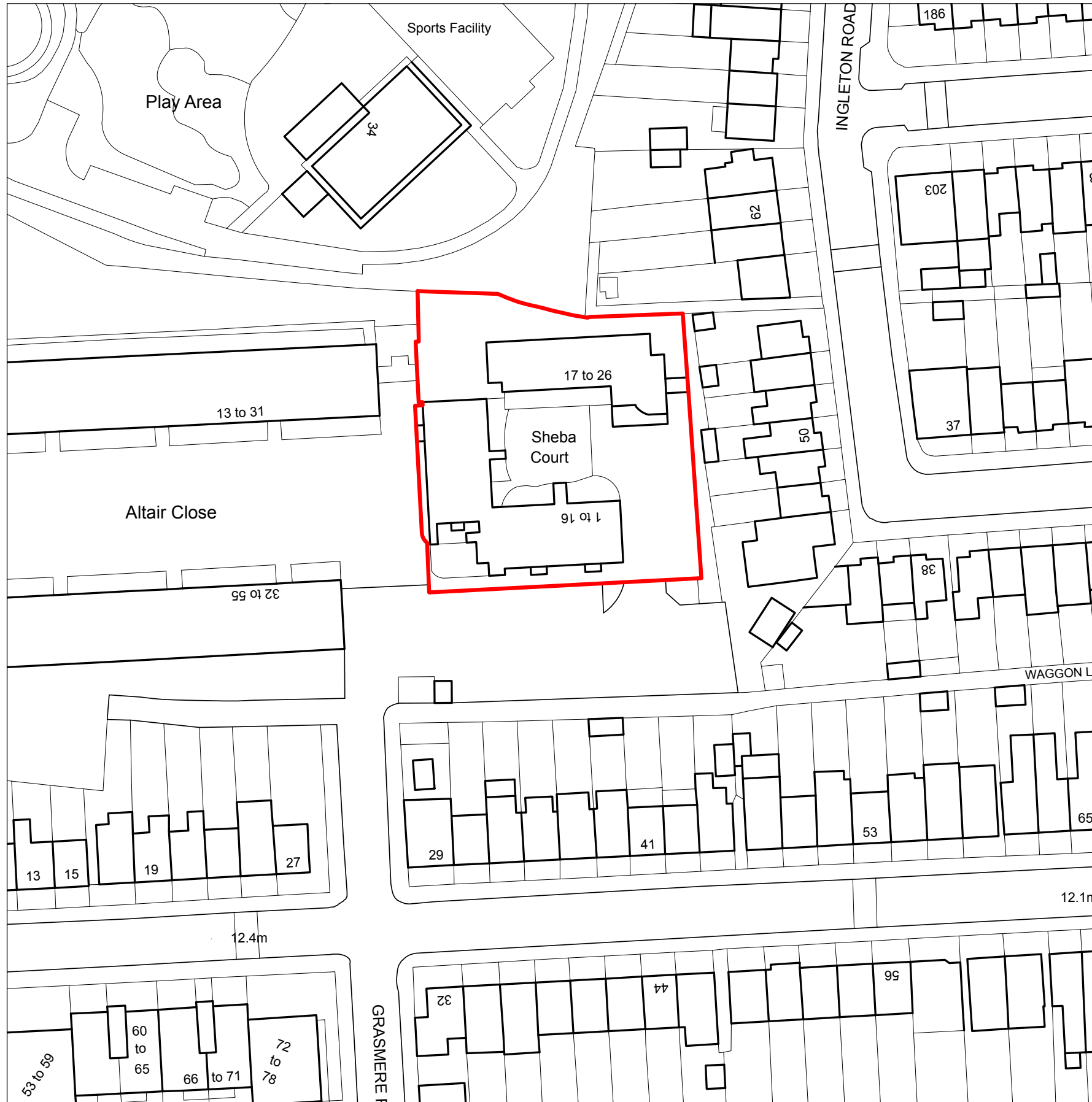




Sheba Court, Tottenham, London
Design and Access Statement
February 2024



Plan - Site location plan (Not to Scale)

Sheba Court, Tottenham, London

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Photograph - Aerial view of development (extract Apple Maps)

Sheba Court, Tottenham, London

Executive Summary

This statement has been produced by Cockrell Design, for and on behalf of Hornsey Housing Trust. This is in support of the application for Planning Permission for alterations to Sheba Court, Altair Close, Tottenham, N17 0DE in the London Borough of Haringey.

Sheba Court is an existing residential flatted development comprising of two buildings. The development is owned by Hornsey Housing Trust and is managed on their behalf by Vibrance.

The development was built in the early 2000's and is formed of two L-shaped buildings arranged around a central courtyard.

The two buildings provide dedicated facilities for retirement living (Block 01) and assisted Living (Block 02). The redevelopment proposals relate to the assisted living block only.

The overall development provides twenty six affordable residential units , sixteen in the retirement living building (Block 01) and ten in the assisted living building (Block 02).

The assisted living building provides ten residential units, four studio units and six bed sit units.

The brief of the project is to combine the six bed-sit units (with mezzanine beck decks) into three studio units and provide lift facilities within the building

The proposals in this document demonstrate:

- An understanding of the existing building and its context.
- Reconfiguration of the existing bed-sit units at first floor level.
- Improved access by removal of the mezzanine decks from the residential accommodation.
- Improved access by introduction of lift providing level access to the first floor accommodation.
- Optimisation of existing accommodation to provide assisted living facilities within the borough.



Photograph - Aerial plan (Extract Google Earth)

Sheba Court, Tottenham, London

Local Context

Altair Close is located within the Northumberland Ward of the London Borough of Haringey.

Altair Close is located to the north of Brantwood Road off High Street in Tottenham. It consists of two dead end vehicular access routes located to the west and east end connected by a pedestrian thoroughfare / courtyard.

The local area is characterised by residential uses, with 1960's flatted buildings both low and high rise typically to the west of Sheba Court and turn of the 20th Century and interwar terraced housing to the east.

Beyond the residential, to the west is High Street, with numerous small to medium scale retail and commercial uses. Additionally there is a primary school and large commercial retail unit located in the vicinity on High Street.

Beyond the residential, to the east, is an established industrial area with numerous large scale warehouse / distribution type buildings.

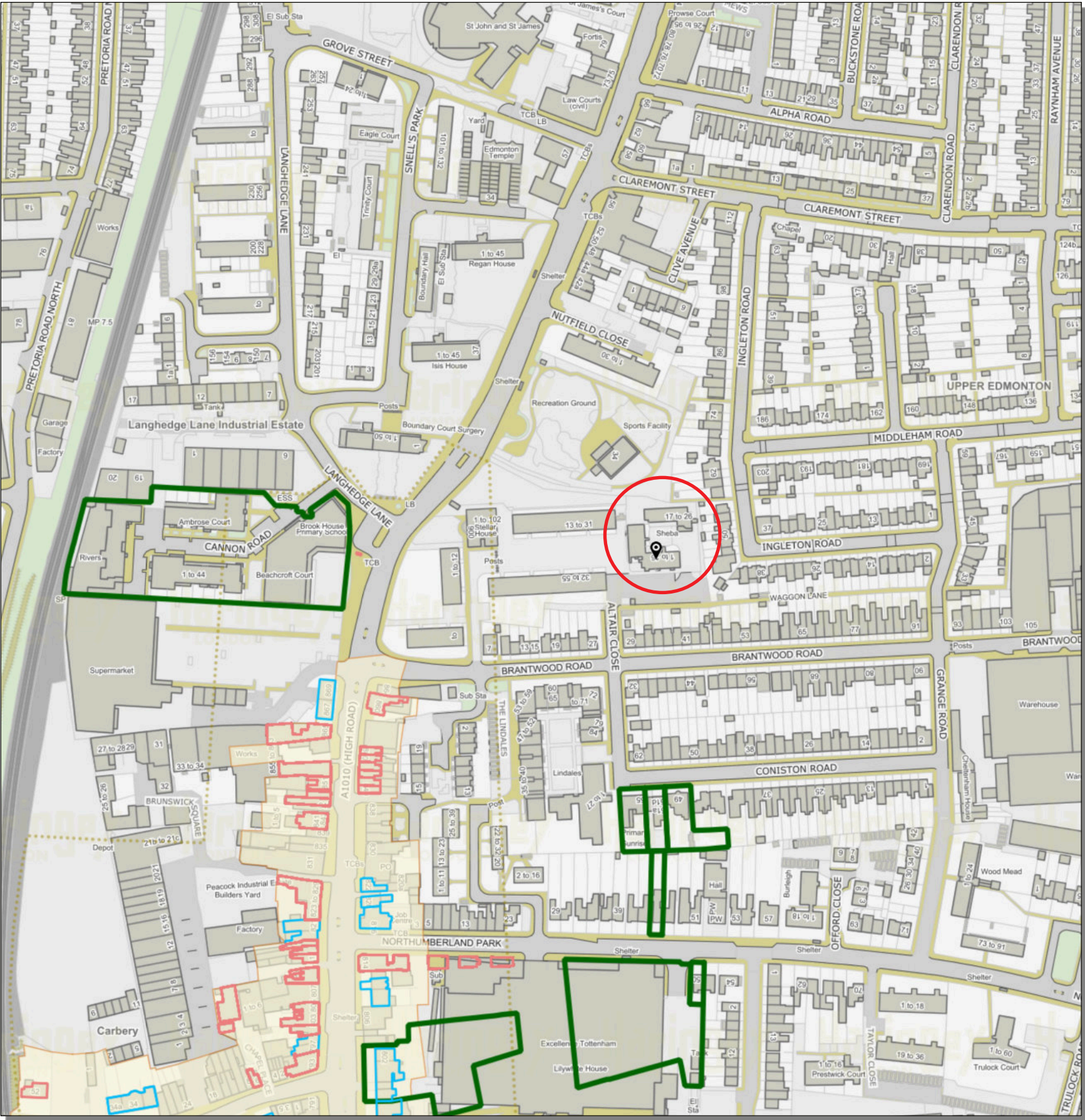
Local amenity space is provided by the Florence Hayes Recreation Ground located to the north of Altair close

Access to public transport is provided by White Hart Lane overground railway station and bus routes along High Road.

Key:



Section 02 : Context



Plan - Conservation and Heritage (Extract Haringey Local Plan)

Sheba Court, Tottenham, London

Heritage Context

Sheba Court is not located within a conservation area. The nearest conservation area is the Tottenham High Road Historic Corridor located to the south west of the site.

