

Frederick Morfill House, London

Design and Access Statement

February 2024



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Haringey Council
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London
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1 Introduction

1.1 Executive Summary

This design and access statement has been prepared by Campbell & Co Architects on behalf of the London Borough of Haringey. The purpose of this design and access statement is to form part of a suite of documents and drawings supporting the detailed planning application for two new residential dwellings on the site currently occupied by Frederick Morfill House in Haringey, London.

The report proposes two new 3-bedroom, 6-person houses. The proposed dwellings will be let at Social rents. This is in accordance with the brief from the London Borough of Haringey. This document aims to set out the holistic approach of the proposed scheme design, the project brief, a review of local and regional planning policy, the site, and its context.

The proposed layouts, scale and appearance of the proposed design are a response to the constraints and opportunities presented on the site. This document also explores the proposed design in terms of access and sustainability.

This report is to be read in conjunction with all other information submitted as part of this application.

2 Brief

2.1 Architectural Brief

The architectural brief for this project is part of a wider housing strategy from Haringey Council to identify and deliver housing from underused retail units within the Borough.

As part of its key corporate priorities, the Council is embarking on a wave of new Council house building across the Borough. It is committed to delivering 3000 Council homes at Council rents by 2023 to meet local housing need and assist in easing the current housing crisis across London.

The Council is acquiring and building a range of high quality and sustainable homes. These schemes form part of the Council's housing delivery programme, and are specifically intended for Council rent.

Key elements of the brief are identified below:

- *Explore options to create residential dwellings on the site.*
- *Residential dwellings should comply with the London Plan, the London Housing SPG and the London Housing Design Guide.*
- *Maximise the number of bed spaces within the available footprint of the site.*
- *Aim for low energy design and carbon zero where possible.*
- *Enhance the streetscape within the vicinity of the site.*

3 Planning

3.1 Regional Planning Policy

The London Plan (March 2021):

"Strategic planning in London is the shared responsibility of the Mayor of London, 32 London boroughs and the Corporation of the City of London. Under the legislation establishing the Greater London Authority (GLA), the Mayor has to produce a spatial development strategy (SDS) – which has become known as 'the London Plan' – and to keep it under review. Boroughs' local development documents have to be 'in general conformity' with the London Plan, which is also legally part of the development plan that has to be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not." (www.London.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-overview-and-introduction/London)

London Housing SPG (March 2016 – Updated August 2017):

This Supplementary Planning Guidance (SPG) provides guidance on the implementation of housing policies in the 2015 London Plan and the 2016 Minor Alterations to the Plan (MALP). It replaces the 2012 Housing SPG.

Standard 24 of the Housing SPG refers to dwelling space standards and notes that all new dwellings should need the national described space standard (as set out in the DCLG Technical Housing Standards – Nationally described space standards 2015)

Homes for Londoners: Affordable Homes Programme 2021–2026:

The Affordable Homes Programme sets out how the £4bn of Government funding will be used to deliver affordable homes in London. This includes specific guidance for design of new homes to meet the funding criteria of the programme.

3.2 Local Planning Policy

Haringey's development plan is currently made up of the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan, alongside the London Plan.

Strategic Policies DPD (Adopted March 2013 – Updated 2017):

The Local Plan: Strategic Policies sets out a vision and key policies for the future development of the borough up to 2026. It takes forward the priorities of Haringey's Sustainable Community Strategy and other plans and strategies, to identify a vision for Haringey as a place to live, work and visit, and contains key policies and an implementation framework to deliver the vision. While all policies are relevant, the following have been identified and specifically relevant to this project:

- SP2: Housing
- SP4: Working towards a Low Carbon Haringey
- SP7: Transport
- SP13: Open Space and Biodiversity

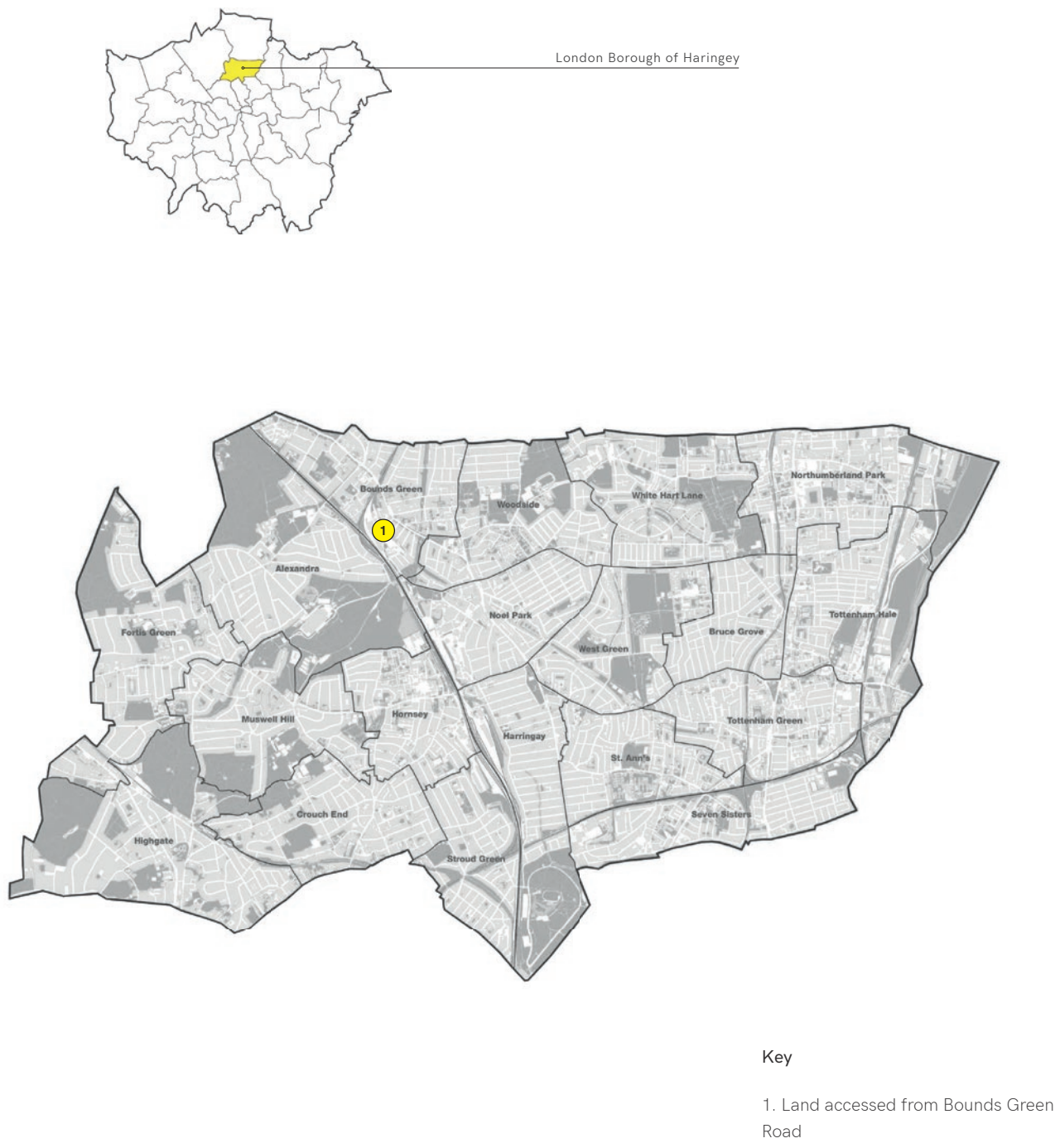
Development Management DPD (Adopted July 2017):

This DPD outlines all relevant policies to consider when proposing development within the borough. While all policies are relevant, the following have been identified and specifically relevant to this project:

- DM1: Delivering High Quality Design (Haringey Development Charter)
- DM11: Housing Mix
- DM12: Housing Design and Quality
- DM13: Affordable Housing
- DM20: Open Space and Green Grid
- DM21: Sustainable Design, Layout and Construction
- DM32: Parking
- DM34: Driveways and Front Gardens
- DM35: Cycle Storage in Front Gardens

4 The Site

4.1 Site Location



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4 The Site

4.2 Existing Site and Context



Frederick Morfill House is located to the west of the Bouds Green Road, which runs from the junction of Station Road and the North Circular Road in Bouds Green, to the High Road in Wood Green. Access is via a narrow single lane road with no footpath from Bouds Green Road, and is a mews location.

