

LAND TO REAR OF 24 AND 26 MAIDSTONE ROAD, N4 2TL

178_PLANNING APPLICATION - DESIGN AND ACCESS STATEMENT

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ARCHITECTS



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This report has been prepared by vPPR Architects acting as agents on behalf of the applicant in order to support the Planning Application of 3no. X 4 bedroom homes, at the land to the rear of no. 24 and 26 Maidstone Lane, London N11 2TL. The site is independently accessed from Oak Lane.

This site which has already received the following planning application by others: HGY/2020/2129.

The extant planning permission is for 3no. X 3 Storey 3-bedroom terraced dwelling houses with associated boundary walls, gates and parking spaces.

The application proposal adapts the above-mentioned planning application to accommodate 3no. X 3 Storey 4-bedroom terraced dwelling houses, with a new basement level and some other minor alterations to enhance the facade design and layouts. The site boundary of this application is increased, providing larger gardens for each house.

The proposals are designed in accordance with the following design standards:

- London Plan 2021
- Nationally described space Standards - March 2015
- Mayor of London's Housing SPG - March 2016
- Haringey Development Plan
- Building Regulations

The Design and Access Statement should be read in conjunction with the Application drawings.

1.2 OBJECTIVES

The applicant aims to deliver a high quality residential development in Haringey, with the following objectives to:

- Create three spacious family sized homes
- Create a smart, elegant facade for Oak Lane
- Develop design solutions that are sustainable and minimise the impact on natural resources

vPPR takes a context specific approach. The proposal has a strong architectural character of its own that closely relates to the surrounding townscape through materiality and scale.

1.3 STRUCTURE OF THE DOCUMENT

This document explains the proposal and how it evolved through an iterative engagement process and a thoughtful analysis of the existing context.

The document is structured around the following key sections:

THE EXISTING SITE AND SURROUNDING CONTEXT

Assessment of the physical surroundings and infrastructure, local townscape character and the opportunities and constraints presented by the site.

CONSENTED SCHEME

Comparison of the previous planning received for the site and the current application.

PROPOSAL

Description of the proposed scheme submitted for planning approval. It includes key principles behind the design approach including height, mass and form, materials and finishes.

STRATEGIES

Description of strategies to support the proposal.

2.0 SITE AND SURROUNDING CONTEXT

2.1 APPLICATION SITE

The application site is located behind no. 24 and no.26 Maidstone Road, N11 2TL, accessed from Oak Lane.



Aerial view of site highlighted in red

2.2 LOCATION

The site is a rectangular portion of land to the rear of no.24 and no. 26 Maidstone Road, located in the Bounds Green area of the wider borough of Haringey. The site boundary to the east sits on the dividing line between Haringey and Enfield boroughs.

The site is positioned on the north edge of Oak Lane. The site is independently accessed from Oak Lane. The site is currently vacant and was originally garages which have since been demolished. The surrounding properties are all residential. The boundary fence is surrounded by rear gardens or garages.

Generally the housing stock in the immediate vicinity consists of two storey Edwardian terraced housing built in the early part of the 20th century. There are some post-war housing blocks which are three storeys - Haywood Court to the east - and four storeys - Deanswood to the north-west. There is a mix of flat and pitched roofs. The surrounding buildings are varied however the brick terrace houses are commonplace.

The site is within Flood Zone 1 and presents a low risk of surface water or fluvial flooding.

2.3 TRANSPORTATION LINKS

The site has high PTAL rating of 5 and is considered to have very good access to public transport. Bounds Green Underground Station on the Piccadilly Line is a 4 minute walk away. Bowes Park National Rail Station is a 7 minute walk away. Both Enfield and central London can be easily reached by regular bus services from Brownlow Road and Bounds Green Road.

KEY

Site

Ownership boundary

Bus Stop

Underground

Overground

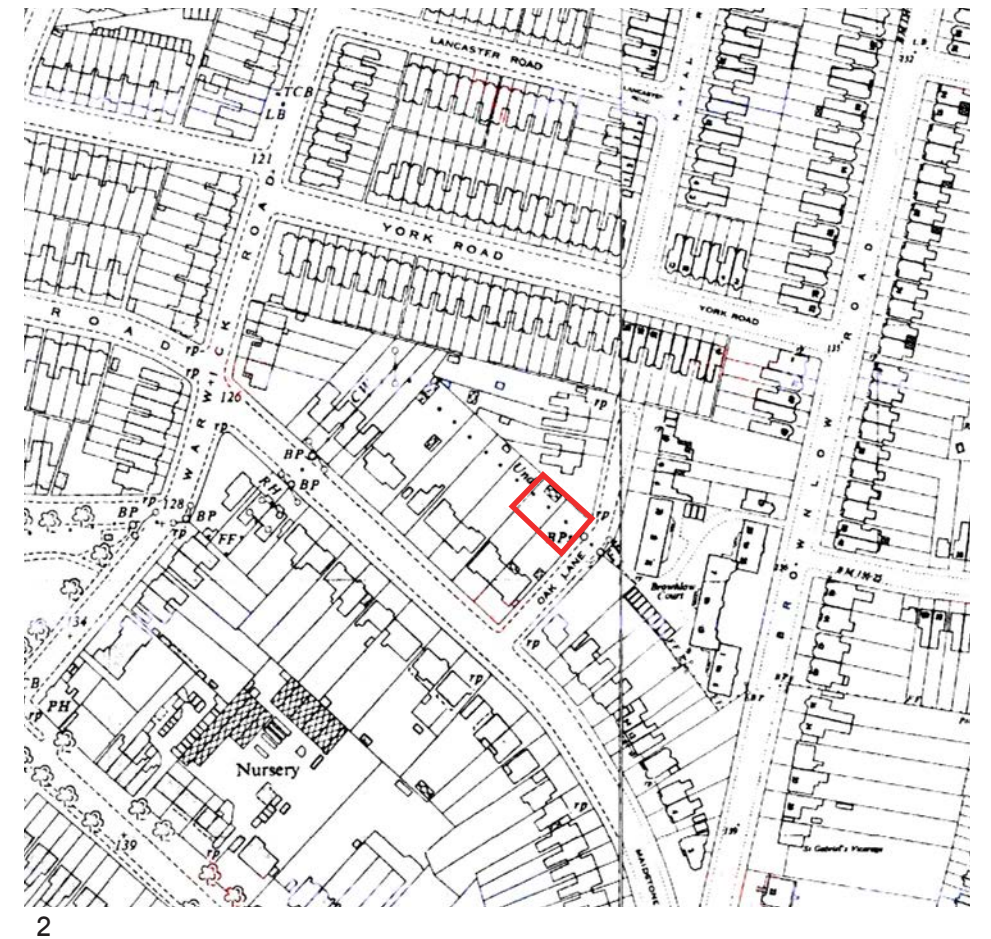


2.4 HISTORY OF THE SITE

Originally the site was fields and formed part of the original Bounds Green Farm.

The surrounding terraced housing was developed between 1880 - 1920. The site became part of the rear gardens of semi-detached housing along Maidstone Road.

The site sits adjacent to Haywood Court on Oak Lane which was developed post-war.



In each map the site is indicated with a Red Outline 

1. 1850 - Map showing Bounds Green Farm Land with numbered Land Plots. Bounds green Lane (now Bounds Green Road) can be traced to the south of Maidstone Road. The site lies on a plot numbered 1044.

2. 1951 - OS Map showing the large number of terraced housing plots and rhythm of the surrounding context. Most of the 2-storey houses are situated on rectilinear plots with gardens to the front and rear.

3. 2016 - OS Map showing the context today - mainly the introduction of larger residential blocks of flats. The linear 2-storey housing context immediately around the site remains to the north.



2.5 LOCAL TOWNSCAPE ANALYSIS

The area surrounding the site is predominantly residential with some commercial units towards Bounds Green Underground Station and the busy Bounds Green Road. The height of buildings increases towards this vibrant local centre where residential blocks climb to four and five storeys. Surrounding residential terraces are mostly two-storey dwellings with loft conversions.

Larger three and four-storey post-war residential blocks are dispersed throughout the area and are characterised by rectilinear massing, often with horizontal timber siding between windows.

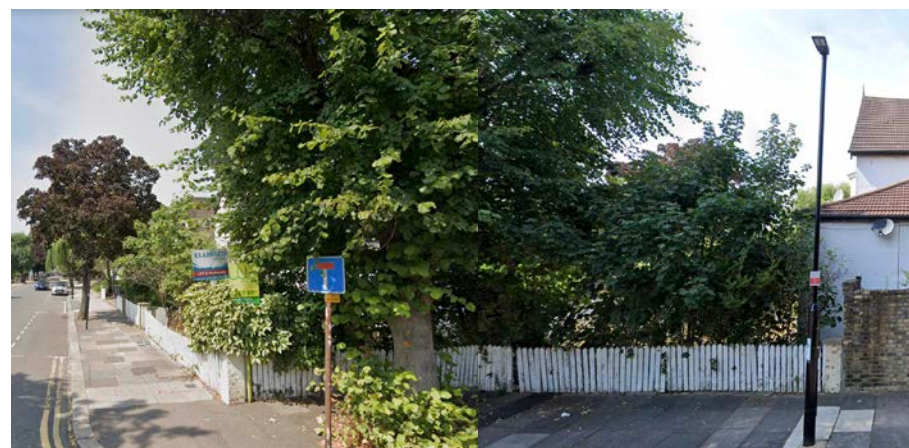
Immediately south of the site there a number of semi-detached houses with rounded bays and decorative soffits made up of repeated geometry. There is a post-war residential block opposite the south-east of the site on Oak Lane which is three-storeys.



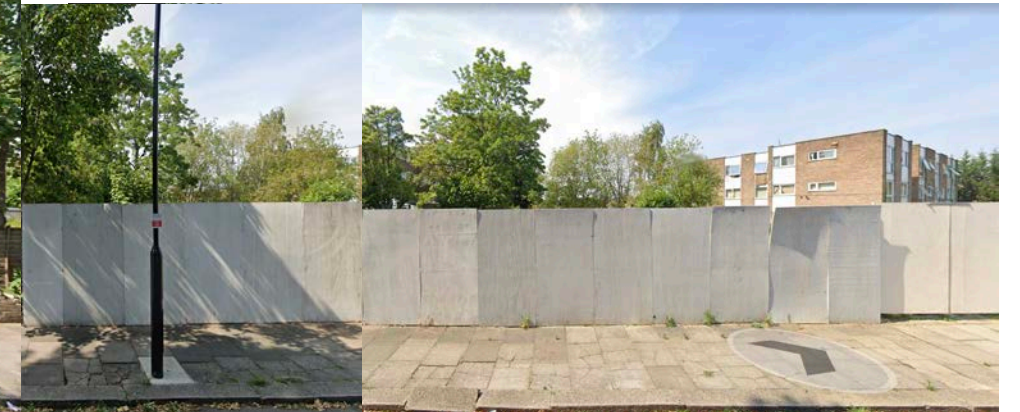
1



2



3



4

2.6 DESCRIPTION OF THE SITE

The land lies behind Victorian semi-detached houses at no.24 and no.26 Maidstone Road. It is bounded by Oak Lane to its south-east, post-war housing block Haywood Court to its north-east, garages at Deanswood Court to its north-west and the houses of no.24 and no.26 Maidstone Road to its south-west.

