

DESIGN and ACCESS STATEMENT

1 Arcadian Gardens

28.05.2026

Ayaz Hosham

REV 01

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2. Location

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This document clarifies the amendments to the original planning application (HGY/2025/0623) approved on 10.06.2025. Revisions are clearly noted in red in the page headings as well as the drawings/images where necessary.

Overview

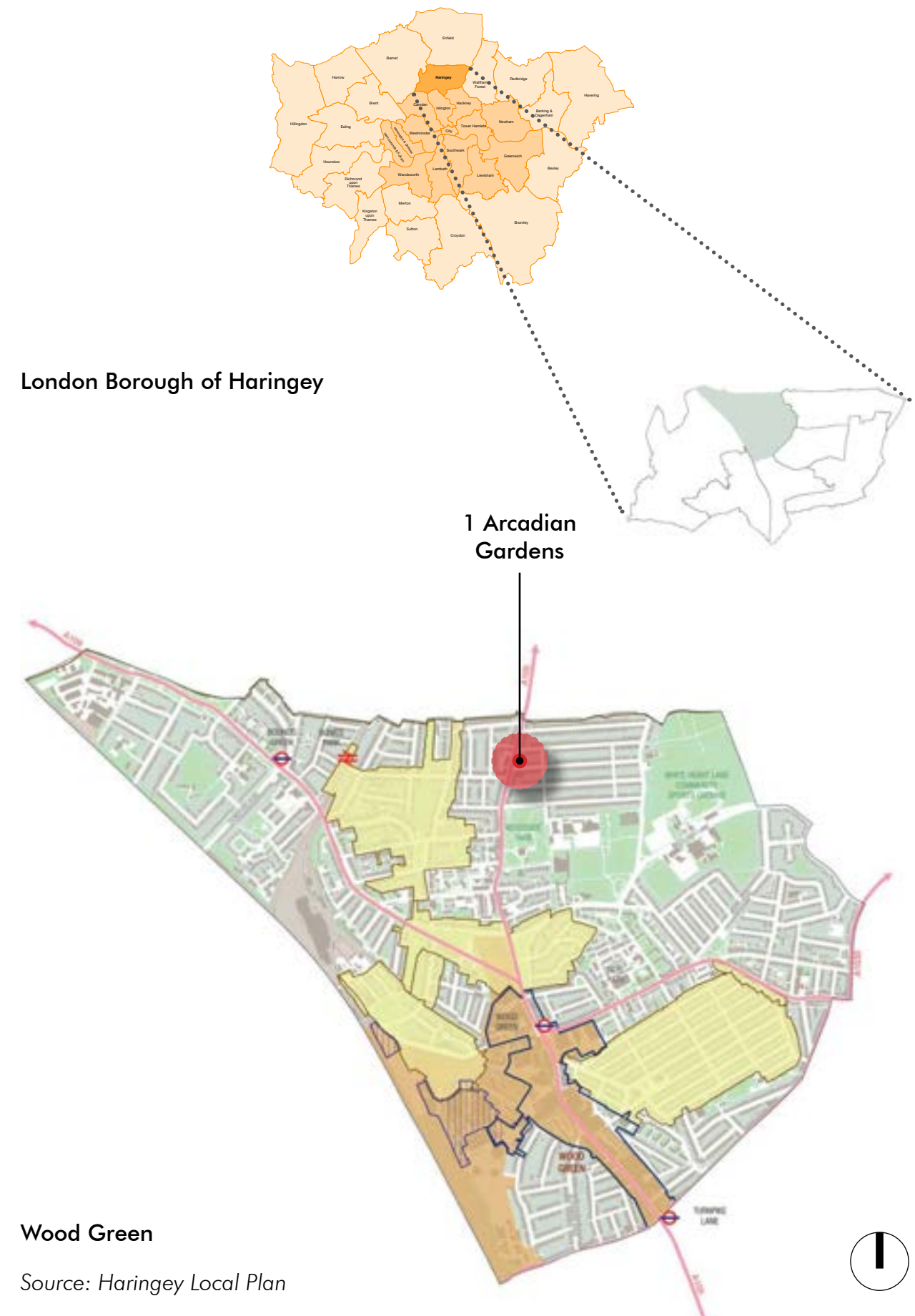
The GP surgery is located in Wood Green neighbourhood of the London Borough of Haringey.

The Haringey Council seeks to improve health and well being of its residents as indicated in the borough's Local Plan Strategic Policy 14 and the Sustainable Community Strategy. The refurbishment of the surgery aligns with the borough's vision.

The Arcadian Gardens Surgery is serving the community in Wood Green part of the NHS primary care network since 1970s. There are currently 8,232 patients registered and it is expected to grow with the increase in population.

The surgery last went under major renovation in the 1980s when it was extended to the east. To meet the current and projected demands and add to the quality of services the site required refurbishment and a planning application (HGY/2025/0623) was approved on 06.2025. Following the approval, due to availability of budget, the Surgery decided to phase the construction and started with the ground floor extension, which is slightly different that what was approved on 06.2025.

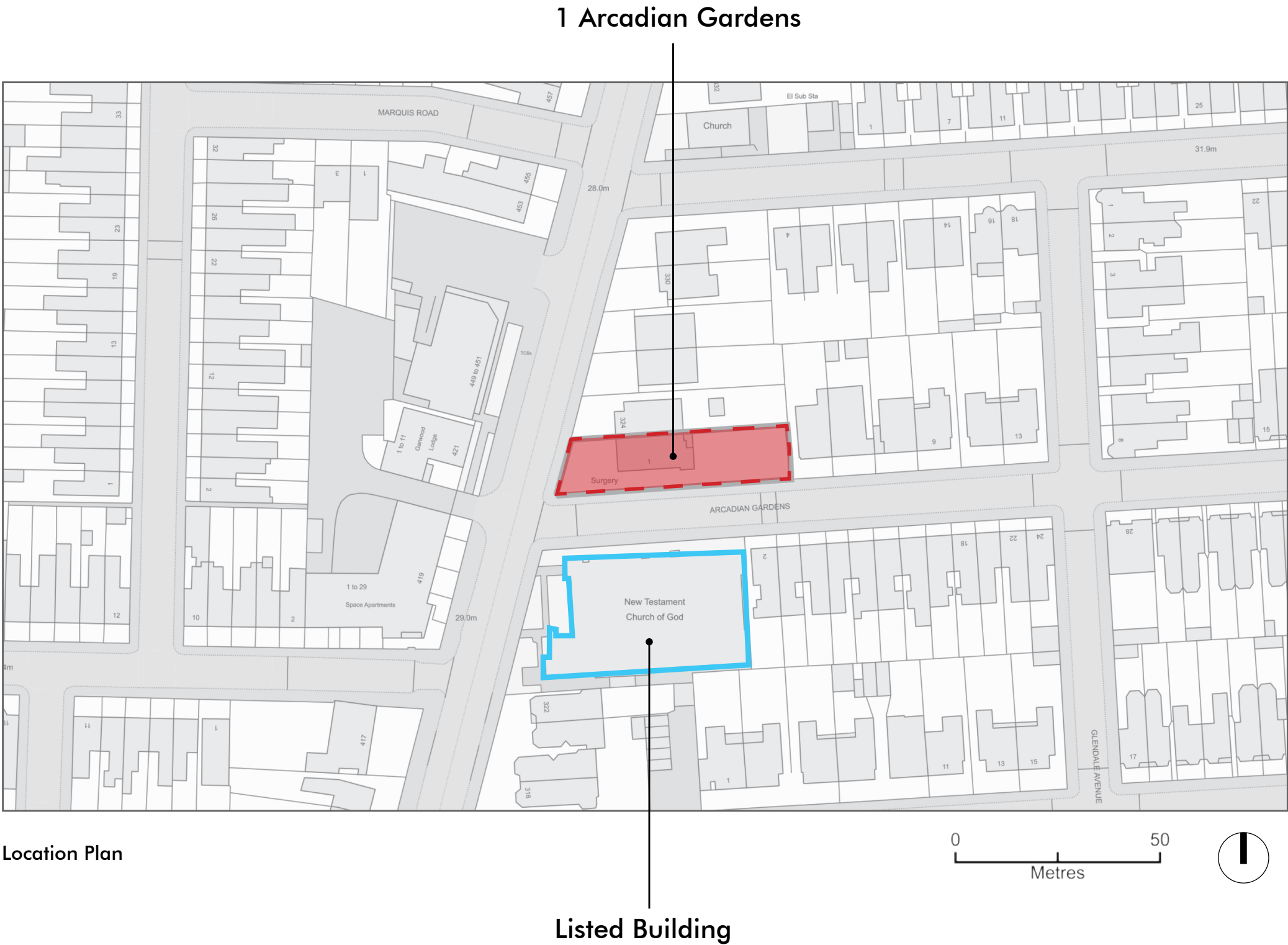
This application is submitted after consultation with the planning officers in Haringey Council and includes the changes to the ground floor extension and the unchanged parts of the building that were approved in the application HGY/2025/0623 in 2025.



Location

The current GP surgery is a corner plot facing highway A105 in the west and the Arcadian Gardens street in the south. The surrounding buildings are mostly two storey residential buildings.

The site is not located in a conservation area. The buildings are not listed. There are no tree preservation orders applicable to this site.



