

13 Bedford Road
London, N22 7AU

Design and Access Statement

Residential and Commercial Development:

12 x self-contained flats
2 x Ground floor Commercial units class E

Issue: Planning

July 2025

Revision 2

CG ARCHITECTS

36 CANNON HILL, LONDON N14 6LG T. 020 8449 5100

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Introduction

This pack of information forms part of a planning application request in respect of proposals for the Demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use Class E) at ground level, 12no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage. Lift overrun and pv panels at roof level at 13 Bedford Road, London, N22 7AU.

This report is to be read in conjunction with:

Drawings

- 1544/01 - Site Location Plan
- 1544/02 - Site Plan as Existing and as Proposed
- 1544/03 - First Floor Site Plan as Proposed
- 1544/04 - Existing
- 1544/05 - Floor Plans as Proposed
- 1544/06 - Floor Plans as Proposed
- 1544/07 - Elevations as Proposed
- 1544/08 - Sections as Proposed
- 1544/09 - CGIs
- 1544/10 - CGIs
- 1544/11 - Fire Strategy
- 1544/12 - Details as Proposed

Reports

- 1544 - Air Quality Assessment
- 1544 - Basement Impact Assessment
- 1544 - Daylight and Sunlight Assessment
- 1544 - Energy and BREEAM Pre-Assessment
- 1544 - Flood Risk Assessment
- 1544 - Sustainable Drainage Assessment
- 1544 - Transport Statement
- 1544 - Pre_Application Planning Advice
- 1544 - Outline Travel Plan
- 1544 - Local Search Contamination
- 1544 - Phase 1 Contaminated Land Assessment
- 1544 - Outline Construction Logistics Plan
- 1544 - Viability Report
- 1544 - Asbestos Survery

Site Location

The site is located along the western side of Bedford Road on the junction of Bedford Road with Alexandra Park Road in the London Borough of Haringey.

The site is currently being used for parking of cars and is in use as a car repair business.

The site doesn't fall within a conservation area nor is the application building listed.

The site has an area of approximately 400m².



Site Location Plan-DAS
1 : 1250



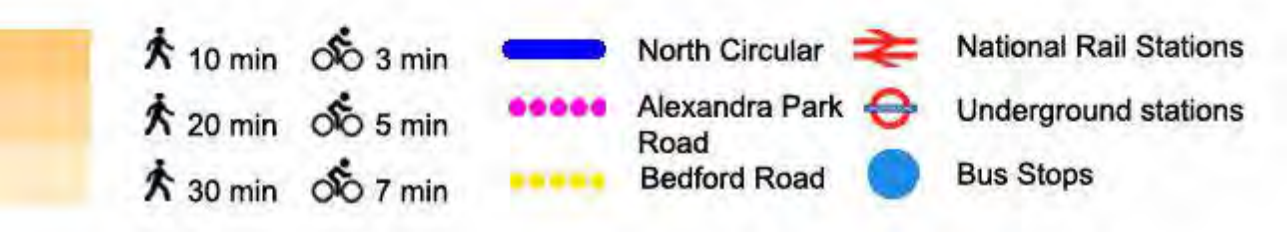
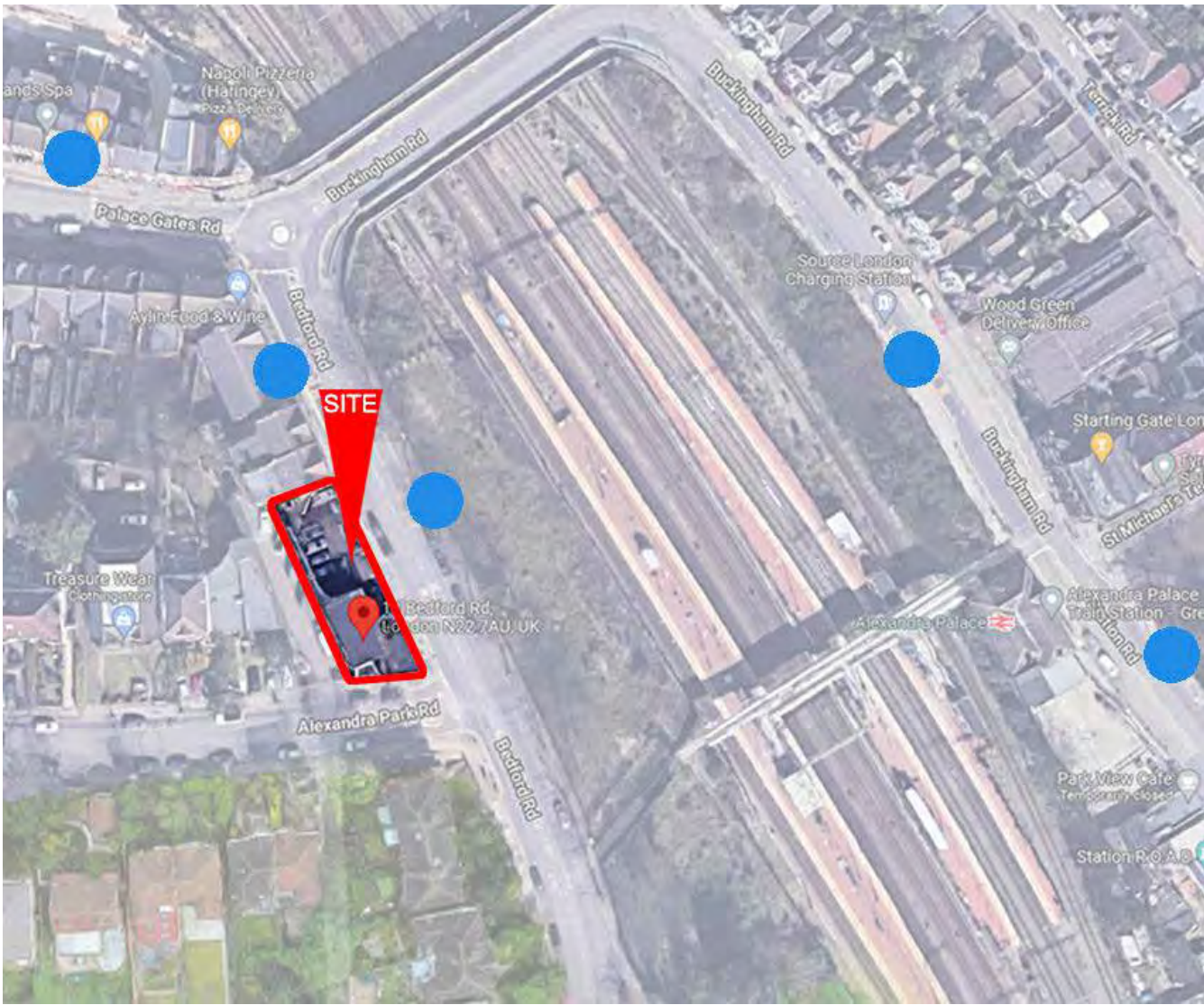
Bird View

Transport

The site is accessed from Bedford Road to the East and From Alexandra Park Road to the South.

It is conveniently located in close proximity to Alexandra Palace train station as well as numerous bus routes providing easy access to and from the site.

The overall public transport accessibility level (PTAL) averages 3 (Good).



Green Space

The site is located within an affluent area of North London, between Muswell Hill and Wood Green, with a number of public amenity spaces within walking distance of the site including woodlands, parks and playing fields.

Alexandra Park, a short walk to the South-East, also offers a large area of public open space, children's play area and other sporting facilities.



- 1. Alexandra Park and Palace
- 2. White Hart Lane Recreation Ground
- 3. Bluebell Wood
- 4. Muswell Hill Golf Club
- 5. Hollickwood Park
- 6. New River Sport, Tennis & Fitness
- 7. Friern Bridge Open Space
- 8. Tottenham Recreation Ground
- 9. Arnos Park
- 10. Highgate Wood

Local Amenities

There are a number of public amenity spaces within walking distance including shopping centres, schools, libraries etc.



- 1. Active ground floor
- 2. Alexandra Park & Palace
- 3. Heartlands High School
- 4. Trinity Primary Academy
- 5. Wood Green Shopping Centre
- 6. Bounds Green Health Centre

Location and Character

The site is located within a primarily residential area albeit the site is in close proximity to commercial and retail uses.

The wider area comprises a mix of properties set in terraces of a more traditional design typical of the time of their construction.

Opposite the application site there is Alexandra Park Railway Station.



