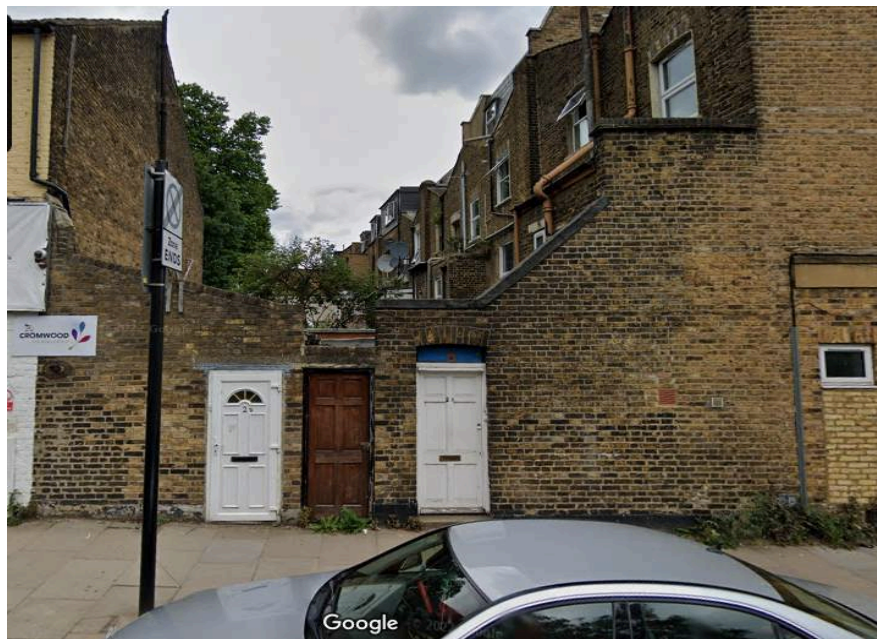


Date: February 2024

Design and Access Statement Rev A

Site Address:

2B Vartry Road
London
N15 6PT



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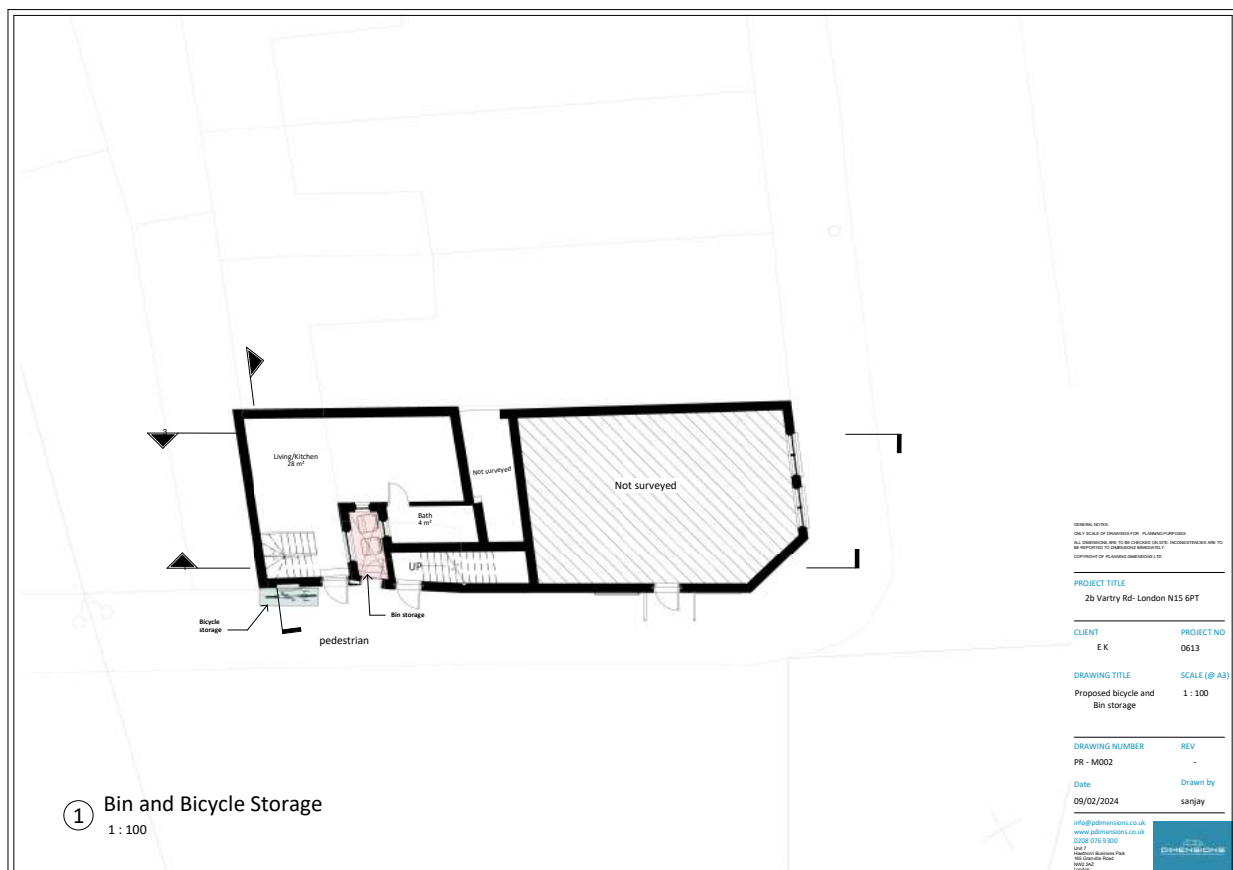
1.0 Site description:

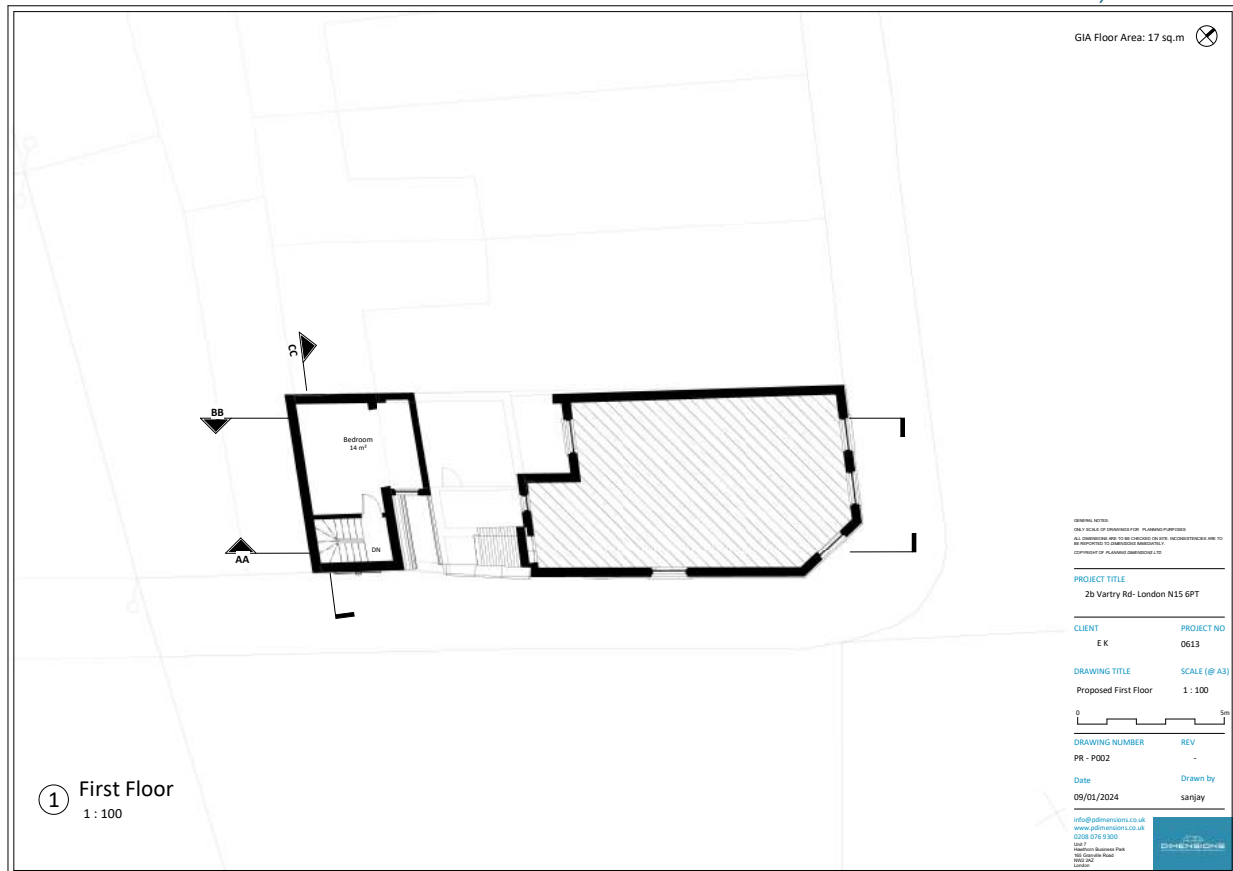
- 1.1 The application site is in single storey unit located to rear of No. 2 Vartry Road and located within a mostly residential area on southern elevation of Vartry Road. The immediate surrounding properties are generally three storey with a mansard roof extensions and four storey Victorian terraces.
- 1.2 The site is not located in a conservation area nor subject to any other designated planning restrictions.
- 1.3 The site is located within a Controlled Parking Zone (CPZ) and is located 2 minutes walk to Stamford Hill underground station with an excellent PTAL rating of 6A.