Existing Condition

Views



1. Front



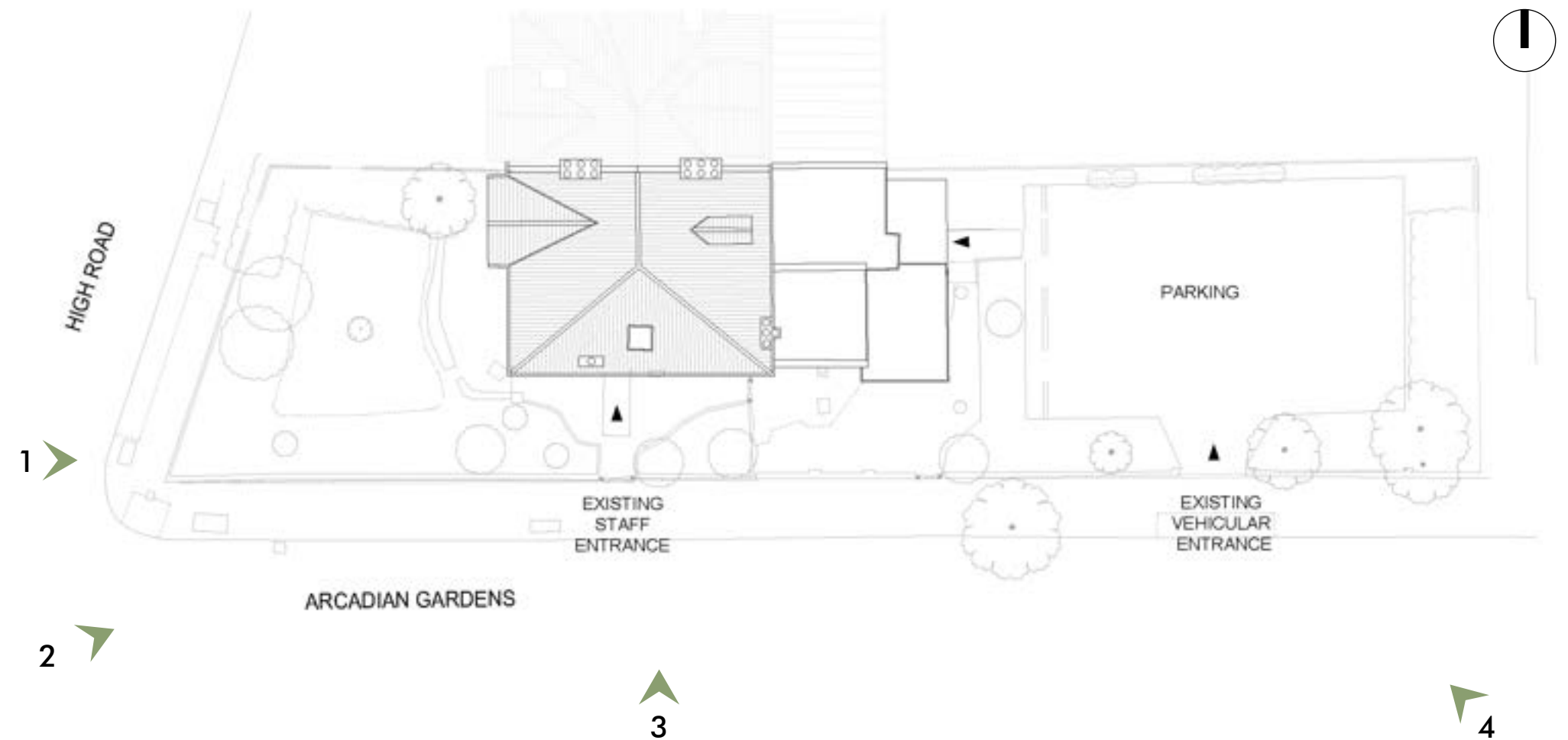
2. Corner



3. Side

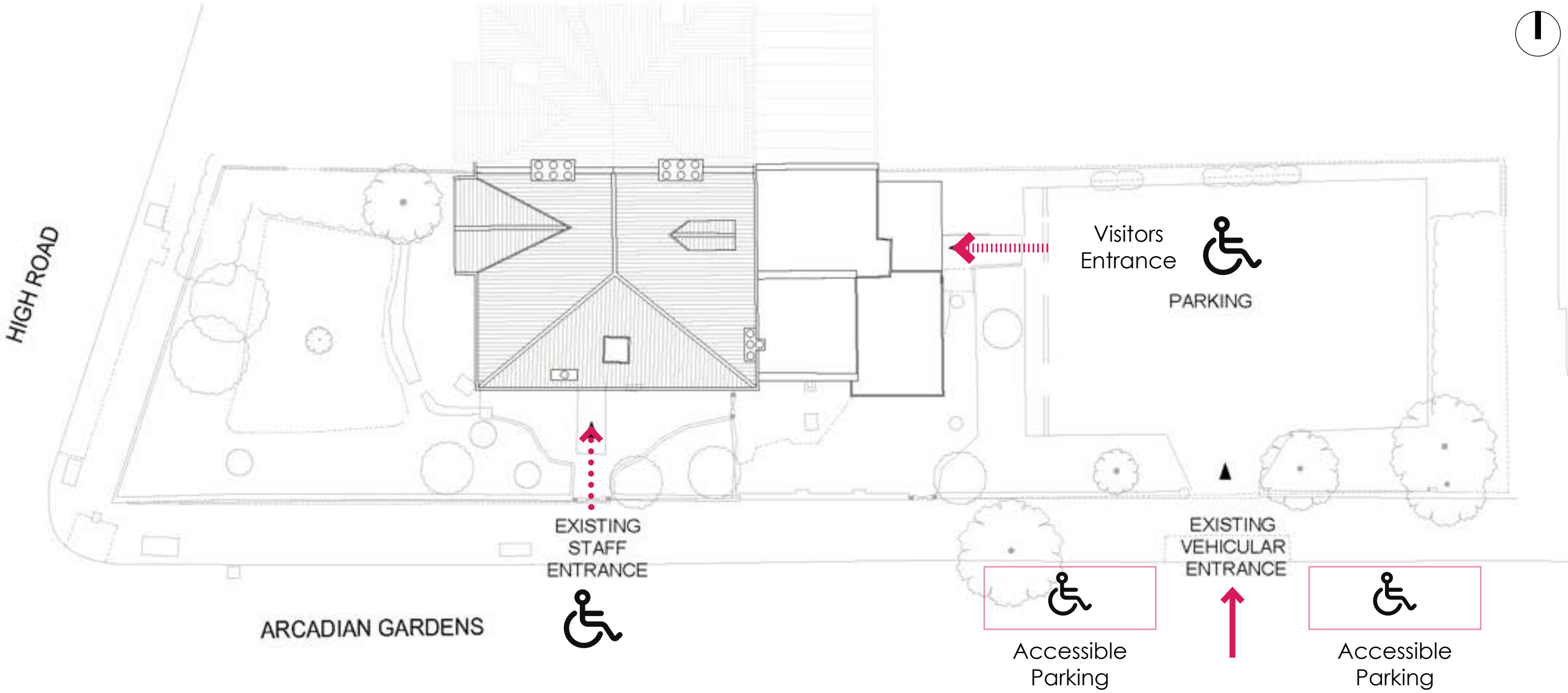


4. Back



Existing Condition

Access

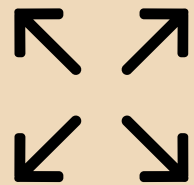


Design Goals



1. ACCESSIBILITY

- Addition of a lift for visitors and employees
- Widening of the corridors to meet Part M requirements



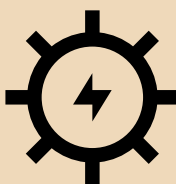
2. EFFICIENT USE OF SPACE

- Relocation of private spaces to the upper floor
- Extending towards the east for extra space
- Enlargement of the dormer window
- Open workspace proposed for staff
- Paperless and digital work flows to reduce storage spaces



3. QUALITY OF SPACE

- Skylights in the waiting hall to bring light in deeper spaces
- Maintaining and restoring the 'Family of Chimneys' to convey a feeling of being at home and to help with ventilation
- Enhancing way-finding using a colour palette derived from the existing mosaic tiles. Colour coded doors tied with the patient call system

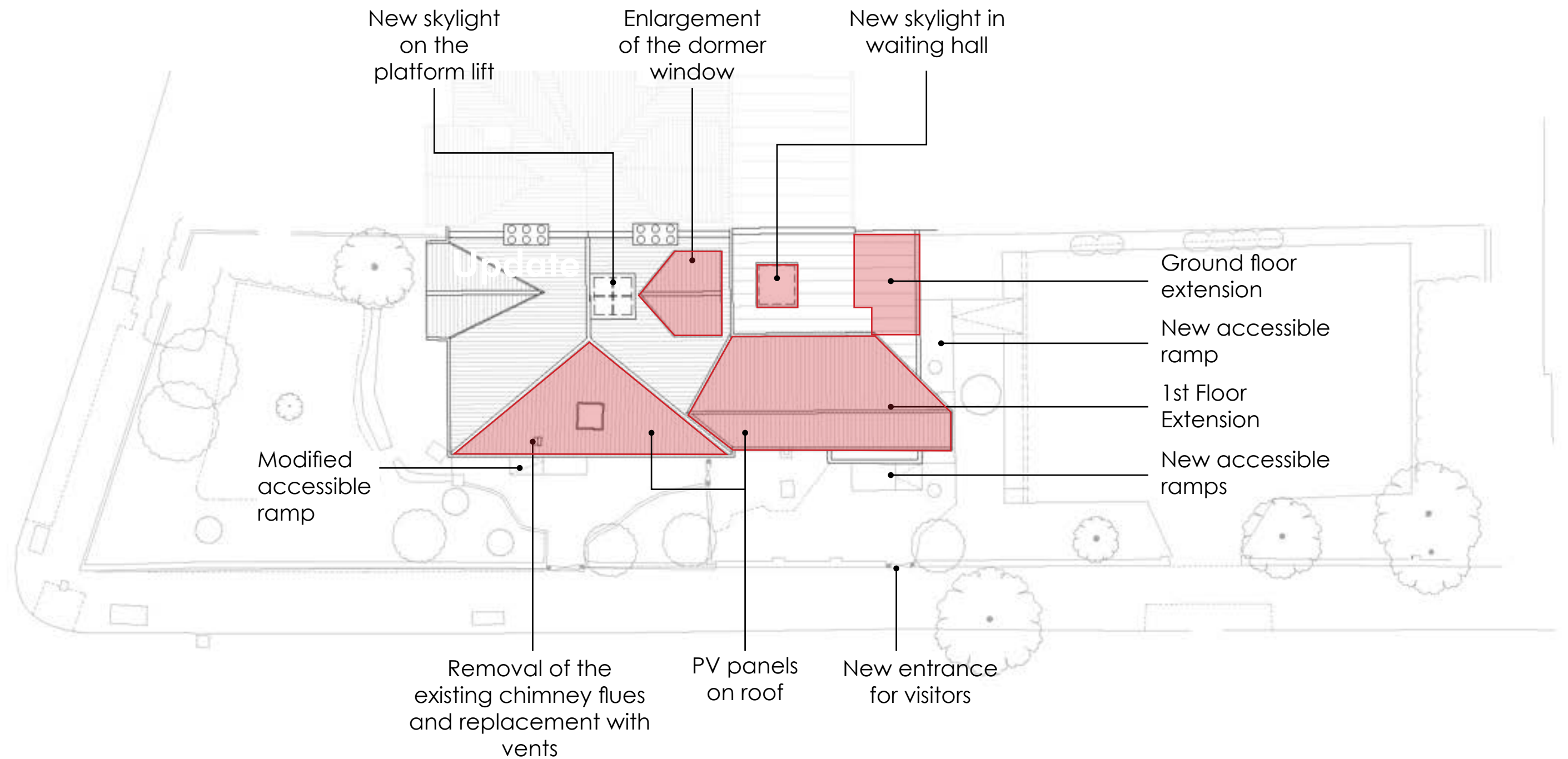


4. ENVIRONMENT AND ENERGY

- Daylighting and Natural Ventilation
- Building envelope retrofit to meet the required U-Values
- Solar panels to generate around 4,500 KWh annually.

