

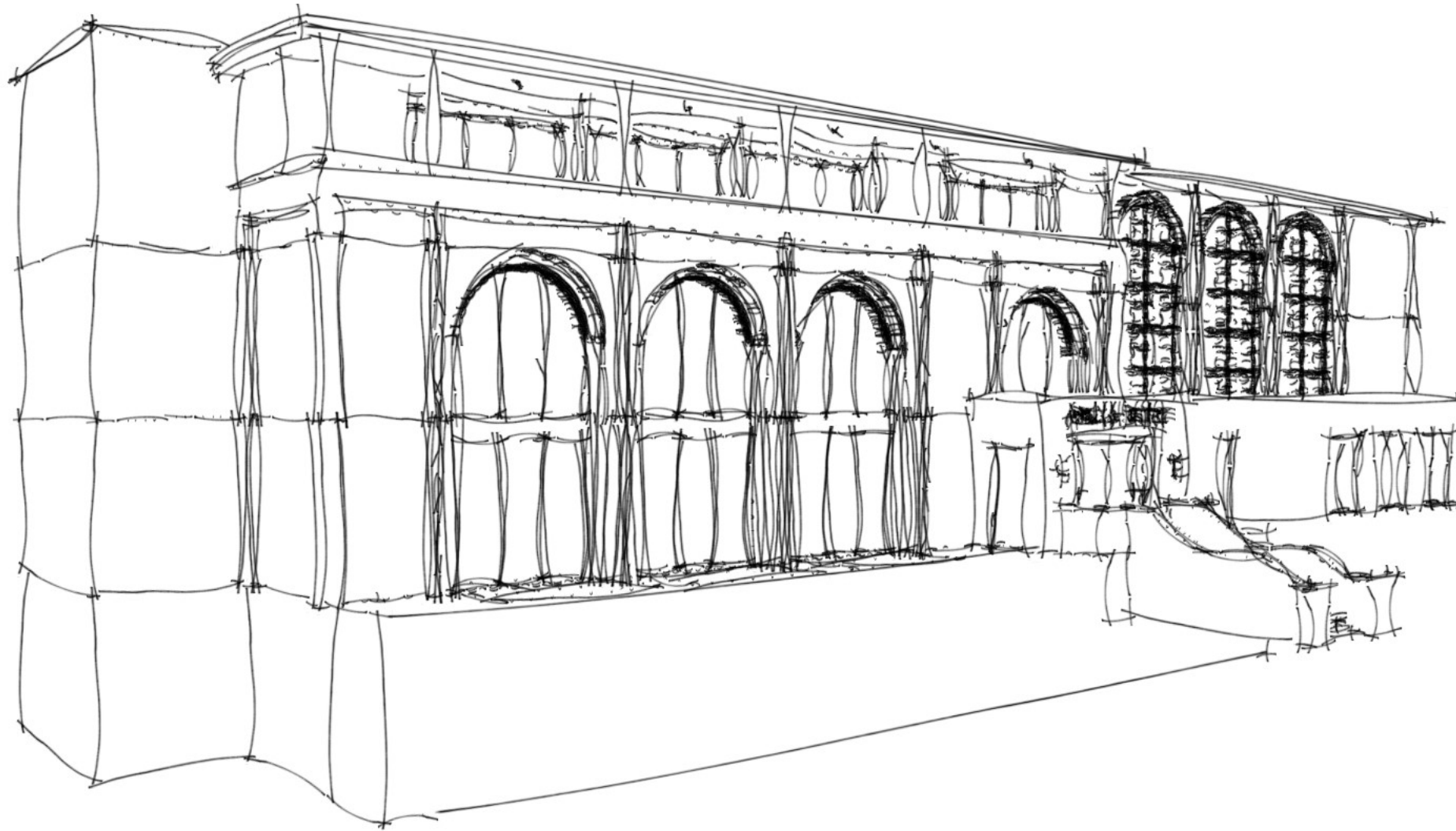
Design & Access Statement

In support of the

Proposed Development at

Project: Assunnah Islamic Centre

Client: Trustee's of Assunnah Islamic Centre



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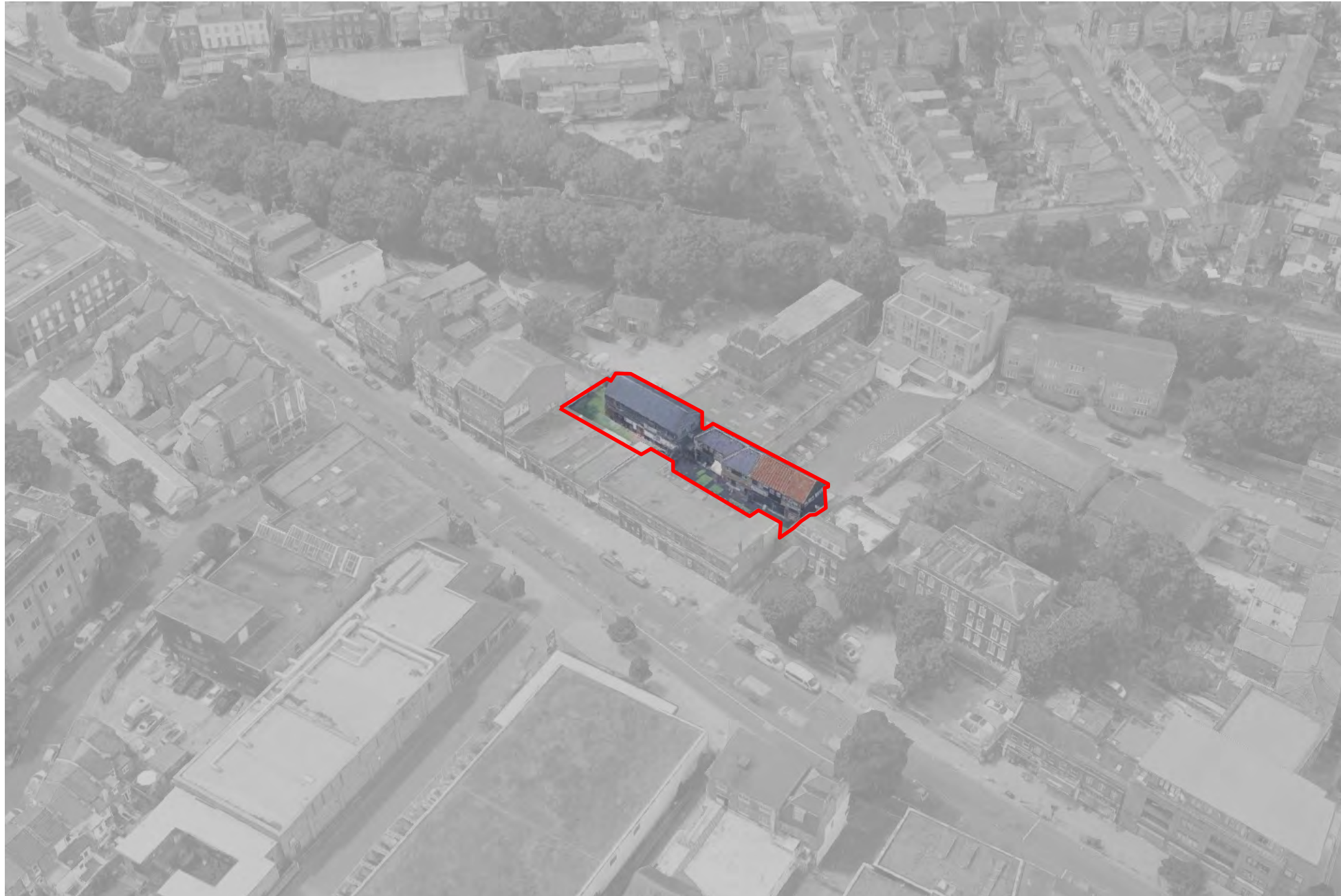
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1.0 Introduction

This Design and Access Statement has been prepared by BRL Design Group on behalf of the Assunnah Islamic Centre to accompany a full planning application to the London Borough of Haringey. The proposal relates to the comprehensive redevelopment of the existing mosque and former school site, comprising selective demolition, the retention and sensitive reconfiguration of the Locally Listed Building, and the construction of a new building to increase capacity and enhance the Centre's ability to serve its community.

The site lies within the setting of two designated Conservation Areas, and the proposals have been developed with careful regard to the historic, architectural, and townscape character of the surrounding context. The design has evolved through an iterative process informed by pre application discussions, responding directly to identified heritage, massing, and integration considerations while retaining the core objectives of the proposals and project brief which seek to create a purpose-built, modern Islamic centre that can accommodate the diverse needs of the community now and in the future.

The scheme seeks to deliver a high quality, inclusive, and sustainable redevelopment that supports the Centre's religious, community, and social functions. By carefully balancing the retention of heritage assets with contemporary architectural interventions, the proposal aims to provide a dignified and welcoming environment that reflects the Assunnah Islamic Centre's long term vision to meet the needs of its diverse and growing congregation.

The redevelopment will provide a significant enhancement to the Centre's ability to serve its community, delivering improved facilities for worship, education, youth engagement, and wider community use within a high-quality and inclusive environment.



Image of the existing centre highlighting the problem

2.0 The Brief & Project Vision

The aim of this proposal is to deliver a comprehensive redevelopment of the Assunnah Islamic Centre site in London, enhancing its role as a religious, educational, and community facility. The project includes the partial demolition of existing structures, the retention and sensitive reconfiguration of the Locally Listed Building, and the construction of a new building that will increase the Centre's overall capacity and operational flexibility.

The brief seeks to:

- Improve functionality by reconfiguring internal layouts to allow for more efficient use of space and better accommodation of religious services, teaching spaces, and community events.
- Respect and integrate local heritage through the careful conservation and adaptation of the Locally Listed Building as part of a unified and coherent masterplan.
- Respond positively to the local context, acknowledging the site's position within and adjacent to two Conservation Areas by employing a design language and materiality that are sensitive to the historic setting.
- Provide a sustainable, accessible and inclusive environment that supports the Centre's long-term needs and the wellbeing of its diverse users.
- Address the feedback received during the pre-application process, including concerns raised in the Planning Officer's Report, while maintaining the spirit and ambition of the earlier accommodation schedule.

The design team has approached this brief with the ambition to create a contemporary, community-oriented scheme that upholds the spiritual values of the Assunnah Islamic Centre, while delivering significant architectural and social benefits. The proposal will support future growth and improved service provision for the local Muslim community and beyond.

The design has evolved to balance the need for increased capacity with a sensitive response to the surrounding context and heritage setting.



Illustrated Site Location

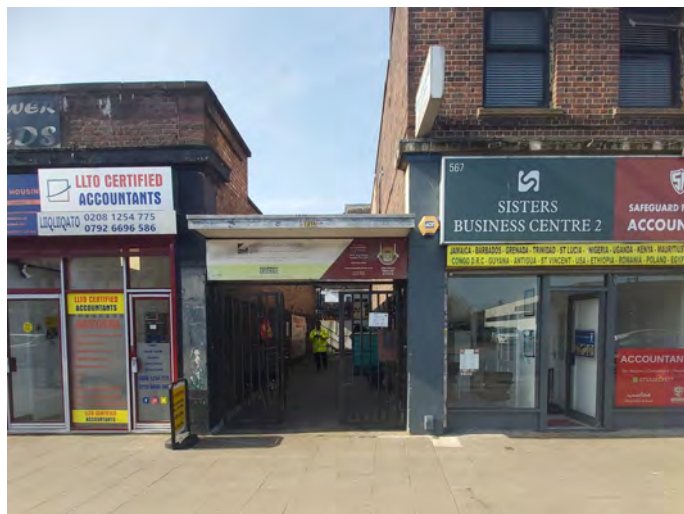
2.1 The Site - Location

The application site is located within the London Borough of Haringey, in a predominantly residential urban area characterised by established neighbourhood streets and a mix of community, institutional, and residential uses. The Assunnah Islamic Centre occupies a discreet yet locally prominent position within this context, serving a wide catchment area across the borough and surrounding districts.

The site benefits from its proximity to local services, public transport routes, and pedestrian networks, enabling convenient access for worshippers, staff, and visitors. The surrounding area is well connected by bus services and nearby rail and underground stations, supporting sustainable patterns of movement and reducing reliance on private vehicles.

In planning terms, the site is situated within two designated Conservation Areas, which contribute to the sensitivity of its location and inform the design approach. The presence of the Locally Listed Building on site further reinforces the historic importance of the site within its wider townscape context.

The location of the site within an established residential area emphasises the need for a carefully considered proposal that balances the operational requirements of the Centre with the amenity of neighbouring occupiers. The redevelopment seeks to respond positively to this context by reinforcing the site's role as a valued community facility while respecting the character and scale of the surrounding environment.



Site Photos

2.2 The Site - Existing Building

The existing site is characterised by a collection of buildings that have evolved over time to accommodate the growing needs of the Assunnah Islamic Centre. These include:

- A Locally Listed Building, which forms a key part of the Centre's identity and heritage. While it retains many of its original architectural features, internal alterations have reduced spatial efficiency and accessibility.
- A series of later extensions and additions, varying in construction quality and architectural coherence. These elements offer limited functional flexibility and are increasingly unsuited to the Centre's operational demands.
- Educational and prayer spaces that are at capacity during peak hours, with circulation routes and shared facilities proving inefficient and difficult to manage during busy periods.

The current site configuration presents several challenges:

- Inefficient internal layout, with limited adaptability for multi-purpose community use;
- Poor visual integration between the Locally Listed Building and subsequent additions;
- Limited accessibility and inclusivity, particularly for those with mobility needs;
- Minimal landscaping and external amenity, with little in the way of designated gathering spaces or outdoor areas for learning, reflection, or recreation;
- Inconsistent architectural language, detracting from the site's contribution to the adjacent Conservation Areas.

Despite these challenges, the site offers clear potential for positive transformation. Its scale, community significance, and heritage value provide a strong foundation upon which to build a new, integrated facility that reflects the Centre's evolving aspirations and the needs of the local community.



3.0 Planning Policy Context

This Design and Access Statement has been prepared with due regard to the national, regional, and local planning policy framework governing development within the London Borough of Haringey.

National planning policy is set out within the National Planning Policy Framework, which establishes the overarching principles for achieving sustainable development, conserving and enhancing the historic environment, promoting high quality design, and supporting the provision of community facilities.

At a strategic level, the development has been informed by the London Plan, which provides policy guidance on design quality, heritage, townscape, sustainability, inclusive access, and the role of social infrastructure in supporting inclusive and resilient communities.

Local planning policy is set out within the London Borough of Haringey's Local Plan and associated supplementary planning documents. These policies provide detailed guidance on development management, conservation area considerations, locally listed buildings, and design expectations within established residential contexts.

