining properties

- 8.20 The Daylight/Sunlight Assessment confirms that the majority of the windows of the rooms of the neighbouring properties tested will fully comply with the Vertical Sky Component and Daylight Distribution/No-sky Line BRE daylight tests respectively. In addition, in relation to overshadowing, the proposed development will not cause an adverse impact on the current levels of direct sunlight to all the tested amenity spaces.
- 8.21 Due to the distances between the property and nearby properties to the north, it is not considered that the proposed development would cause any material loss of amenity, in terms of overlooking and loss of privacy. There are no windows in the side elevation adjoining the lane and the rear of the building has been set away from the boundary with number 6 Denmark Terrace.
- 8.22 The replacement of the joinery business with residential and office space is likely to result in less noise and disturbance to local residents.
- 8.23 The Basement Impact Assessment confirms that the development will not adversely affect the structural stability of the neighbouring buildings; and will not increase flood risk to the property and nearby properties.

Transport and Servicing

- 8.24 A car free scheme is proposed. The existing parking area at the front of the property will be removed, resulting in a reduction of two parking spaces. The parking stress survey identified capacity within the wider area, which is allocated as a CPZ. Whilst the site has a low PTAL, there are good bus services running along Fortis Green in both directions, linking the site to East Finchley tube. In addition, the site is within easy walking distance of a range of shops, services and facilities. Cycle parking will be provided to London Plan standards. Servicing will be from Fortis Green as existing.

Energy and Sustainability Principles

- 8.25 An Energy Strategy has been developed in accordance with the London Plan energy hierarchy. The scheme incorporates air source heat pumps. Overall, the proposed development is anticipated to achieve 62% reduction in regulated CO₂ emissions over the Part L 2021 baseline. This exceeds both the minimum onsite reduction target of 35% set out by the GLA, as well as the aspirational reduction target of 50% for residential developments stipulated within GLA's Energy Assessment Guidance (2022).

Landscaping and Biodiversity

- 8.26 A Landscaping Strategy has been developed to increase the urban greening and biodiversity of the site. There will be an increase in the value of the habitat area units (0.9113) and the hedgerow units (0.1659), through the introduction of vegetated gardens and hedges and the introduction of 16 new trees along the boundary of the site.

9.0 SUMMARY AND CONCLUSION

9.1 It is proposed to demolish the existing buildings at 6a Denmark Terrace and redevelop the site for a mixed use scheme comprising four residential units and 50 sqm of commercial floorspace, within a new building of three storeys with basement. All of the residential units will have private amenity space in the form of a garden/sunken garden or terrace. No parking will be provided on site, but seven cycle spaces will be provided in accordance with London Plan standards.

9.2 Planning permission and conservation area consent is sought for:

“the demolition of the existing property and the redevelopment of the site to create a three storey plus basement property, comprising four residential units and commercial floorspace, with landscaping, bin storage and cycle parking.”

9.3 The scheme makes effective use of a brownfield site for much needed housing and replaces the existing commercial space with office accommodation for up to five employees. The scheme will enhance what is currently a detractor site in the Fortis Green Conservation Area. The scheme has been carefully designed to respect the adjacent terrace properties and the wider conservation area and the scale of the development responds well to its surrounding context.

9.4 The planning application is supported by a series of technical assessments which demonstrate that the scheme is of high quality and will not impact on the surrounding heritage assets or adjacent properties.