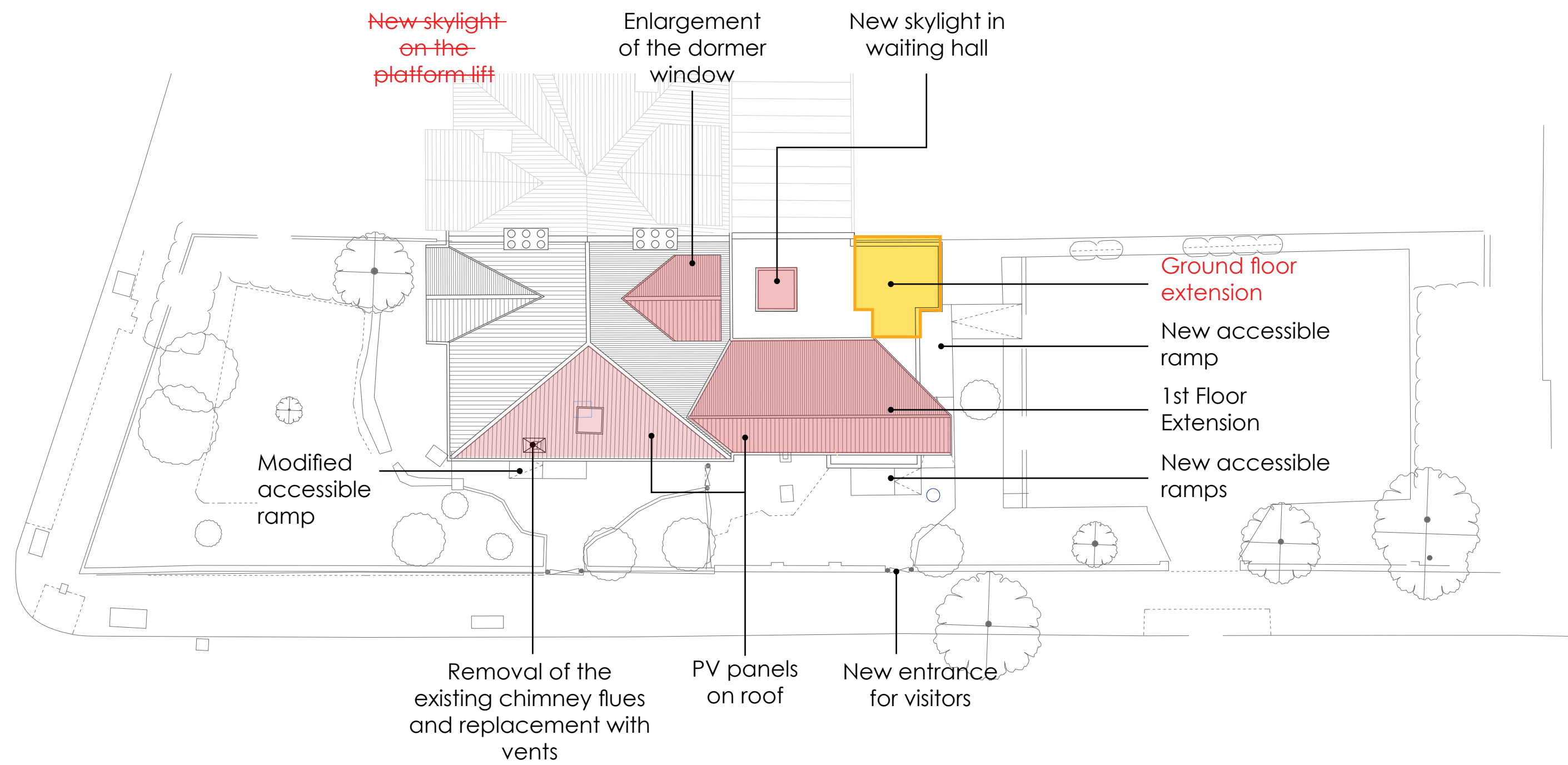
Design

Approved Interventions 06.2025



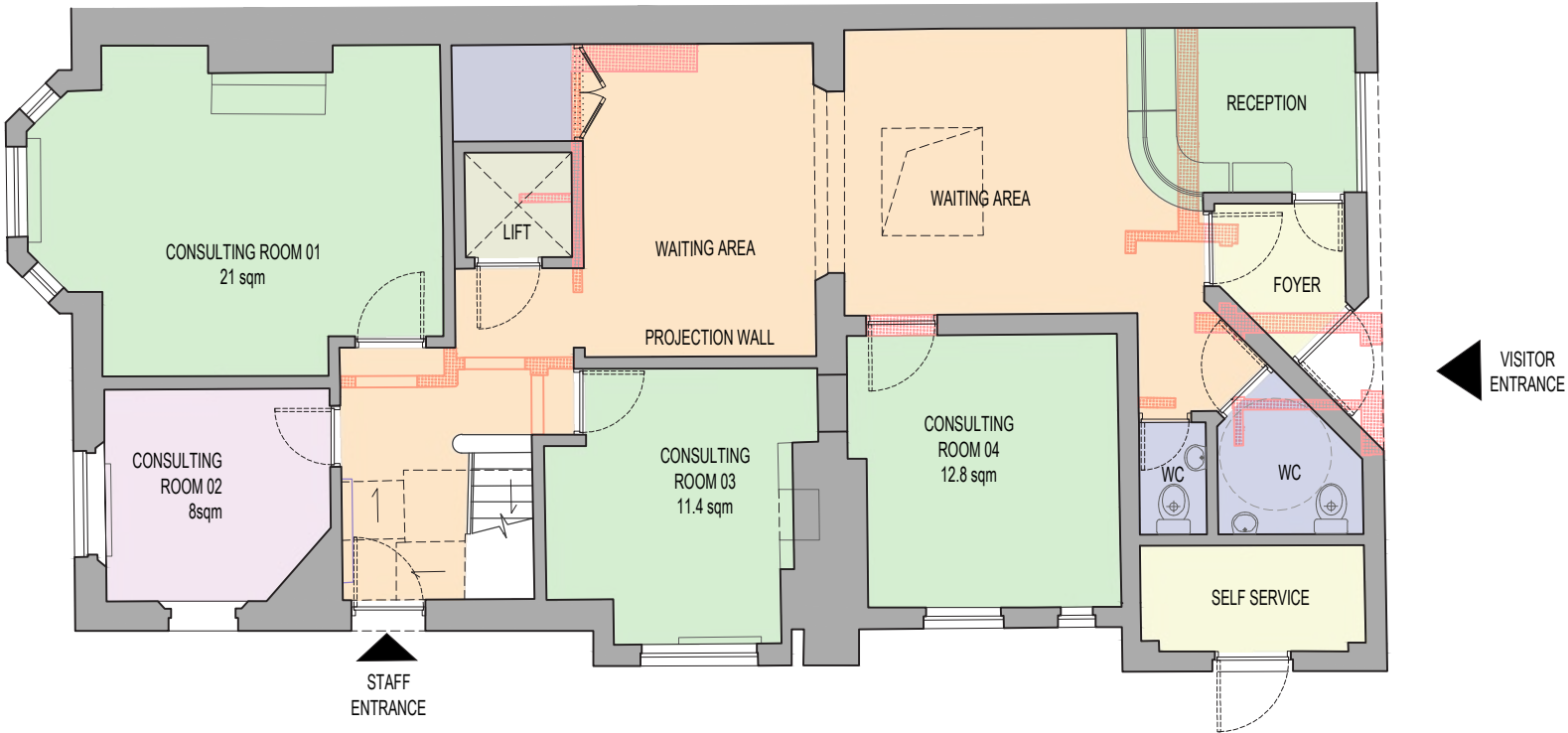
Design

Proposed Amendments

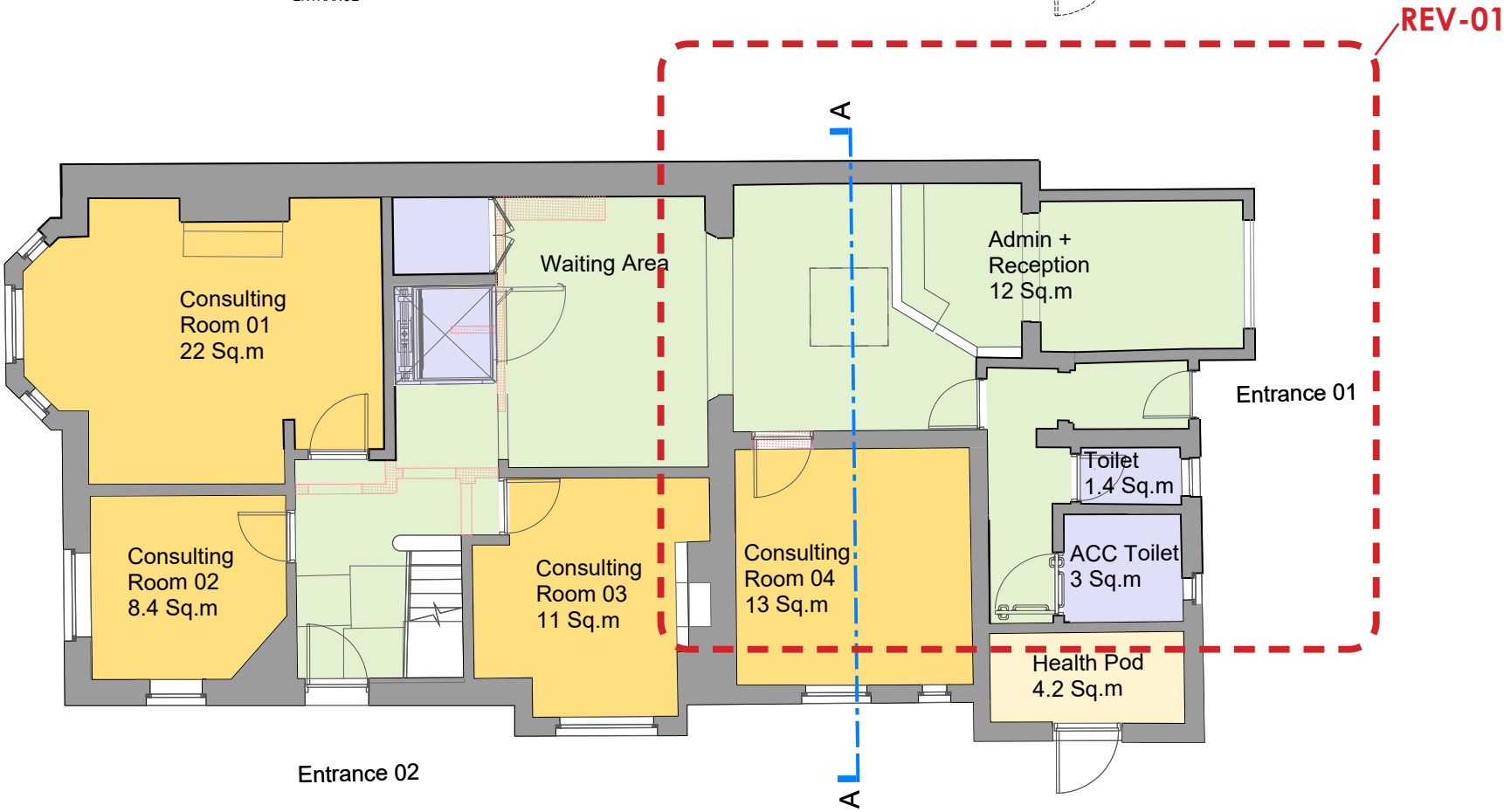


Design

Floor Plans



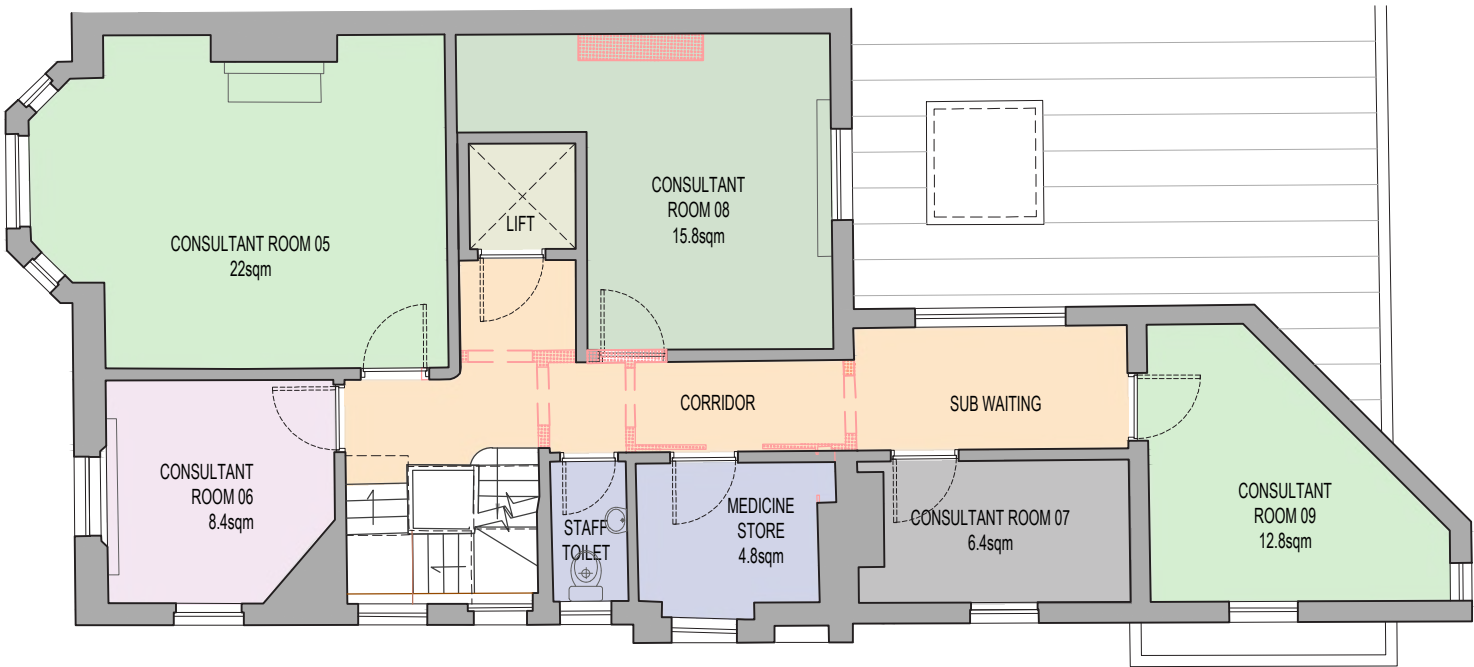
Ground Floor Plan



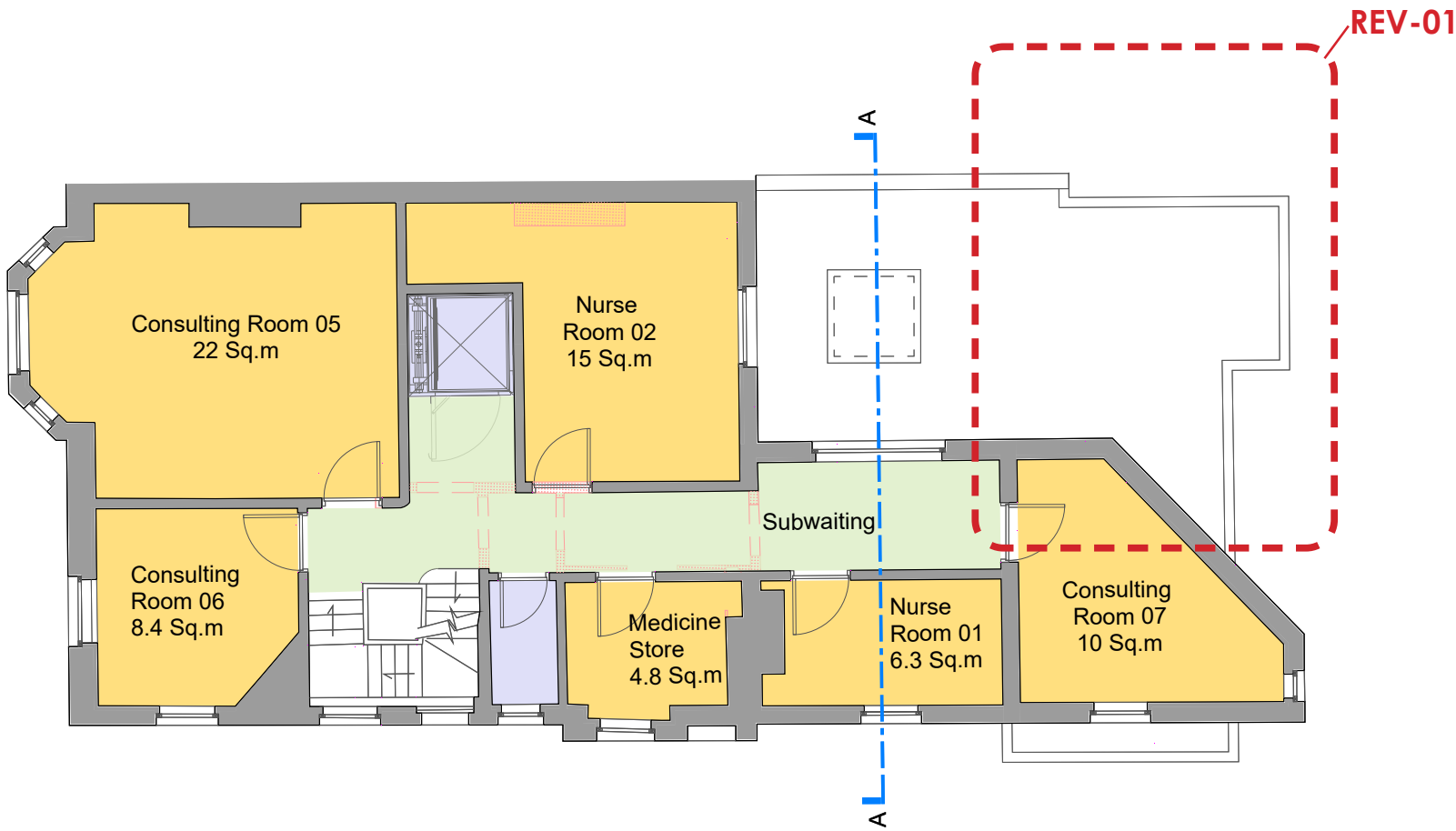
Revised Ground Floor Plan

Design

Floor Plans



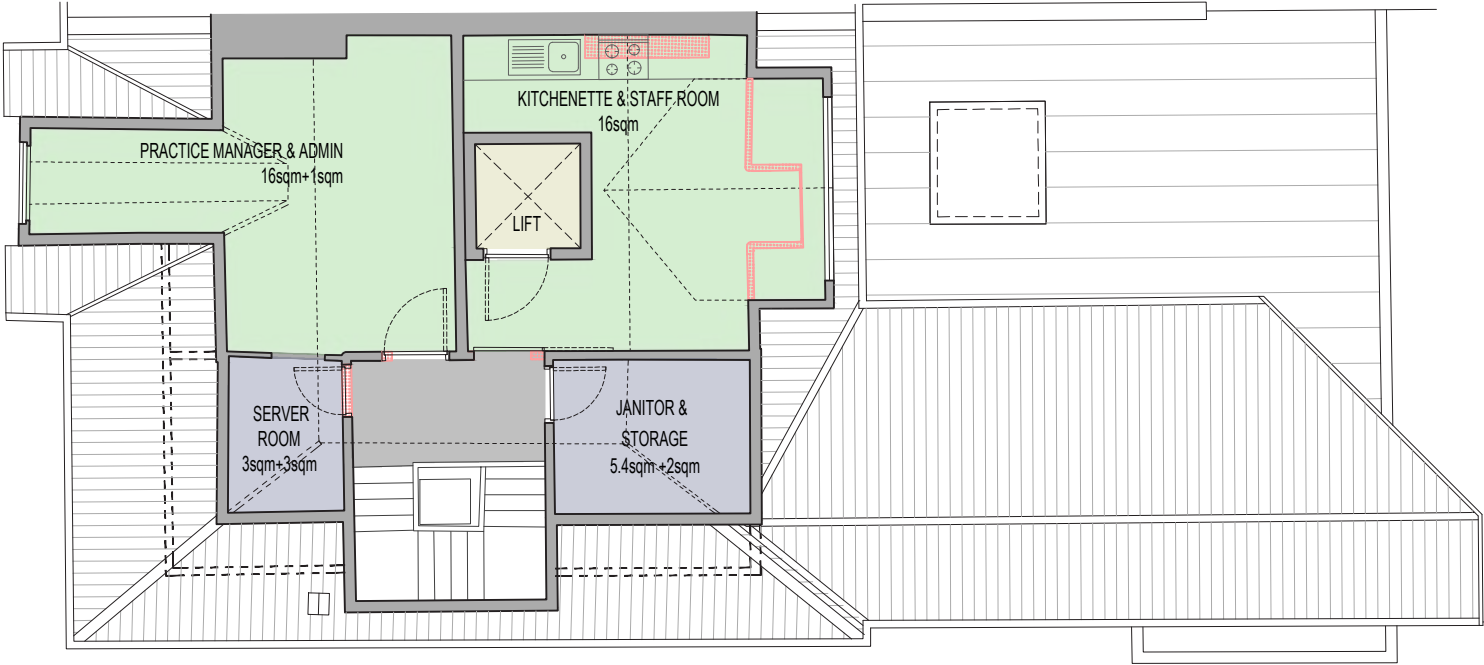