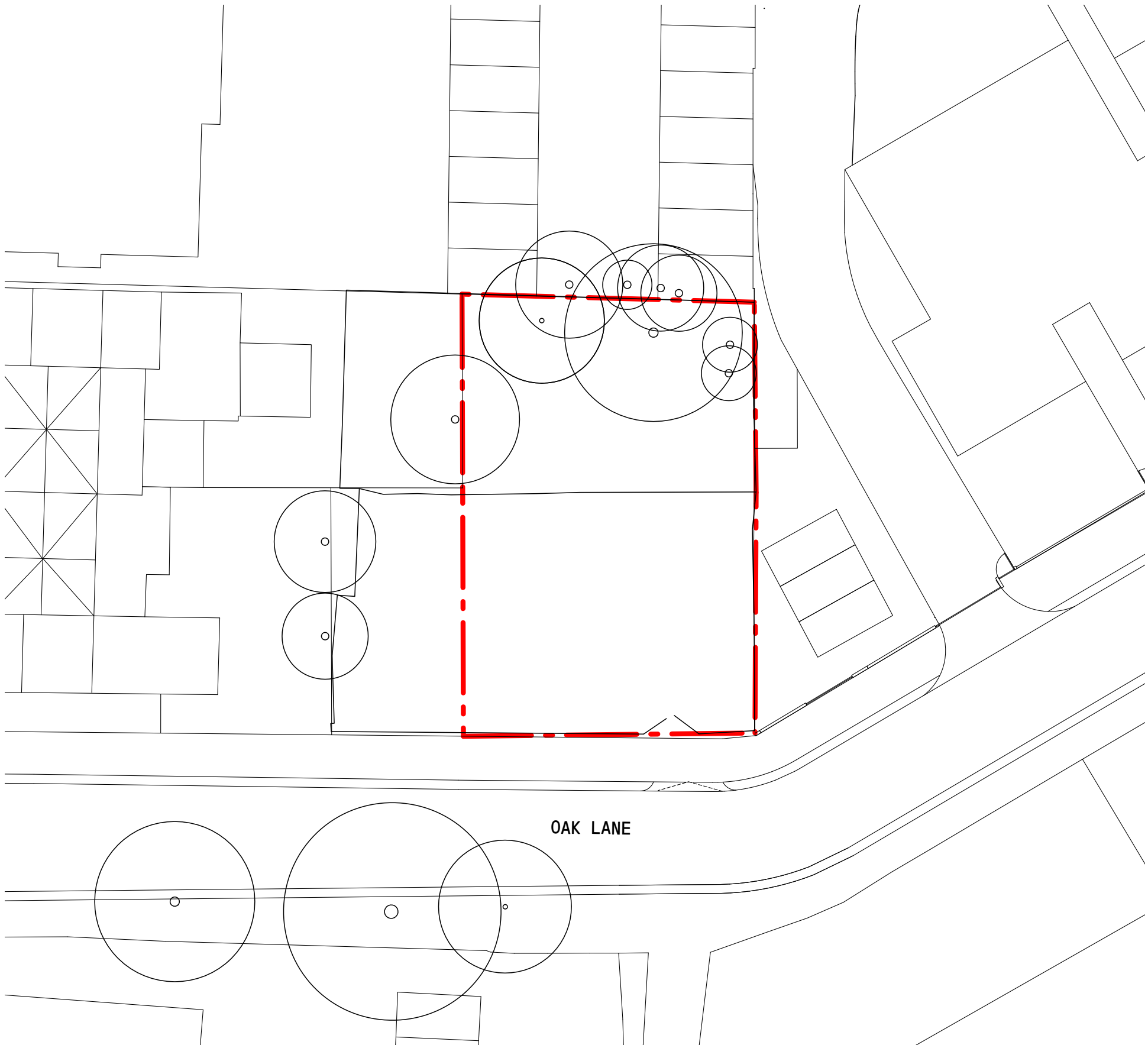
The pavement on Oak Lane adjacent to the site has a dropped kerb to the east.

The land used to have garages, which have been demolished, leaving the site vacant. The site is currently bounded by a hoarding fence.

2.7 PLANNING HISTORY

Reference	Location	Site Proposal	Decision
HGY/2020/2129	Land accessed from Oak Lane at the rear of 24 Maidstone Road N11 2TL	Erection of three x 3-storey terraced dwellinghouses with associated boundary walls, gates and car parking spaces	Granted 11/12/2020
HGY/2014/0405	Land accessed from Oak Lane at the rear of 24 Maidstone Road N11 2TL	Development of a block of 3 storey terraced houses, comprising of 4x three bedroom houses. (Additional information received)	WDN
HGY/2010/1959	Land accessed from Oak Lane at the rear of 24 Maidstone Road N11 2TL	Erection of three storey residential block comprising of 3 x 2 bedroom flats including 3 parking bays.	Granted 14/12/2010
HGY/2007/2607	Land accessed from Oak Lane at the rear of 24 Maidstone Road N11 2TL	Erection of 2 x three bed dwelling houses with internal garages	Granted 04/03/2008
HGY/2001/1763	Land accessed from Oak Lane at the rear of 24 Maidstone Road N11 2TL	Erection of 2 X 3 bed houses with integral garages.	Granted 11/06/2002

KEY:
- - - SITE BOUNDARY



2.8 CONSTRAINTS AND OPPORTUNITIES

The backland site has a range of constraints and opportunities which have been taken into account in the design.

SITE CONSTRAINTS

The constraints are as follows:

- Overlooking and proximity to neighbouring properties.
- Proximity to Oak Lane
- Height of the surrounding residential blocks

SITE OPPORTUNITIES

Opportunities are as follows:

- The new use of the land allows for the creation of new homes
- The development would offer the opportunity to create a new street frontage that will smarten the area
- There is an opportunity to create a sustainable development
- The PTAL rating of 5 indicates the site is well-located.



3.0 CONSENTED SCHEME

3.1 CONSENTED SCHEME OVERVIEW

The following planning permission, ref: HGY/2020/2129, was granted on 11/12/2020. The extant planning permission is for 3no. X 3 Storey terraced 3b5p dwelling houses with associated boundary walls, gates and parking spaces. The consented scheme proposes:

- See-saw roof profile
- Setback entrance doors to create defensible space outside of each house
- Yellow brick to lower 2 storeys and grey/black fibre cement tiles to top floor
- Mo loss of daylight/sunlight levels currently received by 24 Maidstone property as it is located south of the site and as a result overshadowing of the rear garden of 24 will be minimal throughout the day.
- 3no car parking spaces along with secure bicycle storage for 6no bikes to be located in the access controlled on site parking area.
- There are no trees currently on site and no TPO for any of the trees located outside of the site boundary and in the immediate vicinity.
- Dedicated bins: two 240l standard bins dedicated to each of the three units:
 1. One 240 litre wheelie bin for refuse
 2. One 240 litre wheelie bin for recycling
 3. One food waste box
 4. One garden waste sack

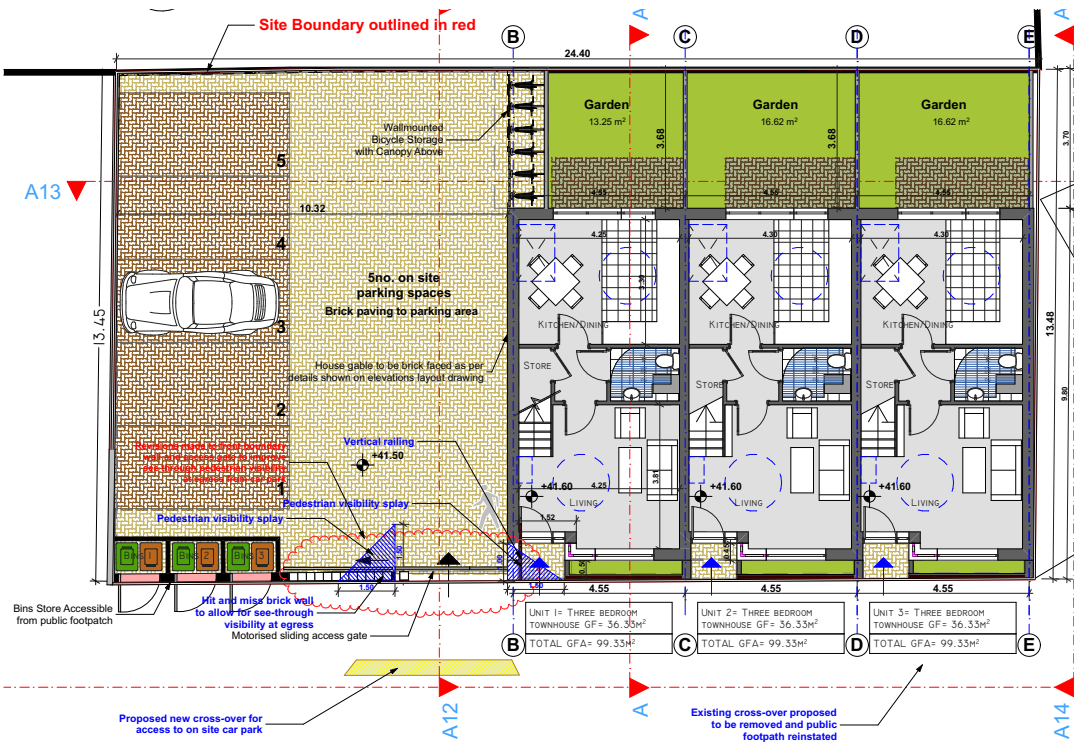
3.2 PROPOSED CHANGES IN THIS APPLICATION

The design development as part of this Planning Application proposes to:

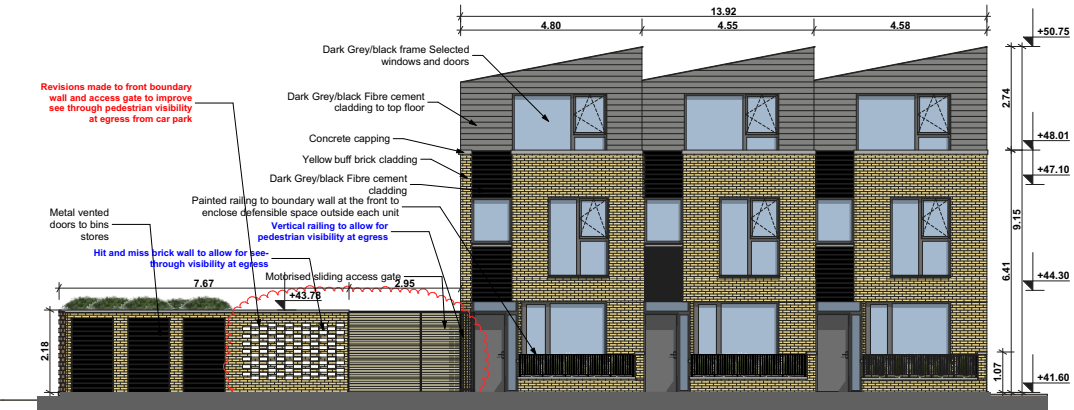
- Amended application site area enables larger external amenities space.
 - Retain the bulk of the consented massing with some modifications including setting back the building on the site from Oak Lane to create more space between the building and the street. Changes to daylight/sunlight on the surrounding areas are negligible.
 - Retain 3 no. of houses
 - Incorporate a basement level to create more generous family sized housing and adjust the layout to accommodate this new level, becoming 4b6p houses. Additional living areas including a study is more appropriate to post-pandemic homes.
 - Refine the facade design to become more contextual
- This scheme has been developed through the Pre-Application process, taking on board feedback from officers regarding appearance, basement, courtyard, massing and cycle parking.
- Car parking omitted due to proximity to public transport.

