

Design and Access Statement
18 Denmark Street, N17

Revision D - January 2024

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1.1 Executive summary

This report has been prepared by Hill Patru Architects on behalf of Atlas Property London Ltd, to support the planning application for the development of 5 houses at Denmark Street, N17. The proposal also seeks to extend and refurbish the existing flats at no. 18 Denmark Street.

The new dwellings will be located on a backland site which is demised to no.18 Denmark Street. The site is currently not in use and is posing problems to adjacent neighbours due to fly tipping and being overgrown.

18 Denmark Street is not listed, nor is it within a Conservation Area. It is also not within close proximity to any Conservation Areas or Locally Listed Buildings.

The dwellings are self-contained units, each with their own front door, gardens and outdoor terraces. The unit typology has been carefully designed to consider neighbouring constraints. Each unit benefits from South facing living and dining accommodation, with inward, non-overlooking terraces.

All dwellings have been designed in accordance with the Technical Standards – Nationally Described Space Standards and the The London Plan.

For the purposes of this application, the flats at the existing house will be referred to as no.18a & 18b, while the new houses will be referred to as units 1-5 and Denmark Mews.

We understand that Haringey is committed to providing a choice of housing for people in the area. We believe this proposal is an important part of delivering more housing and better homes in the borough. Moreover, the applicant is a social housing provider for Local London Boroughs and this will be of direct value to their social housing needs.

This Revision D document has been updated in line with design changes which were made during the course of the planning determination period. The design updates have been discussed with Haringey Council.

1.2 Objectives

Full planning permission is sought for:

“The erection of five two storey dwellings, together with landscaping and other associated works at 18 Denmark Street”

The objectives of the proposal are:

- 1. To regenerate a site which has been left under-utilised for decades;
- 2. To provide design solutions that are energy efficient, sustainable and appropriate for the end user;
- 3. To minimise the impact on neighbours by designing-out overlooking;
- 4. To optimise layout and orientation to provide the best possible living accommodation;
- 5. To deliver architectural excellence that can raise the standard of Social Rented housing.
- 6. To provide 100% Housing supplied directly to Haringey Council

1.3 Design Principles

Each of the following design principles have been carefully considered to ensure that the architectural design has a positive impact on the neighbourhood and the lives of the residents.

The Mews

To create a new street that promotes a sense of ownership and community by being able to personalise it, grow plants on it, to sit and read on and to play on it. All dwellings have a front door that open onto the new street and each dwelling has an area that is capable of being personalised.

Dual Aspect

To create a dual-aspect development where the living accommodation is South facing, whilst protecting the privacy and gardens of the neighbours.

Scale

To balance the need for density and the need to avoid over-development by alternating mass with adequate gaps between properties and neighbours.

Amenity

To create both private and secure shared amenity for a new community.

Building fabric

To balance sustainability, cost and ultimately the needs of the end user in the design and material choices.

1.4 The Applicant

Founded in 1996, Atlas Property London Ltd has been supplying Local London Boroughs with accommodation to house a diverse range of vulnerable groups. These groups include homeless families, asylum seekers, refugees, unaccompanied minors, young adults leaving care, families with no recourse to public funds and local residents in need of emergency temporary accommodation. Over the years Atlas has brought many distressed properties back into use for the benefit of local vulnerable residents. Their partnerships with the local Councils have provided a valuable service that helps alleviate the current housing shortage and provides stable homes for local residents.

The new development will be used for the purposes above and will be able to house homeless families in need of emergency temporary accommodation within the Borough.

1.5 Design Team

Hill Patru Architects, (formerly Adrian Hill Architects) is an award winning architecture practice which specialises in residential developments and social housing projects.

In 2020 The practice was chosen by Enfield Council as the winners of the 'Housing for the Future' design competition. The winning proposals serve as a benchmark for future social housing projects, both within Enfield, and wider afield.

In 2022 the practice was chosen as a finalist of the 2021/2022 William Sutton Prize for social innovation, recognising the practice's work on creating new social housing models which respond to contemporary and cultural challenges.

The full design team:

- Environmental consultant: Base Energy
- Drainage and SuDs: Base Energy
- Transport: Chris Veasey - Transport and Traffic Consultancy
- Daylight / Sunlight: Right of Light consulting
- Fire: Artec Fire
- Arboriculturist: Arboriculture Solutions
- Ecology: Arboriculture Solutions

1.6 Drawings and supporting information

This document is to be read in conjunction with all drawings and submitted information.

2 Site and Surroundings

2.1 Site Location

18 Denmark Street, London N17 0JL

The site is located in the Northumberland Park area to the North Eastern corner of Haringey. It sits between the new White Hart Lane stadium to the West (5min walk), and Tottenham Marshes to the East (8min walk).

Park Lane borders the site to the North. This a commercial and residential street with traffic calming measures in place. It has convenience shops, takeaway restaurants and supermarkets.

High Road (High Street), to the East is a 5min walk away and offers an abundance of shops and supermarkets.

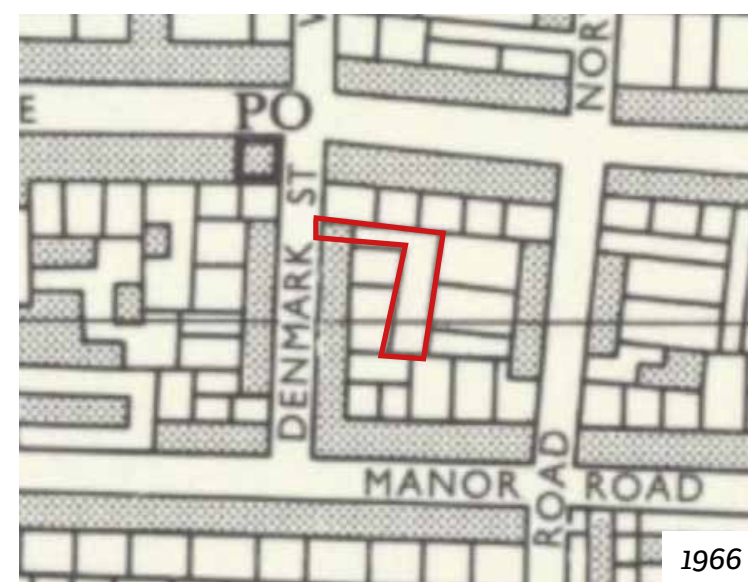
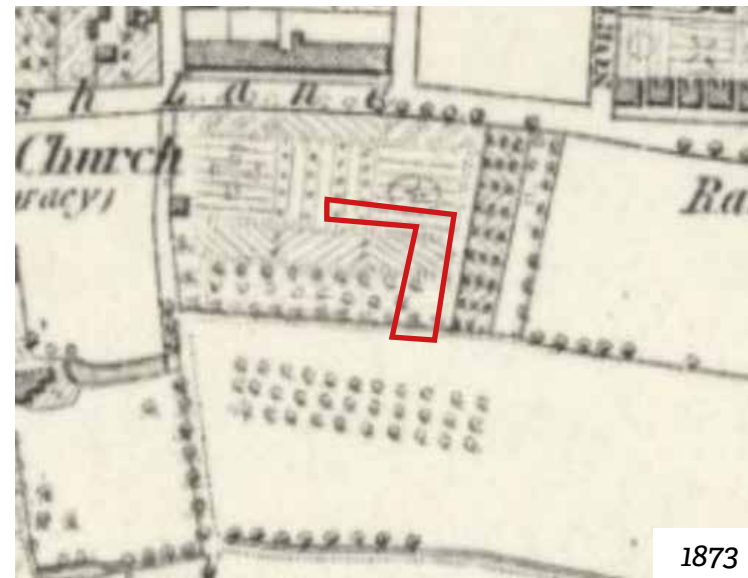
The nearest train stations are Northumberland Park (3min walk) and White Hart Lane (8min walk)

Northumberland Park and High Road both offer numerous local and city wide bus routes.



Diagram 1&2

1. Tottenham Hotspur F.C
2. Northumberland Park Neighbourhood Resource Centre
3. Northumberland Grove estate
4. Park Lane shops
5. Northumberland Park estates
6. Northumberland Park station
7. Rolvendon Place
8. Martial Arts centre
9. Restaurant kitchen
10. 18 Denmark Street
11. Ministry of Praise Church



2.2 Historic Mapping

Historic mapping shows that the site was formed between 1879 and 1895 and was once associated with a nursery on Chalgrove Road. Mapping suggests that the site was then demarcated to no.18 Denmark Street between 1895 and 1913. Mapping also suggest that the site once had access from Chalgrove Road but this has since been lost.

The Northumberland Park area was intensely developed between 1873 and 1895 - a time which signified a massive expansion of urban London and loss of farmland. From 1913 there were a number of gradual pre-war-time developments to the surrounding land.

Many of the mid-late Victorian properties to the North side of Park Lane were demolished in the 70s to make way for the more densely populated Northumberland Park estates.

Diagram 3 - Historic Mapping

2.2 Historic Mapping cont.

Historic maps and photographs suggest that there has not been a building, commercial or industrial use of the land at any point. This RAF aerial photograph taken in 1947 shows the site as a landscaped garden.



Diagram 4 - RAF aerial photograph from 1947

2.3 Surrounding context

Denmark Street is typical North London Victorian terraced street with a mix of 2 storey dwelling houses and dwellings converted into flats. Some houses have their original features still in tact such as the ornate stone columns to the ground floor bay windows. A good number of houses have had the windows replaced with uPVC and aluminium windows over the years.

To the North of the street, at the corner of Park Lane, the commercial units have developed single storey additions for commercial use.

To the South of the street is the Ministry of Praise Church which fronts Manor Road.

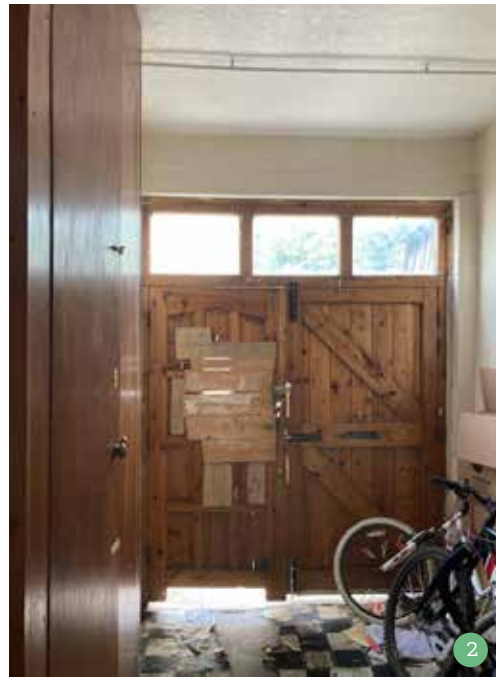
The predominant materials are London Stock bricks and white stucco render. There is a mix of brick and block garden walls.



1. Ministry of Praise Church, on the corner of Denmark Street and Manor Road
2. Victorian built terraces of Denmark Street c1895
3. Martial Arts centre, looking from 18 Denmark Street
4. Corner of Park Lane and Denmark Street



1



2



3



4



5



6



2.4 Existing Property Photographs

18 Denmark Street is currently separated into two flats, both of which are accessed from their own entrance doors within the undercroft.