2.0 Proposal:

- 2.1 Full Planning permission is sought for the demolition of the existing single storey studio unit and redevelopment of site involving erection of 2 storey self-contained flat with associated cycle store and refuse.
- 2.2 The existing studio is in need of replacement given its poor and run down condition. Ample parts of the structure have started to fall off such as the roof and other parts have followed. As such, the unit is very much unusable for living purposes. Here is the need for a planning application and an upgrade. The proposal would be situated within the same footprint but would be in line with present national space standards for a studio flat measuring 48sqm over two floors.





3.0 Planning Policy Context:

- 3.1 The following relevant national, regional and local policies apply:
1. National Planning Policy Framework, 2023 (NPPF)
 2. London Plan (adopted 2021)
 3. Haringey Development Management DPD (adopted July 2017)
 4. National Described Space Standards (2015)

4.0 Site history:

- 4.1 There is no relevant planning history associated with No. 2B Vartry Road. Given passage of time of over 10 years it is considered that on the balance of probabilities the existing single, undersized studio has been used as class C3 (self-contained flat).

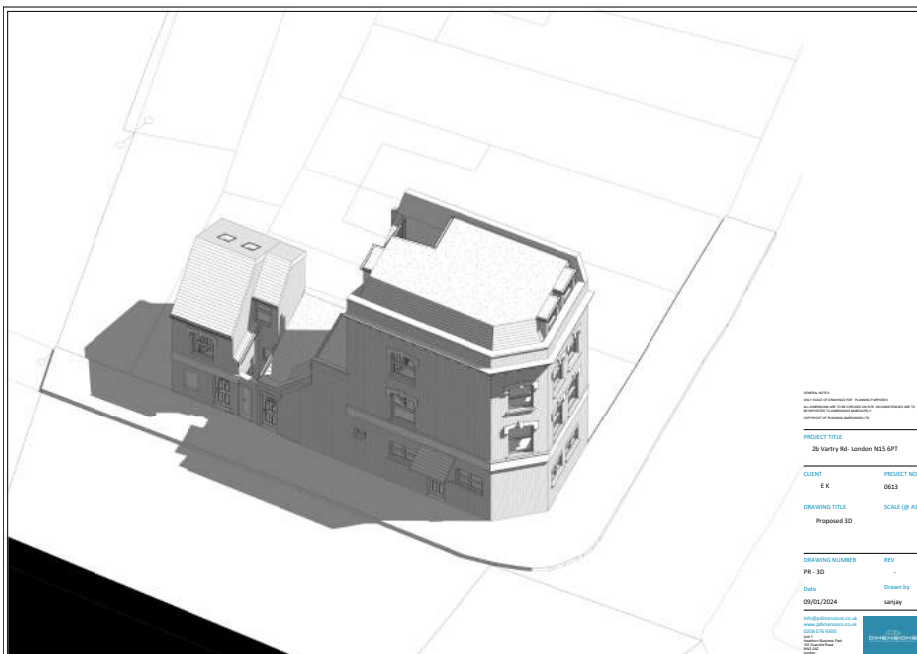
5.0 **Design and appearance:**

- 5.1 The NPPF states that good design is a key aspect of sustainable development and that proposed developments should be visually attractive, be sympathetic to local character and history, and maintain a strong sense of place.
- 5.2 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity, which is supported by London Plan policies 7.4 and 7.6.
- 5.3 DMDPD Policy DM1 states that development proposals should relate positively to their locality, having regard to, building heights, form, scale and massing prevailing Page 18 around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials.
- 5.4 The proposed design would entail high quality materials which is considered to be critical to the success of the scheme. (see materials schedule for palette of materials used). The density is considered acceptable in seeking to optimise the use of existing brownfield land and the bulk and mass would not detract from the immediate vicinity along with radical improvements to the building would result as a result of the proposal and as a result it is considered that the proposal would be in line with DMDPD Policy DM1 and London Plan D3.

6.0 **Quality of Accommodation**

- 6.1 London Plan policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwellings to be of sufficient size and quality. The draft London Plan incorporates this approach in Policy D4. 6.6.2 Strategic Policy SP2 and DMDPD Policy DM12 reinforce this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.
- 6.2 The proposal whilst not proposing any amenity space does create floorspace of 10sqm beyond that required for a studio and as a result of the excessive floorspace created it is considered that the proposal should not be resisted based on lack of private amenity space. Notwithstanding, it should also be noted that the location of the proposal is within minutes walk of Paignton Road Open Space.

