

DESIGN, ACCESS, AND PLANNING STATEMENT

(WISDOM SCHOOL) FORMER EDUCATION OFFICES
336 PHILIP LANE
WEST GREEN
LONDON N15 4AB

CONVERSION TO SELF CONTAINED FLATS
(USE D1 TO USE C3)

This statement supports the application for planning permission and listed building consent for the change of use of the Grade 2 listed building at 336 Philip Lane in Tottenham from D1 to C3 residential use.

Listed building consent was granted for Use as boarding accommodation for boys for a temporary period of 3 years in 2014 (HGY/2014/1145). The building no longer has planning permission for its current use as a residential school boarding house within the C2 (residential institution) use class, the previous temporary permission for this use (Ref: HGY/2014/1145) having expired at the end of July 2017. The buildings authorised use has therefore reverted back to its previous use as a school which falls with the D1 (community) use class.

This statement describes the site and surroundings, documents the site's planning history and assesses the proposal against relevant planning policy and the National Planning Policy Framework. A Heritage Statement/ Impact assessment is included as a seperate document elsewhere as part of the application.

The Council is keen to find a viable long term future for the building that preserves it, its setting and its architectural and historic significance. Via pre-application feedback the council has stated 'The proposed conversion of the building to permanent residential use may well be the best opportunity of achieving this'.

SITE AND SURROUNDINGS

The application site has an area of approximately 650m² and lies on the north side of Philip Lane (B153) in Tottenham. The site accommodates a two storey, detached building which is currently vacant. The building is Grade II listed but does not form part of a Conservation Area. The site lies outside the floodplain.

The site is bounded to the north and east by the playground of Downhills Primary School. To the west of the application site is a cafe, beyond which is an entrance to Downhills Park which is immediately to the north of the site. Beyond Philip Lane to the south is a triangular public open space. In 2015 the road immediately outside the building was diverted to the South and the area adjacent was pedestrianised to link with the open green in front.



Bird's eye view of the application site with Grade II Listed building (former education offices) in the foreground, with Harris Primary Academy and Downhills Park behind.



Site location aerial view (not to scale).
The site area is approximately 650m²

USE

The application property is currently owned by Axis Educational Trust (who are a charitable trust) The Trust operated the Wisdom School from the site until its relocation to Farrow House, Colindeep Lane in Hendon. The proposed use is for C3 residential flats.

AMOUNT

The proposed gross internal floor area will remain the same (approximately 587m² floorspace), no extensions or additions to increase floor area is proposed.

Six generously proportioned one and two bedroom self contained residential units are proposed. A more varied mix of unit sizes is possible and has been considered however within the context of the listed building and a requirement for minimal intervention, the proposed mix and unit sizes have been deemed the most appropriate.

Table 3.3 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide Space Standards. Haringey’s Development Management policy DM12 also require high quality development to meet the standards of the Mayor’s Housing SPG. The proposal should meet all of the requirements of the London Housing SPG so that all rooms meet the minimum floor space criteria and have adequate natural light and outlook.

The table below shows that the current proposals in terms of internal space are well above the requirement of the London Plan floor space standard in all of the proposed units.

Unit No.	Bedrooms / People	GIA (m²)	Minimum GIA (m²) (Technical Housing Standards March 2015)	Proposed GIA as Percentage of Minimum	Storage Space (m³)	Minimum Storage (m³) (THS '15)	Proposed Storage as Percentage of Minimum
1	1B 2P	66	50	132%	1.6	1.5	107%
2	1B 2P	96	50	192%	3.2	1.5	213%
3	2B 4P	93	70	133%	2.5	2	125%
4	2B 4P	87	70	124%	4.3	2	215%
5	1B 2P	90	50	180%	2	1.5	133%
6	1B 2P	75	50	150%	3	1.5	200%

LAYOUT

The change of use to C3 requires a small amount of associated alterations and subdivisions. However The conversion of the building to provide self contained residential units has been carefully planned to sit comfortably within the existing building fabric with minimal alterations to the existing building and its layout. This is explored in more detail in the Heritage Impact Assessment document.

Entry to the residential lobby will be via the existing main entrance to the building. An existing external staircase and ramp to the east of the building (which form later modern additions) will be removed. Asides from the latter no major alterations are required or proposed to the exterior. However, subject to a more detailed survey some general maintenance of the external may be beneficial.