View 1



View 2



View 3



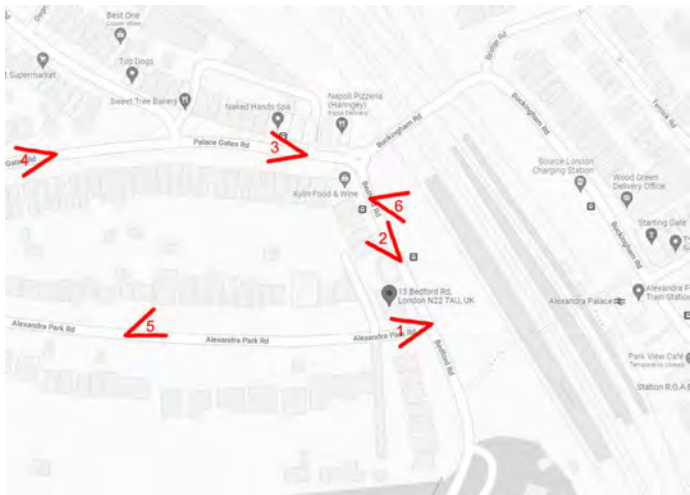
View 4



View 5



View 6

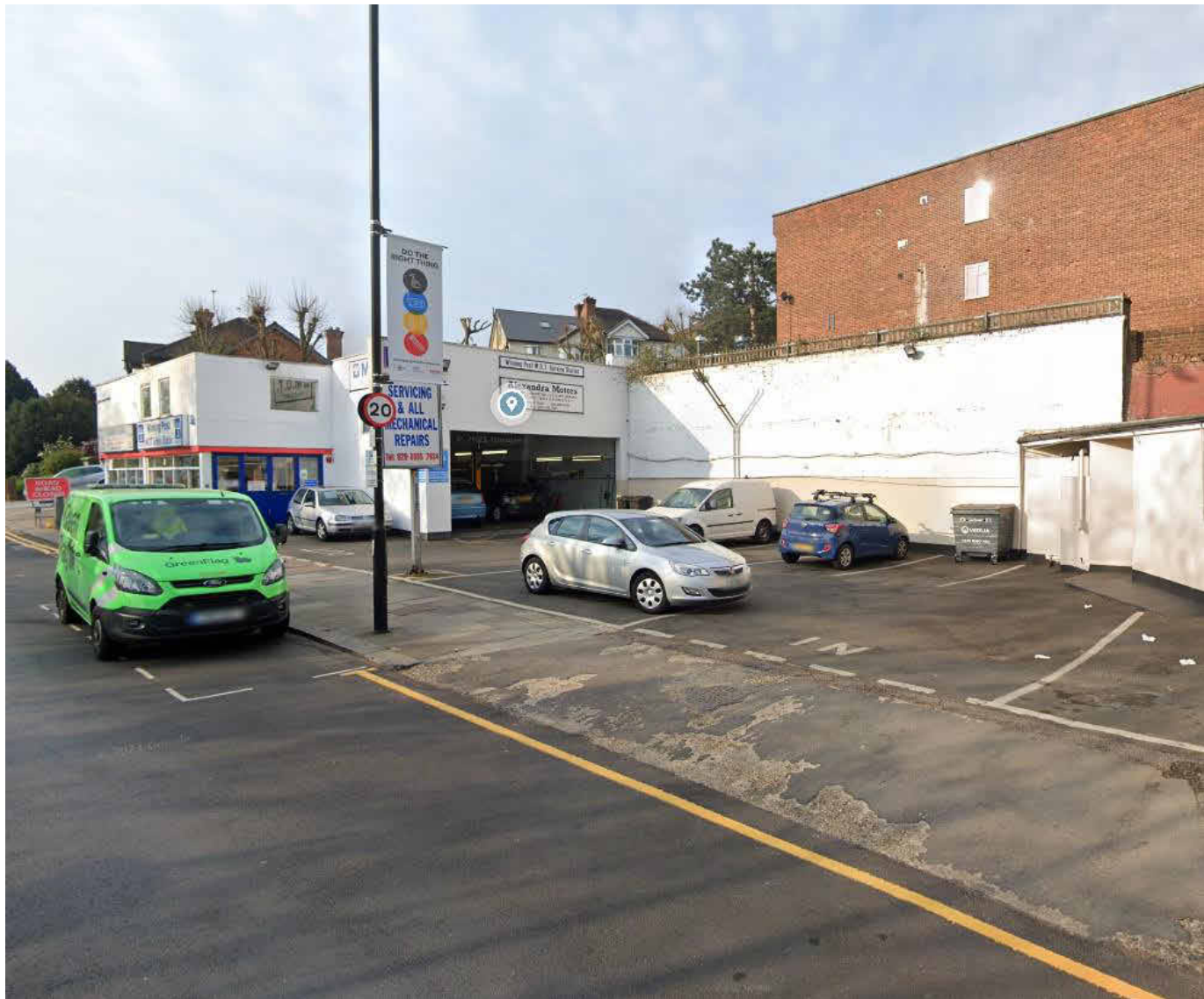


Built Environment

The existing site comprises of a two-storey building together with a hardstanding area for parking of cars and is in use as a car repair business.

The front elevation to Bedford Road is two storeys with a shop frontage at ground level. Due to the change of levels the building extends to a one storey along Alexandra Park Road elevation.

Overall, the existing building is of limited architectural merit and is surrounded by a wide range of buildings styles and land uses. The subject site would benefit from mixed use redevelopment to provide more efficient use of the land and a greater contribution to the viability of the town centre.



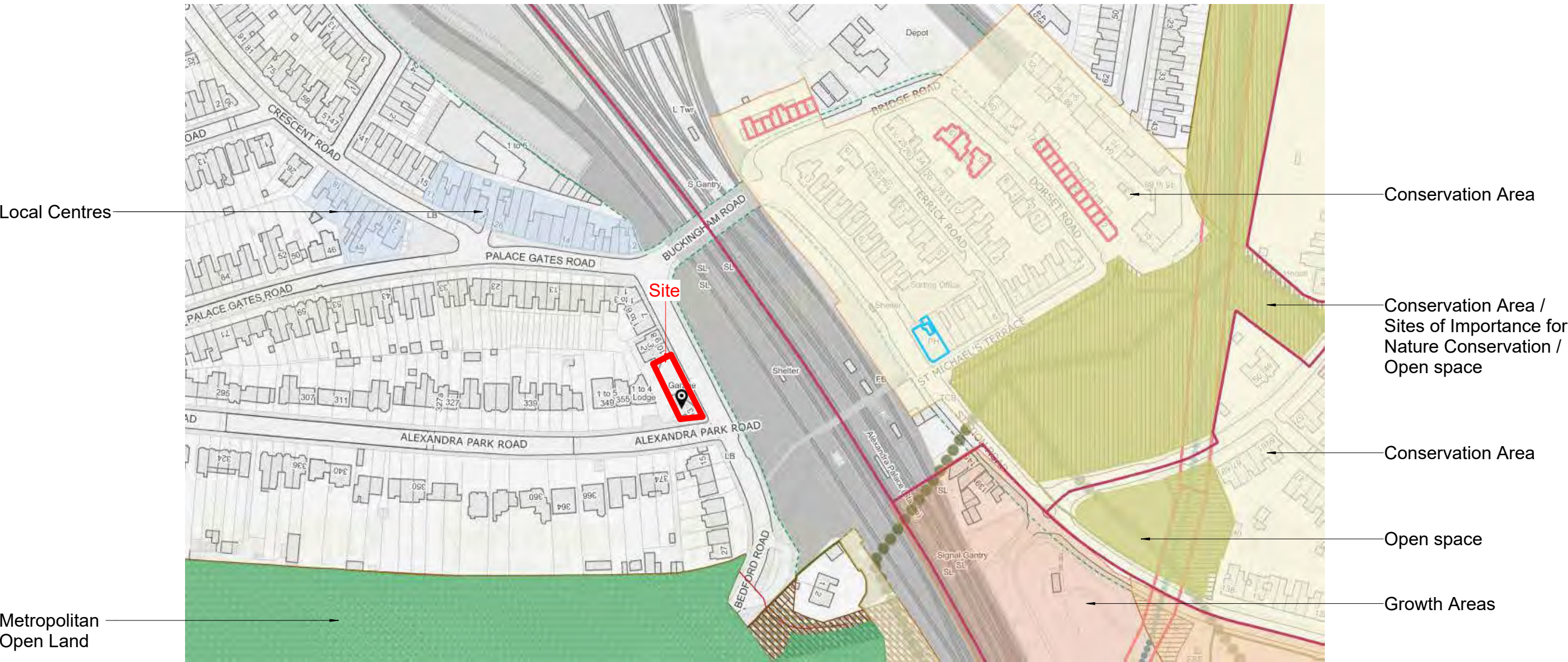
Opportunities and Constraints

The site falls outside of any area of interest, as described in Haringey's Local Plan, and therefore isn't the subject of any site-specific policies.

There is an opportunity to provide a high-quality development on this site within a sustainable location with good access to public transport links, local services and employment opportunities.

Additional residential units would boost housing supply on this small site in accordance with the principles of the NPPF and the London Plan.

Below extract from Haringey Planning Policy Maps

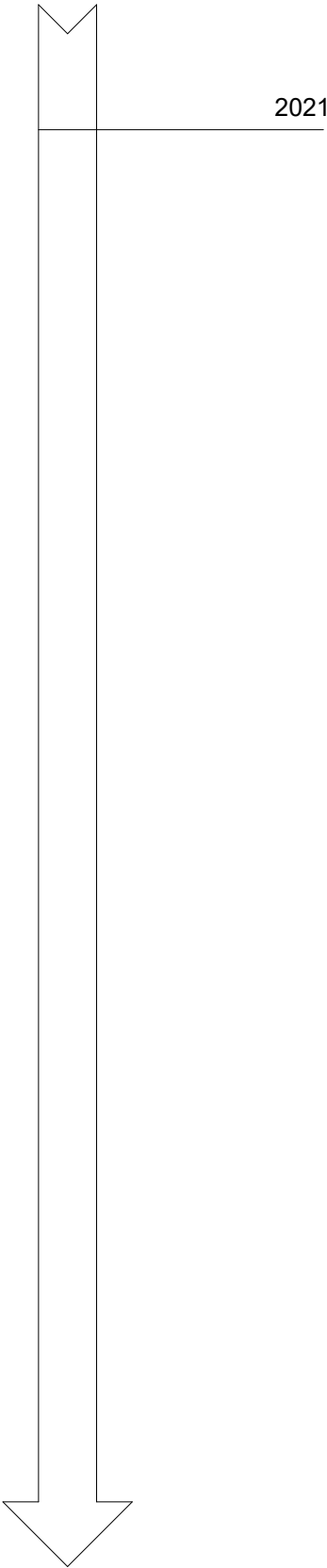


Land Consolidation Constraints



- 1. Privately owned parking area the loss of which would be resisted by the landowner.
- 2. Privately owned access road to existing properties the loss of which would be detrimental to existing use rights of adjoining occupiers
- 3. Difference in levels between application site and parking/service road is 5.5m would make a cohesive design challenging
- 4. Privately owned flats the loss of which would be resisted by the current owners
- 5. Awkward relationship between 2 storey housing and potential residential block
- 6. Steep road incline
- 7. Loss of existing mansion block would be detrimental to the character of the area

Relevant Planning History



REF.: PRE/2022/0031
Pre-Application
Proposal: demolition of existing building and the erection of a part five-part six storey building to provide 257 sq. m retail space on the ground floor with 18 flats with associated amenity space on the upper floors together with cycle and refuse storage at ground floor level.

A pre-application was submitted to the Local Authority in January 2021.

The proposal was for the demolition of existing building and the erection of a part five-part six storey building to provide 257 sq. m retail space on the ground floor with 18 flats with associated amenity space on the upper floors together with cycle and refuse storage at ground floor level.

Following the pre-application meeting an advice note was issued on the 9th of March 2022. The Local Planning Authority considered the principle of development acceptable subject the following comments needing addressing as part of a formal submission (table on the right hand side):