Sheba Court is not a statutorily or locally listed building. There are a number of statutorily and locally listed buildings located within the Tottenham High Road Historic Corridor conservation area located to the south west of the site.

Sheba Court has no tree preservation orders located within its boundary. There are tree preservation orders to some distance away to the west and south of the site.

Sheba Court is not located within an archeological priority area. There is an archeological priority area located to the west of the site along the the High Road.

None of the proposals have any impact on the heritage assets within the local area.

Key:

-  Site: Sheba Court
-  Conservation areas
-  Statutorily listed buildings
-  Locally listed buildings
-  Tree Preservation orders (TPO)
-  Archeological Priority Area

Section 02 : Context

Proposed Works

The proposed works are to an existing building, that is not listed not in a conservation area. The works are only to the assisted living building within Sheba Court, no changes are proposed to the retirement living building.

There is no change of use proposed, the existing residential use, will be maintained.

There is no reduction is residential floor space, but there is a reduction in the number of residential units, reduced from ten to seven units.

There are no external changes proposed to the existing building

Relevant Planning Policy

The proposals put forward in this planning application have been considered in relation to the to following local an national policy:

Local Policy:

Strategic Policies DPD

Development Management Policies DPD

Site Allocations DPD

Tottenham Area Action Plan

National Policy:

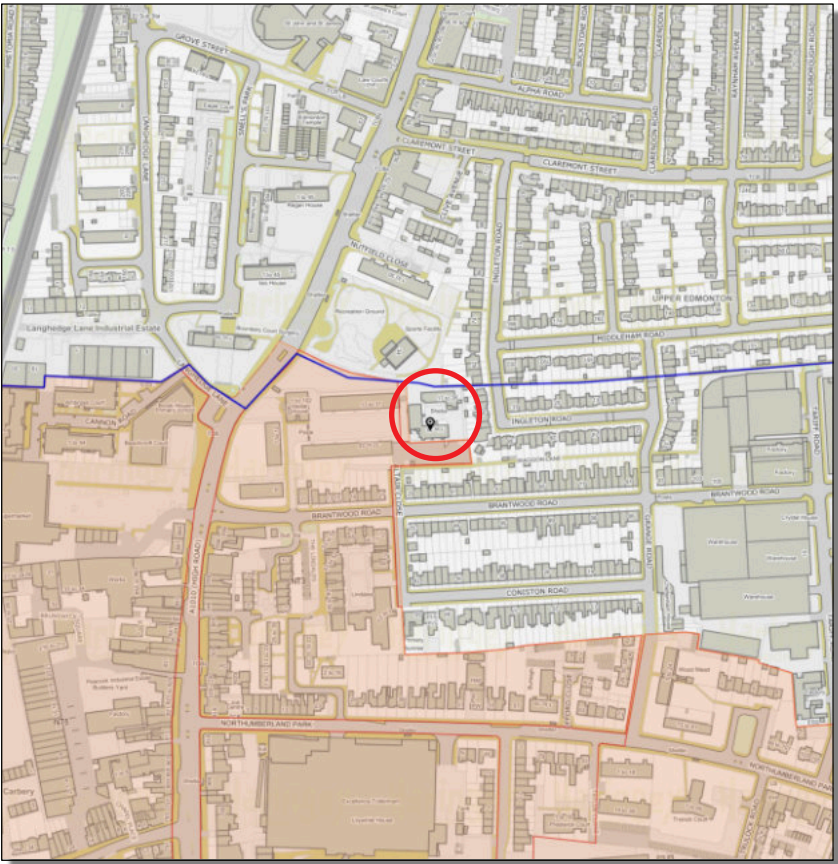
National Guidance:

National Planning Policy

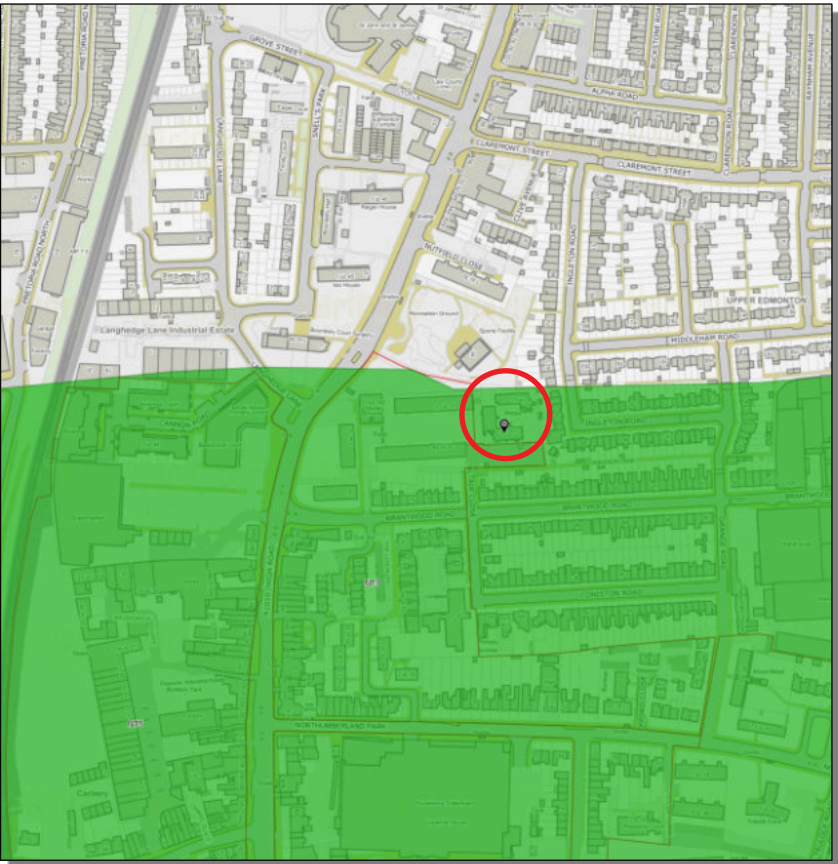
National Planning Policy Framework

Relevant Planning Policy

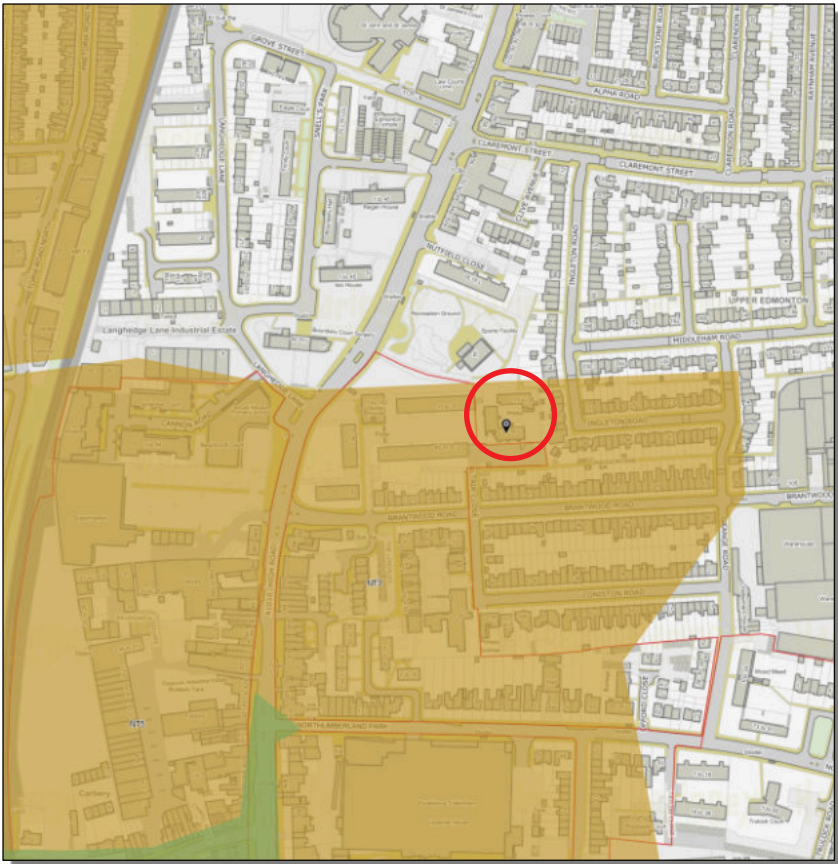
Please refer to Planning Statement Prepared by Jon Dingle Planning Consultant submitted in support of this planning application.



Plan - Local Plan - Site Specific Policies (Extract Haringey Local Plan)



Plan - Local Plan - Family Housing Protection Zone (Extract Haringey Local Plan)



Plan - Local Plan - Critical Drainage Area (Extract Haringey Local Plan)



Photograph - Aerial plan of Altair Court (Extract Apple Maps)

Sheba Court, Tottenham, London

Altair Close

Altair Close consists of two dead end vehicular access routes located to the west and east end of the close, connected by a central pedestrian thoroughfare / courtyard.

The pedestrian thoroughfare / courtyard is flanked by residential accommodation on all sides, in the form of low rise and high rise flatted development dating from the c.1960's and the c.2000's.

Altair Close is a purely residential area defined by a twenty storey 1960's residential point block to the west end and a 2000's (Sheba Court) two / three storey flatted building complex to the east end of a central pedestrian thoroughfare / courtyard. The pedestrian thoroughfare / courtyard is flanked by 1960's four storey residential finger blocks to the north and south.

Whilst there is shared amenity space within the central space, Sheba Court additionally has its own dedicated courtyard created by the two L-shaped buildings.

The scale of development is generally low four storeys and below except for the twenty storey point block. However the length of the finger blocks and variation in roof form does increase the apparent overall scale in contrast the terraced housing to the south and east.

The predominant elevational material is masonry brickwork to buildings, with a mixture of pitched tiled and metal roofs and flat asphalt roofs.

Limited surface car parking is provided on the vehicle access routes and in a car park to the east end of the site.

Key:

- Vehicle access
- Pedestrian access
- Courtyards



Photograph - Aerial Plan Sheba Court (Extract Apple Maps)

Sheba Court - Existing Condition

Sheba Court is an existing dedicated affordable residential development comprising of two buildings that both have specific functions.