The proposed scheme would preserve the appearance of the building and the original layout of the primary spaces. Internal alterations to the building are kept minimal in order to preserve the heritage features of the building. The alterations are only to facilitate the use of the building as self-contained units, and mainly comprise new doors and some limited partitioning to some secondary spaces of low significance. These alterations and subdivisions have been achieved primarily by use of retained existing doors which are rendered fixed or the insertion of new doors designed in keeping with the aesthetic of the original doors(the designs of which have been previously approved under planning application HGY/2005/1685.

Units 2 and 6 are single volume spaces of character. So as not to interfere or subdivide the rooms it is proposed that the utility functions are retained within standalone pods which have minimal contact with existing fabric and do not extend to the ceiling height of the listed building (precedents where this principle have been used elsewhere are shown in appendix 1)

A partition wall was approved in the north-east room as part of the 2005 listed building consent. This was not carried out but is now re-proposed. As there have been no material changes in circumstances in the intervening period. It is also proposed that other non original walls approved under the 2005 consent will undergo some alteration.

SCALE

No additional extensions are proposed to the original building.

APPEARANCE

All work will match and where appropriate, made good to match the existing fabric in colour, material and texture.

ACCESS / TRANSPORT

The premises are easily accessible by public transport, walking and cycling. The site enjoys good access to public transport with convenient access to several bus routes and two underground stations. The site has a Public Transport Accessibility Level of 3. In reality transport connections are much better than this. There is a bus stop in front of premises providing access across this part of north London. Turnpike Lane and Seven Sisters underground stations are located approximately 0.7 miles (12-15 mins walk) to the north-west and south-east of the site respectively.

A seperate Transport Statement and Parking Survey are included elsewhere within this application. These conclude that there is capacity for on street car parking within the adjacent streets to accommodate residents parking.

In excess of 6 secure covered cycle spaces have ben provide in accordance with the requirements of the London Plan.

AMENITY SPACE

The inclusion of private amenity space is not feasible without undesirable balcony additions to the original listed building and is therefore not considered appropriate in this case.

The Majors housing SPG section 2.3.32 supports (in exceptional circumstances) where site constraints make it impossible to provide open space to all dwellings a proportion of dwellings may instead be provided with additional internal area equivalent to the area of the private space requirement of 5sqm (for 1-2 persons uniits and an additional 1 sqm for every additional person) The internal spaces provided for all the units are well above the standard prescribed by the London plan and SPG.

Surrounding the existing building is 63 sqm of existing communal external amenity space at ground floor level. In addition the location of the building means occupants would have immediate access to Downhills Park via the Philip Lane Gate which is adjacent to the application site. The 12 hectare park provides basketball, football and tennis facilities as well as a café.



Aerial image (not to scale)



PLANNING POLICY

The Development Plan

The Development Plan includes The London Plan (2015), the Local Plan: Strategic Policies (2013) and saved policies from the Unitary Development Plan (2006).

London Plan Policy 3.3 seeks to increase housing supply and the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. The Mayor will seek to ensure the housing need identified in paragraphs 3.17 and 3.18 is met, particularly through provision consistent with at least an annual average of 42,000 net additional homes across London. In Haringey for the period 2015-2025 the minimum ten year target is 15,019 with a 1,502 annual monitoring target.

London Plan Policy 3.8 concerns housing choice in London and stipulates that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments

Haringey’s Strategic Policies were published and adopted in March 2013 and set the spatial planning vision for the Borough.

Policy SP0 - Presumption in Favour of Sustainable Design: sets an approach in line with the ‘golden thread’ running through the NPPF, where proposals can be approved wherever possible to secure development which improves the economic, social and environment conditions in Haringey, unless material considerations indicate otherwise.

Policy SP2 – Housing: the Council will seek to maximise the supply of additional housing from all sources and exceed the London Plan target of 19,802 homes from 2011-2026 (820 units from 2011- 2014 and 1,502 units from 2015-2026) and cross reference the density matrix within the London, housing space standards, 100% Lifetime Home standards, 10% wheelchair accessible/ adaptable housing (with aspiration for 20%) and child play space standards.

The ‘Life time homes statement’ submitted elsewhere with this application demonstrates where compliance with Life time homes standards is possible within the context of the constraints of working within the existing

grade 2 listed building. However some flexibility and dispensation where planning policies for Lifetime Homes and the protection of the listed building conflict (as is occasionally the nature when dealing with heritage assests)

Policy DM11: Housing Mix - requires a mix of housing to be provided, with a regard to site and project circumstances.