ANALYSIS OF ADVICE NOTE		
	Pre-Application	Response
1	Principle of Development	It is considered that the principle of a residential development is acceptable and is acceptable in scale and form. The proposed development is a high quality scheme which is not harmful to the character and appearance of the wider area, neither will it be harmful to the amenity of adjoining occupiers. The current scheme has addressed the issue of employment by providing Class E employment uses. Under Class E, there is flexibility in the use of the commercial units from Class E (a) through to E(f) or indeed E(g) to replace the existing use. Thus, the proposed commercial units offer employment on the site. It is worth noting that uses E(a) to E(f) would be more compatible in relation to the adjoining residential uses.
2	Design Approach	Land assembly is not an option. The proposal responds to the sites constraints and will not prejudice any future development of neighbouring site. The development has been reduced in height by one storey. The proposal is now 5 storeys with a setback on the 5 th floor. The reduction of height means that the building is now in keeping with the adjoining mansion block. The south end of the building is stepped and responds positively to the junction of Bedford Road and Alexandra park Road and there is a reduction of bulk from the previous design. The proportions of the fenestration have been changed with more emphasis on verticality. The grey bricks have been omitted and the proposal is for a combination of red and buff brickwork. The ground floor has been increased in height and the shopfronts have been broken up into a series of bays. The balconies now have higher parapets and metal railings acting as balustrades.
3	Housing Quality	The residential units have sufficient daylight, sunlight and an assessment has been submitted to this affect. There are no single aspect flats in the development. There are no privacy issues for future residents of the development. There is no loss of privacy to any neighbouring properties.
4	Housing Mix	The current mix of units is as follows: Studio x 2 = 15% 1 Bed x 3 = 23% 2 Bed x 5 = 39% 3 Bed x 3 = 23% It is considered that the current mix optimises the development on the site and provides an appropriate mix of units. As such the proposed scheme is considered to comply with policy H10 of the London Plan, Strategic Policy SP2, Development Management Policy DM11 and the NPPF
5	Affordable Housing / Viability	A viability report has been submitted and concludes that the proposed scheme does not support a contribution towards affordable housing, in addition to anticipated CIL costs associated with the development.
6	Inclusive Design	The proposal does comply with 10% of dwellings to meet Building Regulation requirement M4(3) for 'wheelchair user dwellings' and all other dwellings meet Building Regulation requirement M4(2) for 'accessible and adaptable dwellings'.
7	Sustainability	The development has been designed to exceed Part L building regulations requirements and an energy report has been submitted to this affect. In line with the national and local policies, regulated CO ₂ emissions from the development will be reduced by 92% from the notional emissions once energy efficiency measures and lean measures are taken into account. In order to achieve the required carbon emissions reduction, the report proposes energy efficient measures.
8	Drainage and Flooding	An FRA has been provided for the development and confirms that the site is located in Flood Zone 1, this equates to a Very Low risk of flooding from rivers and the sea. Surface water (pluvial) flood risks are Very Low. Groundwater flood risks are Negligible and flooding risks from artificial sources (i.e. canals, reservoirs and sewers) are Very Low. Similarly, a Sustainable Drainage Scheme strategy has been submitted and it comprises of a green roof and attenuation tank for surface water runoff. The scheme is designed to attenuate surface water runoff during a 1 in 100 plus 40 % climate change event.
9	Impact on Neighbouring Amenity	A transport statement has been provided for the development and concludes that the development meets current criteria.
10	Impact on Neighbouring Amenity	An air quality assessment has been provided for the development and concludes that the development meets current criteria.
11	Air Quality	Air quality assessment has been provided for the development and concludes that the development meets current criteria.
12	Waste and Recycling	The proposal incorporates separate residential and commercial bin store which are adequate for the development and comply with current SPD.
13	Fire Safety	The building being over 11m in height will be sprinklered and will meet all the fire safety regulations as set down by current Building Regulation and Fire Brigade standards. We have prepared a fire strategy drawing to show this. A fire assessment hasn't been submitted but this can be arranged for if considered necessary.
14	Mayor CIL / Haringey CIL and Planning Obligations	The applicant recognises the need for a Section 106 Agreement and is prepared to meet all the reasonable policy obligations as noted in the pre-app report.

Following the submission of the revised scheme the Local Authority advised that a second pre-application is submitted to address additional comments before proceeding to a formal planning submission (table below):

	Pre-Application	Response
1	Design a. Remove balcony to Flat 4 b. Relocate lift opposite staircase c. Provide CGI's from all aspects and street views along Bedford Road d. Provide context drawings to include site plan at gf and ff e. Show windows to adjoining properties f. 1 wheelchair unit g. West flank wall treatment h. Reduce fascia to top floor (halve depth) i. Shading to north part of top floor j. Shading to retail units k. Explore shopfront design to give flexibility on use of units and/or privacy l. Explore return to shopfront to corner unit m. Explore balconies to studio flats – perhaps combine into a duplex unit	 a. Balcony removed b. Lift relocated c. CGI's provided d. Context drawings provided e. Windows shown f. Wheelchair unit provided g. West flank wall fenestration updated h. Fascia to top floor reduced i. Shading to north part of top floor provided j. Shading to retail units provided k. Shopfront design amended l. Return to shopfront to corner unit incorporated m. 2 studios have been merged to a 2 bed duplex unit with balcony
2	Highway and Transportation n. Car free scheme ok o. Visitor cycle parking not acceptable on pavement p. Provide full bike stand details and setting out to bike stores q. 1 blue badge parking bay r. Car club facility s. Healthy Street Approach, show walking travel routes to amenities t. Remove bollards to pavement	 n. Car free scheme o. Visitor cycle parking on pavement removed p. Bike stand details and setting out to bike stores provided q. It is proposed to reuse one of existing bays in front of site r. Zip car scheme proposed s. Walking travel routes to amenities shown in Transport report t. Bollards to pavement removed
3	Sustainability u. Energy statement light on detail v. SAP outputs required w. Air tightness assumptions required x. Baseline assumptions required y. Heat pump location required z. More detail required on overheating, London weather centre aa. Model some weather files bb. Report on testing cc. Summary of performance required	 u. Energy statement updated v. SAP outputs updated w. Air tightness assumptions provided x. Baseline assumptions provided y. Heat pump to be located within roof plant enclosure z. Overheating details provided in Sustainability Report aa. Weather files provided ab. Report on testing provided cc. Summary of performance provided
4	Land Consolidation dd. Master plan on land assembly	 dd. Master plan provided
5	Community Involvement	Community involvement undertaken and report provided
6	PPA	PPA accepted and request submitted

Overview

In response to Pre-application comments, a new scheme has been prepared to be formally submitted to the Local Authority for planning approval.

The proposal is for the the demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use Class E) at ground level, 12no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage. Lift overrun and pv panels at roof level.

The site has an area of approximately 400m². The proposed development will utilise the entirety of the site and will have a total gross internal area of approximately 1259m²

The proposed development will benefit from separate private refuse and bike stores for both residential and commercial units.

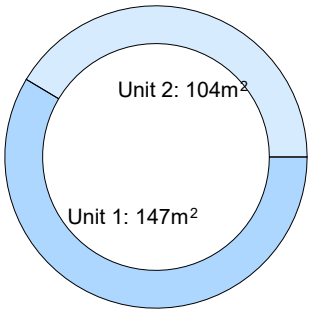
The current proposals take into consideration the latest recommendations set out by Haringey council.

The development will also benefit from photovoltaic panels install on the roof.

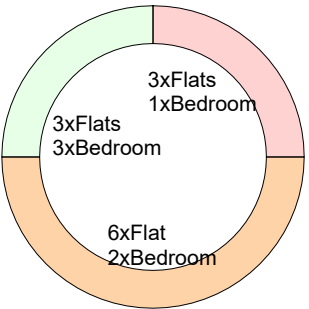
It is also proposed to treat overheating with passive solar protection systems with horizontal aluminium brise soleils on the East Elevation while the South elevation will be protected by the form and shape of the architecture creating a stepped building.



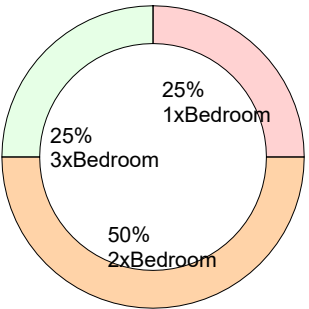
Commercial (Use Class E)
2 UNITS



Residential Units
12 UNITS



Proposed mix



Layout

The proposed ground floor incorporates 2no commercial/retail units, with large shop front fronting Bedford Road.

The refuse/recycling is well located to allow ease of access for the residence of the proposed development. The enclosure is also easily accessible by the local authority refuse collection team. The two enclosures are adequate for the storage of general waste bins and recycling bins to serve all flats and commercial units.

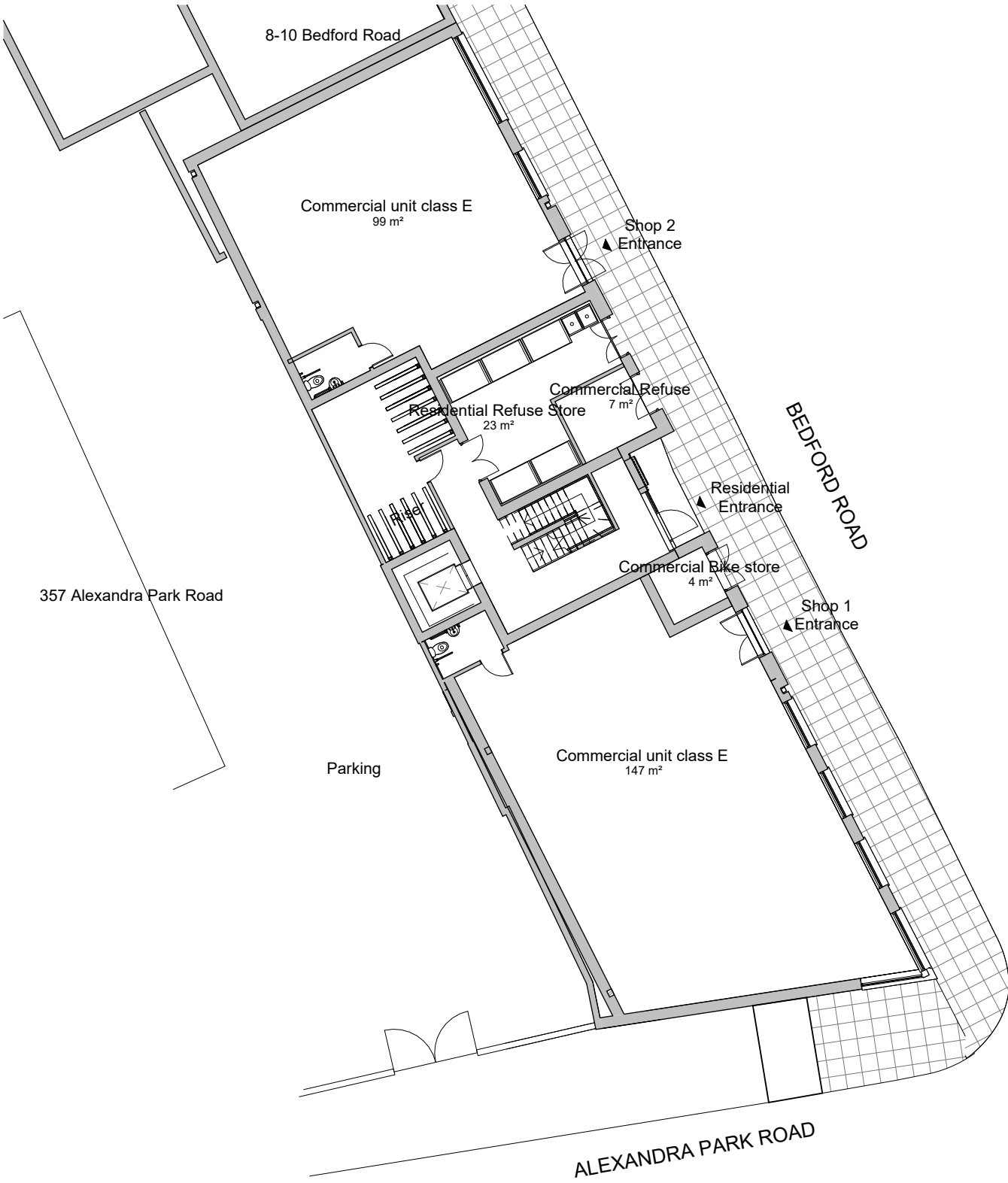
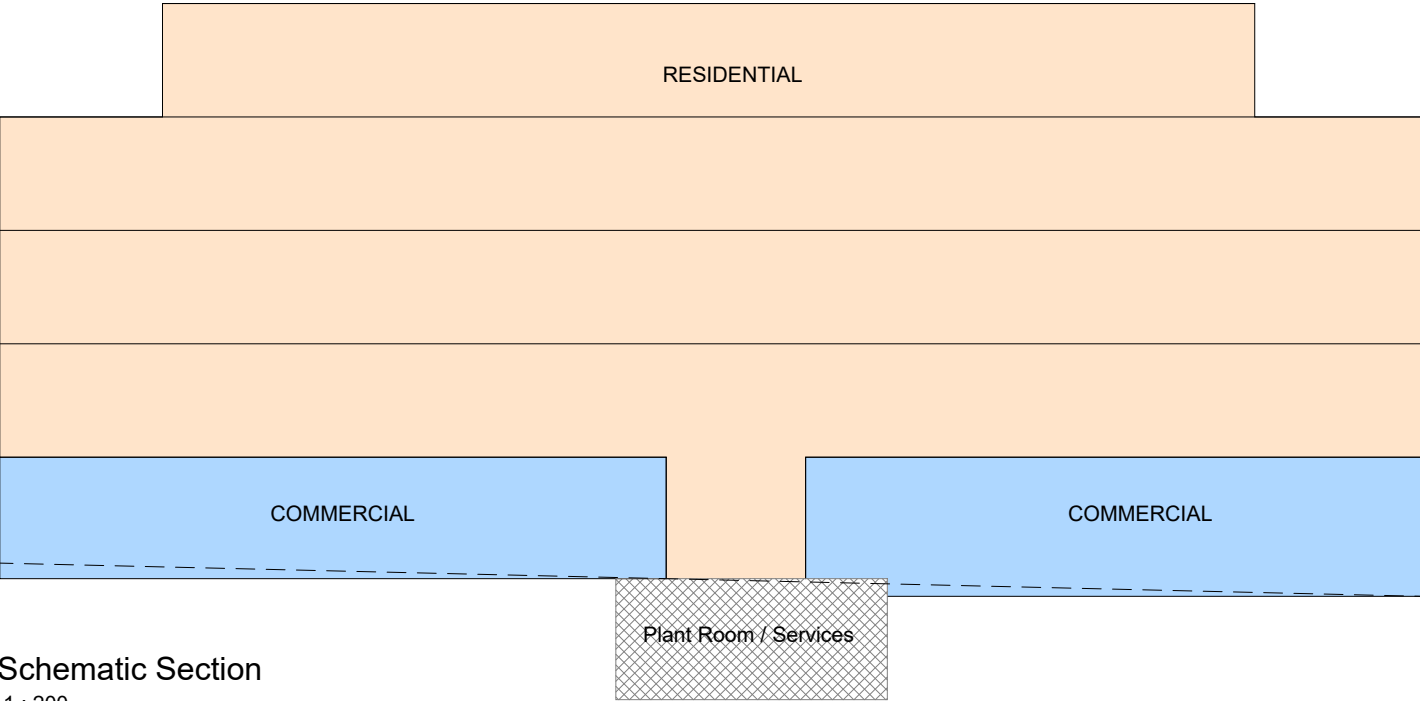
The ground floor level will also incorporate adequate risers which will house the incoming utility supplies. A plant room will be located within the basement as well as an enclosure will be located to the roof.