1. 18 Denmark Street elevation
2. Undercroft looking toward entrance gates
3. Toward rear of 18 Denmark Street and existing undercroft
4. At undercroft rear doors looking toward backland site
5. Toward side passage of 18 Denmark Street
6. At backland entrance looking back toward 18 Denmark

2 Site and Surroundings

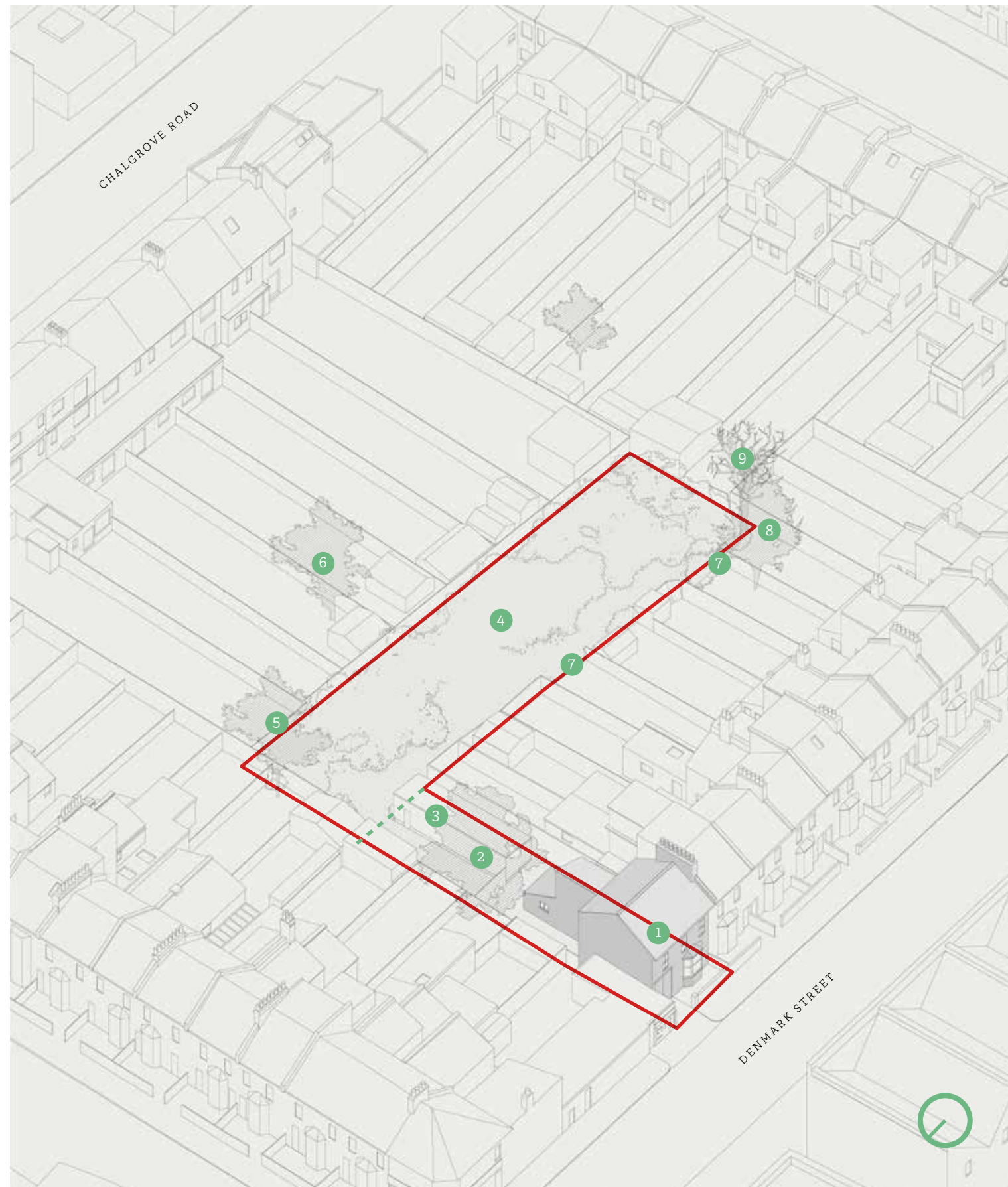


2.5 Existing backland Site Photographs

The site is overgrown and contains fly-tipping debris. There are no significant trees on the site itself, although there are a number of large trees in the surrounding gardens.

A timber storage shed currently occupies the land at the intersection of L-shaped plot.

1. View from rear of 18 Denmark looking toward back land site
2. Looking North from North of the site
3. From centre of site looking South
4. From site centre looking East
5. View from centre of the site looking North
6. View from centre of the site looking North



2.6 Existing site layout

This diagram describes the occupation of the site as it exists currently within context of neighbouring properties, boundaries and gardens.

The site is accessed from a fully gated tunnel accessway alongside the house ground floor, with a crossover on Denmark Street.

The trees on the boundaries have been taken into consideration during the first stage of design work to assess the impact on the scheme and the neighbouring residents. An Arboricultural Impact Assessment and a Tree Constraints Plan was carried out by Arboricultural Solutions in Spring 2022.

The red line site boundary also comprises 18 Denmark Street which is owned by the applicant and currently converted to two flats. The footprint of the red line is 718.5m². The backland element, beyond that of the original garden (shown in green) is 505m²

The existing ground floor single bedroom dwelling is 45.1m². The existing first floor flat 2 bedroom dwelling is 56.8m²

Diagram 5 - Existing site layout

1. Undercroft passage and site entrance at 18 Denmark Street
2. T1 Sycamore Tree on the boundary
3. Existing storage shed
4. Overgrown shrubs and debris
5. T2 Sycamore Tree in neighbouring property
6. T3 Wild Cherry tree in neighbouring property
7. Fallen fence line / Closed boarded fence
8. T5 Ash Tree in neighbouring property
9. T4 Dead Ash in neighbouring property



2.7 Site constraints and considerations

When assessing the feasibility of a residential development on this particular site, there are a number of key issues to be considered in the design process, namely:

1. The proximity of mature trees in surrounding gardens
2. Single point access into the site through a gated tunnel accessway
3. Varied boundary conditions and an uneven boundary line
4. Proximity of neighbouring properties to the site in relation to Haringey's SPD guidance of an 18m separation distance between properties for the purposes of overlooking.
5. Daylight and sunlight conditions for both the new development and neighbouring properties
6. Fire fighting strategy, given that some parts of the site are beyond 45m from the site entrance
7. Construction methodology, given there is single point access into the site
8. Street frontage
9. Surveillance, permeability and cohesiveness in order to not result in a loss of security to adjacent dwellings
10. Proximity of refuse storage from site entrance

Diagram 6 - Site constraints



Diagram 7 - Extract from Satish Jassal Architects Pre-application submittal 1, in May 2022



Diagram 8 - Extract from Satish Jassal Architects Pre-application submittal 2 revisions, showing slight adjustments in form, submitted in June 2022

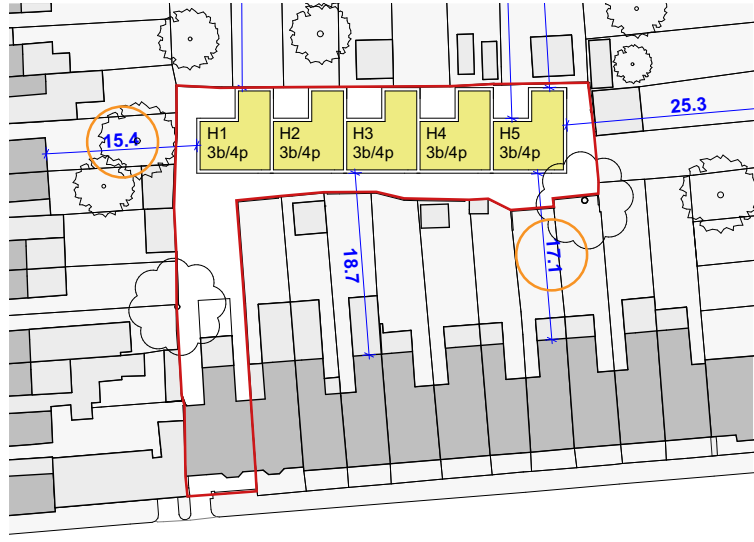


Diagram 9 - Extract showing 'Option 1', for 5 houses, from Satish Jassal Architects Pre-application submittal 2

3. Proposal



3. Proposal



3.1 Pre-application submission PRE/2022/0134

A productive pre-planning meeting was held on 7th June 2022 between Satish Jassal Architects and the London Borough of Haringey Planning team.

Three options for development were tabled at that meeting. An option for the construction of 6no x 3 bed homes and associated open space was favoured by the agent and applicant and put forward (*Submittal 1 - see diagram 7 on the left*)

Design changes in response to the discussion were made and a revised set of drawings were submitted by Satish Jassal Architects on 29th June 2022 (*Submittal 2 - see diagram 8, on the left*). The revisions to be considered in the officers report included:

1. Reduction of three bedroom homes from 4 to 2.
2. Increase of two bedroom homes from 2 to 4
3. Increase in first floor gaps from 1.5m to 2m
4. Increase in ground floor rear private amenity space, and squarer usable amenity space provided
5. Increase in space to the front entrances to the homes
6. Inclusion of a refuse store within 10m from Denmark Street
7. Tree root protection zones indicated
8. Updates to existing building

The Pre application submittal, produced by Satish Jassal Architects has been appended to this document.

3.2 Formal Pre-planning feedback report

Key extracts from formal feedback, received on 7th July included:

Principle of the proposal

1. The provision of residential development at this site is supported in principle

Comments on Design

1. Modern approach is considered to be acceptable
2. Officers consider that the applicant needs to address the separation distances, particularly from the first floor facing Denmark Street and Park Lane
3. Officers consider that adequate refuse storage will need to be addressed in any future submission
4. Officers acknowledge the constraints of the site and consider that option 1 [a scheme tabled, but not put forward by the agent/applicant at the time], for five houses, sat most comfortably within the site and context, however this does not exclude the applicants preferred option, subject to addressing concerns raised
5. Officers consider the gaps between properties to be of concern as it is felt there will be a conflict with the close proximity to the windows and the terrace in terms of noise any disturbance. Furthermore, there will be overlooking issues with the chamfered windows, allowing views directly into each other

Housing Quality

1. Internal layout of the proposed scheme would be broadly acceptable subject to concerns over windows, terrace and separation distance in relation to amenity impacts.

Housing mix

1. The proposed development comprises of the mix of 2-bedroom house and two-family dwelling units which is considered to be an acceptable mix.

Inclusive Design

1. Officers request that 10% of all units should be wheelchair accessible in accordance with the London Plan Policy D7 and Approved Document M4(3) of the Building regulations.

