

Design and Access Statement

485, 487 Grand Parade, Green Lanes, Haringey, London, N4 1AG



Introduction

This planning application is for:

- The erection of a new roof to numbers 485 and 487 comprising the addition of a 3-bedroom flat.
- The replacement of the existing mansard to Pemberton road with an extended external wall .
- Redesign of front facade with addition of Gable wall and Lintels to windows.

Site

Location

Numbers 485 and 487 Green Lanes are 2 adjacent buildings situated at the Grand Parade section of the road between.

The Green Lanes run from Newington Green to Bush Hill, assuming a very preeminent importance into Haringey leisure and amenity provision. The Road is an ancient route into central London with its name (according to gazetteer) associated with the route of cattle into the London (<https://hidden-london.com/gazetteer/green-lanes/>).

The grand parade is characterized by the late Victorian development on the West side of the road (1890s), featuring 4 storey buildings (top one in the form of Loft/Mansard storeys) in Fare-face red brick with white render features, and the not so homogeneous developments on the East side featuring 2 storey buildings from number 429 to Turnpike Lane, and gabled fronts in London yellow stock brick (many times painted) through most of the Grand Parade.

Existing building

Judging by the available OS maps number 487 was built between 1876 and 1890 in a fairly Georgian style (although totally in the Victorian era). Number 485 was than build on a similar style (which might indicate that the owner would be the same).

The existing building can be characterized for its vertical windows, lack of ornamentation (in contrast with the opposite side of the road) and (oddly so different from the others on the west side of the road) the omission of the roof, since this cannot be seen from the ground level.

The 3 storey mixed use buildings comprise one through shop at Ground floor and 5 Flats at 1st and 2nd floor.

Access to the flats is made through the side of number 487 - Pemberton Road, with an external steel staircase giving access to the flats.

In conclusion the building does integrate on the panorama of the west side of the road without assuming a distinctive position or look.

Planning History

As a property with a prominent location in the Haringey high street the property has had a number of planning applications, mostly related to its commercial ground floor.

OLD/1983/0451 - Display of shop sign.

Approved with Conditions - 20/4/1983

OLD/1984/1039 - 1/9/84 Change of use of the first floor from residential to offices.

Refused - 30/10/1984

OLD/1983/0453 - Construction of extension at 2nd floor level (487B).

Approve with Conditions - 07/12/1983

OLD/1983/0452 - 7/1/83 Display of shop sign (485).

Approved with Conditions - 20/4/1983

OLD/1980/0415 - Change of use of 487A to doctors surgery -

Approve with Conditions - 04/11/1980

OLD/1953/0173 - 487 Alteration to shop fronts in Pemberton Road and rebuilding of lean to.

Approve with Conditions -01/4/1953

OLD/1966/0257 - 487 B Installation of new shopfronts.

Approved with Conditions - 25/7/1966

HGY/2017/2268 - Street trading area for tables and chairs

Approve with Conditions - 26/9/2017

HGY/2014/0326 - Installation of new shopfront to Pemberton Road elevation.

Approve with Conditions - 10/3/2014

HGY/2013/1829 - Retrospective application for installation of new shopfront to Pemberton Road elevation.

Approved with Conditions - 29/10/2013

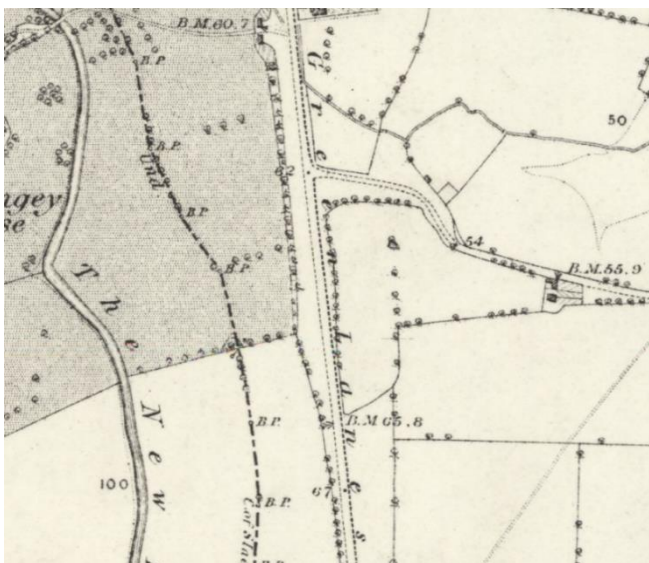
HGY/2012/0094 - Change of use of ground floor of 487 Green Lanes from retail (A1) to restaurant / cafe (A3) in order to provide additional seating for restaurant at 485 Green Lanes. Installation of new shopfront, shutters and blinds to both properties

Approve with Conditions - 08/1/2013

HGY/2007/1539

Proposal - Variation of Condition 10 (3) attached to appeal reference T/APP/Y5420/A/98/1012055/P7 (Ref HGY/1998/0573) to allow restaurant to be open until 4am Monday to Sunday.