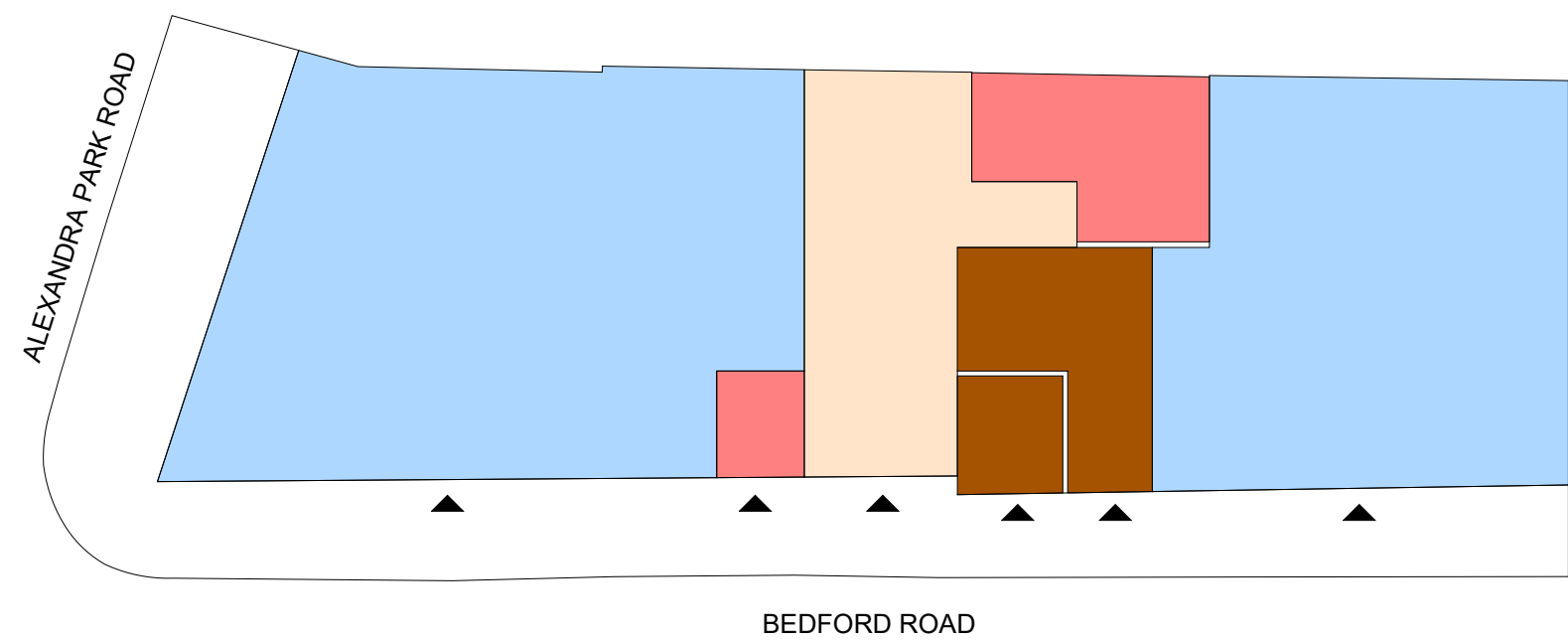
The upper levels will consist of 12no. self-contained flats, which have been designed to meet all local and national space standards.

The flats layouts have been designed in such a way, that the uses of the rooms are consistent over the three levels and that way noise transmission is mitigated, i.e. living rooms above living rooms and bedrooms above bedrooms. In addition, most of the bathrooms and en-suites are stacked above one another, for ease of positioning of risers.

All flats will have large windows, so as to allow ample natural light to filter into all rooms. Additionally, all flats will benefit from private patios/balconies accessed directly off the living rooms.

The flats are well proportioned and offer high standard of accommodation. It is believed that the layouts are pragmatic and user friendly. The dwellings have been designed to take into account modern day living and will provide future occupants with a sustainable development.





Residential Entrance:
The residential entrance essentially splits the building into two volumes, allowing access to flats from Bedford Road.



Commercial Entrance:
The commercial unit is accessed to the front at ground floor level via Bedford Road.



Bike Store:
A secure bike store area to accommodate sufficient number of bikes for the residential development and commercial development in accordance with London Plan, Policy T5 Cycling.



Refuse Store:
The refuse/recycling is well located to allow ease of access for the residence of the proposed development. The enclosure is also easily accessible by the local authority refuse collection team. The two enclosures are adequate for the storage of general waste bins and recycling bins to serve all flats and commercial units.

Circulation

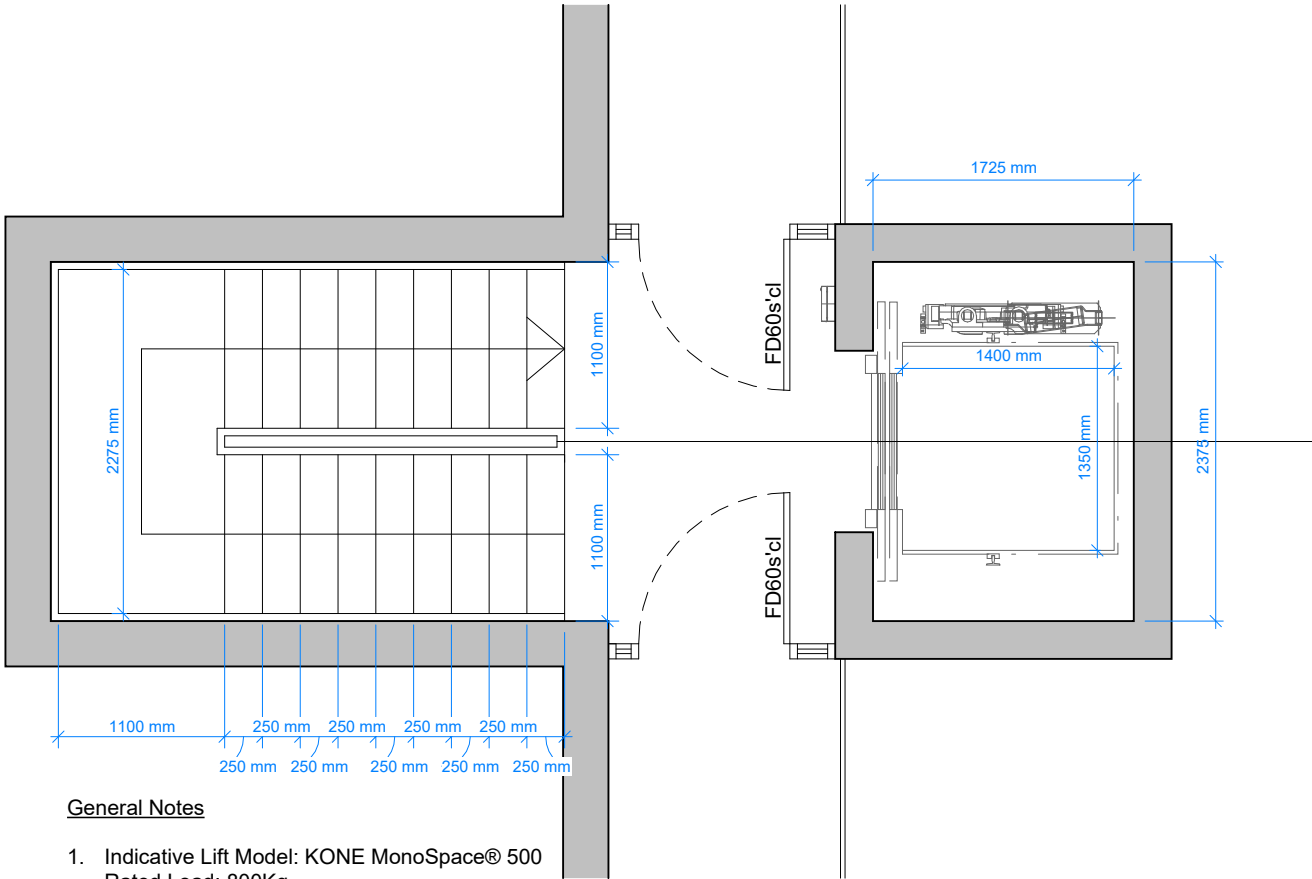
Many key issues have been taken into consideration and implemented from early on, primarily to do with building and fire regulations and accessibility, whilst also considering design and aesthetical implications.

