

DESIGN AND ACCESS STATEMENT

LOFT CONVERSION



Site Address 11 Portland Gardens, London N4 1HU

1. INTRODUCTION

The Kurdish Community Centre is a well-established community facility that serves tens of thousands of people. It plays an important role in supporting the local community by organising a wide range of cultural, educational, and social events, as well as providing advice and assistance on issues affecting the Kurdish community and the wider public. The centre is a welcoming place where members of the Kurdish community, together with friends and visitors from all backgrounds, regularly meet and participate in community activities.

As the number of visitors and the range of activities continue to grow, the existing facilities are no longer sufficient to meet current and future demands. The proposed alterations are intended to improve the quality of the building, increase its functionality, and provide more suitable spaces to accommodate the Centre's expanding programmes and community services.

There is currently no hall of this type serving this purpose in the Haringey Green Lanes area, despite there being a significant demand for such a facility.

The existing double-height space, which was previously used as a gymnasium, is proposed to be converted into a multi-purpose theatre, performance, and conference hall. This flexible space will provide improved facilities for cultural events, public meetings, conferences, performances, and other community activities.

To make more efficient use of the existing high-ceilinged space, an additional internal floor is proposed. This new mezzanine level will create five rooms, two WC facilities, and a small meeting area.

The new rooms will primarily be used to accommodate guest speakers, performers, artists, and other invited visitors who regularly attend events organised by the Centre. Providing on-site accommodation will improve the operation and management of these events. Some of the rooms will also be used as technical and administrative spaces, including a CCTV monitoring room and other operational support facilities. The meeting area will provide additional space for small meetings, discussions, and administrative activities.

It is also proposed to construct a new roof over the existing café and restaurant area, within the current building height, to create additional office accommodation. This new office space will support the day-to-day administration of the Centre and improve the management of its expanding range of community services. The proposed works will convert the existing roof space into habitable accommodation. The overall roof height will remain unchanged at 6.13m, with no increase to the existing ridge height.

The proposed roof design prevents any loss of comfort to the neighbouring properties. All of the proposed new elements are compatible with and complementary to the existing property in terms of materials, scale, and appearance.

2. RELEVANT APPLICATIONS

Details of the previous planning applications submitted for the property are summarised below. (11, Portland Gardens, Tottenham, London, N4 1HU.),

Application Reference

HGY/2006/0382

Proposal

Provision of garden space for users of the centre including planting of trees, creation of seating area and soft and hard landscaping.

Site Address

Fairfax Hall 11 Portland Gardens London N4 1HU London

Date Valid

23/2/2006

Decision

Approve with Conditions

Application Reference

HGY/1999/0455

Proposal

Replacement of fire damaged roof with mansard roof to relocate three classrooms and an office, installation of a new lift and provision of a ground floor creche.

Site Address

Kurdistan Workers Association Fairfax Hall 11 Portland Gardens London N4 1HU London

Date Valid

13/4/1999

Decision

Approve with Conditions

Application Reference

HGY/1998/0135

Proposal

Single storey extension to community centre to provide dedicated creche.

Site Address

Kurdistan Workers Association Fairfax Hall 11 Portland Gardens London N4 1HU London

Date Valid

11/2/1998

Decision

Withdrawn

Application Reference

HGY/1996/0615

Proposal

Erection of non-illuminated directional sign to community centre to be located on fence and on exterior wall above entrance to building.

Site Address

Kurdistan Workers Association Fairfax Hall 11 Portland Gardens London N4 1HU London

Date Valid

28/5/1996

Decision

Withdrawn

3. DESIGN

All proposed works will be carried out within the existing building height. The external walls and the overall architectural appearance of the building will remain unchanged, ensuring that the existing character of the property is preserved.

The proposed theatre, performance and conference hall will be accessed from within the building through two separate internal entrances, allowing for safe and efficient circulation during events.

Access to the proposed mezzanine floor will be provided from the existing external entrance. A staircase will lead to the upper floor, providing access to the proposed guest rooms, office accommodation and meeting area. The staircase will be fitted with steel handrails to ensure the safety of all users and to comply with current Building Regulations.

To maintain the architectural integrity of the building, all new walls and construction materials will be carefully selected to match the existing structure in terms of appearance, materials and finish. This will ensure a seamless integration between the existing and proposed elements while preserving the overall character of the building.

The proposed rooms will be provided with rooflights (skylights) and, where appropriate, windows to maximise natural daylight. This design approach will create bright, comfortable and functional internal spaces, improving the overall quality of the accommodation.