Local Plan Policy SP12 provides that the historic significance of Haringey's heritage assets, their setting, and the wider historic environment will be protected.

UDP Policy CSV4 states that the Council will require that alterations or extensions to listed buildings: a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior; b) relate sensitively to the original building; and c) do not adversely affect the setting of a listed building.

The Majors Housing SPG section 1.2.20 supports mixed use development in Town centres. Sectiion 1.2.21 supports re-use of surplus commercial space and section 1.2.40 and 1.2.59 supports housing from surplus offices and vacant spaces.

The reponse to both UDP policy CSV4 and the Majors Housing SPG section 1.2.20 are dealt with within the Heritage Impact Assessment as a seperate document.

Council's Policy DM49 of the adopted DPD seeks to protect existing social and community facilities. Where a development proposal may result in the loss of a facility, it will need to be demonstrated that the facility is no longer required and not viable in its current use and there is no demand for any an alternative community use on the site.

In line with the above policy It can be demonstrated that the facility is no longer required in its current use; that the loss would not result in a shortfall in provision of that use; and that the existing facility is no longer viable .

Marketing of the property for well over 12 months has shown no evidence or appetite for use of the building for D1 community purposes, the constraints of the listing in this area makes for an unattractive proposition for operators. The building owners have therefore attempted to sell the building marketing it within its current D1 use class. Appenxix 2 provides marketing evidence and marketing information demonstrating that the

premise has been marketed for sale and use as a D1 community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found. Appendix 2 provides a letter from the marketing agent, independant data of marketing record from the Rightmove advertising platform over the marketing period and associated enquirys which have failed to yield a sale.

Furthermore the supporting statement submitted for temporary change of use of the building under planning application HGY/2014/1145 in 2014 indicated that the loss of educational facility would not undermine the needs of the local community or that of Haringey more generally. The school as it stood has now moved and was not really for the benefit of the local community in this particular case it serves a national/international clientele, hence its loss would not have a significant impact on educational provision in the borough. The private institution who used to run the school has been absorbed in to an alternative site in the Borough. Therefore, the loss of the facility for educational use would not undermine local need.

The loss of a community facility can further be justified in accordance with policy DM49 as the need for alternative community uses are also limited given there are more comprehensive community facilities readily available locally. Established and comprehensive commuity centres such as the Bernie Grant Centre , the Marcus Garvey Library and the Tottenham Green Leisure Complex are located just at the Seven Sisters end of Philip Lane and provide community services across the spectrum.

Furthermore the majority of the buildings use since its erection in 1899 has been as offices prior to its change of use to private institution school in 2006. As such usage within the D1 use class (which in anycase has not been directly for the benefit of the local community) has been in place for a relatively short period of time in the context of the buildings life span. As such the loss of this use ihas a negilgible impact and a nil effect shortfall in the borough or local provision of D1 use.

National Planning Policy Framework (NPPF)

The National Planning Policy Statement was published on 27 March 2012. It sets out the Government's aims for achieving sustainable development. Paragraph 14 states that development proposals that accord with the development plan should be approved without delay and that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 17 sets out the core planning principles that underpin the planning system, including encouraging the effective use of land by reusing buildings; seeking a good standard of amenity; and improving health, social and cultural wellbeing for all.

Part 6 relates to delivering a wide choice of high quality homes. Paragraph 50 emphasises that housing plans should consider the needs of different groups in the community.

Part 12 relates to conserving and enhancing the historic environment. Paragraph 131 underlines the importance of putting heritage assets to viable uses consistent with their conservation.

Paragraphs 186 and 187 state that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development, working proactively with applicants, looking for solutions rather than problems and seeking to approve applications for sustainable development where possible

This Planning Statement has assessed the proposed development against the provisions of the development plan and other material considerations relevant to the determination of the application and the following conclusions have been reached:

- That the proposal accords with the development plan. - The development for re-use of a vacant building is sustainable and in accordance with the National Planning Policy Framework.
- The development which optimise the potential of the site providing 6 residential units, contributing to meeting the housing needs of the borough.
- The loss of private institute D1 use which did not serve the immediate local community and the close proximity of 3 other major community facilities does not amount to a shortfall in local area D1 facilities.

It is concluded that the proposal would accord with the Development Plan such that a recommendation for approval of planning permission and listed building consent is appropriate.