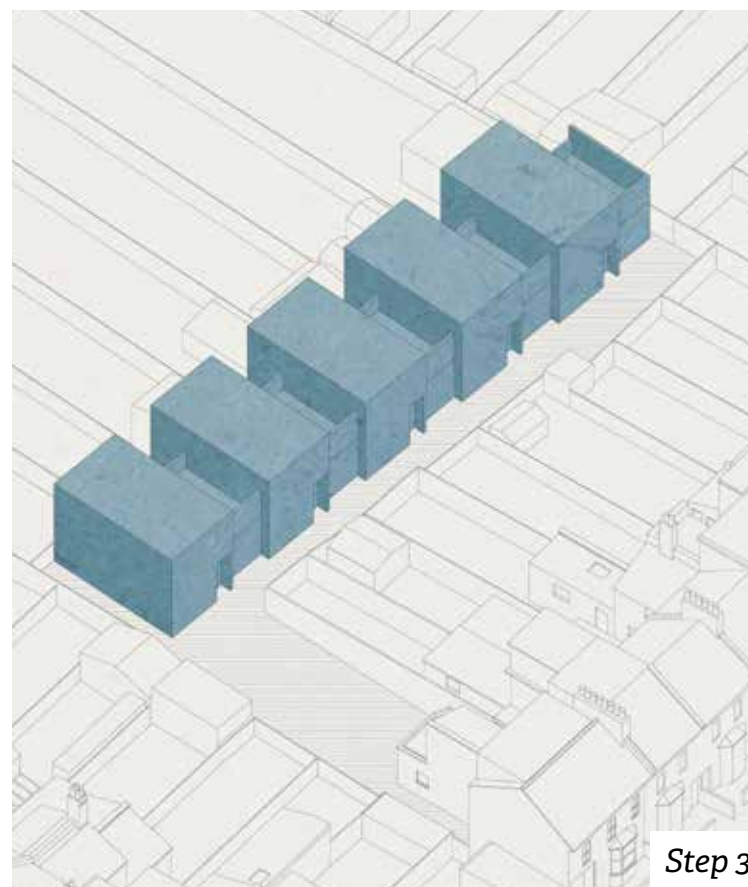
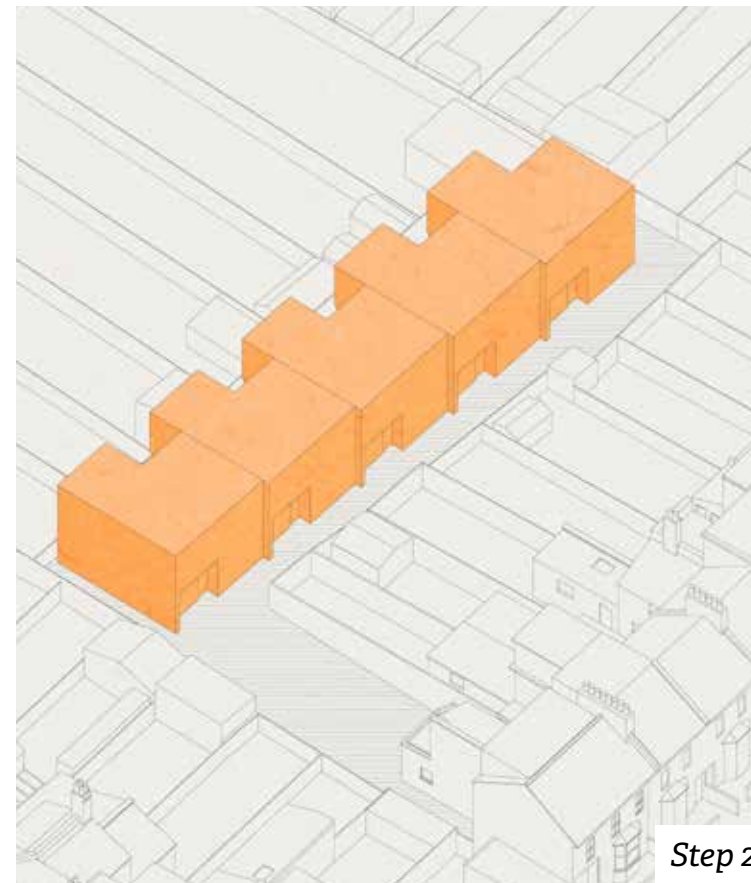
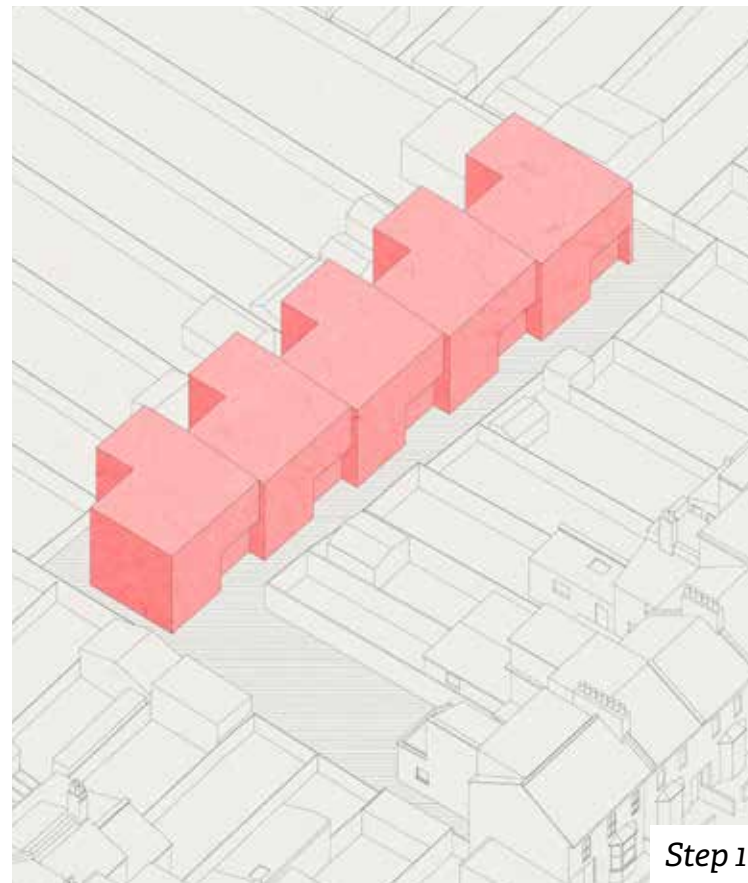


Diagram 10 - Design development steps from pre-planning favoured option

4.1 Pre-planning conclusion and Developed Design

The following steps have been developed by Hill Patru Architects as part of an iterative design process since pre-planning discussion and feedback. The starting point is the 'option 1' 5 dwelling scheme, which was favoured by pre-planning feedback (see diagram 9 on previous page). At each subsequent design step that has followed, improvements have been sought to ensure both the objectives are met and site constraints responded to appropriately.

4.2 Step 1 - Based on the preferred pre-application 'Option 1' by Satish Jassal Architects for . 5no. L-shaped plan single dwellings with kitchen / living / dining at ground floor. Bedroom accommodation on first floor

Pros

- Compact massing

Cons

- No gaps between properties
- No South facing windows
- Poor daylight sunlight into Kitchen / Living / Dining accommodation
- Perfunctory layout

4.3 Step 2 - Flipped horizontally to have amenity to South. Inverted living to have bedroom accommodation at ground floor

Pros

- Compact Massing
- Better daylight sunlight into Kitchen / Living / Dining accommodation
- South facing windows

Cons

- South facing windows to bedroom accommodation only
- Poor daylight sunlight into Kitchen / Living / Dining accommodation
- Relies on windows on threshold of 18m separation distances

4.4 Step 3 - Terrace introduced with inward looking windows

Pros

- True dual aspect living
- South facing windows to Kitchen / Living / Dining accommodation
- Little to no direct overlooking
- Bedroom accommodation makes most of courtyard light

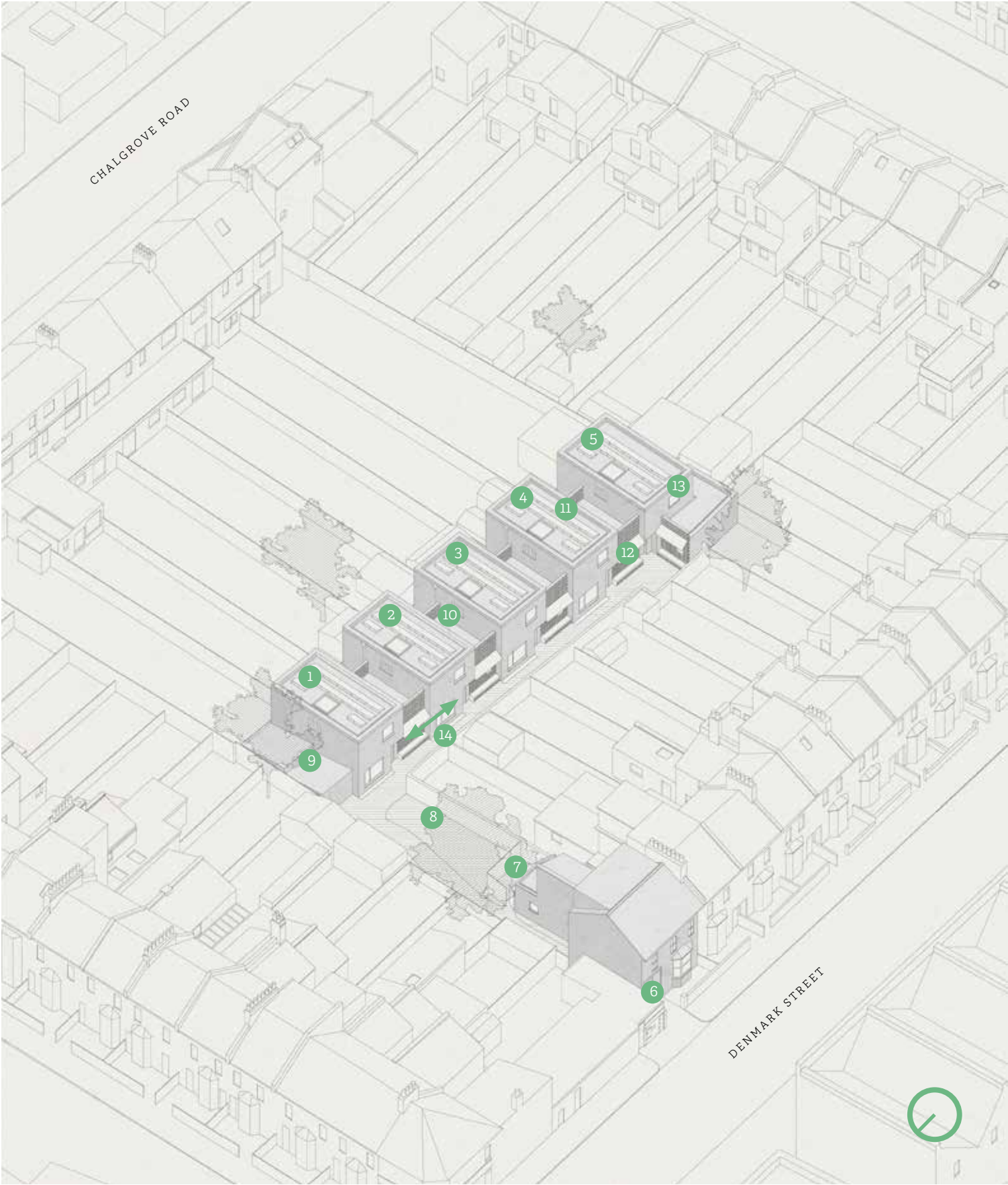
Cons

- Inclusion of gaps between dwellings, and reduction of mass at first floor has spread the development beyond Max daylight/sunlight envelope

4.5 Step 4 (final) - Massing shunted over made possible by re-positioning the ground floor of block 5

Pros

- All benefits of Step 3
- Within maximum daylight/sunlight envelope



5.1 Initial Developed proposal (ORIGINAL DEC 22 SUBMISSION)

The developed scheme and original submission in December 2022 was for 5 two-storey blocks, with 3m gaps between each. As the site runs on a North to South axis the gaps allow for South facing windows to each unit. Inverted living (with living / dining accommodation at first floor) means that these South facing windows serve the living / dining and kitchen accommodation.

