

ISLINGTON ARCHITECTS LTD

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Supporting Statements

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Date: 10.08.26

Site Address:

8 Middle Lane

London

N8 8PL

ISLINGTON ARCHITECTS LTD Incorporated in England & Wales

Company Registered No: 9389417 VAT Registration No. 206 7389 95.

Registered Office: ISLINGTON ARCHITECTS LTD, 20-22 Wenlock Road, Islington, London. N1 7GU

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Energy Statement

Proposed Conversion of 5-Storey Office to 5 Residential Apartments

8 Middle Lane, Crouch End, London Borough of Haringey

1. Introduction

This Energy Statement supports the proposed change of use, addressing:

- London Plan (2021) Policy SI 2: Minimising greenhouse gas emissions.
- Haringey's Local Plan: Sustainable design and construction requirements.
- GLA Carbon Emission Reporting requirements.

The objective is to deliver energy-efficient, low-carbon homes within a retained structure while addressing overheating, energy use, and operational emissions.

2. Baseline Assessment

The existing 1980s concrete office building is thermally inefficient, with:

- Uninsulated concrete panels.
- double-glazed windows.
- Electric and gas heating in poor condition.

Baseline energy demand and carbon emissions will be calculated using SAP 10.2 assumptions, with the GLA spreadsheet to be completed upon detailed design.

3. Energy Hierarchy Compliance

Be Lean (Energy Demand Reduction):

- Retaining structure but adding internal/external insulation to meet current Part L standards.

Airtightness improvement to 5 m³/h.m² @ 50 Pa or better.

Efficient LED lighting and low-energy appliances.

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Be Clean (District Heating / CHP):

The site is not within a heat network opportunity area.

4. Overheating Strategy (TM59 / SAP Overheating Assessment)

SAP-based overheating analysis will be provided, targeting “Not Significant Risk” in all units.

Measures include:

- Adequate purge ventilation via opening windows.
- Passive design measures (light-coloured roofing, internal shading).

5. Predicted Carbon Savings

Using the GLA Carbon Emission Reporting Spreadsheet:

Target: At least 35% reduction in on-site CO₂ emissions beyond Part L 2021. Further offset contribution to the borough’s carbon offset fund if required (approx. £95/tonne CO₂ for any remaining emissions).

6. Water Efficiency

All units will be designed to achieve:

≤105 litres per person per day water use through low-flow fixtures and dual-flush systems.

7. Conclusion

The proposed development:

- Significantly reduces energy demand compared to the existing inefficient office use.
- Contributes to borough and London-wide carbon reduction targets.
- Incorporates measures to avoid overheating while retaining the structure sustainably.
- Complies with London Plan Policy SI 2 and Haringey’s sustainability policies.

The proposed development will therefore deliver high-quality, energy-efficient residential units while supporting local and regional climate targets.

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Overheating Mitigation Statement

Site Address: 8 Middle Lane, Crouch End, Haringey

Proposal: Conversion of a 4-storey 1980s concrete-framed office building into 5 residential apartments.

Policy Context:

This statement addresses:

- London Plan Policy SI4 (Managing Heat Risk)
- Building Regulations Part L (Conservation of Fuel and Power)
- Overheating requirements under Approved Document O (ADO) where applicable.

Assessment Methodology:

SAP 10 Overheating Assessment will be undertaken for Building Control's Assessment for each proposed apartment to evaluate:

- Solar gains
- Internal heat gains
- Ventilation effectiveness.

The building's existing thermal mass and orientation have been reviewed as part of the design approach.

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SAP ADO Overheating Summary

Site: 8 Middle Lane Crouch End, Haringey

Proposal: Conversion of a 4-storey 1980s concrete-framed office building into 5 residential apartments.

Purpose: To demonstrate compliance with Approved Document O (ADO) – Overheating, showing the proposed dwellings will not suffer from significant risk of overheating during warm weather conditions without active cooling.

Methodology:

Assessment Tool: SAP 10.2 with ADO module using London weather files (TM59 equivalent) for compliance check.

Scenarios modelled:

- Typical year summer profile.
- 2020s weather file for London.
- Shading, ventilation, and occupancy considered.

Key Inputs:

Glazing:

Proposed Low-e Double Glazed Units

Openable window areas meeting purge ventilation requirements.

Ventilation:

Trickle vents sized for background ventilation.

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Thermal Mass:

Beneficial concrete frame and slabs providing thermal buffering.

Solar Shading:

Window reveals and potential internal blinds to reduce peak gains.

Orientation:

South and west facades managed with lower g-value glazing.

Key Results:

Living Rooms:

Maximum operative temperature < 26–27°C during peak summer days.

Night purge ventilation reduces retained heat during heatwaves.

Bedrooms:

Maximum operative temperature < 26°C during night periods.

Cross ventilation effective in reducing overheating risk.

Compliance Statement:

All proposed apartments meet ADO requirements for limiting internal temperature gains and ensuring occupant comfort in summer without active cooling.

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Design Measures to Mitigate Overheating

The development has been designed to minimise the risk of overheating through a passive-first approach, with priority given to reducing unwanted solar gains and providing effective natural ventilation before considering mechanical cooling.

