

Design and Access Statement

Contents

1.0 Introduction

1.1 Planning Policy

1.2 Planning History

2.0 Principle of Development / Executive Summary

2.1 Use

2.2 Amount

2.3 Scale

2.4 Layout

2.5 Neighbouring Amenity – Visibility, Daylight and sunlight

2.6 Appearance

2.7 Access, Parking and Refuse

2.8 Landscape and Amenity

2.9 Sustainability and Bio-Diversity

1.0

Introduction

This Design and Access Statement has been prepared by Marjoram Architects in support of full planning permission to convert vacant attic space within the existing three storey mansion block at 83 Priory Road into a two bedroom apartment.

This application also includes proposed amendments to the existing front amenity space facing Priory Road to provide secure cycle and refuse storage to all existing residents and new residents. With minor amendments to the front landscaping to improve it's visual appearance.

The application site is not located within a Conservation Area, is not listed, nor is it subject to an Article (4) direction.

This statement is to be read in conjunction with the following architectural drawings forming part of this planning application:

432-B-00-050-Existing and Proposed Block Plan + Location Plan

432-B-00-100 to 102 Existing Plans

432-B-00-115 to 117 Existing Elevations

432-B-00-120-Existing Sections

432-B-01-110 to 112 Proposed Plans

432-B-01-115 to 117 Proposed Elevations

432-B-01-125 to 126 Proposed Sections

The following information should be read alongside this report:

- Planning Statement by planning consultants Firstplan



Existing Site Plan

1.1 Planning Policy

In formulating the design proposals due regard has been made to:

- Haringey’s Adopted Local Plan 2017
- Haringey’s Development Management DPD 2017
- The London Plan (March 2021)
- London Plan Housing Design (LPHDS) Standards LPG 2023.
- DCLG ‘Technical Housing Standards - Nationally described Space Standard’ (2015)

The following breakdown highlights the key and relevant planning policies and guidelines applicable to this development:

Haringey’s Adopted Local Plan

- SP2 Housing
- SP4 Working towards a Low Carbon Haringey
- SP5 Water Management and Flooding
- SP6 Waste and Recycling
- SP7 Transport
- SP11 Design

Haringey’s Development Management DPD 2017

- DM1 Delivering High Quality Design
- DM10 Housing Supply
- DM11 Housing Mix
- DM12 Housing Design and Quality
- DM21 Sustainable Design, Layout and Construction
- DM35 Cycle Storage in Front Gardens

The London Plan 2021 and London Plan Housing Design (LPHDS) Standards LPG 2023

- A1 : Response to context
- A3 : Streets and public realm
- A4 : Public open space, biodiversity and urban greening
- A5 : Inclusion and accessibility
- B3 : Storage of bicycles, mobility scooters and wheelchairs
- B4 : Car Parking
- B6 : Dealing with waste and recycling
- B8 : On-site renewables (being green)
- C1 : Inclusion and accessibility
- C2 : Internal space standards
- C4 : Aspect, orientation, daylight and sunlight
- C5 : Air quality, external noise and soundproofing
- C6 : Thermal comfort
- C7 : Water usage
- C9 : Fire Safety
- C10 : Private outside space

The National Planning Policy Framework (NPPF) 2024 with 2025 amendments has also been considered in conjunction with the above. Where applicable, commentary is provided against the relevant policy/guidance in the subsequent sections of this report.

1.2 Planning History

Within the last 15 years there have been a number of planning applications associated with the application site as shown in the corresponding table.

Application HGY/2018/2062 was also for a new dwelling, Sycamore House, which was granted planning permission in the latter part of 2018 and is now occupied. The plot for this new dwelling was also previously part of the amenity space associated with 83 Priory Road and was sold to a developer in 2018.

Application HGY/2021/0205 relates to the removal of the Sycamore Tree within the site curtilage of no.83 Priory Road, which was given Tree Preservation Order status by Haringey in 2014, reference TPO/2014/1652, and was felled to facilitate the construction of Sycamore House.

Application HGY/2026/0102 approved in 2026 relates to works in connection with the existing ground floor apartment, private rear amenity space, alongside improvements to the communal amenity space to the front of the existing building.

LPA Reference	Site Address	Proposed Works	Decision
HGY/2021/0205	83 Priory Road	Works to tree protected by a TPO: Sycamore (T1) - Fell	Permission granted: 19/02/2021
HGY/2018/2062	83 Priory Road	Erection of new build 3 bed-room detached house with associated amenity space and cycle parking	Permission granted 14/12/2018
HGY/2026/0102	HGY/2026/0102	Replacement of rear and side fenestrations at ground level, installation of ASHP at the side elevation and cycle and refuse stores in the front garden and erection of a rear outbuilding.	Permission granted 20/06/2026

2.0

Principle Of Development / Executive Summary

Located within the London Borough of Haringey, 83 Priory Road is an existing three storey, semi-detached mansion block set within a generous plot that accommodates three large, lateral residential apartments.

This application seeks approval to convert the vacant attic space into a new three bedroom, two person apartment with private amenity space by utilising the existing attic space and creating additional volume through a new contemporary dormer. The proposed apartment will be accessed via the existing communal circulation area with minor amendments to the existing staircase.

In addition the existing front amenity space is to be reconfigured and landscaped to improve its visual appearance and provide secure cycle and refuse storage to both existing and new residents.

The attic conversion has been carefully conceived to provide a high quality dwelling that complies with local planning policy and the wider London Plan, with the purpose of providing much need family housing to the London Borough of Haringey.

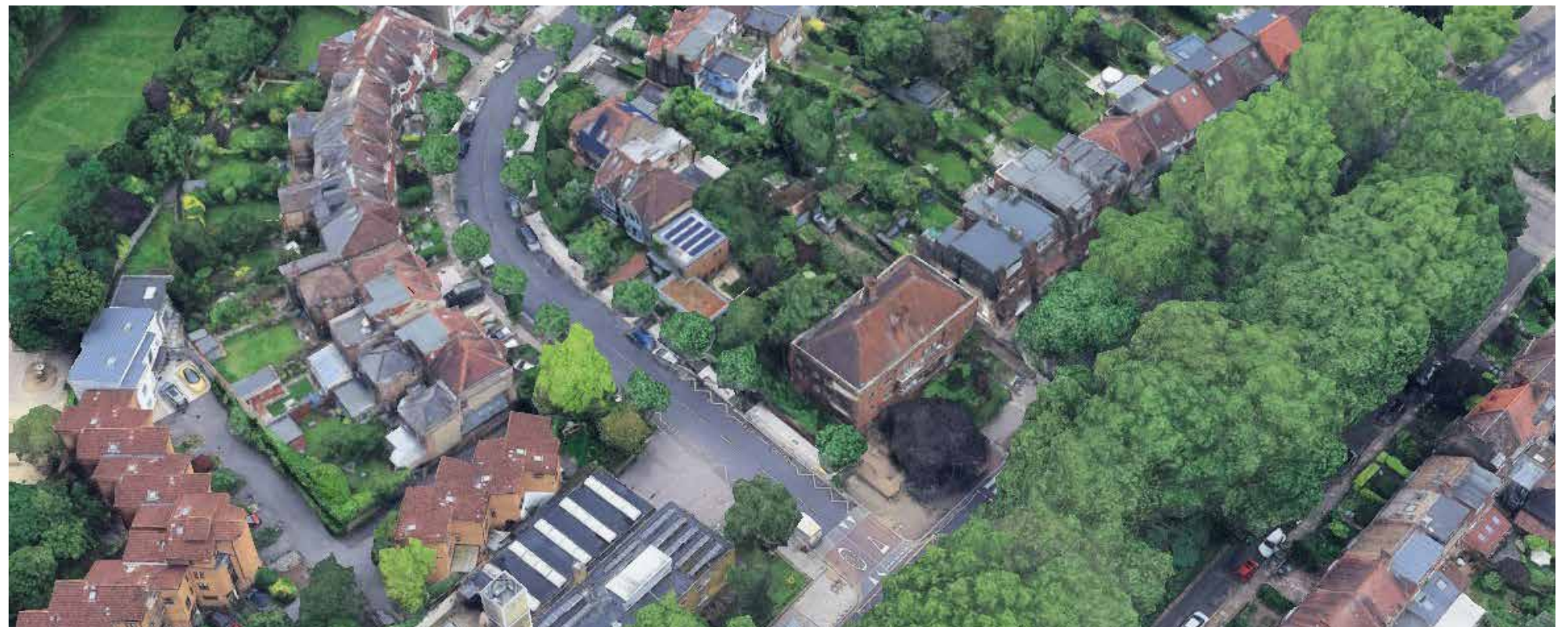
In addition the proposals aim to improve the appearance of the existing mansion block while making a positive architectural contribution to it's immediate context.

