

DESIGN AND ACCESS STATEMENT

Proposed One-Person Dwelling

Rear of 67 Victoria Road N4 4AP (fronting Albert Road)

1. Introduction

This Design and Access Statement is written in support of a planning application to demolish an existing dilapidated garage and build a new one-person dwelling.

2. Context

The site is a small plot on Albert Road near the corner with Victoria Road N4. It is currently occupied by a single-storey garage building to the rear of 67 Victoria Road, fronting Albert Road. The existing building is in poor condition and very unsightly. There is a crossover and yellow line immediately in front of the building.



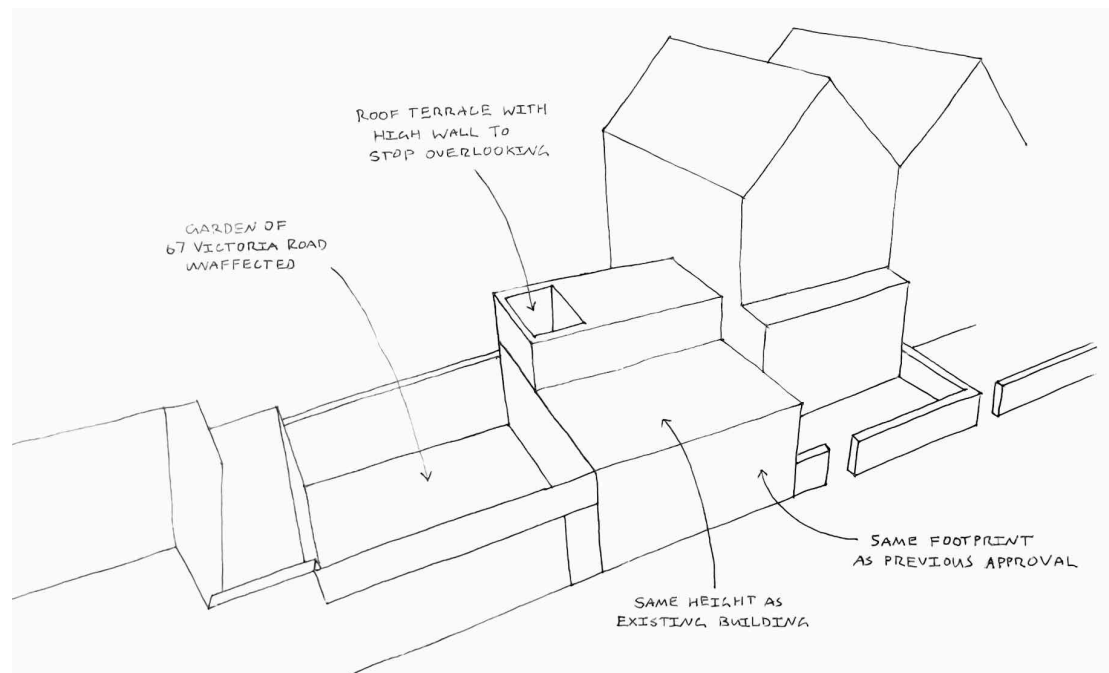
Existing views of the garage from Albert Road

2. Planning History

This proposal is an amended, reduced version of a previous, approved application ref. **HGY/2022/0828**. This proposal is very similar to that approved version in that there is a single storey section fronting the street (the same size as the existing garage) and a part first floor set back from the street. The material palette is also essentially the same: London stock brick, timber slatted cladding, and metal windows. The key difference with this new proposal is that the basement is omitted. The existence of the previous approval is the key argument in favour of approval for this application.

3. Stroud Green Conservation Area

The plot is within the Stroud Green Conservation Area. The conservation area largely consists of Victorian and Edwardian terraces. There is quite a lot of variation in the style of these older buildings. There are also a significant examples of modern buildings dotted throughout the conservation area. As a result of this there is not a strong over-arching aesthetic to the conservation area and it feels somewhat like a collage of differing styles. We have attempted to harness this feel in our proposal.



4. Description of Proposal

The proposal is to demolish the existing building and replace it with a new one-bed (one-person) dwelling.

The useable garden space of 67 Victoria Road is not affected.

The internal accommodation is arranged over two floors: All main living spaces at ground floor level with a bedroom at first floor together with a roof terrace providing outdoor amenity space. There is no longer a basement. The bin store opens onto the street with a sliding door.

The primary material used on the exterior building is London-stock brick to match with its neighbours so that the building will blend in well. Other materials are also used on the exterior, including timber slatting at first floor level. These materials are collaged together in a way that seems to reflect the 'collage' feel of the conservation area at large. This enables the building to blend successfully into the surroundings while avoiding pastiche.