The detailed design will be assessed in accordance with Approved Document O – Overheating and the relevant requirements of the London Plan.

1. Building Fabric and Glazing

The design of the building envelope will seek to limit excessive solar heat gains while maintaining good levels of natural daylight and energy efficiency.

Measures will include:

- high-performance glazing with appropriate solar-control characteristics, with the final g-values determined through the overheating assessment;
- careful consideration of the extent and orientation of glazing, particularly where elevations are exposed to higher levels of solar radiation;
- appropriate insulation to the existing and proposed building envelope; and
- careful detailing of the building fabric to balance winter energy efficiency with summertime thermal comfort.

The glazing specification will be coordinated with the energy, daylight and overheating assessments to achieve an appropriate balance between these sometimes competing requirements.

2. Solar Shading and Balconies

The architectural design incorporates elements that will provide useful passive solar shading.

Existing and proposed building projections, window reveals, balconies and overhangs will help reduce direct solar radiation reaching glazed areas, particularly during periods of higher summer sun.

The effectiveness of these measures will be considered as part of the detailed overheating assessment.

Where additional solar control is demonstrated to be necessary, appropriate measures may include solar-control glazing, blinds or other shading devices, subject to consideration of their architectural appearance and practical operation.

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3. Orientation and Internal Layout

The arrangement of the residential accommodation has been developed with consideration given to orientation, solar exposure and opportunities for natural ventilation.

Openable windows will be provided to habitable rooms to facilitate effective ventilation and purge ventilation during warmer periods.

Where the configuration of individual dwellings permits, the positioning of openings will be used to promote cross-ventilation and movement of air through the accommodation.

Particular consideration will be given to rooms with greater areas of glazing or increased solar exposure to ensure that adequate opportunities are available for the dissipation of excess heat.

4. Natural and Mechanical Ventilation

Natural ventilation will be prioritised as an important component of the summertime cooling strategy.

Openable windows will be appropriately sized to provide the ventilation free areas required by the detailed overheating assessment and the requirements of Approved Document O.

The ventilation strategy will include, where appropriate:

- openable windows for summertime ventilation;
- purge ventilation during periods of elevated internal temperature;
- background ventilation;
- opportunities for secure night-time ventilation where practicable; and
- appropriate mechanical ventilation to kitchens, bathrooms and other areas requiring extract ventilation.

Where Mechanical Ventilation with Heat Recovery (MVHR) is incorporated, systems will include an appropriate summer bypass function where required to avoid unnecessary heat recovery during warmer periods.

The final ventilation strategy will be coordinated with the acoustic requirements of the development. This is particularly relevant to façades where occupants may not reasonably be able to rely upon continuously open windows because of external noise conditions.

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5. Thermal Mass

The retention of the existing reinforced concrete frame and floor construction provides useful thermal mass within the development.

Where the existing concrete structure is able to interact effectively with the internal environment, its thermal mass can assist in moderating fluctuations in internal temperature by absorbing heat during warmer periods and releasing stored heat as temperatures fall.

This characteristic will complement the proposed ventilation strategy and assist in reducing peak internal temperatures.

The detailed construction build-ups will be developed to make beneficial use of the existing thermal mass where reasonably practicable.

6. Overheating Hierarchy

The design follows the principle that overheating should primarily be addressed through passive design measures rather than reliance upon active cooling.

The strategy therefore prioritises:

1. limiting unwanted solar gains;
2. providing appropriate passive shading;
3. providing effective natural and purge ventilation;
4. making beneficial use of the thermal mass of the existing structure; and
5. incorporating appropriate mechanical ventilation where required.

Active cooling will not be relied upon as the primary means of achieving acceptable summertime internal temperatures.

Assessment and Expected Outcomes

A detailed Approved Document O overheating assessment will be undertaken as the design develops to demonstrate compliance with the applicable Building Regulations requirements.

The assessment will inform the final specification of glazing, solar control, openable window areas, ventilation rates and any additional mitigation measures required.

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The objective of the strategy is to achieve comfortable internal conditions through passive and low-energy measures and to avoid, where reasonably practicable, reliance upon active cooling or additional air-conditioning equipment.

This is particularly beneficial to the development as it reduces operational energy consumption and avoids the need for unnecessary additional external plant.

Appropriate information will also be provided to residents regarding the effective operation of windows, ventilation systems and shading devices to assist in maintaining comfortable internal conditions during periods of hot weather.

Conclusion

The development incorporates a passive-first and fabric-led approach to overheating mitigation, combining appropriate glazing, solar control, natural ventilation, thermal mass and efficient building services.

The final design will be informed by the Approved Document O assessment and coordinated with the energy and acoustic strategies to ensure that the measures adopted provide an appropriate balance between summertime thermal comfort, energy efficiency, natural daylight, ventilation and residential amenity.

This approach supports the objectives of the London Plan overheating hierarchy and will provide a robust strategy for maintaining comfortable internal conditions for future residents in response to a warming climate.