The applicant owns the freehold for the existing mansion block building, all amenity space at ground floor, and also the vacant attic space. This application is part of a proposed overall masterplan by the applicant to make environmental improvements to the existing mansion block, improve the quality of the existing residential accommodation at ground floor level and provide additional residential accommodation.

The design rationale for the proposed development is considered further within the following sections of this report.



Aerial View 1



Aerial View 2

2.1 Existing Use

83 Priory Road is a generous 0.054 ha/540sqm site located on the corner of Priory Road and Park Avenue South. The application site comprises a semi-detached three storey mansion block that accommodates three lateral, three bedroom apartments at each level.

Private amenity space is present to the side and rear of the mansion block and is exclusively allocated to the ground floor apartment.

Shared amenity space is located to the front of the mansion block and street side facing Priory Road. External balconies to the front and rear of the existing mansion block provide amenity space to the upper floor apartments.

A circa 600mm change in level exists across the site from the front to the rear amenity space. The existing mansion block ground floor level is approximately 300mm higher than the external ground level.

Currently the ground floor apartment, owned by the applicant, is vacant, with the two apartments above in private leasehold ownership.

Site Access

Access into the site is directly off from Priory Road via the front amenity space. A communal entrance, lobby and stairwell provide access for the residents into the existing building and to their apartments. There is no lift serving the upper floors.

Boundary Conditions

There are 4 different boundary conditions enclosing the site:

North : a low level masonry boundary wall separates Priory Road and the front amenity space to the mansion block.

East: the site and amenity space to the ground floor apartment is bound by a circa 1.6m high masonry wall that extends to the newly built Sycamore House.

South : Sycamore House, and its Corten façade, part forms the direct boundary condition with the existing rear amenity space, with a 2.8m high timber fence further dividing the amenity space of Sycamore House and the existing garden. Of note, Sycamore House is set 400mm higher than the existing ground floor level within the mansion block in response to the external ground levels along Park Avenue South.

West : To the west a 2m high timber fence separates the amenity space of the neighbouring mansion block, No.85 Priory Road.

Aside from the upper floor apartments within the mansion block the application site is not directly overlooked to the rear,



North Boundary Condition



East Boundary Condition



South Boundary Condition



West Boundary Condition

2.0

Flood Risk

The site is located within flood zone 1 but lies with Haringey's zone of Critical Drainage.

PTAL

The site is located within Outer London, PTAL 2. Currently there is no provision for off-street vehicular parking within the site, nor is there any secure cycle storage provision.

Trees

There are currently no known Tree Preservation Orders (TPO) within the application site, with any previously TPO'd trees – Reference TPO/2014/1652 having been removed through formal permission outlined in section 1.2 of this report.

Site Constraints

The site has little constraints from an urban grain perspective due to the proximity and orientation of the surrounding buildings. The newly built Sycamore House has been designed with minimal fenestration directly facing the mansion block and existing amenity space. Where windows and/or doors are present the 2.8m boundary fence provides adequate levels of privacy.



Flood Risk



Surface Water Flood Risk



PTAL Map

2.2 Amount

While no structures are to be demolished, the existing attic space is to be converted and extended to create a new dwelling with private amenity space.

The proposed development will accommodate a 2 bedroom / 3 Person dwelling, comprising:

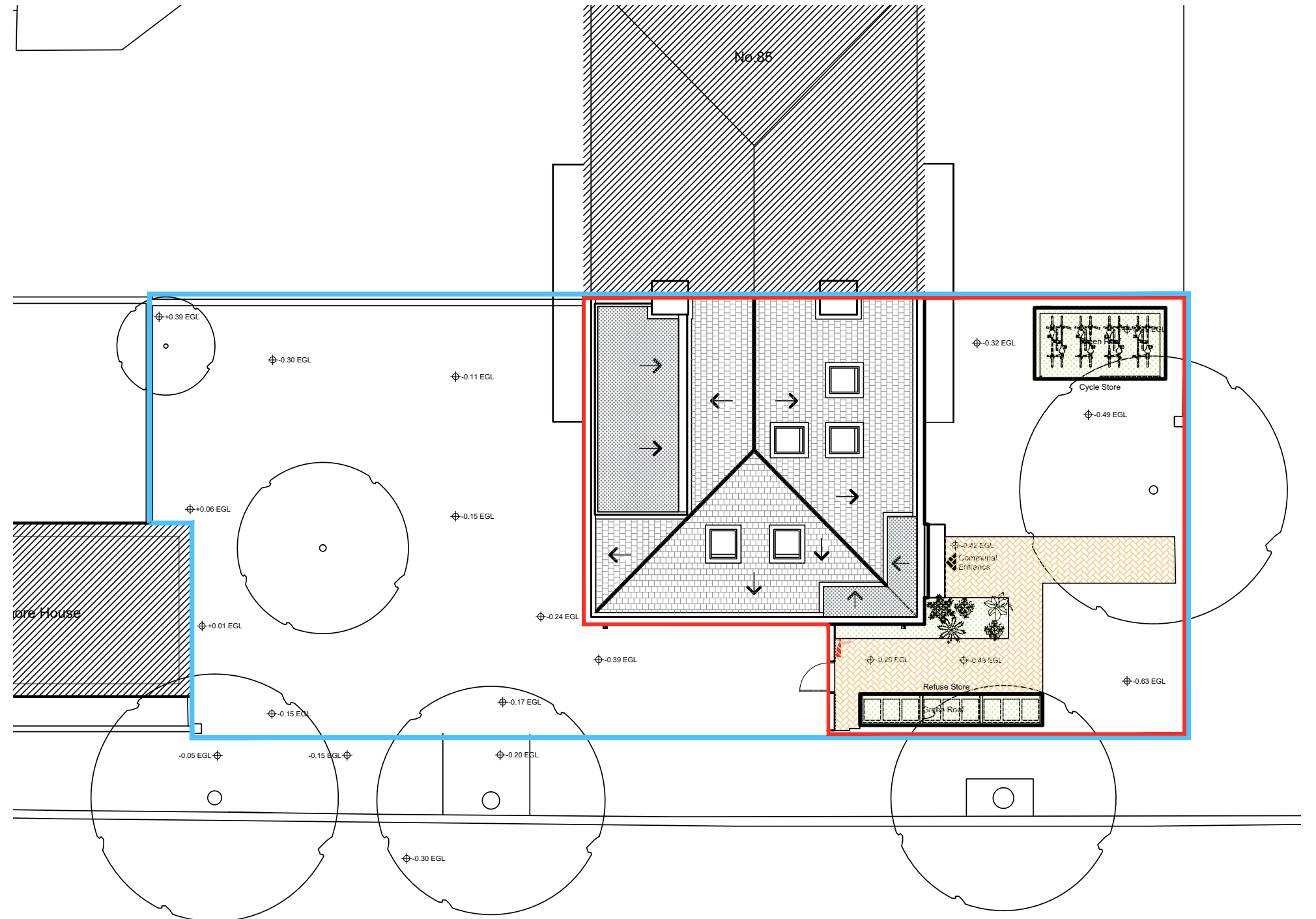
- One double bedroom : minimum 11.5 sqm
- One single bedroom : minimum 7.5sqm
- Family bathroom : Compliant with Approved Document M4(2)
- Open plan kitchen / living / dining area : minimum 27sqm
- Internal storage : min 2sqm
- Private, step free, amenity and winter garden space : min 6sqm with a minimum 1.5m depth
- Enhancements to the existing front amenity space to incorporate:
 - Secure and covered cycle stores for all residents
 - Dedicated refuse and recycling storage for all residents

The new dwelling is split across two levels with primary access into the apartment from the existing second floor communal landing and the entire attic space dedicated to the proposed lateral apartment.

