



DETAILED **PLANNING**

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Planning, Design and Access Statement

111-113, High Road, Wood Green, London, N22 6BB

Applicant: **Grand Realty, C/O Pryns Chandar**

Client Ref: **2334PC**

Agent: **Mrs Emily Buckingham BA (Hons) MCIAT – Detailed Planning Ltd**

Date: **November 2023**

List of Supporting Documents

- ☐ Location Plan, Existing and Proposed Block Plans
- ☐ Existing and Proposed Drawings
- ☐ Planning, Design and Access Statement (This Document)
- ☐ Community Infrastructure Levy Form
- ☐ Planning Application Form

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Existing Site/Use

The site is located on High Road in Wood Green. It comprises retail premises on ground floor as well as storage space to the first and second floor, which operate lawfully. The property is a Victorian terrace within a busy commercial area with great transportation links, including Turnpike Lane and Wood Green tube stations within walking distance.

The area includes all the necessary amenities, as well as recreational spaces in the close proximity, i.e. Russel Park and Alexandra Palace.

The site does not lay within a conservation area, nor is it a listed building.

There is no relevant planning history associated with this site.

Proposal

This planning, design and access statement is by Grand Realty and is a part of a full planning application for first and second floor rear extensions, loft conversion with 2no. of rear dormers and roof-lights to front roof slope, followed by change of use of first, second and loft floors from retail to Class C3 residential. The conversion will comprise 6no. of self-contained units.

Relevant Planning Policies

Careful consideration to the planning policies below has been adopted throughout the design of this proposal.

National Planning Policy Framework (NPPF)

The London Plan, March

Haringey's Local Plan: Strategic Policies

Haringey Development Management Plan

Scale/Mass/Appearance

The ground floor will remain as a commercial area with operating business, while the first and second floor with the extensions and habitable loft will be converted into 6no. of self-contained 1 bedroom flats.

The proposed first floor extension has been designed at the same depth of the existing staircase protrusion/extension on the first floor and infills to the adjoining neighbours extensions at No.109. This has been designed in accordance with the application at Nos 105-107 High Road, and as the extension is in line with existing structures it is not considered to raise any amenity concerns to adjoining properties.

The second floor extension has been stepped in on both sides to avoid loss of amenity and obstruction of light to the neighbouring properties. The 45 degree line from the closest window in habitable room of the adjoining properties was drawn to define the maximum allowable size of the extension, being 2.8m deep and approx. 6.2m long. The height of the extension is to match the existing gutter line with additional height for the parapet and coping stone.

The proposed rear dormers have been designed with a step down from the ridge level of 0.25m. In addition, they are to be offset from the parapet walls to avoid the terracing effect. The volume of the proposed dormers will be no higher than 40 cubic metres – as allowed for terraced houses if with Permitted Development Rights, these rights are intact with the property. These extensions and roof alterations are in line with the recent approvals at Nos 105-107 High Road.

Amenity

It is believed that the proposal will not impact the amenity of the owners of the neighbouring properties. The distance to the properties on the other side of the street as well as to the rear of the properties on Alexandra Road is significant, therefore there should be no overlooking nuisance. The proposed terraces on the second floor will be screened with obscure glazed 1.7m high panels to protect the neighbour's amenity. The privacy of future occupants should not be affected as the flats are located on first, second and loft floors, making passers-by unable to have a look inside (being an issue with ground floor flats).

As mentioned above, the extensions have been designed in line with the existing structures at first floor level, and set in at second floor level in accordance with the 45 degree rule, to ensure no risk to adjoining neighbours amenity.

Layout

All of the apartments will be accessed via a shared communal staircase, being separate from the commercial premises. The layouts include spacious open-plan kitchen and living room, single bedroom and a bathroom/shower room, all arranged with provide outlook and sufficient amount of natural light. All of the flats are compliant with the Technical Housing Standards, with a min. of 7.5 sqm single bedrooms and min. 37 sqm of gross internal space (when shower room instead of bathroom; min. 39sqm when bathroom in place). All of the apartments have designated built-in storage spaces of a minimum 1.0 sqm, this is also in line with the Technical Housing Standards.

Number of bedrooms	Number of bed spaces	Minimum GIA (m2)			Built-in storage (m2)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
	4n	74	84	90	

Landscaping

There will be no proposed changes to the landscaping. However, roof terraces will be incorporated for the occupants of first floor and second floor flats to provide suitable outdoor amenity.

Waste Storage

Discrete refuse and recycle storage will be provided to the rear of the property, as well as a separate internal space to the first floor for those flats that would not have access to the rear to allow for easy access. Arrangements will be made for the collection of waste and recycle.

Environmental Statement

The construction will meet and exceed (where possible) the current building regulation standards. Special care will be taken to provide suitable thermal and acoustic performance of the construction.

Access & Transport

The proposed flats will be access via a new separated discrete entrance on High Road. This will be created next to the existing retail entrance and is similar to the majority of the front facades along the High Road.

The site has an excellent PTAL rating of 6a, confirming great transportation links (both tube and buses), therefore it is believed that the future occupants will use public transport and that no parking is required.

Secure cycle parking has been provided to the rear of the ground floor, accessed via Hazel Mews.

Conclusion

The proposal has been sensitively and carefully designed with considerations, and design measures taken to reduce impact and compliance with relevant policies. It is believed that the design will harmonise with the existing property and respect the character of the surrounding area, matching closely to the immediate neighbour Nos 105-107.

The size, position and height of the extensions would be a complementary addition to the existing property and would remain subordinate in size and massing.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact me.

Kind Regards,

Emily Buckingham BA(Hons) MCIAT
Chartered Architectural Technologist
November 2023