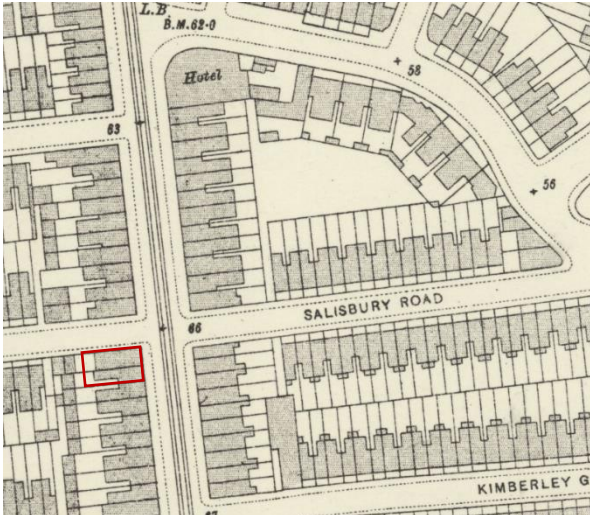
Refused - 18/9/2007



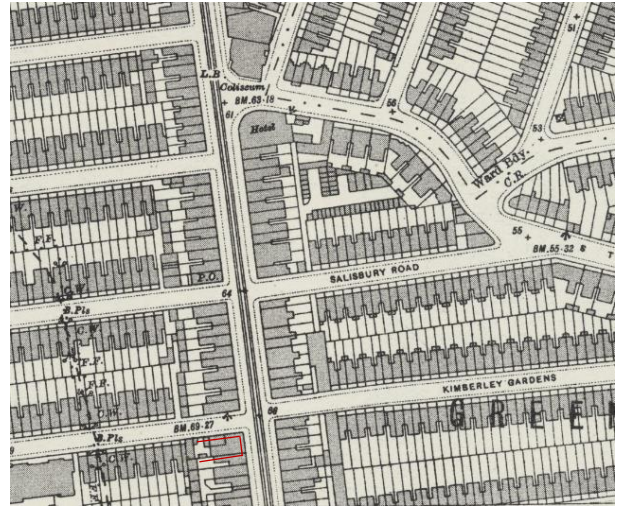
Os Map 1873-76



Town Plan, 1890



Extract of OS Map 1914



Extract of OS map -1938

HGY/2006/2123 - Variation to Condition 10 (3) attached to appeal reference T/APP/Y5420/A/98/1012055/P7 (Planning Permission reference: HGY/1996/0573) to allow restaurant to be open until 0200am Sundays to Saturdays.

Refused - 30/11/2006

HGY/2006/1752 - Variation of condition 10(3) attached to appeal reference T/APP/Y5420/A/98/1012055/P7 (ref: HGY/1998/0573) to allow restaurant to be open until 0300am Fridays and Saturdays and to 0200am Sundays to Thursdays.

Refused - 12/10/2006

HGY/2000/0541 - Approval of Details pursuant to Condition 2 (extract flue) attached to planning permission HGY/54855 granted on appeal.

Approve with Conditions - 24/5/2000

HGY/1998/0573 - Erection of extract duct on side elevation. Change of use from Social Club to Restaurant (Class A3).

Refused - 04/8/1998

HGY/1996/1035

Proposal - Change of use to social club and sandwich bar

Refused - 01/10/1996

HGY/1990/0827

Proposal - Change of use of first floor from residential (Class C3) to business (Class B1)

Refuse - 07/8/1990

HGY/1990/0010 - Installation of new shopfront.

Approve with Conditions -11/1/1990

A Pre-Application Planning (PRE/2020/0057) advice was undertaken in 2020 where 2 proposals were presented.

Design

The proposal develops the option 2 of the Pre-Application presented in 2020 with some alternative proposals bellow described.

Intent

The goal is to increase residential floor space in a consolidated area making face to the growing demand for housing in London. The property is close to amenities, transport and services and capable to sustain more density.

Operating design

The strategy is to match the front elevation with the overall look of the west side of the Grand Parade, by mimicking the front gable, roof heights and external elements such as the decorated lintels over windows, replacing the rain water pipes and gutter with Parapet walls and which facilitate maintenance and cleaning. The new setting is also complemented by a new Fascia Cornice completing the relations with the buildings across the street .