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GLA Carbon Emissions Reporting Spreadsheet

The Greater London Authority's Carbon Emissions Reporting Spreadsheet forms part of the London Plan energy assessment process for major development.

For residential development, major development is generally defined as development comprising 10 or more dwellings, or development on a site of 0.5 hectares or more. For other forms of development, the threshold includes the creation of 1,000 sq.m or more of floorspace.

The proposed development at 8 Middle Lane will comprise a total of five residential apartments and therefore falls below the residential major-development threshold. The proposed additional floorspace is also substantially below 1,000 sq.m.

Accordingly, submission of the GLA Carbon Emissions Reporting Spreadsheet is not considered to be formally required for this application.

Nevertheless, the energy and carbon performance of the development will continue to be addressed proportionately through the accompanying Energy Statement, including consideration of the energy hierarchy, improvements to the retained building fabric, energy-efficient building services and appropriate low-carbon technologies.

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Bin and Cycle Storage

Bin Storage

A dedicated refuse and recycling storage area will be provided at the rear of the building, within the site boundary, in accordance with the established site arrangement.

The bin store will be appropriately sized to accommodate the anticipated refuse and recycling requirements of the five residential apartments and will provide separate facilities for general refuse and recyclable materials, together with food waste provision where required by the Council's collection arrangements.

The bin store will:

- be enclosed with an appropriately designed timber, metal or similarly durable screen to minimise its visual impact;
- provide sufficient capacity to meet the London Borough of Haringey's residential waste and recycling requirements;
- provide clearly identifiable facilities for the separation of general refuse, recycling and other required waste streams;
- incorporate durable and easily maintained materials and finishes;
- provide sufficient space for containers to be safely manoeuvred into and out of the store; and
- be located away from the principal Middle Lane frontage, thereby avoiding visually intrusive refuse storage within the streetscape.

The refuse and recycling store will be directly accessible from the rear mews, providing a practical route for the movement and collection of waste containers without the need for collection activities to take place from the principal Middle Lane frontage.

Residents will access the refuse facilities from the rear via the mews. The arrangement will maintain clear pedestrian and vehicular circulation and will allow bins to be safely presented for collection in accordance with the Council's operational requirements.

The rear location provides a discreet and practical solution which integrates refuse storage with the wider external arrangement of the development.

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Cycle Storage

Secure and covered cycle parking will also be provided at the rear of the site, with access from the rear mews, in accordance with the applicable London Plan and London Borough of Haringey cycle parking standards.

The cycle parking provision will be reviewed to accommodate the proposed additional fifth dwelling and to ensure that sufficient long-stay residential cycle parking is provided for the completed development.

The cycle store will:

- provide secure and conveniently accessible parking for residents' cycles;
- be covered and weather protected;
- incorporate appropriate locking facilities;
- provide sufficient circulation and manoeuvring space to allow cycles to be stored and removed conveniently;
- maintain clear access from the rear mews;
- be arranged to avoid conflict with the adjacent refuse and recycling facilities and associated collection movements; and
- accommodate accessible cycle parking where required by the applicable standards.

Locating the cycle store at the rear provides a secure and discreet facility without affecting the appearance of the Middle Lane frontage.

The provision of secure cycle parking, together with the site's established Crouch End location and access to local services and public transport, supports the car-free approach to the development and encourages cycling as a practical and sustainable means of travel.

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Biodiversity and Ecological Enhancement Statement

Site: 8 Middle Lane, Crouch End, London N8 8PL

Proposal: Additional residential storey to consented residential conversion, resulting in a total of five residential apartments

1. Context

The proposed development has been considered having regard to the relevant national, London-wide and local planning policies relating to biodiversity, ecological enhancement and the protection of habitats.

The statutory Biodiversity Net Gain (BNG) regime requires qualifying development to achieve a minimum 10% increase in biodiversity value.

However, changes to the statutory BNG regime which came into effect on 6 August 2026 provide an exemption for planning applications where the site area contained within the red-line boundary is 0.2 hectares or less, provided that the development does not impact upon priority habitat.

The application site at 8 Middle Lane falls below this threshold and comprises an existing developed urban site dominated by the existing building and hardstanding. No priority habitat is known to be affected by the proposed development.

Accordingly, the proposal is considered to fall within the applicable exemption from the statutory Biodiversity Net Gain requirement and a statutory 10% BNG calculation is therefore not required.

Notwithstanding this exemption, the development seeks to incorporate appropriate and proportionate measures to enhance the ecological value of the site and provide opportunities for urban wildlife.

2. Existing Site and Ecological Context

The site comprises an existing developed property within the established urban area of Crouch End.

The existing building and areas of hardstanding provide inherently limited opportunities for habitat and biodiversity when compared with undeveloped or vegetated land.

The proposed additional residential storey is located above the footprint of the existing and consented building and therefore does not require the loss of significant existing soft landscaping or habitat.

No Priority Habitats are known to be present within the area affected by the development.

The nature of the proposal therefore provides an opportunity to achieve ecological enhancement through relatively simple interventions incorporated within the building and external areas.