A comprehensive Planning Statement is being prepared separately by Baker Parry Town Planning, which provides a detailed assessment of relevant national, regional, and local planning policy and demonstrates the proposal's compliance with the statutory development plan. This Design and Access Statement should be read in conjunction with that document and focuses specifically on the design rationale, site response, and access considerations that underpin the submitted proposals.

Together, the submitted documents provide a coordinated and robust justification for the proposed development, ensuring that the scheme is policy compliant, contextually responsive, and aligned with the long term objectives of both the local planning authority and the Assunnah Islamic Centre.





Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

December 2024

THE LONDON PLAN



3.1 Relevant Planning Documents - National Planning Policy Framework

National Planning Policy Framework (NPPF, 2024)

The NPPF promotes sustainable development, high-quality design, and the protection of heritage assets. This proposal supports the core NPPF objectives by:

- Promoting social inclusion and community cohesion through improved access to places of worship and education (Paragraph 98);
- Delivering well-designed, visually attractive and functionally efficient buildings (Chapter 12);
- Conserving and enhancing the historic environment, particularly in relation to the locally listed building and surrounding Conservation Areas (Chapter 16).

London Plan (2021)

The proposals align with the overarching spatial development strategy for Greater London, particularly in relation to:

- Policy GG1 (Building strong and inclusive communities);
- G5 (Urban Greening)
- G6 (Biodiversity and Access to Nature)
- Policy D3 (Optimising site capacity through the design-led approach);
- Policy HC1 (Heritage conservation and growth);
- Policy SI2 (Minimising greenhouse gas emissions through sustainable design).
- Policy S14 (Facilities for Social Infrastructure).

3.2 Relevant Planning Documents - Haringey Local Plan

Haringey Local Plan

The scheme responds to relevant policies within Haringey's Local Plan, including:

- SP4 – Working Towards a Low Carbon Haringey: Promotes energy-efficient development, renewable energy use, and sustainable design to reduce carbon emissions borough-wide.
- SP12 - Conservation: To preserve and enhance heritage assets, respecting the character of the surrounding conservation areas.
- SP11 – Design: Emphasising high-quality, inclusive design that respects local context;
- DM1 – Delivering High Quality Design – Management of the Historic Environment from the Development Management DPD.
- DM9 - Historic Environment: Responds sensitively to heritage context, integrating the locally listed building into a cohesive design.
- DM21 - Sustainable Design: Green roofs, car-free strategy, and energy-efficient measures support low-impact, sustainable development.
- DM49 - Waste Management: The layout includes well-designed, screened, and accessible waste and recycling facilities in line with policy requirements.





Illustrated Conservation Area

3.3 Heritage Context - Conservation Areas

The site is located within a historically sensitive context, positioned at the interface of the Scotland Green Conservation Area and the Bruce Grove Conservation Area. These designated areas are characterised by distinct townscape qualities, architectural character, and historic significance, all of which have informed the design development of the proposals. The approach has been guided by the relevant Conservation Area Appraisals, with careful consideration given to scale, massing, materiality, and the relationship between existing and proposed built form.

The site also includes a Locally Listed Building comprising both 18th and 19th century elements. While not statutorily listed, the structure is recognised by the Local Planning Authority as making a positive contribution to the character and historic interest of the area, and therefore represents an important heritage asset within the redevelopment proposals.

The proposals seek to retain and enhance the earlier 18th century element, which is considered to make the strongest contribution to the heritage significance and historic character of the site. The retained structure will continue to form an important part of the overall composition and identity of the development.

The later 19th century element is proposed to be removed, with supporting structural information prepared to demonstrate why its retention is not considered viable. The design approach seeks to balance heritage considerations with the operational, functional, and spatial requirements of the Centre, while ensuring that the most historically significant elements of the existing structure are preserved and integrated into the wider redevelopment proposals.

Bruce Grove Conservation Area

The Bruce Grove Conservation Area contains a varied mix of commercial, civic, and historic buildings, characterised by a broader architectural scale and stronger urban presence. The proposals respond to this context through an architectural approach that reflects the surrounding scale, materiality, and civic character, particularly along frontages more closely associated with Bruce Grove.

Scotland Green Conservation Area

The Scotland Green Conservation Area is characterised by historic residential terraces, boundary walls, mature landscaping, and a quieter domestic scale. The proposals respond to these characteristics by:

- Respecting existing scale and massing transitions at the site boundary;
- Introducing sensitive materials and façade articulation;
- Maintaining a considered relationship with neighbouring residential properties;
- Ensuring new building elements do not dominate the residential character of the area.



PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



3.4 Pre-Application Discussions (PRE/2024/0349)

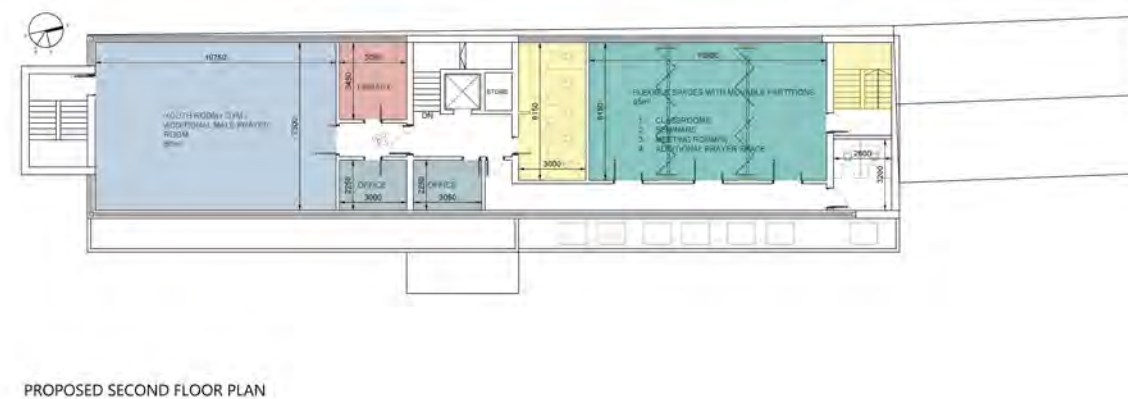
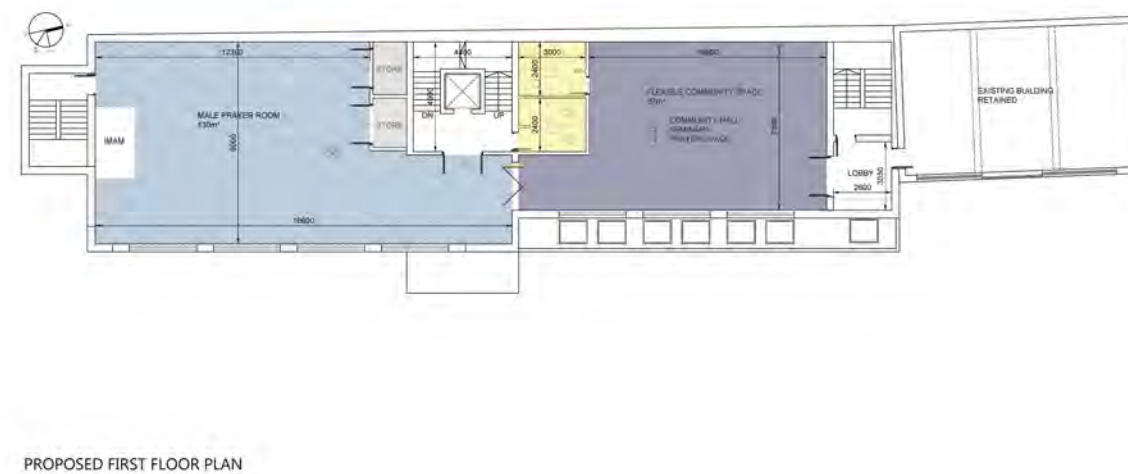
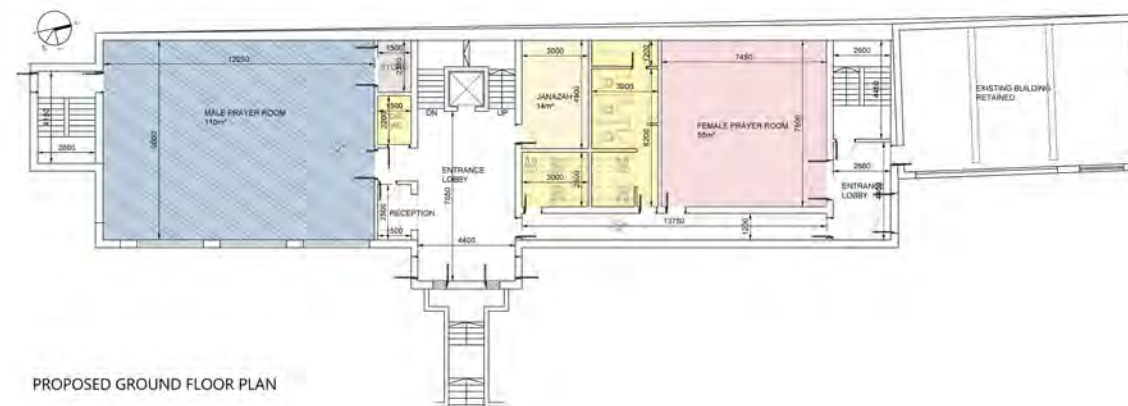
Pre-application advice was sought in August 2024, with initial proposals by Virtue Architects for a six-storey, multi-use development including a basement level and a rooftop amenity space. The design aimed to unify the site and significantly expand the Assunnah Islamic Centre's facilities.

The LPA was supportive of the principle of expansion but raised some concerns regarding scale, heritage impact, and site sensitivity.

Key conclusions included:

- Demolition of the Locally Listed Building was not supported, as it forms part of the historic character of the Scotland Green Conservation Area.
- The proposed scale and massing were considered excessive, likely to dominate the site and harm the setting of nearby heritage assets, including Grade II listed buildings.
- The rooftop amenity space, with mesh fencing and lighting, was seen as visually intrusive, particularly in views from the south.
- The design lacked sufficient reference to local context, and the LPA advised a more sensitive architectural approach.
- Insufficient information was provided on access, servicing, and transport impacts, with a Healthy Streets Transport Assessment and parking stress survey requested.
- The sustainability approach was broadly welcomed, but further detail was required on carbon reduction, passive design, and overheating mitigation.

In response, this revised proposal will seek to retain and enhance the locally listed building, reduce the overall scale, and introduce a more contextually appropriate and heritage-led design that addresses the concerns raised by the Council.



Further pre application discussions with the London Borough of Haringey highlighted a number of key design considerations relating primarily to heritage sensitivity, scale, and the relationship between the retained Locally Listed Building and the proposed new development. Officers advised that the scheme should seek to reduce perceived massing, simplify the roof form, and improve the transition between the historic structure and the new building.

Further feedback encouraged refinement of the façade composition and architectural detailing, alongside improvements to the internal layout and circulation strategy. The importance of maintaining the legibility of the Locally Listed Building within the wider composition was also emphasised.

The submitted proposals respond positively to these comments through a series of targeted design changes, including a reduced roofline, the introduction of a lightweight glazed link between the existing and proposed structures, refined window arrangements, improved circulation, and the introduction of basement accommodation to allow a reduction in above ground massing.



Illustrative site location plan

4.0 Site Analysis

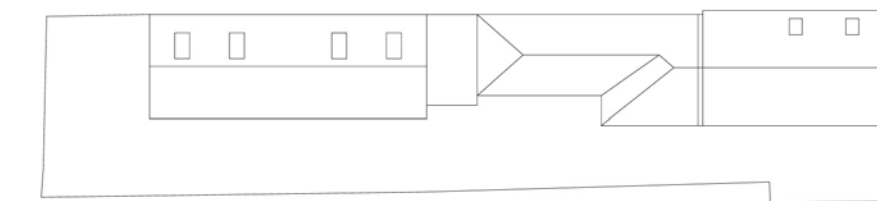
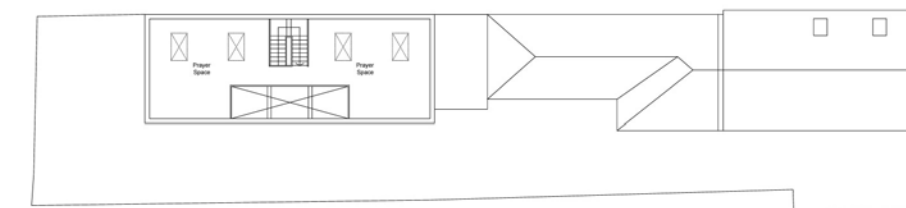
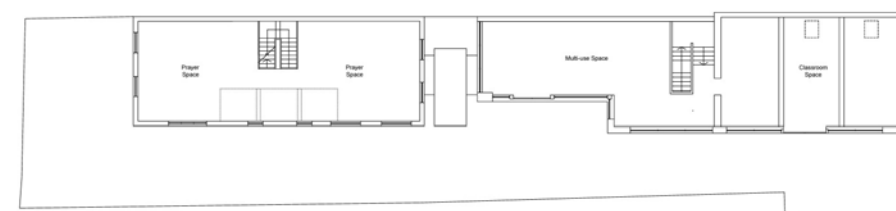
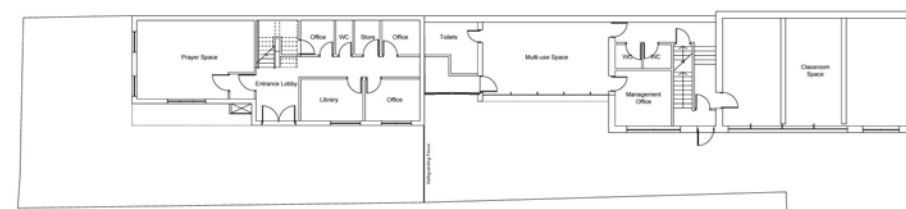
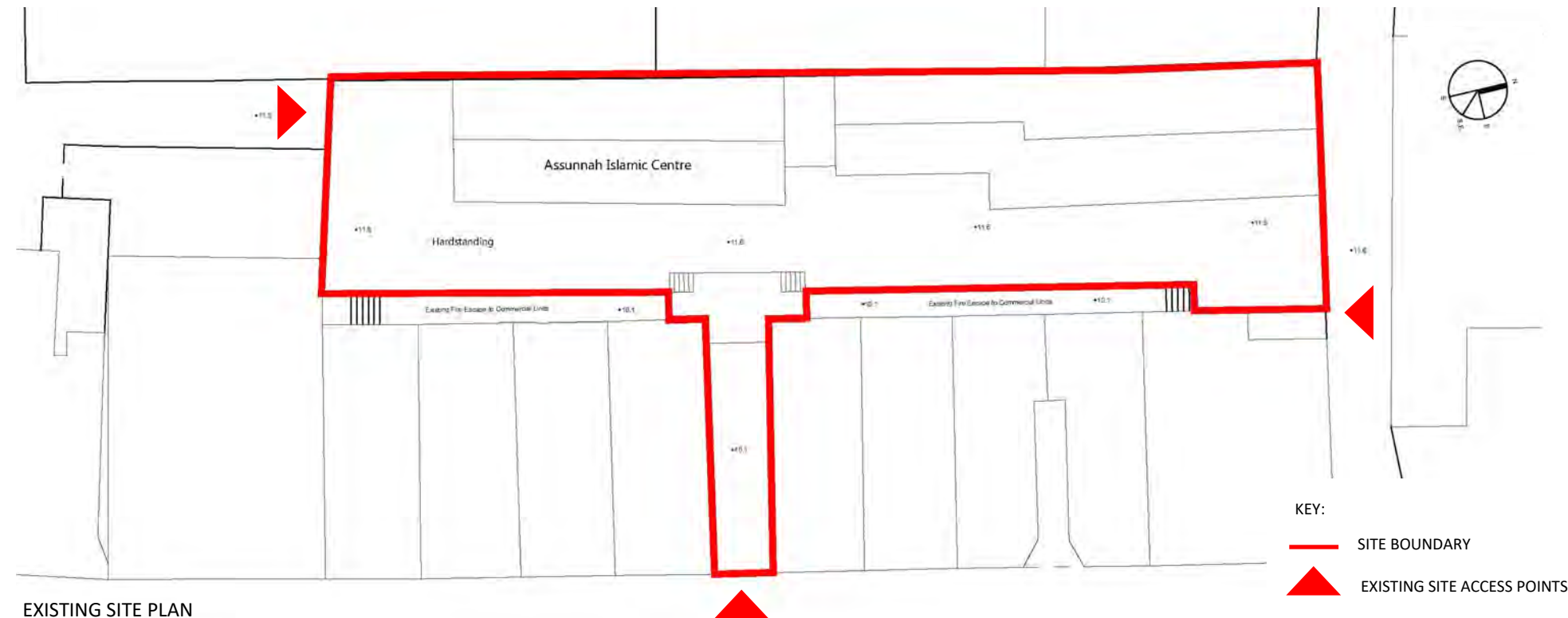
4.1 Site Description