Block 01 is a dedicated retirement living building providing sixteen one bedroom flats within three storey accommodation. There are no proposed changes to Block 01 within this planning application.

Block 02 is a dedicated assisted living block providing ten apartments, four studio units and six bed sit units. There are proposed internal changes to Block 02 within this planning application.

Both buildings have dedicated communal entrances.

The retirement living block has small ground floor private garden spaces to the apartments facing into the courtyard and use of the central courtyard itself.

The assisted living block has a ground floor terrace facing the courtyard and a garden to the rear (north).

The retirement living block is comprised of three storeys with dual pitched roofs, the assisted living block is comprised of two storeys with a mono pitched roof.

As there are no proposals for the retirement living block, further description is focused on the assisted living block where amendments are proposed and are the subject of this planning application.



Photograph - Aerial Plan Sheba Court (Extract Apple Maps)

Sheba Court - Existing Condition - Assisted Living Block

The assisted living building is an L-shaped, two storey building with mono pitched intersecting roofs.

The building currently provides ten residential units for assisted living.

Due to the requirements of the occupants there is full time management of the building, the current operator is Vibrance, who manage the property on behalf of Hornsey Housing Trust.

The building has a communal secure entrance at the south west corner.

At ground floor the building provides a large reception, management office, with staff sleeping quarters. It further provides communal laundry, kitchen and lounge facilities. Stores and cleaners cupboards are also provided. In addition to the communal facilities, two studio units are provided at ground level.

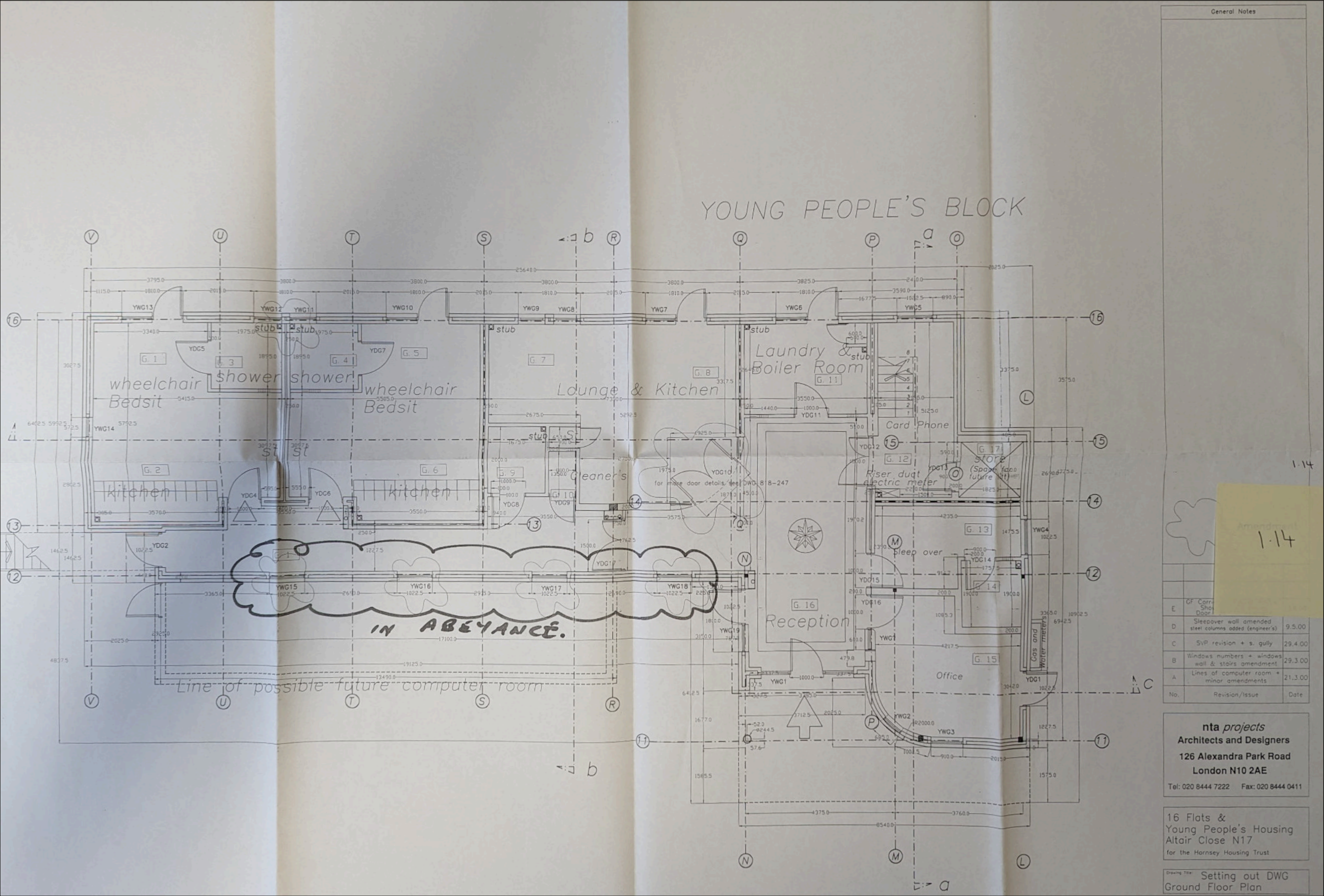
The two studio apartments have direct access to the communal rear gardens. Additionally there is a ground floor communal terrace to the front of the building facing the courtyard.

At first floor level there are two further studio studio units and six bed sit units.

An internal staircase located to the east end of the building provides access to the first floor, with an additional external fire escape stair provides to the west end. An existing store room within the stair core, adjacent to the staircase providing a 'soft spot' for potential future lift installation.

The following pages provide existing plans sections and elevations and external and internal photographs of the relevant areas of the building.

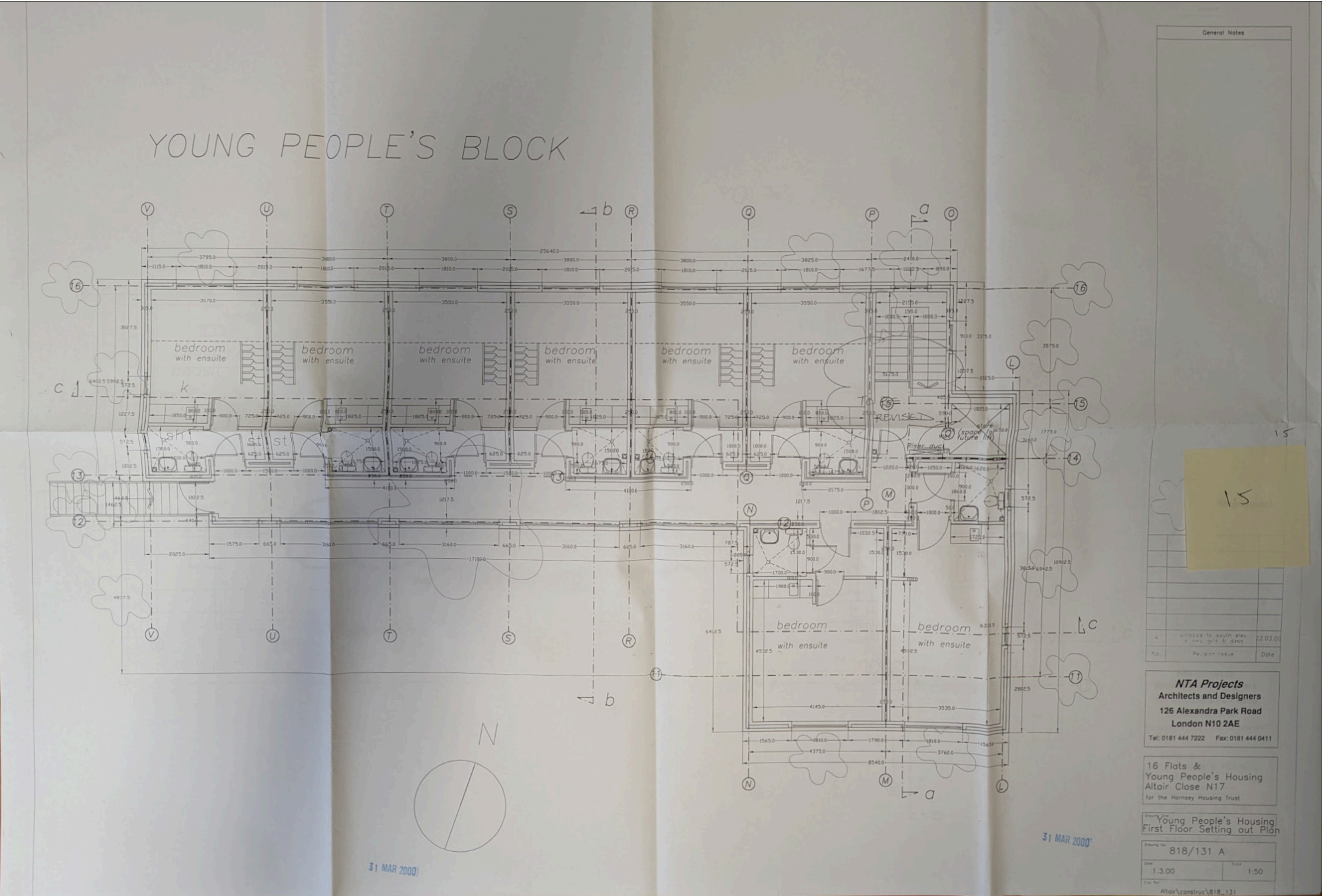
Section 04 : Sheba Court



Drawings - Existing Drawings - Ground Floor NTA Projects (Not to Scale)

