

Design & Access Statement

Storage Yard, r/o 137 Turnpike Lane, London N8 0DU

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1.0 Introduction / Proposal

- 1.1 This Design & Access Statement has been prepared to accompany a Full Planning Application at Storage Yard, r/o 137 Turnpike Lane, London N8 0DU.
- 1.2 Full planning permission is sought for the construction of a 2 storey storage building with ancillary office space, with associated vehicle and cycle parking spaces.
- 1.3 A previous iteration of the scheme was approved under reference HGY/2021/0837 for the redevelopment of existing rear storage yard to create a new single storey storage unit (B8 Use).

2.0 Site and Surrounding Context

- 2.1 The application site relates to a linear section of land to the rear of nos. 137-117 Turnpike Lane, N8, which is accessed via an archway entrance off Wightman Road.
- 2.2 The surrounding area is made up of a mix of commercial and residential uses. To the north and west of the site are commercial properties which form part of the Turnpike Lane Local Shopping Centre with residential units on upper floor levels. To the south and east are residential units made up of a mix of single family dwellings and flatted developments.
- 2.3 There is variety of scale, styles and materiality to the built form to the rears of properties along Turnpike Lane and Sydney Road, with a number of flats roof buildings / projections of single storey, two storey and three storey in scale. A number of the properties have been extended in a piecemeal fashion which has eroded any real level of consistency or rhythm to the built form found within the immediate vicinity of the application site.
- 2.4 The site does not contain a listed building and is not located within a conservation area.

3.0 Planning History

3.1 There relevant planning history relating to the application site is as follows:

- HGY/2021/0837 – Storage yard to the rear of 137 Turnpike Lane, London, N8 0DU. - Redevelopment of existing rear storage yard to create a new single storey storage unit (B8 Use). - Granted with Conditions – dated 13 May 2021.

4.0 Planning Policy Context

4.1 This Section provides an overview of national and local planning policy relevant to the determination of the planning application proposal, as well as any other relevant national or local planning guidance.

Planning and Compulsory Purchase Act 2004

4.2 Section 38(6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The relevant statutory development plan for the application site consists of:

- National Planning Policy Framework (2023);
- The London Plan (adopted March 2021);
- Strategic Policies DPD (adopted 2013) and alterations to the Strategic Policies DPD (adopted July 2017); and
- Development Management DPD (adopted July 2017).

National Planning Policy

National Planning Policy Framework (2023)

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications.

4.4 At the heart of the NPPF is a presumption in favour of sustainable development (paras 7-14) and paragraphs 8, 9 & 11 are helpful in applying this presumption.

4.5 Paragraph 11 sets out how this is to be applied. It states that, *for decision-taking, this means:*

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of*

policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 4.6 The NPPF introduces three dimensions to ‘Sustainable development’ (Economic, Environmental & Social), and advises that they are mutually dependent and should not be undertaken in isolation.
- 4.7 In applying this approach, firstly, development must be considered to be sustainable taking into account all three of the dimensions of sustainable development; a development that is sustainable in only one dimension would not be considered sustainable for the purposes of the presumption. The applicant considers that the development meets all three threads of sustainable development.
- 4.8 Secondly, the decision-taker is required to consider whether the development accords with an up-to-date development plan – and if it does planning permission should be granted unless material considerations indicate otherwise. The applicant considers that the development accords with the development plan. Thirdly, the decision-taker is required to determine whether there are any relevant development plan policies, or the policies which are most important for determining the application, are out-of-date and if not, grant permission unless:
- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 4.9 Section 5 refers to delivering a sufficient supply of homes. Paragraph 60 highlights to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 4.10 Section 11 refers to the effective use of land and states at paragraph 123 *that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.* It states further at Paragraph 124(D) *that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.*
- 4.11 Section 12 refers to achieving well-designed places. Paragraph 135 states *that planning policies and decisions should ensure that developments; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change, (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks and (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*

Local Planning Policy

- 4.12 For the purposes of this application, the London Plan (adopted March 2021); the adopted Local Plan Strategic Policies 2013 (with alterations 2017) (Adopted July 2017) & the Development Management Document (DPD) (Adopted July 2017) are relevant and the applicable policies listed below:

London Plan 2021

- 4.13 The London Plan was adopted in March 2021. The London Plan sets out a strategic plan and an integrated social, economic and environmental framework for the development of London over the next 20-25 years. The policies that are relevant to the proposal are as follows:
- GG5 Growing a good economy
 - SD1 Opportunity Areas
 - SD6 Town centres and high streets
 - D1 London's form, character and capacity for growth