Assunnah Islamic Centre is located in the London Borough of Haringey, situated at a transitional point between the Scotland Green and Bruce Grove Conservation Areas. The site lies within a predominantly residential context, with a mix of terraced housing, institutional buildings, and local commercial uses. Its proximity to Bruce Grove station and the Tottenham High Road corridor positions it within an area of increasing social and urban regeneration, while retaining strong community roots.

The site is irregular in shape and composed of multiple structures, including a Locally Listed Building and several more recent additions of varying quality. The existing buildings serve multiple purposes: the main mosque and prayer areas, educational classrooms, administrative spaces, and community functions.

Access is currently available via two access roads to the north and south with principal access off Tottenham High Road, with a modest amount of surrounding hardstanding and limited landscaping. The site is enclosed with a combination of boundary walls and fencing, and is neighboured by two-storey residential terraces, placing a high degree of importance on maintaining residential amenity.

The location presents a valuable opportunity to consolidate the site into a coherent and inclusive civic facility while improving its contribution to the wider townscape.



4.2 Site Analysis - Existing Layout

The Assunnah Islamic Centre occupies a prominent yet enclosed site, comprising a complex of interconnected structures that have developed incrementally over time. The internal organisation and access strategy reflect the multi-functional use of the centre, accommodating prayer spaces, classrooms, offices, and community facilities. The site is bounded by a mix of residential and civic buildings, which play a significant role in informing both constraints and opportunities for redevelopment.

There are currently three established points of access to the site:

North Boundary (via Access Road from Tottenham High Road) The main entrance to the site is located on the northern boundary, approached via a dedicated access road off Tottenham High Road. This entrance provides access into the Locally Listed Building and is the principal route for worshippers, community members, and staff. While it offers a degree of separation from the High Road's busier environment, the quality of this entrance is limited by the narrow approach and constrained sightlines. Improvements to legibility, visibility, and arrival experience are key priorities for the redevelopment.

Side Entrance (East Boundary) A secondary entrance exists along the eastern side of the site and provides access into the school and community-use areas. It is predominantly used during daytime hours by staff and students. This access point currently suffers from poor definition and fragmented circulation routes internally, which affects security, wayfinding, and the overall cohesion of the site.

South Boundary The southern boundary includes a dedicated emergency and service access, which serves operational functions such as refuse collection, deliveries, and emergency response. This access point is located close to the rear gardens of adjoining residential properties and must be carefully managed to minimise impact from noise, traffic, and overlooking. In its current state, it lacks formal surfacing and security measures, presenting opportunities for functional and aesthetic enhancement.



Locally Listed Building, looking North.



Locally Listed Building, looking South East.

4.3 Site Analysis - Locally Listed Building

The site includes a Locally Listed Building positioned near the northern boundary of the site, adjacent to the main access from Tottenham High Road. This building holds architectural and historic value within the local context and plays a key role in defining the site's identity and civic presence.

Heritage Significance

The Locally Listed Building is recognised by the London Borough of Haringey for its architectural merit and contribution to the surrounding townscape. Its inclusion on the Local List denotes that, while not statutorily protected, it is considered an important non-designated heritage asset. Its significance lies in its traditional proportions, historic façade treatment, and detailing, which contribute positively to the character of the adjacent Scotland Green and Bruce Grove Conservation Areas.

The building likely formed part of a former civic or institutional use and has been adapted over time to support the evolving needs of the Islamic Centre. It retains key original features, including masonry details, traditional windows, and a prominent roof form, though some of these have been obscured or altered by later extensions and interventions.

Current Condition

Internally, the Locally Listed Building has undergone several alterations to accommodate community and prayer functions. While these adaptations have enabled continued use, they have impacted the legibility and functionality of the original layout. Circulation is compromised by structural constraints, and accessibility remains limited, particularly for those with mobility impairments.

Externally, later additions have disrupted the architectural clarity of the original building, particularly to the rear and sides. These have diluted its visual prominence and architectural coherence within the wider site.

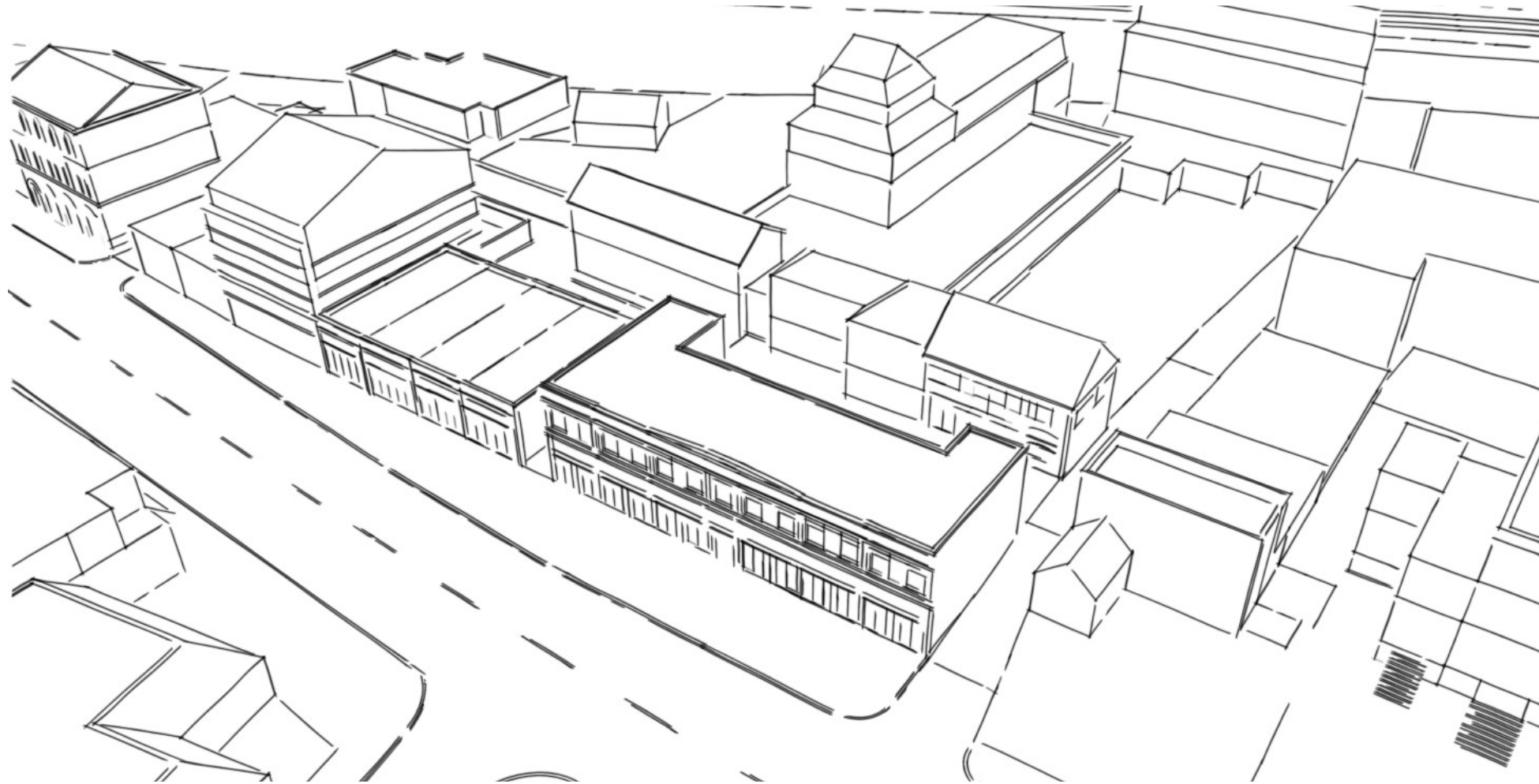
Role in the Proposed Scheme

The redevelopment proposal seeks to retain, refurbish, and sensitively reconfigure the Locally Listed Building as an integral part of the wider masterplan. The strategy acknowledges the building's historic importance while addressing its functional shortcomings through a respectful and adaptive design approach.

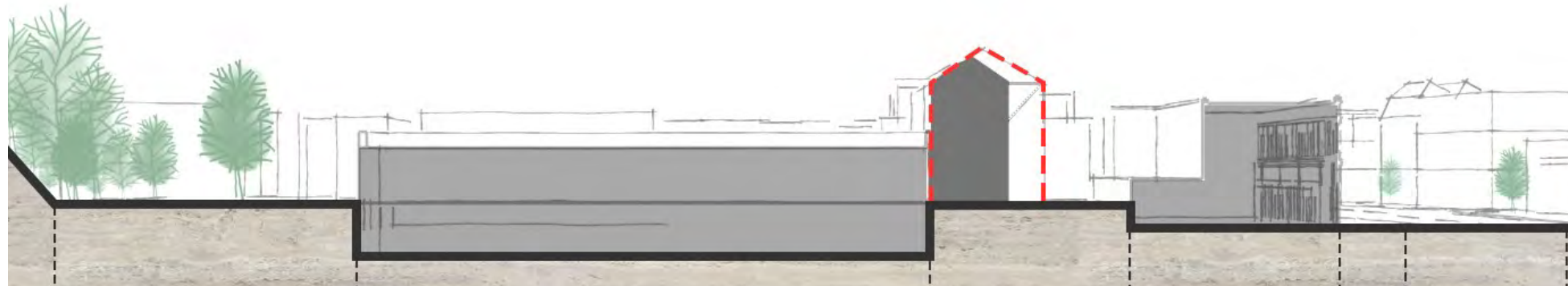
Key objectives include:

- Preserving architectural character by restoring key external features;
- Enhancing visibility from Tottenham High Road and within the site through improved landscaping and access;
- Integrating it into the wider scheme, allowing it to function effectively as a central element in the new layout;
- Upgrading internal spaces to improve usability, accessibility, and environmental performance.

The proposed approach aligns with guidance in the National Planning Policy Framework (NPPF) on non-designated heritage assets (Paragraph 216) and with Haringey's own planning policies concerning local heritage. By foregrounding the value of this building, the scheme contributes positively to the character and distinctiveness of the area.



Sketch of existing site & context



Existing Site Section

4.4 Site Analysis - Relationship to Context

The Assunnah Islamic Centre is surrounded on the southern and eastern edges by two-storey residential terraces, resulting in a sensitive boundary condition that demands careful consideration in terms of privacy, scale, and daylight/sunlight impacts. The site must also respect and respond to the domestic rhythm and character of these properties, particularly where the proposed redevelopment will alter existing massing and façade treatments.

On the northern side, the access road connects the site to Tottenham High Road, an important civic and commercial corridor. This frontage is of strategic importance to the Centre's identity and its role in the community. The Locally Listed Building, located near this boundary, offers a distinctive civic character, though its presence is currently weakened by surrounding ad hoc structures and inconsistent public realm treatment.

The site layout as it stands today is disjointed and inward-looking, with poorly defined circulation routes and limited external space. However, it offers significant potential to be reorganised into a more cohesive and efficient urban form—one that provides clarity of access, celebrates heritage assets, and strengthens the Centre's contribution to the local context.



Morrison Yard



107 Bruce Grove



523 High Road



549 High Road

4.5 Site Analysis - Local Design Precedents & Design Guidance

The proposed redevelopment of the Assunnah Islamic Centre follows a context-led approach, drawing on the character of Tottenham High Road, the Bruce Grove and Scotland Green Conservation Areas, and guidance from the Bruce Grove Conservation Area Design Guide (2013).

Arched Openings

The use of arched ground-floor openings reflects nearby buildings such as 549 High Road (Costa Coffee) and Morrison Yard, where traditional brick arches contribute to the rhythm and civic character of the street. These elements are supported in the Design Guide as a way to reinforce historic continuity and enhance architectural quality.

Recessed Upper Storeys

Upper floors are stepped back to reduce massing and maintain a respectful relationship with surrounding buildings. This approach reflects nearby precedents like 523 High Road and 107 Bruce Grove, and aligns with the Design Guide's recommendation to subordinate new development to historic frontages, especially on backland sites.

Materials and Detailing

A contextual material palette, including stock brick and robust detailing, has been selected to complement the surrounding townscape. The design balances modern functionality with a respectful architectural language that supports local identity and heritage value.