There is an existing two-storey flat roof building on site. Immediately adjacent the site are a terrace of maisonettes to the south and two blocks of flats to the north. The surrounding land use is generally residential with the exception of a Victoria ambulance station (former fire station) adjacent to the site, facing Bouds Green Road.

- ① Hitachi - Bouds Green Train Maintenance Centre
- ② Bouds Green Ambulance Station
- ③ Towards Bouds Green Station
- ④ Towards Wood Green Station

- 1. Aerial view of site and locality
- 2. 3D aerial view
- 3. 3D aerial view



2.



3.

4 The Site

4.3 Site Photographs - External



View looking north-west at Frederick Morfill House and the neighbouring properties



Neighbouring houses to the north



Neighbouring houses to the south



View of the front elevation of Frederick Morfill House



View along access road leading to Frederick Morfill House



View to rear of ambulance station



Side entrance to rear garden



View of the rear elevation and garden space

4 The Site

4.3 Site Photographs - Internal



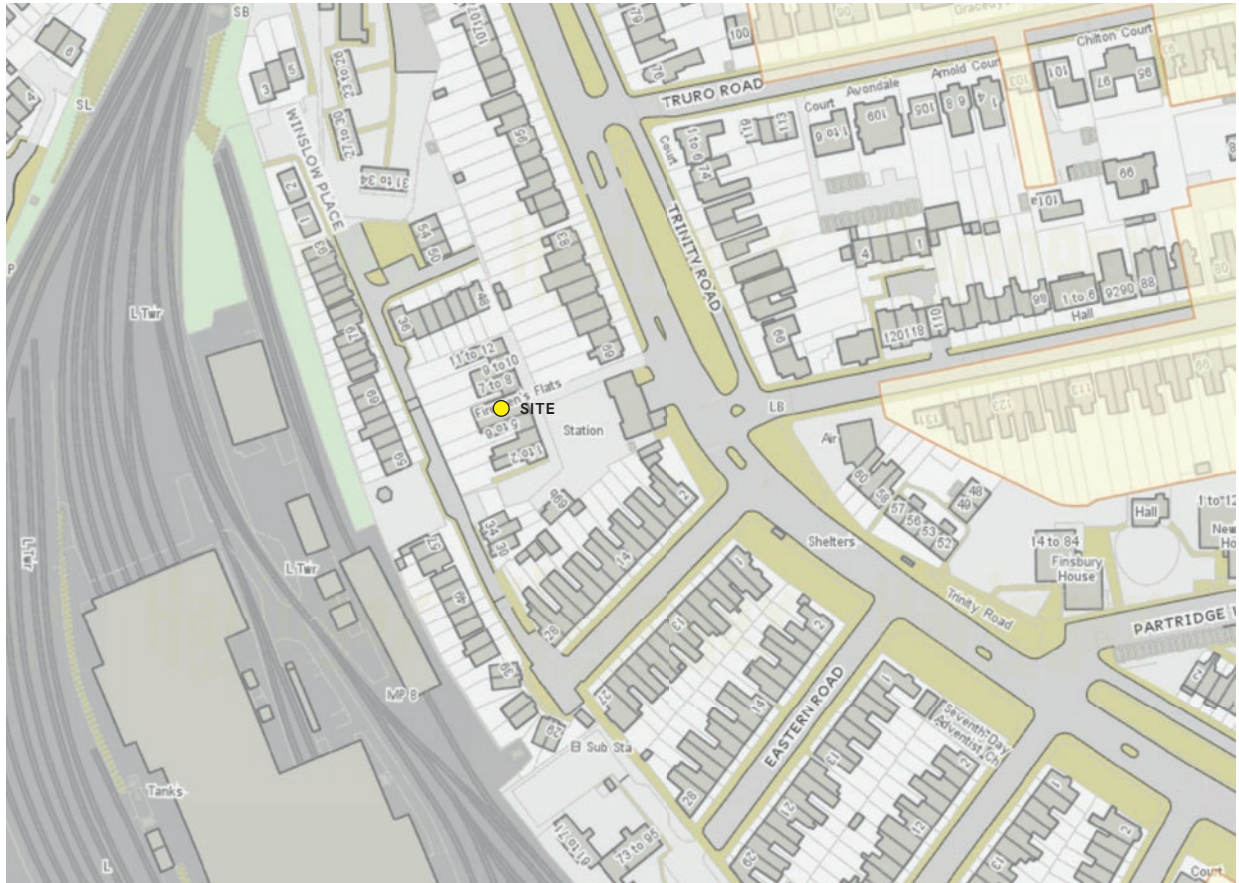
Internal view showing derelict space in poor state of repair



Internal view of the main office space to the front of the building

4 The Site

4.5 Planning Policy Map



The planning policy map shows the site is within both a Family Housing Protection Zone and that there is an Article 4 direction for HMO's in the area. To the east of the site is Bowes Park conservation area.

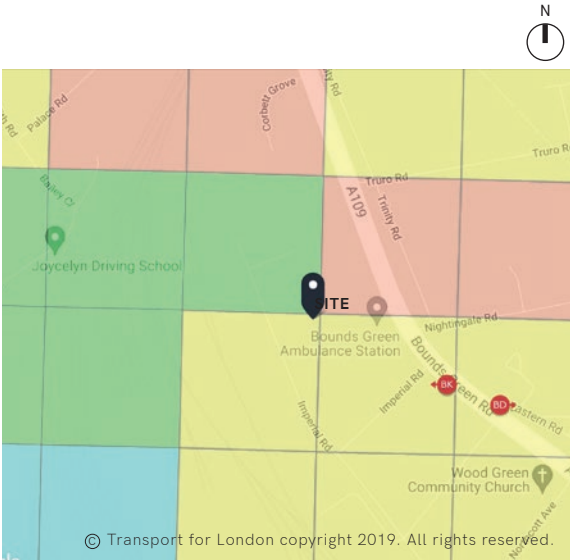
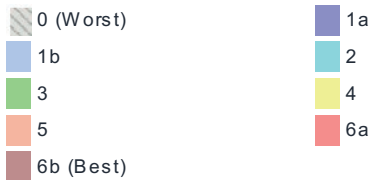
Key

-  Site
-  Conservation Area

4.6 Other Maps

London PTAL Map

The PTAL map shows the site is within PTAL zone 4 however it is immediately adjacent a PTAL zone 5 (on Bounds Green Road to the north east).



Flood Risk Map

The site is not currently located within a flood zone, however it is in a Critical Drainage Area.

Key:



4 The Site

4.7 Site Plan

The site plan shows the ownership boundary around Frederick Morfill House. The plan also shows Bounds Green Road to the east and Imperial Road to the west. The narrow access lane is visible from Bounds Green Road to Frederick Morfill House along the boundary of the Ambulance Station site.