Project:	Residential Development at Land Rear of 24 Maidstone Road, London N11												
Project No:	13105												
Client:	Mr. K McCormack												
Date:	June 2020												
	Living Room	Kitchen/Dining	Toilet	Bedroom 1	Bedroom 2	En Suite	Bathroom	Bedroom 3	En Suite	Storage	Circulation	Private Space	Gross Floor Area
Unit Type													m ²
Unit 1 - 3b5p (102m ²)	14.0	15.0	2.5	13.0	12.0	2.7	4.3	14.8	3.5	3.4	11.3	13.3	99.5
Unit 2 - 3b5p (102m ²)	14.0	15.0	2.5	13.0	12.0	2.7	4.3	14.8	3.5	3.4	11.3	16.6	99.5
Unit 3 - 3b5p (102m ²)	14.0	15.0	2.5	13.0	12.0	2.7	4.3	14.8	3.5	3.4	11.3	16.6	99.5
*min. required area	* Private Space not included in total												
Totals													298.5
*min. required area based on London Housing Guide													
Overall Total Gross Floor Area													298.5
Site Area													330.0

Schedule of Areas for extant planning permission



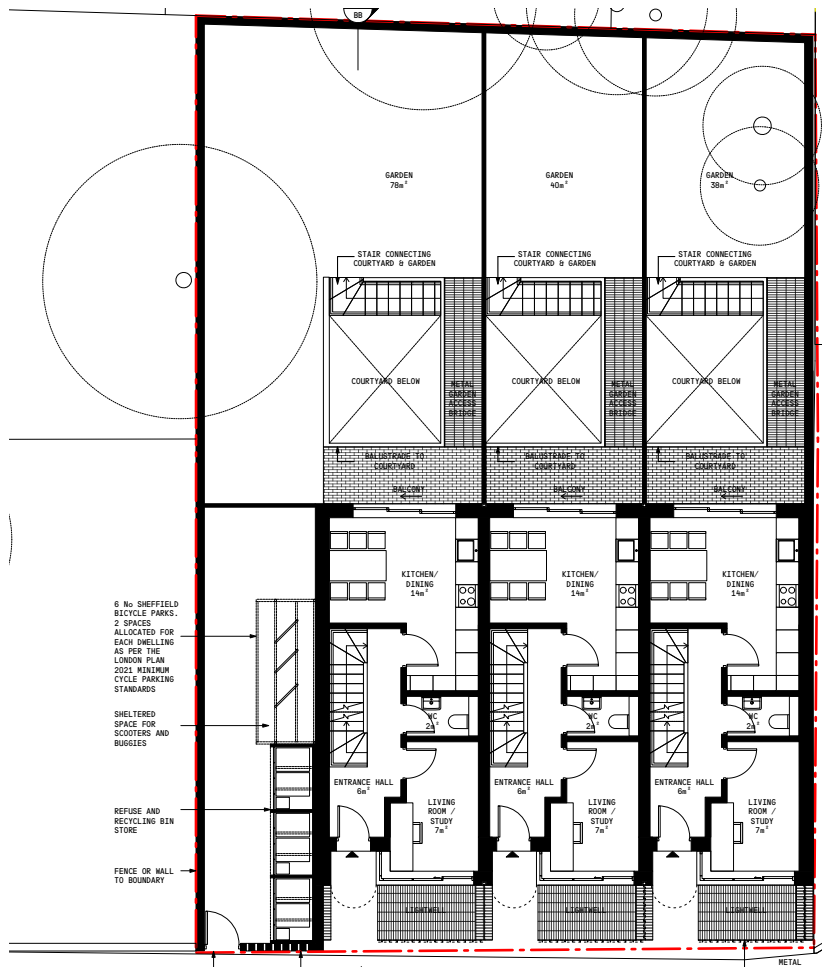
Ground floor plan of extant planning permission



Front elevation of extant planning permission

178_OAK LANE AREA SCHEDULE (m ²)					GIA				GIA + Amenity
	BASEMENT	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (incl Amenity)	COURTYARD	GARDEN (front and rear)	AMENITY	TOTAL (incl Amenity)
Unit 1 4b6p	41	30	35	32	138	17	84	101	239
Unit 2 4b6p	41	30	35	32	138	18	43	61	199
Unit 3 4b6p	41	30	35	32	138	17	43	60	198
TOTAL					414			222	636

Schedule of Areas for proposed planning



Ground floor plan of proposed planning



Front elevation of proposed planning

4.0 PROPOSAL



Impression of Proposal

4.1 OVERVIEW

The design intent is to create elegant a smart architectural addition to Oak Lane with 3no x 4-bedroom terraced houses, each with a basement and large garden. The houses are family-sized and include a study, appropriate to post-pandemic living.

The facade creates an elegant addition to the streetscape on Oak Lane, using London stock brick, with considered coursing patterns, and render or concrete details around the entrance door. The upper level is slightly set back and is clad in metal, signalling the roof level.

The proposed scale and massing is mostly unchanged from the consented scheme, with some minor modifications to the massing. There are no issues of privacy or overlooking introduced by the proposed scheme compared to the consented scheme.



Proposed elevation

4.2 PROPOSED AREAS

The principle of erecting three bedroom semi-detached dwellings has previously been accepted by the Local Planning Authority via their granting of planning permission under LPA ref: HGY/2007/2607. The application boundary has increased since the previous application, and the houses have increased in area through a basement.

The key facts of the current applications are:

- Site area: 494sqm
- Units 1-3 4Bed 6P (GIA 138m2 each)
- The houses are designed to comply with the floor space standards as outlined in the Haringey's Local Plan and Table 3.3 of the current London Plan.
- Height: three storey building with an overall maximum height to the proposed Ridge level of 9m.

178_OAK LANE AREA SCHEDULE [m ²]									
					GIA				GIA + Amenity
	BASEMENT	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (incl Amenity)	COURTYARD	GARDEN (front and rear)	AMENITY	TOTAL (incl Amenity)
UNIT TYPE									
Unit 1 4b6p	41	30	35	32	138	17	84	101	239
Unit 2 4b6p	41	30	35	32	138	18	43	61	199
Unit 3 4b6p	41	30	35	32	138	17	43	60	198
TOTAL					414			222	636

Schedule of Areas for proposed planning

4.3 LAYOUT

4.3.1 EXTERNAL LAYOUT AND GROUND FLOOR PLAN

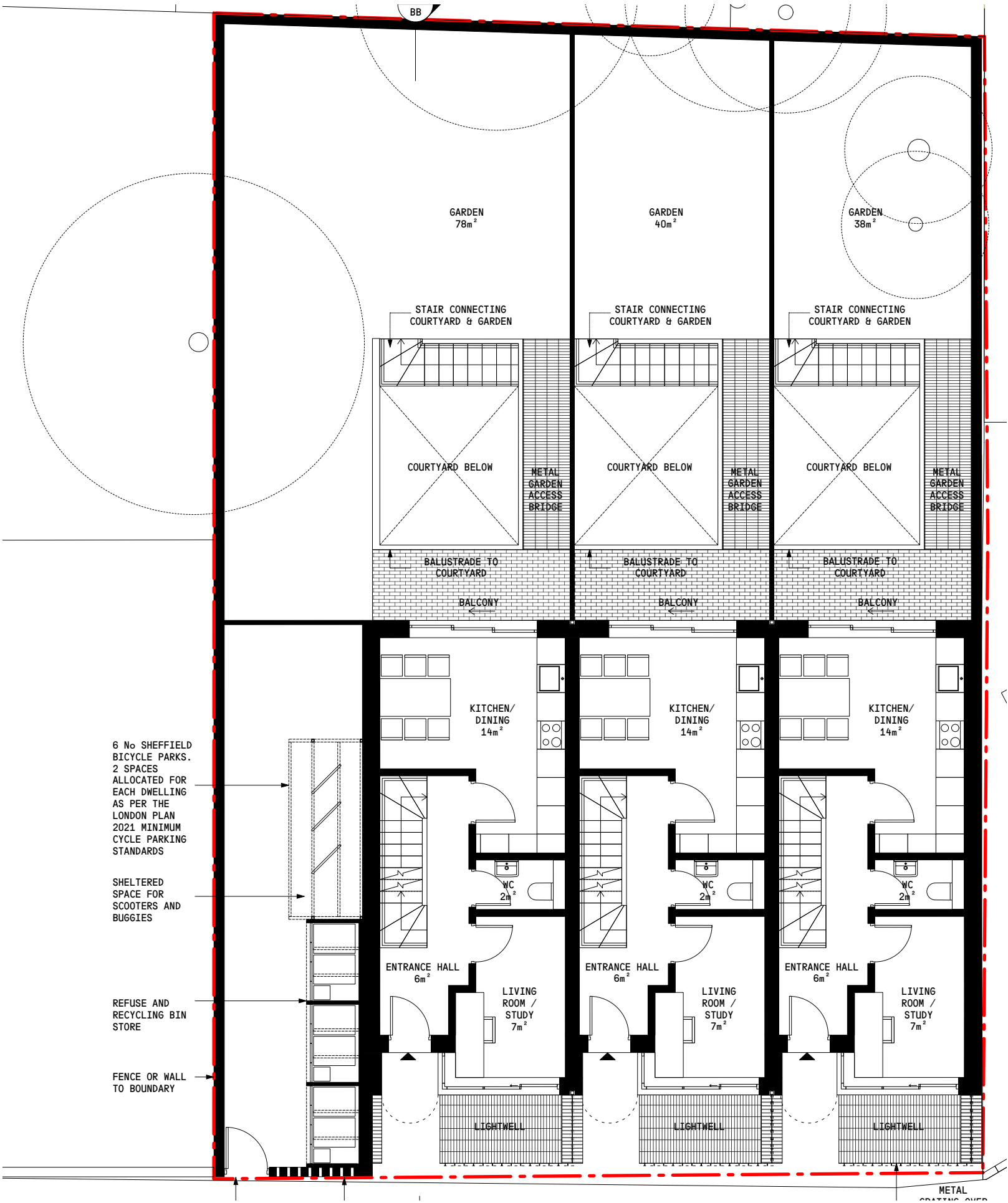
The proposal is for three houses with the same layouts. On the ground floor, there is a study/living area at the front, a wc, and the kitchen/dining area, opening up to a terrace, connected with a walkway to the garden.

All of the units in the scheme have been designed to meet the 'Technical housing standards – nationally described space standard' 2015.

Private amenity spaces are provided at basement level and ground level on the rear of each unit. Unit 1 has a larger garden area than the others because it extends around the cycle storage.

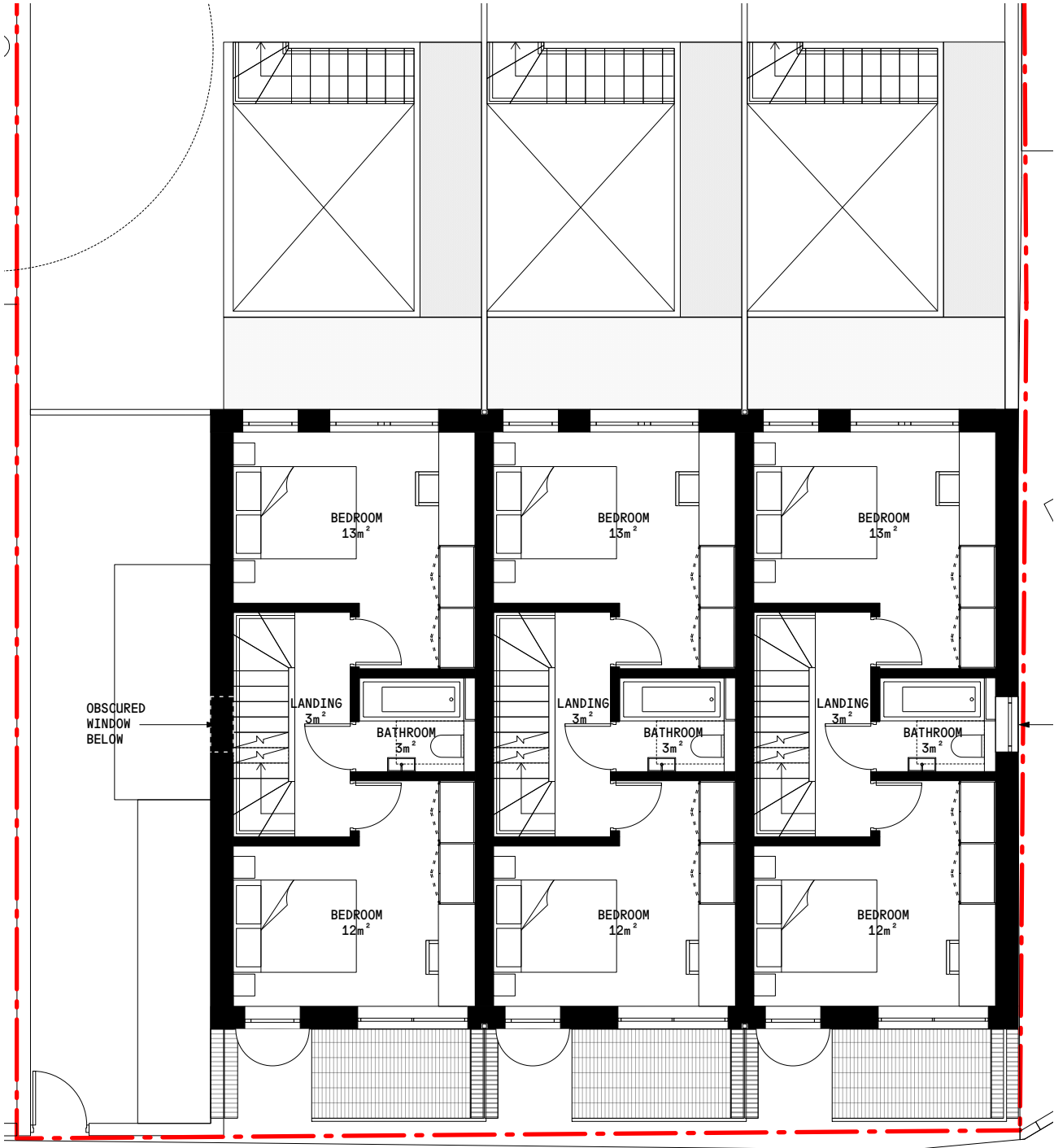
No parking is provided due to proximity to tube station. It is proposed that the site will accommodate 6 secure and sheltered cycle parking spaces.