9th November 2017

To whom it may concern,

Re: 366 Philip Lane, Tottenham, London N15 4AF

Please accept this as a written confirmation that we were instructed to advertise the above property for sale. We initially were instructed to sell the property as an off market from the period 11th April 2016 to 12th October 2016. We did not have any potential interest. We then continued to advertise the property various property portals:

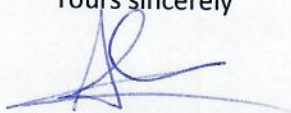
As a sale by tender property: from the dates: 13th October 2016 – 28th October 2016

Then as the asking price £1,800,000 from: 30th October 2016 – 11th May 2017

We did not receive interest for the property and for the building with its current use.

Please do not hesitate to contact me, should you require any further information on this matter.

Yours sincerely



Filey Properties

t: 020 7254 4444

Stoke Newington
22 Stoke Newington Church Street
London N16 0LU

e: sales@fileyproperties.com

Edmonton
276 Hertford Road Edmonton
London N9 7HE

w: www.fileyproperties.com

Enfield
609 Hertford Road Enfield
London EN3 6UP



704-706 High Road, London, N17 0AE
T 0208 012 7381

Best Price Guide

Presented by Filey Properties London Limited , London

This **Best Price Guide** provides comparable property information selected by Filey Properties London Limited to help establish the best market price.

Selection Criteria	
Postcode:	N15 4AB
Marketed by:	All agents
Date From:	18-07-2015
Date To:	19-10-2017

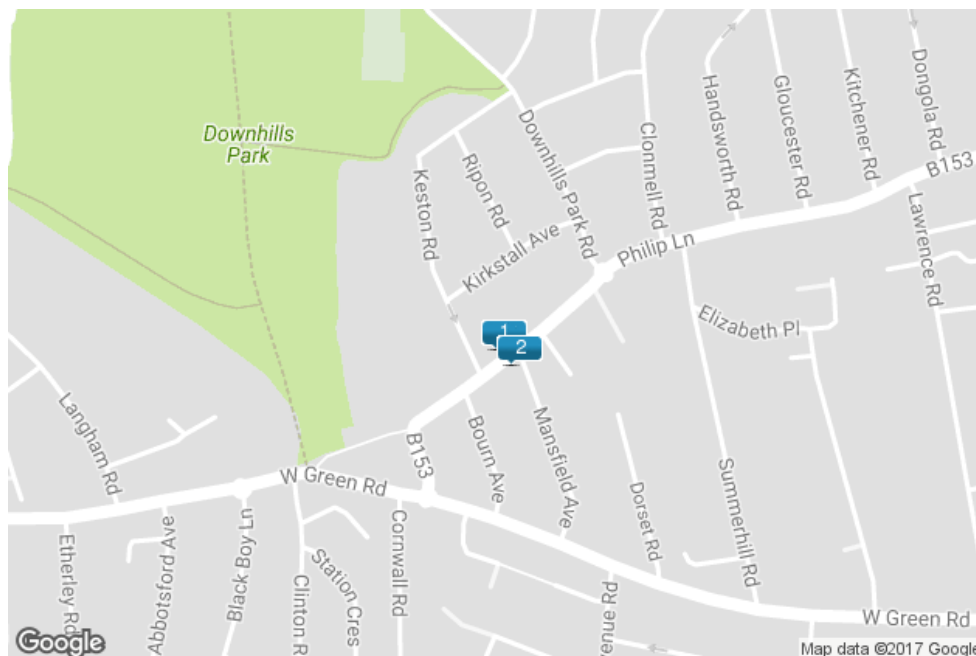
This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,120,000 properties for sale or rent in the UK and Overseas.

EXCLUSIVE TO AGENTS WHO ADVERTISE ON RIGHTMOVE



*The below properties were advertised on Rightmove.co.uk during the dates specified. These properties were not marketed by Filey Properties London Limited , London unless otherwise stated.

Properties shown on map



The icons indicate the centre of the postcode and not necessarily the exact location



Sale by Tender

Philip Lane, London, N15
0 bedroom commercial property

Filey Properties are proud to present a detached school/ library building which benefits from large meeting rooms / study area, ground floor games room, large dining room, historic features, excellent location and surrounded by perimeter gated.

Marketed by Filey Properties London Limited ,London. Telephone 0208 012 7381.