Illustrative constraints diagram

5.0 Site Opportunities & Constraints

5.1 Overview

- **Integration of the Locally Listed Building** The presence of the Locally Listed Building provides an architectural anchor for the redevelopment. Its retention and enhancement offer the opportunity to preserve local character, reinforce a sense of continuity, and frame a more legible, identity-driven layout.
- **Improved Site Organisation** The existing disjointed layout can be restructured into a more efficient, accessible, and welcoming arrangement. A consolidated scheme will allow for improved circulation, better separation of uses, and the creation of clearly defined access points for worship, education, and community functions.
- **Enhanced Capacity and Flexibility** The redevelopment can significantly increase the Centre's capacity for worshippers and students, while offering adaptable internal spaces for broader community uses, outreach, and interfaith initiatives.
- **Public Realm and Landscaping Improvements** There is considerable scope to enhance the quality of external spaces, including improved landscaping, soft boundary treatments, and the creation of outdoor gathering and reflection areas.
- **Sustainability and Modern Standards** New buildings can be designed to modern standards of energy performance, accessibility, and wellbeing, reflecting both environmental targets and the long-term operational needs of the Centre.
- **Strengthened Civic Presence** With a primary entrance near Tottenham High Road, the redevelopment can enhance the civic identity of the Centre and its visibility within the urban grain. A well-considered façade and public realm treatment will strengthen its contribution to the street scene and conservation setting.



Illustrative solar path and prevailing wind diagram

5.2 Site Opportunities & Constraints - Solar

Environmental factors such as sunlight and wind have informed the proposed layout to optimise user comfort, sustainability, and neighbourly development.

Sunlight

The site benefits from good east-west exposure, with minimal overshadowing from surrounding buildings. The design:

- Maximises natural daylight in key areas such as prayer halls and classrooms, especially from the south and southeast.
- Introduces shading elements (e.g., overhangs and planting) to reduce overheating, particularly on west-facing façades.
- Maintains sunlight to neighbouring properties, with careful massing in line with BRE daylight guidance.
- Designed to ensure the daylight received to neighbouring buildings is not adversely impacted.



Illustrative transport diagram

5.3 Site Opportunities & Constraints - Transport & Access

The site benefits from a highly accessible urban location and will continue to operate as a car-free development, in line with sustainable transport objectives set out by Haringey Council and the London Plan.

Public Transport Connectivity & PTAL

The site is well served by public transport, and has a PTAL rating of 5 with multiple bus routes running along Tottenham High Road, within a 2-minute walk of the main entrance.

Bruce Grove Station (London Overground) is approximately 5 minutes' walk, providing direct links to central and north London.

Tottenham Hale (Victoria Line and National Rail) is also within walking distance, enhancing regional connectivity.

Pedestrian and Cycle Access

The primary pedestrian entrance to the site is via the northern boundary, accessed from an internal road off Tottenham High Road.

Additional pedestrian routes are available from the east and south, providing permeability through the site and connections to the local street network.

Car-Free Strategy

The development is and will remain entirely car-free, with no on-site parking provision.

The design encourages modal shift towards public and active transport, supported by clear wayfinding, safe access routes, and generous pedestrian areas.

Emergency and servicing access is retained via the southern boundary, ensuring functionality without encouraging car use.

This approach aligns with borough-wide sustainability goals, supports community accessibility, and reflects the Centre's role as a walkable local destination within a dense urban context.



Illustrative pedestrian flow diagram

- — — Access route into the site
- High pedestrian traffic areas

5.4 Site Opportunities & Constraints - Pedestrian Footfall

Assunnah Islamic Centre plays a vital role in the local community, attracting high levels of pedestrian footfall, particularly during Friday prayers, school drop-off and pick-up times, and special religious or cultural events.

Current Pedestrian Movement

- A pedestrian entrance is located on the northern boundary, accessed via a shared access road from Tottenham High Road.
- A pedestrian route is also available via the eastern boundary, connecting to the residential street network.

Design Response

- The proposed redevelopment seeks to improve pedestrian flow and safety by creating a more legible and spacious arrival sequence at the northern entrance.
- A clear internal circulation strategy separates users, worshippers, and community visitors, helping to reduce overcrowding at key points.
- Opportunities for widened footpaths, dedicated gathering areas, and landscaped buffers will ensure a safer and more welcoming environment for pedestrians.
- Wayfinding, lighting, and surface treatments will support inclusive, step-free access throughout the site.

The proposals aim to support the high levels of pedestrian activity associated with the Centre, while reducing conflict and improving the overall user experience at key entry and circulation points.



Illustrative noise constraints diagram

5.5 Site Opportunities & Constraints - Noise

Assunnah Islamic Centre serves as a place of worship, education, and community activity. As such, managing noise—both within the site and in relation to neighbouring properties—is essential to ensuring a harmonious environment.

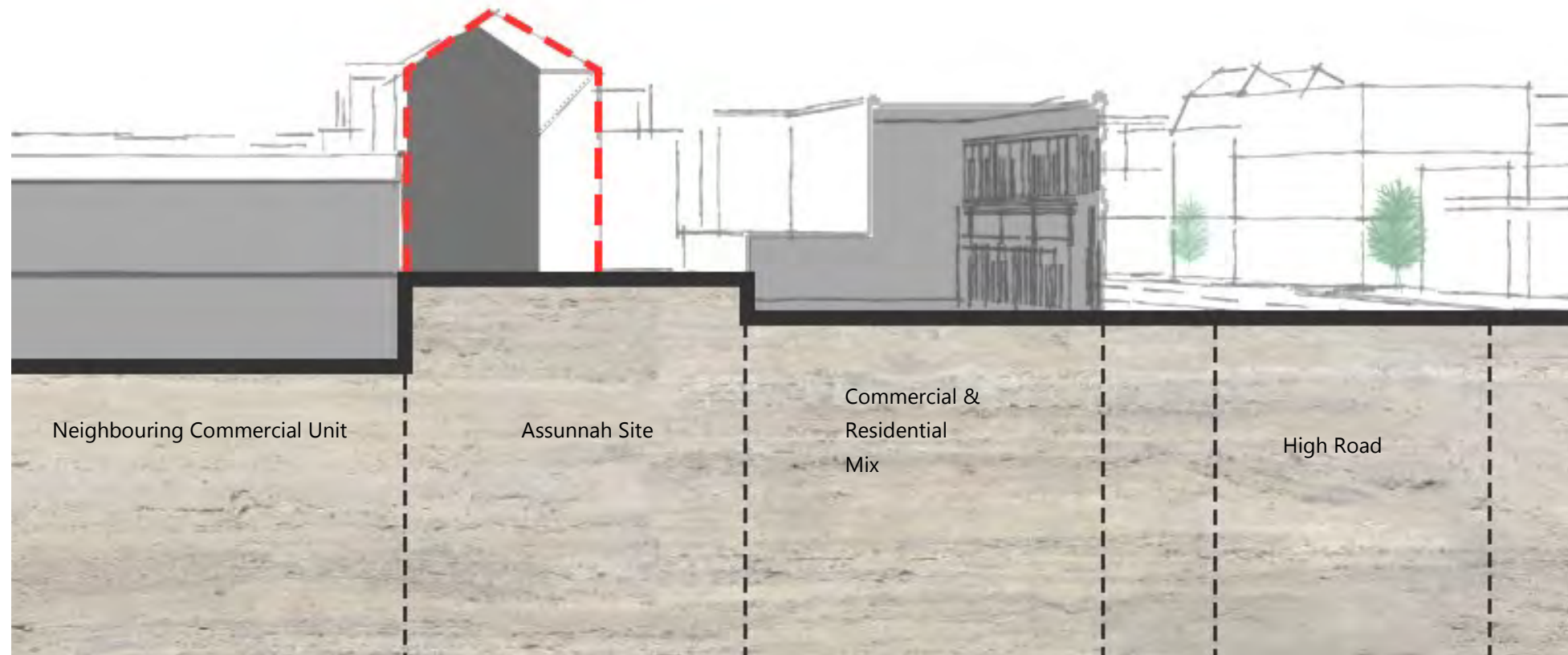
Existing Context

The site is subject to moderate to high ambient noise levels due to its urban location. Notably:

- Tottenham High Road, located just west of the site, generates consistent road traffic noise, particularly during peak hours.
- The adjacent railway line to the east contributes to intermittent train-related noise, which is particularly noticeable in outdoor areas and rooms facing the boundary.
- Internally generated noise from prayer gatherings, school activities, and community events also contributes to the site's overall sound profile.
- The proximity of surrounding residential properties has been considered, with the layout and building design arranged to minimise noise impact and protect neighbouring amenity.

Design Response

- The proposed scheme should include zoning of uses to group more active or higher-occupancy spaces (e.g. prayer halls, multipurpose rooms) away from residential boundaries wherever possible.
- Acoustic design measures will be incorporated into the building fabric, including sound-insulating materials and internal layout strategies that reduce sound transmission between spaces.
- Mechanical systems (e.g. ventilation, plant) will be selected and positioned to limit external noise impact, with acoustic screening where necessary.
- Outdoor activity areas, such as amenity spaces or gathering zones, will be appropriately located and screened with landscaping and fencing to reduce noise spill.
- The site will include clear management protocols for larger gatherings and events, helping to ensure that noise levels remain respectful of the surrounding context.



Illustrative overlooking diagram

5.6 Site Opportunities & Constraints - Overlooking

Given the site's close relationship with neighbouring residential properties—particularly along the southern and eastern boundaries—overlooking has been a key design consideration from the outset.

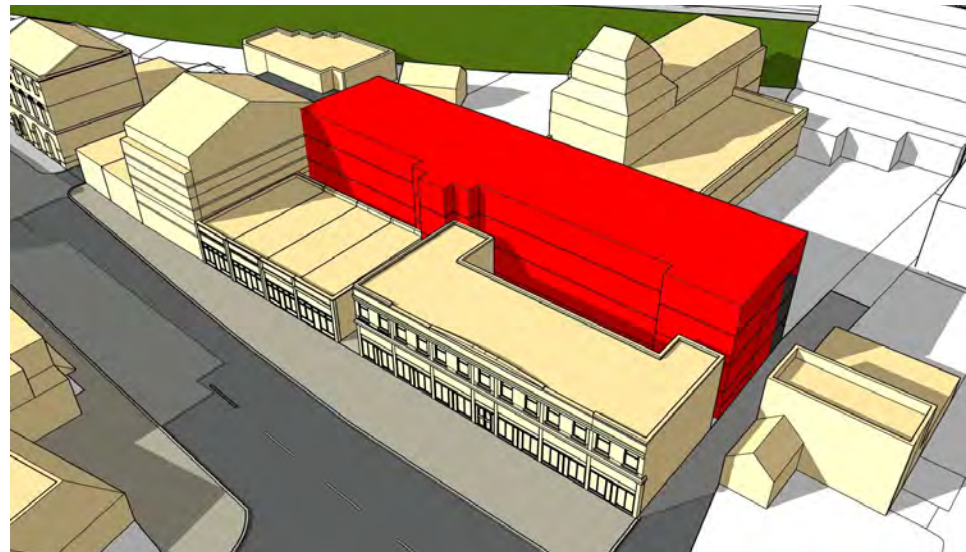
Neighbouring Sensitivity

- The rear elevations and roof gardens of adjacent two-storey dwellings are in close proximity to the site.
- Existing boundary treatments provide limited screening, increasing the potential for overlooking from upper floors.

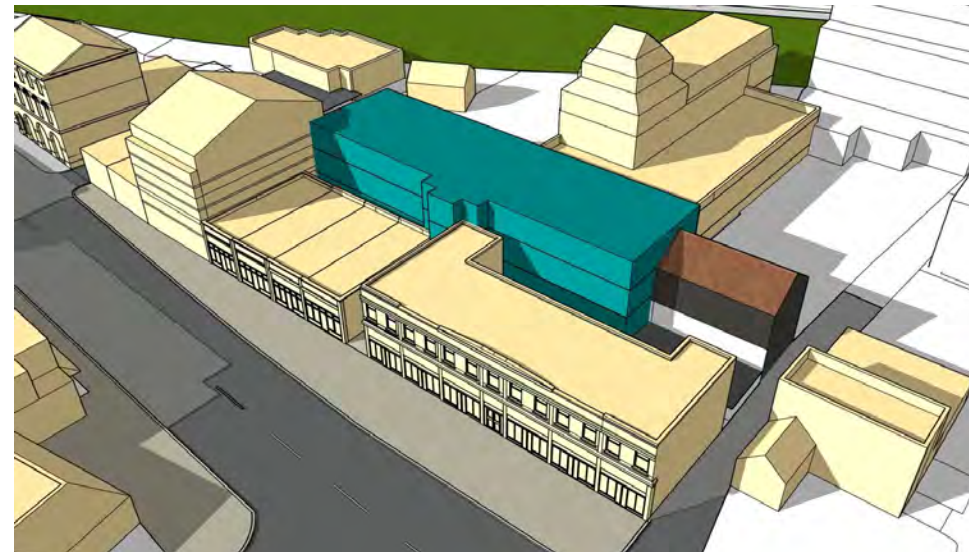
Design Mitigation

- The proposed massing has been carefully set back from sensitive boundaries to reduce direct lines of sight into neighbouring homes and roof gardens.
- Windows serving circulation areas or non-sensitive rooms (such as stairwells or storage) are proposed along elevations closest to neighbours, with obscure glazing or high-level openings used where appropriate.
- The orientation of key internal spaces has been adjusted to focus views inward—towards courtyards and communal areas—rather than outward towards residential properties.
- Boundary enhancements, including landscaping and acoustic fencing, will further mitigate the risk of perceived or actual overlooking.

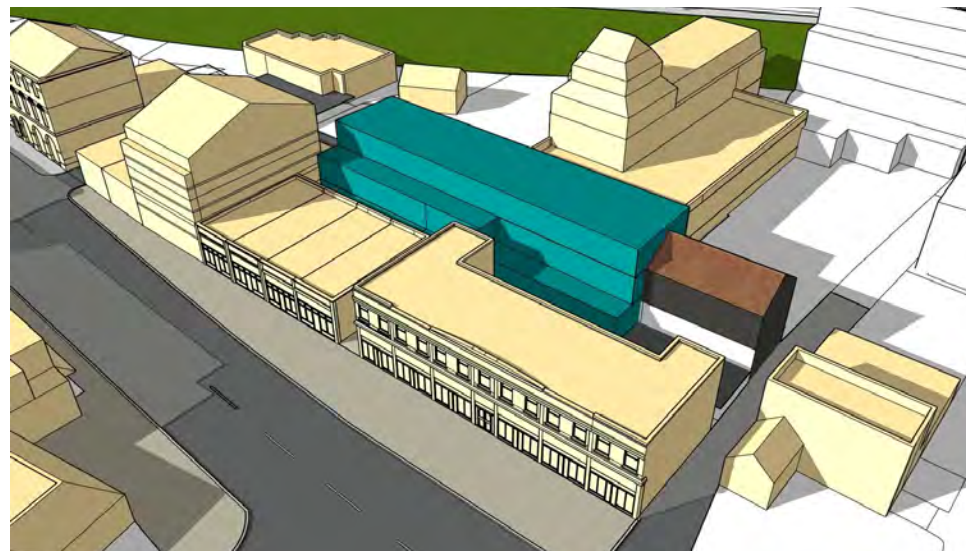
By prioritising privacy and outlook, the scheme achieves a respectful balance between increased site capacity and the amenity of neighbouring residents.