The boundary walls are proposed to be brick, including a portion of perforated brick along the street elevation.



4.3.2 FIRST FLOOR PLAN

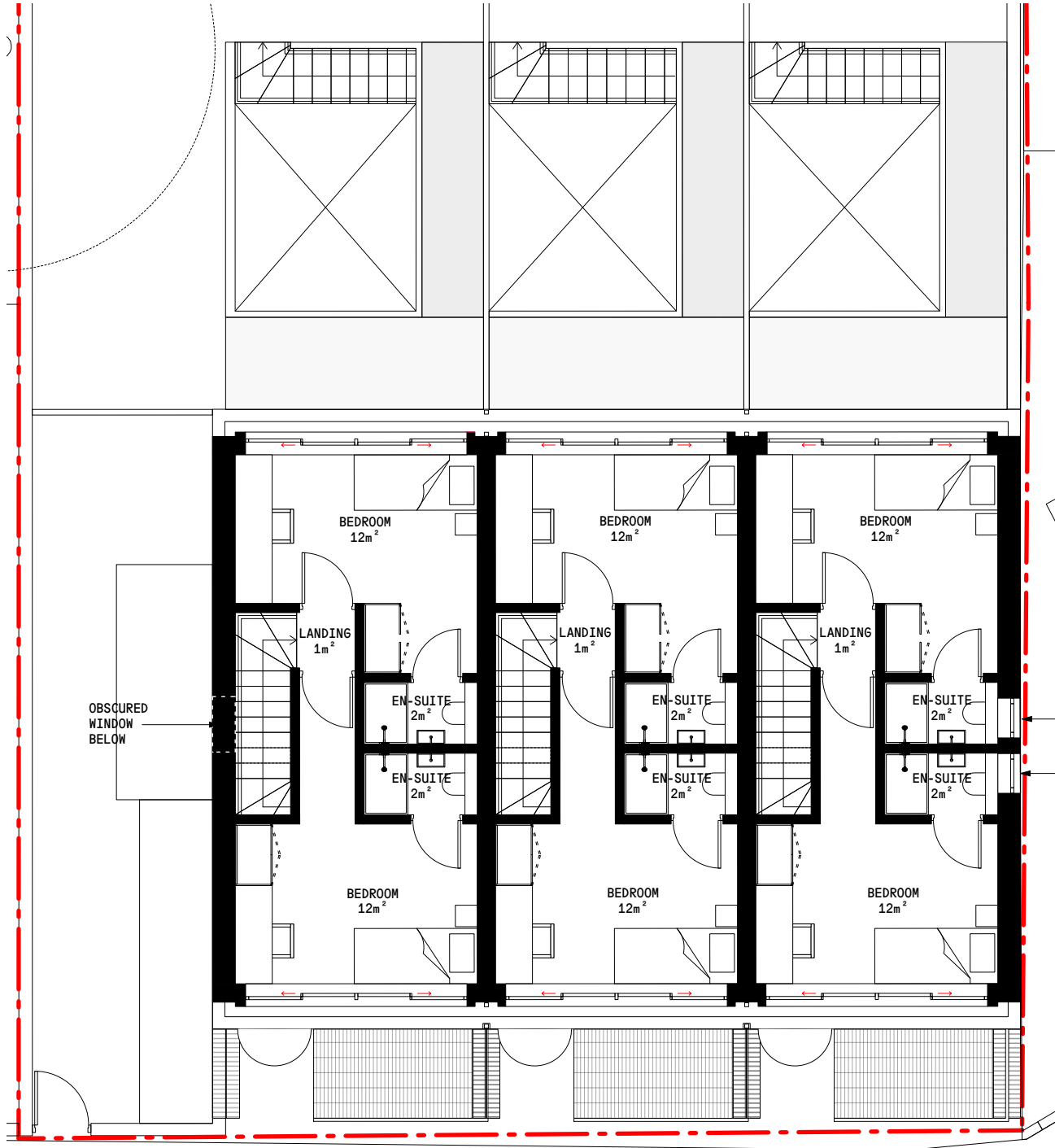
The proposed first floor is largely unchanged from the Planning Permission (HGY/2020/2129), with two bedrooms and a shared bathroom, including two storage cupboards.



First Floor Plan

4.3.3 SECOND FLOOR PLAN

The proposed second floor differs from the Planning Permission (HGY/2020/2129) by creating an additional bedroom on this floor, providing two bedrooms and associated bathrooms, instead of one bedroom. The second floor is set back from the lower floors on either side to minimise the appearance of the overall massing.



Second Floor Plan

4.3.4 PROPOSED BASEMENT LEVEL

A key change from the consented scheme (HGY/2020/2129) is that a new basement level is proposed.

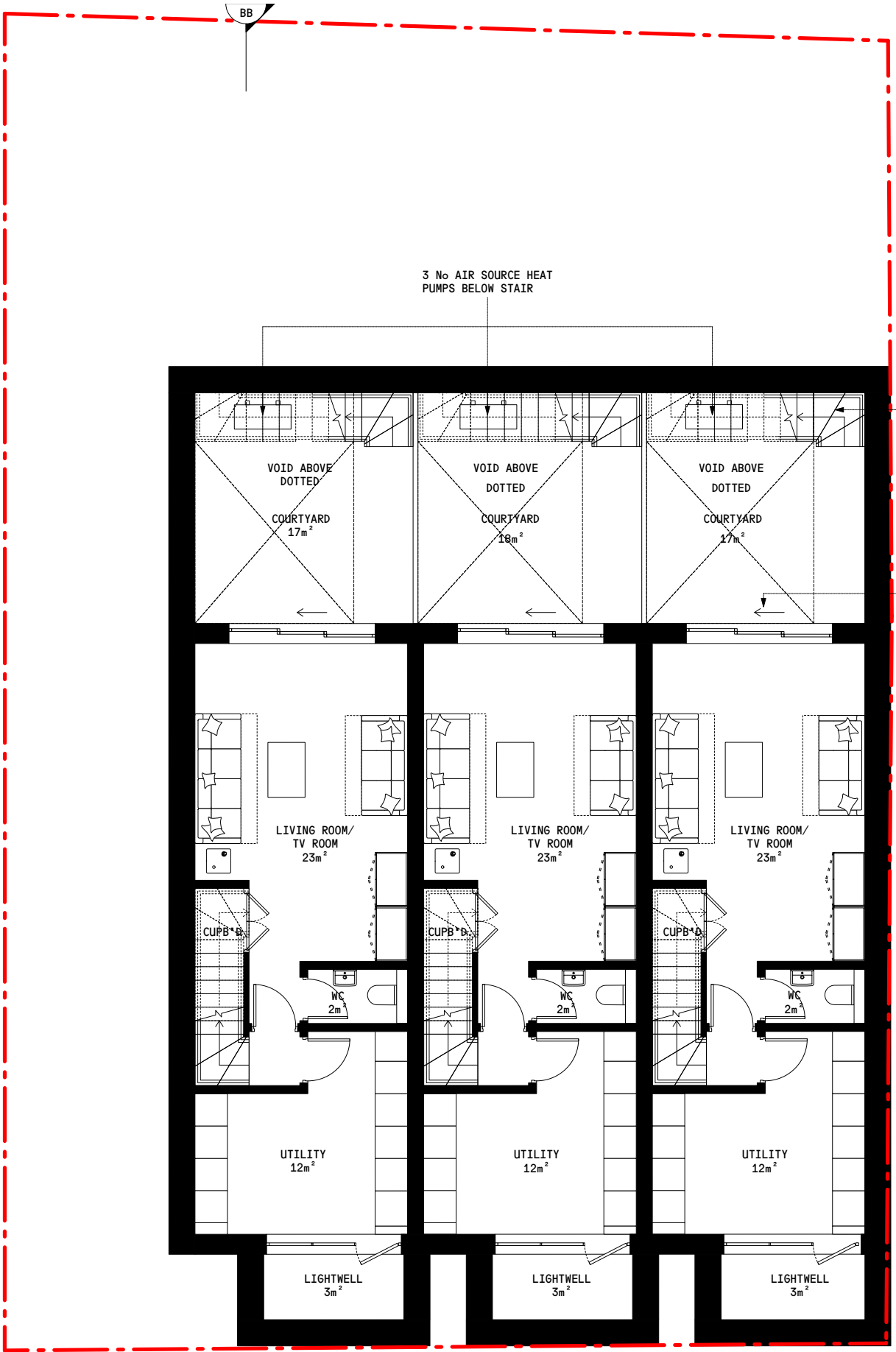
The proposed basement provides a generous living space, utility room, and WC. In addition to the ground floor gardens, there is an external amenity space at basement level, bringing light into the new living area from a generously sized courtyard, and a small lightwell at the front of the house to bring natural daylight into the utility room. Air source heat pumps are located on this level, under the external courtyard stair.