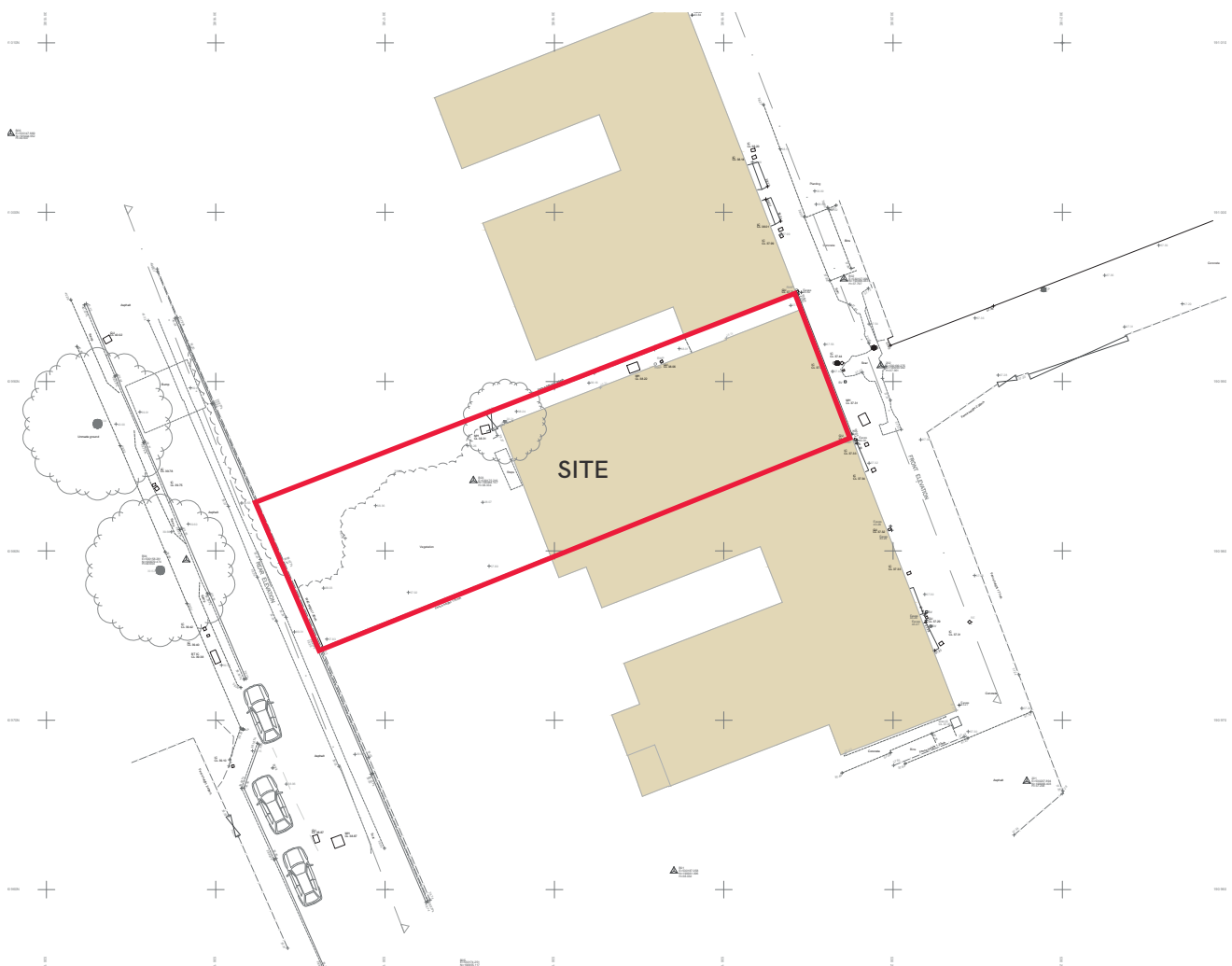
SITE PLAN



4.8 Topographical Survey

A measured survey including utilities mapping was carried out by SUMO Services in February 2022. Copies of these survey can be found in Appendix A of this report. The following items are to be noted:

- There are 2no. manholes present on the site. The utility mapping identifies existing foul sewers as well as an unknown utility line crossing along the northern edge of the site. The survey also indicates the presence of a number of services in the pavement in front of the site.
- Further investigations will be required to confirm the designation of the unknown utility line
- A civil engineer will need to be involved to determine the foul and surface water drainage strategy



TOPOGRAPHICAL SURVEY OF THE SITE



5 Proposals

5.1 Sketch View

This sketch view shows the street level perspective looking along the narrow access lane from Bounds Green towards Frederick Morfill House. This view shows how the materials give the proposed infill houses a sense of identity whilst enhancing the visual appearance of the area for its adjacent neighbours as well as for passersby on Bounds Green Road.