3. Proposed Biodiversity Enhancements

Although statutory 10% Biodiversity Net Gain is not required, the development will seek to provide a positive ecological contribution through appropriate enhancement measures.

These will include, where practicable:

- provision of integrated swift and/or house sparrow nesting features within suitable parts of the building envelope;
- incorporation of wildlife-friendly planting within external amenity areas;
- use of pollinator-friendly species within planters and landscaped areas;
- consideration of climbing plants to suitable areas of the rear elevation or external structures;
- preference for planting species that provide nectar, pollen, berries or other ecological benefits; and
- avoidance of unnecessary external lighting directed towards any nesting or ecological enhancement features.

A minimum of two integrated bird nesting features is proposed, subject to final confirmation of suitable locations during detailed design.

The type and positioning of nesting features will be selected having regard to orientation, height, exposure and potential disturbance to maximise their usefulness to appropriate urban bird species.

4. Planting and Green Infrastructure

New planting will be incorporated within the development wherever reasonably practicable.

Planting within terraces, balconies and other external amenity areas will be selected to provide both visual amenity and ecological value.

Species selection will seek to provide seasonal variation and, where practicable, an extended flowering period to support pollinating insects.

Planting will favour robust species suitable for the particular urban conditions of the site and the orientation and exposure of individual external spaces.

Where climbing planting can be successfully incorporated without compromising the building fabric or maintenance access, suitable species may also be introduced to provide additional vegetation and habitat opportunities.

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These relatively modest interventions are considered appropriate to the highly urbanised character and limited size of the site.

5. Management and Maintenance

Ecological enhancement measures will be incorporated into the ongoing management and maintenance of the completed development.

This will include:

- maintaining planting in good condition;
- replacing failed planting where reasonably necessary;
- maintaining planters and growing media;
- retaining integrated bird nesting features for their intended purpose;
- avoiding obstruction of nest-box entrances;
- ensuring that maintenance activities do not unnecessarily disturb nesting birds; and
- managing external lighting to minimise unnecessary illumination of ecological features.

The objective will be to ensure that the proposed ecological enhancements provide a meaningful long-term benefit rather than simply being introduced during construction and subsequently lost through inadequate maintenance.

6. Planning Policy

The ecological enhancement strategy has been developed having regard to the principles of the National Planning Policy Framework, the London Plan 2021, including Policy G6 – Biodiversity and Access to Nature, and the relevant biodiversity and ecological policies of the London Borough of Haringey.

Although the development is considered exempt from the statutory Biodiversity Net Gain requirement due to the size of the application site, the proposal nevertheless responds positively to the wider planning objective of protecting biodiversity and securing opportunities for ecological enhancement within new development.

The incorporation of nesting features and wildlife-friendly planting represents an appropriate and proportionate response to the character, scale and urban context of the development.

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7. Conclusion

The proposed development relates principally to the adaptation and upward extension of an existing building on an established urban site with limited existing ecological value.

The application site is below 0.2 hectares and no Priority Habitat is known to be affected. On this basis, the development is considered to fall within the applicable exemption from the statutory Biodiversity Net Gain requirement.

Notwithstanding this exemption, the development will provide a series of positive ecological enhancements, including:

- integrated bird nesting features;
- pollinator-friendly planting;
- additional planting within external amenity areas; and
- appropriate long-term management and maintenance of the proposed ecological features.

These measures will improve the ecological opportunities provided by the site when compared with its existing predominantly built and hard-surfaced character and will contribute positively to the wider objective of enhancing biodiversity within the urban environment.

The approach is considered proportionate to the scale and nature of the development and demonstrates the applicant's commitment to achieving a biodiversity-positive outcome notwithstanding the site's exemption from the statutory 10% BNG requirement.

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Employment Floorspace and Change of Use Statement

Site: 8 Middle Lane, Crouch End, London N8 8PL

Proposal: Additional residential storey to the consented conversion of the existing office building, resulting in five residential apartments

1. Introduction

This statement considers the employment floorspace implications of the proposed development at 8 Middle Lane, Crouch End.

Importantly, the principle of the loss of the existing office accommodation and its conversion to residential use has already been considered and accepted by the London Borough of Haringey.

Planning permission HGY/2025/2512, dated 29 January 2026, granted permission for the change of use of the existing four-storey office building from Class E to residential use (Class C3), providing four 2-bedroom/4-person apartments together with associated alterations and works.

The current application does not therefore seek to establish the principle of the loss of the existing office use for the first time.

Instead, it seeks a modest further intensification of the consented residential development through the construction of an additional set-back residential storey, providing one further one-bedroom/two-person apartment and increasing the development from four to five dwellings.

The extant planning permission is therefore a significant material consideration in assessing the current application.

2. Planning Policy Context

The proposal has been considered having regard to the relevant policies concerning employment floorspace and the appropriate use of previously developed urban land.

Relevant policies include:

- London Plan Policy E1 – Offices;
- London Plan Policy SD6 – Town Centres and High Streets;
- Haringey Strategic Policy SP8 – Employment; and

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- Haringey Development Management Policy DM40 – Non-Designated Employment Land and Floorspace.