Large inward looking openings to the terrace negate the need and reliance for clear glazed windows to the East or West elevations. There are no overlooking windows to the gardens of Chalgrove Road to the East. A single obscured glazed window to the first floor kitchen of Units 1-5 is proposed on the West elevation.

Direct overlooking from terraces is avoided by the use of a perforated brick terrace screens (see section 6). The terraces are greater than 18m from any first floor neighbouring windows.

Units 1-4 are 3 bedroom, 4 person 2 storey dwellings, each - 84m².
Each of these units has a private 7.1m² courtyard, a private 18.5m terrace

The 5th block does not follow the same layout as blocks 1-4. The ground floor of this block is arranged so that it wraps round to occupy the end of the street. This has allowed the development to sit close to the Southern Boundary than it otherwise would, and for the development to sit comfortably within the maximum daylight / sunlight envelope (see section 7).

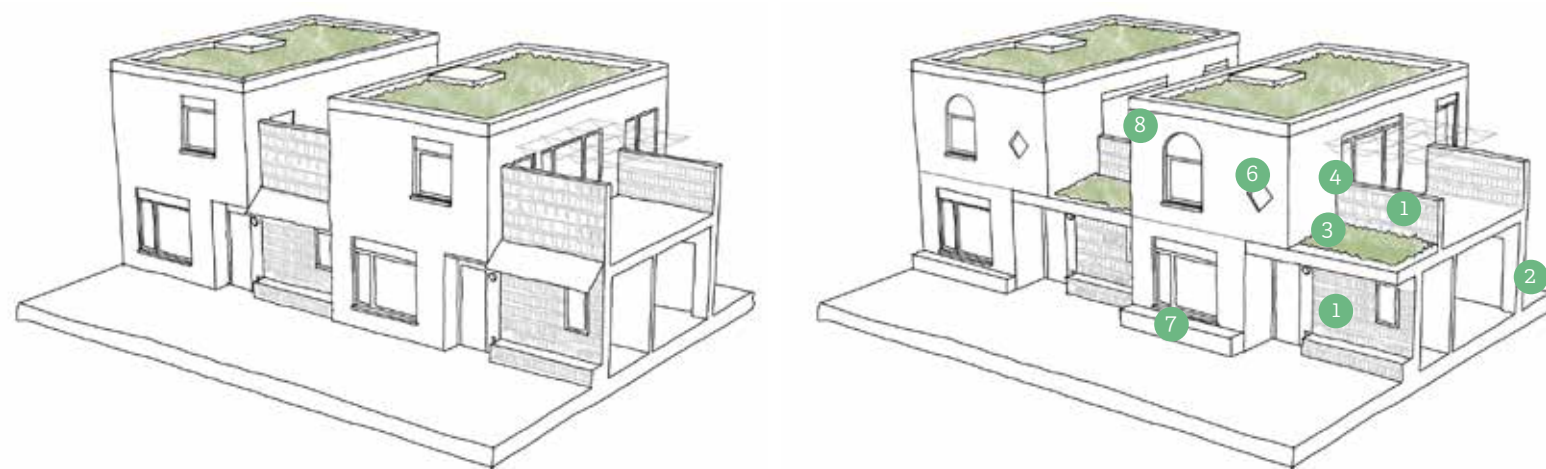
Block 5 has been split into 2 modest apartment units (Unit 5&6), to allow for a more diverse mix of new build accommodation.

Unit 5 is a 1 bedroom, 1 person dwelling at - 38m²
Unit 6 is a 1 bedroom, 2 person dwelling at - 50m² with a 12m² courtyard

Each unit has access to a 44m² shared community space.

Diagram 11 - Developed Proposal

1. Block 1 - Unit 1
2. Block 2 - Unit 2
3. Block 3 - Unit 3
4. Block 4 - Unit 4
5. Block 5 - Unit 5&6
6. Undercroft passage and site entrance at 18 Denmark Street
7. 18a Denmark Street amenity space
8. Shared community space
9. Waste, recycling and bicycle storage
10. Outdoor terrace with perforated brick screen
11. Photovoltaics and sedum roof
12. Covered bench seating
13. Obscure glazed fixed window
14. 3m gaps between dwellings at first floor



Original Scheme

November 2023 updates

Diagram 31 - Original Scheme vs November 2023 updates

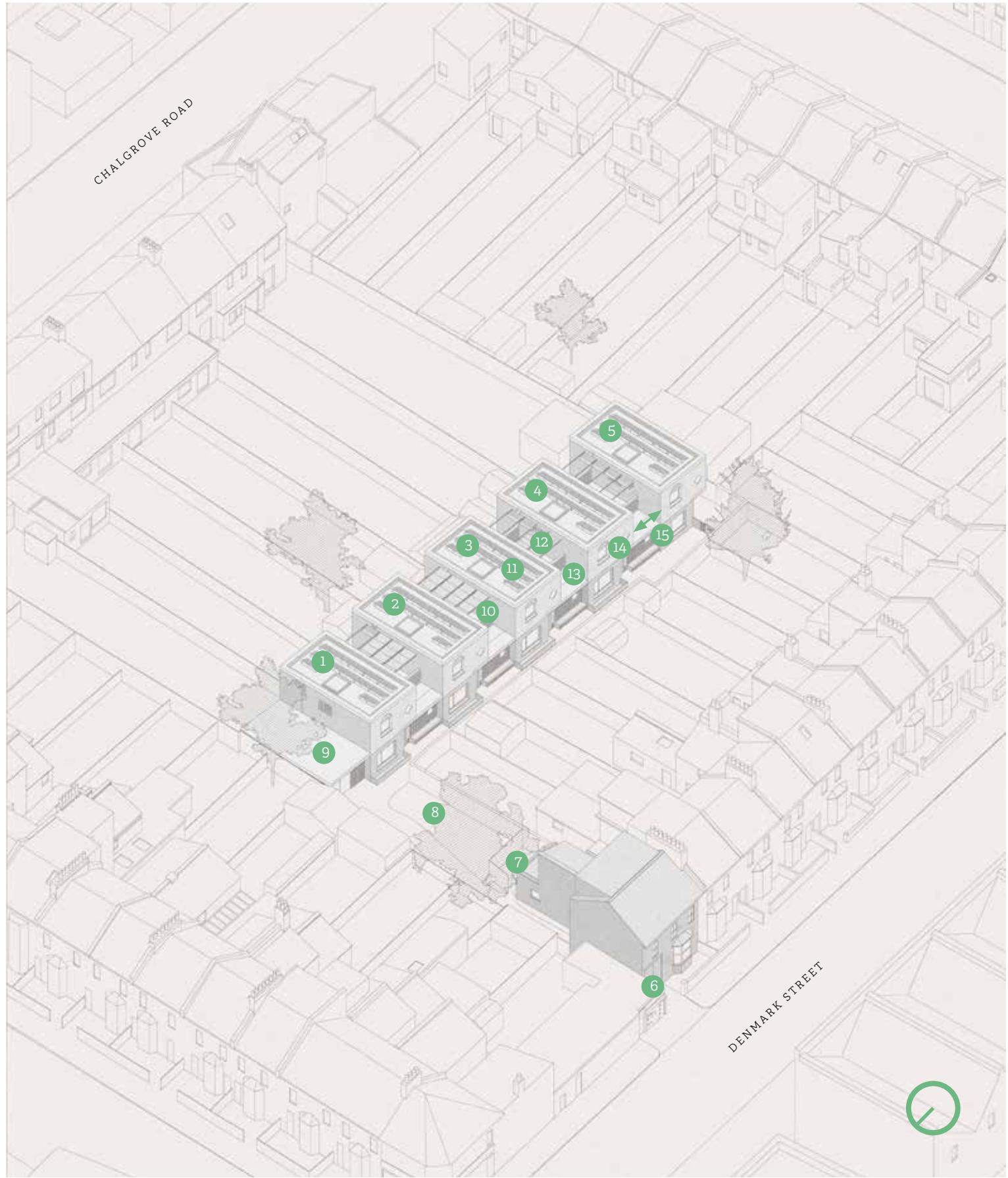


Diagram 32 - Original Site plan (first floor) vs November 2023 updates (Original site plan at top - New site plan below)

5.1.1 November 2023 Amendments

A number of alterations to the '**5.1 Developed proposal**' scheme were made in October / November 2023 in order to address some comments received from Haringey council. This section outlines the changes that have been made to all drawings and designs that have preceded.

1. We have shown the first floor terrace pushed back by a further 1.5m (so it is now 2.1m from the main block). The ground floor has also been pushed back by a further 500mm (so it is now 1.1m from face of the main body)
2. The courtyard to the rear has reduced by 500mm in depth. From, 2.4m to 1.9m
3. We have created a green flat roof over the lower volume to form an entrance canopy. The masonry band we have shown creates a strong horizontal datum that helps the 1st floor volumes appear lighter. Further to this, we have differentiated the lower register from the upper floor with a material change.
4. The height of the perforated brick screen at first floor has reduced from 1.8m to 1.275m. The terrace brick screen of Unit 4, from its closest neighbour is approx. 19.5m. This is the worst case. Unit 1 terrace to it's closet neighbouring window is over 21m
5. We have added deeper brick reveals to the windows throughout.
6. We have added motif to the front elevation, and an arched reveal to the kitchen window.
7. We have also introduced a concrete planter to the ground floor to further highlight the setback of the decorative brick elements.
8. We have opted for a white lime washed brick for the upper portion and a red brick for the lower register.
9. We have omitted unit 5 & 6 flats and replaced these with one single dwelling at unit 5.
10. We have shunted the development over by 1m to the South, to increase the separation distance to Park Lane as previously presented. Outline of previous position of terrace shown dotted on Diagram 32



5.1.2 Developed proposal (AMENDED DEC 23)

The developed scheme is for 5 two-storey blocks, with 3m gaps between each. As the site runs on a North to South axis the gaps allow for South facing windows to each unit. Inverted living (with living / dining accommodation at first floor) means that these South facing windows serve the living / dining and kitchen accommodation.

Large inward looking openings to the terrace negate the need and reliance for clear glazed windows to the East or West elevations. There are no overlooking windows to the gardens of Chalgrove Road to the East. A single obscured glazed window to the first floor kitchen of Units 1-5 is proposed on the West elevation.

Direct overlooking from terraces is avoided by the use of a perforated brick terrace screens (see section 6). The terraces are greater than 18m from any first floor neighbouring windows.