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- E1 Offices
- G1 Green infrastructure
- G5 Urban greening
- G6 Biodiversity and access to nature
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- T1 Strategic approach to transport
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.5 Non-residential disabled persons parking
- T7 Deliveries, servicing and construction

Local Plan: Strategic Policies 2013

4.14 The Haringey Strategic Policies DPD, with alterations (July 2017) sets out the overarching planning policies for the Borough. The policies that are relevant to the proposal are as follows:

- Policy SP4 Working towards a low carbon Haringey
- Policy SP5 Water Management and Flooding
- Policy SP6 Waste and Recycling
- Policy SP7 Transport
- Policy SP8 Employment
- Policy SP9 Improving skills and training to support access to jobs and community cohesion and inclusion
- Policy SP11 Design

Development Management Document (DPD)

4.15 The Haringey Development Management DPD (adopted July 2017) set out the borough's planning policies to implement the Core Strategy, used for decision making by the Council. The relevant policies in relation to the proposal are as follows:

- Policy DM1 Delivering High Quality Design
- Policy DM2 Accessible and Safe Environments
- Policy DM4 Provision and Design of Waste Management Facilities
- Policy DM21 Sustainable Design, Layout and Construction
- Policy DM22 Decentralised Energy

- Policy DM23 Environmental Protection
- Policy DM24 Managing and Reducing Flood Risk
- Policy DM25 Sustainable Drainage Systems
- Policy DM26 Critical Drainage Areas
- Policy DM29 On-site Management of Waste Water and Water Supply
- Policy DM31 Sustainable Transport
- Policy DM32 Parking
- Policy DM40 Non-Designated Employment Land and Floorspace
- Policy DM48 Use of Planning Obligations

Adopted Supplementary Planning Documents

4.16 The following SPD documents are also applicable to the appeal proposal:

- Sustainable Design and Construction SPD
- Planning Obligations SPD

5.0 Planning Considerations

Principle of Development

- 5.1 The existing site is used for commercial storage purposes and the proposed building would be used for similar purposes with the inclusion of office space.
- 5.2 The site does not fall within any designated employment area nevertheless, Policy DM40 of the Development Management DPD states that on non-designated employment sites within highly accessible or otherwise sustainable locations, the Council will support proposals for mixed-use, employment-led development where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floor space.
- 5.3 The proposal would continue to provide a level of storage facility, as per the existing site. Given the commercial / employment nature of the immediate locality and surrounding area, and that the site is in a highly accessible location, a proposal involving employment use is seen as an appropriate way forward with the site and would comply with the aforementioned policy.

Design / Scale / Massing

- 5.4 The proposed building would have an internal floor space of 360m², replacing an existing building of approximately 45m².
- 5.5 The existing site is largely underutilised and uncovered and the proposed building has been designed to utilise the potential use of the site in floor space terms, whilst respecting the character and appearance of the area and the residential amenity of neighbouring occupiers.
- 5.6 The proposal would provide modern, fit for purpose, flexible storage and employment space. The intention of the applicant and design team is to follow, where appropriate, the guidance in the Approved Document 'M', and to indicate in what respects it was considered appropriate and to clarify with reasons where the Statement has departed from the guidance and the rationale for the design approach adopted.

- 5.7 Given the densely built, back land nature of the site, the quantum of proposed floor space that is to be provided can be comfortably accommodated in physical terms.
- 5.8 The height and massing of the building would increase from that of the previously permitted building to accommodate a 2nd floor. However, the scale and height of the building would be consistent with the surrounding development within the commercial character of the back land site.
- 5.9 The building would be brick built at ground floor level and would incorporate a slate covered mansard roof above. The chamfered design and use of slate would break up the scale of the proposed building and would give the perception of the building appearing as single storey with a roof above, rather than a two storey building. Thus, the scale, design and layout of the proposed development is entirely consistent with its surroundings and the nature of the uses proposed, in accordance with policies SP11, DM1, DM21 and DM40 of the Development Plan.

Residential Amenity

- 5.10 The proposed building would be located to the rear of residential units to the north and south of the site. To the north are residential units located above commercial units along Turnpike Lane. And to the south are residential dwellings with rear gardens that back onto the site as well as the communal amenity space for a large block of flats (Wordsworth Court).