The new 2 bedroom dwelling will provide 71sqm of Gross Internal Area (GIA) over two levels which complies with, and is larger than, the recommended minimum 70sqm for a two storey, two bedroom / three person dwelling outlined within the Technical Housing Standards and The London Plan 2021.

The dwelling layout is fully compliant with Approved Document M4(1), M4(2) Section 2B, and The London Plan Housing Design (LPHDS) Standards LPG 2023 with minimum space standards and furniture layouts applied.

The proposed alterations and works to the existing building are not defined as either a 'High Risk Building' or 'Relevant Building' under the Building Safety Act 2022.



PARK AVENUE SOUTH

2.0

2.3 Scale

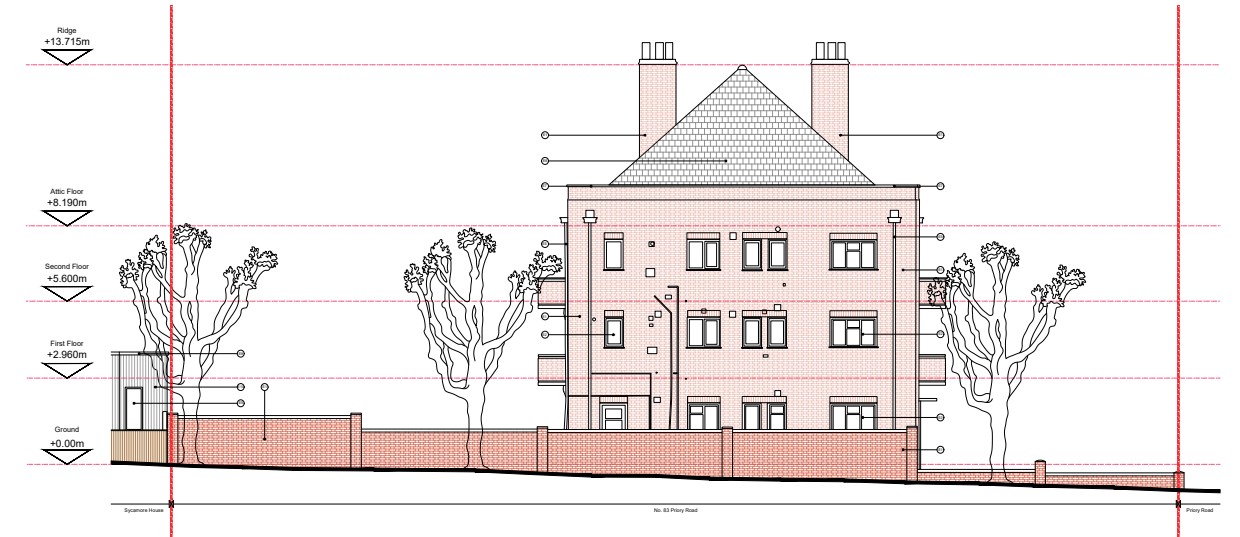
Existing Condition

The surrounding urban grain is characterised by an eclectic mix of buildings comprising: family residences; fire station; apartment blocks and post war dwellings.

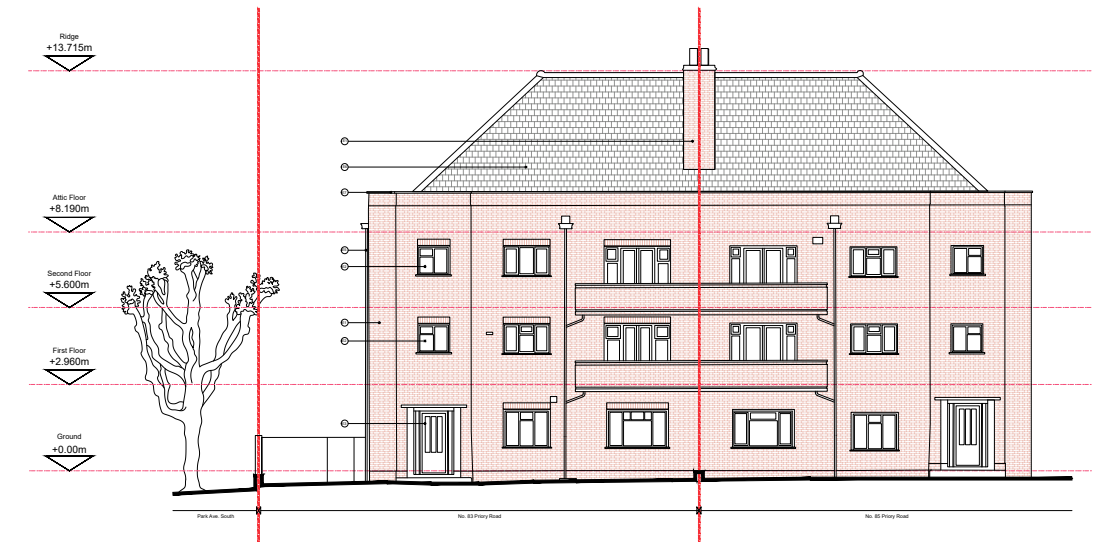
The site is visible from Park Avenue South when approaching from either side, and the east elevation partially visible from Priory Road when approaching from the east.

The existing mansion block is the largest building in the immediate vicinity and is surrounded by predominately two storey detached and terraced period dwellings with pitched roofs.

Exceptions to this are the two storey fire station and neighbouring low rise Sycamore house. The latter of which is a contrasting modernist structure with a flat roof that is commensurate in height with the eaves level of the immediate period houses.



Existing Street Elevation - Park Avenue South



Existing Street Elevation - Priory Road



Existing Rear Elevation

Proposed Strategy

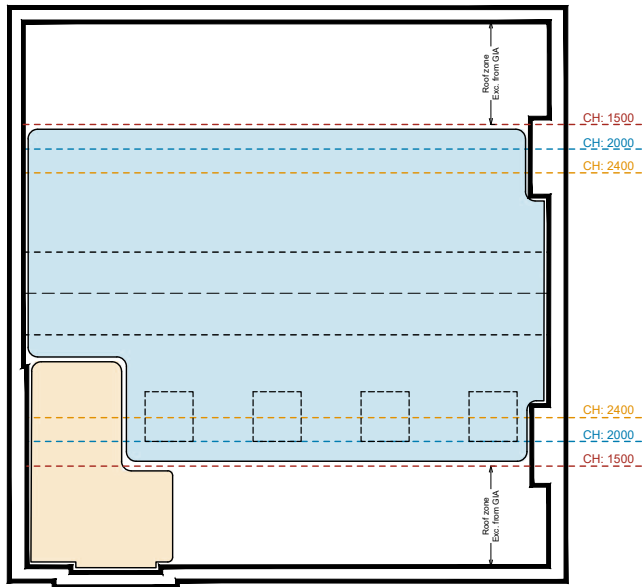
A series of approaches to extend into the existing roof space were considered. These ranged from simply utilising the existing space, implementing a hip to gable conversion and/or adding dormers to the existing structure.

Utilisation of the existing communal staircase and access into the new dwelling was a key consideration in all approaches, as was creating enough usable space - defined as a minimum floor to ceiling height of between 1.5m and 2.5m - within the attic to accommodate a generous and high quality apartment.