Units 1-4 are 3 bedroom, 4 person 2 storey dwellings, each - 84m². Each of these units has a private 5.6m² courtyard, a private 12.9m terrace

The 5th block does not follow the same layout as blocks 1-4 and is a smaller 2 bed dwelling - 68.5m²

Each unit has access to a 44m² shared community space.

Diagram 12 - Developed Proposal

- 1. Block 1 - Unit 1
- 2. Block 2 - Unit 2
- 3. Block 3 - Unit 3
- 4. Block 4 - Unit 4
- 5. Block 5 - Unit 5
- 6. Undercroft passage and site entrance at 18 Denmark Street
- 7. 18a Denmark Street amenity space
- 8. Shared community space
- 9. Waste, recycling and bicycle storage
- 10. Outdoor terrace with perforated brick screen
- 11. Photovoltaics and sedum roof
- 12. Awning for external shading at first floor level
- 13. Covered bench seating
- 14. Obscure glazed fixed window
- 15. 3m gaps between dwellings at first floor



5.2 Proposed layout - Ground Floor (AMENDED DEC 23)

The Ground floor flat at 18 Denmark Street is to be extended and converted into a wheelchair accessible dwelling and conforms to Part M4 (3) guidance. The scheme as a whole meets a pre-planning recommendation to have a 10% of accommodation as wheelchair accessible.

The 5 houses on Denmark Mews (units 1-5) have an inverted living arrangement. The ground floor of units 1-4 have 1 double and 2 single bedroom. Unit 5 has 1no. double and 1no. single bedroom. Each room meets The London Plan - Technical Space Standards.

Bin storage for 18a and 18b Denmark Street is located in the undercroft and the storage capacity of each flat meets Haringey's collection day requirements. There is a dedicated refuse and recycling storage area for Units 1-5 Denmark Mews at the North end of the mews street with refuse, dry recycling, garden and food waste. The storage is 30m from the entrance to the undercroft.

14no. covered and secured cycle spaces are located adjacent to the refuse and recycling area.

A comfortable width to the mews street allows for benches, lighting, direct front door access. A communal space is also provided, with seating and sensory play.

Diagram 13 - Site layout, Ground Floor

1. Undercroft passage and site entrance at 18 Denmark Street
2. 18a Denmark Street - Wheelchair accessible dwelling
3. 18a Denmark Street amenity space
4. Shared community space
5. Waste & recycling store
6. Cycle storage
7. Covered bench seating
8. Private Courtyard spaces - 5.6m²
9. Private planting
10. Unit 5 Private amenity space - 18.9m²



5.3 Proposed layout - First Floor (AMENDED DEC 23)

Kitchen, living and dining accommodation occupies the first floor of all units. The inverted living arrangement makes use of the southern aspect windows and doors, which open out onto a 12.9m terraces, 3m in width.

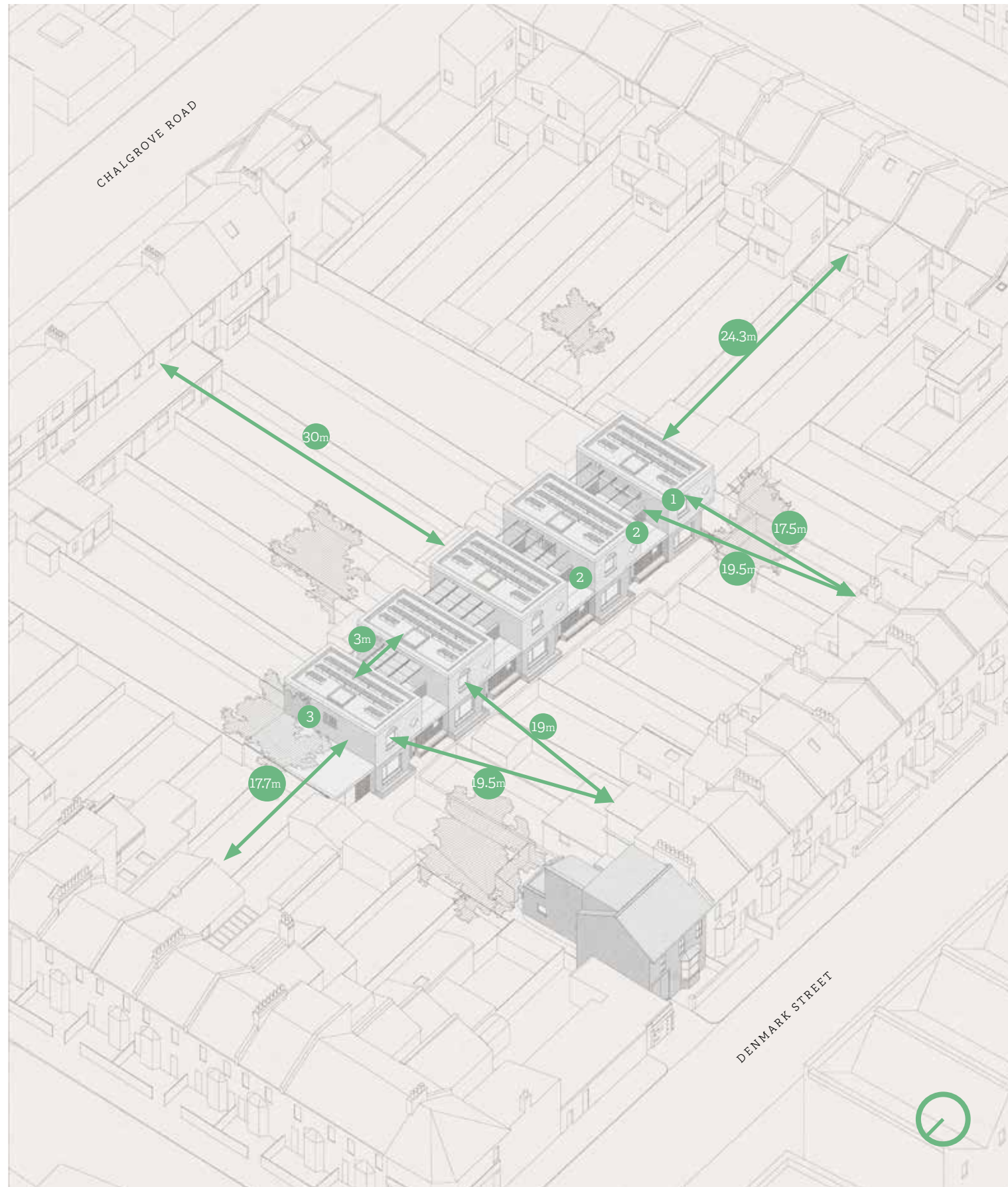
The terraces not only allow good lighting, but also break up the first floor building line, reducing the mass of the development at first floor and it's visibility to neighbouring properties.

Direct overlooking from terraces is avoided by the use of a perforated brick terrace screens (see section 6).

The terraces are greater than 18m from any first floor neighbouring windows.

Diagram 14 - Site layout, First Floor

1. Sedum roof
2. First floor private terraces - 12.9m²
3. Private Courtyard spaces at Ground floor - 5.6m²
4. Unit 5 Private amenity space at Ground floor - 18.9m²



5.4 Separation distances (AMENDED DEC 23)

This diagram describes the Separation distances proposed.

At the Southern most part of the site, the first floor building is 17.5m from the nearest neighbour at Denmark Street.

Given the angle and orientation of the site, this distance increases toward the northern part of the site. At 17 Denmark Street, the separation distance is 19.5m

All windows to the Western elevation at first floor (kitchen window, '1') are obscured, without loss of light. The kitchen also benefits from a glass door onto the terrace.

To the North of the site, a separation distance of 17.7m is achieved to the nearest dwelling of Park Lane. As with all these windows to North face of all dwellings, this is an obscured glass block window that sits at high level above an internal staircase

Changes made to the scheme in Nov/Dec 23 have resulted in increased separation distance between the north block and the houses of Park Lane.

Diagram 15 - Separation Distances

1. Obscure glazed kitchen window
2. Obscured perforated brick screen
3. Obscure glass block window above internal staircase to North face of all dwellings



Diagram 16 - Section through terrace showing viewing distances from obscured terrace brick screen (West, toward Denmark Street) and toward properties of Chalgrove Road



Diagram 17 - Section through Unit 1 showing viewing distances from obscured block window (North, toward Park Lane)

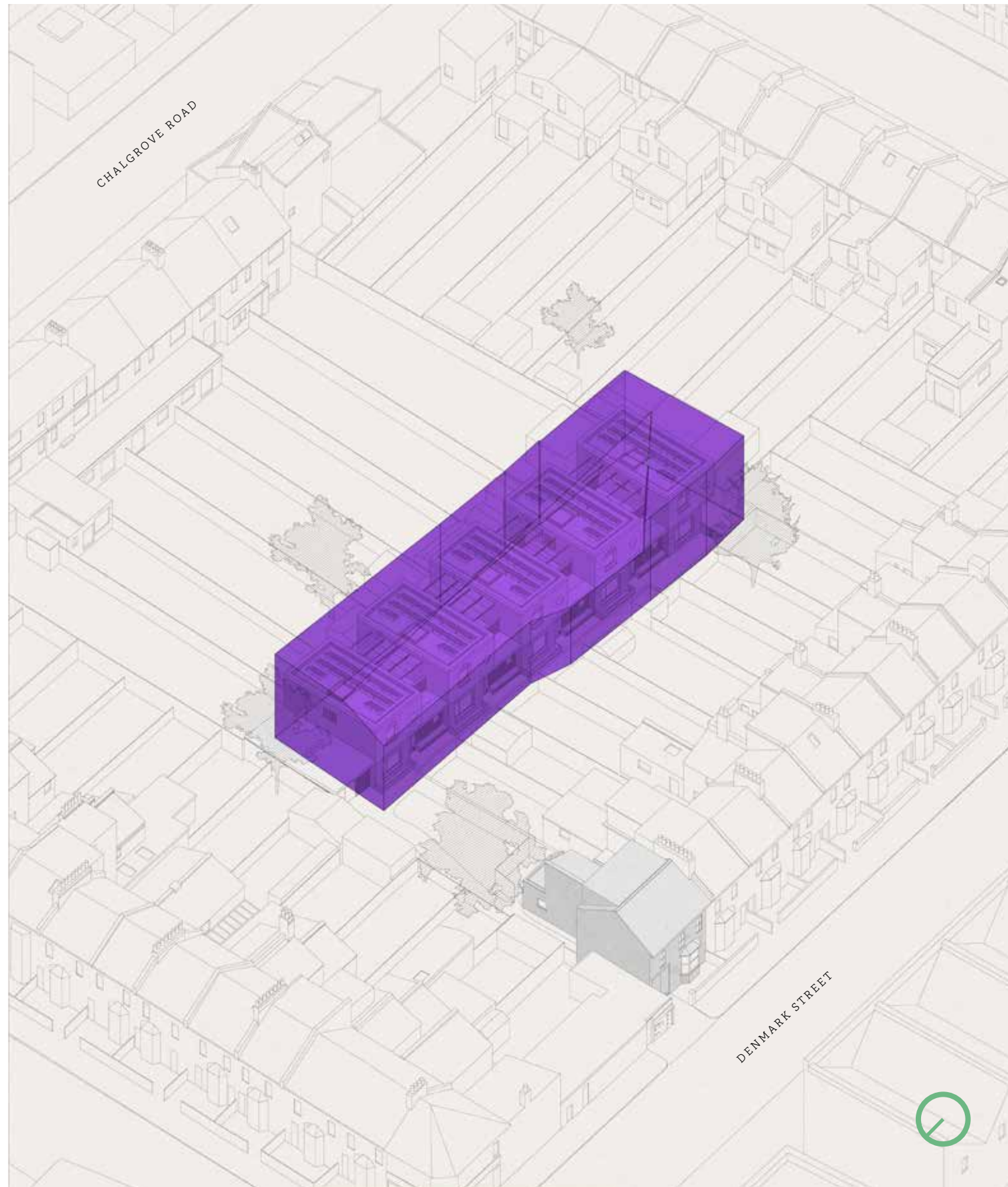


Diagram 18 - Section through Unit 5&6 showing viewing distances from habitable rooms (South, toward Manor Road)

5.5 Outlook and aspect (AMENDED DEC 23)

These diagrams show the outlook and viewing distances from all terraces and windows to the North and South of the site.

