



DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

DEMOLITION AND REINSTATEMENT OF OFFICE

BUILDING FOLLOWING COLLAPSE DUE TO

NEIGHBOURING WORKS

AT

1A HOLMDALE TERRACE,

LONDON N15 6PP



Date: 28 March 2024

Our Ref: 231269



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Until 2022

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1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by Gateley Smithers Purslow in support of a repair to a building, which has partially collapsed due to neighbouring works, at 1A Holmdale Terrace, London N15 6PP.
- 1.2 Gateley Smithers Purslow are a national multi-disciplinary consultancy consisting of Architectural, Planning, Heritage, Engineering and Surveying Professionals.
- 1.3 This statement should be read together with all existing and proposed drawings and supplemental building reports. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABE publication ‘Design and Access Statements – How to write, read and use them’. Where required it also takes guidance from Historic England advice Note 12 ‘Statements of Heritage Significance in Heritage Assets’.

2.0 PLANNING HISTORY

- 2.1 An online Planning search reveals the following applications related to this property:

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
HGY/2021/3105	Replacement the existing container situated at ground floor level with a purpose-built conference room.	Decision Made	1A Holmdale Terrace London N15 6PP	26/8/2021	Approve with Conditions	24/11/2021
HGY/2021/1844	Erection of an additional floor and a ground floor extension.	Decision Made	1A Holmdale Terrace London N15 6PP	15/6/2021	Refuse	09/8/2021
HGY/2002/0910	Change of use of ground floor from retail to a one bedroom flat. Elevational alterations to front and side.	Decision Made	1A Holmdale Terrace London N15 6PP London	27/6/2002	Approve with Conditions	16/8/2002



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3.0 HERITAGE AND SETTING

- 3.1 Evidence suggests the North London Borough of Haringey was first settled in the Stone Age. Haringey hosts many areas and buildings of heritage. The site is located next to Stamford Hill Station.
- 3.2 The site of this application is not in a conservation area and is not deemed a heritage asset. There are no heritage assets in proximity of the building.

4.0 USE

- 4.1 The mixed-use building, prior to collapse, was used as office space with a conference room.
- 4.2 The proposed reinstatement seeks to reinstate the building according to its use prior to collapse.

5.0 LAYOUT

- 5.1 The layout is to remain as prior to collapse.
- 5.2 Both the Ground floor and First floor were used as office space. This is to remain (see submitted drawings for more information)

6.0 SCALE

- 6.1 The scale and heights of the building are to remain as prior to collapse.

7.0 LANDSCAPING

- 7.1 No hard landscaping is to be affected.



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8.0 APPEARANCE

- 8.1 The appearance of the building prior to collapse consisted of a render finish to the South elevation and brickwork to the North and West elevations with a flat roof above (hidden by a parapet).
- 8.2 The proposed appearance will be coloured render and facing brickwork, to match the building's aesthetic to its context, with a flat roof (hidden by parapet).
- 8.3 New proposed windows & doors will be modern upvc windows to improve the energy credentials of the building.

9.0 ACCESS

- 9.1 The building and site are accessed via Holmdale Terrace. This will remain as existing.



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10.0 PHOTOS

10.1 Picture 1: The building prior to collapse



10.2 Picture 2: The building during partial collapse (prior to collapse)