Sheba Court, Tottenham, London

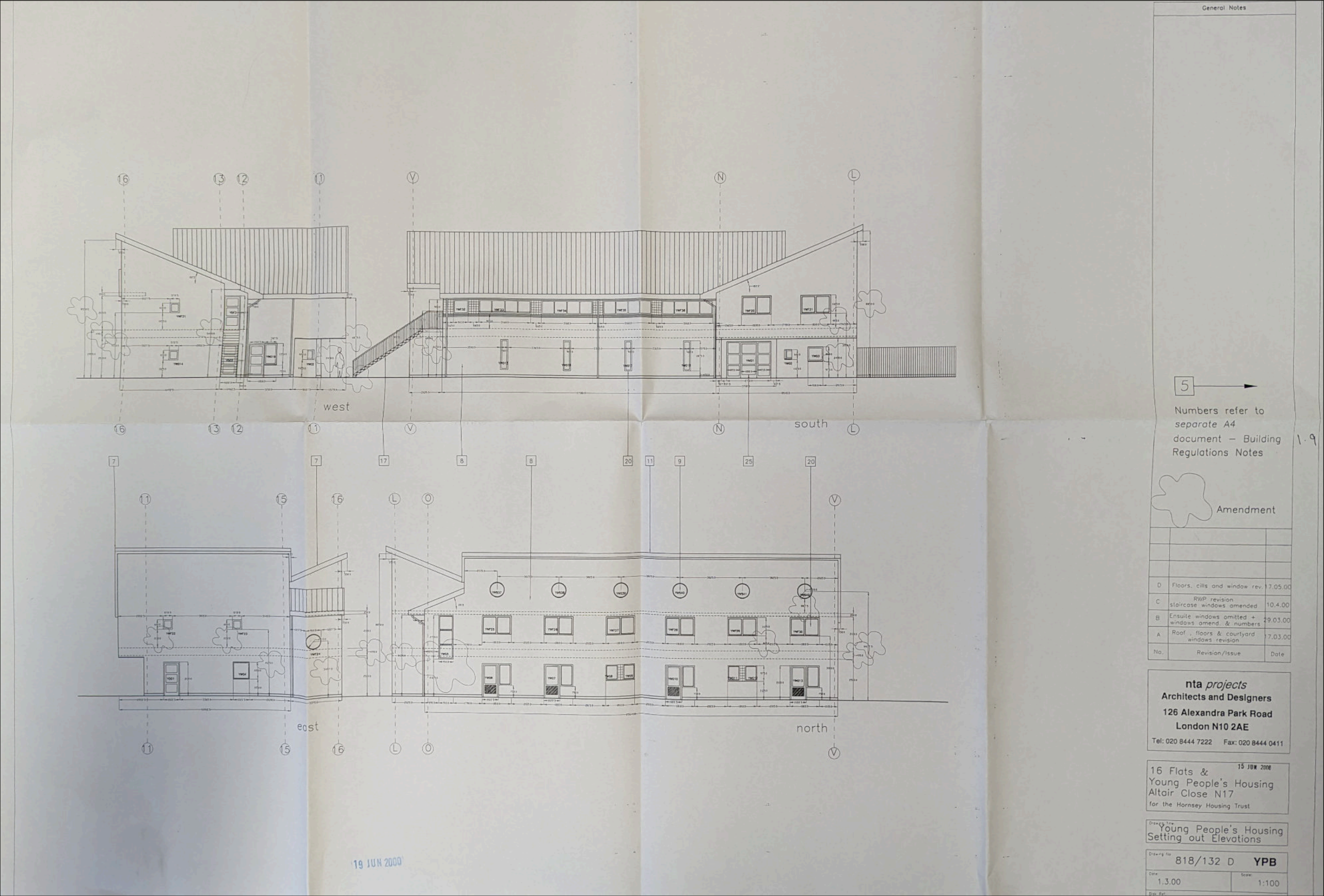
Section 04 : Sheba Court



Drawings - Existing Drawings - Ground Floor NTA Projects (Not to Scale)

Sheba Court, Tottenham, London

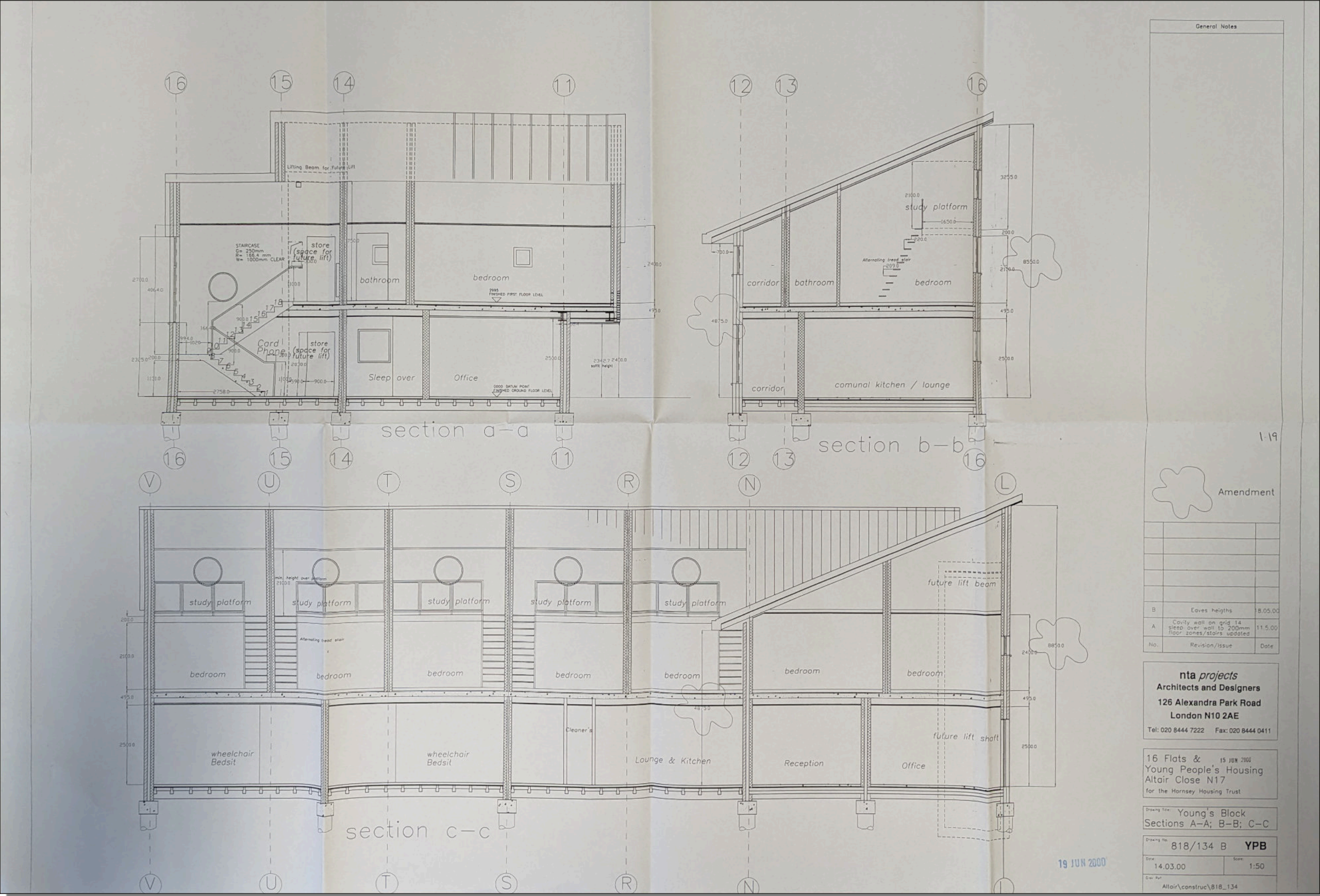
Section 04 : Sheba Court



Drawings - Existing Drawings - Elevations NTA Projects (Not to Scale)

Sheba Court, Tottenham, London

Section 04 : Sheba Court



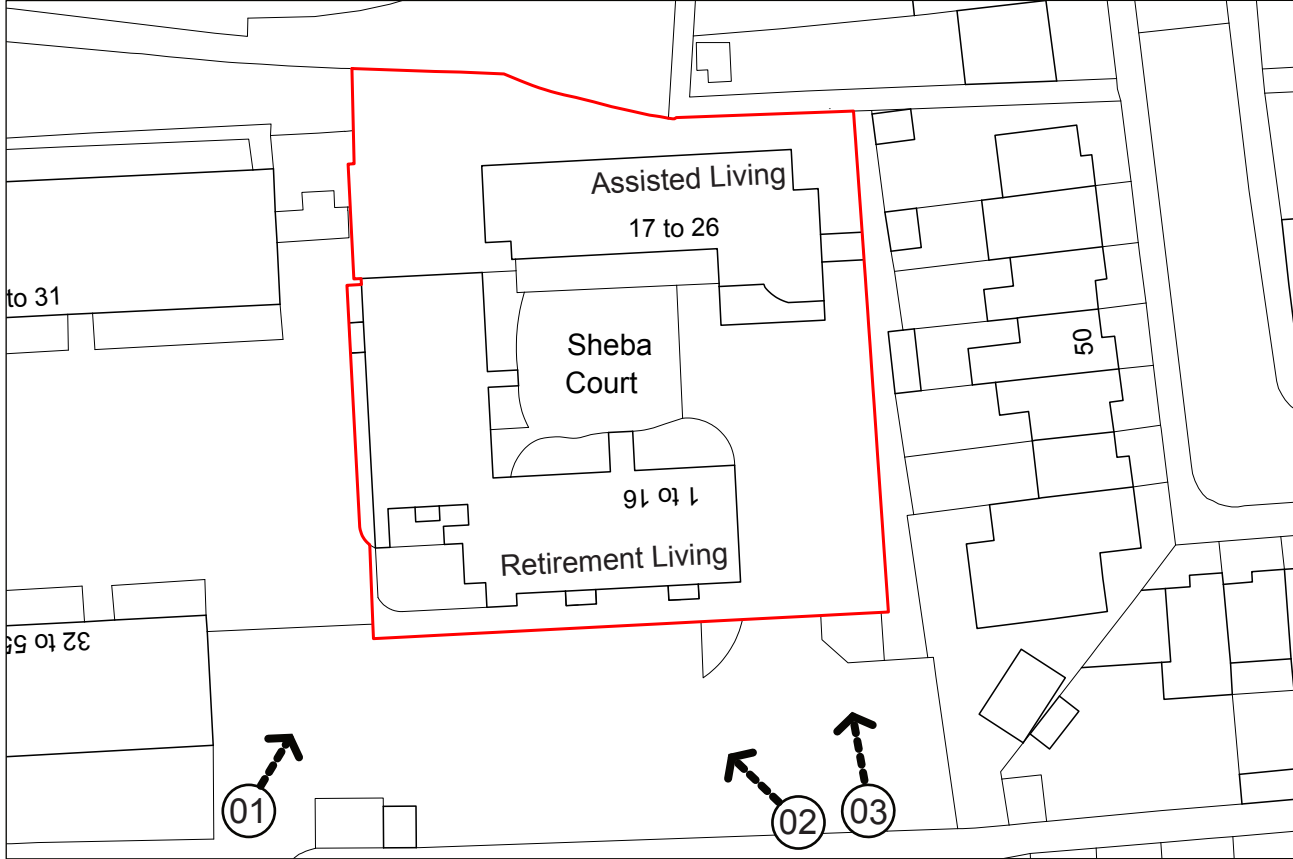
Drawings - Existing Drawings - Sections NTA Projects (Not to Scale)