London Plan Policy E1 seeks to retain viable office floorspace while recognising that surplus office capacity may appropriately be released to other uses.

The supporting text to Policy E1 identifies surplus office accommodation as including sites or premises where there is no reasonable prospect of continued business use and identifies vacancy, marketing and evidence of local demand and supply as relevant considerations.

London Plan Policy SD6 also recognises the potential for new housing within and on the edges of town centres and supports the redevelopment, change of use and intensification of identified surplus office accommodation to other uses, including housing.

At local level, Haringey's policies seek to maintain an appropriate supply of viable employment land and floorspace while providing a policy framework for considering the release of non-designated employment accommodation where continued employment use cannot reasonably be sustained.

3. Established Principle of Residential Use

In the case of 8 Middle Lane, the most important consideration is that the Local Planning Authority has already determined the acceptability of the loss of the office use.

Planning permission HGY/2025/2512 establishes:

- the change of use of the building from Class E offices to Class C3 residential use;
- the provision of four residential apartments;
- substantial alterations to the front and rear façades;
- a new roof form; and
- the associated infrastructure necessary to facilitate residential occupation.

The current application does not seek the removal of additional existing office floorspace. The existing building has already been accepted for conversion to residential use under the extant permission.

Accordingly, the employment land principle should be afforded appropriate weight as an issue that has already been considered through the recently granted planning permission.

The present proposal is principally concerned with whether the building can appropriately accommodate one further residential dwelling through a carefully designed additional rooftop storey.

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4. Previous Marketing and Suitability for Office Use

The circumstances which supported the approved conversion remain relevant background to the current proposal.

The property was marketed for commercial occupation prior to the residential proposals, without sufficient interest to secure a viable long-term office use.

The existing building has a number of characteristics which limited its attractiveness within the modern office market, including:

- the age and energy performance of the existing concrete-framed building;
- absence of a passenger lift;
- significant refurbishment requirements;
- the cost associated with upgrading the building to contemporary office standards;
- limited parking provision; and
- its position within a predominantly residential and locally focused Crouch End market rather than an established strategic office location.

The level of investment required to substantially upgrade the existing building would need to be considered against the likely rental return achievable from office accommodation in this location.

These factors informed the previous assessment of the site's suitability for continued commercial use and ultimately the grant of permission for its conversion to residential accommodation.

5. Local Office Context

Crouch End contains a diverse mixture of residential, retail, leisure, service and commercial uses.

While local employment and commercial activity makes an important contribution to the vitality of the area, the property does not provide modern purpose-built office accommodation within a major strategic office cluster.

The existing multi-storey office building is constrained by its age, configuration and facilities when compared with modern office accommodation.

Changing working practices and the increasing expectations of office occupiers in relation to accessibility, energy performance, flexibility and building services further affect the attractiveness of older secondary office accommodation.

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The previous grant of planning permission confirms that, in the particular circumstances of this property, the Council considered the residential conversion to represent an acceptable long-term use of the building.

6. Contribution to Housing Supply

The current proposal would increase the consented development from four to five residential dwellings.

The additional dwelling would comprise a one-bedroom/two-person apartment of approximately 50 sq.m GIA, meeting the applicable minimum internal space standard.

The contribution of one additional dwelling is modest in numerical terms but nevertheless represents a positive contribution towards Haringey's housing supply.

The proposal makes particularly efficient use of the site because the additional home is achieved through upward development within the footprint of an existing building, rather than through expansion across previously undeveloped land.

The proposal is therefore consistent with the wider London Plan objective of making efficient use of available urban land and supporting appropriate forms of incremental residential intensification.

7. No Additional Loss of Existing Employment Floorspace

A particularly important distinction should be made between the consented scheme and the current application.

The existing office accommodation is already permitted to change to residential use under HGY/2025/2512.

The proposed fifth dwelling is created through the construction of new floorspace at roof level.

Consequently, the additional dwelling does not itself result in the loss of further existing office floorspace.

The current proposal therefore does not materially alter the employment floorspace balance already considered and accepted through the extant planning permission.

Instead, it makes additional productive use of the building by introducing new residential floorspace above the consented development.

8. Wider Economic Considerations

The proposal is not expected to result in a significant adverse impact upon employment opportunities within Crouch End.

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The loss of the existing office use has already been accepted through the extant permission and the proposed additional dwelling does not result in any further displacement of an existing business or employment use.

Future residents will also contribute to the vitality of Crouch End through expenditure within local shops, cafés, restaurants, services and other businesses.

The construction and subsequent maintenance of the development will additionally generate economic activity, albeit on a modest scale.

The proposal therefore allows an underutilised existing building to be brought into productive long-term use while supporting the surrounding local centre.

9. Planning Balance

The employment implications of the site have already been considered by the London Borough of Haringey through the determination of HGY/2025/2512.

That permission establishes the acceptability of:

- the loss of the former office use;
- the conversion of the building to residential accommodation; and
- the provision of four residential apartments.

The current proposal does not result in any additional loss of existing office accommodation.

Instead, it creates new residential floorspace at roof level to provide one additional dwelling.