Archived

1

Marketed from **13 Oct 2016 to 28 Oct 2016 (16 days)**



Guide Price £1,800,000

Phillip Lane London N15
0 bedroom commercial property

Summary: Filey Properties are proud to present a detached school/ library building which benefits from large meeting rooms / study area, ground floor games room, large dining room, historic features, excellent location and surrounded by perimeter gated. Description: A two storey detached property...

Marketed by Filey Properties London Limited ,London. Telephone 0208 012 7381.

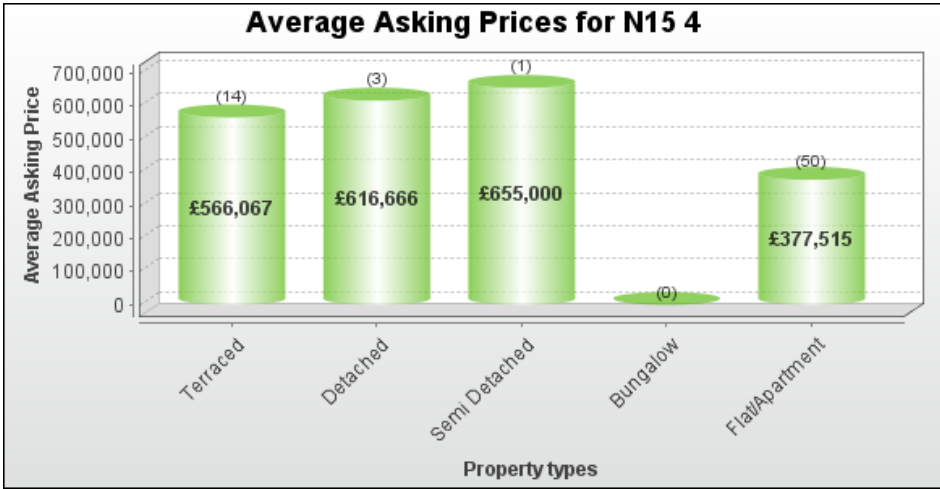
Archived

2

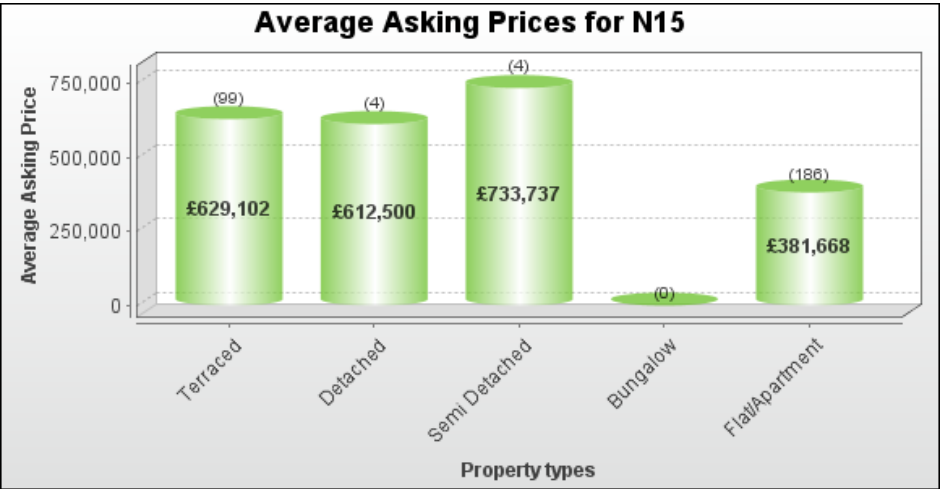
Marketed from **30 Oct 2016 to 11 May 2017 (193 days)**



Filey Properties London Limited , London. 704-706 High Road, London, N17 0AE
Telephone: 0208 012 7381
Email: sales@fileyproperties.com



This graph derives its data from the average asking prices of properties advertised on Rightmove.co.uk within the last 60 days.