Sheba Court, Tottenham, London

Section 04 : Sheba Court



View 01 - View looking towards the communal entrance of retirement living block (Extract Google Maps)



Plan - Legend for views



View 02 - View of retirement living block with assisted living block behind (Extract Google Maps)

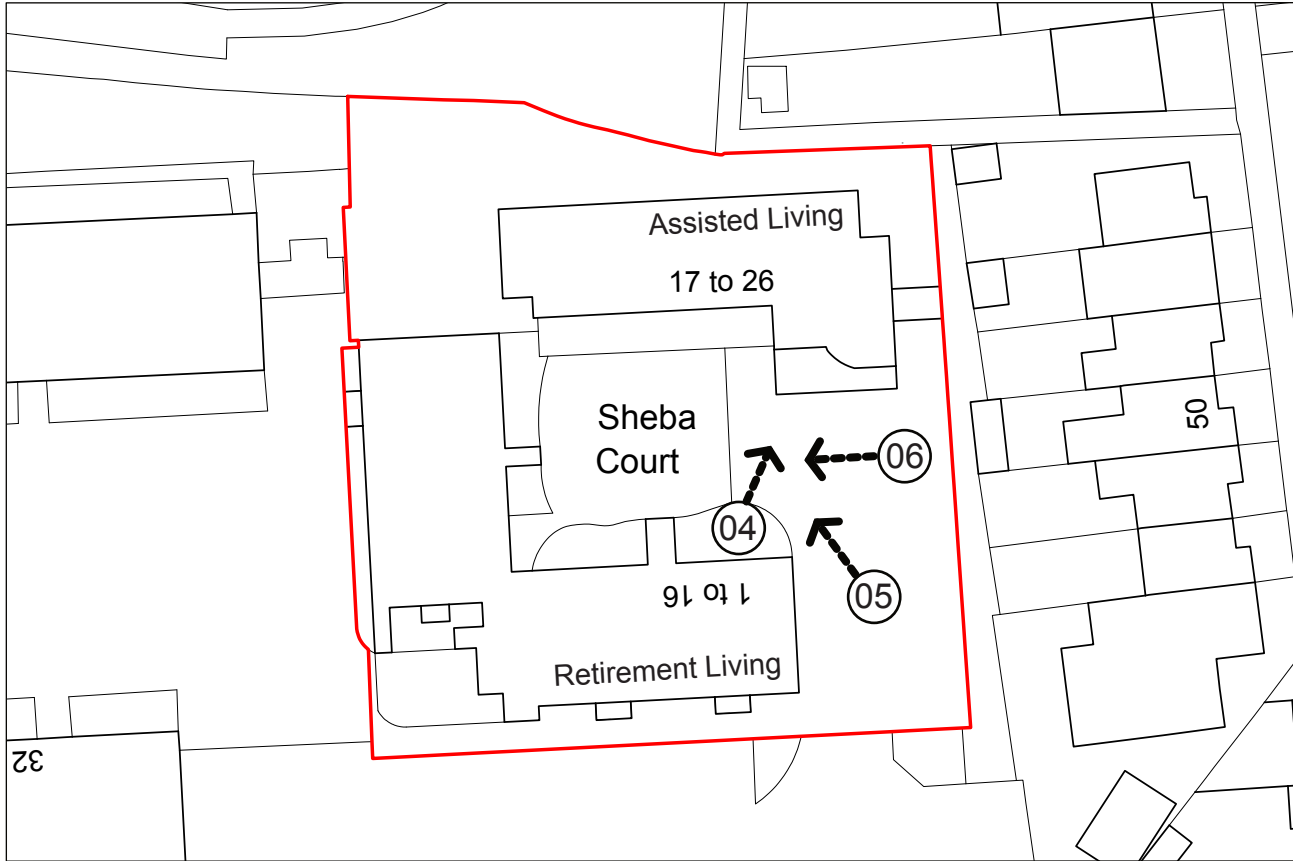


View 03 - View of retirement living block with communal entrance to assisted living block behind (Extract Google Maps)

Section 04 : Sheba Court



View 04 - View looking towards the communal entrance



Plan - Legend for views



View 05 - View across courtyard looking at assisted living block



View 06 - View of courtyard looking at retirement living block, with assisted living block on the right