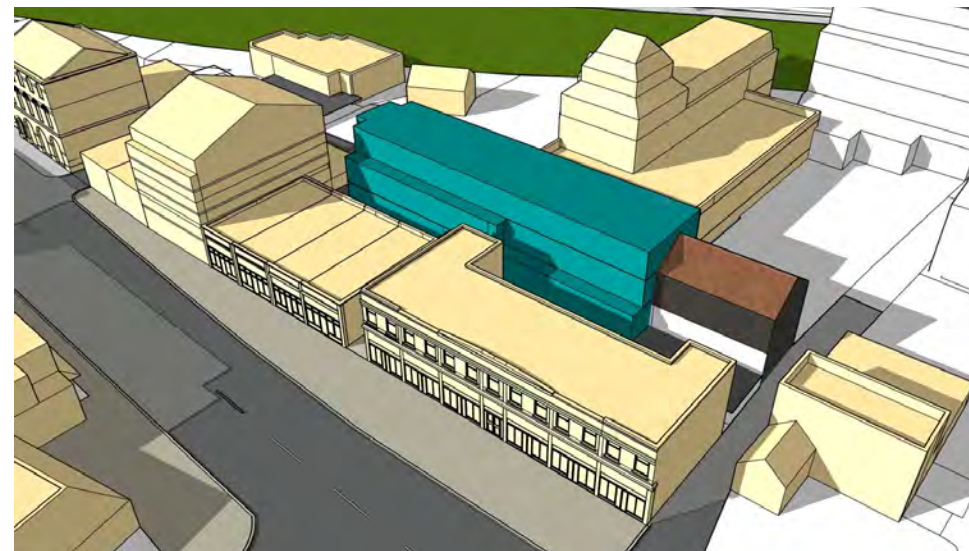
Maximum development opportunity - height reduced to respect surrounding architecture.



Height reduced further and development scale reduced to preserve and respect the locally listed building.



East and Elevation reduced in mass to respect established built environment including first floor residential properties above commercial units.



South and East elevations reduced in mass:

North elevation – creation of wide pedestrianised connection and opportunity for significant landscaping / public realm improvements.

6.0 Design Development

6.1 Massing Diagrams & Iterative Decision Making

The massing of the Assunnah Islamic Centre has been refined through a series of iterative steps, balancing development potential with heritage sensitivity, day-light access, and contextual fit.

Step 1 – Maximum Development Envelope

The initial design explored a full five-storey volume to maximise usable space. However, this was found to be out of scale with the surrounding buildings and inappropriate for the conservation setting.

Action: Overall height reduced to better relate to local context.

Step 2 – Heritage Sensitivity

The height and bulk were reduced further to preserve the prominence of the locally listed 18th-century building, allowing it to remain a key feature of the site.

Action: Built form adjusted to respect and frame the historic structure.

Step 3 – Stepped Setbacks

The second and third floors were stepped back to reduce visual impact and increase sunlight into the courtyard.

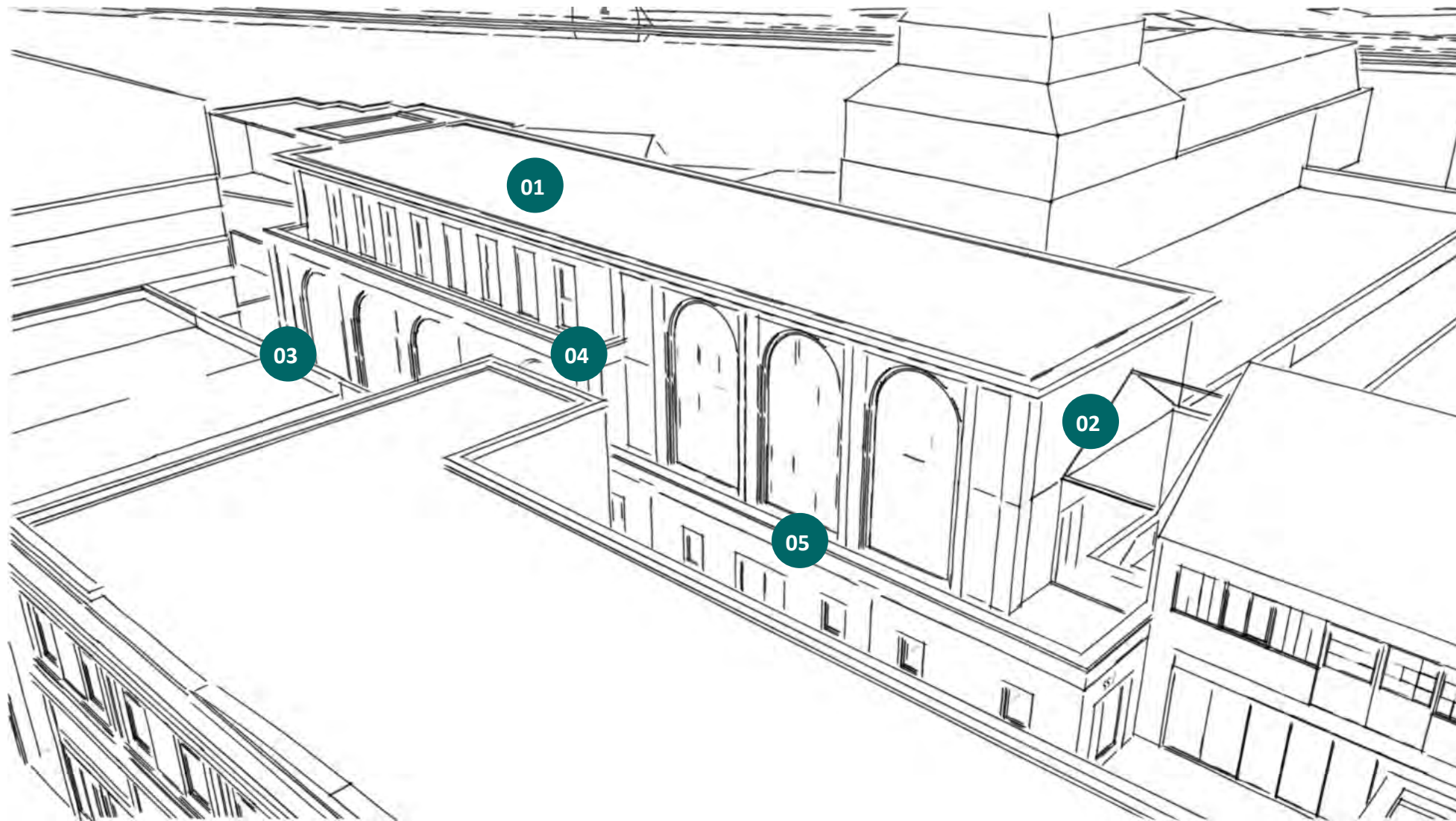
Action: Roofline articulated to reduce mass and improve internal light quality.

Step 4 – Courtyard Formation

The southern elevation was reduced, creating a secondary courtyard that improves light, ventilation, and provides a second means of escape.

Action: Enhanced amenity, safety, and reduced impact on neighbours.

Overall, the final design represents a carefully balanced solution that reduces visual impact while maintaining the functional requirements of the Centre.



Scheme presented at pre-application stage

6.2 Response to Pre-Application Advice

The proposals reflect a series of targeted design refinements intended to address identified concerns while maintaining functional requirements.

01 Reduced roofline

The overall roofline of the proposed building has been reduced and simplified to minimise visual impact and better align with the scale of surrounding development. This reduction has contributed to a more restrained townscape presence and an improved relationship with neighbouring properties.

02 Softened connection to the Locally Listed Building

The interface between the retained Locally Listed Building and the proposed new structure has been carefully refined through the introduction of a light-weight glazed link. This approach provides a clear visual separation between old and new, reducing physical and visual impact while allowing the historic building to remain legible within the overall composition.

03 Additional motif style window screening to the south elevation

Further articulation has been introduced to the south elevation through motif inspired window screening. This adds depth, visual interest, and shading, while softening the elevation and reducing the perception of bulk when viewed from sensitive viewpoints.

04 Revised structural coordination and window arrangement

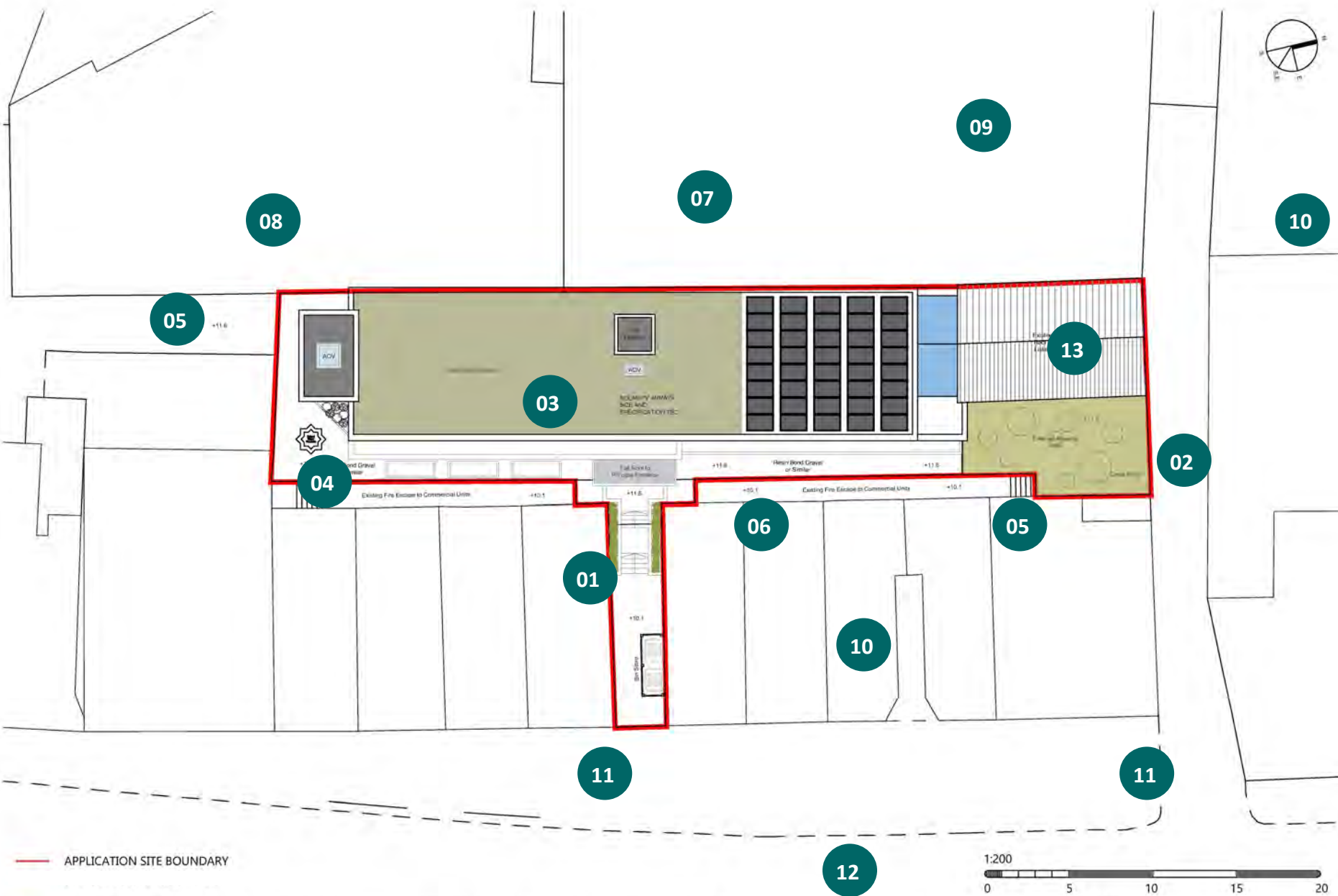
The structural strategy has been reviewed and coordinated with the architectural design, resulting in a more rationalised window layout. This has improved façade proportions, internal daylighting, and overall architectural coherence.

05 Enhanced circulation

Internal circulation has been improved to provide clearer movement through the building, better vertical connectivity, and more efficient access to key spaces. These changes support operational clarity during peak use and improve inclusive access throughout the development.

06 Introduction of basement

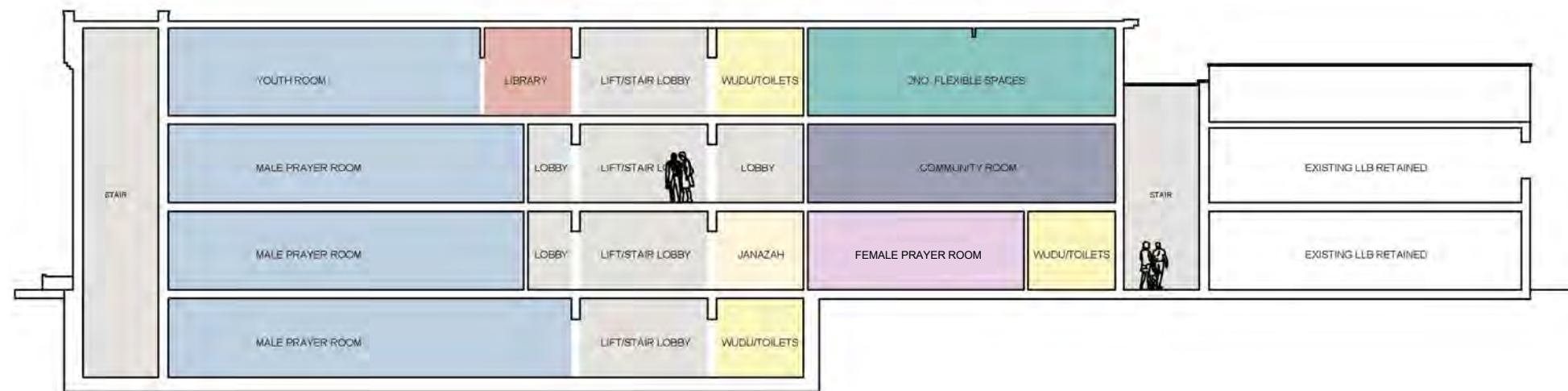
A new basement level has been introduced to compensate for the reduction in above ground massing. This has allowed the scheme to retain necessary floor-space and functional accommodation while achieving a lower and more contextually appropriate surface profile.