Both commercial and residential units are accessed directly from Bedford Road.

A central core, incorporating stairs and a lift, serves all floors providing access to all flats.

The refuse and bike stores are all located at ground floor level.

It is believed that the proposed building provides good all-round circulation and access to all associated elements of the development.



General Notes

- 1. Indicative Lift Model: KONE MonoSpace® 500
Rated Load: 800Kg
Number of persons: 10

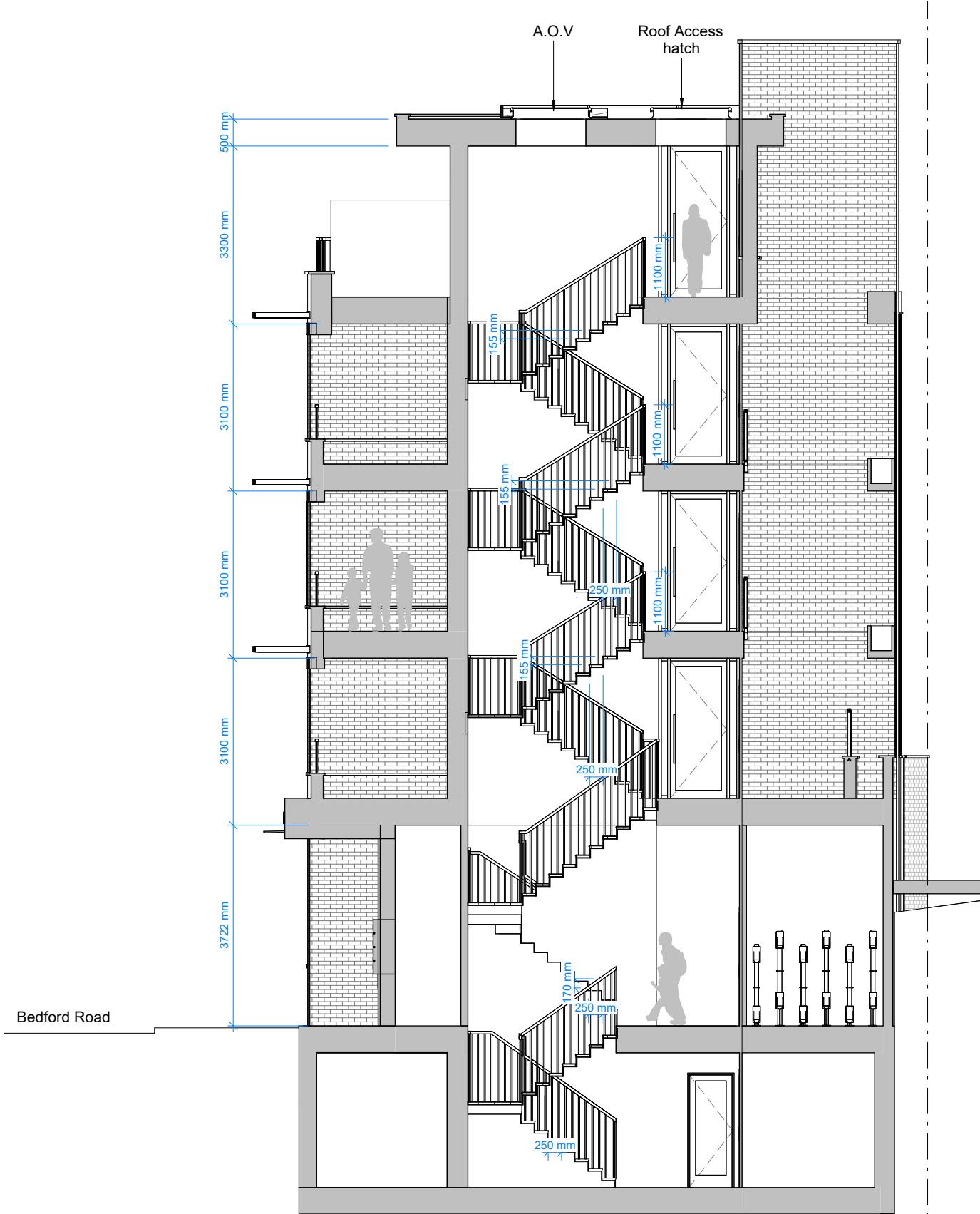
Car Size: 1350 (W) x 1400 (D)
Lift Shaft: 1700 (D) x 1940 (W)

Code Compliance: EN81-20 + EN81-72:2015 Fire fighting elevator.

Kone Traffic Analysis results:

Excellent (Simplex) 8 persons / 630kg
Good 1 (Simplex) 6 persons / 450kg

Stairwell/Lift
1 : 50



Section_Stairs
1 : 100

Accessibility - Part M4(2)

Lifetime Homes Standard

- All the apartments comply with lifetime homes Standards;
- Communal stairs - rise 170mm / going 250mm;
- Lift car size 1100mm wide x 1400mm deep; and
- All the spaces are provided on the entrance level.

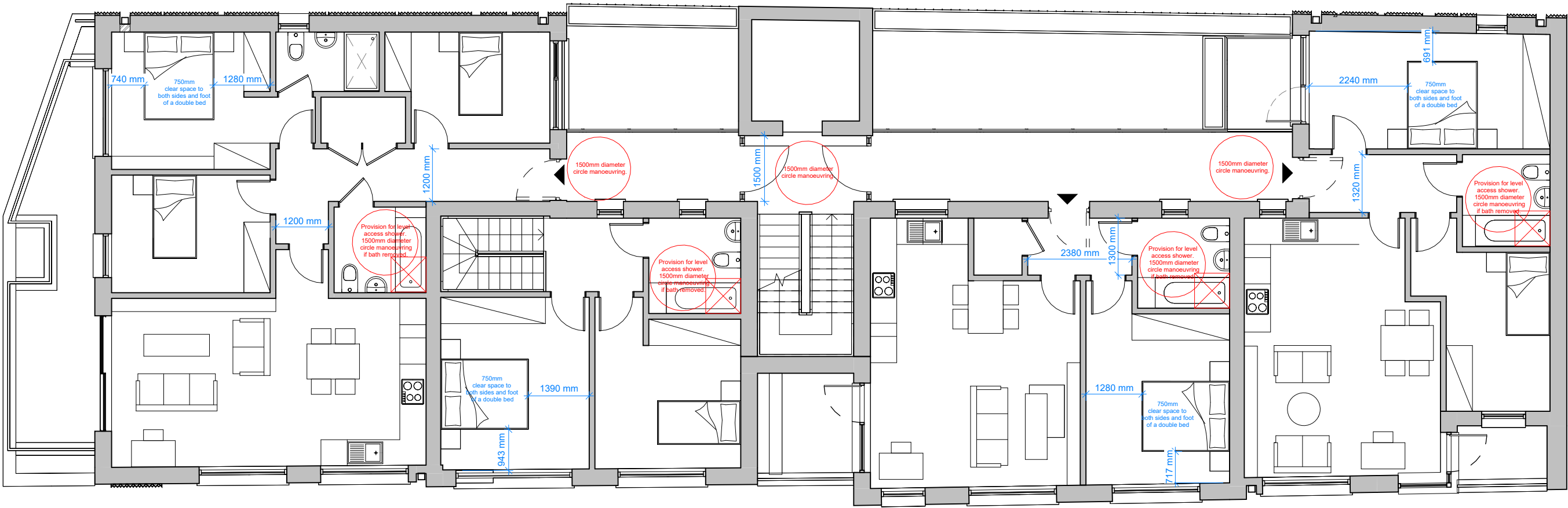
Wheelchair adaptable flat

- The entrances and communal spaces comply to Part M4(2) accessibility requirements;
- All flats are wheelchair adaptable; and
- All the furniture are sized according to Part M4 appendix D furniture schedule.

Private Amenity Space

- All units are provided with a minimum of 5m² private outdoor space for 1-2 person dwellings and an extra 1m² for each additional occupant;
- The outdoor spaces have level access to and from the respective internal rooms; and
- The minimum depth and width of all the outdoor spaces is 1500mm.

WALLS / DUCTS AND BOXINGS IN THE WC / CLOAKROOM, BATHROOM TO HAVE SUFFICIENT CAPABILITY OF SUPPORTING A LOAD OF 1.5kn/m2 FOR ANY ADAPTATIONS

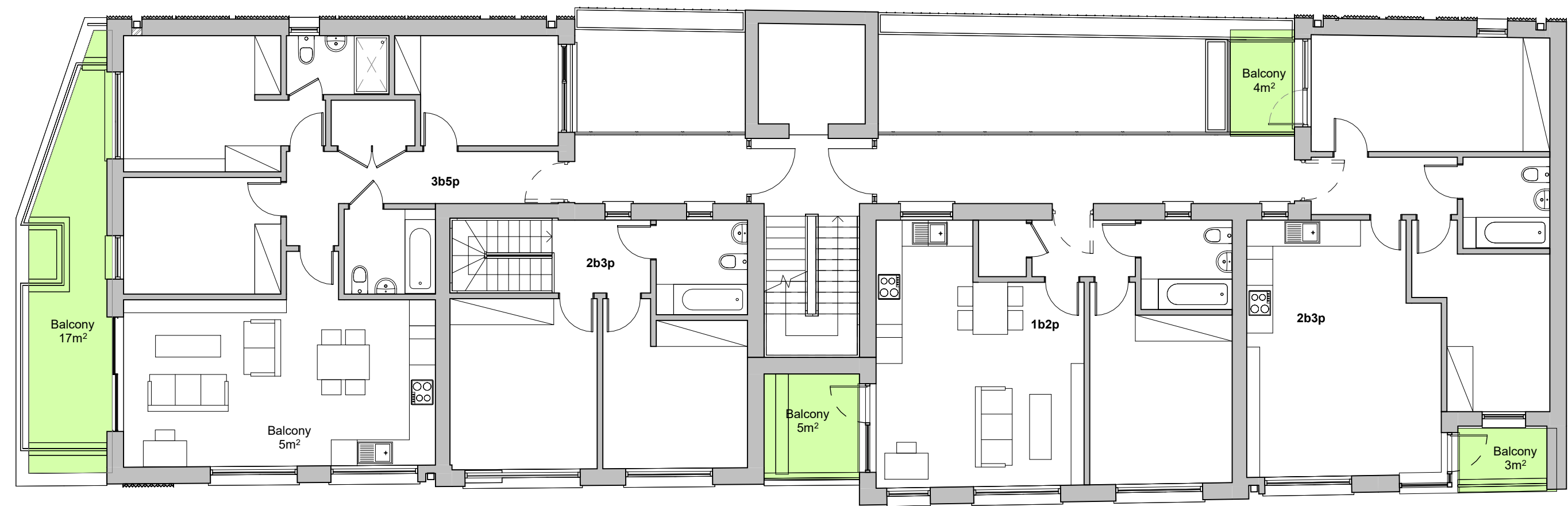


Second Floor Plan
1 : 100

Amenity

All units are provided with a minimum of 5m² private outdoor space for 1-2 person flats and an extra 1m² for each additional occupant.