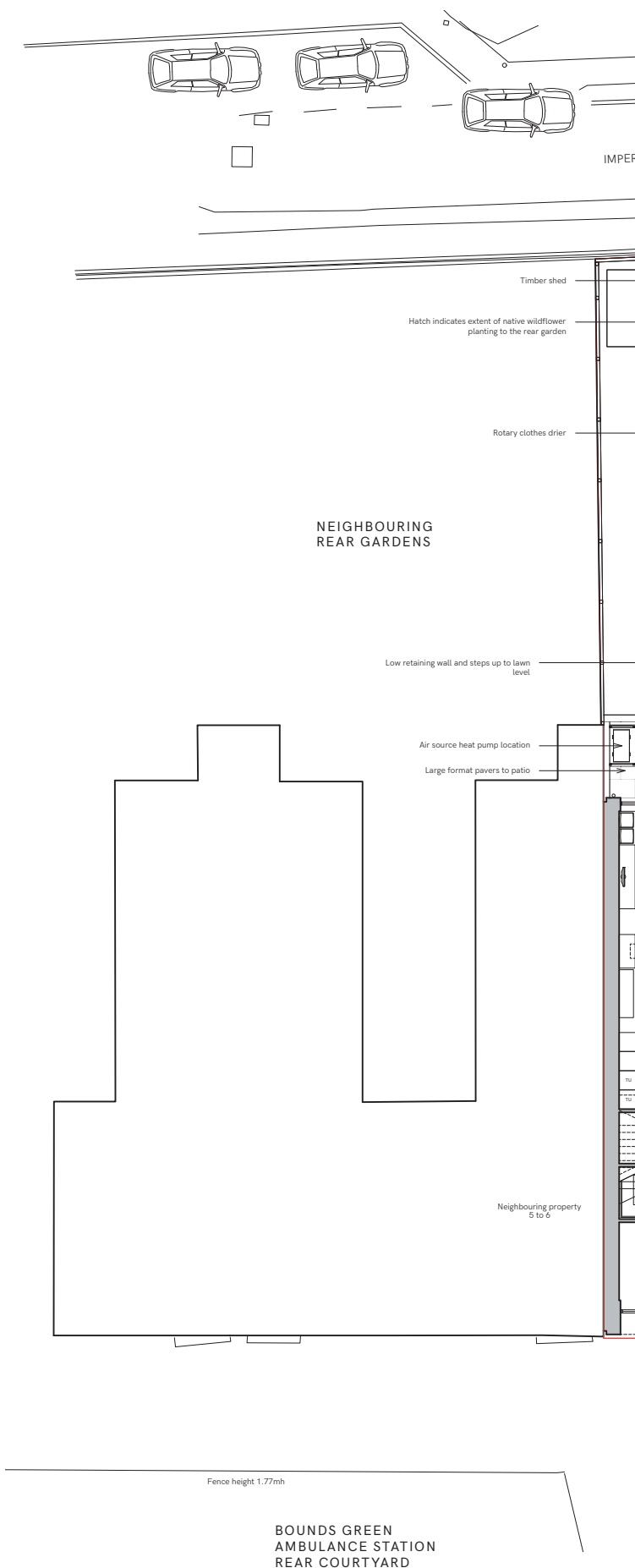




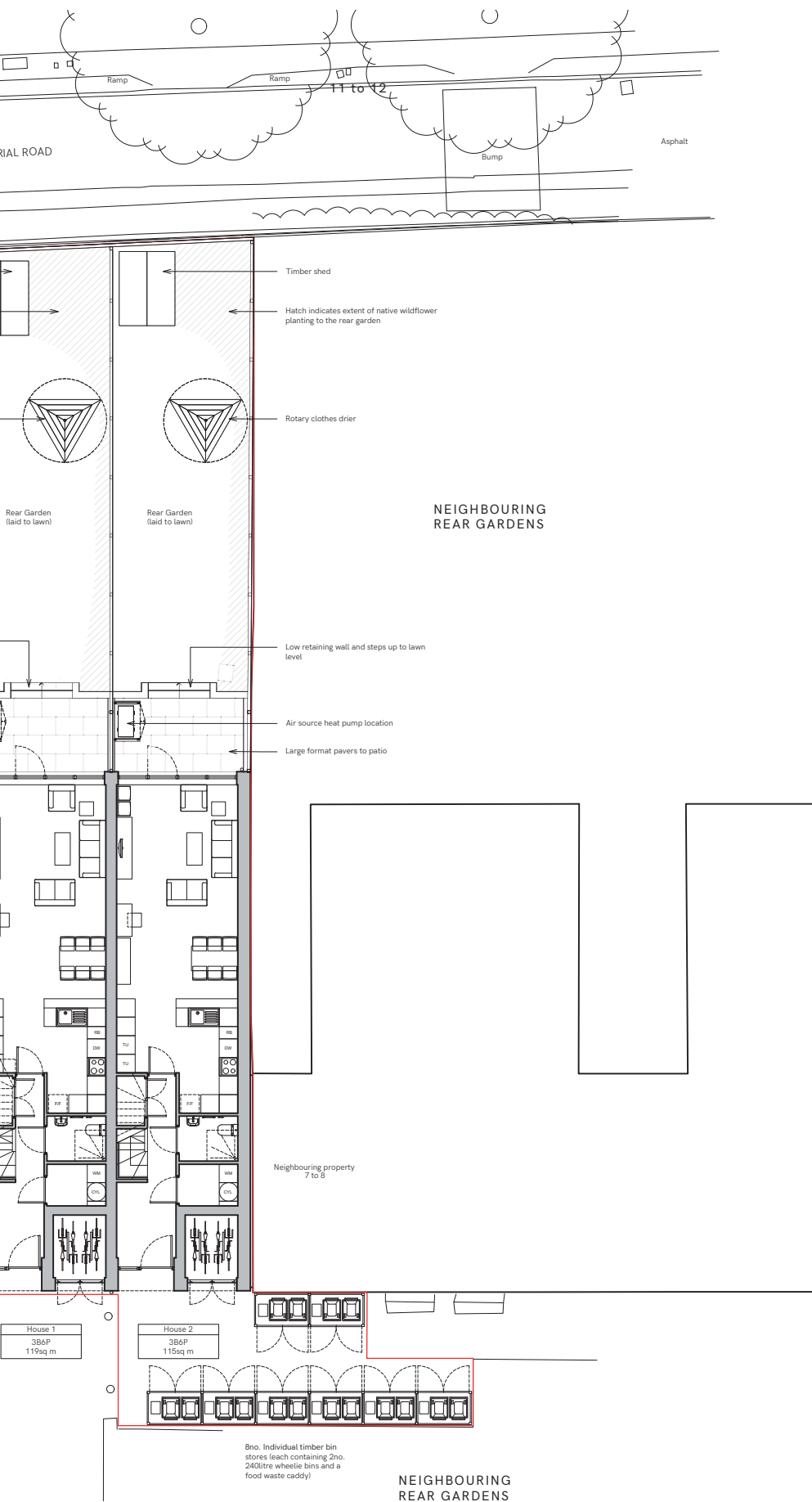
5 Proposals

5.2 Proposed Site Plan

The proposed site plan shows the arrangement of bin storage to the front of the site and the ground floor plan of the proposed dwellings. There is a small area of patio to the rear of the houses which then steps up to lawn level. Borders planted with biodiverse wildflower mixes are hatched on the plan and a shed and clothes carousel are also show. The fencing between the gardens will be close boarded timber with trellis above.



PROPOSED SITE PLAN



5 Proposals

5.3 Proposed Ground Floor Layout

The ground floor plan of the site shows 2no. houses occupying half the available footprint of the site. The entrances to the houses are recessed to create a porch and to provide a space off the main access lane.

Bin storage is also provided in a dedicated store to the front elevation. The entrance lobby provides a generous space for storage of prams, bicycles etc. and leads to the stairs, downstairs WC, and utility room.

Beyond this is the open plan kitchen, dining, living space. The living space gives onto the garden through a large expanse of glazed façade.

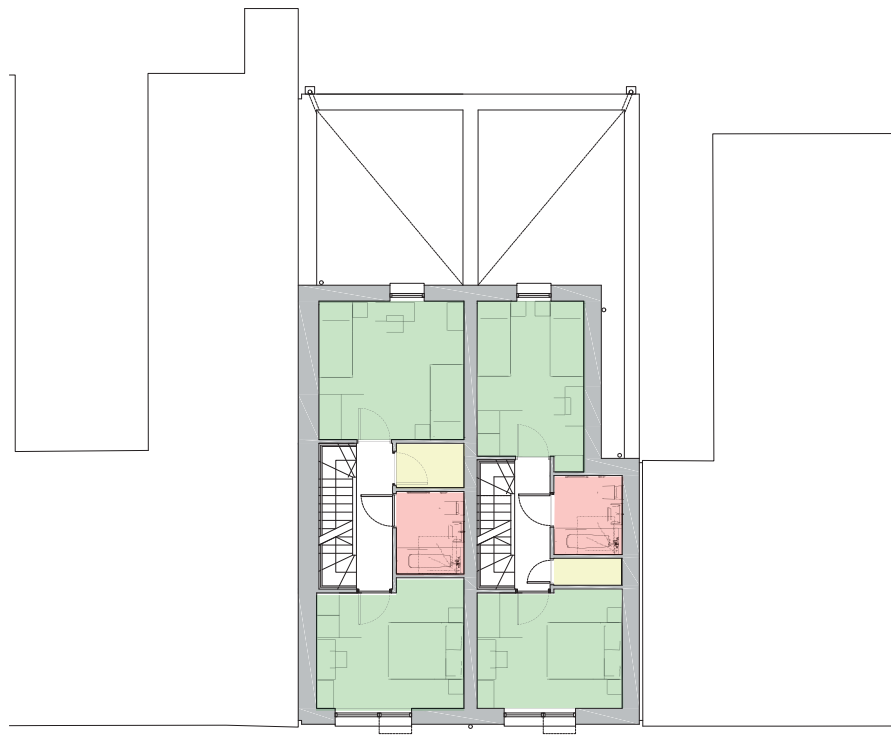


PROPOSED GROUND FLOOR PLAN

5.4 Proposed First Floor Layout

The first floor plan shows the stairs rising to a landing to access a family bathroom, large storage cupboard (on the left house), the main bedroom (double) and a twin bedroom. The house to the right of the plan (as viewed on the page) is set back to the rear by 1m from the boundary to align with the existing 2 storey mass of Frederick Morfill House.

This is to reduce the likely impact on the adjacent first floor window to the flats to the north (right as viewed on the page).



- Storage
- Bedrooms
- Bathroom / WC

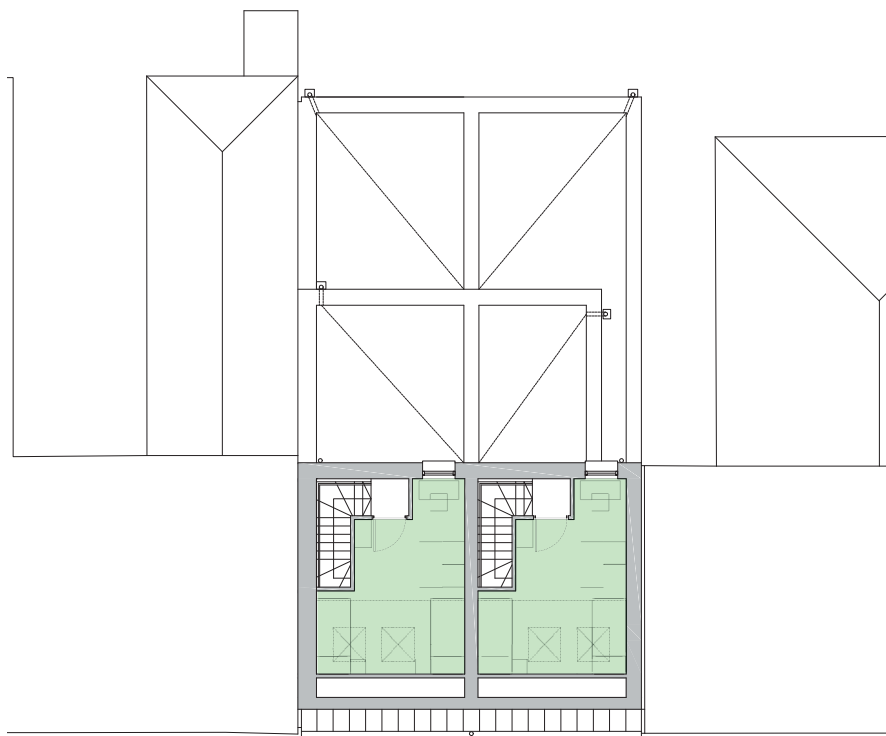
PROPOSED FIRST FLOOR PLAN

5 Proposals

5.5 Proposed Second Floor Layout

The second floor plan shows the house to the left (as viewed on the page) having a large dormered extension to the rear. This accommodates a twin bedroom with a twin bedroom and store accessed from the second floor landing.