View of the proposed new dwelling from Albert Road

5. Impact on street

The building makes a positive contribution to the streetscape in the following ways:

The existing building is in a very poor state of repair. The new building will not only remove this eyesore but replace it with a building of very high quality.

The introduction of new windows facing the street enlivens the street scene and contributes to security. The single-storey element is the same height as the existing building.

The first floor block containing the bedroom and terrace is slightly deeper but also lower than the previous approved scheme so that this section has the same impact on the street as the previous scheme.

Because there is no longer a basement, there is no longer a need for a light-well. This means that the single storey section of the building at street level has the same massing as the existing garage. The impact on the neighbour is therefore unchanged from the current condition.



View of the proposed new dwelling from Albert Road

6. Impact on Neighbours

Overlooking:

Because of the careful placement of the windows on the proposal there are no overlooking issues created either into or out of the building:

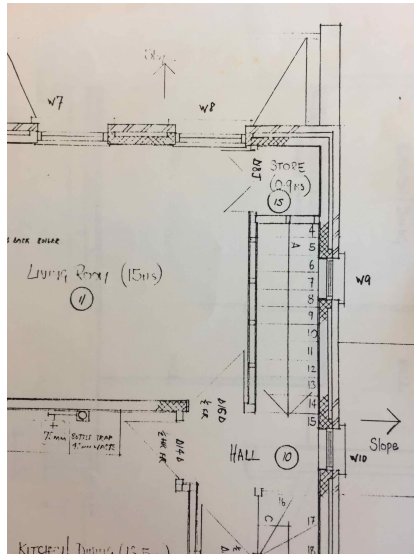
The roof terrace has a wall all the way round high enough to prevent any overlooking issues.

There are currently several windows on the side elevation of No. 36 Albert Road. The original building at this address did not have these windows. They were added in the 1980s when this building was rebuilt. These side windows overlook the gardens and houses of 67, 69 and 71 Victoria Road. The proposed house would in fact reduce overlooking into the garden of 67 Victoria Road from 36 Albert Road by blocking the line of sight.

Light to neighbours:

No. 36 Albert Road is the only building close to the proposal. On that building there is only one window whose light would be potentially impacted. As mentioned, this window is not original and unusually positioned. It in fact opens onto a stairwell to the first floor flat and so is not a habitable room. Please see included below an excerpt of the construction drawings for 36 Albert Road, which shows this. The 'BRE guide to Site Layout Planning for Daylight and Sunlight' makes it clear that it is only windows to habitable rooms for which the lighting level need be protected. This window should therefore not prevent this development.

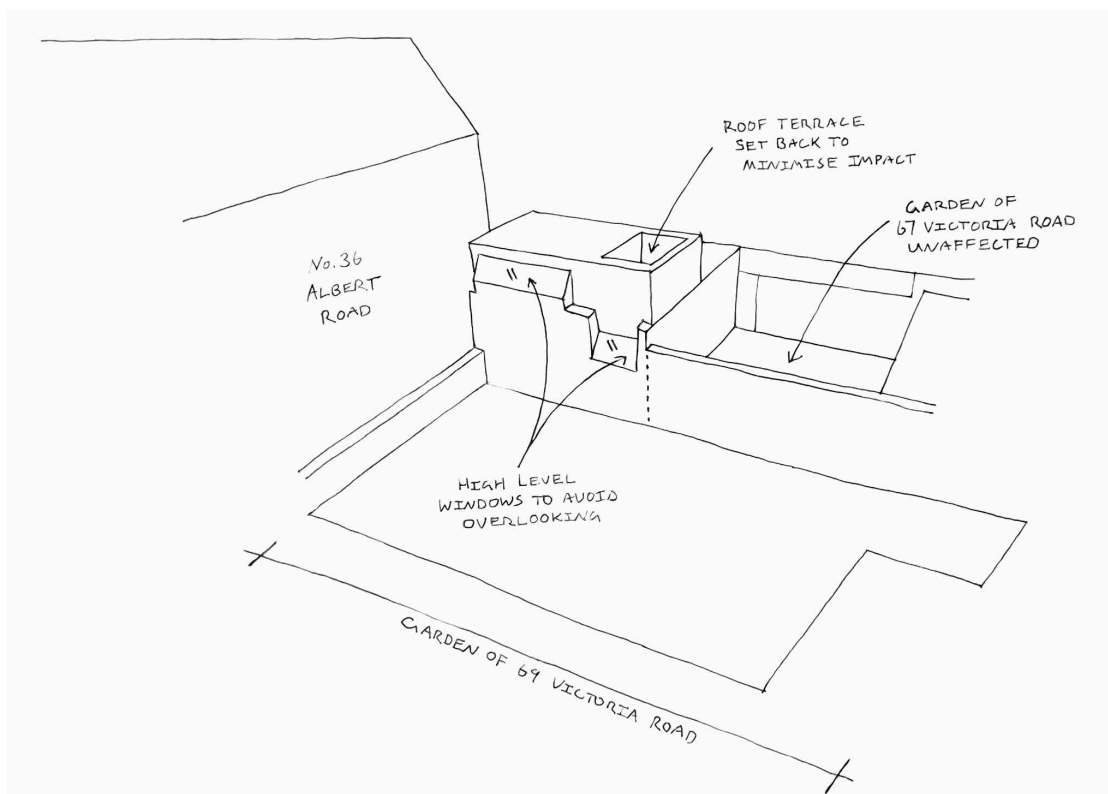
There are no other habitable rooms at No.36 Albert Road whose light will be affected by the proposal.