Changes made to the scheme in Nov/Dec 23 have resulted in increased separation distance between the north block and the houses of Park Lane.



5.6 Daylight / Sunlight (AMENDED DEC 23)

The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing.

The maximum envelope diagram (produced by Right Of Light Consulting) describes the maximum building enveloped considered to be acceptable in terms of the Building Research Establishment's (BRE) Site Layout Planning for Daylight and Sunlight: a guide to good practice.

The layout positioning of the development at first floor has been designed to sit comfortably within the maximum threshold and therefore complies with The London Borough of Haringey's Development Management DPD, specifically DM1, DM12 and DM15

Diagram 19 - Daylight / Sunlight maximum development envelope



5.7 Materials and appearance (AMENDED DEC 23)

The predominant material selections are:

- A red brick with matching brick mortar colour and flush pointing
- A light coloured (whitish grey) lime washed brick
- Masonry upstands and horizontal banding
- Green roofs
- Stone sett permeable paving

Diagram 20 - Materiality

1. New boundary wall
2. Brick bench seating
3. Green flat roof
4. White lime wash brick
5. Red brick wall with matching mortar
6. Perforated brick terrace screen
7. Composite aluminium / timber framed bedroom window
8. Low-level bollard lighting
9. Private planting
10. Masonry canopy
11. Obscure glazed kitchen window

5.8 Amenity (AMENDED DEC 23)

Units 1-4 benefit from a terrace, courtyard and covered front entrances.

Each first floor terrace is 12.9m² and is accessed directly from kitchen and dining areas. Accessed from ground floor bedrooms, each courtyard is 5.6m².

Unit 5 has 19.5m² of amenity space at ground floor level.

Each unit has access to to a shared 44m² community amenity space.

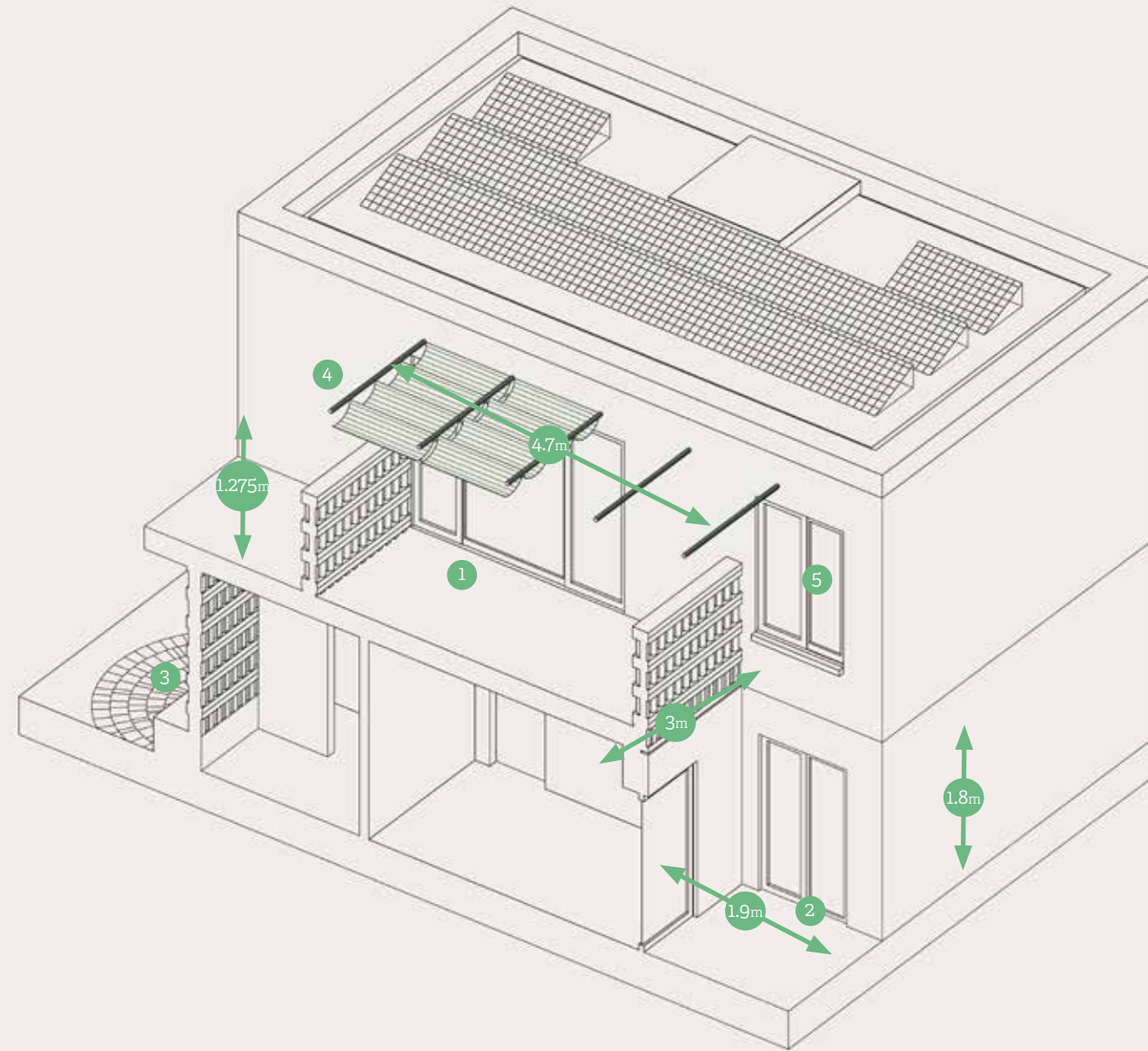


Diagram 21 - Typical Ground and First Floor Amenity

1. First floor terrace
2. Ground floor courtyard
3. Bench seating / Entrance enclosure
4. Awning
5. External Blinds

5.9 Perforated Brick Screen (AMENDED DEC 23)

Direct overlooking from terraces, toward the neighbouring properties of Denmark Street is reduced with the use of perforated masonry screens. The hit / miss brickwork creates a 30% gap surface. Furthermore, the hit miss bricks are rotated by 45 degrees so that direct perpendicular viewing is not possible.

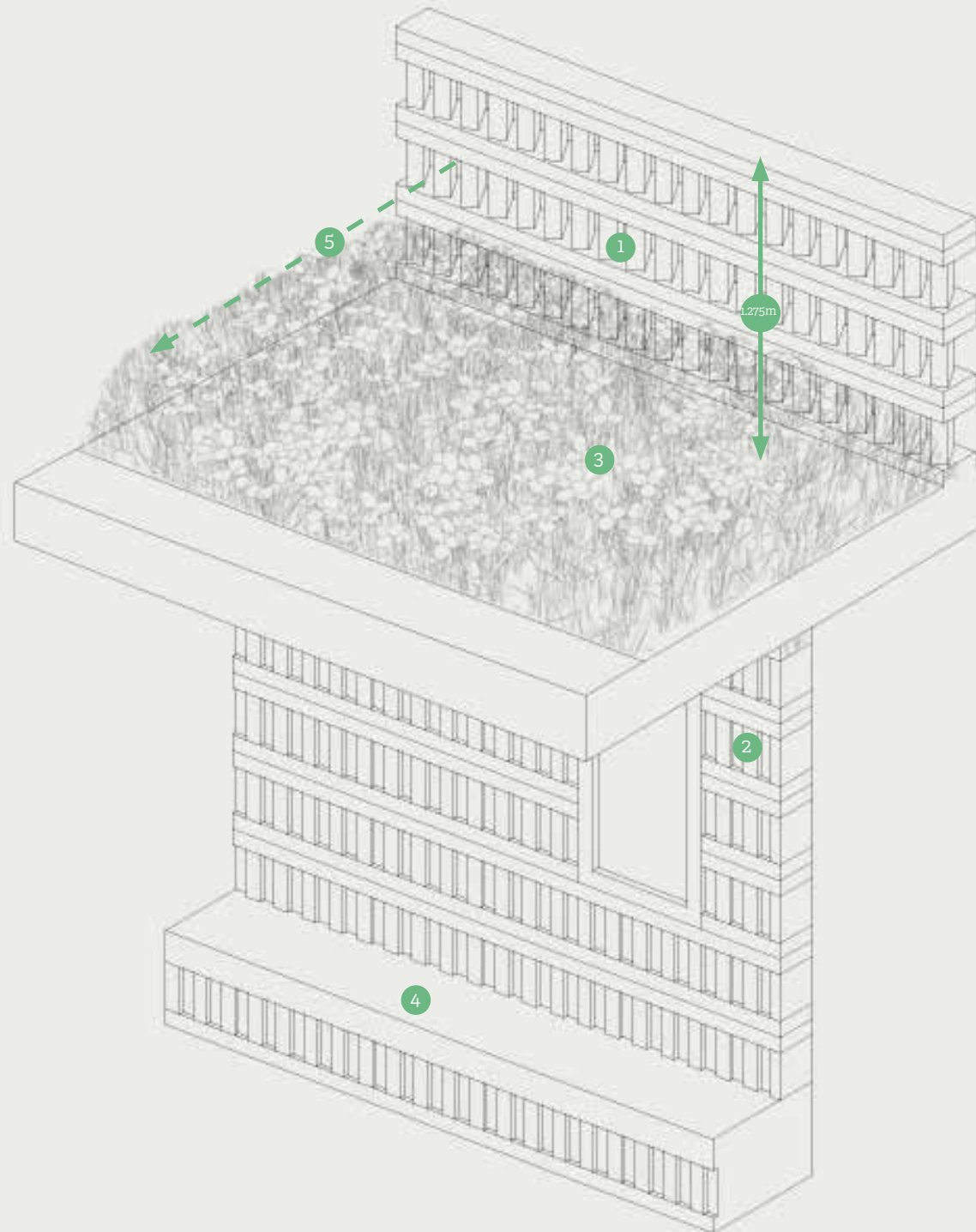


Diagram 22 - Perforated brick screen to East edge of terrace

1. 45degree hit / miss brickwork
2. Brickwork
3. Green flat roof
4. Bench seating
5. Obscured views toward Denmark Street