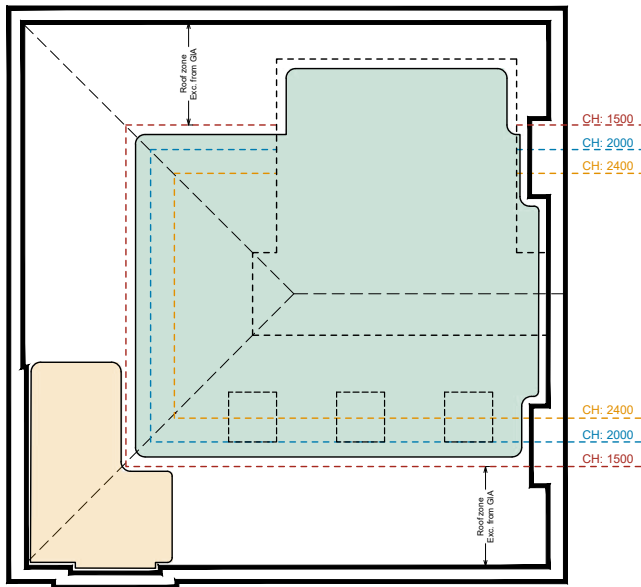
The preferred approach, Option 2, combines the following strategies:

- Utilise the existing underutilised and vacant 4.5m high attic space to create a generous lateral apartment;
- Extend the volume of the existing roof with a modest rear dormer extension, maintaining the existing hipped roof and building symmetry;
- Incorporation of Velux rooflights into the primary roof slope facing Priory Road and also into the existing hipped roof.

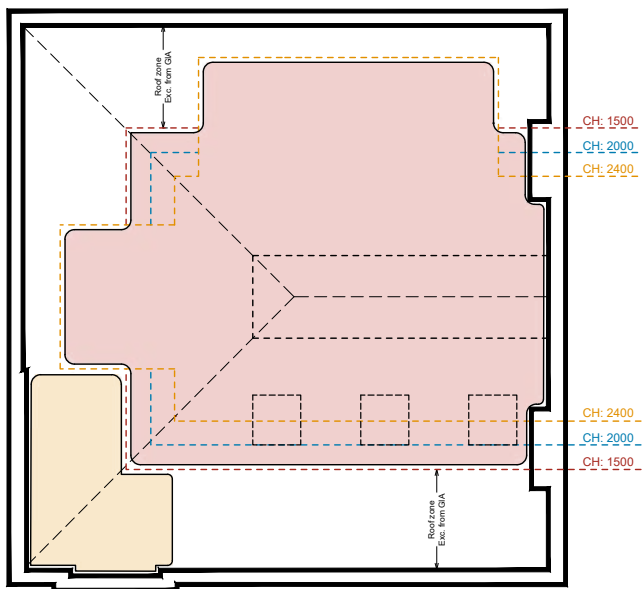
To mitigate against a series of overbearing roof extensions the internal floor to ceiling heights have been set at 2.5m. This creates a modest roof extension to the rear which respects the existing roof form and appears subservient to the existing roof volume.



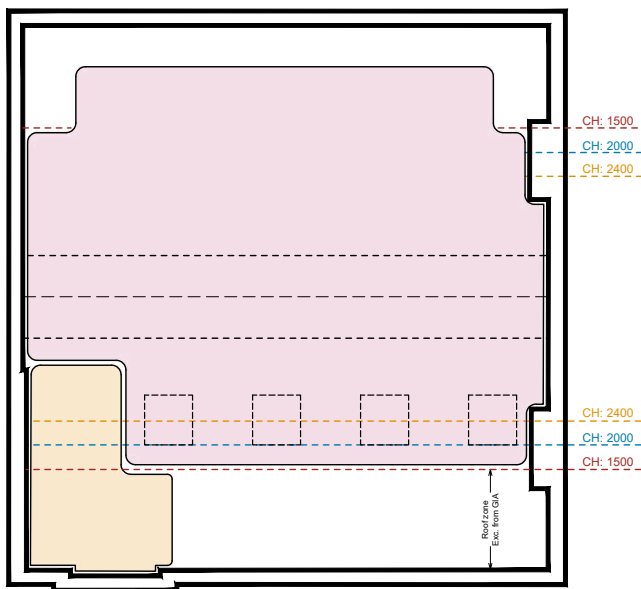
Loft Layout - Option 1 - Hip to gable



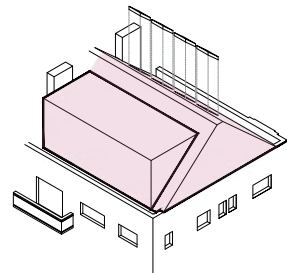
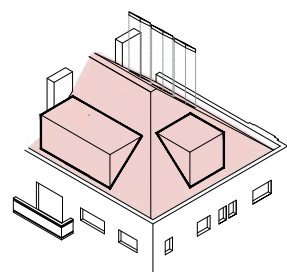
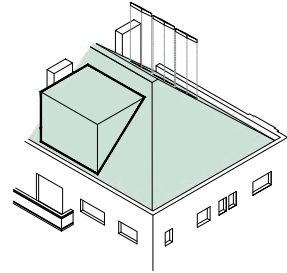
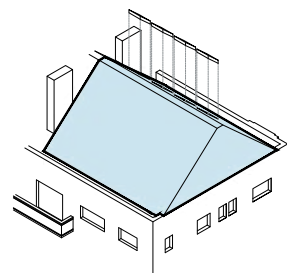
Loft Layout - Option 2 - Single dormer to the rear elevation



Loft Layout - Option 3 - Dormers to the rear and side elevation



Loft Layout - Option 4 - Hip to gable + large dormer to the rear elevation



- Option 1 GIA: 70sqm
- Option 2 GIA: 68.5sqm
- Option 3 GIA: 75sqm
- Option 4 GIA: 85sqm
- Communal Stair

2.0

The chosen roof massing, image 4, provides the following benefits:

- Retain hip : A new staircase from second floor to the attic space can be incorporated without significant alterations to the existing communal staircase-which is an intrinsic part of the existing building's concrete frame structure-while at the same time maintaining the hipped roof and existing building roof symmetry;
- Dormer structure : this creates additional volume and floor space with a minimum clear 2.5m head height to the perimeter of the attic space, which facilitates the inclusion of: a recessed private amenity space; open plan living, kitchen and dining area; and double bedroom.

The angle of the existing pitched roof is maintained as this also forms a joint roof plane with no.85 Priory Road and cannot be altered.

Around the roof perimeter the existing parapet and gutter is maintained with the new roof volume set back from the parapet to further soften any visual impact from street level and neighbouring amenity space

The primary roof plane facing Priory Road is unaltered with Velux style rooflights being the only intervention. The existing chimneys which serve both no.83 and no.85 are to be retained.

Fenestration Design

As per the apartments in the mansion block the new dwelling is primarily orientated north to south and benefits from a dual aspect arrangement without any direct window to window overlooking into the neighbouring buildings.

The upper floor apartments within the mansion block have projecting external balconies that face Priory Road and the rear amenity space. All private amenity space serving the new attic apartment is recessed rather than projecting and will face the external rear amenity space.

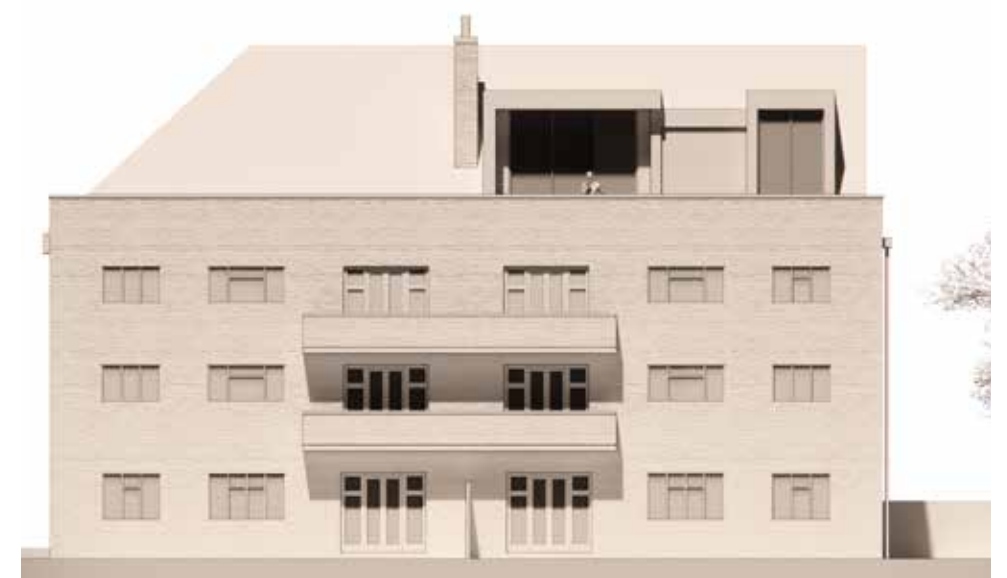
To mitigate the south facing aspect the recessed balcony creates solar shading to the bedroom and living room fenestration. Where the proposed dormer glazing is outside of the recessed balcony vertical fins provide both solar shading and guarding to the full height glazed sliding door which serves the open plan living, dining, kitchen area. This solution creates both privacy for the residents and still provides means for outlook, natural daylight and natural ventilation into the habitable spaces.