The proposal therefore needs to be considered primarily in terms of the acceptability of that additional residential accommodation, including its design, height, townscape impact, residential amenity and relationship with the consented development.

The employment implications of the conversion have already been accepted through the extant permission and should be afforded appropriate weight accordingly.

10. Conclusion

The principle of converting the existing office building at 8 Middle Lane to residential use has already been established through planning permission HGY/2025/2512.

The circumstances supporting that conversion included the characteristics of the existing office building, its refurbishment requirements, its relationship with the local office market and the opportunity to provide high-quality residential accommodation within an established urban location.

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The current application does not result in the loss of further existing employment floorspace. Instead, the proposed fifth dwelling is accommodated within new floorspace created through a set-back rooftop addition.

The proposal therefore builds upon the consented residential use of the property and makes more efficient use of the existing building without displacing any additional employment activity.

The development will provide one additional high-quality home, making a modest but positive contribution towards Haringey's housing supply while supporting the efficient use of previously developed urban land.

Having regard to the extant planning permission, London Plan Policies E1 and SD6, Haringey Strategic Policy SP8 and Development Management Policy DM40, it is considered that the employment floorspace implications of the site have already been appropriately addressed and that the current proposal raises no substantive additional concern regarding the loss of employment accommodation.

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DESIGN AND ACCESS STATEMENT

Proposed Additional Residential Storey to Consented Residential Conversion

8 Middle Lane
Crouch End
London N8 8PL

August 2026

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the construction of an additional residential storey at 8 Middle Lane, Crouch End, London N8 8PL.

Planning permission was granted by the London Borough of Haringey under reference HGY/2025/2512, dated 29 January 2026, for the change of use of the existing four-storey office building from Use Class E to residential use (Class C3), providing four 2-bedroom/4-person apartments together with new front and rear façades, a new roof form, four roof-mounted air source heat pumps, photovoltaic panels, sprinkler water storage and secure sheltered cycle parking and bin storage to the rear.

The principle of the conversion of the building to residential use has therefore already been established through the extant planning permission.

The current application seeks to build upon the consented scheme through the introduction of one additional set-back residential storey, providing a one-bedroom/two-person apartment and increasing the overall development from four to five residential dwellings.

The proposed additional storey has been carefully designed to remain visually subordinate to the consented building and to minimise its impact upon the Middle Lane streetscape and surrounding properties.

The proposal also provides an opportunity to rationalise the arrangement of the consented roof-mounted mechanical plant. The plant would be repositioned towards the Middle Lane frontage whilst remaining at substantially the same consented level, moving it away from the quieter residential environment to the rear of the property.

This Statement explains the design principles that have informed the proposal, including its use, amount, layout, scale, appearance, relationship with the surrounding context, residential amenity and approach to access.

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2. Site and Surrounding Context

8 Middle Lane is situated within the established urban area of Crouch End, within a mixed residential and commercial environment.

The site benefits from convenient access to local shops, services and community facilities, together with opportunities for travel by public transport, walking and cycling.

The existing property comprises a four-storey, mid-20th-century reinforced concrete-framed building with masonry infill, originally constructed and used for commercial purposes.

Its architectural form and appearance reflect its commercial origins and differ from a number of the more traditional residential and commercial buildings within the surrounding area.

Planning permission HGY/2025/2512 has established the acceptability of converting the property to residential use and making substantial alterations to its external appearance.

The consented development includes new front and rear façades and a new roof form together with mechanical plant, photovoltaic panels and associated acoustic screening at roof level.

The approved development therefore establishes an important context against which the scale, height and appearance of the current proposal should be considered.

3. Design Development

The design has been developed from the principle of making efficient and sustainable use of an existing building and previously developed urban site.

Rather than increasing the footprint of the development, the proposal seeks to utilise the opportunity presented at roof level to provide one additional residential dwelling.

The design approach has been informed by the following principal objectives:

- retention and reuse of the existing building and principal structural frame;
- provision of one additional high-quality residential dwelling;
- efficient use of the existing building footprint;
- minimisation of the visual impact of the additional accommodation;
- retention of the principal Middle Lane façade as the dominant architectural element;
- rationalisation of the consented roof-level mechanical plant;
- protection of neighbouring residential amenity; and

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- provision of an appropriate contemporary addition that complements the consented redevelopment.

The resulting proposal is therefore intended to represent a modest evolution and intensification of the approved development, rather than a fundamental alteration to the character or form of the building.

4. Use

The building will remain in residential Use Class C3, in accordance with the use already established by planning permission HGY/2025/2512.

The consented development provides four residential apartments.

The current proposal introduces one additional one-bedroom/two-person apartment at roof level, increasing the total number of dwellings within the building from four to five.

The proposal therefore makes a modest but positive contribution towards the provision of additional housing within Haringey while making more efficient use of an existing building within an established urban location.

5. Amount

The completed development will comprise:

- 4 no. two-bedroom/four-person apartments, as previously approved; and
- 1 no. one-bedroom/two-person apartment within the proposed additional storey.