6.3 Proposed Site Organisation

- Key
- 1 Principal Entrance to Assunnah Mosque
 - 2 Secondary Entrance to Assunnah Centre
 - 3 Green Roof System
 - 4 Resin Bond Gravel Surface
 - 5 Fire Escape Exit Point/Existing Access point retained
 - 6 Existing escape routes to commercial units
 - 7 Neighbouring Commercial Unit
 - 8 Parking associated with neighbouring building
 - 9 Charlton House Medical Centre
 - 10 Residential Properties
 - 11 Accessway via Tottenham High Road
 - 12 Tottenham High Road
 - 13 Locally Listed Building

BRL design	BRL DESIGN GROUP LTD	Office 17, Creykes Court, The Millfields, Plymouth, PL1 3JB	info@brldesign.co.uk	www.brldesign.co.uk	01752 963147
	Project number:	9030	Project name:	Assunnah Islamic Centre	Client:
	Date:	JAN 26	Detail:	Proposed Site Plan	Status:
				Assunnah Islamic Centre	Drawn by: TY
				PLANNING	Checked by: MB
					Dwg No:9030-DR-A-X-1100 C
					Scale: 1:200 A3



Block Section

7.0 Design Principles

7.1 Use & Amount

The proposed development retains and enhances the established use of the site as a place of worship and community facility, providing improved prayer accommodation alongside supporting spaces for education, community events, youth provision, and administration. Male and female prayer areas are distributed across multiple levels and are supported by associated wudu, toilets, storage, and circulation, improving functionality and capacity during both daily use and peak religious events.

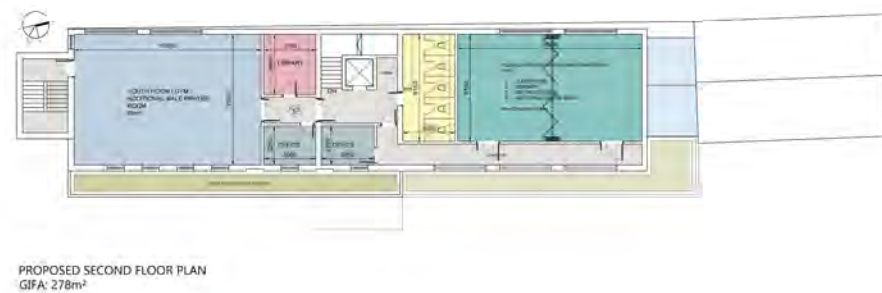
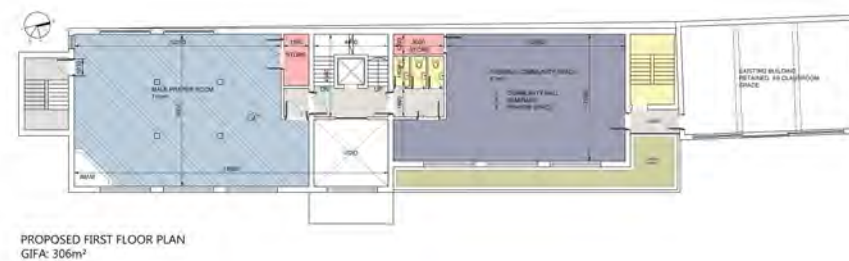
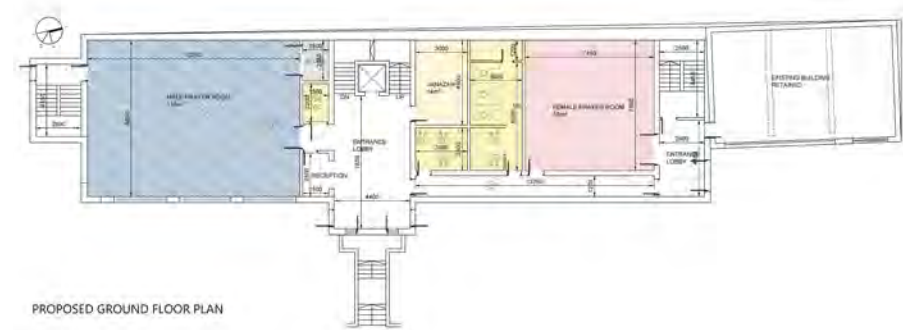
The accommodation is arranged over basement, ground, first, and second floors. The basement provides a male prayer hall with supporting janazah facilities, toilets and wudu areas, storage, and plant.

The ground floor contains principal entrance and lobby space, prayer accommodation, janazah provision, welfare facilities, and integrates the retained Locally Listed Building within the wider layout.

The first floor provides additional prayer accommodation and flexible community space suitable for events, seminars, and overflow prayer use.

The second floor provides flexible teaching and meeting rooms, offices, library provision, and a youth room that can also operate as a gym or additional prayer space, supporting adaptable community use.

The proposed Gross Internal Floor Areas shown on the submitted drawings are 215 sqm at basement level, 340 sqm at ground floor, 306 sqm at first floor, and 278 sqm at second floor, giving a total proposed GIFA of approximately 1,139 sqm. This quantum has been carefully calibrated to meet the Centre's needs while responding to the constraints of the site and its sensitive heritage context.



7.2 Layout

The layout of the proposed development has been informed by the operational requirements of the Assunnah Islamic Centre, the constraints of the site, and the need to respond sensitively to the retained Locally Listed Building and surrounding conservation areas.

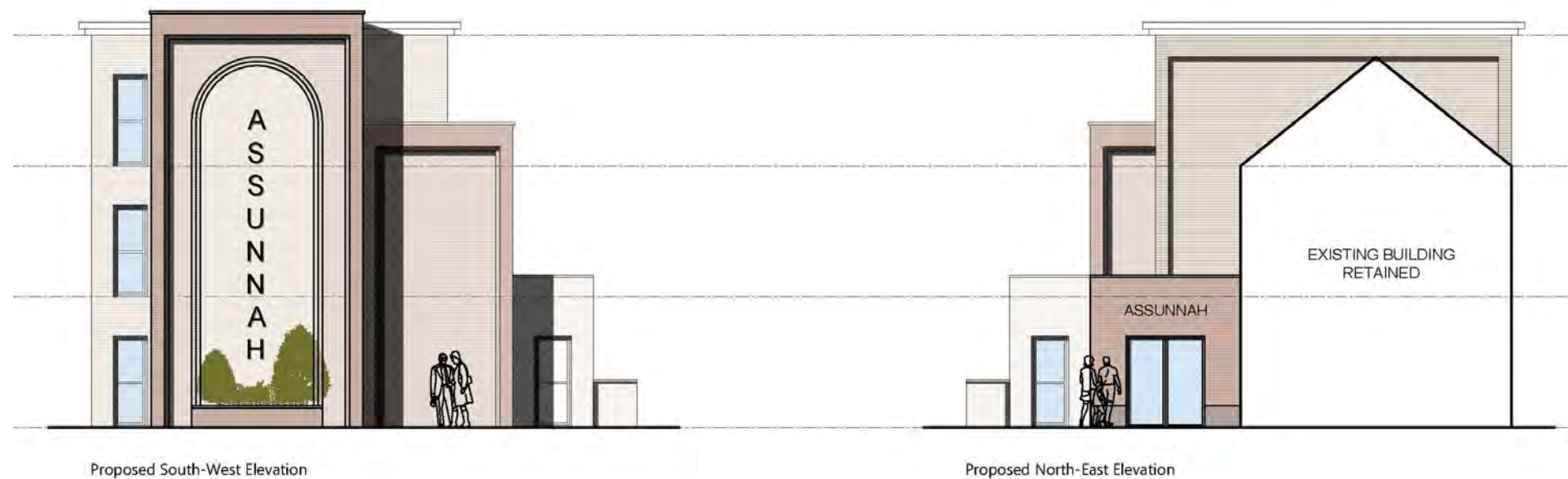
The building is arranged vertically, with clear functional zoning to support efficient movement, legibility, and separation of uses where required. Primary prayer accommodation is distributed across multiple floors to allow flexibility during peak periods while reducing pressure on any single level. Supporting facilities, including wudu areas, toilets, storage, and plant, are strategically located to serve prayer spaces efficiently and minimise unnecessary circulation.

The ground floor is arranged to provide a clear and welcoming point of arrival, incorporating entrance lobbies, circulation cores, and key welfare facilities. The retained Locally Listed Building is integrated within the ground floor layout, allowing its continued use while forming part of the overall spatial sequence of the Centre.

Upper floors are organised around a central circulation core, providing direct access to prayer halls, flexible community spaces, education rooms, offices, and library facilities. Flexible rooms are located on upper levels to allow adaptable use for seminars, teaching, meetings, or additional prayer space, ensuring the building can respond to changing community needs over time.

Overall, the layout has been designed to balance clarity, flexibility, and operational efficiency, while respecting the site context and heritage constraints and supporting the Centre's role as an inclusive and accessible community facility.

This arrangement ensures the building is intuitive to navigate, supports efficient movement during peak periods, and provides flexibility for a wide range of community uses.



7.3 Scale

The scale of the proposed development has been carefully refined through the design process in response to pre application feedback and the sensitive heritage context of the site. The submitted scheme represents a further reduction in massing when compared to earlier iterations, resulting in a development that is more closely aligned with the scale and proportions of surrounding buildings and the retained Locally Listed Building.

The overall height of the new building has been moderated through a stepped massing strategy, with lower elements addressing neighbouring properties and taller elements set back within the site. This approach reduces perceived bulk and allows the development to sit comfortably within the existing townscape, particularly when viewed from adjacent residential streets .

As shown on the proposed elevations, horizontal datum lines and floor levels have been carefully aligned to respond to the proportions of the retained building and surrounding context. Roof profiles have been simplified and lowered where possible, contributing to a more restrained and cohesive built form. The use of flat and shallow roof forms further assists in minimising visual impact while accommodating internal functional requirements

In longer views, the building reads as a composition of articulated volumes rather than a single dominant mass. The elevation treatment reinforces this by breaking down the façade into legible vertical and horizontal elements, ensuring that the overall scale remains appropriate to its setting and does not compete with the significance of the Locally Listed Building

Overall, the proposal delivers a carefully considered and future-focused redevelopment that respects its heritage setting while providing a high-quality, functional environment for worship, learning, and community use.

The scheme represents a meaningful investment in the long-term sustainability of the Assunnah Islamic Centre and its role within the local community.



7.4 Appearance

The architectural appearance of the proposed development has been shaped by a close reading of the local townscape and the architectural language of surrounding historic buildings, including the retained Locally Listed Building and nearby conservation area fabric. The design adopts a restrained, masonry-led approach that draws on local precedents of rhythm, proportion, and solidity.

A defining element of the elevations is the use of a series of arched openings. These arches are informed by the local architectural context, where arched forms are commonly expressed in historic masonry buildings, boundary treatments, and civic architecture. The proposal reinterprets this familiar local motif in a contemporary manner, using consistent proportions, deep reveals, and expressed brick detailing to create a strong sense of rhythm and depth along the façades.

The arched elements serve both architectural and townscape functions. They break down the scale of the building, introduce visual relief, and reinforce a clear hierarchy between base, middle, and upper elements. This articulation assists in reducing the perceived mass of the development and contributes to a more human-scaled street presence.

Upper levels are treated with a simpler and more restrained architectural language, with reduced articulation and lighter visual expression. This approach allows the building to step back visually and ensures that the retained Locally Listed Building continues to read as a key element within the overall composition. The further reduction in massing achieved through the design evolution is reinforced by this controlled elevation treatment.

The principal entrance is clearly expressed through a recessed arched portal, drawing on the same contextual language to create a legible and welcoming point of arrival. Signage is integrated into the brickwork and architectural detailing, avoiding visual clutter and maintaining a calm civic character.

Overall, the appearance of the scheme is rooted in its local context, using familiar architectural forms and proportions to deliver a contemporary, respectful, and enduring design that enhances the character of the site and its surroundings.



7.5 Materials & Architectural Detailing

Key

- 1 Brick Cladding (Red/Brown Hue)
- 2 Brick Cladding (Brown/Yellow Hue)
- 3 Glazed Arch Window (Alluminium PPC)
- 4 Stone Capping
- 5 Soft Landscaping to terrace/walkways
- 6 Grey Edging strip to define roofline
- 7 Green Roof System with potential for PV panels
- 8 Metal rainwater downpipes
- 9 Aluminium bespoke decorative shading panel.

8.0 Landscaping Strategy

8.1 Landscape Design

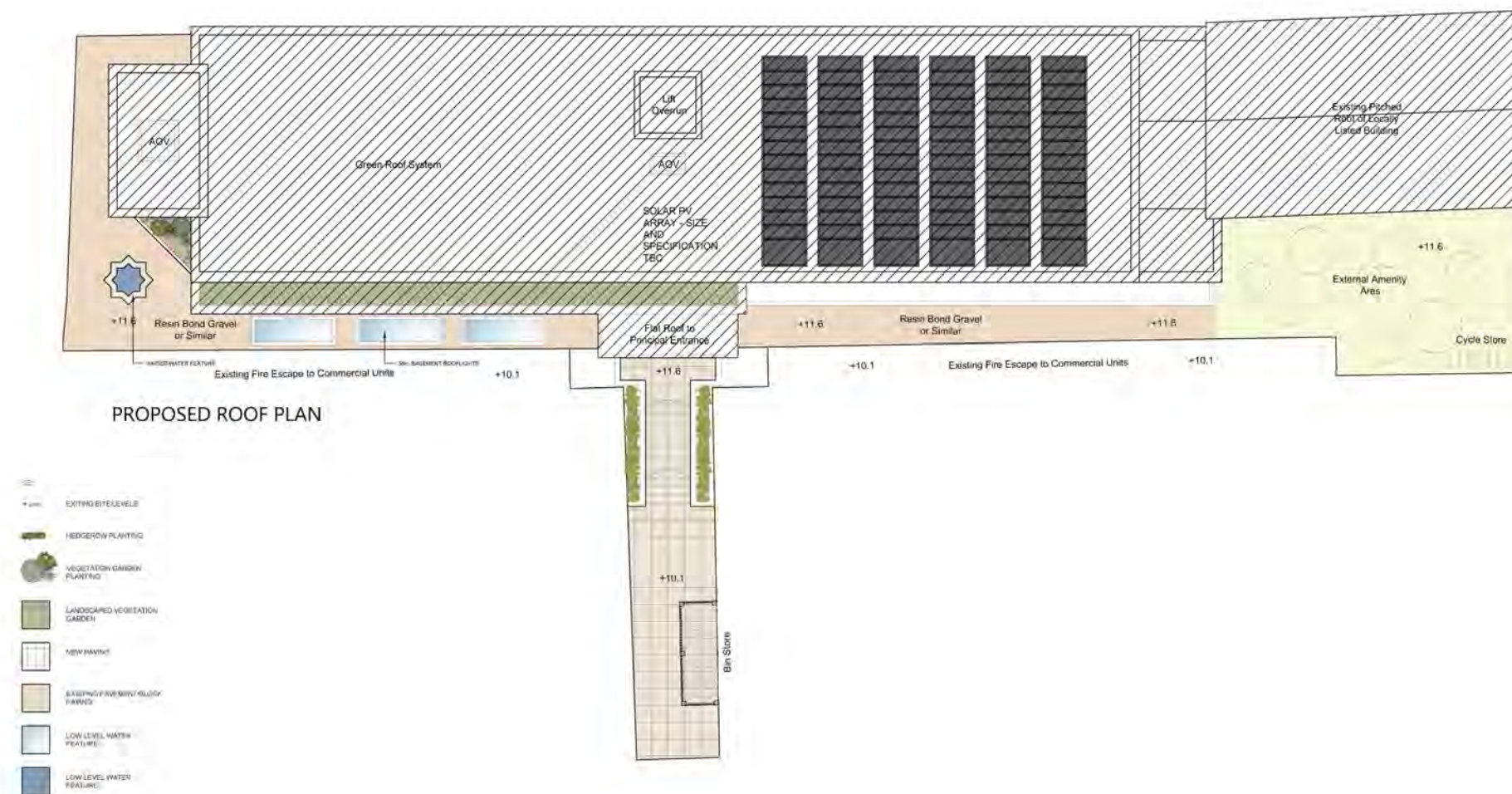
The landscape strategy for the site has been developed in response to the constrained urban context and the limited availability of external space, while seeking to maximise amenity value and soften the visual impact of the development wherever possible.