The house to the right shows a twin bedroom at this level and the mass is set back to avoid impacting the daylight and sunlight of the adjacent first floor window to the flat to the north (right as viewed on the page).

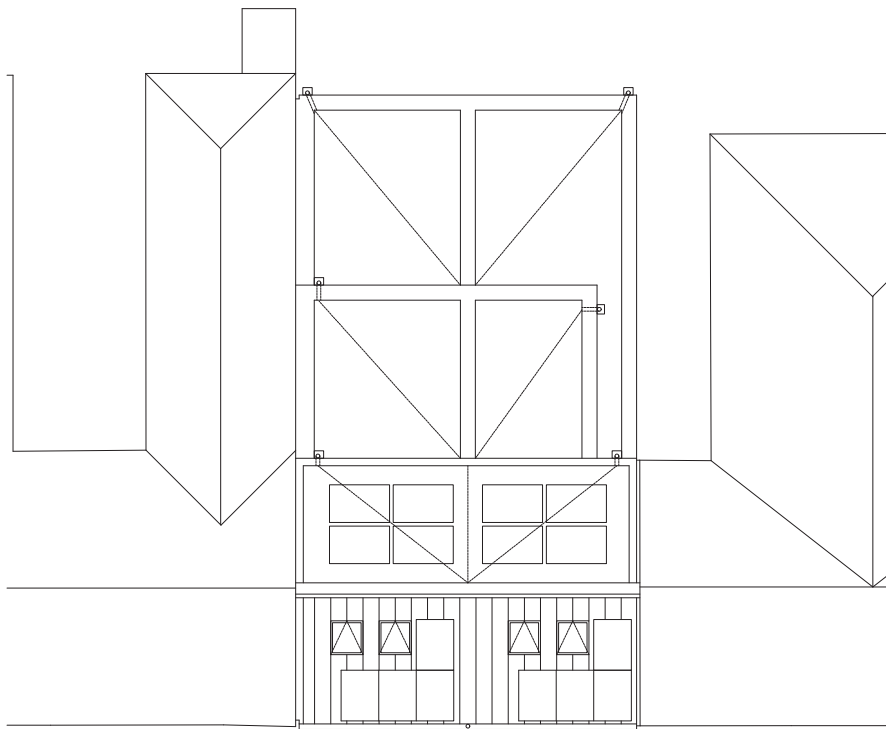


Bedrooms

PROPOSED SECOND FLOOR PLAN

5.6 Proposed Roof Plan

The roof plan shows the areas of flat roof to the rear of the dwellings and a pitched roof to the front. The areas of flat roof include metal copings to the parapets and will be laid to falls to rainwater outlets.



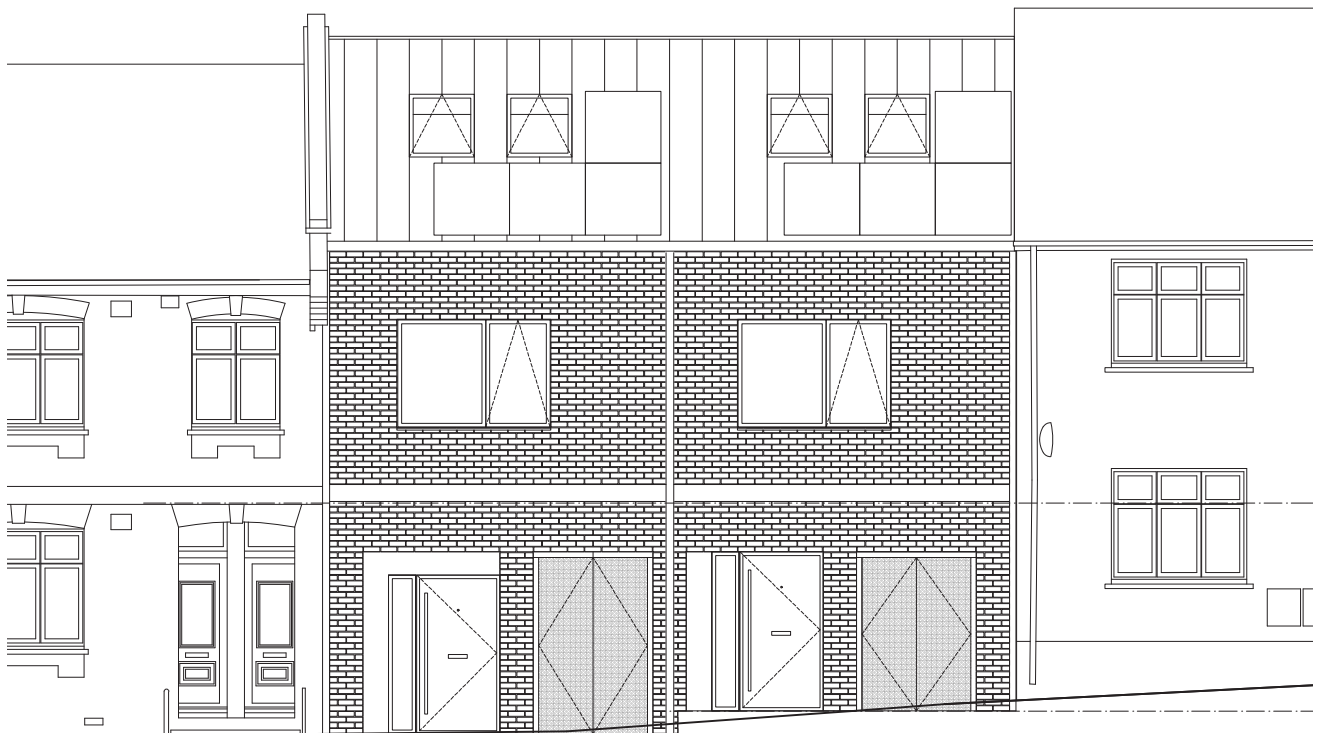
PROPOSED ROOF PLAN

5 Proposals

5.7 Proposed Front Elevation

The front elevation shows a two-storey elevation with pitched roof. The white brickwork of the elevation sits alongside the dark framed windows and doors in elevation. The main entrance doors are set back from the façade and the feature metal cladding to the cycle store doors mark the entrances to the houses.

