

0628_West Green Road

Design and Access Statement

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black

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Introduction

Black Architecture have been appointed by Eurocrest Sub3 Ltd, Eurocrest Sub4 Ltd, Eurocrest Sub6 Ltd and Eurocrest Sub7 Ltd to prepare a detailed planning application for a replacement roof structure at a storage warehouse on West Green Road in Haringey.

An initial concept design has been developed to enable the client to appraise the proposals and, following review, the team have now been instructed to prepare a formal planning submission against Stage 3 design information.

Client Brief

The purpose of the proposal is to replace the damaged roof of an existing storage warehouse (Use Class B8), and to optimise the internal usable volume by raising the floor-to-soffit height, without impacting upon the amenity of neighbouring properties.

The proposal should allow the temporary roof structure, which was installed to protect the building from damage to the existing roof, to be removed and simultaneously take the opportunity to increase biodiversity at the site and generate renewable energy through the introduction of PV panels.

No works outside of the curtilage of the existing building are to be undertaken.

Design Policy Statement

The design takes into consideration, amongst other things, the following policies:

- Policy SP11 of the Haringey Local Plan 2013 ("All new development should enhance and enrich Haringey's built environment [and] ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design");
- Saved Policy UD3 of the Haringey Unitary Development Plan 2006 ("[Proposals should demonstrate] there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, [or] overlooking").
- Policy 7.6 of the London Plan 2015 ("[Buildings should] be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm");

While no Biodiversity Net Gain policy is applicable to the form of the proposals, the design team have sought to demonstrate the ecological improvement potential through an Urban Greening Factor assessment.

Site Description

The site is located in the London Borough of Haringey, on West Green Road, in the ward of West Green. It is approximately 400 metres from Turnpike Lane underground station, and equidistant between Willow Walk and Stanley Road bus stops. The site is situated on land to the rear of 472-480 West Green Road and is accessible for vehicles via a gated road from Stanmore Road, 4.5 metres wide at its narrowest point. There is also a pedestrian route from West Green Road. The external ground and access road are generally flat.



Vehicle access from Stanmore Road



Pedestrian access from West Green Road

The site is bounded by a high perimeter wall along the north, west and east. The north and west perimeter walls are constituent walls of the existing warehouse. A passage, around 0.5 metres in width, extends between the east elevation of the warehouse and the perimeter wall to neighbouring gardens. The site is neighboured on the north and east sides by private gardens, belonging to 28-33 Willow Walk (to the north) and 1-13 Waldeck Road (to the east). The neighbouring property to the west is 482 West Green Road, which is used for a Hi-Tech vehicle repair shop and the eaves of which are approximately level with the apex of the existing warehouse roof on the application site. The south elevation is accessible via a gated entrance along Stanmore Road.



Gap between eastern boundary wall and existing warehouse wall



Neighbouring gardens of properties on Waldeck Rd to the east of the site

The application site is 11.6 metres wide and 29.9 metres in length. The warehouse is of simple single skin brick construction with brick piers at 3.4 metre intervals along its long interior elevations, supporting steel roof trusses. These trusses carry corrugated asbestos cement roof cladding, which is badly damaged. There are fourteen semi-transparent cladding panels along the length of each roof slope which serve as rooflights. The lowest point of the steel trusses is 3 metres above the concrete floor slab. The external apex of the roof is 5.7 metres above the floor level. The warehouse is accessible via a painted double swing door, 2.6 metres in height, on the southern elevation.

Site Analysis

A review of the site following a site visit, desktop study and analysis of planning applications on adjacent sites has identified the following constraints and opportunities.

Constraints:

- Damaged roof fabric and presence of asbestos
- Poor energy performance of single skin brick walls
- Inefficient space for use class B8 due to low internal vertical clearance
- Low on-site Biodiversity
- Proximity to shared perimeter wall to gardens of private residential properties
- Complex and sensitive boundary conditions

Opportunities:

- Creation of a weather tight building that is fit for purpose
- Upgraded wall fabric to provide a more energy efficient envelope
- Deliver efficient storage space by raising clear internal clearance
- Adopt Urban Greening Factor tool to generate Biodiversity Net Gain
- Develop sectional design which considers relationship with neighbouring properties
- Identify and develop in response to less sensitive boundaries



Damaged existing roof and temporary roof structure



Existing condition of single skin brickwork on southern elevation



Existing internal condition, showing inefficient use of space



Less sensitive boundary condition to the west of the site

Design

Use

No change of use is proposed under the application. The building will continue to operate as a storage warehouse (Use Class B8), but with enhanced storage facilities delivered through a replacement roof design.

Amount

No change in building area is proposed under the application. An increased volume will be delivered through a replacement roof design.