First Floor Plan



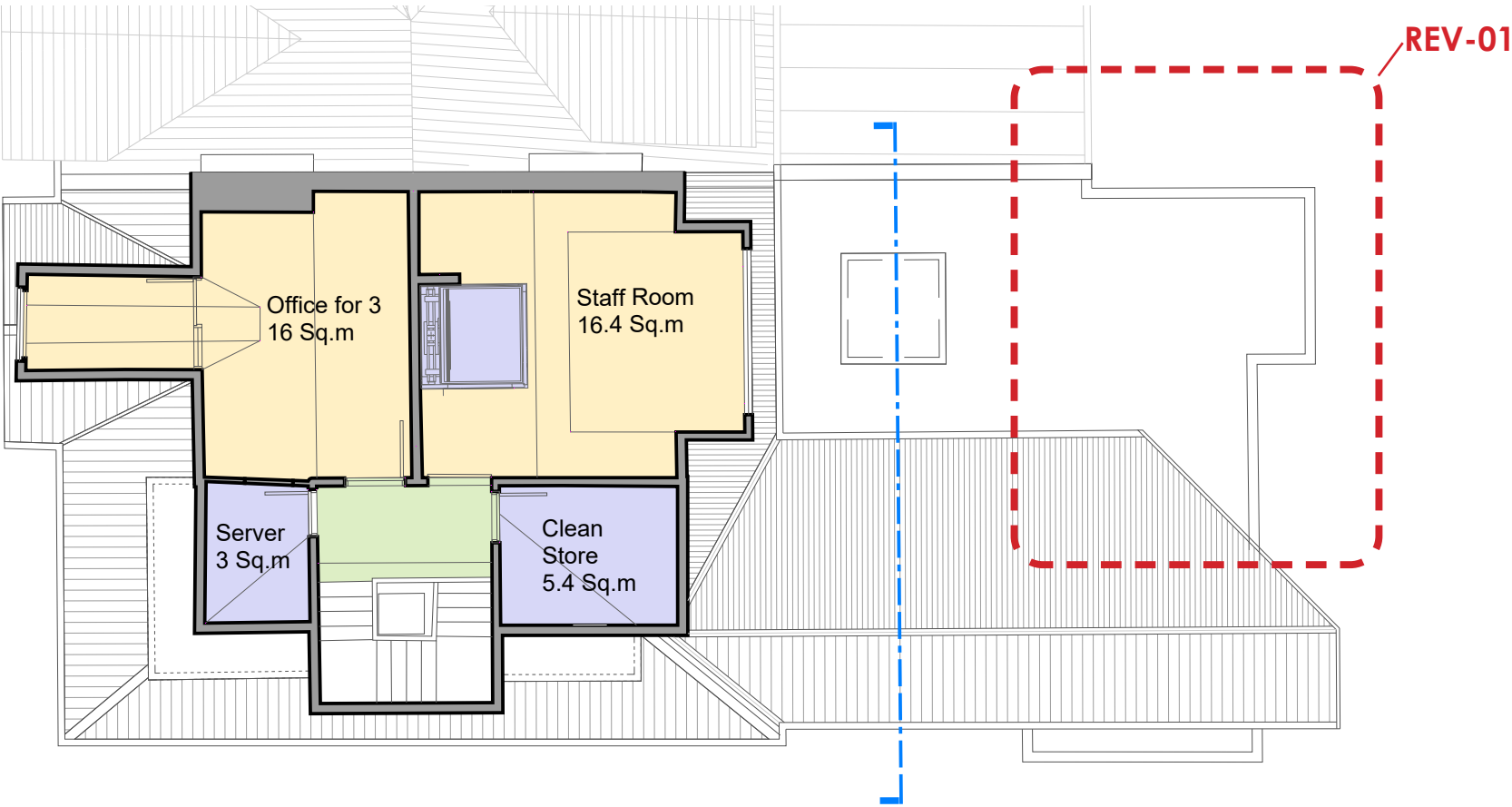
Revised First Floor Plan

Design

Floor Plans

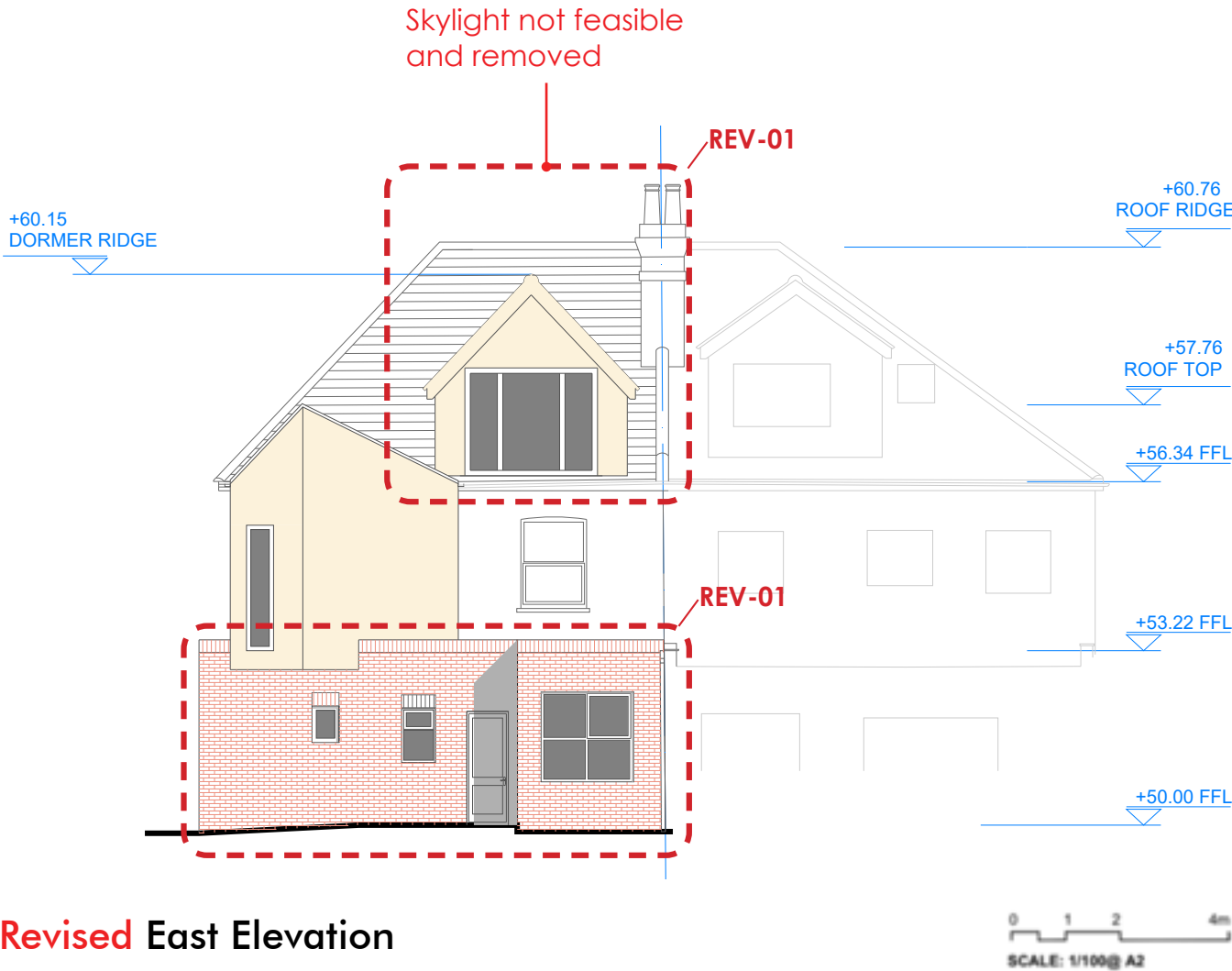
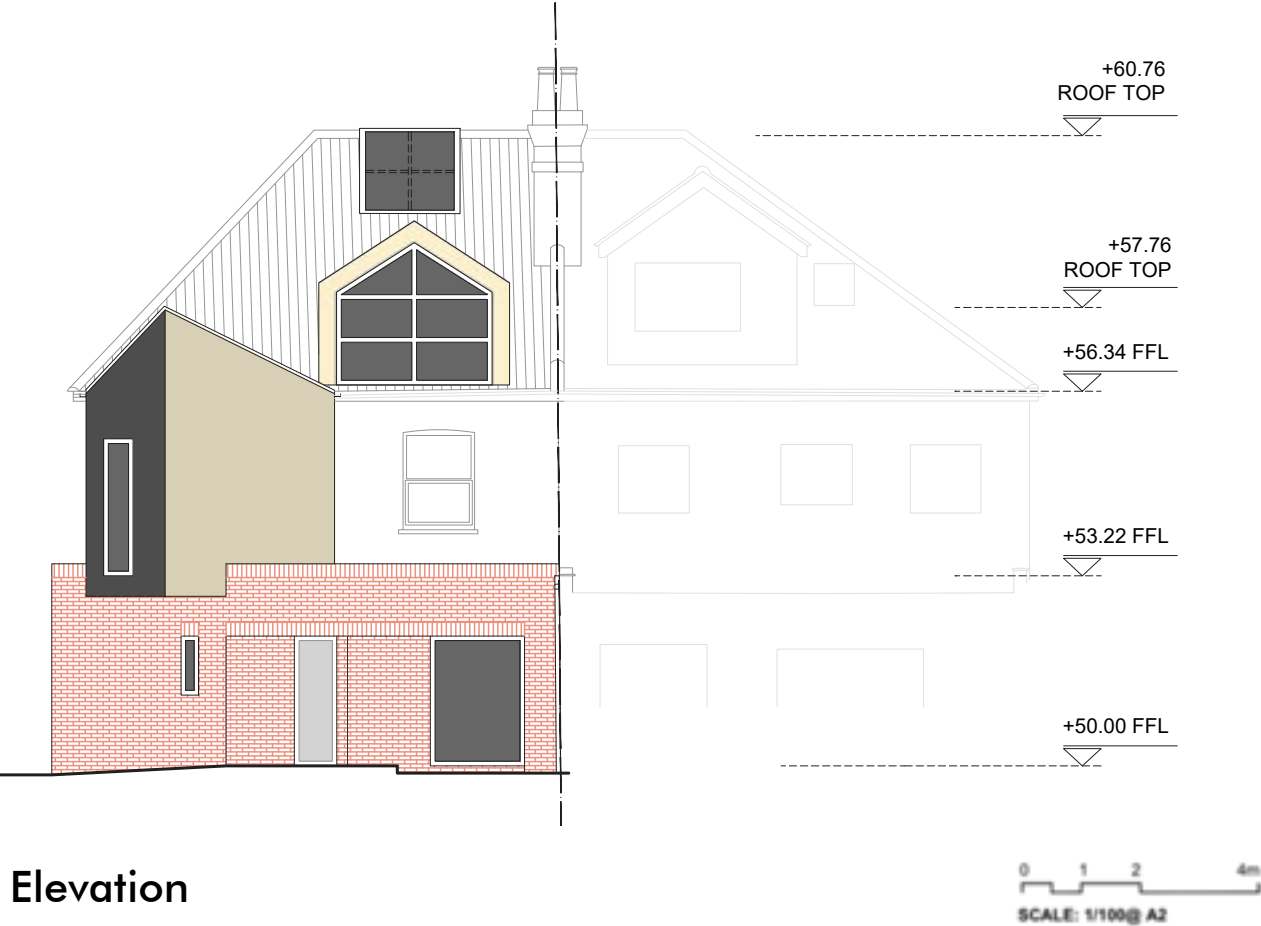


Second Floor Plan



Revised Second Floor Plan

Design Elevation



Design

Elevation



South Elevation

Notes:
Please refer to the materiality page for the proposed look and feel.
The PV panels are shown in the street views