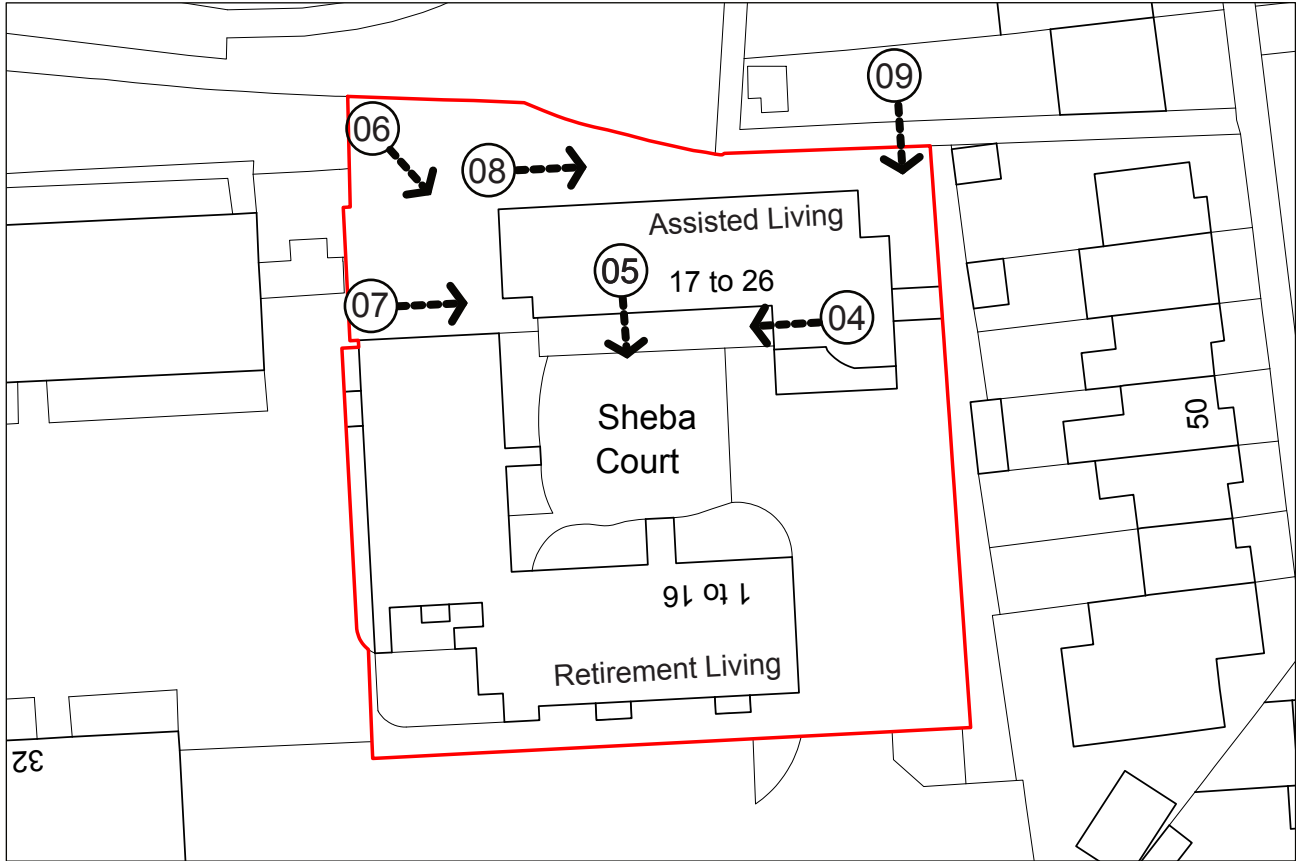
Section 04 : Sheba Court



View 04 - View looking at ground floor terrace



View 05 - View looking at courtyard from first floor



Plan - Legend for views



View 06 - View looking at west corner assisted living block



View 07 - View looking at west end of assisted living block



View 08 - View looking east along rear of assisted living block



View 09 - View looking along east end of assisted living block

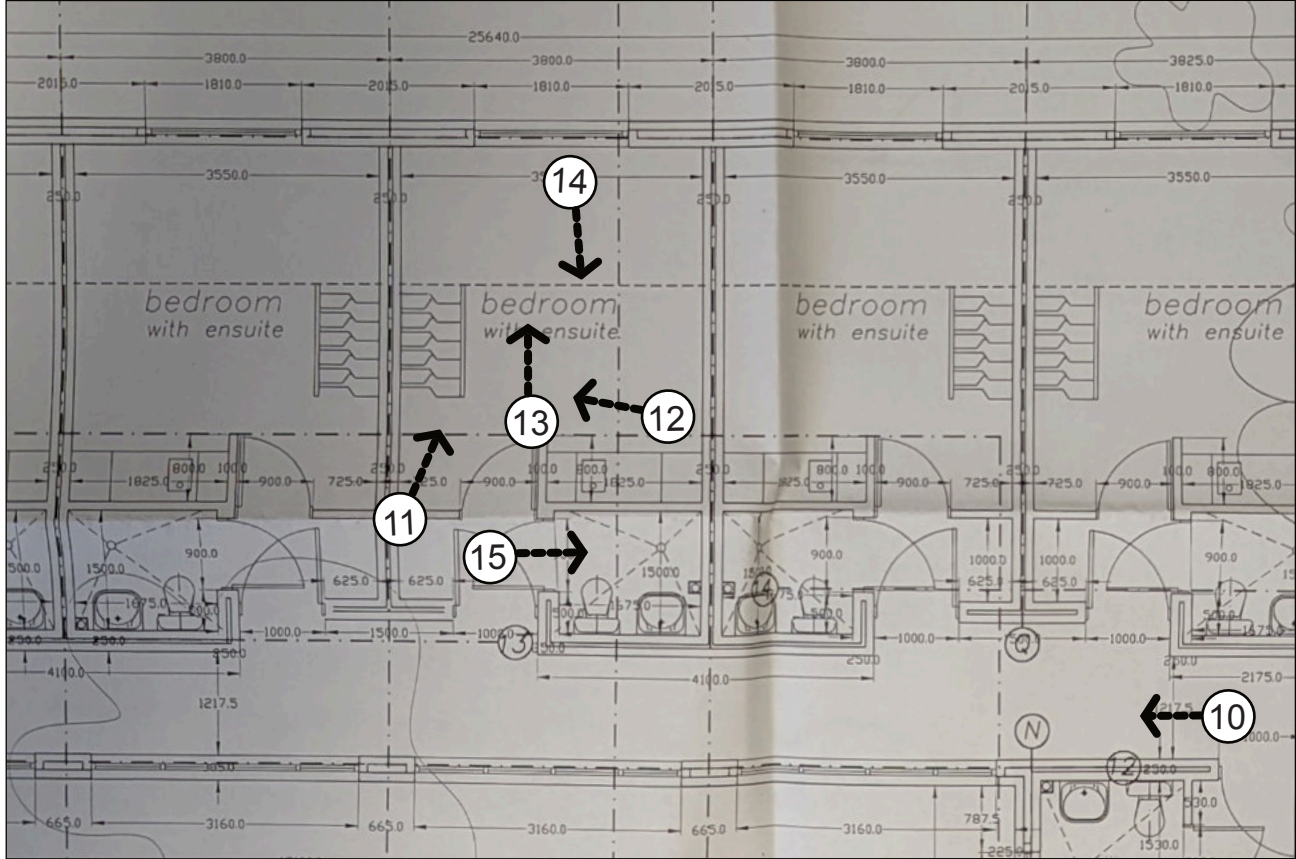
Section 04: Sheba Court



View 10 - View of bed sit access corridor



View 10 - View of alternator stair access to bed deck



Plan - Extract first floor plan Legend for views of typical bed sit



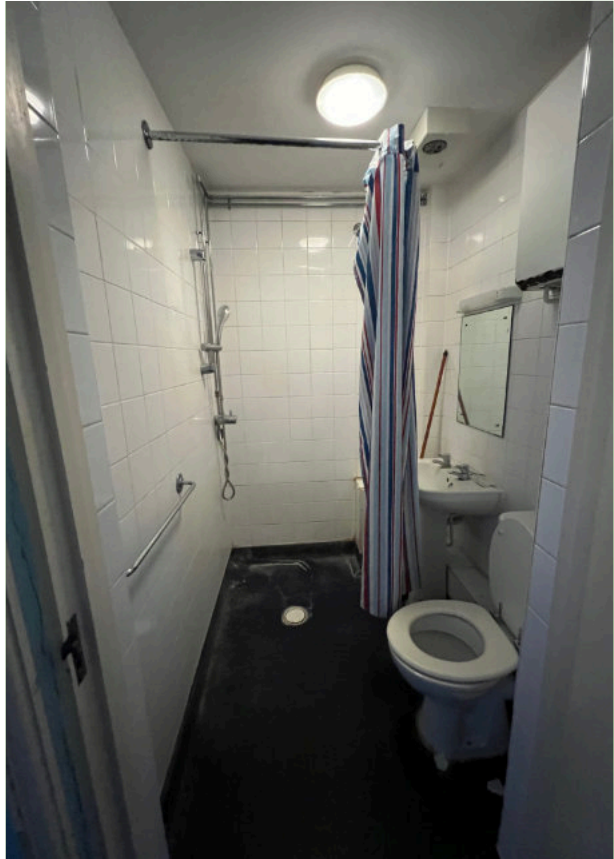
View 12 - View of alternator stair



View 13 - View of living space



View 14 - View of open plan kitchenette



View 14 - View of 'wet room' bathroom



Photograph - Aerial Plan Sheba Court (Extract Apple Maps)

Sheba Court, Tottenham, London

Overview

The assisted living block at Sheba Court currently provides ten residential units for occupation.

The four larger studio units, two at ground and two at first floors are let, unfortunately the bed sit units at first floor are significantly under occupied, currently only two of the six units are let. This under occupation has been an issue for a considerable period of time.

Discussions with both Hornsey Housing Trust and the operator Vibrance have confirmed that the size and layout of the units is not conducive to prospective occupants. The units were originally designed for young people leaving care and starting adult life. This is not now the current use case and the very small size and raised bed deck is not appropriate for assisted living.

With this unfortunate under occupation in mind Hornsey Housing Trust considered options to seek optimise the occupation and the use of the existing building. As the larger units are fully occupied, Hornsey Housing Trust approached Cockrell Design in September 2023 to look at the potential to enlarge the units, by reducing the overall number of units.

Cockrell Design with Hornsey Housing Trust, developed proposals to reduce the number of units from six to three by doubling foot print size and creating an opening through the party wall, creating studio units similar (but notably larger) to the the four existing units.

Hornsey Housing Trust then approached the Greater London Authority to seek funding to realise the proposed amendments to the building.

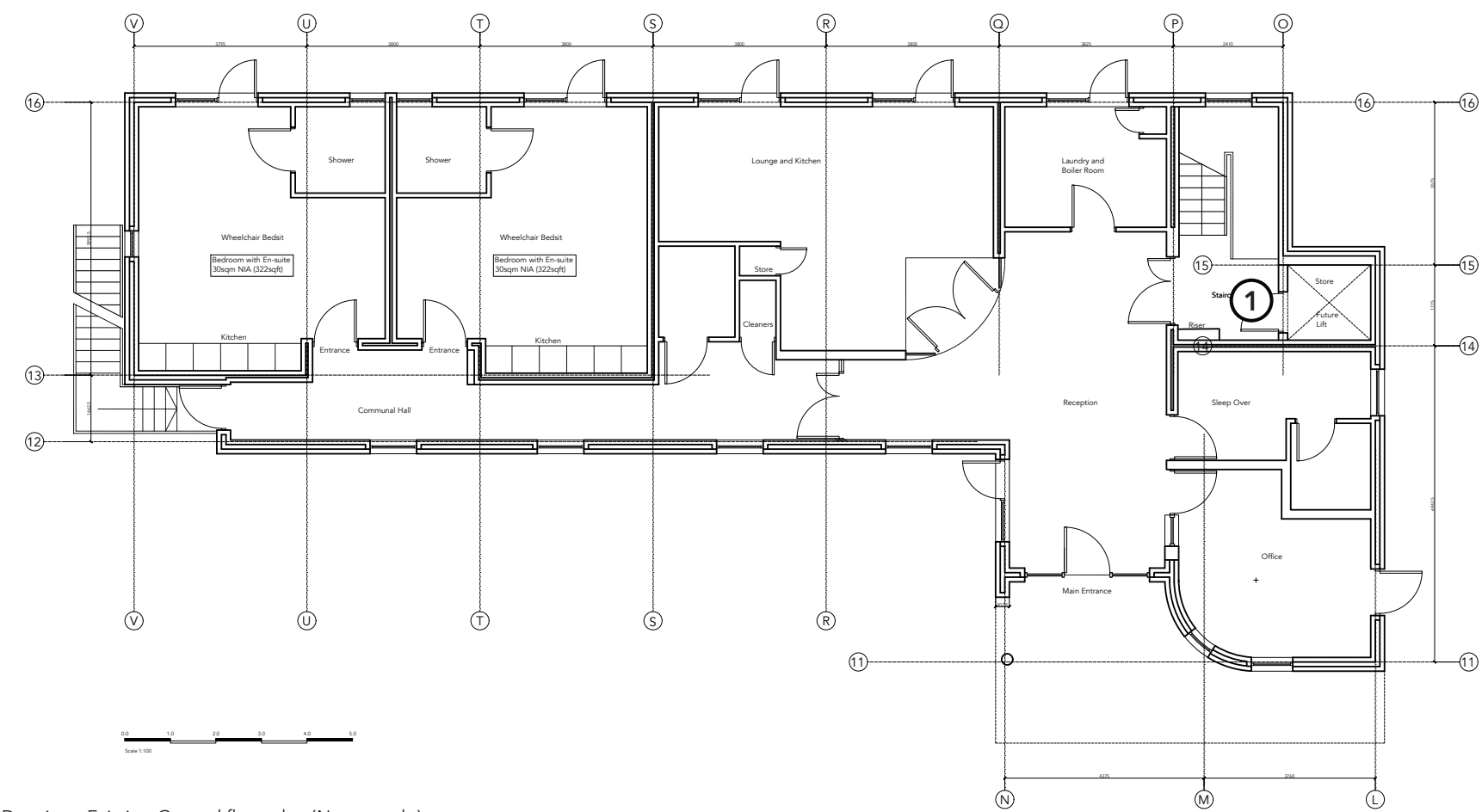
Having successfully achieved the funding they then formally engaged with Haringey Council (Housing Related Support) and the operator Vibrance to discuss the potential amendments to the building through November and December 2023. Both parties have confirmed their support for the proposals.

As part of the discussions the installation of a passenger lift within existing ‘soft spot’ was introduced and is now to be provided within the development proposals.