As the proposal does not increase the existing building height, careful consideration has been given to protecting the amenity of neighbouring properties. The development has been designed to avoid any adverse impact on neighbouring buildings in terms of outlook, daylight, privacy or general residential amenity.

Overall, the proposed alterations represent a sensitive and well-designed improvement to the existing building, providing enhanced facilities for the Kurdish Community Centre while respecting the character of the property and its surrounding environment.

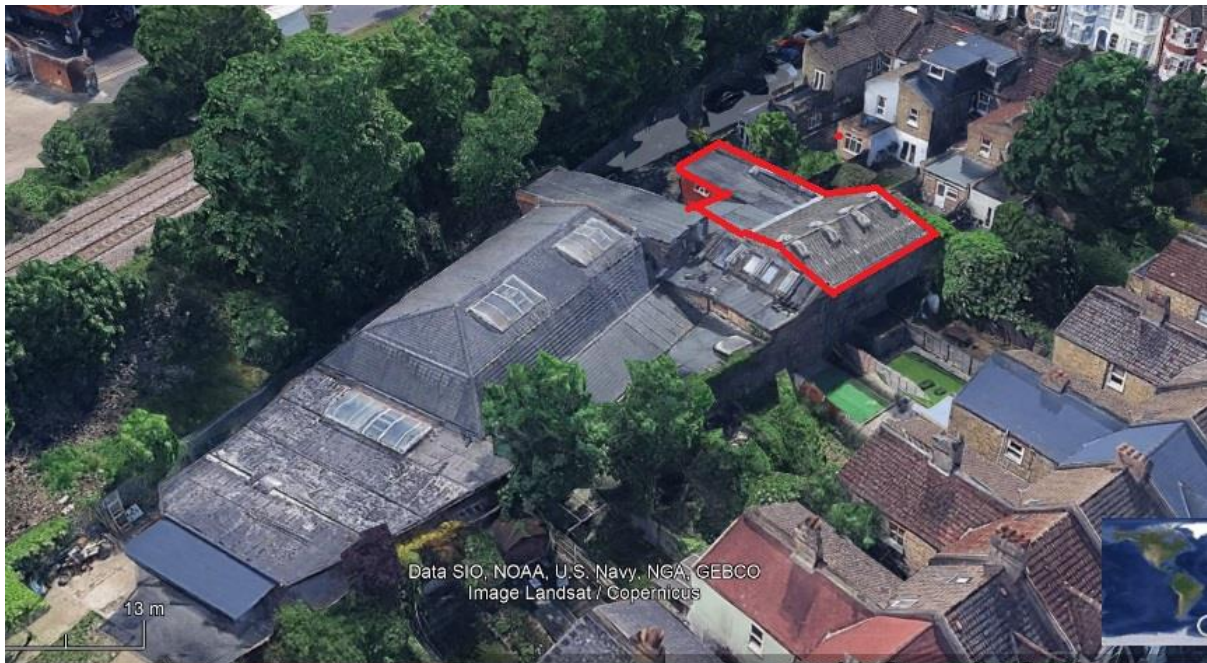
Google Earth Photos:



Picture 1 : Loft conversions area on the street (3D).



Picture 2 : Loft conversions area on the street (3D) West Elevation



Picture 3 : Loft conversions on the street (3D) & Rear Elevation



Picture 4 : Loft conversions on the street (3D) & West Elevation

4. CONCLUSION

The proposals submitted as part of this Planning Application seek to provide a sensitive and well-considered loft conversion that enhances the existing property while respecting the character and appearance of the surrounding area.

The proposed works have been carefully designed to retain the existing roof form and overall height of the building, with the ridge height remaining unchanged at 6.13m. The development represents a sympathetic intervention that makes efficient use of the existing roof space without creating any adverse impact on the neighbouring properties or the wider streetscene.

Architecturally, the proposal has been developed to complement the existing building, with all new elements designed to integrate appropriately in terms of scale, proportion, materials, and appearance. The design approach ensures that the character of the property is maintained while providing improved internal accommodation that meets modern living requirements.

The proposed loft conversion will enhance the functionality and quality of the existing home by creating additional habitable space while carefully considering matters of residential amenity, including privacy, daylight, outlook, and the relationship with neighbouring properties.

Furthermore, the proposal has been prepared in accordance with relevant planning policies, the London Plan, and local development guidance. The scheme represents a sustainable approach by maximising the use of the existing building footprint and improving the accommodation without unnecessary expansion or significant external alteration.

In light of the above considerations, the applicant respectfully requests that the Council assess the proposal positively and grant approval, recognising the sensitive design approach, the minimal impact on the surrounding area, and the overall improvement to the existing property.