Revised South Elevation

Design

Massing



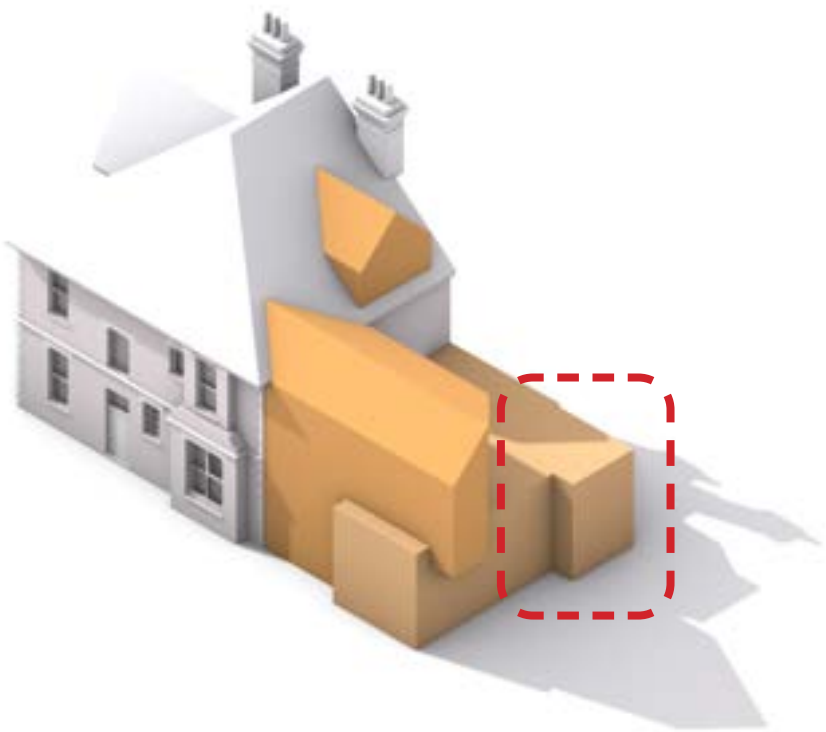
Massing



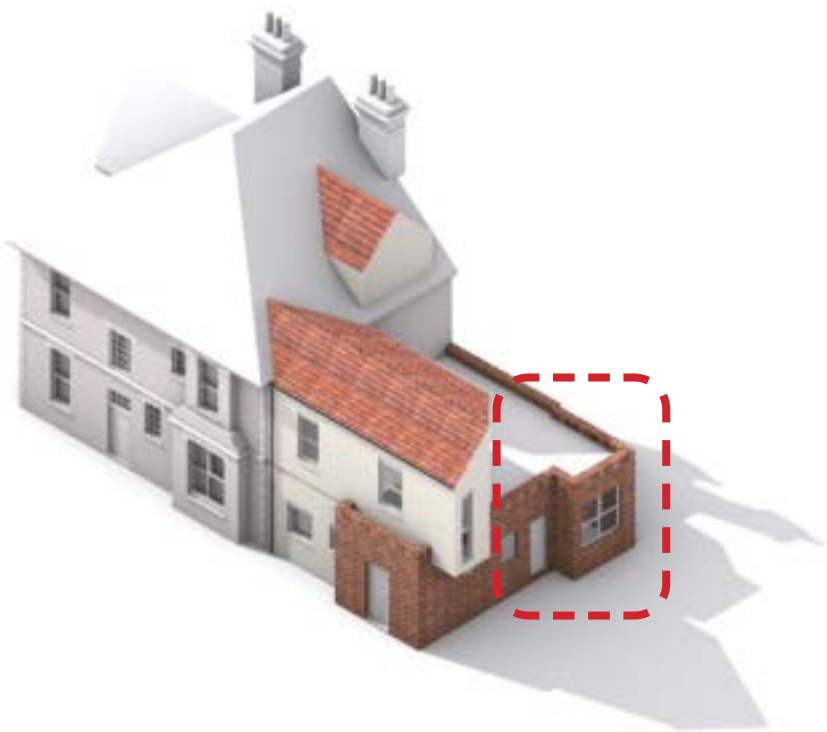
Materiality



Existing Massing



Revised Massing



Revised Materiality

Design

View 1 - Existing



Design

View 1 - Proposed



Design

View 1 - Revised



Design

View 2



Design

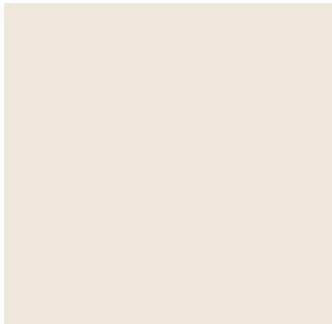
View 2



Design

Materiality

Existing roof tiles

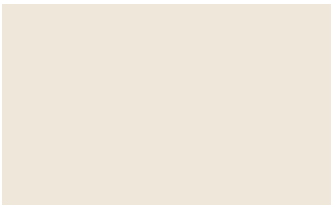


Almond white matt paint

Off-white matt paint



Plain clay tile or similar in colour



Almond white matt paint

Off-white UPVC windows



Running bond brickwork

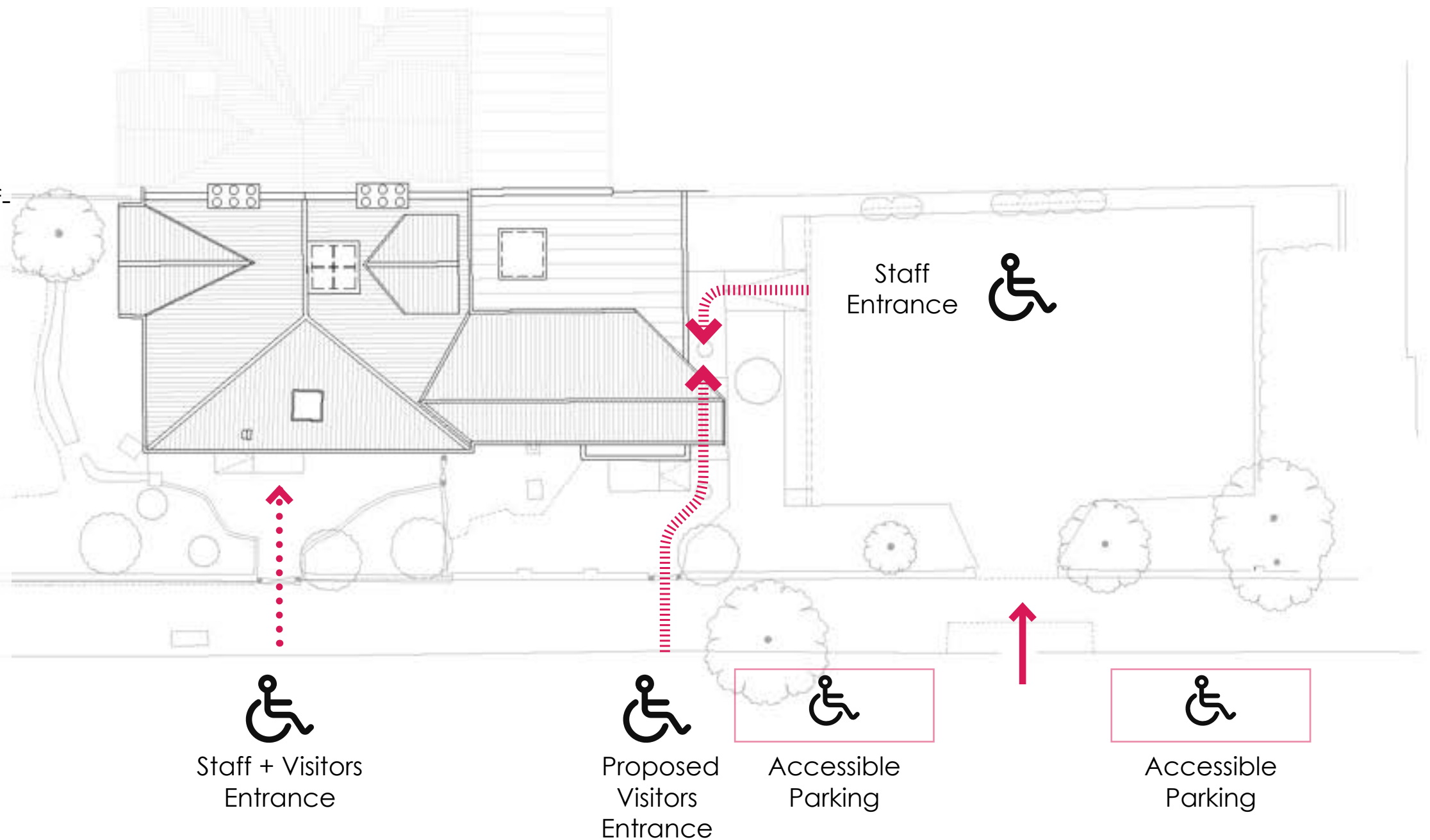
Design

Access

The proposal requires rearrangement of existing ramps to provide access to the new entrance and the self-service (health pod) room.

A new pedestrian entrance is proposed by utilizing an existing blocked entrance.

The vehicular entrance to the staff car park is maintained and accessible access to the building from the car park is provided.



Energy

STRENGTHS

- East - west elongated building, more solar exposure
- Semi detached corner plot, dual aspect spaces. Better ventilation and interior daylight conditions
- Compact building form
- Efficient boiler installed
- On-site EV charger available

OPPORTUNITIES

- On site energy generation through solar panels
- Bringing light into the building core through a skylight on the platform lift
- Using the chimney flues as a switch-able mechanism for ventilation

WEAKNESSES

- Uninsulated walls
- Roof and floor insulation to be checked. Not upgraded since first built
- Air infiltration through gaps in the door frames
- Heat loss by uncontrolled air flow through the chimney flues
- Low performance existing skylight

PROPOSED STRATEGIES

- Solar panels on the south facing roof surfaces with a potential to generate 4.2MWh annually.
- Insulating the walls. Type and details to be determined
- Improving the thermal efficiency of the roof and the floors
- Improving the thermal efficiency of the existing skylight
- Exploring the potential of using geothermal energy
- Using the chimney's for ventilation where applicable
- Adding a skylight to increase daylight access.

Note: The proposed strategies are expected to significantly improve energy efficiency, hence reducing the GHG emissions from the site. Further detailed assessment to be carried out for building regulation compliance in the next stage.

Biodiversity

The site as it stands today is a diverse repository of trees, shrubs, hedges, medicinal herbs and flowers.

There are no preserved tree species in the site.

The current proposal's footprint does not affect the existing softscape, but will further add to the biodiversity net gain by adding trees and a row of hedges. Currently the hedgerow houses finches and the ivies provide a good habitat for the insects.

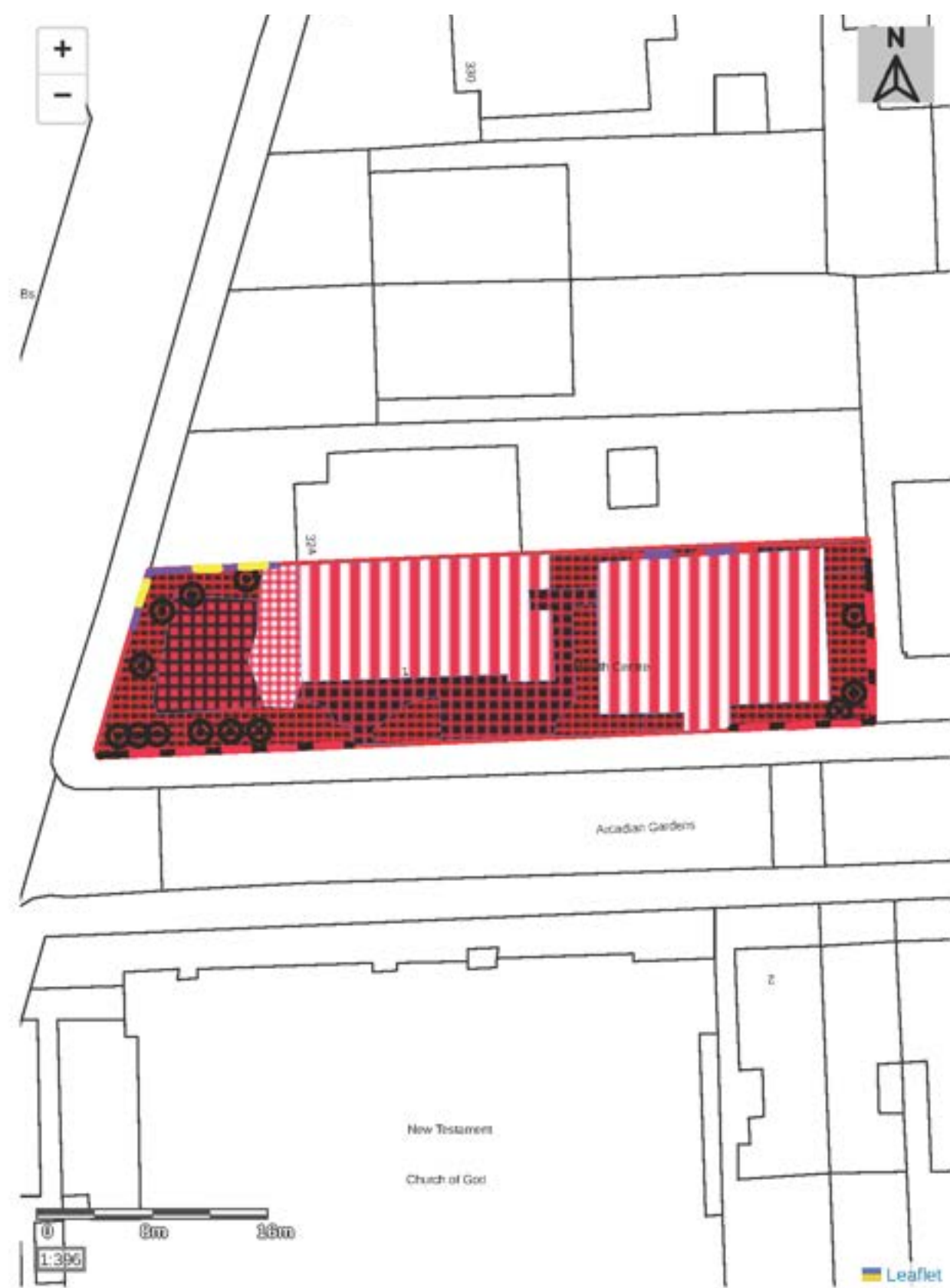
The current biodiversity value is 0.54 and the proposal add 11% net gain by introducing trees and a hedgerow.



1. 2.2m tall hedgerow.
2. Existing tree
3. Immature cherry, plume, and mulberry trees.
4. Bushes
5. Decorative hedges
6. Medicinal plants
7. 1.8m tall ivy
8. 1.5m tall ivy

Biodiversity

Existing : 0.54



Onsite Habitat Plan | Symbology

All symbology based on UKHAB recommendations.