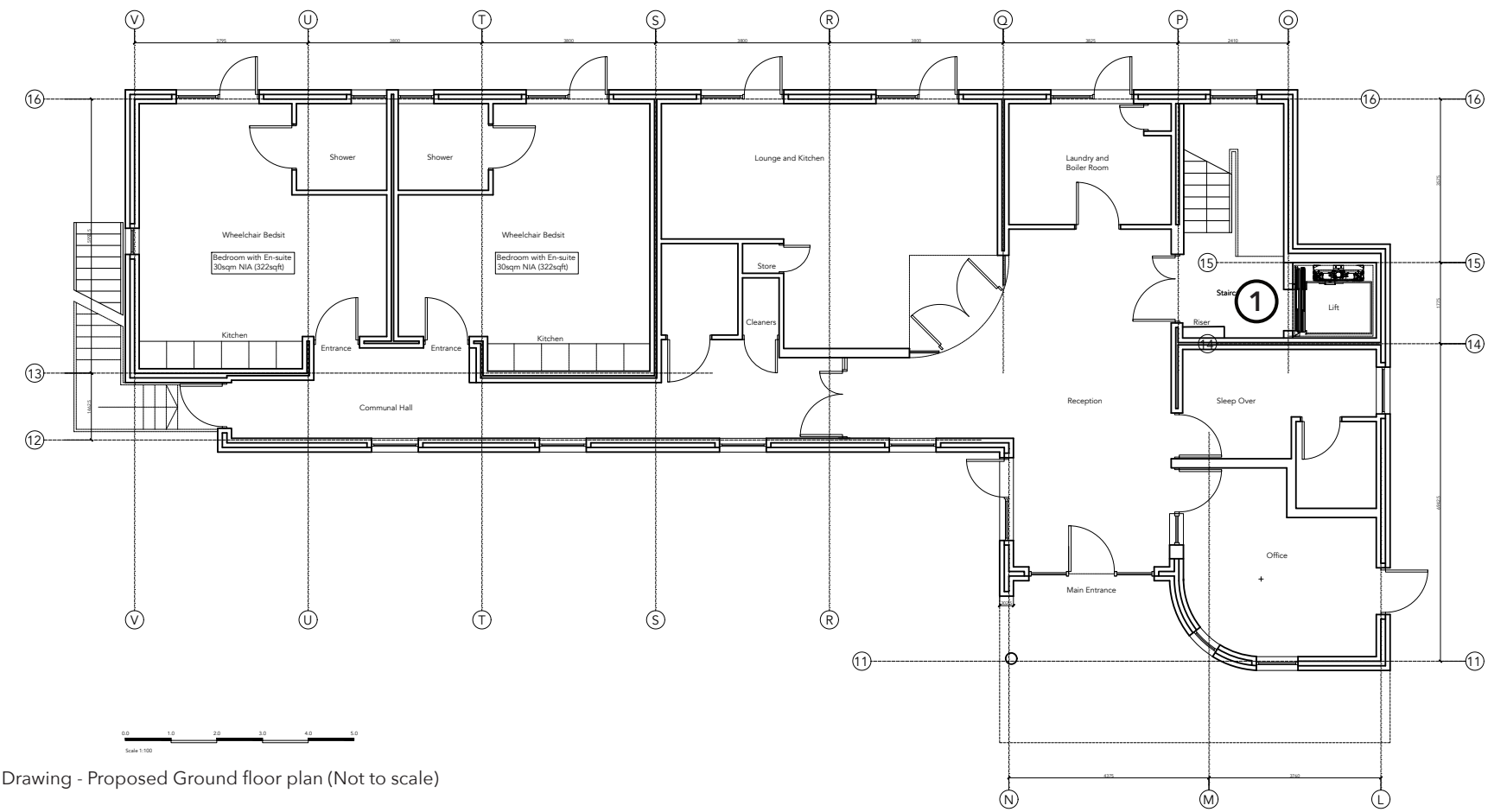
The proposed changes are internal plan reorganisation only, there are no external changes proposed to the building, as such existing elevations and sections (by others) only are provided within the application documentation (Design and Access Statement).

Further, the proposals relate only to the six bed sit units at first floor and the installation of a passenger lift within existing ‘soft spot’ store room. All other areas of the building will remain unchanged.

Section 05 : Design Proposals



Drawing - Existing Ground floor plan (Not to scale)



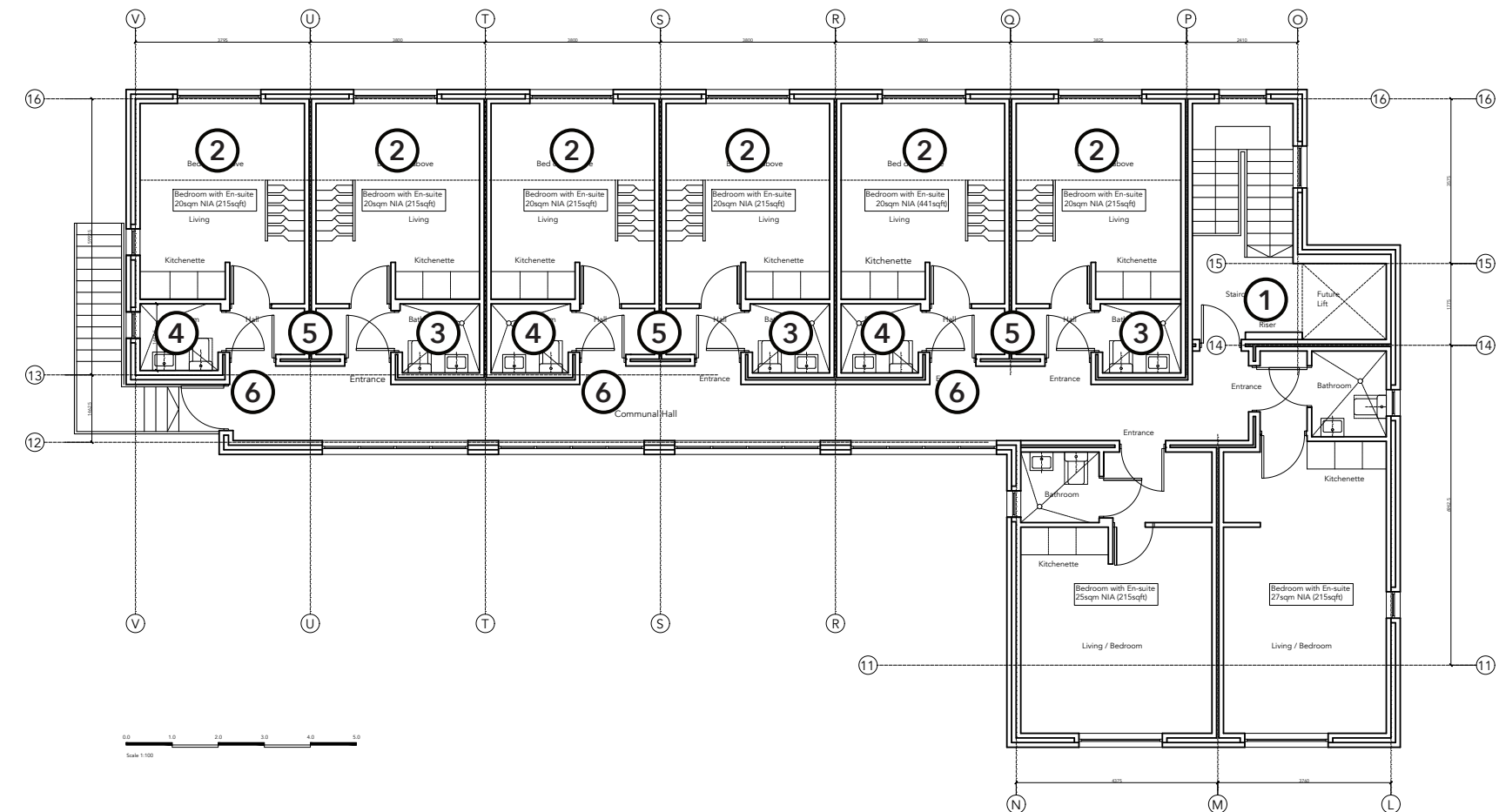
Drawing - Proposed Ground floor plan (Not to scale)

Assisted Living Block - Ground Floor Proposals

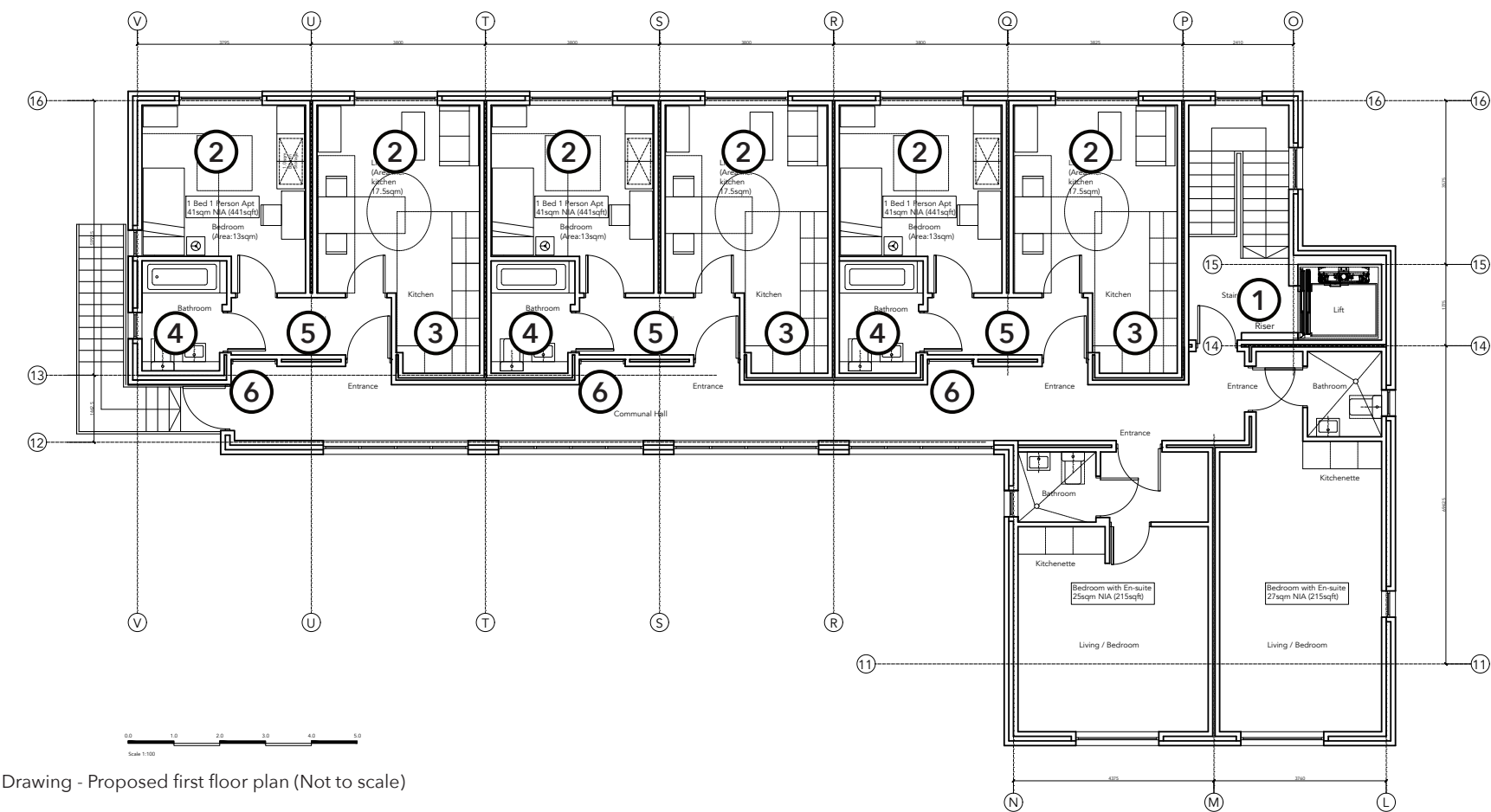
The proposed changes to the ground floor of the assisted living block are identified below.