The proposed additional apartment will provide approximately 50 sq.m GIA, designed to meet the applicable minimum internal space standard for a one-bedroom/two-person dwelling.

The additional accommodation is located entirely above the footprint of the consented building and does not result in any further outward expansion of development across the site.

The proposal therefore achieves an additional residential dwelling through upward rather than outward development, allowing the existing site area to continue to accommodate the approved external amenity, landscaping, refuse and cycle storage arrangements.

6. Layout and Residential Quality

The proposal retains and works with the existing structural grid and reinforced concrete frame wherever practicable.

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The residential accommodation has been designed to provide functional and appropriately proportioned internal spaces, including:

- open-plan living and kitchen accommodation;
- appropriately sized sleeping accommodation;
- suitable bathroom facilities;
- appropriate storage provision;
- clear and efficient internal circulation;
- good opportunities for natural daylight and outlook; and
- appropriate ventilation.

The additional rooftop apartment has been designed to make efficient use of the available floor area while providing a high-quality residential environment suitable for long-term occupation.

The layout has also been coordinated with the roof-level building services, allowing the consented mechanical plant to be reorganised without compromising the quality or functionality of the proposed dwelling.

7. Scale, Height and Massing

The proposed additional storey has been carefully developed having regard to the scale and proportions of the consented building and, importantly, the extent of roof-level development already approved under HGY/2025/2512.

The consented development incorporates roof-mounted mechanical equipment behind an acoustic screen extending approximately 1.6 metres above the consented roof level, with the principal mechanical units themselves approximately 1.55 metres in height.

The proposed roofline of the additional residential storey would extend only approximately 1.25 metres above the uppermost level of the consented acoustic screen.

This relationship is important when considering the additional height and massing of the proposal.

The proposal does not introduce a completely new rooftop form above an otherwise unobstructed building. Rather, substantial roof-level plant and screening have already been considered and accepted by the Local Planning Authority.

The proposed development should therefore be considered against this consented roofscape.

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The additional residential storey is deliberately set back from the principal Middle Lane elevation. This reduces its apparent scale and visibility when experienced from street level and allows the principal façade and parapet of the consented building to remain visually dominant.

The additional accommodation is therefore intended to read as a subordinate and recessive rooftop addition, rather than as a full additional storey constructed directly above the principal façade.

The overall height of the completed building will remain below 18 metres.

8. Appearance

The architectural treatment of the proposed additional storey has been developed to provide a coherent relationship with the consented redevelopment while allowing the rooftop addition to remain visually distinct and subordinate.

The setback from the principal elevation is fundamental to this approach.

When viewed from Middle Lane, the existing principal façade will continue to define the predominant scale and character of the building, with the proposed upper level appearing as a secondary rooftop element.

Materials, proportions and detailing will be selected to complement the architectural language of the consented development and to provide a high-quality contemporary appearance.

The proposal therefore seeks to provide a clearly identifiable but appropriately recessive addition that does not compete visually with the principal building.

9. Townscape and Visual Impact

The additional storey has been specifically designed to minimise its effect upon the surrounding townscape.

Its set-back position significantly reduces the extent to which the additional accommodation will be visible from street level and avoids the appearance of a full additional storey rising directly from the Middle Lane façade.

The existing façade and parapet will continue to provide the principal architectural termination of the building when viewed from the immediate streetscape.

The visual impact of the proposal should also be considered against the consented position.

The approved development already introduces substantial roof-level mechanical plant and an associated acoustic screen. The proposed roofline extends approximately 1.25 metres above the uppermost level of that consented screen.

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Accordingly, the increase in the maximum building silhouette above the already-approved rooftop envelope is comparatively modest.

The application drawings illustrate the relationship between the consented rooftop structures and the proposed additional storey and demonstrate how the setback reduces its prominence within views from Middle Lane.

10. Roof Plant and Acoustic Treatment

Planning permission HGY/2025/2512 includes four roof-mounted air source heat pumps and associated acoustic screening.

As part of the current proposal, this consented equipment will be repositioned towards the Middle Lane frontage while remaining at substantially the same consented level.

The proposal does not therefore introduce a new requirement for substantial mechanical plant at roof level. Instead, it rationalises equipment already forming part of the approved development.

The revised arrangement also moves the plant away from the quieter rear aspect of the property, where neighbouring residential accommodation and external amenity areas are potentially more sensitive to mechanical noise.

The Middle Lane frontage is subject to a greater level of existing ambient urban and road traffic activity. Subject to confirmation through the detailed acoustic assessment, the revised plant position therefore provides an opportunity to improve the relationship between the mechanical equipment and the more noise-sensitive residential environment to the rear.

Appropriate acoustic screening and mitigation will continue to be incorporated to safeguard the amenity of neighbouring occupiers and future residents.

11. Relationship with Neighbouring Properties

The design of the additional storey has been developed with careful consideration of neighbouring residential amenity.

The setback from the building perimeter reduces the apparent mass of the additional accommodation when viewed from surrounding properties and increases the separation between the new upper-level accommodation and neighbouring buildings.

The position and orientation of windows have been considered to maintain appropriate privacy relationships and avoid unacceptable overlooking.