CROPLAND | Area-based habitats

- Arable field margins cultivated annually
- Arable field margins game bird mix
- Arable field margins pollen and nectar
- Arable field margins tussocky
- Cereal Crops
- Winter stubble
- Horticulture
- Intensive orchards
- Non-cereal crops
- Temporary grass and clover leys

GRASSLAND | Area-based habitats

- Bracken
- Modified grassland
- Other lowland acid grassland
- Other neutral grassland
- Upland acid grassland

HEATHLAND & SCRUB | Area-based habitats

- Blackthorn scrub
- Bramble scrub
- Gorse scrub
- Hawthorn scrub
- Hazel scrub
- Mixed scrub
- Rhododendron scrub
- Other sea buckthorn scrub
- Willow scrub

COASTAL SALTMARSH | Area-based habitats

- Artificial saltmarshes and saline reedbeds

LAKES | Area-based habitats

- Ornamental lake or pond
- Ponds (non-priority habitat)
- Reservoirs

SPARSELY VEGETATED LAND | Area-based habitats

- Ruderal/Ephemeral
- Other inland rock and scree
- Tall forbs

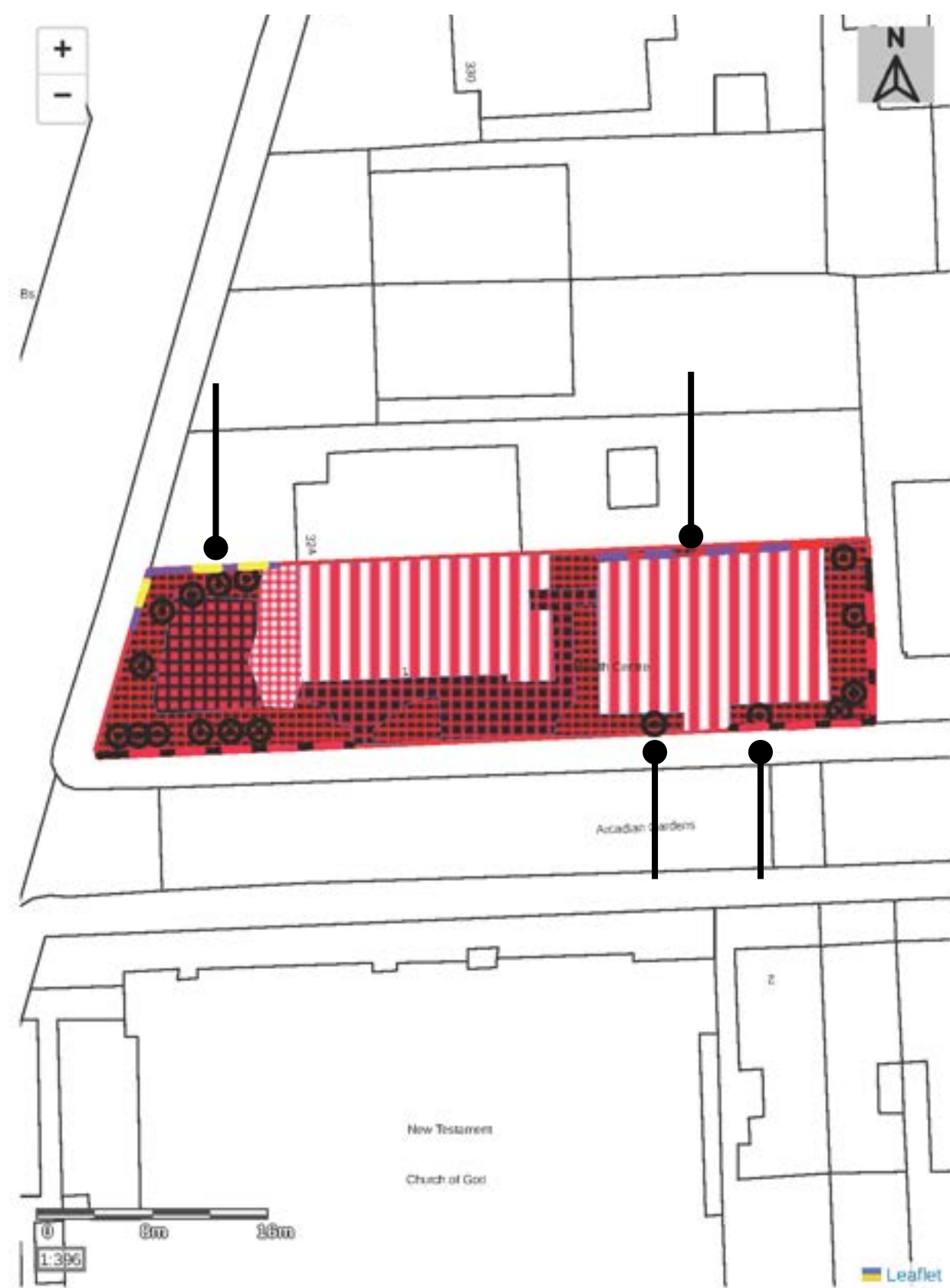
URBAN | Area-based habitats

- Albionia
- Artificial unvegetated, unsealed surface
- Bioswale
- Biodiverse green roof
- Built linear features
- Cemeteries and churchyards
- Developed land, sealed surface
- Intensive green roof
- Facade-bound green wall
- Ground-based green wall
- Ground level planters
- Other green roof
- Introduced shrub
- Rain garden
- Actively worked sand pit/ quarry or open cast mine
- Sustainable drainage system
- Unvegetated garden
- Vacant or derelict land
- Vegetated garden

- WOODLAND AND FOREST | Area-based habitats**
 - Other coniferous woodland
 - Other Scots pine woodland
 - Other woodland, broadleaved
 - Other woodland, mixed
- INTERSTITIAL SEDIMENT | Area-based habitats**
 - Littoral coarse sediment
 - Artificial littoral coarse sediment
 - Artificial littoral mud
 - Artificial littoral sand
 - Artificial littoral muddy sand
 - Artificial littoral mixed sediments
 - Artificial littoral seaweeds
 - Artificial littoral biogenic reefs
 - Littoral sand
- INTERSTITIAL HARD STRUCTURES | Area-based habitats**
 - Artificial hard structures
 - Artificial features of hard structures
 - Artificial hard structures with integrated greening of grey infrastructure (IGGI)
- ENHANCED AREAS | Area-based habitats**
 - Enhanced Area
- HEDGEROW AND LINE OF TREES | Linear habitats**
 - Species-rich native hedgerow
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow with trees
 - Native hedgerow
 - Non-native and ornamental hedgerow
 - Line of trees
 - Ecologically valuable line of trees
 - Line of trees - associated with bank or ditch
 - Ecologically valuable line of trees - associated with bank or ditch
- RIVERS | Linear habitats**
 - Ditches
 - Canals
 - Culverts
- OTHER**
 - Urban/rural tree

Biodiversity

Post Development : 0.60 (+11% net gain)



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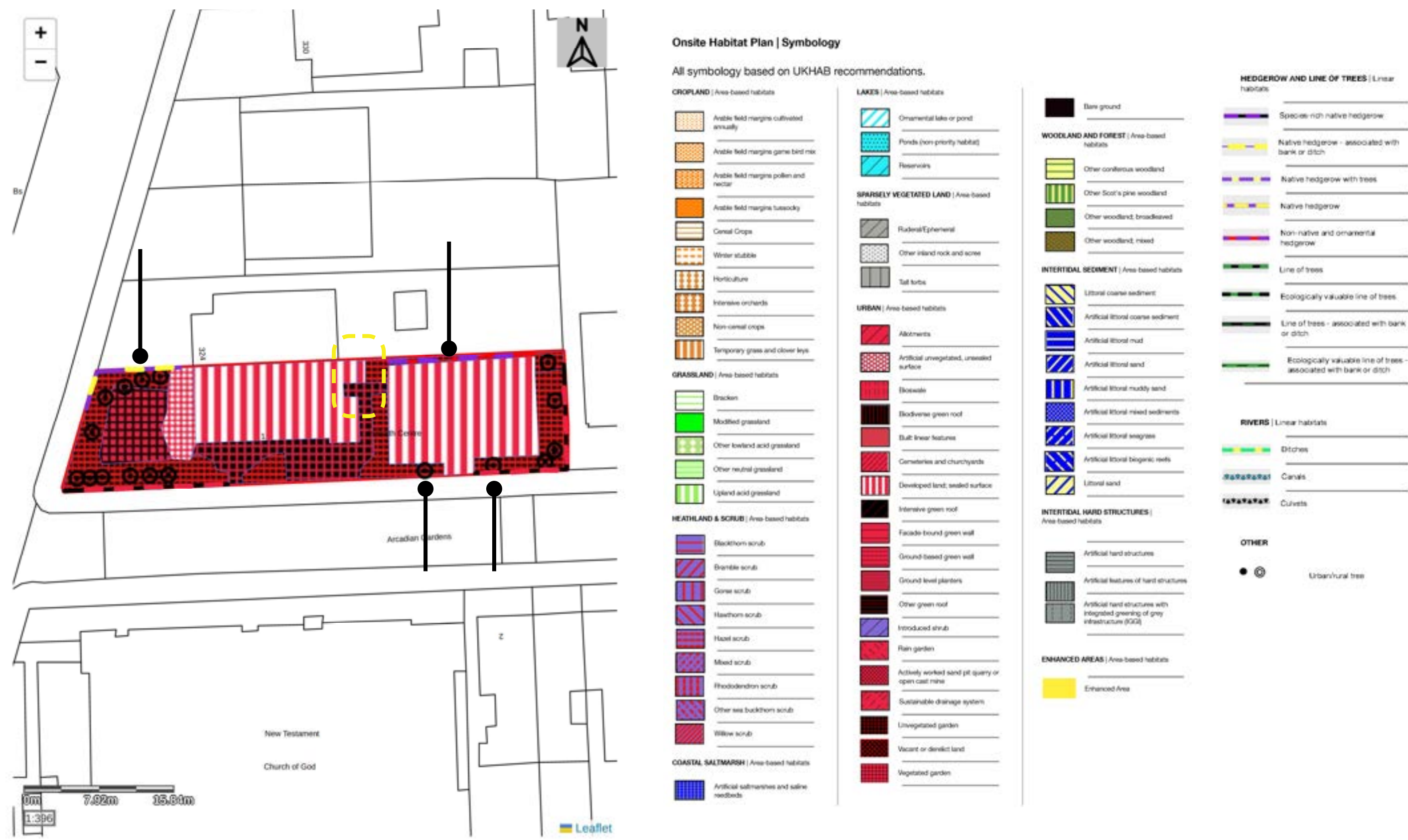
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Biodiversity

Post Development **(Revised)** : 0.60 (+11% net gain)



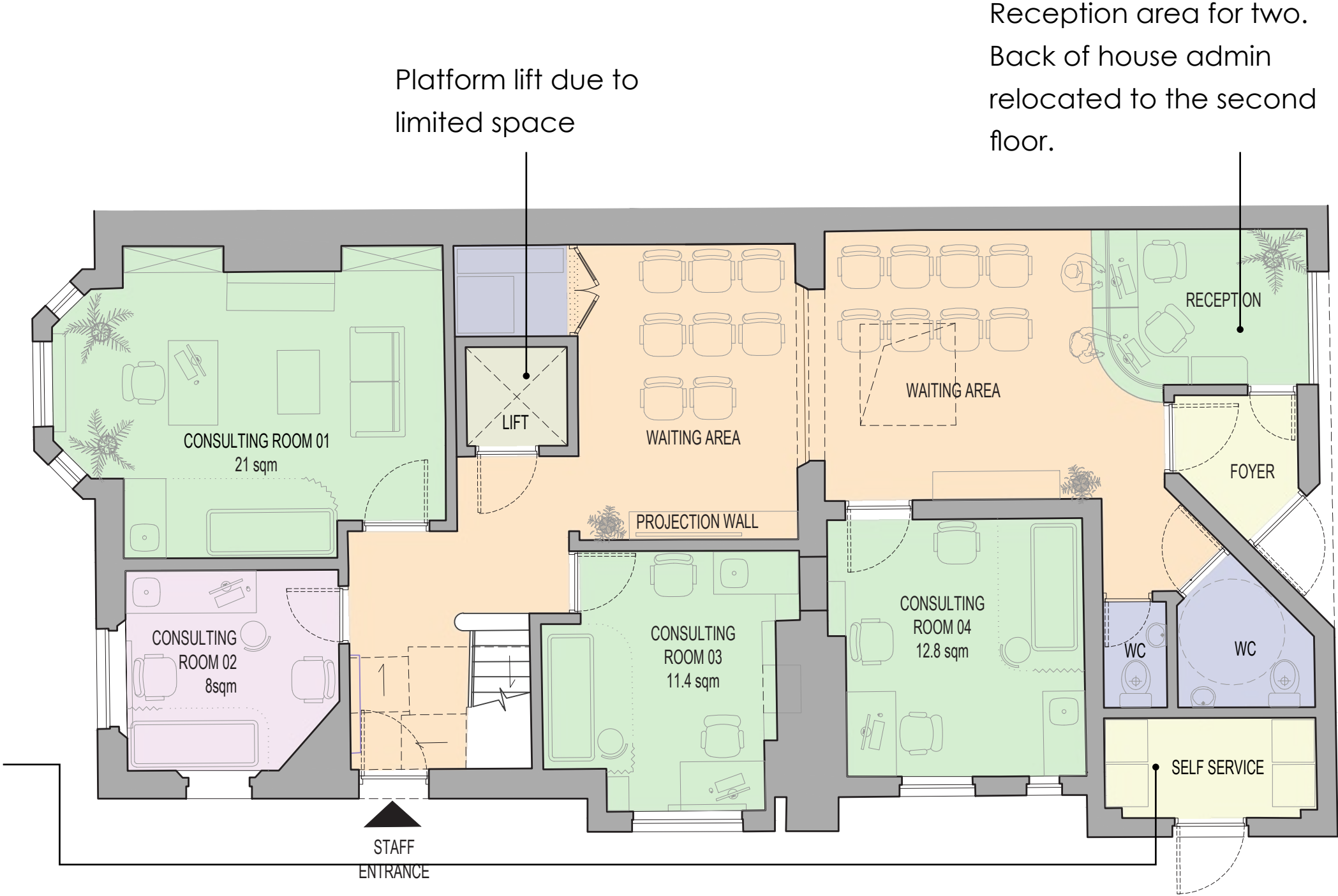
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Design

Furniture Plan

Health Pod for basic health check services like, blood pressure, weight check, etc. Outside GP core hours with a separate safe access.