- 6.3 The proposal would measure 48sqm and include a bedroom of excess of 11.5sqm – therefore the proposal would measure in line with the National Space Described Standards (2015). Overall, the proposed residential units would provide acceptable living conditions for future occupiers.



7.0 Neighbouring Amenity:

- 7.1 Policy DM12 (Housing Design and Quality), states all new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- 7.2 The nature and scale of the proposal which would be built on the existing footprint of the studio with an additional storey results in no adverse impacts on neighbouring properties. No side windows are proposed nor do they face habitable rooms and as a such no loss of privacy or overlooking would result and given the existing building orientation east to west sunlight movement no neighbours would experience loss of light. The amount of sunlight reaching the newly proposed studio would be increased given the creation of additional windows.

8.0 Character and Surrounding Area

- 8.1 The proposal would not have any adverse impact to the character of the immediate vicinity of the area or detract from the appearance of the existing residential properties. Various roof forms are evident within the immediate area. Therefore, it is considered that there is no harm in this regard.

9.0 Other aspects

Transport

- 9.1 The development does not have any adverse material impacts on the local highway network. Adequate, secure and lit cycle facilities would be provided. Adequate refuse storage facilities would be provided in the front garden.

Boundary Treatment:

- 9.2 Timber/brick fence is proposed to each side elevation in the rear garden to ensure privacy of future occupiers is protected. This can be secured by way of planning condition.

Sustainability & SUDS:

- 9.3 The Mayor's energy hierarchy (Be Lean-use less energy; Be Clean-supply energy efficiently; and Be Green-use renewable energy) has been considered and the priority

is given to energy reduction and efficiency measures. Thermal insulation preventing heat loss would be incorporated into the proposed development. In addition to that all the habitable rooms would be naturally ventilated. The glazing on the windows is double glazed to prevent any adverse acoustic issues. High quality performing materials which are sourced responsibly would be used in the proposed development to match that of the surrounding context with traditional materials. The appliances would be energy efficient and low water flushing toilets would be installed. The proposed development also encourages the use of sustainable transport modes via provision of a secure on-site cycle parking facility. Further details of energy efficiency measures could be conditioned.

CIL & Affordable Housing

- 9.4 The proposed development would not be liable to CIL contribution given less than 100sqm of additional floor space created.

10.0 **Conclusion**

- 10.1 The proposed development is considered to be acceptable given it increased the Boroughs housing supply with no detrimental harm to nearby properties or to the character of the area. The proposal is very much a positive change to the site and immediate area. It is therefore considered that planning permission should be granted. All queries attached to the proposed scheme including site photos can be provided upon request though it is welcomed for the Case Officer to undertake a site visit.

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