Velux roof windows within the existing roof slope on the opposite side and hipped end provide north facing diffuse light and means of ventilation to the single bedroom and also into the east facing family bathroom. The internal circulation space also benefits from natural light through a Velux window which scoops light down from within the roof void above the apartment.

The dwelling is considered dual aspect by virtue of windows and fenestration on the north, east and south elevations.



2. Massing Evolution - Large Dormer



3. Massing Evolution - Hip to Gable and Dormer



4. Massing Evolution - Preferred Approach Compact Dormer

Service Strategy / Compartmentation

To minimise disruption to the existing second floor dwelling the existing ceiling and structure is to remain, with a new independent floor set above this. This creates a zone for drainage/service distribution to the new dwelling and the necessary fire and acoustic separation.

Fire Strategy / Fire Safety

The attic floor is below 11m from ground level. As such The proposed alterations and works to the existing building are not defined as either a 'High Risk Building' or 'Relevant Building' under the Building Safety Act 2022. The following measures are proposed or maintained to ensure compliance with Approved Document B:

- The new attic apartment will be fully sprinklered.
- The existing communal stair width is 900mm. The minimum stair width, stated under Approved Document K for an 'Escape Stair' refers to Approved Document B, which states a minimum of 800mm serving a maximum number of 50 persons. The new apartment combined with the existing first and second floor apartments will not exceed this occupancy.
- An AOV has been incorporated within the existing façade and at the head of the existing and adapted communal staircase in accordance with Approved Document B. This is an improvement on the existing condition.
- All habitable rooms within the attic apartment are accessed from a 30min fire protected corridor/hallway that leads to the existing communal fire escape staircase.
- The ceiling and floor structure within the existing second floor apartment will be retained. A new independent and 60min compartment floor, fire rated on both sides will be installed above the existing structure to support the new attic apartment.
- All new external walls and external surfaces to the attic extensions will be of limited combustibility and a minimum Class B-s3, d2(2) where within 1000mm of the boundary line, and be fire rated on both sides for the latter.

Summary

In summary the proposed roof massing seeks to improve and modernise the overall appearance of the existing mansion block with a new articulated and contemporary volume to the rear, while maintaining the hipped roof form which is key to the visual symmetry of the overall mansion block when viewed from Priory Road.

Furthermore the proposed conversion makes better use of a vacant, underused and substantial attic space to provide a high quality and generously proportioned dwelling at roof level with minimal disruption to the existing apartments.



Proposed Massing Viewed From Priory Road



Proposed Massing Viewed From Park Avenue South

2.0

2.4 Layout

The existing site is organised with shared amenity space to the front and private amenity space to the rear and side of the mansion block which serves the ground floor apartment. The hierarchy of this remains unaltered with improvements proposed to the front amenity landscaping and inclusion of secure cycle and refuse storage only.

Site Access And Entrances

Access into the site and mansion block is directly off from Priory Road via the front amenity space. A communal entrance, lobby and stairwell provide access for the residents into the existing building and to their apartments. There is no lift serving the upper floors.

The existing communal staircase is to remain in its entirety as this is intrinsic to the existing concrete structural frame.

Between first and second floor the existing stair flight is reconfigured by building a new stair on top of the existing with additional winders at the start of the flight.

This changes the arrival point at second floor and creates a new landing that maintains access to the existing second floor apartment while also creating the entrance point to the proposed attic apartment. The minimum 900mm wide corridor is created at second floor level to provide access to the existing and proposed apartment entrances.

The primary entrance point to the attic apartment is served by a lobby with storage for coats, buggies and shoes beneath the new private staircase which leads up to the converted attic floor.

Layout

The attic floor plate is organised with a small protected fire corridor leading to a large open plan living, dining, kitchen space. Private amenity space is accessed directly from the open plan living area

A family sized bathroom, storage, single bedroom, and the master bedroom are all accessed directly off from the hallway.

Private Amenity

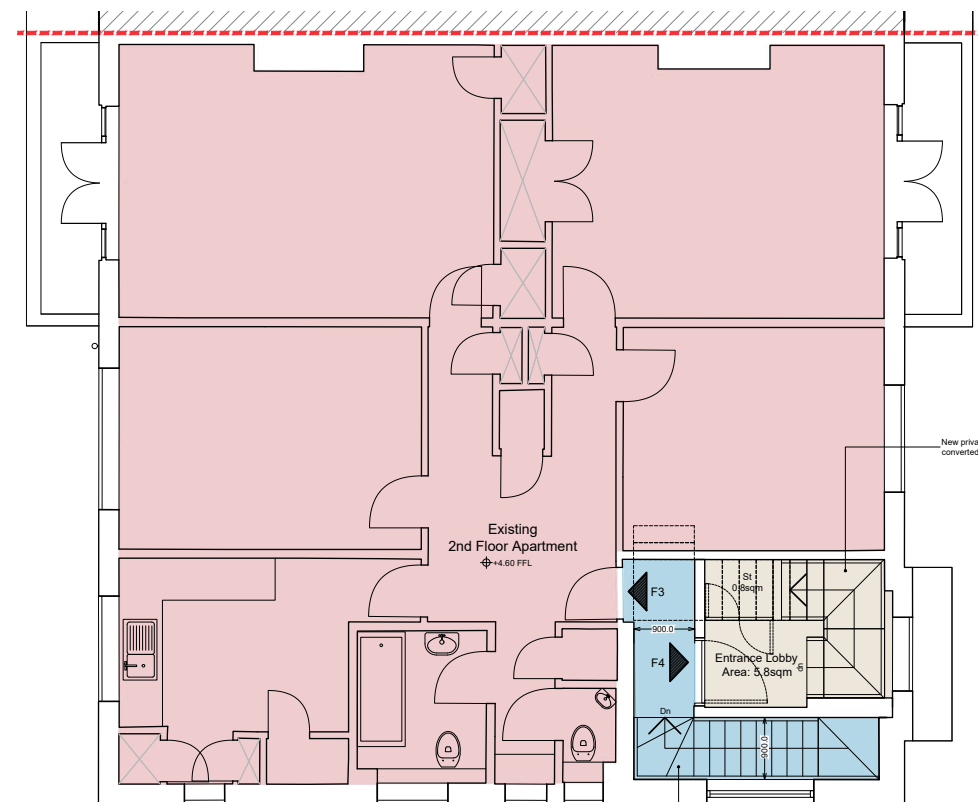
The minimum 6sqm of private amenity space is provided through the external recessed balcony which is accessed directly from the open plan living, dining, kitchen area.