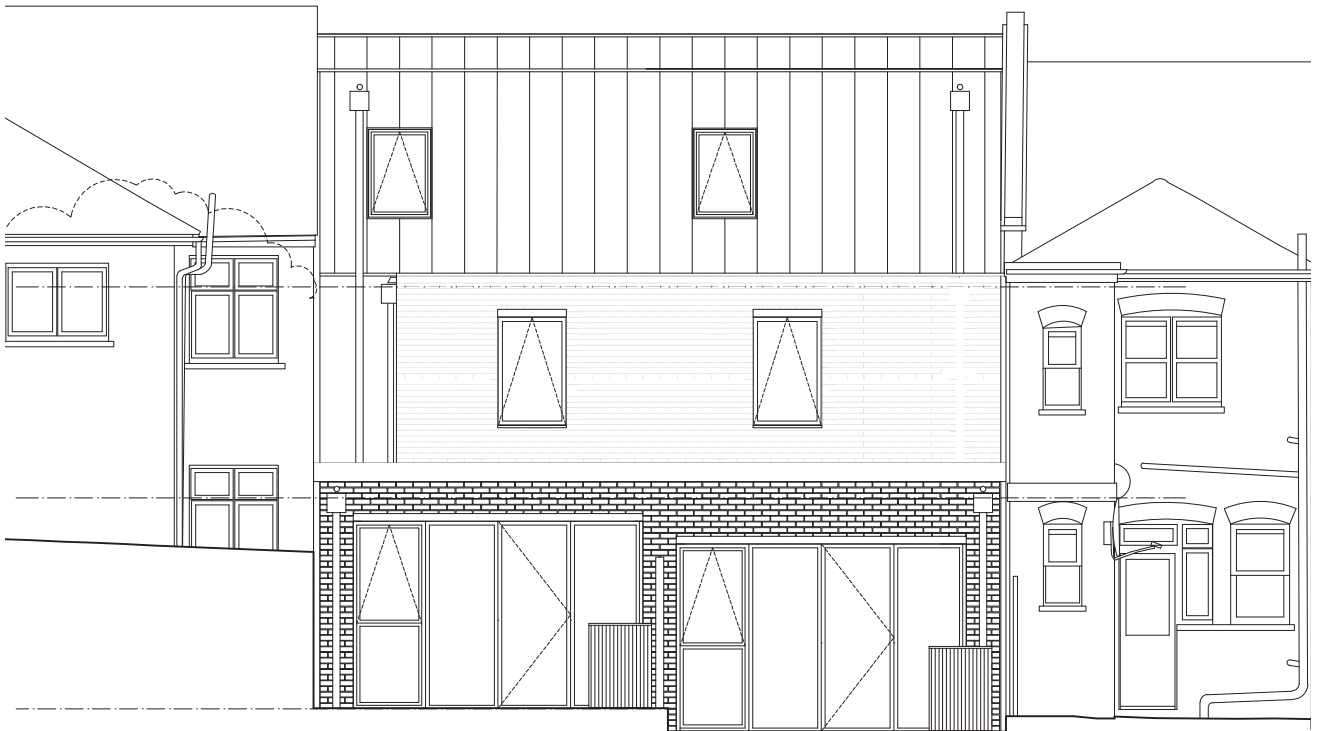
The central rainwater downpipe helps to visually spit the two properties. There is also a horizontal band course of wet-cast concrete which aligns with the brick detailing of the houses to the left.



PROPOSED FRONT ELEVATION

5.8 Proposed Rear Elevation

The rear elevation shows the ground floor extension to each house along with the brick set back first floor and metal clad dormer at second floor level. The horizontal band course features as a coping piece to the ground floor extension. There is a step in the floor levels between the houses which is a result of the natural gradient to the front and rear of the site.



PROPOSED REAR ELEVATION

5.9 Accommodation Schedule

The below accommodation schedule shows two 3 bedroom 6 person family homes on the site. Both have access to a large private rear garden.

	GIA:	Bedrooms	Persons	Hab Rooms	Private Amenity
House 1:	119m ²	3	6	4	72m ²
House 2:	115m ²	3	6	4	72m ²
Total:	234m ²	6	12	8	144m ²

NOTES:

Parking:

- Owing to the PTAL rating for the site and the accessibility of public transport links along Bounds Green Road, parking is not proposed for this site.

Wheelchair provision:

- Owing to the constraints of this site (mainly the lack of opportunity for a dedicated parking space and access from the main road) wheelchair housing is deemed not suitable.

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5 Proposals

5.10 Elevation Study

The existing building at Frederick Morfill House sits in contrast to the surrounding buildings either side. This rationale is continued into the proposed building with contrasting, modern materials used to ensure the building on this site continues to have its own presence on the streetscape.

This elevation study shows the front elevation with a white brick facade to the ground and first floor levels. There is a white, wet cast stone banding above the entrances and orange/coral coloured perforated metal doors to the bin stores at the front of the houses.

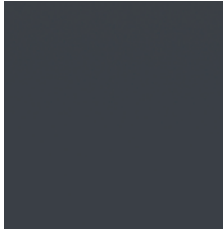


PROPOSED FRONT ELEVATION STUDY

5.11 Proposed Materials

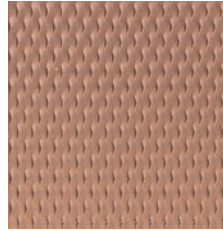
The proposed materials include a White brick, orange/coral metalwork to the cycle store doors and a grey standing seam zinc to the roof. The material choices have drawn from the context and also from how Frederick Morfill House currently stands out in relation to its context. This is celebrated through the material choices for this project.

①



Door and Window Frames:
Dark grey finish to the door and window frames

②



Cycle Store Doors:
An orange/coral metallic finish to the bin store doors in a perforated metal fixed back to a steel frame door

③



Brickwork:
'White Smooth' facing brickwork (by Modular Clay Products) with a white coloured mortar

④



Standing Seam Wall Finish:
Grey / quartz finish to zinc roof

⑤



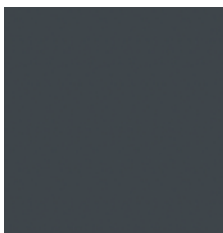
Doors:
Orange/coral finish to the main entrance door

⑥



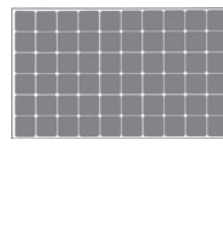
White Banding:
White cast stone to form white banding above lower level

⑦



Solid Side Panel Door Extension:
Grey finish to solid panelling

⑧



Solar panels:
Photovoltaic solar modules for energy storage

6 Pre-application, Engagement and Consultation

6.1 Planning Pre-Application

Pre-application advice was sought from the council for this project. A virtual meeting was held on the 25th of May 2022 to discuss the project and the above designs were presented. The principle was accepted. Below is a summary from the 'design approach' section of the feedback received. The bullet points in italics note how these were addressed ahead of the planning submission.

- The front design reading as two separate dwellings supported
 - *The proposed design was further developed to reinforce the design of the front elevation reading as two separate dwellings*
- Preference for consistent massing and scale at the rear for both houses
 - *The rear of the properties was rationalised in massing and scale so the two houses now have the same massing when viewed from the rear*
- Consider two 3-bedroom houses on site instead of one 3-bedroom and one 4-bedroom dwelling
 - *The proposals now show two 3-bedroom dwellings on the site*
- Ground floor extensions to project no further than the existing building line
 - *The proposals do not project further than the existing building line*
- Proposed material palette and precedents submitted considered positive
 - *These materials have since been refined with the upper storey being changes to brickwork to create a more holistic design approach for the proposed dwellings and to also improve buildability.*
- Explore alternative location for bin stores
 - The pre-application proposals had shown a large communal bin store. The proposed bin stores have since been discussed with the Haringey project team and with the local waste management team. The proposals now shown individual bin stores and this is deemed the best option for the proposals and for the site.
- Improve the relationship with the neighbouring properties in relation to light and overshadowing
 - *By virtue of the reduction in massing to the rear of the properties, natural light and overshadowing are no worse and in most cases less than the existing situation.*

6.2 Engagement and Consultation

Online Resident engagement event:

A resident engagement event was held online on the 4th of October 2022 at 6pm. Representatives from Haringey Council and Campbell & Co Architects were in attendance to present the proposals and to respond to residents about the proposed new homes on the Frederick Morfill House site. Below is a summary of the comments received along with the design responses that are included in the scheme:

1. Design and materials

Some residents raised concerns regarding the proposed material palette.