Local example of properties with front lightwell
35, Maidstone Lane



Precedent of basement room with strong relationship to exterior
sunken courtyard, Brecknock Road, vPPR Architects



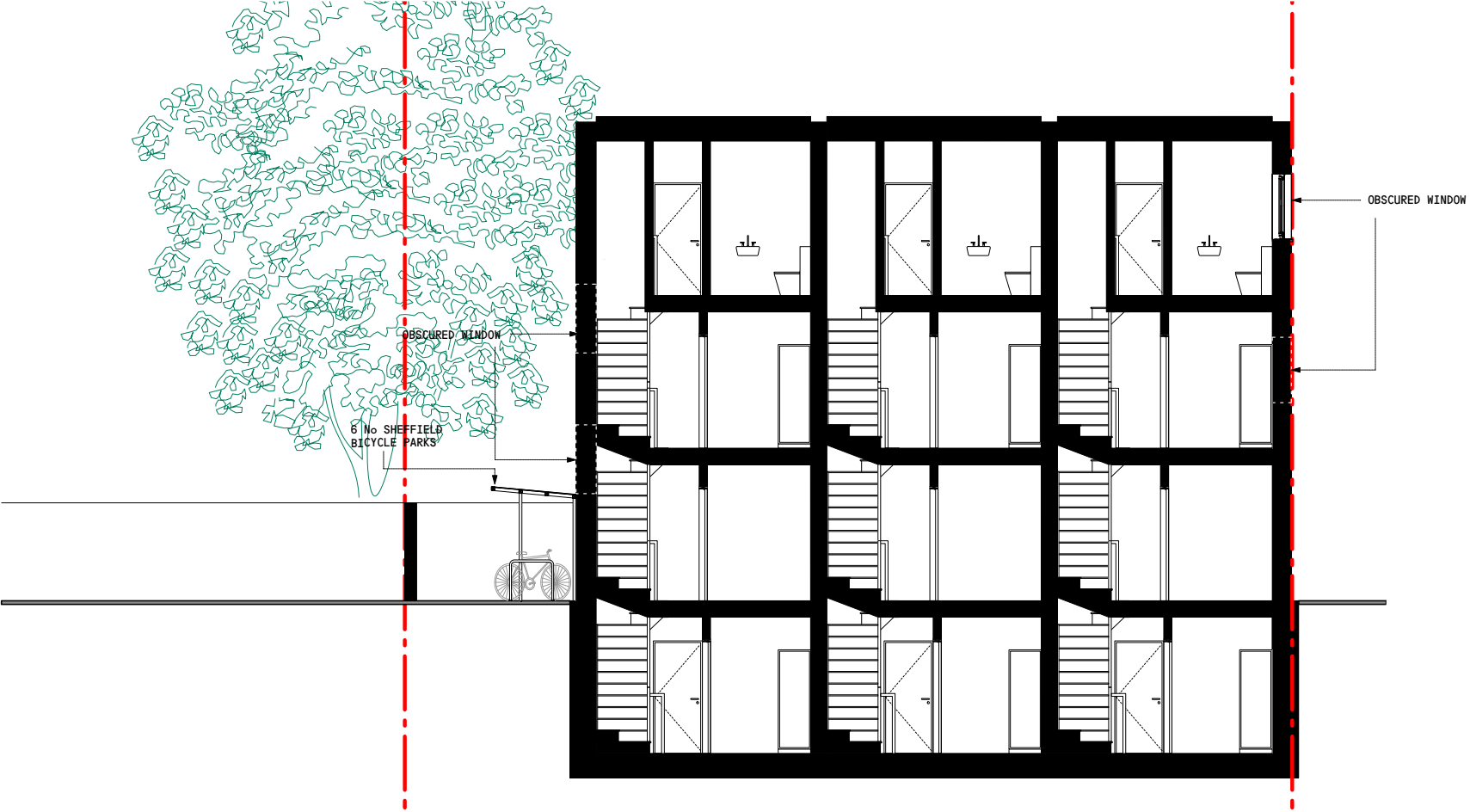
Basement Floor Plan - proposed new level

4.4 PROPOSED SECTION

The proposed section shows a basement level beneath each house, and small obscured windows on either flank facade which let in natural light. The upper mass of the building is broken up by gutters and set-backs between each dwelling.

4.5 OVERLOOKING

The windows on the flank facades are obscured using a frosted finish to maintain the privacy. The upper storey bedroom windows do not directly oppose any main windows on either side. Therefore the overlooking impact is minimal.



Long cross section showing windows on flank facades with frosted glazing

4.6 MATERIALITY AND FACADE DESIGN

The facades are clad in buff brick, sampled from the surrounding context. Brick is a highly robust, low maintenance material. Each entrance is articulated with a semi-circular porch canopy and window/door surround, consisting of pre-cast or rendered elements, responding to local details on Maidstone Road houses. These introduce a vertical element to the facades. The set-back on the upper roof level is a bronze-colour zinc or similar cladding. The glazing is maximised to bring in as much natural light as possible. The circular elements in the proposed facade refer to local house details, reinterpreting them into an elegant, contemporary terrace.

Maidstone Road:



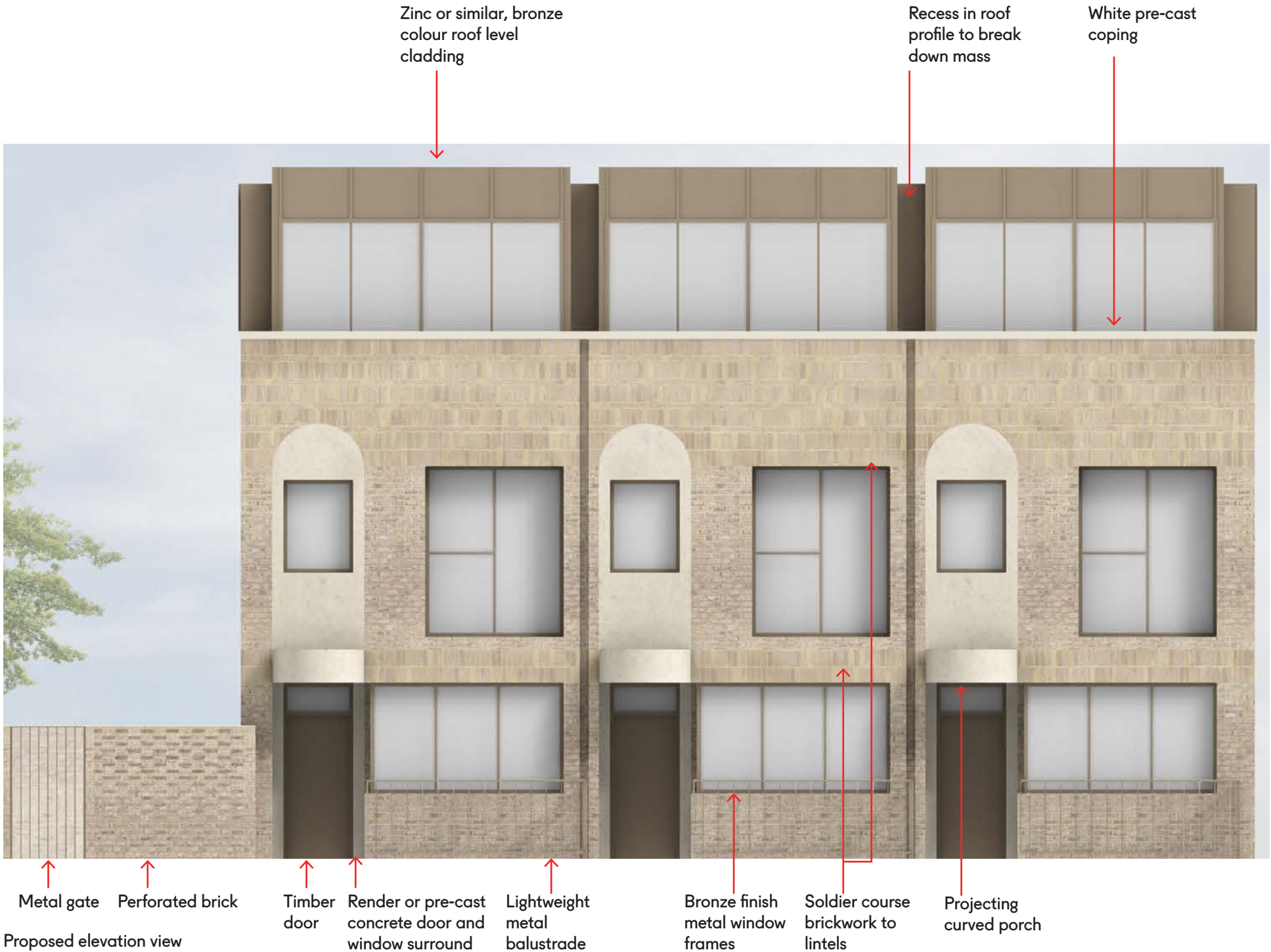
Curved bay detail



Curved entrance detail with red brick detail above



Precedent: 31/44, Corner House



4.6 IMPRESSION OF PROPOSAL ALONG OAK LANE

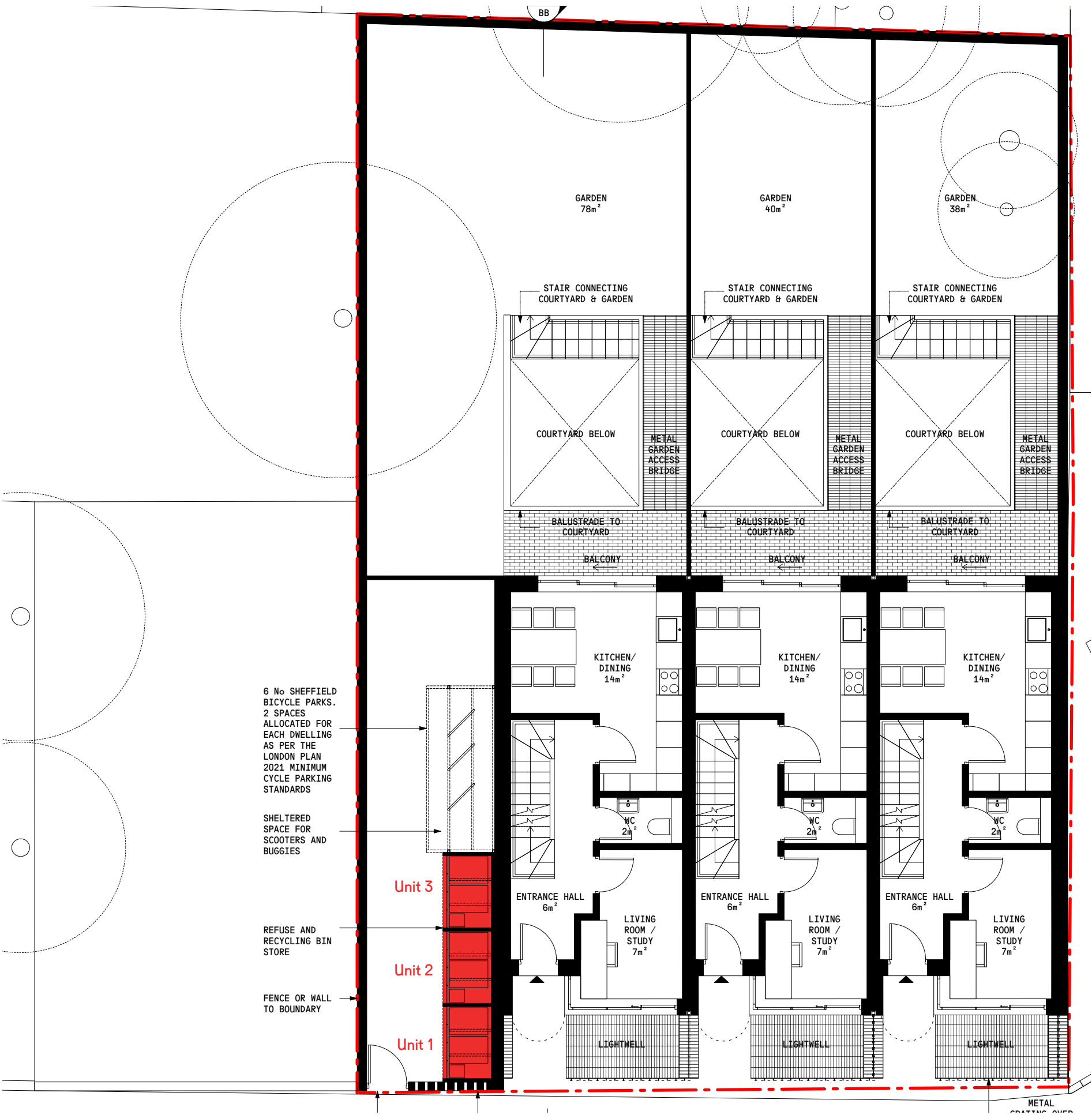


5.0 PROPOSED STRATEGIES

5.1 REFUSE STRATEGY

All three 4-bed units will have their own dedicated waste disposal bins located on Oak Lane. The requirement is for each unit to have a standard kerbside collection full set that includes:

- One 360 litre wheelie bin for refuse (885mm D x 620mm W x 1100mm H)
- One 360 litre wheelie bin for recycling (885mm D x 620mm W x 1100mm H)
- One food waste box (350mm D x 300mm W x 360mm H)
- One garden waste sack (450mm D x 450mm W x 600mm H)