London Plan Space Standards

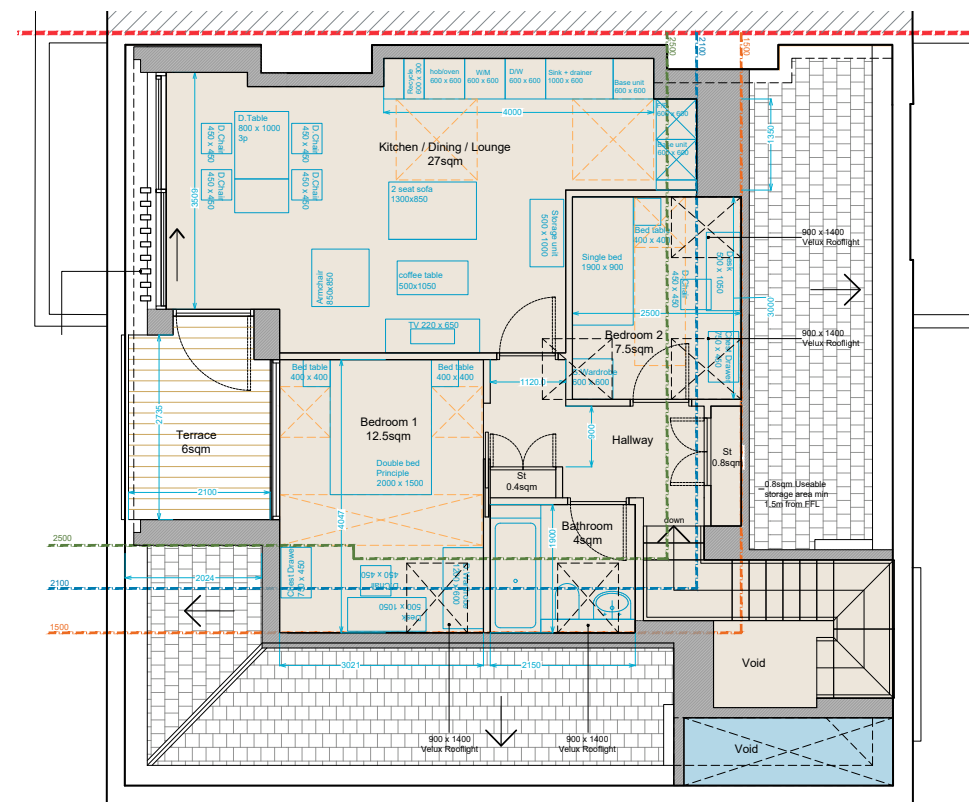
In accordance with The London Plan – Housing Design Standards, the dwelling accords with, and in places exceeds, the minimum space standards in Policies C2.1, C2.3, C2.5 and C2.6.

Furniture layouts in accordance with Policy C2.12 have also been fully incorporated and are shown on the proposed planning drawings.

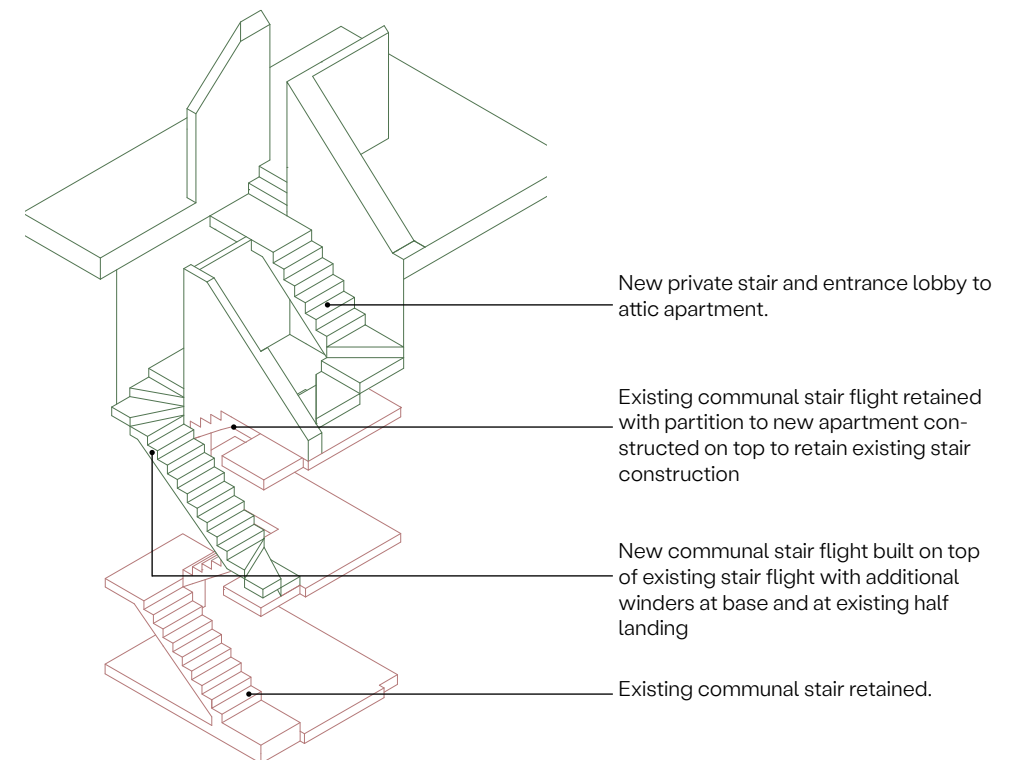
In addition the new dwelling is fully compliant with the space standards set out in Approved Document M4(1) with best endeavors to comply with M4(2) where practically possible – Section 2.7 provides further commentary for this particular requirement.



Proposed Second Floor Plan



Proposed Attic Plan



Proposed Communal Staircase Configuration

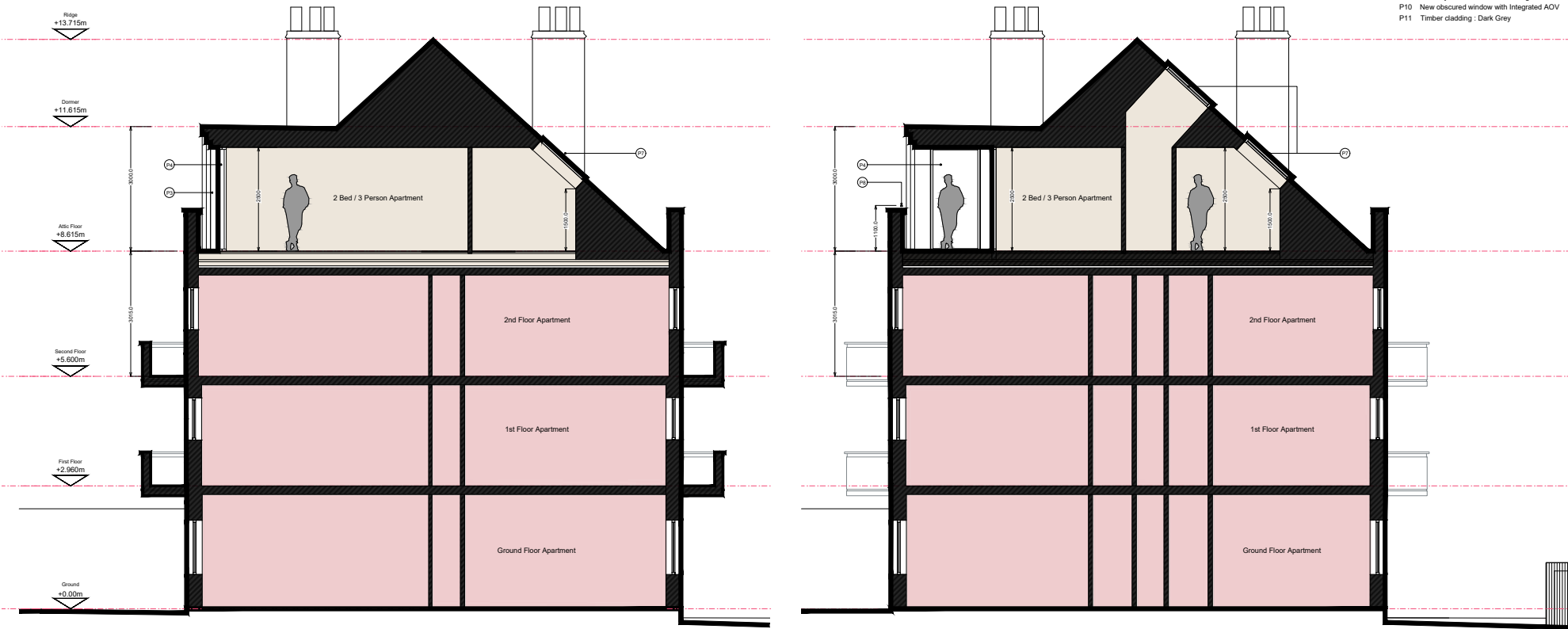
2.5 Neighbouring Amenity, Visibility, Daylight and Sunlight

The upper floor apartments within the mansion block all have external projecting balconies that face Priory Road and the rear amenity space.