Existing Gross External Area: 348 m²

Proposed Gross External Area: 348 m²

Existing Volume: 986 m³

Proposed Volume: 1,763 m³

Layout

No change to the building layout is proposed under the application. The footprint of the building remains unchanged, with the existing external walls to the warehouse being reused. New doors are introduced along the south elevation, replacing the large format hinged double door with a new sectional overhead shutter to improve access into the warehouse. A new pass door is also proposed on the south elevation to provide pedestrian access and fire escape. An internal pedestrian route is defined along the eastern and northern edges, it is accessed via the pass door and lit by rooflights along the perimeter roof slopes.

Scale and Massing

The scale of the proposed warehouse has been increased in response to the introduction of a replacement roof design which optimises the internal volume and allows a 6 metre clear internal storage height to be delivered. The flat roof is higher than the original structure in the less sensitive commercial western and southern portions of the plan, but reduced in scale along the northern and eastern residential sides to reflect the existing condition. To these residential boundaries, the roof edge has been chamfered with a 45° profile detail to avoid encroaching on the 25° line projected from the ground floor windows of neighbouring residential properties. Along the northern boundary the perimeter wall has also been lowered and regularised to maximise daylight penetration into the adjacent garden.

Appearance

The introduction of a new high performance flat roof and the subsequent removal of the temporary protective roof structure will have a positive impact on the outlook and amenity of the neighbouring properties. The proposed high performance flat roof is lower in height

than the temporary roof structure and through the introduction of a chamfered perimeter detail sets the mass of the building back from neighbouring properties.

Detailed sections through neighbouring buildings and gardens were developed as part of the concept design proposals to assess the height of the overall roof and in response to the constraint and opportunities analysis determine the appropriate set back angle for the eaves detail. The selected design introduces a deep 45° chamfer roof set back behind the perimeter brick wall with a concealed box gutter. Flush rooflights introduced into the sloping roof plane illuminate a pedestrian route within the warehouse. The perimeter roof will be constructed from profiled steel cladding, with a dark grey coating to minimise reflectance.

The removal of the staggered gable end on the north boundary is similarly instigated to mitigate the visual impact of the proposals when viewed from properties on Willow Walk, allowing a clear 25° sight line to be achieved from ground floor windows.

The proposals generate minimal changes to the external envelope, optimising the reuse of the existing brickwork on a sustainable brownfield location. The elevational brickwork is to be made good and vertically extended where necessary with bricks to match the existing and interface with the new roof structure.

The flat roof element is supported on a new internal steel frame, replacing the original lightweight truss which generated an unusable internal volume within the apex. The higher loading capacity of the new structure allows an insulated extensive green roof to be supported, with integral bubble rooflights to provide improved natural daylighting and PV panels. A biodiverse roof is proposed with a wildflower mix to enhance the local ecology and create an improved elevated outlook for neighbours. The green roof will also contribute to a slowing of surface water run off from the site, although is not part of a formal SUDs installation.

New sectional overhead and personnel doors are introduced to the southern elevation. Both high security metal doors will be finished in a dark grey to match the other metalwork on the building. Minimal low level lighting will be installed adjacent to the personnel door.

Access

No changes are proposed to the access of the site. There is vehicular access from Stanmore Road and pedestrian access from West Green Road. An area of hard standing to the south of the site remains available as turning space for vehicles.

Sustainability

Due to its use, the proposed warehouse will remain unheated, however through the introduction of a new high performance roof, there is an opportunity to improve fabric and include low-carbon technologies.

Proposed sustainability benefits include:

- Retrofit of an existing building to capture embodied carbon
- High performance roof fabric
- Internal insulation to perimeter brick walls
- Improved airtightness through construction details
- LED lighting with PIR and daylight sensors
- Enhanced natural daylighting through 15% rooflights
- PV panel installation to roof
- Biodiverse extensive wildflower green roof
- Reduction in rate of run-off through introduction of green roof

Through the use of the Urban Greening Factor Calculator, biodiversity improvements have been assessed for the warehouse green roof. The calculator indicates that the factor has increased from 0 to 0.46.

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	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 site.	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	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	228	159.6	
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	0	0	
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	0	0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			159.6	
Total site area (m²)				347.6
Urban Greening Factor				0.459148446

Summary

The design of the West Green Road warehouse scheme has evolved in response to the aspirations of Eurocrest Sub3 Ltd, Eurocrest Sub4 Ltd, Eurocrest Sub6 Ltd and Eurocrest Sub7 Ltd for the site following the analysis and design development process. The proposals which are now being submitted for planning approval will offer the following benefits:

- Redevelopment of an underutilised brownfield site to increase efficiency and usability
- Replacement of a damaged roof, leading to the removal of a low-quality temporary roof structure
- High quality and flexible storage space
- Architectural design which responds to the surrounding context, in response to local policy
- Inclusion of a green roof to increase the site's Urban Greening Factor from 0 to 0.46
- Installation of PV panels
- Improved surface water drainage
- Enhanced fabric thermal performance and air tightness