Visual Impact

- 5.11 The proposal incorporates a chamfered roof, designed to off-set the visual impact of the proposal when viewed from the closest neighbouring residential windows and amenity areas. There is already a high boundary wall located to the rear garden areas of properties along Sydney Road. Given the design and materials used within the development, it would not appear as an unduly overbearing form of development when viewed from those properties.
- 5.12 Similarly, the proposed building would have similar visual impact to that of 'The Mews', due immediately east of the application site, to that of properties along Turnpike Lane and to Wordsworth Court.

Daylight / Sunlight

- 5.13 In terms of direct sunlight, BRE guidance states that a window within 90 degrees due south will experience a noticeable reduction in direct sunlight if it receives less than 20% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March, and receives less than 0.8 times its former sunlight hours during either period.
- 5.14 The height of the building would not breach a 25 degree angle of view when measured from a point 2 metres above ground level or windows on the closest neighbouring dwellings. The proposed dwellings along Sydney Road are also due south of the site, as such, the proposal would not have an undue impact upon neighbouring residential occupiers in terms of daylight or sunlight.

Privacy

- 5.15 The proposed building would incorporate 'rooflight' windows to the northern and southern elevations. However, these windows would be 'high-level' above 1.75m of the internal floor level. Given the design of the first floor, the angles involved would only allow for views up toward the sky and not providing any undue vantage points towards any neighbouring private habitable room windows or amenity areas. Therefore, the proposal would not result in any overlooking or loss of privacy to neighbouring occupiers.
- 5.16 The proposal would also help to screen views from windows taller buildings along Turnpike Lane looking back towards rear amenity areas of properties along Sydney Road and therefore it could be argued that there would be an increase

Noise

- 5.17 The site is located to the rear of a commercial centre in the Turnpike Lane Local Shopping Centre. As such commercial uses of this nature are common to town centre sites. The existing site is currently unrestricted in terms of hours of operation and as noted as part of the delegated officer report on the previous application at the site, the *"enclosure of the area should serve to reduce neighbours being exposed to noise resulting from the use."*

- 5.18 The hours of operation of the site could be restricted by condition to ensure the use is not operating during unsociable hours that could unduly harm neighbouring residential amenity.

Transport and Highways

- 5.19 The application site has a PTAL value of 6a, which is considered 'excellent' in relation to access to public transport services. 2 bus services are within a 5-minute walk of the site, Turnpike Lane station is 7 minutes' walk away, and Hornsey Station 4 minutes away. The site is also located within the Borough's Wood Green Outer Zone CPZ. Given the above, most trips to and from the site are likely to be via sustainable modes such as walking, cycling and public transport.
- 5.20 Given the relatively small scale level of development, particularly when considered against the existing use of the site, movements to and from the site would not significantly increase over and above the existing site circumstances.
- 5.21 Disabled persons parking is to be provided in accordance with the levels set out in Table 10.6 as referred to in Policy T6.5, ensuring that all non-residential elements should provide access to at least one on or off-street disabled persons parking bay.
- 5.22 The proposed development would not have an adverse impact on the local highway network and accords with national, regional and local planning guidance, notably paragraph 109 of the NPPF which states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

Energy and Sustainability

- 5.23 In support of the proposal, an Energy Statement by has been submitted by T16 Design which concludes the development could achieve a 35% reduction in carbon emissions over Part L Building Regulations 2013 standards. This demonstrates that energy reductions and sustainability measures have been maximized for a proposed minor development and therefore policy compliant in that regard.

6.0 Summary and Planning Benefits

- 6.1 In summary, the proposal reinstates the existing use on site, through the erection of a building, whilst also providing an element of employment space. It is evident that the proposal will bring forward the optimal utilisation of the site previously occupied for storage use that will be modern and fit for purpose. This proposal would maintain a level of storage space, whilst providing an appropriate level of employment floor space supply in a highly accessible and sustainable location.
- 6.2 The proposed building would be appropriate in design, scale and massing in relation to the existing built form within the locality and in terms of its impact on residential amenity. The proposal would also have an acceptable impact upon the local highway network and pedestrian safety.
- 6.3 The proposed development is in accordance with the Development Plan, emerging policy and other relevant planning documents. Further, it has been confirmed that detailed development control considerations have been satisfactorily addressed through the supporting documents in the planning submission.
- 6.4 In summary, the proposed development fulfils the three dimensions of sustainable development as defined by the NPPF and therefore the presumption in favour of sustainable development applies. The proposal is fully in accordance with national and local planning policy. Accordingly, planning permission should be granted.