All private amenity space serving the proposed new attic apartment will also face the external rear amenity space. This arrangement is however considered no less impactful than the projecting balconies that serve the existing lateral apartments with minimal impact on the neighbouring amenity due to the recessed balcony arrangement.

Vertical fins on the outside face of the glazing provide solar shading and privacy to the south facing dormer while still providing means for outlook, natural daylight and natural ventilation into the internal spaces.

Velux roof windows provide diffused north facing light and means of natural ventilation to the internal rooms on the opposite side of the floor plan but also on the East side.



Proposed Cross Sections

- Existing Material Key
- E1 Masonry Brick : Red
 - E2 uPVC (White) or Metal (Olive Green) Window
 - E3 Timber Entrance Door : White
 - E4 uPVC Patio Doors : White
 - E5 Metal Rainwater Goods : Olive Green
 - E6 Clay Roof Tiles : Red
 - E7 Concrete Coping
 - E8 Aluminium Coping : Black
 - E9 Aluminium Windows : Black
 - E10 Timber Cladding
- Proposed Material Key
- P1 Flat Panel Cladding : Red/Brown
 - P2 Aluminium Cladding : Red/Brown
 - P3 External Timber Privacy & Shading Fins
 - P4 Metal Windows & Doors : Grey
 - P5 Clay Roof Tile : To Match Existing
 - P6 Stone Coping
 - P7 Velux Roof Windows
 - P8 Aluminium balustrade
 - P9 Masonry : Brick To Match Existing
 - P10 New obscured window with Integrated AOV
 - P11 Timber cladding : Dark Grey

2.0

2.6 Appearance

Existing Material Palette

The existing urban grain comprises many architectural styles. In the immediate vicinity the two storey Edwardian properties along Park Avenue South are a mixture of red brick, London Stock brick and render with clay tiled pitched roofs.

The newly constructed Sycamore House is in direct contrast with it's modernistic form, flat roofs and timber cladding.

Red brick and clay tiles are the predominant façade materials present on the existing mansion block within the overall application site. At three storeys and of rectangular form this is the largest building within the immediate vicinity.

To the east the fire station is completely contrasting in style as are the three storey, post war/eighties style, Wavel Mews town houses which are clad in yellow brick with shallow pitched roofs.

Proposed Material Palette

The proposed material palette is comprised of the following key materials:

- P1 Flat Panel Cladding : Red/Brown
- P2 Aluminium Cladding : Red/Brown
- P3 External Timber Privacy & Shading Fins
- P4 Metal Windows & Doors : Grey
- P5 Clay Roof Tile : To Match Existing
- P6 Stone Coping
- P7 Velux Roof Windows
- P8 Aluminium balustrade
- P9 Masonry : Brick To Match Existing
- P10 New obscured window with Integrated AOV
- P11 Timber cladding : Dark Grey



P5 Clay Roof Tile



P3 Vertical Shading Fins



P1 / P2 Aluminium Cladding



P4 Metal Window / Doors



P6 Light Stone Coping



P7 Roof Windows

2.7 Access, Parking, Refuse and Cycles

The existing approach to the building, communal entrance to the mansion block and communal circulation within the building are to be retained. As such the full requirements of Building Regulations document M4(2) – Section 2A cannot be reasonably achieved.

However, the new attic dwelling has been designed to and complies with the standards contained within Building Regulations document M4(2) – Section 2B, to future-proof the new dwelling, should the existing access be upgraded at a later date.

The proposals forming this application have been assessed against the following and relevant key criteria:

Section 2A : Approach to the dwelling

The existing communal entrance door is 300mm higher than the existing and immediate ground level, with two steps adjacent the entrance door addressing the change in level. This existing condition is to be retained.

On the upper levels, and at second floor in particular, the minimum approach route width of 900mm is provided within the reconfigured landing/corridor area which serves both the existing and new apartment.

Section 2A : Communal Entrances

The communal entrance is to remain as currently exists, which includes the approach, communal door and communal hallways beyond this.

Section 2A : Communal Staircases

The communal staircase is existing and forms an intrinsic part of the existing concrete structural frame. The parameters of the existing stair width, going and risers have been maintained while minor amendments are proposed to this stair at second floor to facilitate access into the new apartment as outlined elsewhere in this document.

Section 2B : Private Entrances

- The entrance door to the dwelling has a minimum clear opening width of 850mm with a 300mm leading edge on the internal side
- A min 1200 x 800mm lobby is provided beyond the primary entrance to the dwelling

Section 2B : Circulation areas and internal doorways

- A clear minimum width of 900mm is provided in every hall or landing within the dwelling (on all floors)
- All internal doors within each dwelling have a minimum leading edge of 300mm.
- All internal doors serving habitable rooms have a minimum clear opening of 775mm in accordance with table 2.1.
- Private stairs within the dwelling have a minimum clear width of 850mm and meet the provisions of Approved Document K.

Section 2B : Habitable Rooms – Living/Kitchen Areas

- A minimum clear space of 1200mm is provided in front of all kitchen units and appliances.
- Glazing to the principle spaces is full height, complying with the maximum 850mm criteria set out in clause 2.24.

Section 2B : Habitable Rooms – Bedrooms

- Every bedroom has a clear access route of 750mm from the doorway to a window.
- All double bedrooms provide a clear access zone of 750mm around the bed.
- All single bedrooms provide a clear access zone of 750mm to one side and in front of the bed.

Section 2B : Sanitary Provisions

- In accordance with diagram 2.7 all bathrooms will comply with the minimum dimensions of 1900 x 2150mm.

Section 2B : Services and Controls

- All switches and sockets will be located between 450-1200mm above finished floor level and a minimum of 300mm from the inside corner of a wall.
- Handles to all openable windows in the principle living area will be located between 450 and 1400mm above finished floor level.

Vehicular Parking

The site is located within Outer London, PTAL 2. There is currently no off street parking provision for the existing mansion block apartments within the site, with residents parking along Park Avenue South due to the parking restrictions along Priory Road. This strategy remains unchanged.

Pedestrian Site Access

Pedestrian access into the mansion block is maintained through the front amenity space from Priory Road and to a communal entrance / lobby which serves all apartments.

Cycle Provision

The London Plan Policy T5 requires that 2 cycle storage spaces per dwelling are provided for two and three bedroom apartments. Currently there is no secure cycle storage on site serving the existing three apartments.

As part of this submission, a secure a secure and covered cycle store for 8 cycles, with green roof, is proposed within the front amenity space. This will provide provision for eight cycles in a secure enclosure serving all existing and the proposed attic apartment.

Refuse and Waste Provision

Currently there is no dedicated refuse storage provided for the existing mansion block with 240L bins stored in a haphazard and visually incongruous manner to the front of the mansion block.

The proposals forming this submission create a dedicated storage area for refuse and waste storage for all existing residents and the residents in the attic apartment.

The refuse provision for each apartment has been designed in accordance with Haringey’s Waste Management Guidance Note for ‘Low rise housing with individually allocated bins’:

- Provision for one 240 Litre Bin for refuse collection
- Provision for one 240 Litre Bin for dry mixed recycling allocation
- Additional space for a 25 Litre Bin for food waste

A total of 8 x 240L bins will be provided to service 4 apartments based on the above along with space for 8 x 25 litre food waste bins.

The combined refuse/cycle area provides a secure and safe enclosure, that can be directly from within the site curtilage, is well ventilated, and within 25m of the primary entrance to the dwelling.

2.8 Landscape / Residential Amenity

To improve the streetscape and overall visual appearance of the existing site from Priory Road, the existing amenity space to the front of the mansion block will be enhanced with landscaping and more legible circulation routes to the communal building entrance. As per section 2.7 dedicated cycle and refuse storage is proposed and will be integrated into the hard and soft landscaping.