Extract of construction drawings for 36 Albert Road. Window marked as W9

Impact on garden of number 69 Victoria Road:

As mentioned above, the first floor section of the proposal is reduced in height and set back from the rear garden of No. 69 Victoria Road. Haringey planning department determined an informal rule of thumb to determine this: it states that, if a proposal does not overstep a 45 degree line starting 4m off the neighbour's ground level, then that proposal does not unduly impact the neighbour's garden. You will see from drawing 'P02 - Proposed Sections' that this proposal does not overstep this line.



7. Space Standards and Internal Layout

We have measured the proposal against the latest relevant standard which is the *“Mayor of London’s London Planning Guidance, Housing Design Standards, June 2023”*. This document (referred to below as ‘LPG 2023’) provides general planning guidance, and also specific space standards relevant to the number of floors of the dwelling and the number of people occupying it.

The Gross Internal Area (GIA) of our proposal is 52sqm. Our proposal is for a one-person, two-storey home but this category is not covered by the LPG 2023. Instead it gives the following:

- Minimum GIA for a one-person single-storey is 39sqm
- Minimum GIA for a two-person single-storey dwelling is 50sqm
- Minimum GIA for a two-person, two-storey dwelling is 58sqm

You can see that at 52sqm, the area of our proposal is approximately in line with what you would expect for its category. As a further check, we compared the proposal to some other standards given in the LPG 2023:

LPG 2023 gives a minimum floor area for a combined living / kitchen / dining space as 21sqm. Our proposed equivalent floor area is 26sqm, thereby significantly exceeding the minimum.

LPG 2023 stipulates that private outdoor space must be a minimum of 5sqm with a minimum width of 1.5m. and our proposal meets both these measurements.

LPG 2023 gives no minimum sizes for bedrooms or bathrooms. For that we must look further back to *“The Mayor of London’s London Housing Design Guide of 2010”*. This guidance stipulates as follows:

- A one person bedroom must be a minimum of 8sqm (our proposal is 9sqm)
- A one person bathroom must be a minimum of 3.6sqm (our proposal is 5sqm)

We are therefore satisfied that the internal spaces exceed the minimum space standards of the relevant policy.

8. Parking and Bin Store

Because the crossover will no longer be required, an additional parking space can be added to the street.

Provision is made for two of the council’s recommended wheelie bins: one for waste, one for recycling.

9. Sustainable Design

Our ambition for the building is to employ measures to reduce the carbon footprint of the house. These will include very high U-values, airtight construction, whole-house mechanical ventilation, AAA appliances, low-energy lighting, and low-water fittings. Further measures shall be explored during the further design process. An energy statement has been submitted with the application.

10. Planning Policy

See attached our Planning Policy Statement. This lists the relevant Haringey Council planning policies together with how we are addressing them.

11. Conclusion

Cassion Castle Architects are an award-winning locally-based design practice. We specialise in high-quality residential design and our scheme for this project is no exception. Although compact, the internal spaces have been very carefully and rigorously designed to provide a high standard of living. Equally, the exterior has also been carefully considered to contribute positively to the street scene without attracting undue attention.

Furthermore a new dwelling in this location would provide a much needed addition to the housing stock in the Borough.

We firmly believe that this proposal would be of a great benefit to the area and the community at large.