The proposed materials include a Platinum White brick plinth at ground floor level, orange/coral metalwork to the bin store doors and a grey standing seam zinc to the upper floors and roof. The material choices have drawn from the context and also from how Frederick Morfill House currently stands out in relation to its context. This is celebrated through the material choices for this project.

2. Parking

Some residents raised concerns over the parking provisions for the new houses, as well as the access for new residents to parking permits.

The Transport Note and parking survey indicates that the site is in a high Ptal area with good connections to public transport and that there will be negligible impact on the parking in the area with the introduction of these new homes. Concerns were raised over new residents accessing parking permits to park on Imperial Road. The new residents will not be able to apply for parking permits due to the high parking stress in the area.

3. Biodiversity

One resident enquired about the biodiversity measures implemented in the proposal.

The rear gardens will be laid to lawn and biodiverse planting is proposed for the far end of the gardens.

7 Technical

6.3 Inclusive Design

The site allows for a step free ground floor to one of the houses. This therefore allows the house on the left to achieve Part M4(2) of the building regulations - accessible and adaptable dwelling:

Provision of stair lifts throughout the property at a later stage would allow the adaptation of the dwelling to meet the changing needs of the occupants over time. The design already incorporates features which enable common adaptations to be carried out in the future, such as:

- A level external landing 1200 x 1200 mm
- The entrance recess creates a covered external landing, approx. 1800 x 600 mm
- Min clear opening widths for doors achieved to comply with direction of approach
- 300 mm nibs on door leading edges within the entrance storey
- Min 1200mm clear space in front of kitchen appliances
- Every bedroom has a clear access route from the bedroom door to window, min 750mm wide
- Each bedroom achieves the required clear access zones around beds
- The ground floor WC can facilitate the potential installation of a level access shower / wet shower room.

The house on the right has a step entrance. It is worth noting that the house design includes all of the design featured mentioned above for an accessible and adaptable dwelling however the stepped access limits the house to only achieving Part M4(1) of the building regulations - a visitable dwelling:

- Access to a WC on the entrance storey
- Door and hall widths are min 750mm wide
- Use of dwelling and its facilities
- Step is uniform with a rise of 75-150mm and a minimum going of 280mm

6 Technical

6.4 Refuse

Manual for Streets

The Manual for Streets provides guidance on refuse collection. It advises that the operation of waste collection services should be an integral part of street design, and achieved in ways that do not compromise quality of place.

Haringey Council Policy Guidance:

The supplementary planning document: Sustainable Design & Construction (adopted March 2013) identifies the following items for consideration regarding waste collection and storage for new developments:

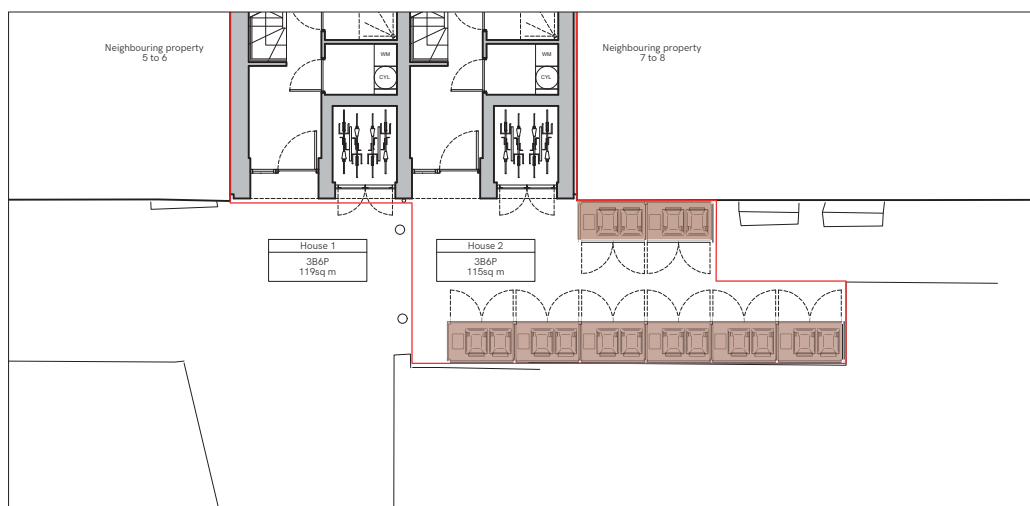
- Wheelie bins to be located no further than 25 metres from the point of collection.
- Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.
- For homes with private gardens, there should be sufficient facilities to hold 240L of organic waste per dwelling. For dwellings without a private garden but with access to communal gardens it should be 70L per dwelling.

Proposed Refuse Strategy:

Bin storage for both houses will be via dedicated individual bin stores which are located opposite. The bin store provision will also create dedicated stores for the neighbouring properties to the right (when looking at the plan). Each store will include 2no. 240 litre wheelie bins and a food waste caddy.

Collection will be from the narrow access lane running perpendicular to Bounds Green Road. Residents will need to place their bins on the pavement on collection day and then return their bins to their stores following collection.

PROPOSED BIN STORE



BIN STORAGE PLAN

6.5 Cycle Storage

The London Plan

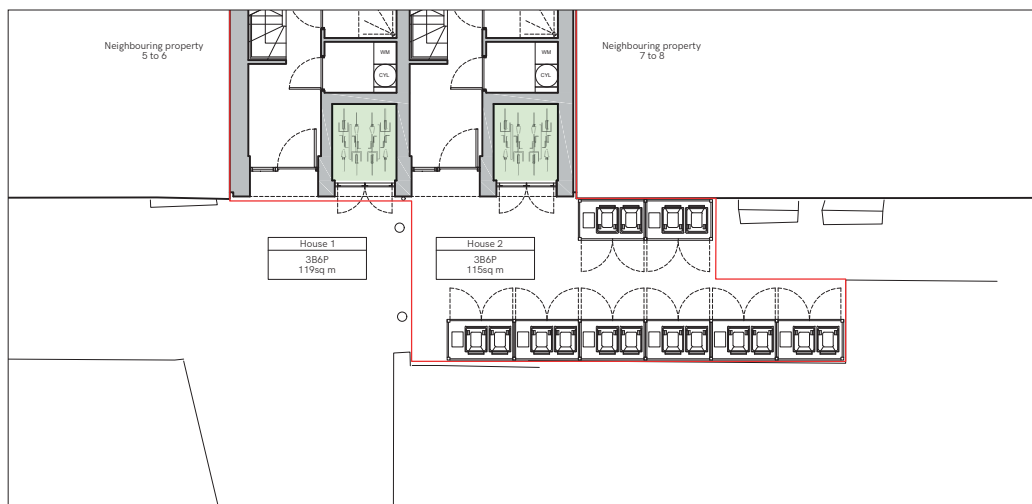
The draft new London Plan states the following regarding cycle storage provision:

- All developments should provide dedicated storage space for cycles at the following level:
 - 1.5 per studio and one bed
 - 2 per all other dwellings.
- Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street.

Proposed Cycle Storage Strategy

In accordance with the above guidance, a secure, lockable cycle store with provision to hold 4no. cycles is provided for each house within a secure bike store. Each store will have lockable doors.

PROPOSED CYCLE STORE



PROPOSED CYCLE STORE

6 Technical

6.6 Parking

Paul Mew Associates have been appointed to provide a Transport Note for this site. The aim of this report is to identify whether the proposals will result in a material increase, or a material change in the character of traffic in the vicinity of the site. The report concludes:

Due to the development not having parking provision within the councils adopted parking provision and the high parking stress within the area, future residents of the proposed dwelling will not be able to apply for parking permits onto the adjacent roads.

Therefore, this shows that the proposed impact of the development can be considered to be satisfactory and will not result in conditions prejudicial to highway capacity, safety, or neighbouring amenity.

From an access and servicing viewpoint the proposals will not result in any impact on the adjoining highway as the existing established arrangements will largely remain.

Refer to appendix B for the full report.

6.7 Daylight and Sunlight Analysis

A Daylight & Sunlight report was undertaken by MES Building Solutions. The report looked at the potential impact of the proposed new dwellings on the existing surrounding context. Below is an extract from the summary of this report.