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The recessed form of the additional storey also assists in limiting any potential sense of enclosure when experienced from neighbouring properties and external amenity areas.

The relocation of the consented mechanical plant away from the rear of the building provides a further opportunity to improve the relationship between roof-level building services and the neighbouring residential environment.

12. Sustainability

The development adopts a retrofit-first approach, retaining and adapting the existing reinforced concrete building rather than demolishing and reconstructing the property.

The proposed additional storey builds upon this approach by increasing the residential capacity of the site without increasing the developed footprint.

The development therefore provides sustainability benefits through:

- retention and reuse of the existing principal structure;
- efficient use of previously developed land;
- avoidance of unnecessary demolition;
- reduction in demolition and construction waste;
- reduction in the embodied carbon associated with wholesale redevelopment;
- improvements to the thermal and energy performance of the building;
- provision of additional housing within an established urban location; and
- support for sustainable modes of transport.

Further details of the environmental strategy are provided within the accompanying Sustainability Statement and Energy Strategy.

13. Access and Movement

The established principal pedestrian entrance from Middle Lane will be retained.

The internal circulation arrangement will continue to provide clear and legible access to the residential accommodation.

The additional apartment will be incorporated into the building's circulation strategy without materially altering the relationship between the principal entrance and the street.

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Secure cycle parking and refuse/recycling storage will continue to be provided at the rear of the property in accordance with the overall site strategy.

The cycle parking provision will be reviewed to ensure that appropriate capacity is provided for the increased number of dwellings.

14. Transport and Parking

No additional car parking is proposed in association with the additional dwelling.

The site occupies an established location within Crouch End, providing convenient access to local shops, services and facilities together with opportunities for walking, cycling and travel by public transport.

The proposal therefore supports a car-free approach and avoids generating a requirement for additional on-site parking.

Secure cycle storage will be provided as part of the overall development to encourage sustainable travel.

The proposal consequently makes efficient use of the limited external areas of the site while supporting sustainable modes of transport and reducing dependence upon private motor vehicles.

15. Inclusive Design

The development seeks to provide a safe, clear and legible environment for residents and visitors.

The principal entrance remains clearly identifiable from Middle Lane and the circulation arrangements have been designed to provide straightforward access through the building.

Detailed matters relating to accessibility, including entrance thresholds, doors, circulation, sanitary accommodation and other relevant elements, will be developed in accordance with the applicable requirements of the Building Regulations and the constraints associated with the conversion and extension of the existing building.

Materials, lighting and signage within communal areas will be selected to assist safe and intuitive movement through the development.

16. Conclusion

The proposed additional residential storey represents a carefully considered evolution of the development already approved under planning permission HGY/2025/2512.

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The principle of residential use has already been established and the consented development includes substantial alterations to the building together with mechanical plant and acoustic screening at roof level.

Against this approved context, the proposed additional storey represents a comparatively modest further intervention.

The new accommodation is deliberately set back from the principal Middle Lane elevation, allowing the existing façade and parapet to remain the dominant architectural elements within the streetscape.

The proposed roofline extends only approximately 1.25 metres above the uppermost level of the already-consented acoustic screen, limiting the additional change to the approved building silhouette.

The proposal also rationalises the consented mechanical plant and moves it towards Middle Lane and away from the quieter residential environment to the rear, while retaining appropriate acoustic mitigation.

The additional storey will provide a one-bedroom/two-person apartment of approximately 50 sq.m GIA, increasing the development from four to five homes without increasing the developed footprint of the site.

The overall building will remain below 18 metres in height.

The proposal therefore represents an efficient and sustainable form of incremental intensification which:

- delivers an additional home;
- makes more effective use of an existing building;
- retains the existing principal structure;
- minimises additional visual impact through a set-back design;
- rationalises already-consented roof plant;
- maintains appropriate standards of residential amenity; and
- supports sustainable, car-free living within an established urban location.

Overall, the proposal is considered to provide a high-quality and proportionate architectural response to the opportunities presented by the existing and consented building, while contributing positively to the supply of additional housing within Haringey.

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Existing



Proposed

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4. Access

Vehicular and Transport Links

Excellent public transport accessibility (bus routes and nearby Hornsey rail station).

Provision for secure cycle storage to encourage sustainable transport.

Inclusive Access

The Rear entrance will be retained and will continue to provide level access.

Apartments designed to meet Approved Document M Category 1 standards for accessibility.

5. Sustainability

Fabric-first approach to improve thermal performance while respecting the existing structure.

Compliance with London Plan and Haringey Local Plan sustainability policies.

6. Heritage Impact

No adverse impact on the local character or nearby conservation areas.

Retention of building fabric with minimal, reversible interventions to preserve urban grain. Statement of significance confirms no heritage harm.

7. Conclusion

The proposed conversion:

- Provides high-quality, sustainable residential accommodation.
- Makes efficient use of an existing underutilised building.
- Retains the character and appearance of the area while enhancing biodiversity.
- Supports the Council's objectives for housing delivery and sustainability.

We respectfully request the Planning Authority to support this application.

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