Proposed Ground Floor Plan



Design

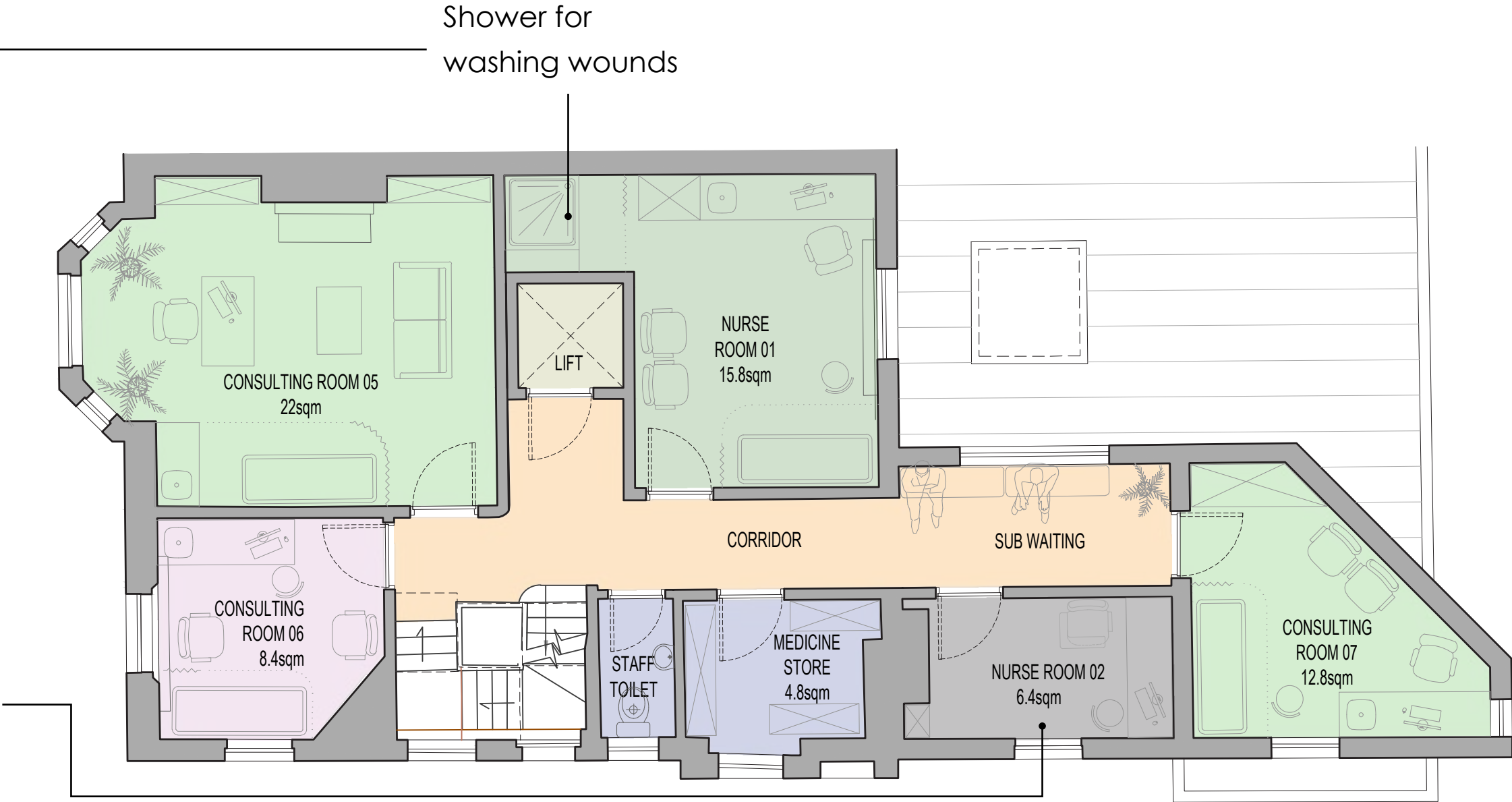
Furniture Plan



Shower for
washing wounds

Medicine Storage :
Vaccine fridges and
storage for nurses with
automated inventory
system.

Nurse Room 02 : Blood test,
Blood pressure, weight
check.

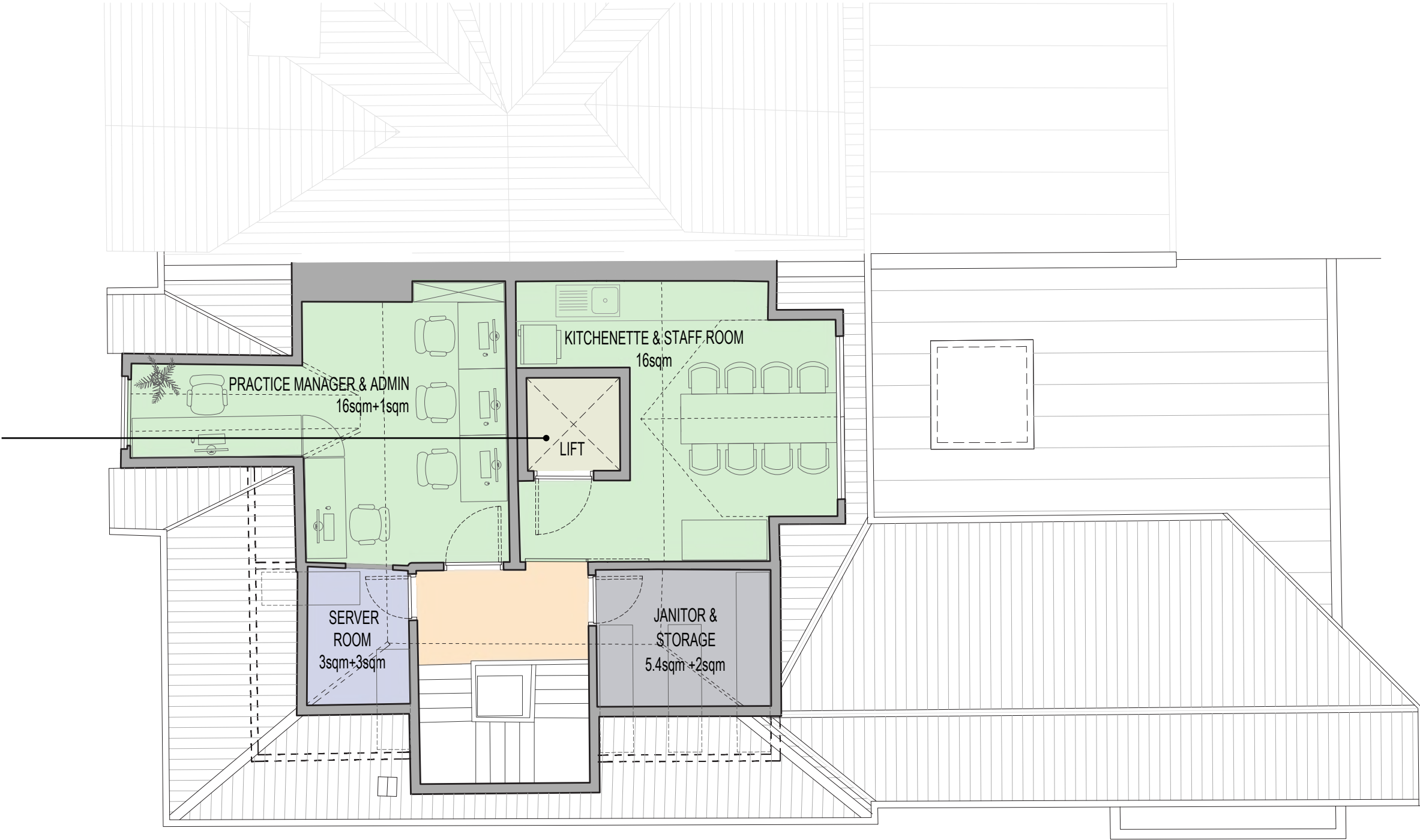


Proposed First Floor Plan

Design

Furniture Plan

Platform lift to be compliant with Fire and Life Safety requirements.



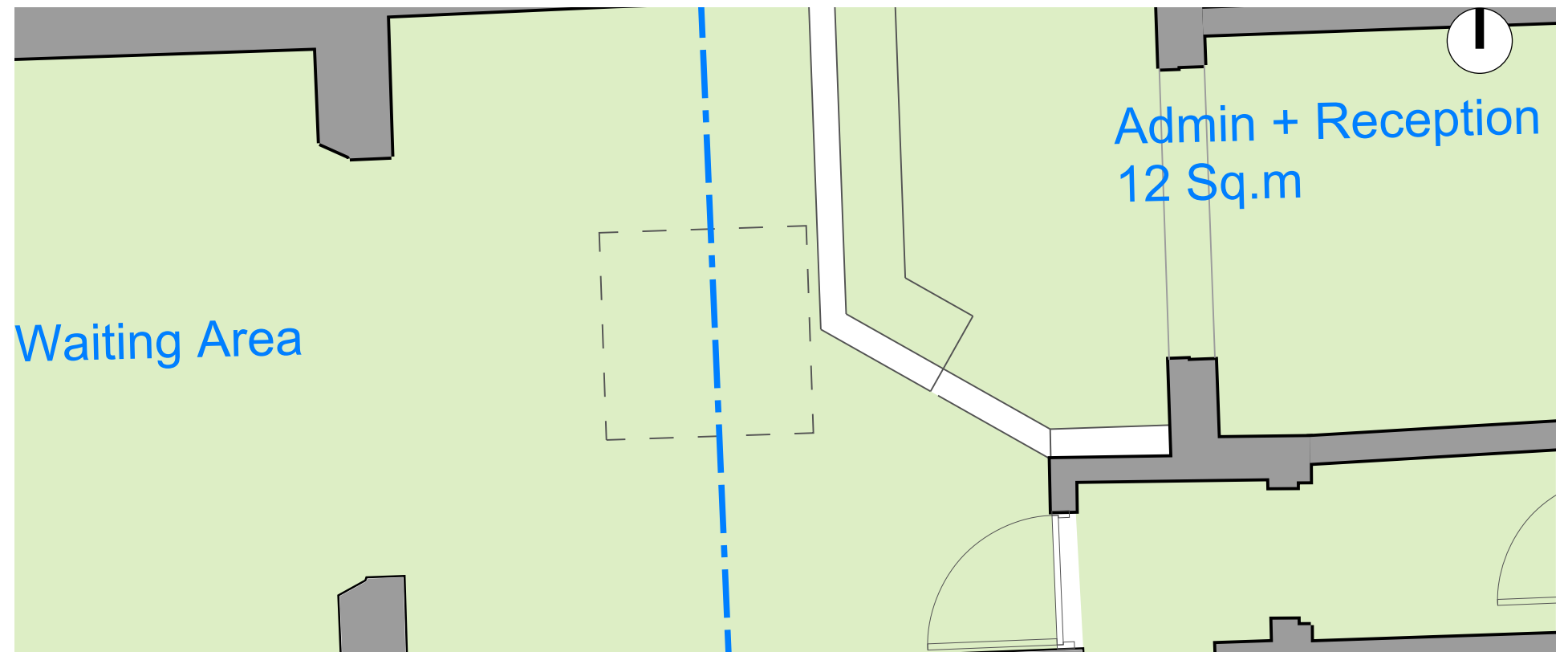
Proposed Second Floor Plan

Design

Floor Plans

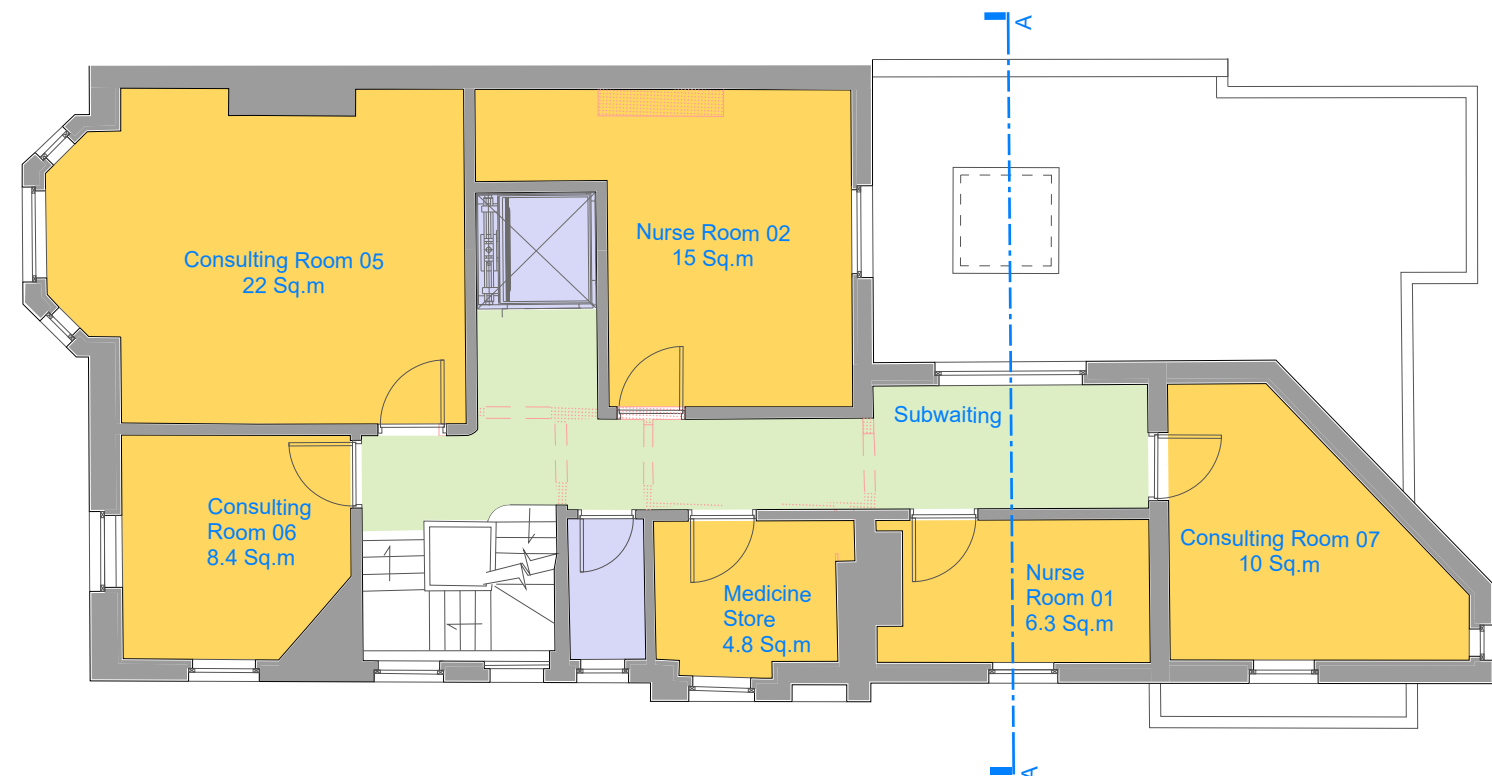
Existing First Floor Plan

1. Consulting rooms x 3 (50 m²)
2. Staff room x 1 (12.8 m²)
3. Medicine storage x 1 (11.7 m²)
4. Staff toilet x 1 (1.9 m²)