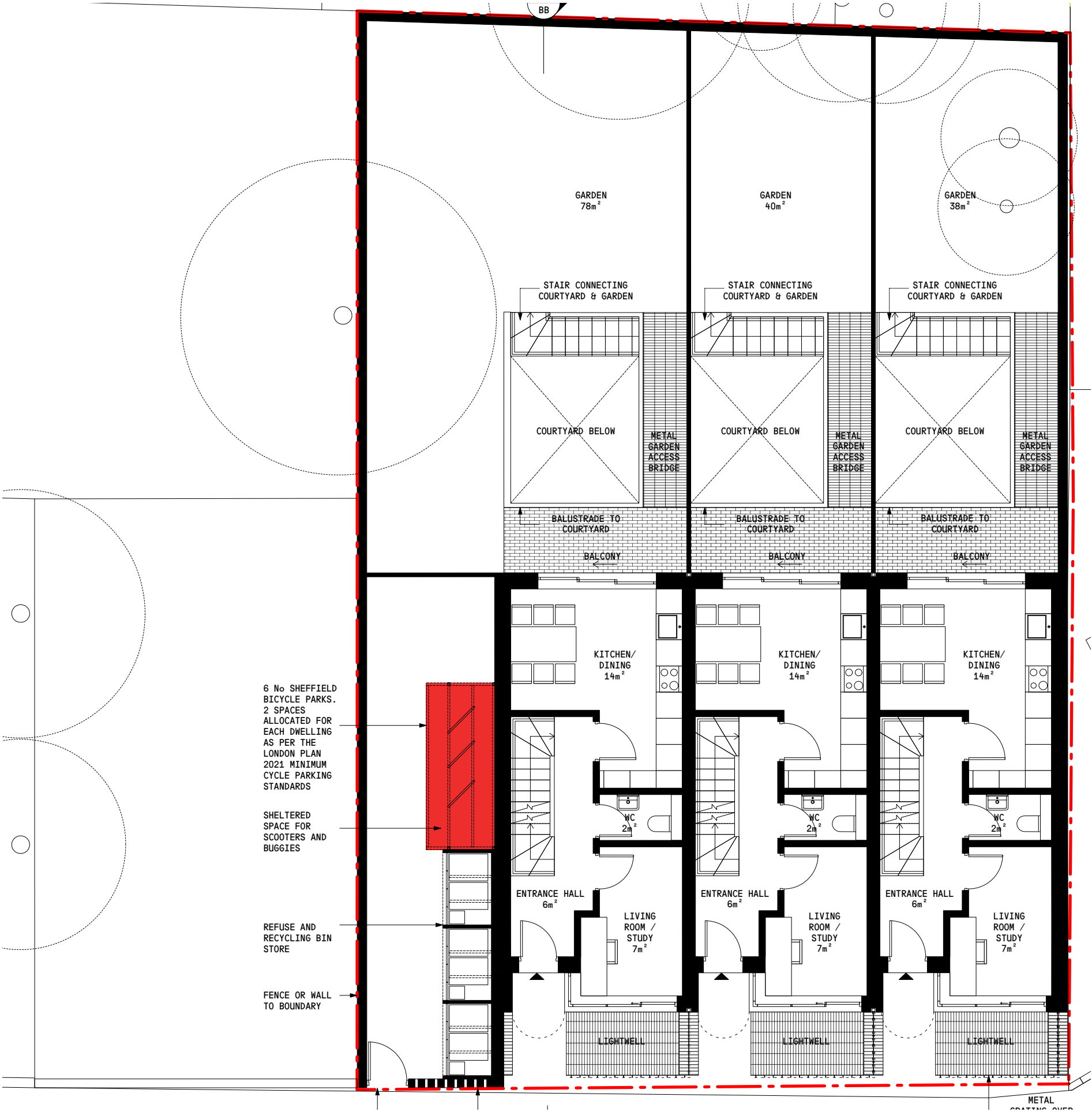


5.3 CYCLE PARKING

Six cycle parking spaces are provided on site, both sheltered and secure. They are located to the rear of the communal parking area which is gated with controlled key card access. The cycle storage uses sheffield stands and has a roof cover. The calculation is as follows:

3no. x 4-bedroom dwellings = 3 x 2 cycle spaces = 6 spaces using 3 Sheffield Stands

Beside the cycle parking, there is a sheltered space allocated for scooters and pushchairs.



Ground floor plan

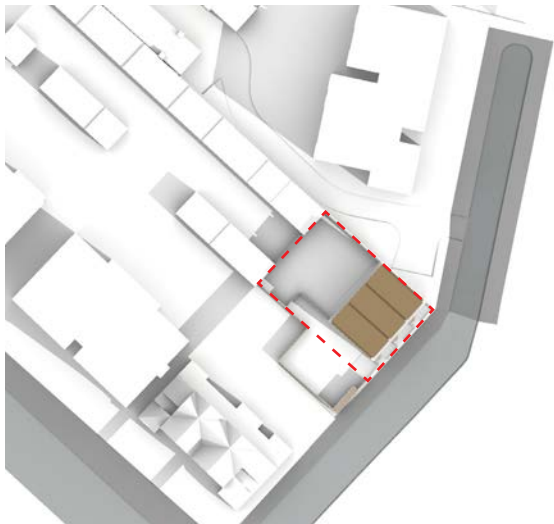
5.4 DAYLIGHT AND SUNLIGHT

EXTERNAL

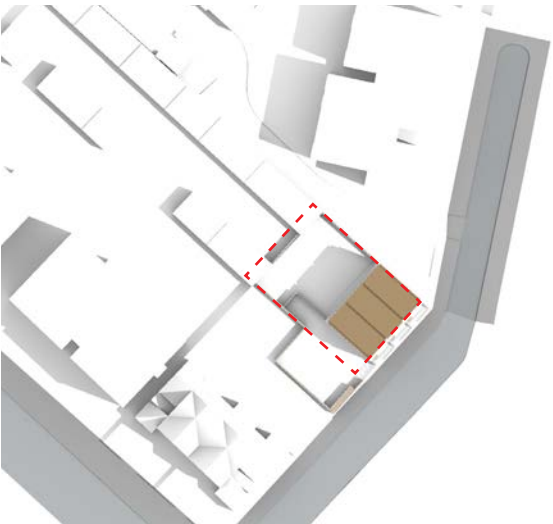
Daylight and sunlight has been reviewed to assess impact on surrounding properties. There are small massing differences between the previous planning application (ref: HGY/2020/2129, granted on 11/12/2020) and the current application. The studies show the impact is negligible in terms of daylight and sunlight compared with the consented scheme.

INTERNAL

The living spaces have been designed to ensure sufficient light is achieved in all internal spaces. On the basement level, the utilities room receives daylight from a lightwell at the front of the property, while the rear living room opens with full glazing onto a large external courtyard. All upper floors have generous windows on both front and rear facades.



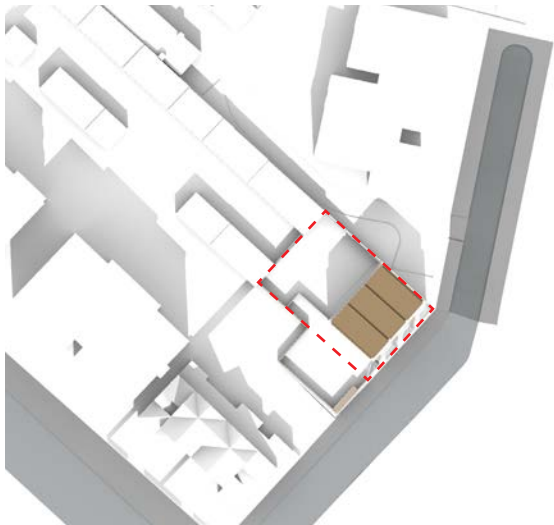
21 Sep/March @ 09:00



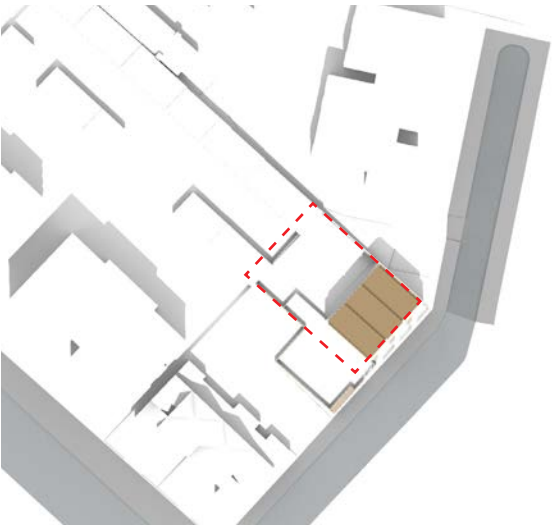
21 June @ 09:00



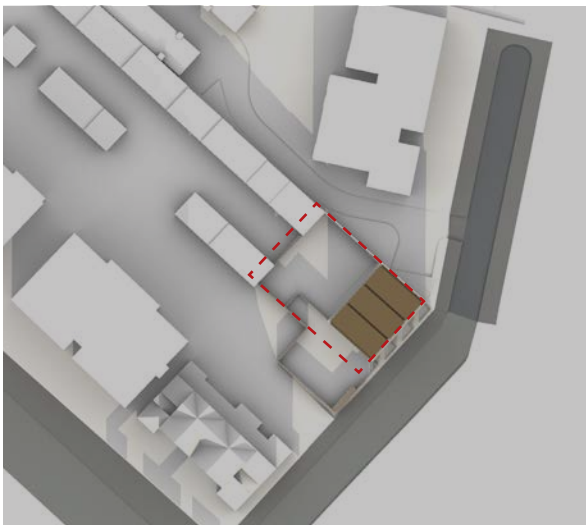
21 December @ 09:00



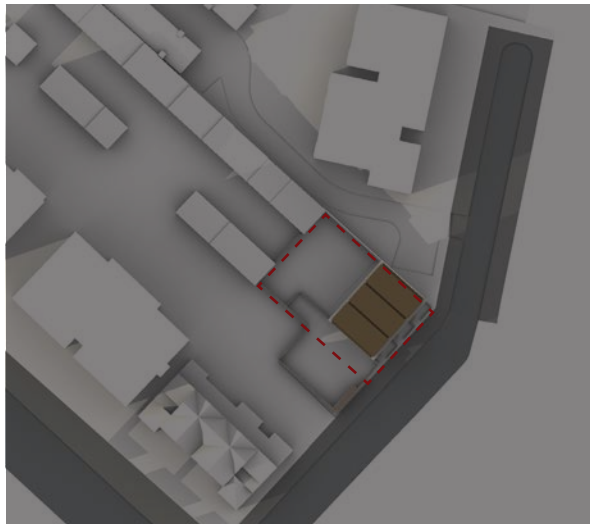
21 Sep/March @ 12:00



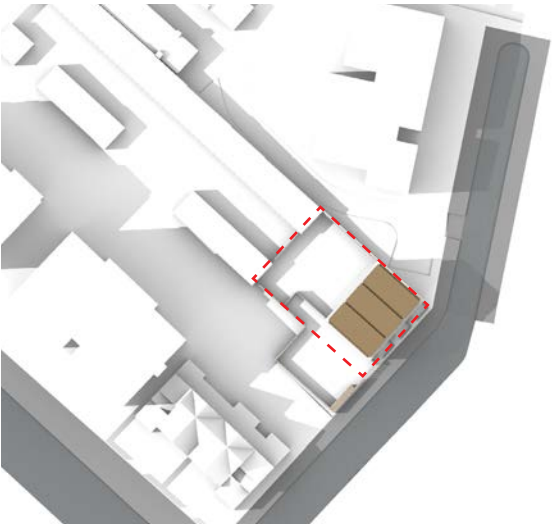
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21 December @ 12:00