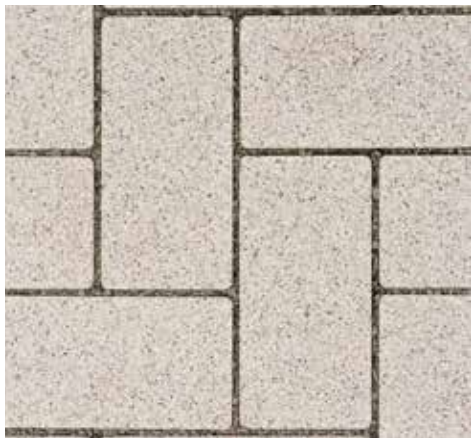
The front amenity space is considered communal with private amenity space incorporated into the new attic apartment as described elsewhere in this report.



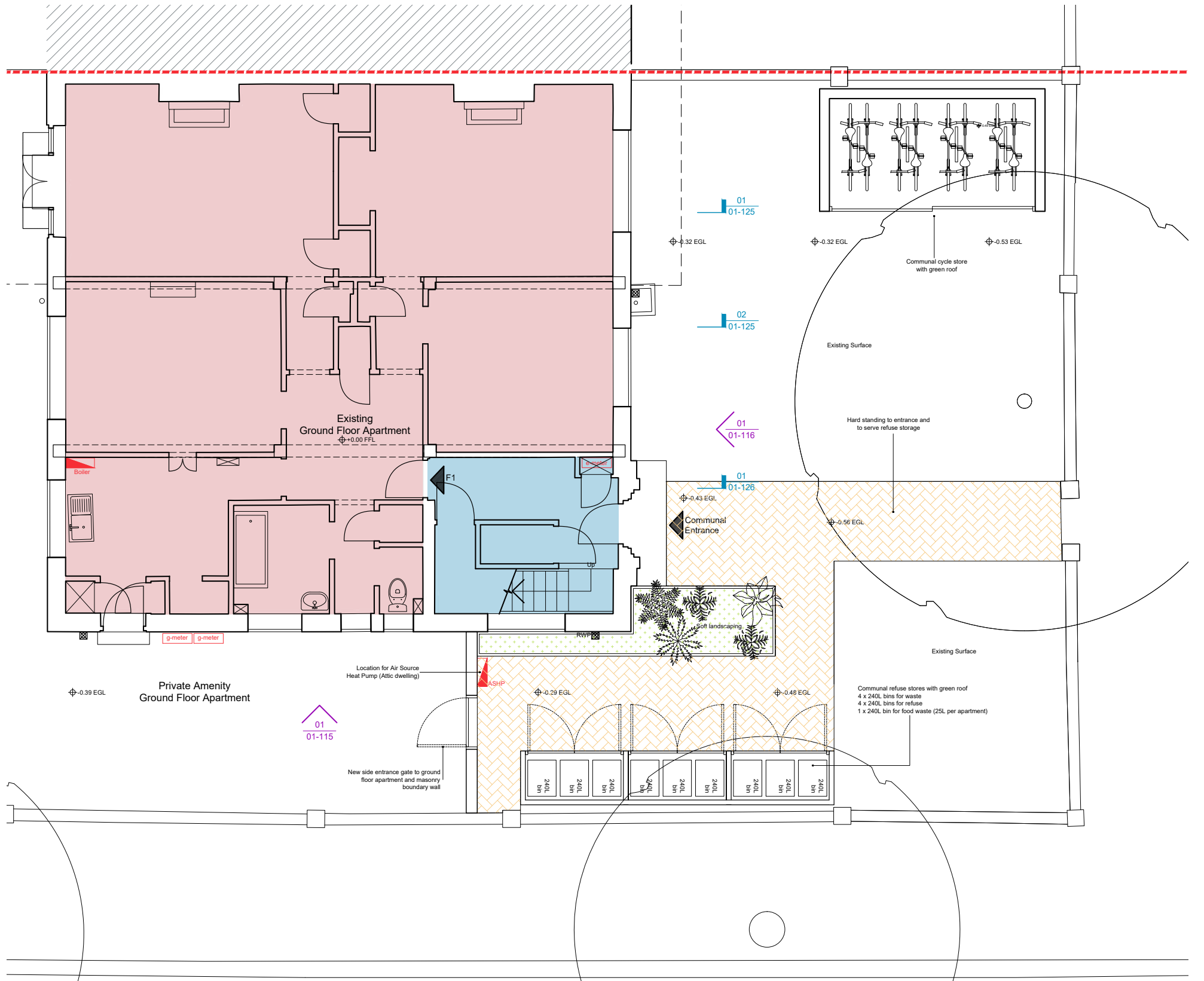
Timber Cladding Cycle & Refuse Stores



Green Roof



Permeable Paving



Proposed Site Plan and Front External Works

2.9 Sustainability and Biodiversity

Further details on this strategy are provided in the following documents:

- Preliminary Ecological Appraisal (PEA) by Arbtech

Strategy Summary

In summary, a fabric first and passive design approach has been taken using layout, form and materials to naturally maintain a comfortable temperature within the new dwelling, reduce energy consumption, and minimise the need for mechanical heating, cooling, and lighting.

Orientation

By virtue existing building's orientation the new apartment within the attic space predominately faces north, south, and east. Velux windows have been positioned on the north and east side to provide natural ventilation to the single bedroom and family bathroom. The main communal living space will receive direct sunlight and along with the double bedroom have been positioned facing away from the busy Priory Road.

On the southern side, all new windows have been recessed back from the façade line, and in combination with solar shading, mitigate against passive solar gain and overheating during the summer months.

Building Fabric

By virtue of the attic conversion the existing roof fabric will be fully upgraded to perform 10% better than current Building Regulations, with the new dormer structure and glazing following the same principles.

MVHR

The high ceilings and space above which is facilitated by the existing attic volume provides adequate space for services and an MVHR system to provide additional cooling and/or natural background ventilation in addition to the passive means provided. Space within the communal ground floor amenity space also allows for the provision of a dedicated Air Source Heat Pump to provide heat (and potential future cooling) to the attic apartment.

Ventilation

The dwelling has been designed with passive natural ventilation in mind with cross ventilation possible. All habitable spaces benefit from openable windows which provide purge ventilation to a minimum 5% of the room's floor area.

Supplementary mechanical ventilation will be provided in all bathrooms, kitchen and utility areas.

Energy Strategy

In addition to the passive measures the following renewable technologies are proposed:

- ASHP located within the rear amenity space
- Fast EV charging point provision will be made to allow charging points to be installed

There will no gas connections to the new dwelling, with hobs and ovens electric only.

Water Consumption

Approved Document G2 water consumption, based on the fittings approach outlined below, states water consumption will not exceed 125 litres/per day/per person.

However the London Plan, Policy C7.1, states all water fittings and appliances should be designed to minimise consumption to no more than 105 litres per person, per day (plus up to five litres for external use). The new dwelling will comply with this requirement.

Biodiversity

A Preliminary Ecological Appraisal (PEA) has been undertaken by Arbtech which has concluded that the existing site is of low ecological value.

Biodiversity Net Gain (BNG) is not considered applicable to this application as the proposals do not create a loss of habitat within the existing site. Furthermore the proposals are to develop an unused and vacant attic space within an existing building. The PEA states no further bat surveys are required.

However, the proposed works to the front amenity space incorporate green roofs to the storage structures, introduce planting and hedging, alongside creating areas of soft landscaping, which are considered to be an improvement on the existing condition.

Urban Greening Factor

The Urban Greening Factor score has been calculated using the following table provided by - <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/urban-greening-factor-ugf-guidance> - and is calculated at 0.057.



Air Source Heat Pump

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural, not chlorinated) maintained or established on	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	0	0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	1.8	1.26	
Flower-rich perennial planting.	0.7	0	0	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	5	2.5	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	31	3.1	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			6.86	
Total site area (m²)			120	
Urban Greening Factor			0.057166667	

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