Given the tight site boundaries, landscaping is primarily delivered through a combination of raised planters, low level planting, and small breakout amenity spaces integrated within the building footprint and roof areas. These spaces provide opportunities for informal use, quiet reflection, and visual relief, contributing positively to the experience of users without compromising operational or servicing requirements.

Planters are positioned strategically along circulation routes and within external amenity areas to introduce greenery into the site and to help define spaces. Planting is proposed to include low maintenance species appropriate to the urban setting, with an emphasis on texture and seasonal interest. Hedgerow and vegetated garden planting are incorporated where feasible to further soften boundaries and enhance the microclimate.

Green roof systems are proposed on flat roof areas, providing visual greening, biodiversity benefits, and assisting with sustainable drainage. A small, low level water feature is also introduced as a subtle focal element within the landscape strategy, contributing to the calm and contemplative character of the external spaces.

Hard landscape materials have been selected to complement the architectural palette of the building, with paving, gravel, and planter finishes chosen to work cohesively with the proposed brickwork and masonry tones. This ensures a consistent and high quality external environment that is sympathetic to the surrounding area and the retained Locally Listed Building.





Precedent Image of compact playground design.



Precedent Image of resin bound gravel surface.



Precedent Image of green roof system



Precedent Image of planters lining access routes

8.2 Landscape Precedents

The current site offers no measurable biodiversity, with a hard-surfaced condition across the majority of its footprint. As such, any proposed ecological or landscape enhancements represent a significant net gain. The landscape strategy has been informed by successful urban precedents that demonstrate how small-scale interventions can deliver meaningful environmental and social benefit in constrained urban settings.

Precedent Principles

Key landscape elements proposed for the Assunnah Islamic Centre are based on the following successful urban typologies:

- **Green Roofs** Inspired by recent retrofitted schemes across Haringey and inner London, an extensive green roof will be installed to support biodiversity, improve thermal performance, and manage surface water. These features also reduce the urban heat island effect and visually soften the development when viewed from upper levels of surrounding buildings.
- **Children's Play Area** A secure, age-appropriate playground will be integrated into the courtyard, referencing compact urban school and nursery settings that use vibrant, impact-absorbing surfacing to provide safe and accessible play opportunities within limited footprints.
- **Permeable and Inclusive Surfaces** Resin-bound gravel will be used for main access routes, drawing from civic and education projects where this material offers durability, slip resistance, and visual clarity, especially in combination with integrated wayfinding and lighting.
- **Planters and Soft Edges** Informed by shared-surface schemes and urban greening projects, raised planters will be introduced where possible along circulation routes to provide visual interest, separation, and ecological value using low-maintenance, drought-tolerant species.

URBAN GREENING FACTOR ASSESSMENT

SURFACE TYPE	AREA (m2)	FACTOR	SCORE
Green roof	190	0.7	133
Planters	1.8	0.5	0.9
Hedgerows	4.7	0.6	2.82
Water Feature	0.8	0.2	0.16
Resin Bond Gravel	60.2	0.1	6.02
Play Area	57.4	0.1	5.74
New Paving	37.3	0	0
TOTAL SCORE			148.64
TOTAL SITE AREA (m2)			659
URBAN GREENING FACTOR (UGF)			0.23



URBAN GREENING
FACTOR SCORE
0.23

The resulting UGF score reflects the maximum achievable greening score within the site constraints

KEY GREENING MEASURES

- ✓ 190m2 Green Roof
- ✓ Planters
- ✓ Hedgerow Planting
- ✓ Water Feature
- ✓ Permeable / Low Impact Surfaces
- ✓ Biodiversity Enhancement

8.3 Proposed Landscape Strategy

The landscape strategy has been developed to enhance the visual quality of the site, contribute positively to biodiversity, and improve the overall environmental performance of the proposed development.

The proposals incorporate a combination of soft and hard landscaping measures, including new planting beds, hedgerow planting, green roof provision, permeable surfaces, and a water feature. These elements have been carefully integrated throughout the scheme to soften the built form, improve the setting of the retained heritage assets, and create a more attractive and welcoming environment for visitors.

- The landscape proposals also contribute to sustainable drainage, urban cooling, habitat creation and wider environmental objectives, whilst remaining appropriate to the operational requirements of the Centre.

8.4 Urban Greening Factor

An Urban Greening Factor (UGF) assessment has been undertaken to evaluate the extent of greening incorporated within the proposals.

The assessment demonstrates that the scheme incorporates a range of greening measures including green roof provision, planting beds, hedgerows, permeable landscaping and a water feature. These interventions contribute positively to biodiversity, visual amenity, sustainable drainage and environmental resilience.

- The resulting Urban Greening Factor score is 0.23. Whilst constrained by the operational requirements of the site and the retention of existing built form, the proposals seek to maximise opportunities for greening wherever practicable and deliver a meaningful enhancement to the environmental quality of the site.



9.0 Biodiversity

The existing site currently offers negligible ecological value, comprising predominantly built form and hardstanding, with a baseline biodiversity value of effectively zero.

The proposed development introduces a series of targeted landscape and ecological measures that will deliver a measurable net improvement in biodiversity. These measures have been carefully integrated into the design to reflect the constrained urban nature of the site while still providing meaningful ecological enhancement.

Key biodiversity measures include the introduction of green roof systems on flat roof areas, which will provide new habitats for invertebrates and birds, contribute to urban greening, and assist with sustainable drainage. In addition, raised planters, vegetated garden areas, and hedgerow planting are incorporated at ground and roof levels, increasing species diversity and improving ecological connectivity within the local area.

Planting proposals will prioritise hardy, low maintenance species suited to an urban environment, with an emphasis on native and pollinator friendly planting where appropriate. These interventions will also contribute to improved microclimatic conditions and visual amenity for building users.

Overall, the scheme delivers a clear biodiversity uplift from an existing baseline of zero through proportionate and deliverable measures. The proposed approach aligns with national and local policy objectives to enhance biodiversity within urban developments and demonstrates a commitment to environmental responsibility within the constraints of the site.

10.0 Access & Inclusive Design

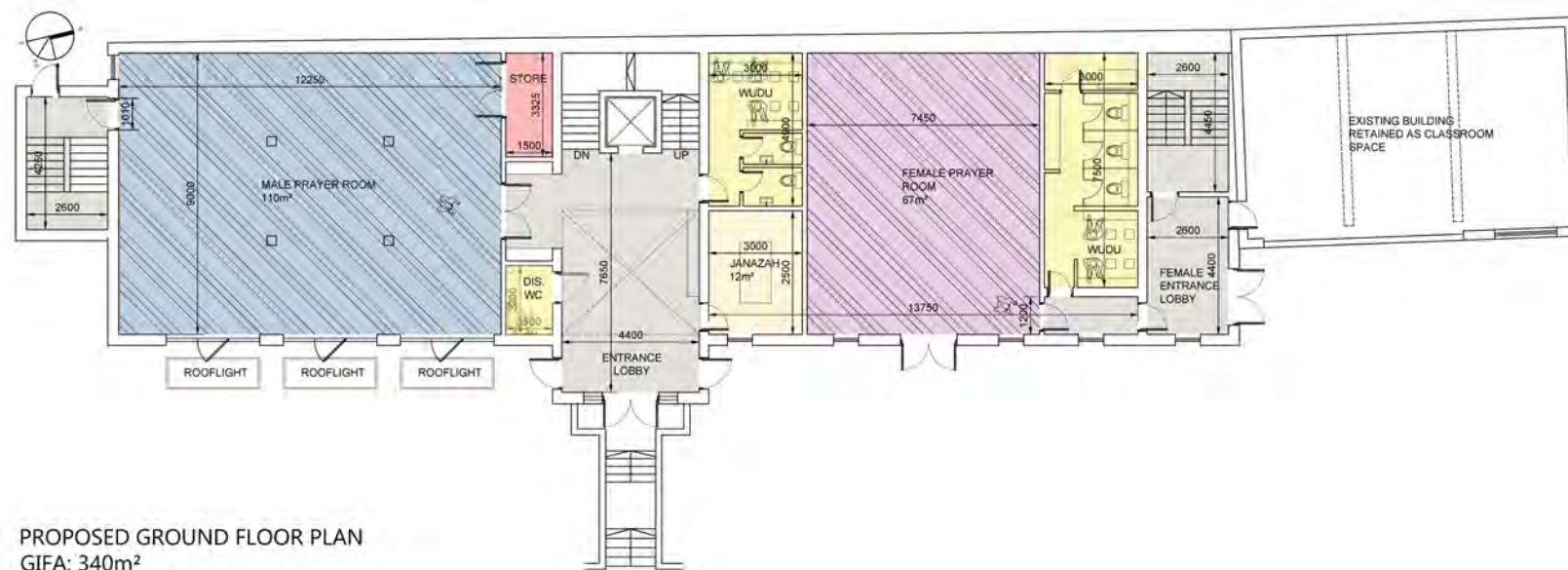
The proposed development has been designed to provide safe, convenient, and inclusive access for all users, reflecting the Assunnah Islamic Centre's role as a community focused facility serving a diverse range of ages and abilities.

Pedestrian access to the site is provided via clearly defined and legible entrances at ground floor level. The principal entrance is designed to be welcoming and easily identifiable, with level access provided wherever practicable to ensure inclusive arrival for all users. Circulation routes within the site are straightforward and intuitive, supporting ease of movement during both daily use and peak periods.

Inclusive access is embedded throughout the building. A lift is provided to serve all floors, ensuring step free access to prayer spaces, community rooms, education areas, and ancillary facilities. Corridors, lobbies, and internal routes have been designed to appropriate widths to accommodate wheelchair users and those with mobility aids, while maintaining efficient circulation during busy periods.

Separate and clearly organised circulation supports the functional needs of the Centre, with appropriate provision for male and female prayer access, janazah facilities, and community use, while maintaining dignity and clarity of movement. Accessible toilet provision is located in close proximity to principal spaces and is integrated discreetly within the overall layout.

External access routes and landscape areas are designed to be robust and easily navigable, with surface materials selected to provide a safe, even finish suitable for all users. The overall approach ensures that the development is inclusive by design, not reliant on later adaptation.





11.0 Sustainability and Environmental Design

11.1 Energy Statement

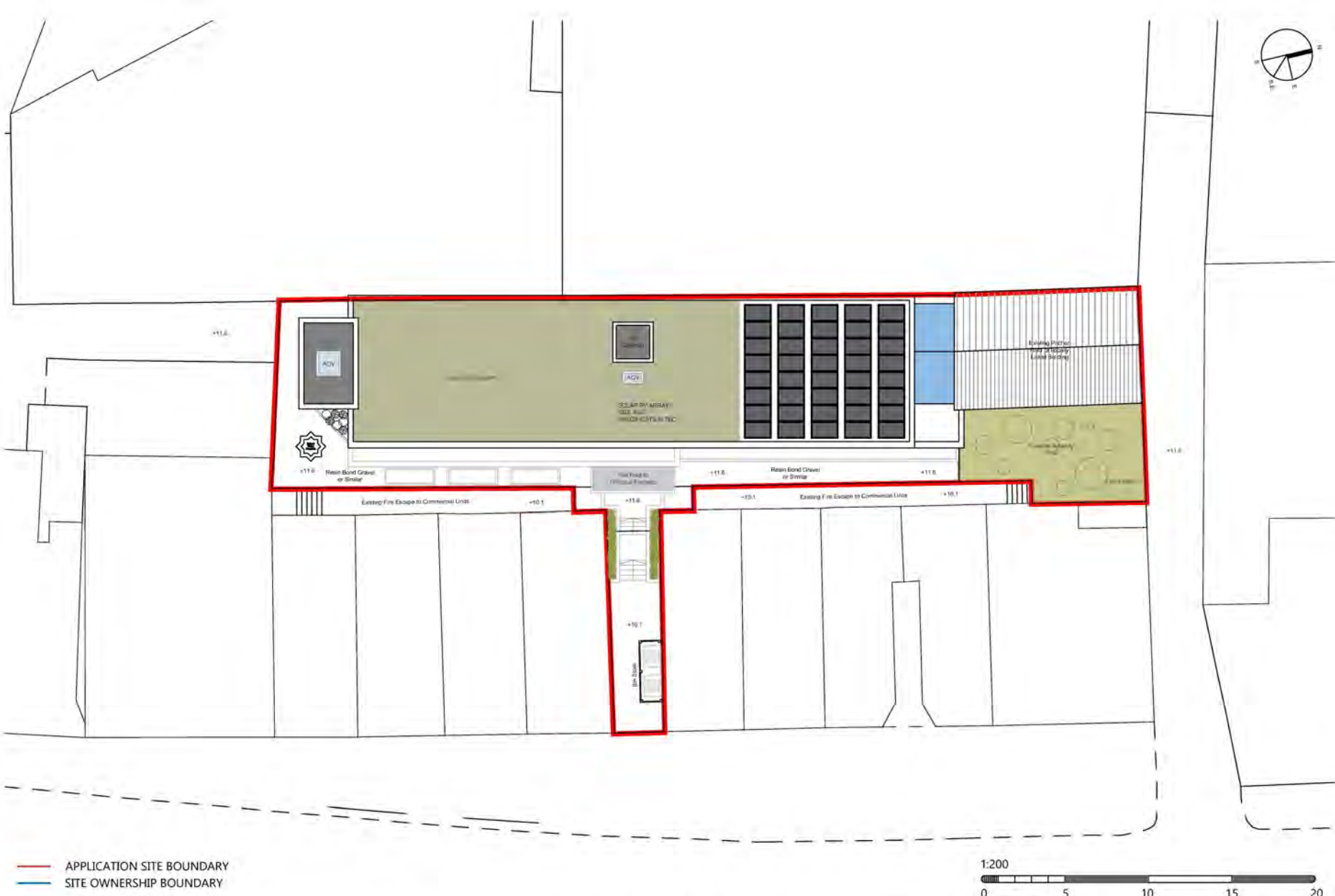
The proposed development has been designed with sustainability embedded as a core principle, seeking to reduce energy demand, improve environmental performance, and support long term operational efficiency within the constraints of the site and heritage context.