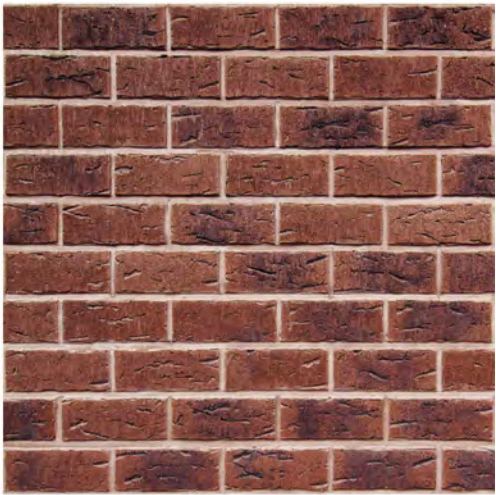
In addition, the proposed development will benefit of Alexandra Park which is located in closed proximity and accessible by foot or bicycle within a few minutes.



Second Floor Plan-Amenity
1 : 100

Design and Appearance - Materials

Whilst the design of the new development aims to be simple and subtle, the scale is non-intrusive and the nature of materials is in keeping with the surrounding area. Materials have been carefully selected to ensure that the development sits comfortably within the existing setting and that is in keeping with the character of the immediate area. The facades incorporate the use of primarily red and buff brickwork with grey powder coated aluminium windows and doors. On the sixth floor, the facade will incorporate the sole use of grey powder coated aluminium composite cladding, in order to be subordinate to the rest of the building, yet contrasting with the aluminium windows and doors on the lower levels. In addition to the main materials stated above, the development will include metal balustrades to all balconies, obscured glass privacy screens between flats/balconies, so as to retain privacy between future residents. The proposed materials would be subject to a suitable planning condition to ensure they do not harm the character and appearance of the area.



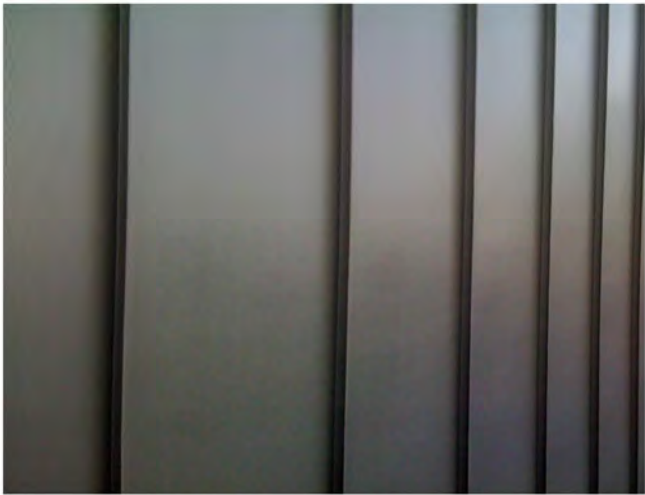
Buff/red brickwork



Glass balustrade



Obscured glass privacy screens zinc



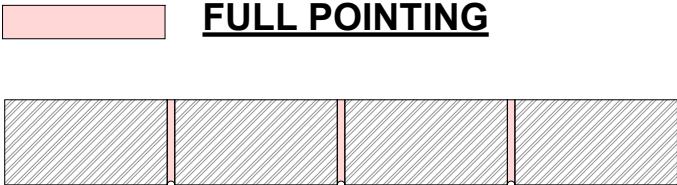
Design and Appearance - Brickwork Treatment



Alexandra Park Road (South) Elevation_Bricks_1
1 : 200



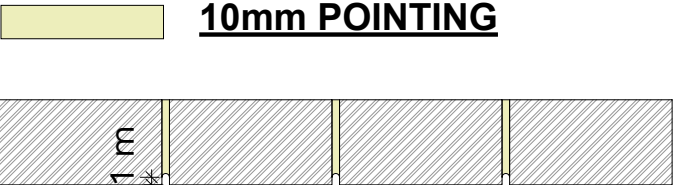
Bedford Road (East) Elevation_Bricks_1
1 : 200



Detail - Scale 1:5



Example of full pointing



Detail - Scale 1:5



Example of 10mm pointing

Design and Appearance - View From Bedford Road



Before



After





Design and Appearance - Residential Entrance

The residential entrance has been designed in such a way, so as to differentiate it from the retail/commercial element of the development.

The entrance consists of a large aluminium canopy, providing shelter to future residents, which highlights the doors and glazed area to the entrance lobby. The design is believed to be subtle, however it clearly defines and demarcates the entrance to the residential element of the development.

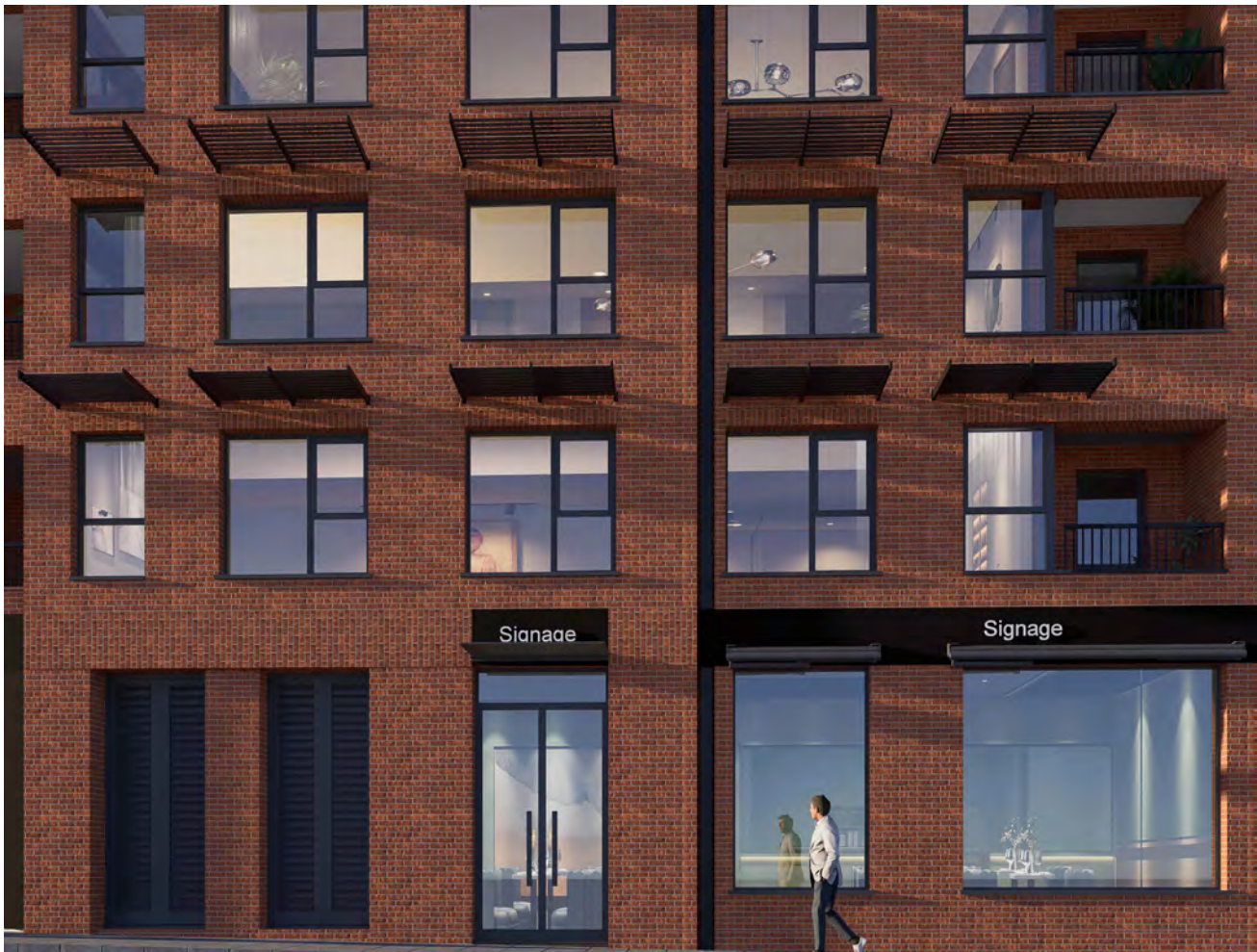
It is also proposed to drop the existing kerb as to allow for level access.



Design and Appearance - Commercial Entrance

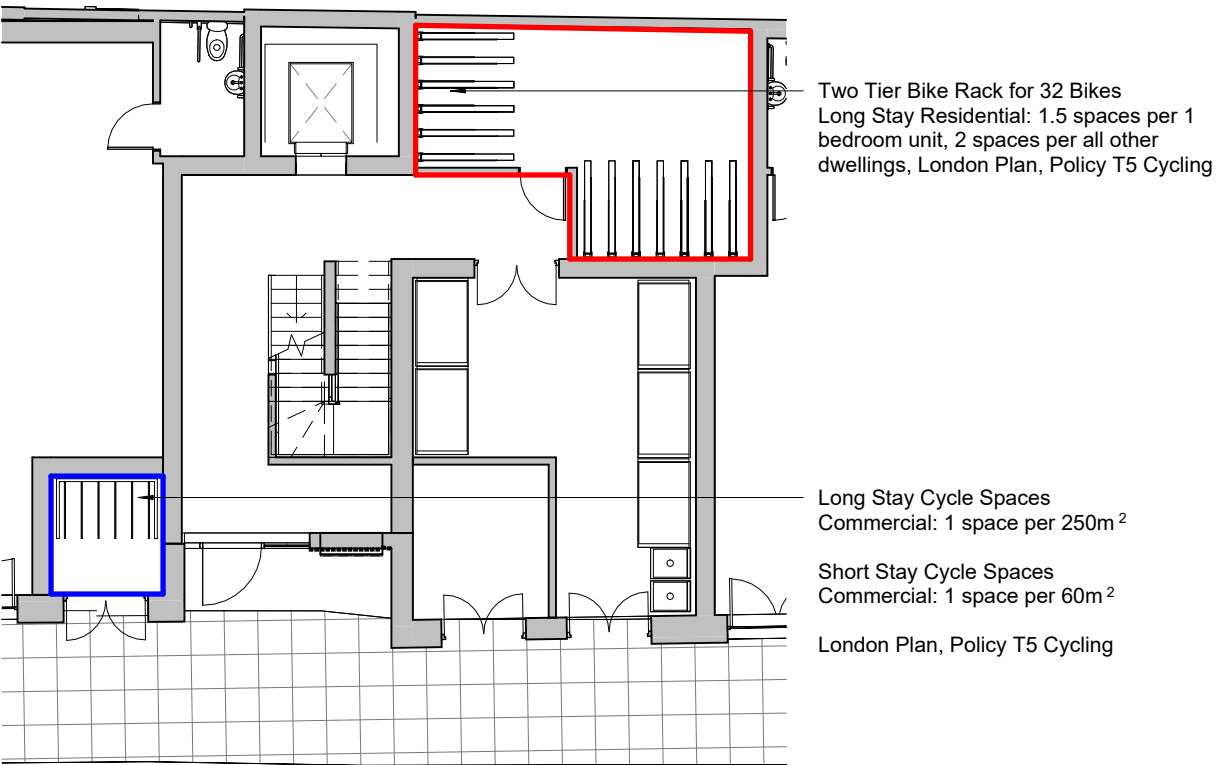
The commercial units are accessed directly from Bedford Road via large aluminium frame glass doors.