Proposed First Floor Plan

1. Consulting rooms x 5 (64 m²)
2. Medicine storage x 1 (4.8 m²)
3. Platform lift x 1 (2 m²)
4. Staff toilet x 1 (1.9 m²)



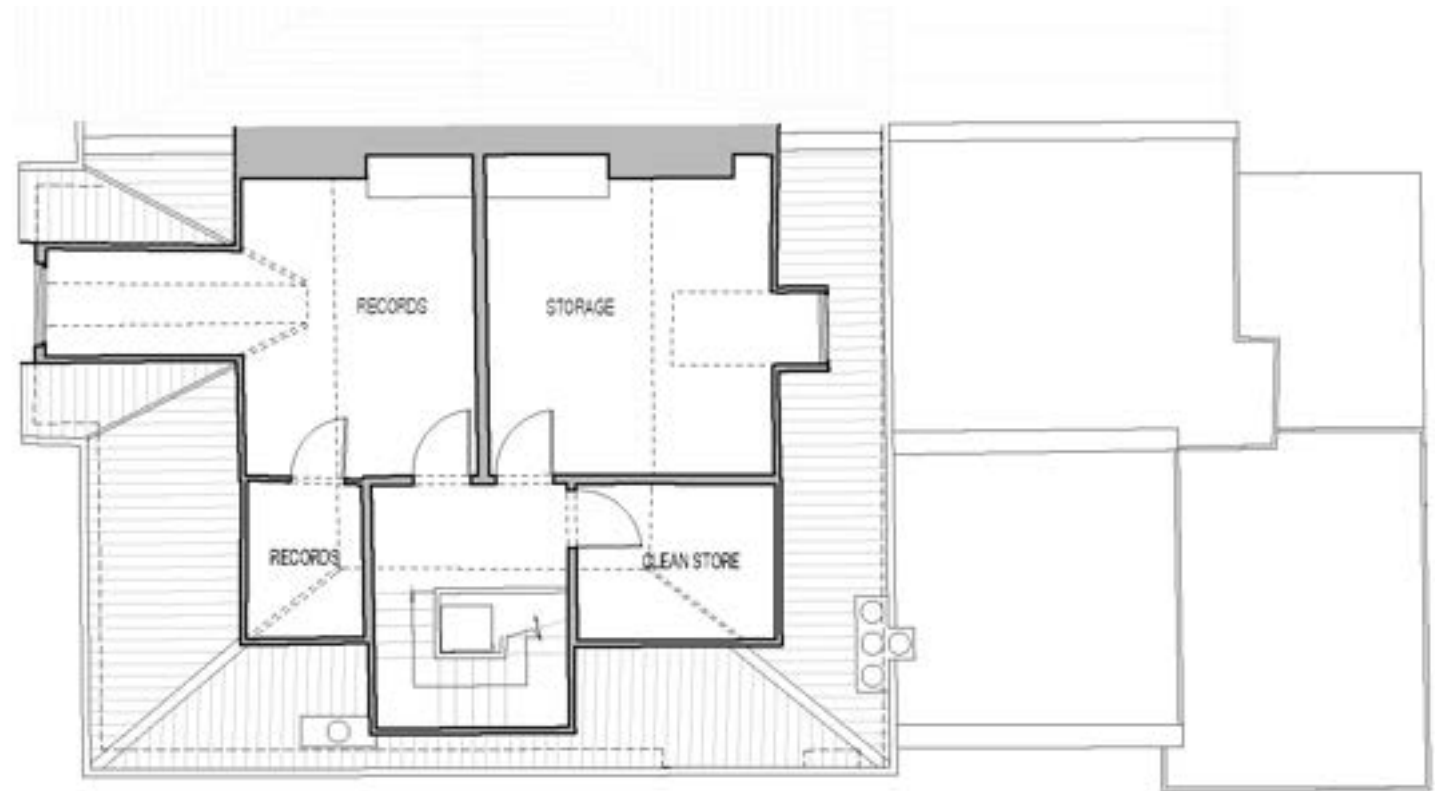
All areas reported are NIAs.

Design

Floor Plans

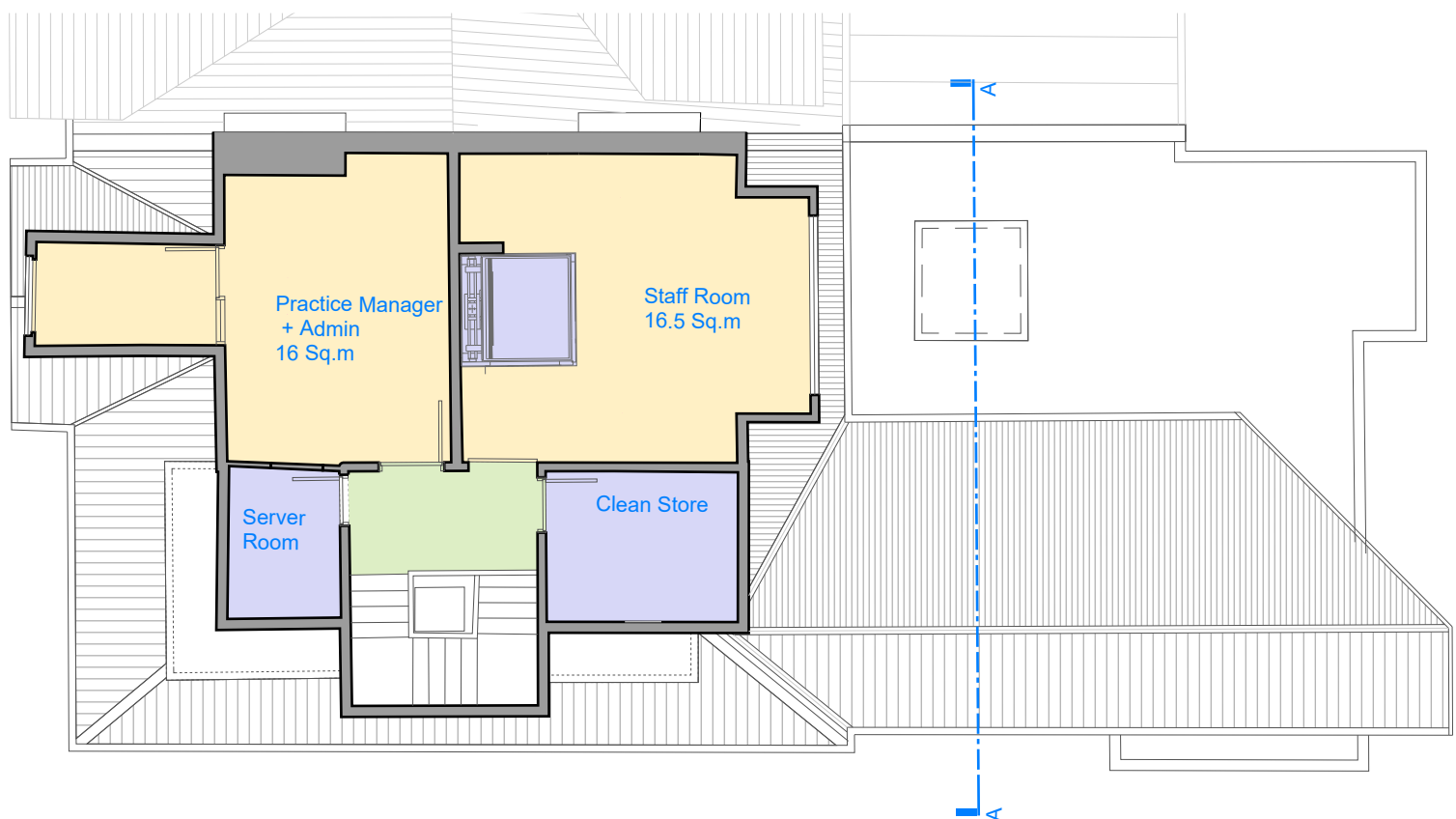
Existing Second Floor Plan

1. Offices x 2 (30 m²)
2. Storage x 1 (3 m²)
3. Clean utility x 1 (5.4 m²)



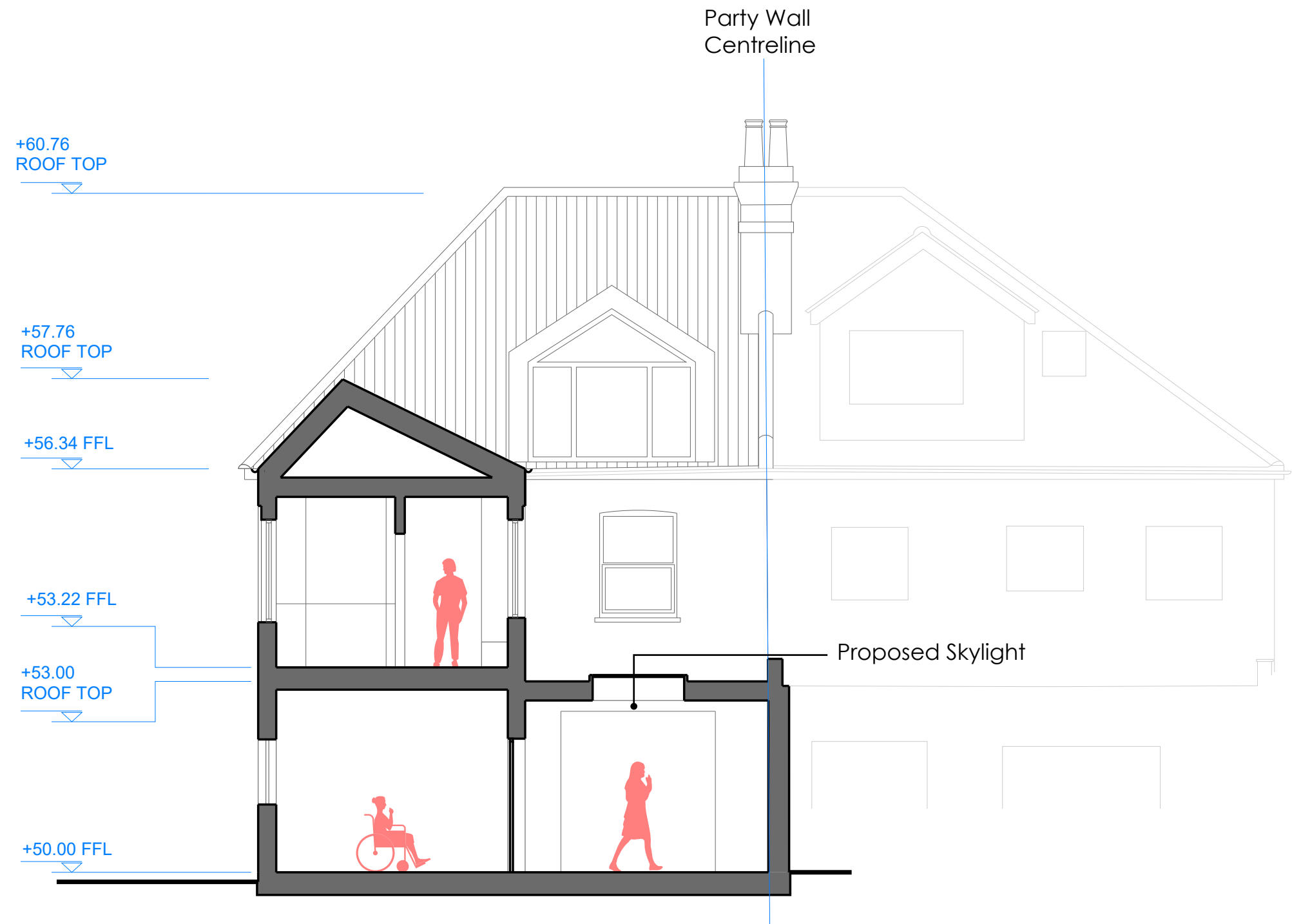
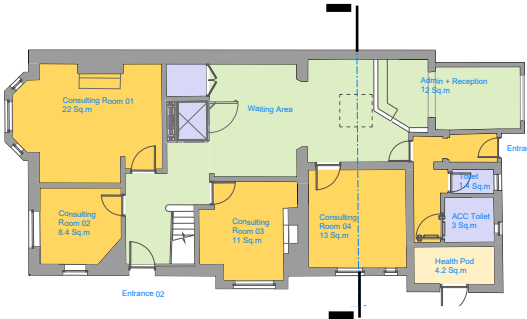
Proposed Second Floor Plan

1. Open office x 1 (16 m²)
2. Staff room + Kitchenette (16 m²)
3. Platform lift x 1 (2 m²)
4. Storage x 1 (1.9 m²)
5. Clean utility x 1 (5.4 m²)



All areas reported are NIAs.

Design Section



Notes:
The roof structure is indicative and is subject to structural design after this stage.

Proposed Section A