

0623_469 Green Lanes

Design and Access Statement

December 2023

Background

This Design & Access Statement accompanies a householder planning permission submission for a two-storey terrace mews building located at the rear of 469 Green Lanes. This application follows a previous consented application for change of use (Reference PP-12557659) from a 3-storey storage unit (Use Class E) to a one-bed residential unit (Use Class C3). The proposal seeks to improve fenestration to optimise daylight and enhance elevations to improve streetscape.

Site Location/ Description

The property is located on land at the rear of 469 Green Lanes, Haringey. It is a two-storey terrace mews building, part of a terrace block of 10 similar properties. The South elevation of the property is bounded by Mattison Road. A gate is located along the southern boundary which provides access to the site. To the East, the property overlooks an underutilised area of land at the rear of 469 Green Lanes. To the North the property is bounded by another terrace mews property. The West backs on to a separate block of terrace housing on Mattison Road, with half of the western elevation bounded by 114 Mattison Road.

Design

Use

The site is within a residential area, and the proposed elevational alteration has no impact upon the existing residential use.

Amount

No additional space is proposed to the existing quantum. The proposal provides 58.8sqm of internal living space. This includes a 15.1sqm bedroom, a 3.7sqm shower room, a 25.9sqm kitchen/living/dining space and 3.5sqm of storage and utility space. Also included is 28.6m of storage space in the roofspace area on the second floor.

Layout

No changes to the existing layout are proposed. The conversion of the ground floor will form the new bedroom and shower room, with space for bicycle storage. Sufficient space for the holding of refuse and recycling is included, with collection in accordance with council standards. The first floor accommodates an open-plan kitchen/living/dining space. The front roof slope will incorporate roof lights to provide natural light to the kitchen/living/dining space. A new staircase is proposed in the same location as the existing stair.

Scale & Massing

The proposal does not include any changes to the scale of the building. Roof height remains as existing and with no external addition of space or mass. This means that the property will remain the same scale as the adjoining properties in its terrace.

Appearance

A new composite aluminium single-leaf door with vertical glazed vision panel and concrete step will be introduced at ground level. New powder-coated metal windows and double doors are proposed throughout the scheme. This improved fenestration will optimise daylight. A new Juliette

balcony is proposed at first floor to allow the room to be naturally ventilated, and to provide enhanced daylighting and amenity space. The streetscape is to be enhanced through the removal of the unsightly roller shutter on the south elevation. The shutter opening will be closed off through new infill brickwork, with colour to match existing. Render is to be applied to the ground floor external walls to cover poor quality brickwork. The roof is to remain in its original slate tile, but with the introduction of three new rooflights on its front slope.

Sustainability

Re-use of the existing structure captures embodied carbon within the scheme. The proposal employs a fabric-first approach, improving envelope performance through the installation of thermal insulation and enhancing air tightness. The scheme is supplemented with the introduction of zero- and low-carbon and water-saving technologies.

- Internal insulation and enhanced air tightness for improved energy conservation
- Double-glazed thermally broken windows and doors
- Internal air source heat pump linked to hot water cylinder
- MVHR to recycle energy
- Dual flush toilets and aerated taps
- All-electric heating system