The proposed redevelopment of Frederick Morfill House will have minimal impact on daylight & sunlight provision to the neighbouring properties with all of the neighbouring windows, assessed comfortably meeting the BRE planning guidance. Just one of the twelve rooms assessed falls slightly short of the BRE guidance, however this could be considered marginal with retained light at 78% of the current level.

Therefore In our opinion the proposals accord with the intent and context of the planning guidance in this case.

In conclusion, the layout of the proposed development follows the BRE guidelines and does not significantly impact the sunlight or daylight to existing surrounding properties. As such, we are satisfied that there will not be harm caused to amenity.

An additional report focussing on the internal daylighting levels of the proposed development was also undertaken and below is an extract from the summary:

All eight of the habitable rooms assessed comfortably fulfil the planning guidance. Indeed many spaces would be regarded as benefiting from very high levels of natural daylight.

Therefore, in our opinion, the development achieves an effective and balanced level of daylight provision and should be regarded as acceptable in this case.

Refer to appendix C for the full reports.

6.8 Energy Assessment

JAW sustainability have been appointed to provide a Sustainability and Energy Statement to support the planning application and demonstrate compliance with ADL, London Borough of Haringey and the London Plan requirements for the site. They reviewed the viable opportunities for the scheme and provided a suitable energy strategy. The report concludes:

The proposed Energy Strategy for the development has followed the London Plan guidance. A sequential approach has been adopted in line with the Energy Hierarchy, assessing the feasibility of reducing the energy demand of the building by specifying suitable fabric first, then using energy more cleanly and, lastly, applying renewable technologies.

The development follows the energy hierarchy, incorporating passive design measures and energy efficient equipment. The development employs an efficient building fabric, including highly efficient insulation and highly efficient glazing, and an ASHP to maximise carbon savings for the site, resulting in 65% savings over the Target Emissions Rate. Measures are also incorporated to minimise pollution and reduce water use. The development complies with sustainability policy of the London Borough of Haringey, Haringey's Energy and Carbon ER's and the London Plan, for minor developments.

The proposed design of the development fails to meet the total heating and cooling usage requirement of 15 kWh/(m²yr) with a total figure of 30 kWh/(m²yr). This is calculated according the PHPP methodology as required by the AECB standard and meets the criteria within.

The figures within this report are based on preliminary analysis only and further detailed studies will be required at the detailed design stage before specifying any of the proposed systems.

Refer to appendix D for the full report.

6.9 Sustainability

Sustainability has been a key driver from the client on this project. Where possible, the proposals seek to be sustainable in both design and construction.

The project has been designed to a 'fabric first' approach. The proposal is for highly thermally efficient building fabric (floors, walls, windows and roof) and a high level of airtightness. In addition to the items noted above, sustainability has been considered in the following ways:

- The proposed building fabric will exceed the requirements under Approved Document L1A of the building regulations (see below).
- MVHR will be used within the dwelling
- Use of an Air Source Heat Pump (ASHP) to further improve the environmental credentials of this proposals.
- All habitable rooms will allow for natural ventilation.
- Minimises embodied carbon through procurement of materials from a local source, or with a high-recycled content.
- Low energy lighting will be specified.
- Utilises sustainable transport, including access to public transport and inclusion of cycle facilities.

The proposed building fabric will exceed the requirements under Approved Document L1A of the building regulations. Below is a table highlighting the target fabric thermal values in relation to building regulations:

Building Element:	Building Regulations:	Proposed Dwelling:
Ground Floor:	0.13W/m ² K	0.10W/m ² K
External Walls:	0.18W/m ² K	0.14W/m ² K
Roofs:	0.13W/m ² K	0.11W/m ² K
Windows:	0.14W/m ² K	0.67W/m ² K
Airtightness:	5.0 (m ³ /h.m ²)@50Pa	0.60 (m ³ /h.m ²)@50Pa

Photovoltaic panels:

Photovoltaic panels have been included on the pitched roof sections facing East.

6 Technical

6.10 Overheating and Operational Waste

Overheating:

JAW sustainability have been appointed to provide an overheating assessment for the site to support the planning application. The overheating report concludes:

This report assesses the overheating potential of the proposed development on Frederick Morfill House, Bounds Green Road, N22 8DG in order to meet the sustainability requirements of the London Plan, Part O and AECB Building Standard. Action was taken at each stage of the cooling hierarchy in order to minimise overheating.

A TM 59 assessment undertaken using IES Virtual Environment software, which is a CIBSE AM11 compliant thermal modelling software. The DSY1, DSY2 and DSY3, London Weather Centre, high emission, 50% percentile weather files were used to assess current overheating potential.

The results show that all of the assessed units within the development pass the overheating assessment with the implementation of an active cooling system in the occupied spaces for DSY1, DSY2 and DSY3 weather files.

Refer to appendix E for the full report.

Operational Waste:

JAW sustainability have been appointed to provide an operational waste assessment for the site to support the planning application. The overheating report concludes:

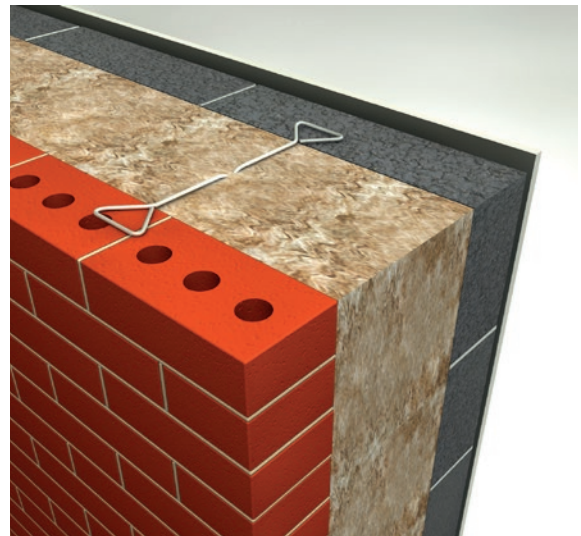
Overall, the Frederick Morfill House waste management strategy demonstrates a comprehensive and proactive approach to waste management, contributing to the broader goals of sustainability, resource conservation, and environmental responsibility outlined in the London Plan and local policies.

Refer to appendix F for the full report.

6.11 Construction Method

The proposed construction method for this property is a brick faced, traditional masonry cavity wall with full-fill mineral wool insulation. The roof dormers and pitch will be made from timber frame with metal standing seam to the walls and pitch of the roof. Windows and doors will be triple glazed.

A hot rolled steel frame will also be used to support first and second floor elements of structure.



Example of full-fill masonry construction

6.12 Soft Landscaping Design

The proposed landscape design for the houses includes the following:

- Rear paved patios
- Rear gardens laid to lawn
- Rear gardens include biodiverse planting to borders

6.13 Ecology

Sylvatica Ecology Ltd carried out an on site survey in September 2022 to establish bat roosting potential in the existing building. Below is an extract from the report summary:

No evidence of bats was found in any of the buildings surveyed and there were not any features present that could provide suitable roosting locations for bats. Therefore, this building can be considered as having a negligible potential to support roosting bats.

The habitats present in the surrounding area had a low potential to support foraging and commuting bats. No further recommendation for survey is made but recommendation is made relating to lighting and the installation of ecological enhancement measures.

Refer to appendix G for the full report.

7 Conclusion

7.1 Conclusions and Next Steps

The above document has set out proposals for two new residential dwellings on the site currently occupied by Frederick Morfill House in Haringey, London. The proposals have been designed to enhance the aesthetic of the street and draw inspiration from the surrounding context in terms of materials and form. The proposals also provide much needed housing on this currently derelict site.

8 Appendices

Appendix A: Topographical Survey

Appendix B: Transport Note

Appendix C: Daylight and Sunlight Report

Appendix D: Sustainability and Energy Statement

Appendix E: Overheating Assessment

Appendix F: Operational Waste Assessment

Appendix E: Bat Survey



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