An energy hierarchy approach has informed the design, prioritising demand reduction through efficient building fabric, passive design measures, and the careful orientation and layout of internal spaces. High levels of insulation, air tightness, and thermally efficient glazing are proposed to minimise heat loss and improve internal comfort.

Mechanical Ventilation with Heat Recovery systems are proposed throughout the building to provide efficient ventilation while recovering heat from extracted air. This approach supports good indoor air quality, particularly within high occupancy prayer spaces, while reducing overall energy demand.

Low carbon heating is anticipated to be provided via air source heat pumps, enabling the building to move away from fossil fuel based systems and align with London Plan objectives for decarbonisation. The system has been considered alongside the building layout and plant strategy to ensure it can be accommodated discreetly without adverse visual or acoustic impact.

The roof design allows for the future installation of photovoltaic panels, subject to detailed design and coordination with heritage considerations. The inclusion of green roof areas alongside potential solar provision demonstrates a balanced approach to sustainability, supporting biodiversity, surface water management, and renewable energy generation where appropriate.



12.0 Waste & Refuse

The proposed development will continue to operate with a waste and refuse strategy that reflects the existing established use of the site, with no material increase in refuse demand arising from the proposals.

Waste storage is located discreetly within the alley adjacent to the principal entrance, consistent with the current arrangement. This location provides a practical and accessible solution for operational use while remaining visually unobtrusive and avoiding impact on the primary public frontage.

Refuse storage areas are designed to accommodate standard waste and recycling containers, with sufficient capacity to meet the day-to-day needs of the Centre. Collection will continue to be managed in accordance with existing local authority arrangements, with bins presented for collection from the established location without the need for changes to servicing patterns or vehicle access.

The proposed approach ensures that waste management remains efficient, contained, and proportionate to the use of the site, and that there is no adverse impact on neighbouring amenity, public realm, or pedestrian movement.

The arrangement has been designed to ensure there is no adverse impact on neighbouring amenity or the surrounding public realm.

13.0 Access & Transport

The site is accessed via existing entrances, which provide clear and convenient routes for pedestrians. Cycle parking will be provided in accessible and secure locations to support sustainable travel.

The Centre operates on a structured weekly timetable, with peak usage during prayer times and community events, and the layout has been designed to accommodate these patterns of use and manage the flow of people efficiently.

14.0 Demolition Method Statement

14.1 Overview

This Outline Demolition Method Statement has been prepared to demonstrate that the proposed demolition works associated with the redevelopment of the Assunnah Islamic Centre can be undertaken in a controlled manner whilst safeguarding the retained listed building and preserving its architectural significance.

The demolition proposals relate only to the removal of the existing ancillary structure adjoining the listed building. The structure is lightweight in nature and does not form part of the historic fabric.

14.2 Existing Arrangement

The element proposed for demolition comprises an existing ancillary structure of lightweight construction located adjacent to the retained listed building.

The structure abuts the listed building but has limited physical integration with the retained historic fabric. A lightweight transparent roof covering currently provides weather protection between the structures and will be carefully removed as part of the works.

No demolition is proposed to the listed building itself.

14.3 Demolition Principles

The demolition works will follow a controlled, sequential approach designed to avoid damage to retained structures.

Key principles include:

- Careful identification and protection of retained listed building elements prior to commencement.
- Soft strip of non-structural materials prior to removal of the primary structure.
- Removal of the transparent roof sheeting linking the structures before demolition of the ancillary building.
- Demolition to proceed manually and/or using small-scale plant where appropriate.
- Demolition to progress away from the listed building wherever practicable.
- Continuous monitoring of the interface with the retained building throughout the works.

14.4 Heritage Protection Measures

Temporary protection measures will be implemented to safeguard retained heritage fabric during demolition activities. Measures may include:

- Temporary hoarding and physical protection to adjacent retained surfaces.
- Local temporary weather protection following removal of connecting roof elements where required.
- Controlled separation of any local connections discovered during demolition.
- Immediate cessation of works and review should unforeseen conditions be encountered.

14.5 Environmental Management

Standard construction management measures will be adopted to minimise impacts during demolition, including:

- Dust suppression where necessary.
- Appropriate management of demolition arisings and waste.
- Control of noise and working practices in accordance with the Construction Environmental Management Plan (CEMP).

14.6 Detailed Design Stage

The appointed contractor will prepare detailed demolition methodology and temporary works proposals prior to commencement of works.

The demolition strategy outlined above demonstrates that removal of the existing ancillary structure can be undertaken without unacceptable impacts upon the retained listed building.

DEMOLITION PRINCIPLES



HERITAGE PROTECTION

Safeguarding the retained heritage asset through careful protection and monitoring.



CONTROLLED DEMOLITION

Sequential approach using manual or small-scale plant where appropriate.



ENVIRONMENTAL CARE

Dust suppression, waste management and noise control in accordance with the CEMP.



ONGOING MONITORING

Continuous inspection of the interface with the retained building throughout works.



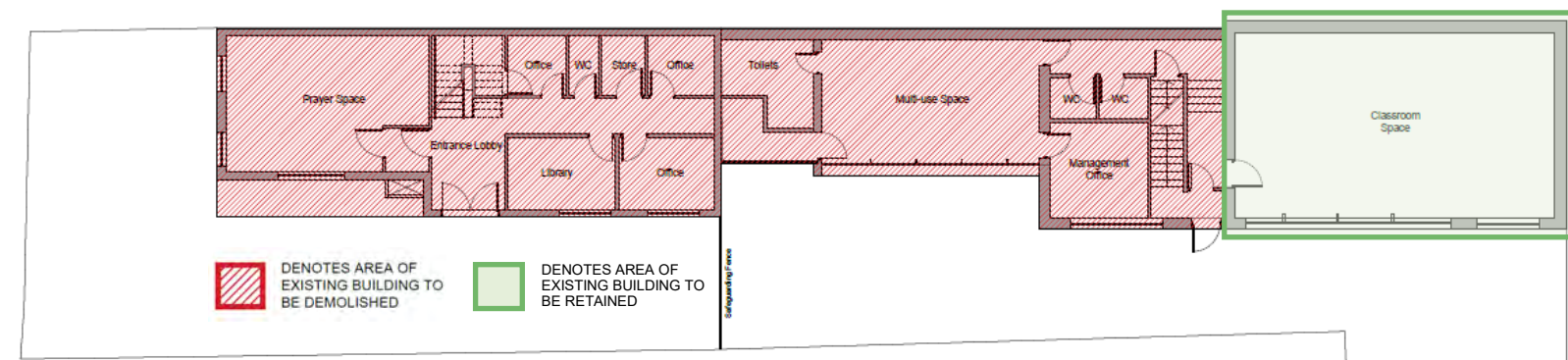
CONTRACTOR METHODOLOGY

Detailed method statements and temporary works to be prepared by the contractor.



KEY PRINCIPLE

Demolition is limited to the later ancillary structure. The retained locally listed building will remain unaffected and protected throughout the works.



EXTENT OF PROPOSED DEMOLITION



15.0 Conclusion

This Design and Access Statement demonstrates how the proposed redevelopment of the Assunnah Islamic Centre has been carefully designed to respond positively to the site, its heritage context, and the operational needs of the Centre and its community.

The scheme retains and integrates the Locally Listed Building while introducing a contemporary addition that is respectful in scale, form, and architectural expression. Through an iterative design process informed by pre application discussions, the proposal has been refined to reduce massing, lower the roofline, and create a clearer and more sensitive relationship between the existing building and the proposed structure.

The design provides improved prayer accommodation and a range of flexible community, education, and support spaces that will enable the Centre to better serve its diverse and growing congregation. At the same time, the scheme incorporates sustainable design measures, landscape enhancements, and inclusive access arrangements to ensure a high quality and accessible environment for all users.

Overall, the proposal represents a balanced and contextually sensitive redevelopment that preserves the significance of the existing heritage asset while delivering a functional, durable, and architecturally coherent building that will support the long term future of the Assunnah Islamic Centre.

16.0 Appendix

16.1 Drawing Issue Sheet

BRL Design Group									
Issue Sheet - Documents									
Client	Trustees of Assunnah Islamic Centre				Delete as appropriate	Number			
Project	Assunnah Islamic Centre				File as paper	9030			
File ref.	9030				File electronically	Sheet Number			
					Scan	1			
Documents listed below are enclosed									
	Day	29							
	Month	01							
	Year	20							
Document description	Ref/No.	Rev.							
Site Location & Block Plan	1000								
Existing Site Plan	1001								
Existing Ground Floor Plan	1010								
Existing First Floor Plan	1011								
Existing Second Floor Plan	1012								
Existing Roof Plan	1013								
Demolition Plans	1020								
Proposed Site Plan	1100								
Proposed Landscaping Plan	1101								
Proposed Basement Plan	1110								
Proposed Ground Floor Plan	1111								
Proposed First Floor Plan	1112								
Proposed Second Floor Plan	1113								
Proposed Roof Plan	1114								
Proposed Elevations 1	1400								
Proposed Elevations 2	1401								
Architectural Visualisations and V/A	1900								
Design and Access Statement	1500								
Noise Impact Assessment	1501								
Application Form	x								
CIL Form 1	x								
Accommodation Schedule	X								
Distribution			Number of copies						
Issued to Client									
Issued to Haringey Council									
Issued for Cost Estimate									
File									
Key to document status		Key to format							
P = Preliminary	B = For Billing	e = Email							
T = Tender Issue	C = Construction	D = Disc							
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16.2 Crime Prevention Statement

16.2.1 Introduction

This Crime Prevention Statement has been prepared in support of the proposed redevelopment of the Assunnah Islamic Centre and demonstrates how the design has sought to create a safe, welcoming and inclusive environment through the application of recognised Designing Out Crime principles.

The proposals have been developed having regard to the objectives of the National Planning Policy Framework (NPPF) and the principles promoted by Secured by Design (SBD), seeking to reduce opportunities for crime and anti-social behaviour whilst encouraging natural surveillance, active use and community cohesion.

16.2.2 Design Principles

The redevelopment has been designed to promote a safe and secure environment through:

- Clear and legible pedestrian routes;
- Well-defined entrances and points of access;
- Active frontages overlooking the public realm;
- Appropriate lighting and visibility;
- Robust and durable external materials; and
- Clear separation between public and operational areas.

The building will remain an active community facility throughout the day and evening, increasing natural surveillance and contributing positively to the surrounding streetscape.

16.2.3 Natural Surveillance

The proposed building incorporates generous glazing and active frontages facing the surrounding streets and external amenity spaces, allowing users of the building to overlook entrances, circulation routes and landscaped areas.

The principal entrance is clearly identifiable and benefits from direct visibility from the public highway, assisting wayfinding and reducing opportunities for concealed activity.

Internal uses, including community spaces, education facilities and prayer halls, ensure regular occupation throughout the day and evening, providing passive surveillance of the site.

16.2.4 Access and Movement

Access arrangements have been designed to provide simple and intuitive routes for visitors whilst avoiding unnecessary complexity.

The primary entrance is clearly defined, with circulation routes designed to minimise conflict between different users and provide clear lines of sight.

Cycle parking and refuse storage areas are located in convenient and visible locations, helping to discourage misuse while maintaining operational efficiency.

16.2.5 Landscape and Public Realm

The proposed landscape strategy contributes positively to the security and usability of the site.

Planting has been selected and positioned to enhance the quality of the external environment without creating concealed spaces or reducing natural surveillance. Hard landscaping provides durable and well-defined pedestrian routes, while seating and amenity areas encourage positive community use.

The landscape proposals are intended to support an attractive, inclusive and well-managed public realm.

16.2.6 Lighting

External lighting will be designed to provide appropriate illumination of entrances, pedestrian routes and external amenity areas while minimising unnecessary light spill to neighbouring properties.

Lighting will improve visibility and user confidence during evening use and will complement the site's wider security strategy.

16.2.7 Management and Community Use

The Assunnah Islamic Centre is a well-established community facility that operates through organised activities and structured programming throughout the week.

The proposed redevelopment will continue this established pattern of managed use, providing educational, religious and community functions within a supervised environment. The continued presence of staff, volunteers and users contributes positively to natural surveillance and reinforces a sense of ownership and stewardship across the site.

16.2.8 Conclusion

The proposed redevelopment has been designed with crime prevention embedded within the design process. Through clear access arrangements, active frontages, natural surveillance, appropriate landscaping, lighting and robust management arrangements, the scheme seeks to create a safe, inclusive and welcoming environment for users and the wider community.

Overall, the proposals accord with the principles of Designing Out Crime and Secured by Design and are expected to make a positive contribution to the safety, security and vitality of the local area.

16.3 Heritage Enhancements to the Retained Barn

16.3.1 Heritage Enhancement Strategy

Alongside the proposed redevelopment of the wider site, the scheme includes a series of carefully considered improvements to the retained historic barn. These works have been developed in response to the building's heritage significance and seek to enhance its character, appearance and long-term conservation, whilst ensuring its continued active use as part of the Assunnah Islamic Centre.

The retained barn represents the most significant surviving element of the locally listed building. The proposals therefore seek to focus investment on the repair, conservation and enhancement of this element, while removing later poor-quality additions and unsympathetic alterations that currently detract from its appearance and legibility.

The proposed enhancements include:

- Replacement of inappropriate uPVC windows with new high-quality windows of a more sympathetic design, proportion and materiality, better reflecting the historic character of the building.
- Removal of unsympathetic modern alterations, where appropriate, allowing the traditional form and architectural character of the barn to be more clearly appreciated.
- Repair and conservation of the existing building fabric, including localised repairs to masonry, timber and structural elements where required, securing the building's long-term condition and reducing future deterioration.
- Sensitive restoration of the external elevations, improving the overall appearance of the building whilst respecting its historic fabric, vernacular character and agricultural origins.
- Improved visual integration between the retained barn and the wider redevelopment, including a clearer distinction between historic and contemporary fabric.
- Continued active use of the building, ensuring that it remains occupied and maintained as part of the wider redevelopment, reducing the risk of future neglect.
- Integration within a high-quality landscape setting, allowing the retained barn to form a positive focal point within the development and reinforcing its contribution to the site's character.

16.3.2 Heritage Benefit

The proposed redevelopment has been informed by an understanding of the site's historic evolution and seeks to retain and enhance the significance of the existing barn. The improvement works will remove a number of visually intrusive modern elements and introduce more sympathetic detailing that better reflects the building's historic character.

The proposals therefore deliver a clear heritage benefit by improving the architectural quality, condition, legibility and setting of the retained building. They will also help secure its long-term maintenance and continued viable use as part of an improved community facility.

These enhancements should be considered alongside the wider public benefits of the development when assessing the overall planning balance.