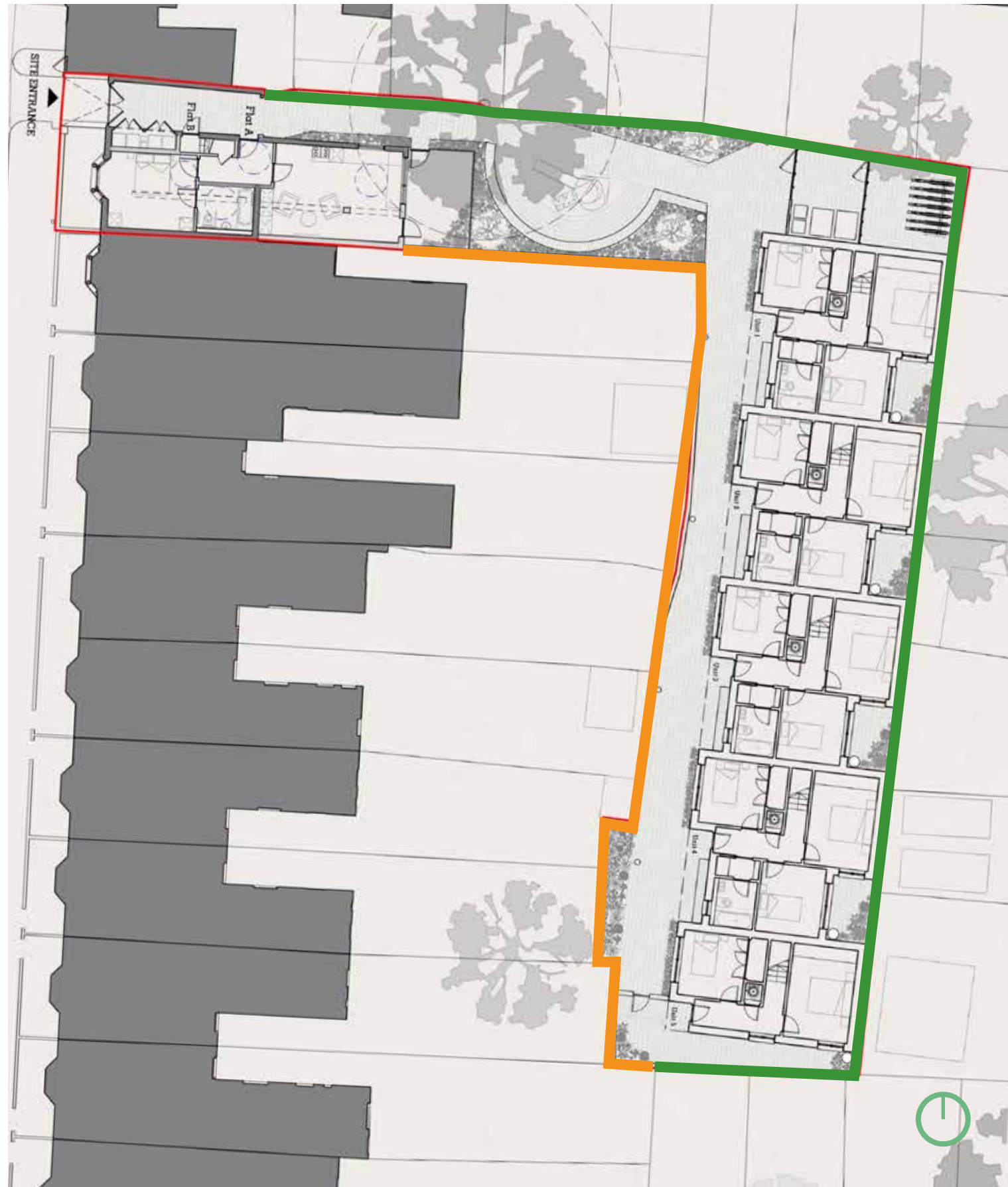
5.10 Mews street Entrances (AMENDED DEC 23)

The Mews street is animated with direct front door access, covered bench seating and planting areas in order to encourage a sense of enclosure, ownership and facilitate a sense of community.



Diagram 23 - Mews elevation

- 1. White lime wash brick
- 2. Perforated brick terrace screen
- 3. Obscure glazed kitchen window
- 4. Masonry Canopy
- 5. Brick wall
- 6. Composite Entrance door with porthole window
- 7. Composite aluminium / timber framed bedroom window
- 8. Private planting
- 9. Private space and bench seating area
- 10. Motif brickwork



5.12 Boundary condition (AMENDED DEC 23)

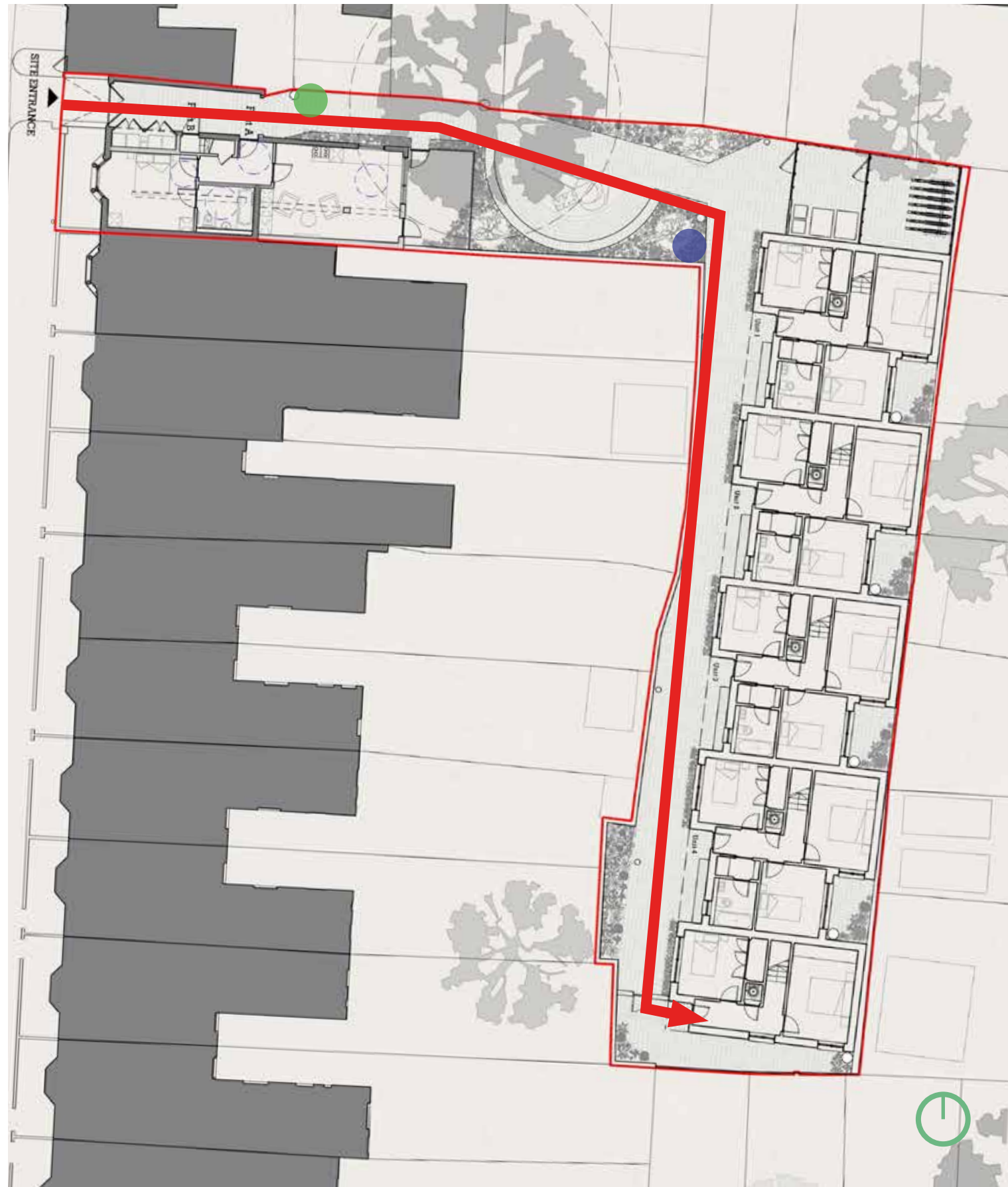
A new 1.8m high 215mm thk brick wall is proposed to the western boundary and to the boundary between no.18 and no.17 Denmark Street.

A new 1.8m close boarded timber fence is proposed to the northern boundary and to the eastern boundary, subject to neighbouring agreements.

Diagram 24 - Boundary condition

Orange line - Proposed brick wall boundary

Green line - Proposed close boarded fence boundary



5.13 Fire Access (AMENDED DEC 23)

Due to the narrow access of the undercroft (1.95m) it will not be possible to reach every point in each house within 45m of a fire appliance vehicle. Therefore, in order to meet Approved Document B5 Firefighting Access requirements, the provision of a mains outlet is required. A technical fire safety note has been produced by Artec Fire and accompanies this application.

The fire main inlet will be located within 18m of Denmark Street (notional position shown in green). The outlet will be located within 45m of the entrance to each and every unit (notional position shown in blue).

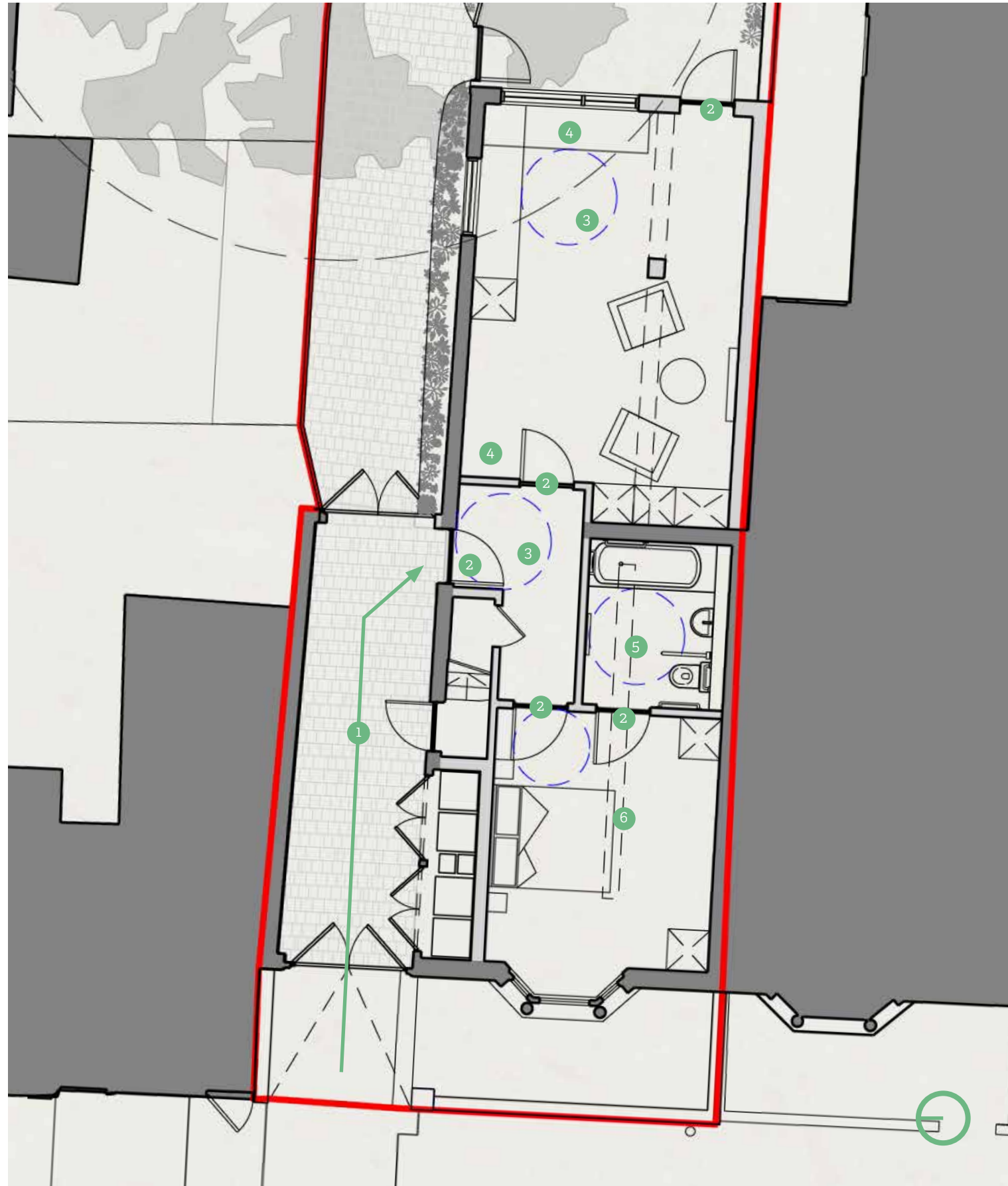
Diagram 25 - Mains inlet and outlet positions