- 1 The existing store room in the stair core is to be removed and replaced with a passenger lift, to provide step free access to first floor level.

Section 05 : Design Proposals



Drawing - Existing First floor plan (Not to scale)

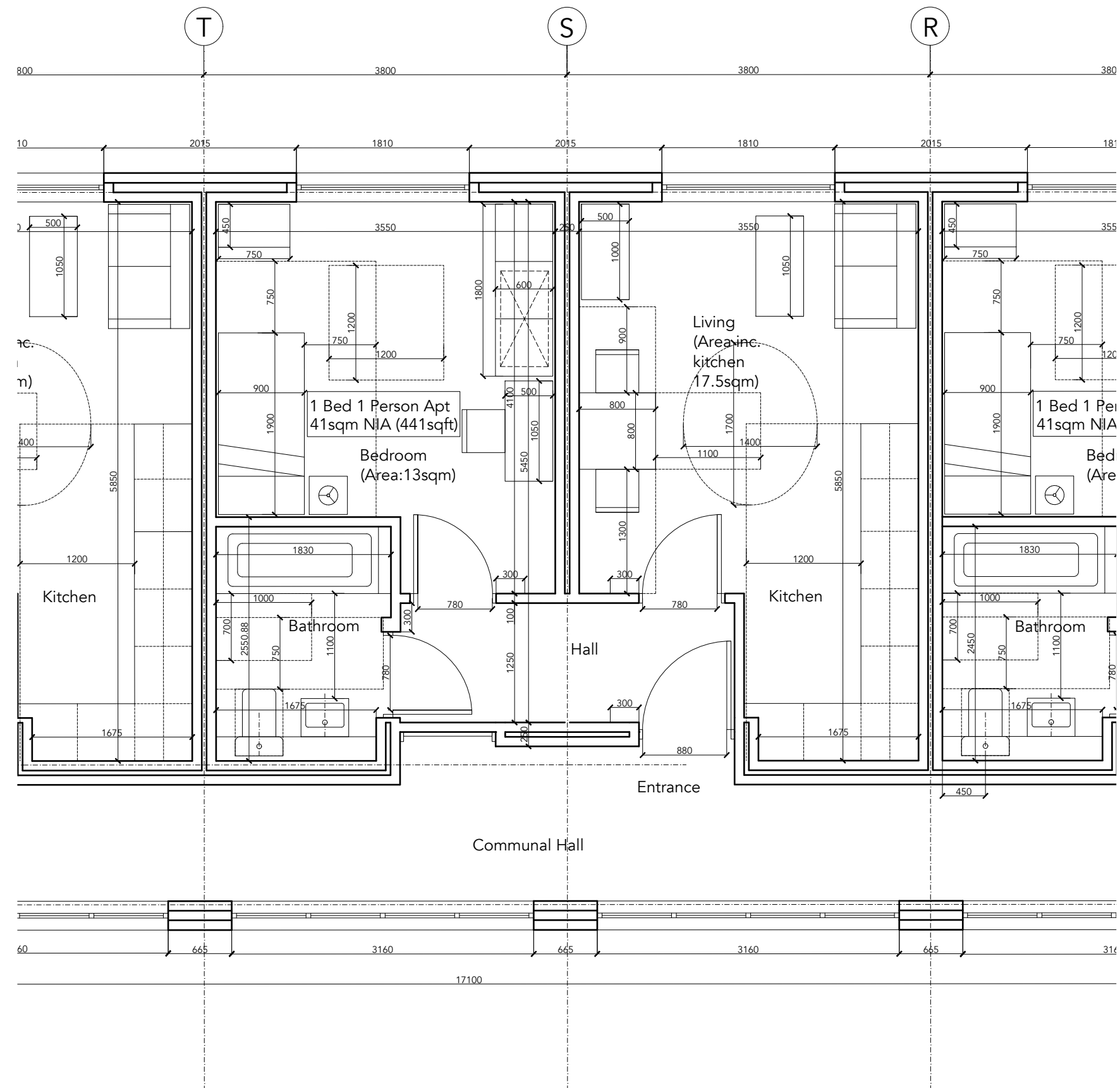


Drawing - Proposed first floor plan (Not to scale)

Assisted Living Block - First Floor Proposals

The proposed changes to the first floor of the assisted living block are identified below.

- 1 The existing store room in the stair core is to be removed and replaced with a passenger lift, to provide step free access to first floor level.
- 2 Six alternator staircases and raised mezzanine bed decks removed form all six of the existing bed sit units.
- 3 Bathrooms removed from three of the bed sit units and replaced with larger kitchen areas to create three studio units.
- 4 Bathrooms enlarged in three of the existing bed sits to create three studio units.
- 5 Openings created in three party walls to link to existing bed sites to create three studio units.
- 6 Three number entrance doors removed from existing bed sits to create three studio units.s



Drawing - Detail plan of proposed studio unit (Not to Scale)

Studio Unit Proposals

The proposed studio units have been designed to meet the requirements of:

- The Nationally Described Space Standards*
- Part M4(2) of Part M of the building regulations*
- Housing Supplementary Planning Guidance 2016*

*As far as is practicably possible working within a fixed envelope of an existing building (no private amenity space is to be provided)

Example furniture layouts shown, are extrapolated from Schedule 4 of Part M, for the studio apartments.

Please refer to typical layout of studio unit shown opposite.

The studio units (one person one bed) are 41sqm NIA.

No private external amenity space is to be provided.

As there is a proposed small reduction of occupancy, to the assisted living block, seven units (reduced from ten), there are no proposed changes to the following:

- Development Refuse storage.
- Development Vehicle and bicycle parking.
- Building Fire escape strategy.

Conclusion

This planning application has been prepared to provide and analysis of the existing development Sheba Court, Altair Close and the surrounding context. From this analysis a carefully formulated approach has considered an appropriate number of alterations to optimise the usage of the existing assisted living building.

The proposals within this Design and Access Statement will:

- Remove under utilised and un lettable small bedsit units within the building.
- Provide residential studios that will be lettable, ensuring the maximum utilisation of the existing affordable development.
- Provide residential studio units that are designed to meet modern requirements of the Local Authority, London Plan and Part(M) of the Building Regulations.
- Improved access to residential units by removal of stepped access to raised bed decks (mezzanine) within units.
- Make no external alterations to the building.
- Improve access within the building. Providing step free access to the first floor, by means of new passenger lift.
- Bring forward proposals that are supported by Haringey Council Housing Related Support and the current operator Vibrance.
- Ensure the long term future of this facility owned by Hornsey Housing Trust, providing essential community support in the heart of Haringey.

Appendix 01 - Correspondence with Housing Related Support

E-mail conformation of support for proposals

From: Euan Barr EuanB@hornseyht.co.uk
Subject: FW: Re :Sheba Court reconfiguration/development
Date: 15 December 2023 at 12:17
To: Christopher Cockrell christopher@cockrelldesign.com

FYI

Euan Barr / Chief Executive
euab@hornseyht.co.uk / Mob: 07943 195447



Hornsey Housing Trust
62 Mayfield Road, London, N8 9LP
Visit us online at www.hornseyht.co.uk

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Registered under the Co-operative and Community Benefit Societies Act 2014.
Registered landlord No. 11578R

If you are a tenant of HHT, you can report repairs issues, make payments and check other information online, 24 hours a day on www.hornseyht.co.uk

From: Sue Brewin <Sue.Brewin@haringey.gov.uk>
Sent: Friday, December 15, 2023 12:00 PM
To: Euan Barr <EuanB@hornseyht.co.uk>
Cc: Maddie1 Watkins <Maddie1.Watkins@haringey.gov.uk>; James Vale <James.Vale@haringey.gov.uk>; Samantha Wilkinson <s.wilkinson@vibrance.org.uk>; Lydia Jones <L.Jones@Vibrance.org.uk>
Subject: Re :Sheba Court reconfiguration/development

Dear Euan,

Thank you for meeting this morning and discussing the proposed development with Vibrance, the provider of the service.

I am writing to confirm our discussion to continue with the development based on your initial proposal of updating the mezzanine style bedsit flats to one bedrooms. This will mean a reduction in the units overall to the scheme, However it will make the units lettable, which they aren't at the moment. The development also includes the installation of a lift, to enable the service to be more accessible. The works are also to include a sprinkler system and assistive technology as an alarm provision. Also the existing flats are to be refurbished including upgraded kitchen fittings.

I understand the need to progress the work as soon as possible which initially entails gaining planning permission and then to start the proposed work.

Please can you keep myself and the provider updated and we can meet again once you've received the planning approval to discuss how the work can progress with service users in residence.

Kind regards
Sue

Sue Brewin (she/her)
Joint Interim Commissioning Manager
Housing Related Support
Adults,Health and Communities
48 Station Road, London N22 7TY
Tel: 07870 832793
Email sue.brewin@haringey.gov.uk

Please note that my working days are Monday – Thursday and alternate Fridays

www.haringey.gov.uk
[twitter@haringeycouncil](https://twitter.com/haringeycouncil)
facebook.com/haringeycouncil

For useful resources,checkout HRS Padlet: https://padlet.com/HRS_Team/z11zajns1dfz8jh

[Housing-Related Support services | Haringey Council](#)



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Appendix 02 - Existing Drawings

Refer to separately submitted documentation

Appendix 02 - Demolition Drawings

Refer to separately submitted documentation

Appendix 02 - Proposed Drawings

Refer to separately submitted documentation



Cockrell Design

The Atelier

101 Hayes Way

London

BR3 6RR

Tel: 020 8289 2315

E-mail: christopher@cockrelldesign.com