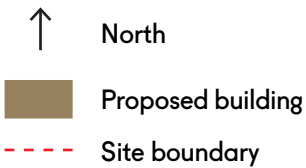
21 Sep/March @ 16:30



21 June @ 16:30

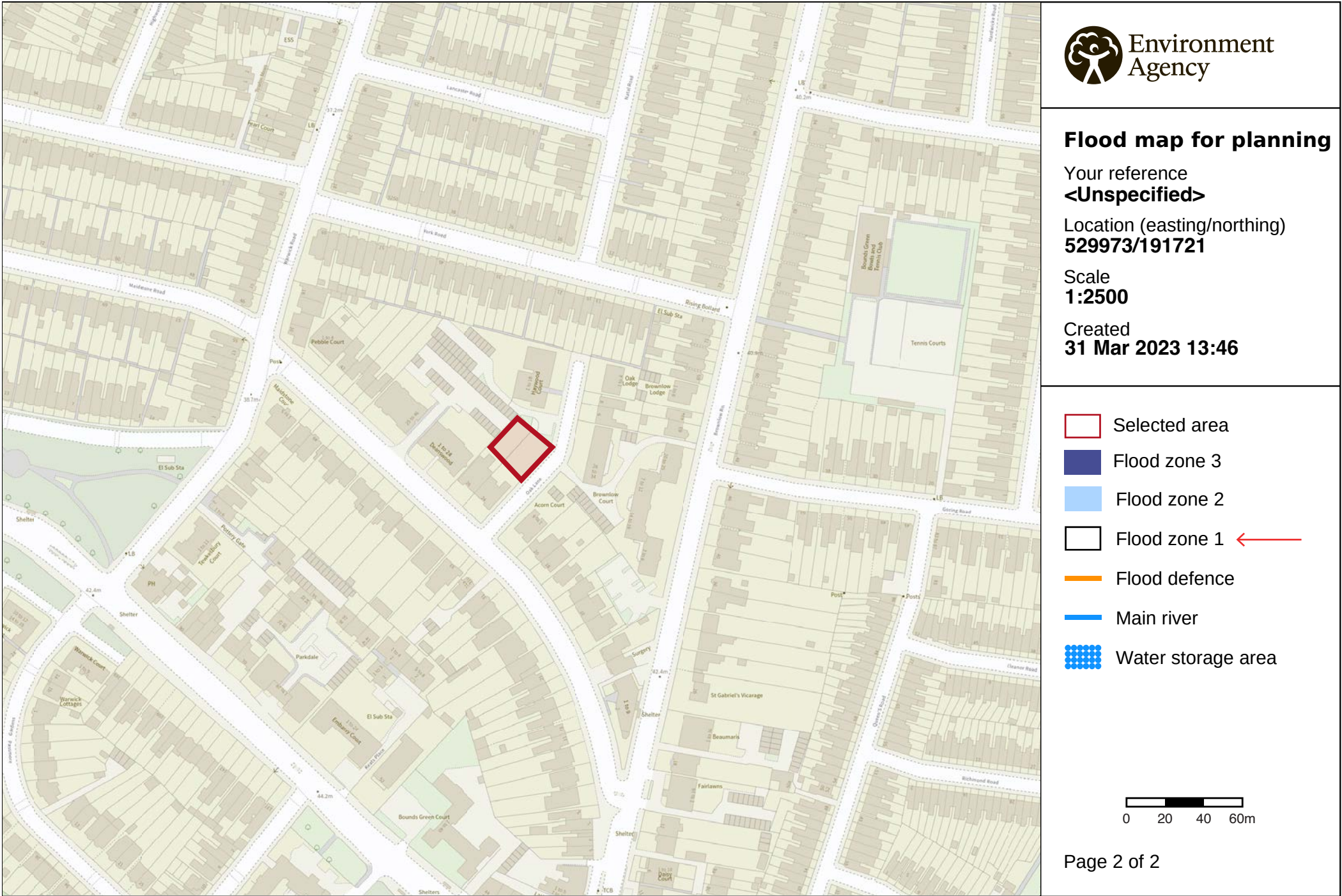


21 December @ 16:30



5.5 FLOOD RISKS

The site sits in Flood Zone 1 and therefore has a low probability of flooding.

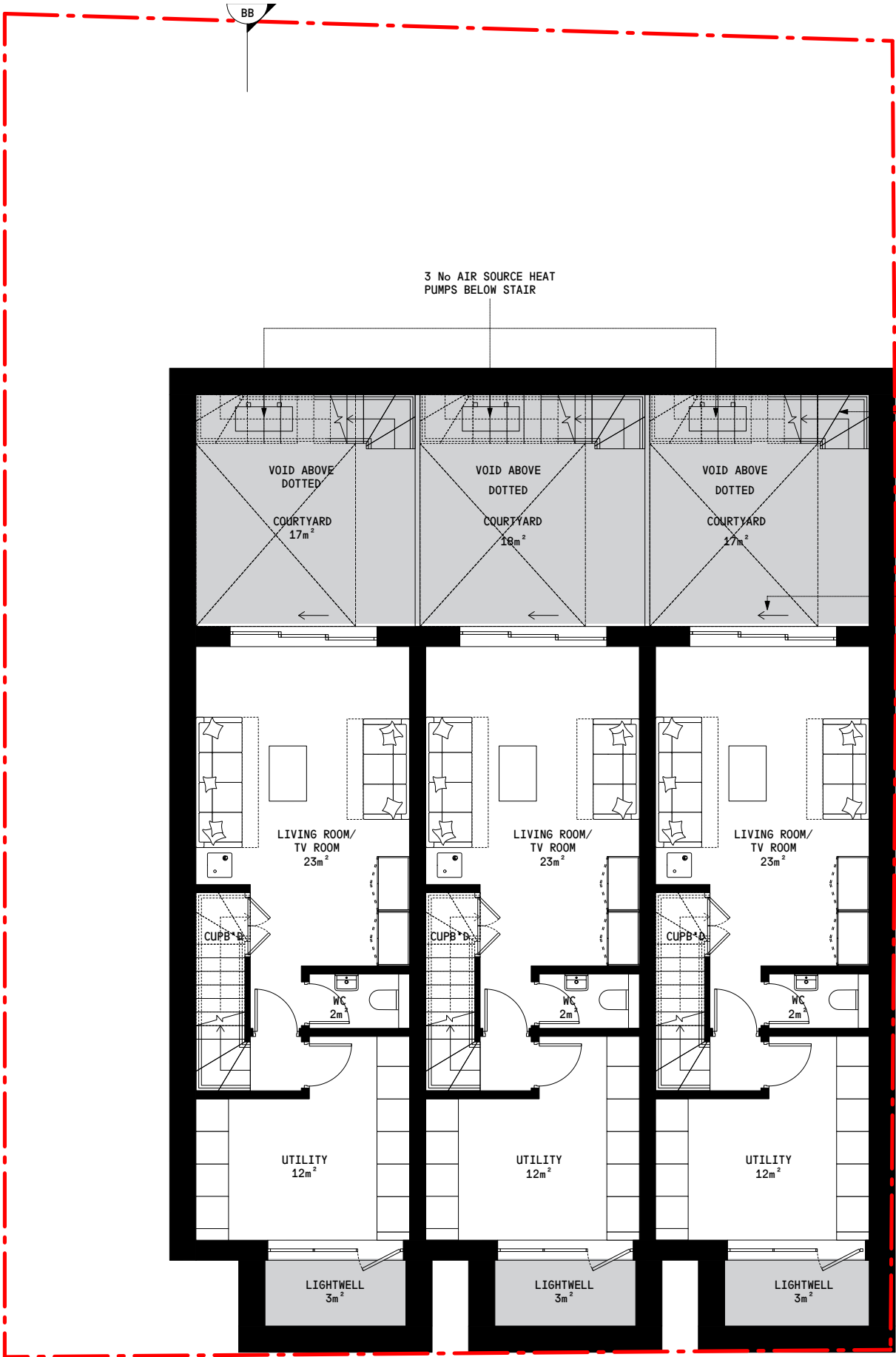


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5.6 BASEMENT IMPACT ASSESSMENT

The basement Impact Assessment concludes that the formation level for the basement is likely to be within firm to stiff clay of the London Clay. Moderate width pad or strip foundations constructed from basement level and therefore below a depth of about 3.0 m, may be designed to apply a net allowable bearing pressure of 200 kN/m2. Based on the ground conditions, consideration could be given to the use of a contiguous bored pile wall or a some form of sheet piled wall to form the basement retaining walls.

Please refer to the Basement Impact Assessment for further details.

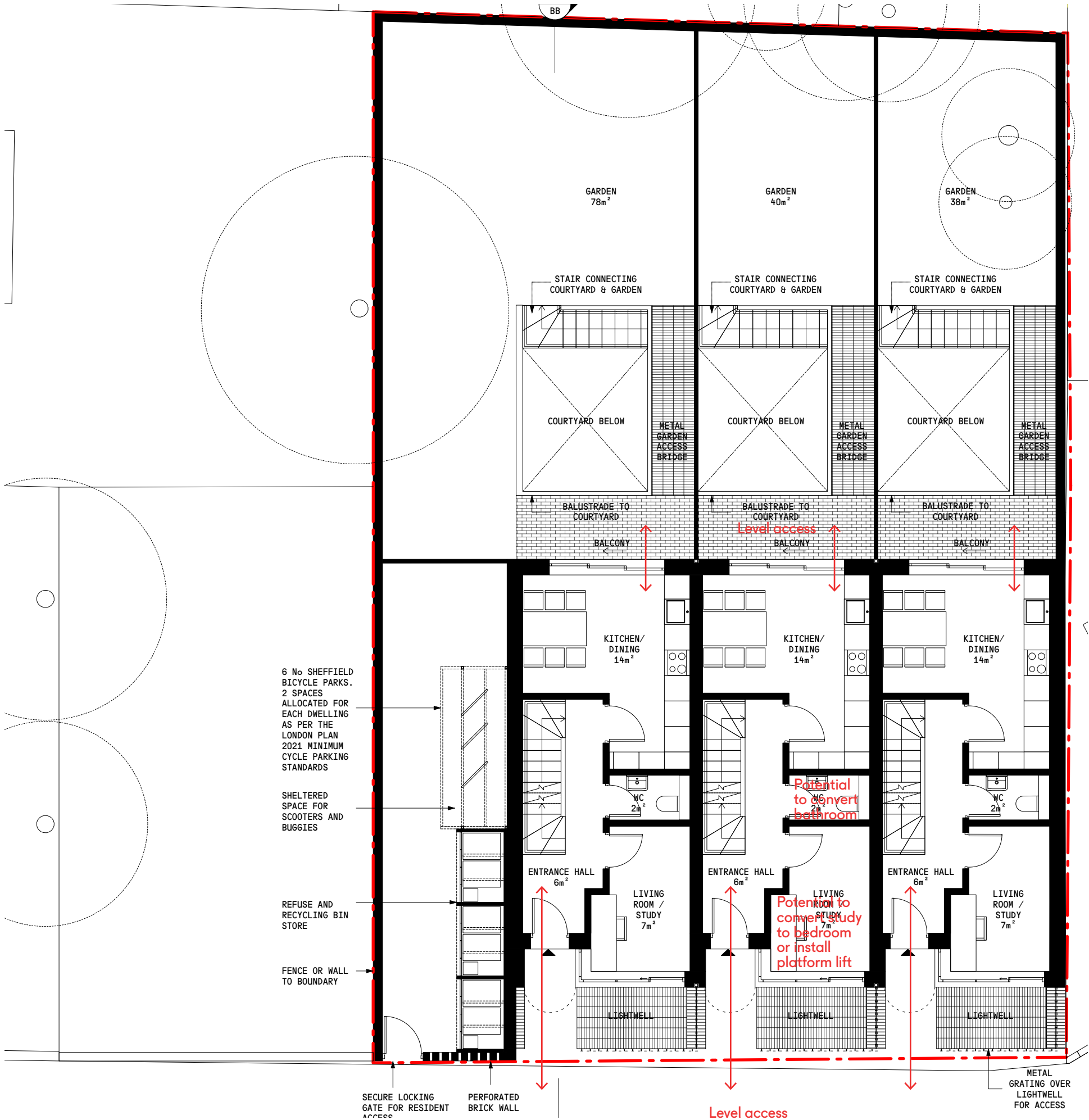


5.7 INCLUSIVE DESIGN

It is noted that the Mayor of London's Housing SPG suggests new build housing to be designed to a minimum requirement of M4(2) 'accessible and adaptable dwelling'. Therefore, where possible, elements of M4(2) have been complied with:

- all clear widths of doors, hallways and stairs are compliant
- the entrance storey has step free access
- necessary clear access zones around beds are allowed for
- necessary clear access zones around the bathroom is allowed for
- the ground floor study could be converted into bedroom if required or become a zone for platform lift.