5.14 Car Parking

Policy DM32 states that ‘The Council will support proposals for new development with limited or no on-site parking where: A Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development’

As the site is in the shadow of White Hart Lane stadium, a CPZ does exist and therefore the development is proposed to be a no on-site car parking scheme. The site is also located within a Public Transport Access Location 2 and has good alternative transport facilities.

A Transport Assessment and Car Parking Stress Survey has been carried out and accompanies this application. The assessment demonstrated that should the development attract car owning occupants there is substantial spare space in on-street parking bays very close to the site at night when residential parking demand is at its heaviest, as well as during daytime. The survey also demonstrates that a dedicated space for a blue badge holder would not cause undue stress on the existing street parking



5.15 Inclusive Design

Policy D5 of the London Plan and Local Plan Policy SP2 require new housing to achieve the highest standard of accessible and inclusive design. Policy D7 of the London Plan and Local Plan Policy SP2 require new housing is built to meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' (formerly Lifetime Homes' standards). This ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. 10% of all units should be accessible for wheelchair units in accordance to London Plan Policy D7 and Part M4 (3) 'wheelchair user dwellings' of Building Regulations.

Ground Floor Flat 18a Denmark Street is to be extended and converted into a wheelchair accessible dwelling and conforms to Part M4 (3) guidance. The scheme therefore meets the 10% obligation.

All other dwellings meet Part M4 (2) guidance.

Diagram 26 - 18a Denmark Street

1. Step-free, lit approach with covered and level external landing
2. Leading edge distance and clear openings
3. Wheelchair turning circles
4. Wheelchair storage
5. DocM bathroom
6. Provision for hoist direct from bed to bathroom



5.16 Energy & Sustainability (AMENDED DEC 23)

All new residential units are required to provide details on reducing CO2 emissions 35% above the Building Regulations Part L (2013) and water efficiency measures. Both agent and applicant are committed to providing a design that exceeds target and actual emissions.

In order to meet the requirement each dwelling will have a 'System A' 50% efficiency wastewater recovery unit, photovoltaic panels and Air Source Heat Pumps. This would achieve a reduction of -98%.

An energy assessment and sustainability report has been carried out and accompanies this application.

Other notable green measures include:

- 100l Rainwater butts have been provided to all units with amenity space.
- Bird boxes have been provided on the rear elevations. 1 per dwelling. The bird boxes will be Vivara Pro WoodStone Single Chamber House Sparrow Nest Boxes surface mounted on uppermost section of the eastern facade.
- Sedum Green roofs have been provided to all flat roof

Diagram 27 - 18a Denmark Street

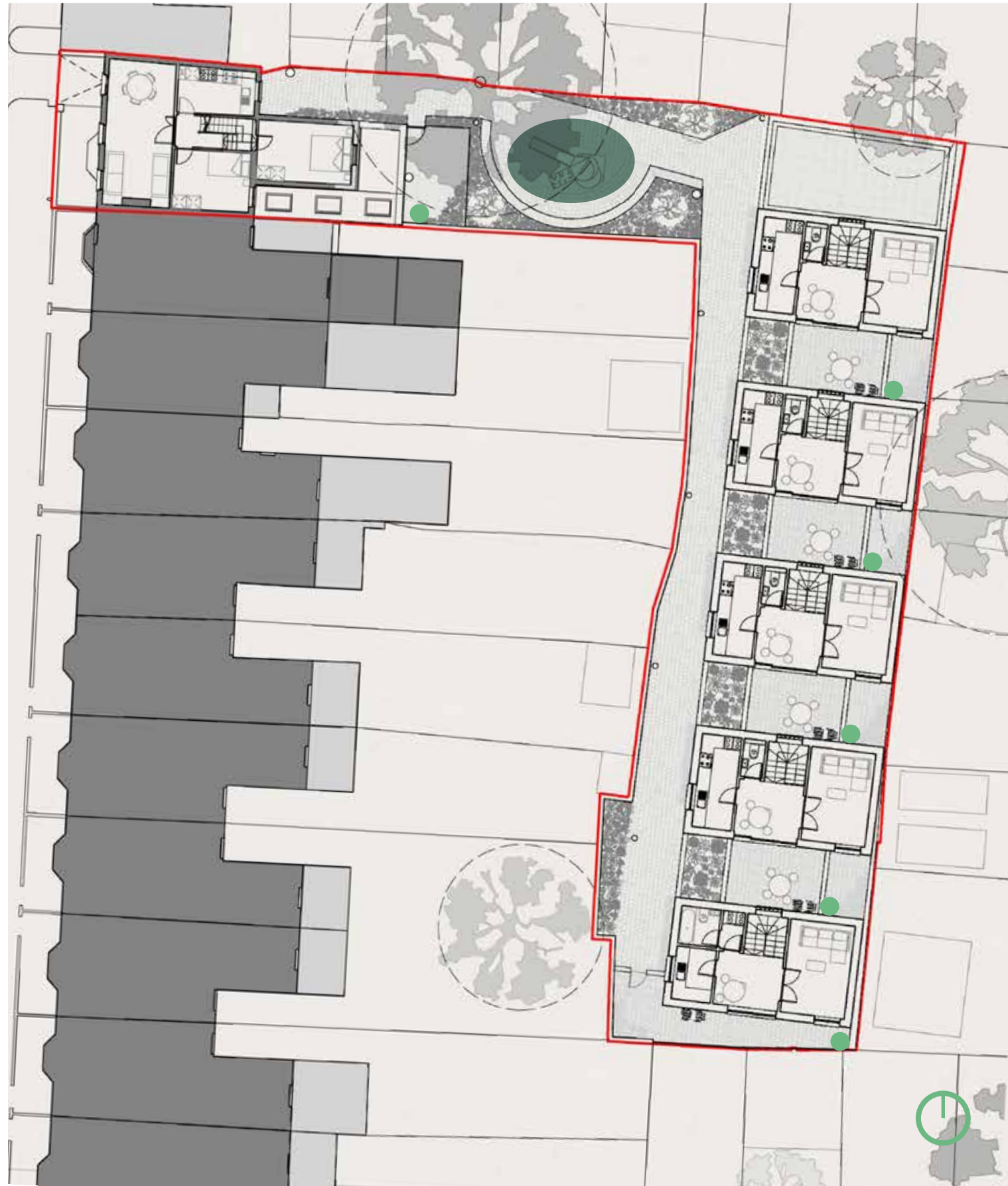
- 1. Bird Boxes
- 2. Sedum roof
- 3. Air Source Heat Pump

5.16 Energy & Sustainability (AMENDED DEC 23)

Air Source Heat Pumps to be located externally as noted in diagram 27. The corresponding cylinder per unit is to be located internally - locations shown on Plan.



Diagram 27b - Internal cylinder location



5.17 Surface water and SuDS (AMENDED DEC 23)

A flood risk and surface water assessment has been carried out and accompanies this application

Based on the review of the London Plan 2021 drainage hierarchy, and recording the underlying ground conditions and constraints of the site, the following SuDS are proposed:

- Simple rainwater recycling (water butt)
- Attenuation storage with a controlled outlet into the public surface water sewer

100l rainwater water butts will be located within the ground floor courtyard of each unit.

The attenuation storage crates will be located below the community space with a total storage volume of 36.1m³.

Diagram 28 - SuDS - Rainwater butts and attenuation



5.18 Thermal modelling and overheating (AMENDED DEC 23)

A domestic overheating assessment has been produced by Base Energy and accompanies this application.

Cooling Hierarchy

A cooling hierarchy has been produced which shows how different methods for mitigating overheating have been investigated. Those being:

Natural ventilation via openable windows
 Glazing G-value 0.40
 External shading
 Mechanical ventilation heat recovery
 Mechanical ventilation heat recovery with Hybrid cooling

Whilst passive means goes some way to mitigating overheating, the assessment has shown that passive ventilation and cooling cannot be solely relied upon to comfortably mitigate overheating in peak summer months.

Passive solar control

Awning
 A retractable solar shading awning has been introduced to the terrace and first floor, south facing windows. The canopy is formed from a network of steel tension cables and canvas awning which can be manually extended or retracted. Refer to diagram 20.

External blinds
 External blinds have been introduced to South facing windows to all units.

Mechanical cooling
 A hybrid / mechanical cooling and ventilation system is therefore appropriate and an MVHR unit is proposed (Nuaire MRXBOX or similar approved) to all units.

Diagram 29 - MVHR



6 Conclusions (AMENDED DEC 23)

The Site comprises under-utilised land in a built up residential area. The existing use is not protected by planning policy and the land is suitable and available for redevelopment to housing.

The Proposed Development will deliver five new family dwellings. Along with the existing flats at 18a and 18b Denmark Street, the unit mix is appropriate as there is an identified need for this type of Social Housing.

The Proposed Development has been carefully designed to respect the character of the area and to protect existing resident's amenity. The design has been developed in response to productive pre-application discussions.

The internal configuration of the dwellings complies with Nationally Described Space Standards and Housing SPG standards.

The proposals include hard and soft landscaping and cycle storage together with communal refuse stores.

The NPPF provides a clear presumption in favour of approving sustainable development and the provision of housing. The London Plan and Haringey's Local Plan set out a clear need to deliver housing from windfall sites such as this.

In summary, the Proposed Development complies with the guidance in the NPPF and the overall policies and standards in the London Plan and Haringey's Local Pan.

Diagram 30 - Denmark Mews