The units will also benefit from large shop fronts.



Cycle Storage

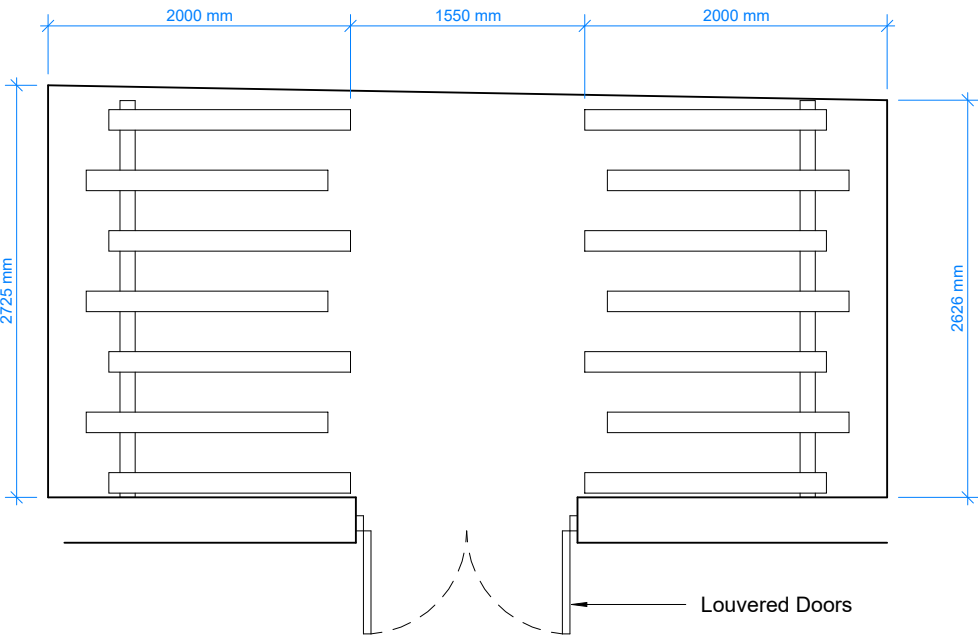
The proposed development will benefit form a secure bike store area with a Two Tier Bike Rack system to accommodate 32 Bikes for the residential development and 4 spaces for the commercial development in accordance with London Plan, Policy T5 Cycling.



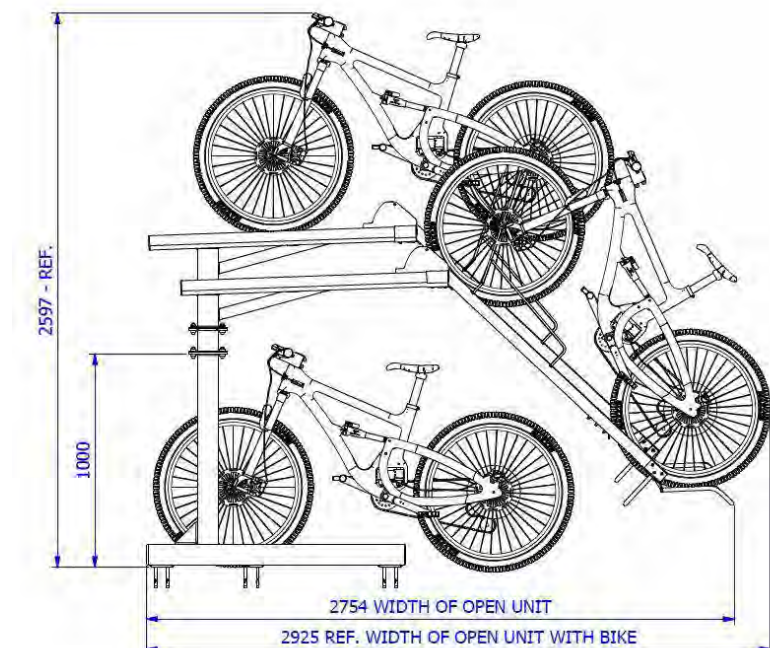
BEDFORD ROAD

Residential Bike Store

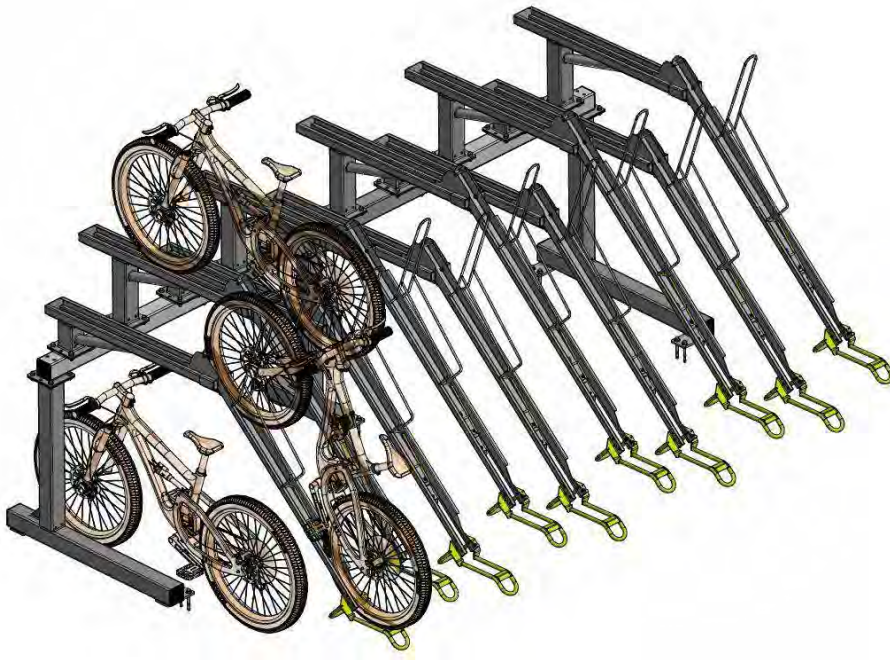
Two Tier Bike Rack



Plan as Proposed



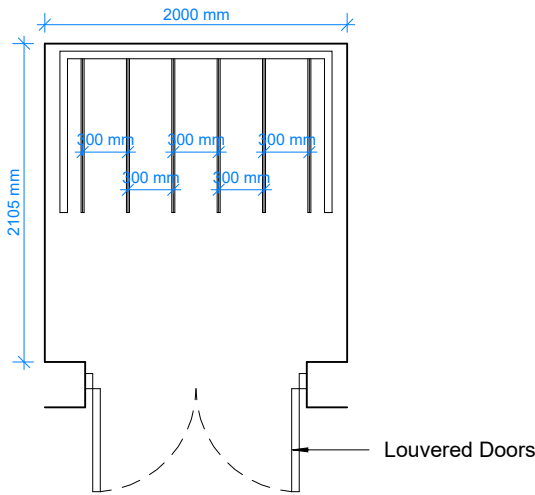
Elevation



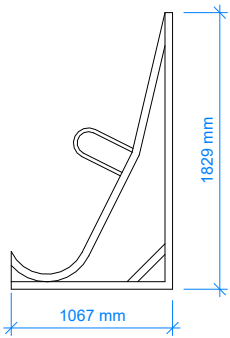
Isometric View

Commercial Bike Store

Semi Vertical Bike Rack



Plan as Proposed



Elevation



Isometric View

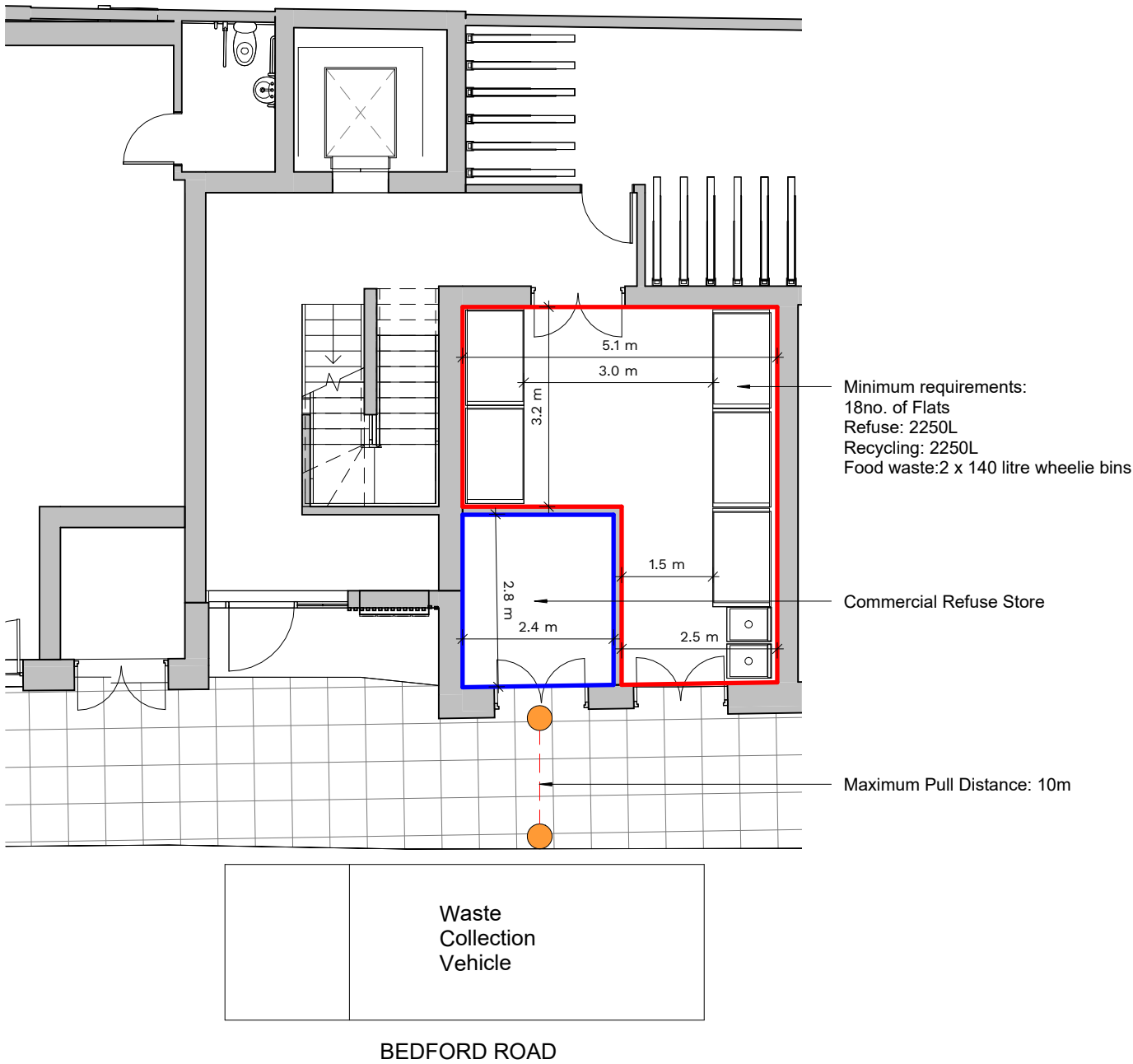
Refuse and Recycling

The refuse/recycling is well located to allow ease of access for the residence of the proposed development.