The proposed number of units is below 10 and therefore a wheelchair unit is not required and not proposed.



Ground floor plan

5.8 SUSTAINABLE DESIGN

The scheme has been designed to reduce carbon dioxide emissions, use resources and materials efficiently and manage pollution in order to promote sustainability. This has been achieved through a number of measures including:

- The proposal aims to minimise carbon dioxide emissions in accordance with guidance in the Local Plan.
- High standard insulation reducing amount of energy required to maintain comfortable temperature levels
- Efficient lighting and appliances, reducing energy consumption;
- Efficient temperature heating systems; Use of energy efficient water heating system
- Low flow water fittings and fixtures will be specified. Water usage consumption not exceeding 105 litres per person per day. The designs seek to minimise water use through a variety of techniques and technologies, including the fitting of water efficient toilets, taps, showers, dishwashers and washing machines.
- PV panels
- All the dwellings are dual aspect, and two are triple aspect, providing the opportunity for cross ventilation to improve air quality and reduce the risk of overheating.
- Adequate cycle parking spaces will be provided within secure storage units positioned close to the residential entrances in line with London Plan standards. This will provide effective access and help towards encouraging sustainable travel to and from the proposed scheme.
- The specification of sustainable construction materials and materials with recycled and reused content will be prioritised.
- The design of the Scheme will promote safety, comfort and security.
- Permeable paving
- Rainwater harvesting using 3no water butts connected to rainwater pipe

5.9 ENVIRONMENTAL STATEMENT

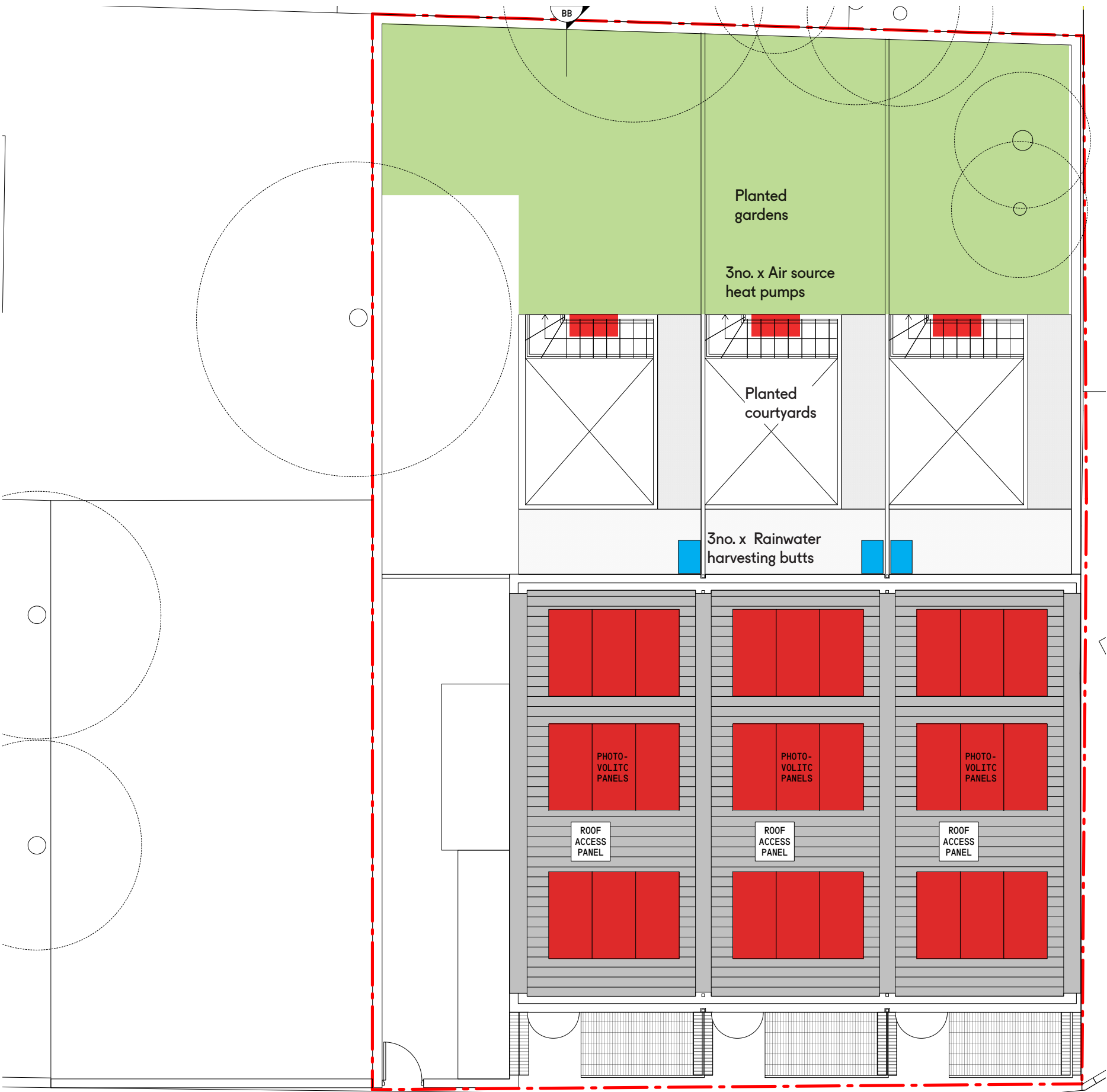
As per the London Borough of Haringey Local Plan, it will expect that all the developments meet the carbon emission reduction requirements set out in the London Plan:

– Residential developments are expected to be able to achieve on-site savings beyond the minimum 35% improvement (be lean, clean and green).

In addition to achieving improved U-values, triple glazing and accredited construction details, the residential development will incorporate:

- o 1no electric ASHP for space heating per dwelling, set within acoustic enclosures
- o PV panels on the roof of each house.

Please refer to the Energy Statement for further details.



Proposed Roof plan highlighting energy measures

5.10 HARD AND SOFT LANDSCAPING PROPOSAL

The project proposes a simple, robust landscaping strategy. The rear gardens are planted with grass and wildflower.

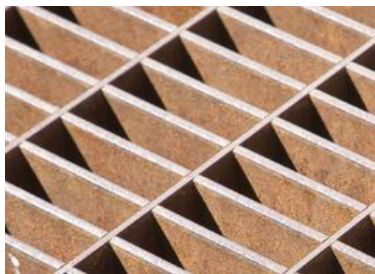
- ① The communal area is permeable resin-bound gravel with brick edge details



- ② The terraces and courtyards are brick.



- ③ The grating over the front lightwell and the rear walkway is bronze coloured open mesh to let light in below.

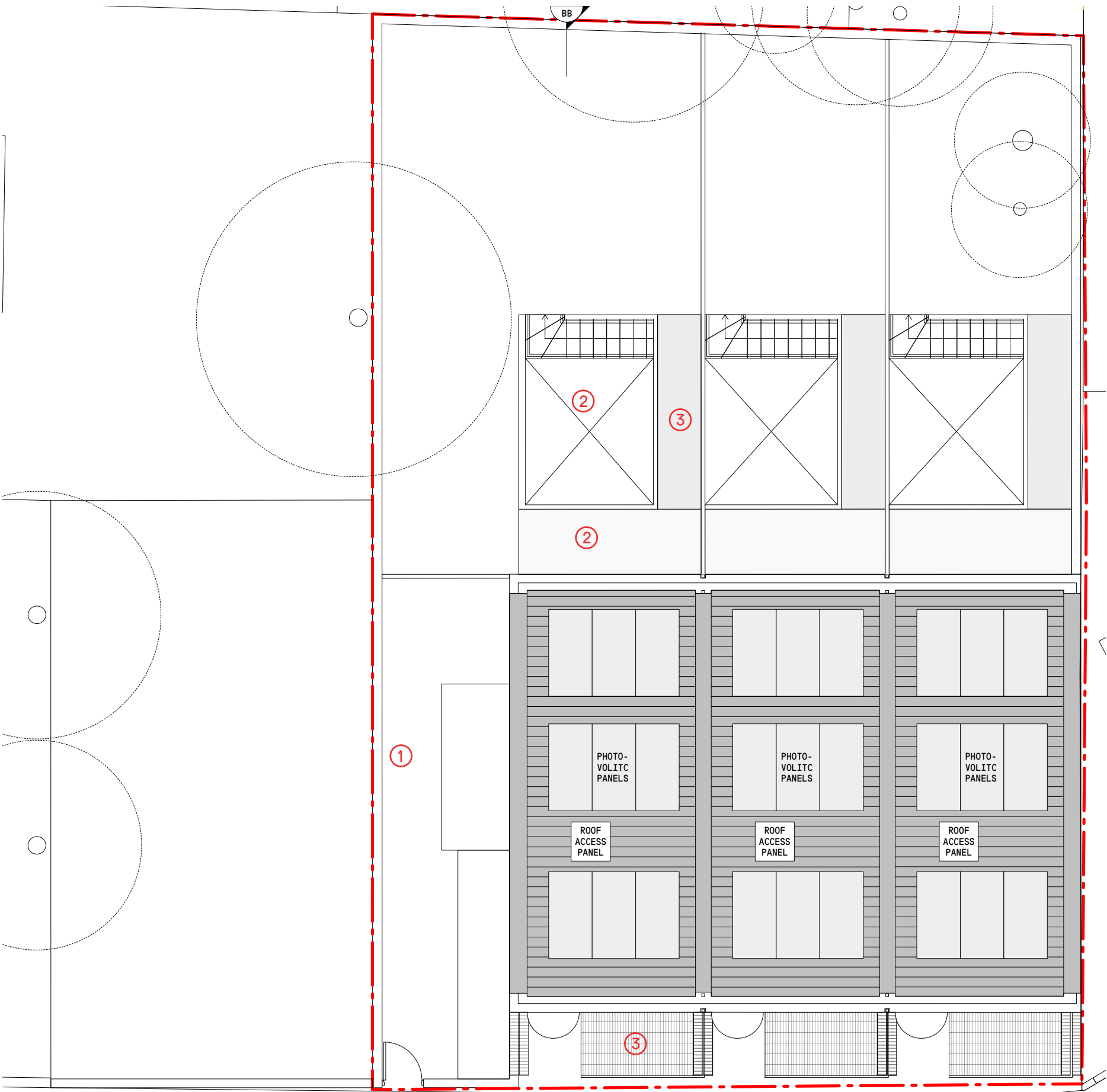


5.11 BOUNDARY TREATMENT

The boundary walls are proposed to be London-stock brick. On the street facade, the boundary includes a perforated brick wall, with a metal gate to access the refuse storage and cycle parking, and metal gates and railing to the houses.

5.12 TREES

Existing trees are located to the rear of the site where the gardens are proposed for each unit. These trees will be retained to provide shade and biodiversity for the houses.



Proposed Roof plan highlighting hard and soft landscaping measures

6.0 CONCLUSION

The proposal is for 3no. high-quality houses with some changes to the consented scheme (HGY/2020/2129) relating to massing, appearance and external amenity space.

The proposal is intended to create an elegant street frontage to Oak Lane that pick up on historic details in the local area, set back further from the street, and to maximise the site's potential as post-pandemic family sized homes with the addition of a basement, and larger gardens.

The proposed design has a distinct identity, yet is also contextual through the height, massing and materiality.

