

Desing & Access statement

Stellar House

High Road,

London

N17 0DZ

Date: January 2024

Prepared on behalf of

Haringey Council



Written By:



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West Side Elevation and North Side Elevation

1) Introduction

- This planning statement has been prepared by JRP on behalf of Haringey Council (the applicant), in respect to proposed works at Stellar House, London
- The proposed development is for the replacement of existing windows, doors, side lights and new door to ground floor west side elevation.

2) Site description



The Site

- Stellar House is accessed from the main High Road, occupying 408 Sqm. The proposal does not make any changes to existing building area.
- There is a carpark to the side of the existing building that serves the block, this carpark is accessed via Altair Close and will remain in continued use and not affected by this proposal.
- A site location plan with the application marked in red accompanies the planning application.

Surrounding Area

- The site is surrounded by the residential area. The front of the building and right side has residential flat blocks, known as “Altair Close”, rear side has “Florence Hayes recreation Ground” which is accessible to public. To the immediate to the left of the site (facing the building) is High Road.

Accessibility

- The site is highly accessible via White Hart Lane with the London Overground within easy reach. There are 3 bus services providing 4 services per hour. In addition to the good public transport, cycle and pedestrian accessibility, private car accessibility to the site and centre is excellent.

Heritage Designations

- There is no known heritage or listed building restrictions to the site.

Planning History

- There is previous planning history to the Stellar House **for example**, replacement boiler flues and minor concrete repair works to the flat block.

3) Proposed Development

Background

- Replacement of all existing UPVC windows with new 70mm UPVC profile windows. The existing main entrance wooden doors will be replaced with steel core multi secure door type with side lights to match existing. The existing corner windows to the West side elevation is proposed to be replaced with an aluminium door set to create a new access to the lower floor room.
- The building block has 1-160 flats, side parking at South side elevation. At East side elevation is the boiler room on ground floor, which will remain unaffected. The flat block layout and planning will remain same as existing.
- Existing plans proposed and details of doors/windows are on drawings (JPR 001, JPR 002, JPR 003, JPR 004, JPR 005, JPR 006, JPR 007, JPR 008, JPR 009, JPR 010, JPR 011, JPR 012, JPR 013, JPR 014, JPR 015, JPR 016, JPR 017, JPR 018, JPR 019, JPR 020, JPR 021).
- Proposed materials to be used to match existing

Replacement White UPVC double glazing with White UPVC double glazing

- Changed materials will be

Replacement of main entrance wooden doors will be replaced with steel core multi secure door type with side lights to match existing

Replacement of ground floor corner window set to the West side elevation is proposed to be replaced with an aluminium door set- please refer document JPR 020 & JPR 021.

Desing Access & Servicing

- The access to Stellar House, High Road, London N17 0DZ is maintained and unaltered, this application is solely concerned with replacement of doors, windows, and side lights only.

4) Planning policy

Planning Documents

- Haringey London Local Plan Strategy
- Haringey London Local Plan: Development Management DPD (July 2017)
- The London Plan (2021)
- Planning Obligations (S106) SPD 2018
- National Planning Policy Framework (2012, 2018, 2019, 2021 and September 2023)

Emerging Policies

- Proposed Alterations to Strategic Policies February 2015 (formerly the Core Strategy)
- The Development Management Development Plan Document (February 2015)
- The Site Allocations Development Plan Document (February 2015)
- The Tottenham Area Action Plan Preferred Option Consultation (February 2015)

5) Conclusion & Benefits

- The proposed replacement of doors, windows and side lights to the existing building will make a significant contribution to aesthetic of the building and residents and wider community. The finishes will be replicated precisely as existing to maintain consistency.
- This opportunity signifies an improvement and effective utilization of the existing flat blocks on the High Road and will positively contribute to the future energy efficiency of the block and increase U-value efficiency.