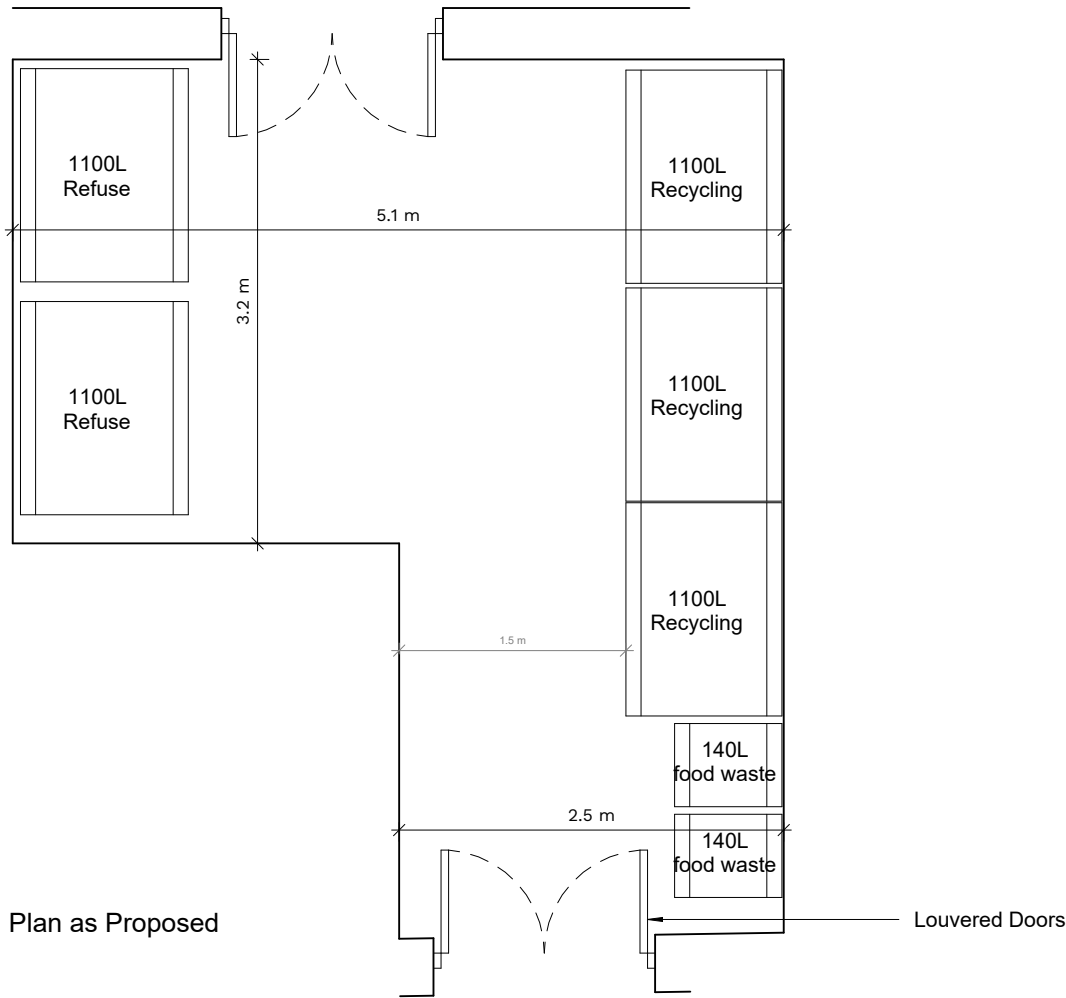
The enclosure is also easily accessible by the local authority refuse collection team. The two enclosures are adequate for the storage of general waste bins and recycling bins to serve all flats and commercial units.

Bin storage areas for commercial and residential to be provided with water supply facility and drainage for wash down purposes.

Level access is provided to both refuse store areas.

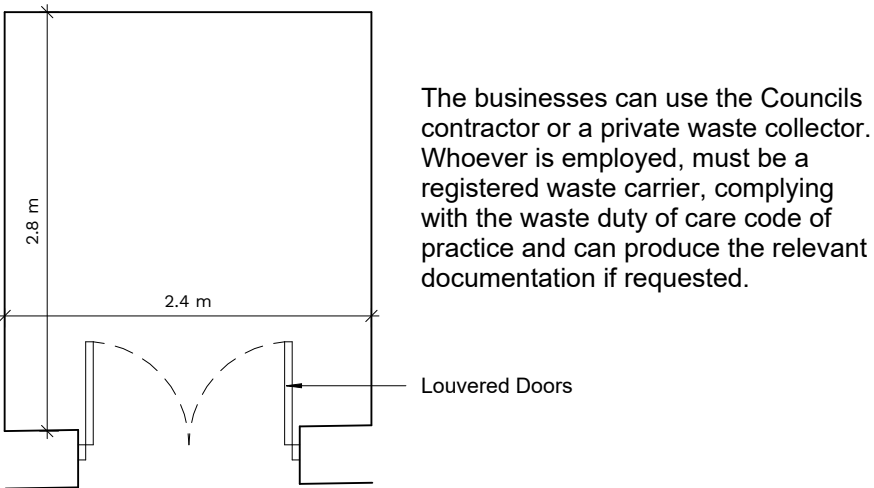


Residential Refuse Store



Plan as Proposed

Commercial Refuse Store



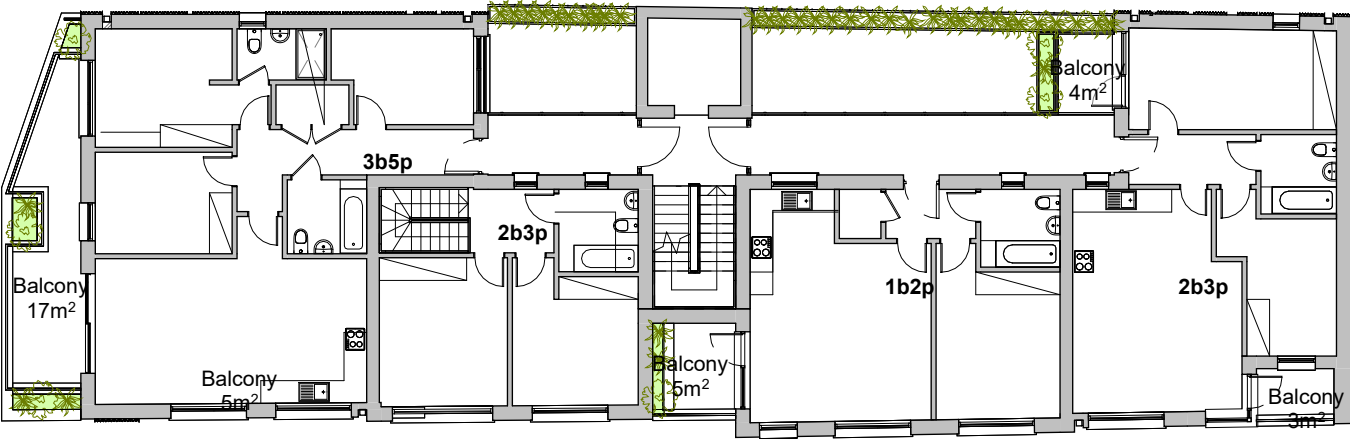
Plan as Proposed

Landscaping

Each flat will feature private planters integrated into their balconies, significantly improving the quality of life for future residents while simultaneously enhancing the building's visual appeal and contributing positively to the surrounding environment.

Additionally, green roofs will be implemented where structurally possible, fostering biodiversity and demonstrating an environmentally conscious building design. An appropriate irrigation system will be provided throughout.

The rear elevation of the building is envisioned as a vibrant green wall, achieved through a system of planters at each level. Vertical support cables will facilitate the growth of climbing plants, ultimately covering the entire elevation. This green wall will serve to provide enhanced privacy for residents, create a more pleasant outlook for neighboring properties, and promote local biodiversity by providing habitat for native plant species.



Second Floor Plan-Planters
1 : 200



Rear (West) Elevation_Green Wall
1 : 200

Green Wall System



Schedule of Accommodation

Commercial (Use Class E)				
Floor Level	Unit	GIA		
Ground Floor	1	147m ²		
	2	104m ²		
Total		251m ²		

Residential Units					
Floor Level	Flat Number	Type	GIA		Balcony
Ground Floor	N/A	N/A	N/A		N/A
First Floor	1	2b3p	61m ²		7m ²
	2	1b2p	50m ²		5m ²
	3	2b3p	73m ²		4m ²
	4	3b5p	87m ²		14m ²
Second Floor	5	2b3p	61m ²		7m ²
	6	1b2p	50m ²		5m ²
	7	3b5p	86m ²		16m ²
Third Floor	8	2b3p	61m ²		7m ²
	9	1b2p	50m ²		5m ²
	10	3b6p	104m ²		25m ²
Fourth Floor	11	2b3p	64m ²		6m ²
	12	2b3p	61m ²		49m ²
Total	12		808m ²		159m ²

Proposed mix		
Type	Number	%
1 Bedroom	3	25
2 Bedroom	6	50
3 Bedroom	3	25
Total	12	100

Plant Room				
Floor Level		GIA		
Basement		97m ²		
Total		97m ²		

Enclosures			
Floor Level	Type of Enclosure	GIA	
Ground Floor	Residential Bike Store	20m ²	
	Commercial Bike Store	4m ²	
	Residential Refuse Store	19m ²	
	Commercial Refuse Store	7m ²	
Total		50m ²	

GROSS INTERNAL AREA			
Floor Level		GIA	
Basement		97m ²	
Ground Floor		351m ²	
First Floor		258m ²	
Second Floor		258m ²	
Third Floor		238m ²	
Fourth Floor		145m ²	
Total		1347m ²	

It is applicant's contention that the principle of the proposed scheme is acceptable and provides an appropriate form of development and is acceptable in scale and form. The proposed development is not harmful to the character and appearance of the area or the amenity of adjoining occupiers, likewise it provides an appropriate residential layout.

The design approach is modern and contemporary, and suitable for the scale and massing of the development. The proposed materials would be subject to a suitable planning condition to ensure they do not harm the character and appearance of the area.

This development is a resourceful use of an existing site and the proposal aims to be environmentally responsible in the approach to energy consumption during the construction and for the lifetime of the building

It is proposed that the development will dispose of photovoltaic panels. This will encourage the use of renewable energies and therefore reduce the CO2 impact of the proposed development.

We would therefore respectfully ask the Council to support the proposal and grant planning permission for the development.

Due regard has been given to all the relevant policies and the scheme complies with these.