On the side Elevation - Pemberton Road - the proposal is to extend the roof over the amenity area allowing for covered access to the new proposed flat and aligning the proposed parapet wall with the front elevation.

Two dormer windows facilitate the use of roof space for bedrooms but do not overly dominate the elevation adding dynamism to the side elevation.

Other dormers are proposed on the South Elevation but these are not visible from the public road.

Mass

The property has a relatively small height compared with others in the Green Lanes which are already 4 storeys high on the east side of the road and in the west side of the road between numbers 407 and 427. The overall increase in height will not result in an increase of overshadowing to the neighbouring properties.



Detail of Lintels to be replicated



Impression of the proposed covered amenity area with amenity area on the far end and access to the upper flat.

Access

There are no proposed changes of access from the public road. The access to the new flat is to be made through the exiting staircase.

A cycle storage shed for 8 bicycles is proposed at 1st floor terrace.

Conclusion

We believe we have put forward a solution and program that fits both the requirements of the client and the increasing demand for housing in the council.

The proposal comprises a 3-bedroom flat with front amenity space and an improved access and amenity space for the second-floor flats under a new roof that unifies both properties and sustains the corner position of the buildings.

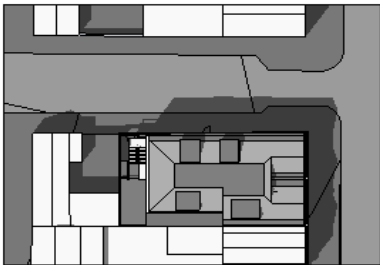
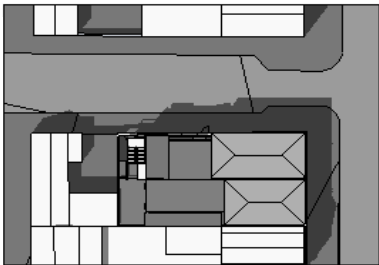
The Proposed raised parapet orientated to Pemberton Road is not higher than others with the same relation.



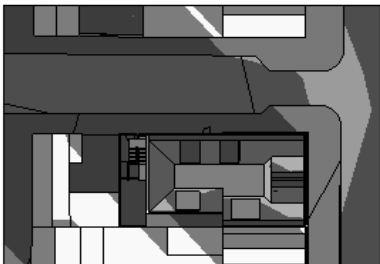
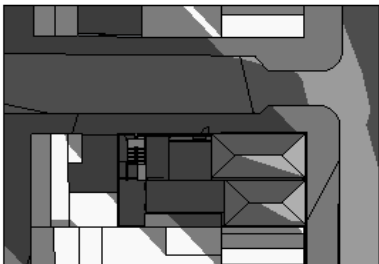
Summer 1 hour before sunset



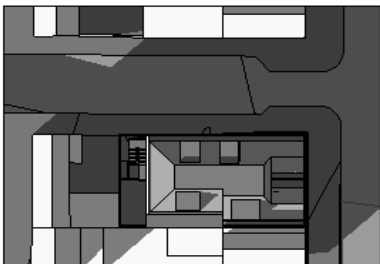
Autumn Midday



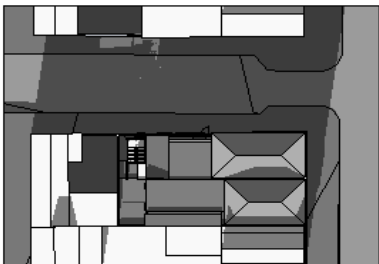
Autumn 1 hour after sunrise



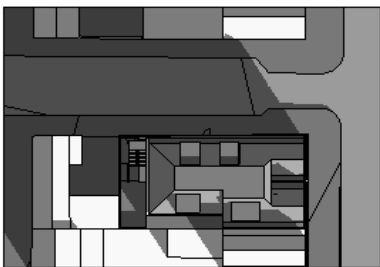
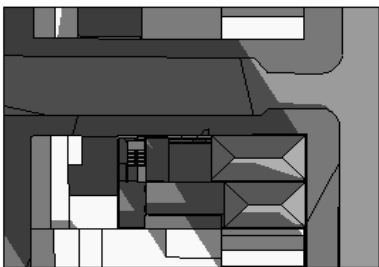
Winter 1 hour Before Sunset



Winter Midday



Winter 1 hour after sunrise



Existing

Proposed

Shadow study of the property comparing existing and proposed shadowing in Winter solstice and Autumn equinox. One hour after sunrise, midday, and one hour before sunset.