View of the proposed new dwelling from junction of Victoria Road and Albert Road

PLANNING POLICY STATEMENT

Overview: Relevant Policies

Planning Consideration	Policy Document	Policy Number	Policy Summary
Principle of Development	London Plan	D3	Optimise site potential
	Local: Development Management	DM7	Prevent loss of garden land
	Local: Development Management	DM10	Support for new housing
Design/Impact on Character/Appearance of Conservation Area	London Plan	D4	High quality and responsiveness to context
	Local: Strategic Policies	SP11	
	Local: Development Management	DM1	
	London Plan	HC1	Conserve/enhance heritage assets/historic environment
	Local: Strategic Policies	SP12	
	Local: Development Management	DM9	
	Local: Development Management	DM7.B	
Standard/Quality of Residential Accommodation	London Plan	D6	High quality, space, light, outdoor amenity
	London Plan	Table 3.1	Internal minimum space standards
	London Plan	Table 3.2	Qualitative design aspects
Impact on Neighbouring Amenity	London Plan	D4	Minimise overshadowing
	London Plan	D14	Minimise impact of noise
	Local: Development Management	DM1	Minimise overshadowing and overlooking
Transport Considerations	London Plan	T1	Response to level of connectivity
	London Plan	T4-T6	Manage impact on London transport network
	Local: Strategic Policies	SP7	Promote sustainable transport
	Local: Development Management	DM31	
Energy and Sustainability	London Plan	General	Sustainable/energy efficient design
	Local: Strategic Policies	SP4	Energy/carbon reduction (design, construction, use)
	Local: Development Management	DM21	Sustainable design/layout/construction

Statement: Key Policy Responses

Policy Document	Policy Number	Policy Description	How the Policy is Met by Our Proposal
Local: Development Management	DM7 A	There will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots.	There is a building currently on the site and there is no loss to any garden plots.
	DM 7 B	Development proposals for infill, backland and garden land should meet the requirements of Policies DM1 and DM2 and must:	
	DM 7 B a	Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;	The ground floor block is the same height as the existing building. The first floor block is set back significantly. Together these two aspects minimise impact on the street.
	DM 7 B b	Provide a site specific and creative response to the built and natural features of the area;	The exterior uses a varied palette of materials all of which blend into the surroundings. The materials are 'collaged' together in a way that seems to reflect the collage feel of the conservation area at large. In this way the exterior is very sensitive to its surroundings while avoiding pastiche.
	DM 7 B c	Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;	The introduction of new windows facing the street enlivens the street scene and contributes to security.
	DM 7 B d	Safe guard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;	see answer to c above. Also no overlooking issues introduced. In fact improves privacy to rear garden of 67 Victoria Road.
	DM 7 B e	Retain and provide adequate amenity space for existing and new occupants	According to guidelines the house provides more than adequate private amenity space. No loss to adjoining amenity.
	DM 7 B f	Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and	see answer to c above
	DM 7 B g	Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.	accessed directly from the pavement.
Local: Development Management	DM 1 A	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:	
	DM 1 A a	Relate positively to neighbouring structures, new or old, to create a harmonious whole;	The exterior uses a varied palette of materials all of which blend into the surroundings. The materials are 'collaged' together in a way that seems to reflect the collage feel of the conservation area at large. In this way the exterior is very sensitive to its surroundings while avoiding pastiche.
	DM 1 A b	Make a positive contribution to a place, improving the character and quality of an area;	By the removal of a semi-derelict building the proposal undoubtedly improves the street scene and the high-quality design enhances the area
	DM 1 A c	Confidently address feedback from local consultation;	Not applicable
	DM 1 A d	Demonstrate how the quality of the development will be secured when it is built; and	Casson Castle Architects also act as contractors so can ensure a high quality finish Also external finish samples will be submitted to council for approval prior to construction.
	DM 1 A e	Are inclusive and incorporate sustainable design and construction principles.	The proposal addresses the social and economic need for housing. It will incorporate environmental features such as fabric-first construction approach. Renewable energy sources and other measures will also be employed to ensure a low carbon footprint.
	DM 1 B	Development proposals should relate positively to their locality, having regard to:	
	DM 1 B a	Building heights;	The proposal is much smaller than all surrounding buildings to ensure subservience and respect to its neighbours.
	DM 1 B b	Form, scale & massing prevailing around the site;	see answer to a.
	DM 1 B c	Urban grain, and the framework of routes and spaces connecting locally and more widely;	not applicable
	DM 1 B d	Maintaining a sense of enclosure and, where appropriate, following existing building lines;	The proposal follows the existing building line at ground floor and sets back significantly at first floor level.
	DM 1 B e	Rhythm of any neighbouring or local regular plot and building widths;	not applicable
	DM 1 B f	Active, lively frontages to the public realm; and	New windows where currently there are none.

DM 1 B g	Distinctive local architectural styles, detailing and materials.	The collaged exterior blends well with the surrounding buildings.
DM 1 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:	The proposal provides the correct amount of external amenity according to the appropriate space standards.
DM 1 D 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;	No neighbouring habitable rooms are affected by the proposal. Minor impact to the end of a neighbours garden and a stairwell but insignificant.
DM 1 D 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	Zero impact on neighbour's privacy
DM 1 D c	Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.	Not applicable