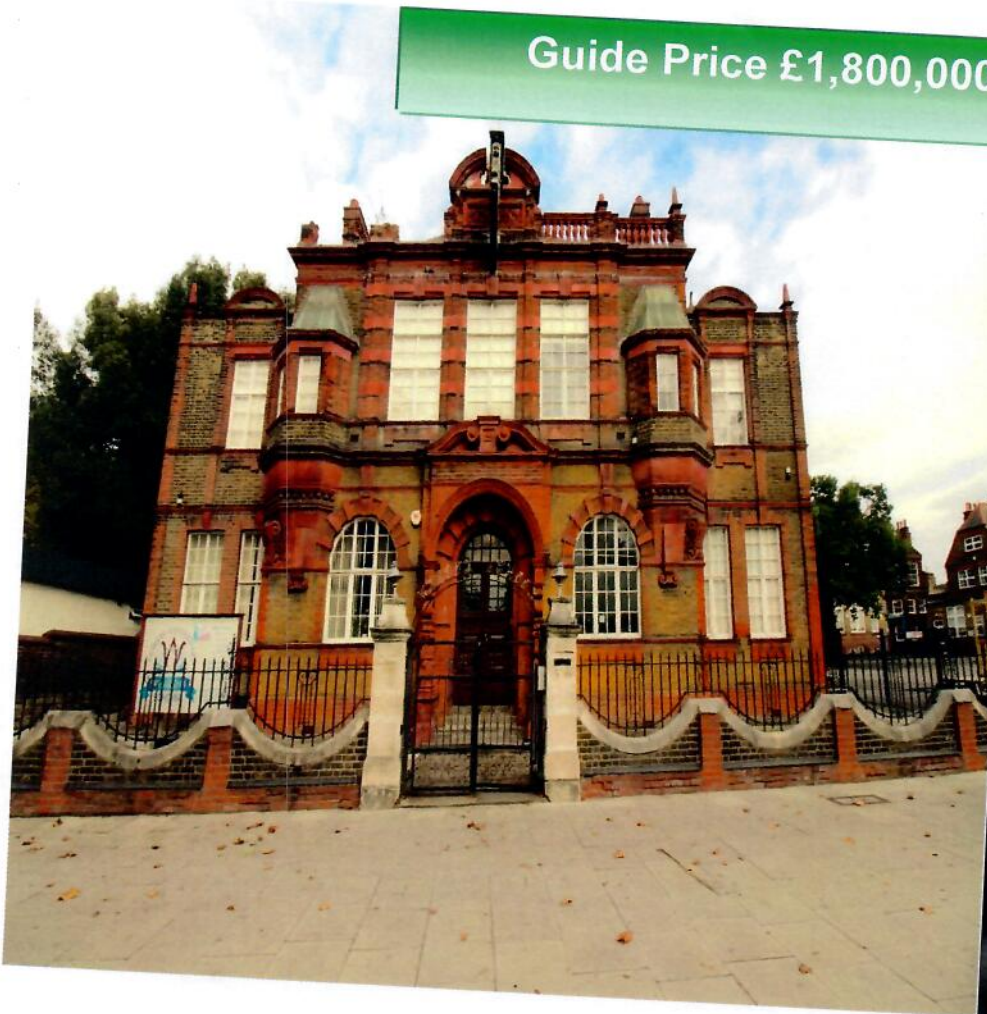
This graph derives its data from the average asking prices of properties advertised on Rightmove.co.uk within the last 60 days.



Filey Properties
Sales | **Guaranteed Rent** | Lettings

336 Philip Lane
London,
N15 4AB

Guide Price £1,800,000



Freehold Ex library for Sale by Tender

Good Transport Links

Excellent Location

Grade II Listed Building

Ideal Nursery / School / training centre

D1- Educational Use

Filey Properties are proud to present a detached school/ library building which benefits from large meeting rooms / study area, ground floor games room, large dining room, historic features, excellent location and surrounded by perimeter gated. Description: A two storey detached property currently set up as a dormitory with multiple showers, kitchen area, large meeting room, dining hall, medical room and W/Cs. Originally constructed circa 1890. Location: The property is located along Philip lane, close to junction with West Green Road in Harringey. Offering good access to Wood Green and Tottenham and also benefited from excellent nearby transport links.

Tenure: Freehold Use: D1 Educational (Grade II Listed)



Filey Properties

Sales | **Guaranteed Rent** | Lettings

Net Internal Area: 510.0 sq M (5490 sq ft)

Ground Floor:

Bedroom 1: 4.21m x 6.06m

Bedroom 2: 4.24m x 6.09m

Bedroom 3: 4.21m x 6.70m

Bedroom 4: 4.94m x 4.06m

Medical Room with W/C: 3.55m x 3.97m

Kitchen: 4.32m x 2.61m

Dining Hall / Study Hall: 8.38m x 7.32m

Further W/C facilities:

First Floor:

Bedroom 5: 5.13m x 5.36

Bedroom 6: 6.60m x 5.24

Bedroom 7: 6.84m x 4.16m

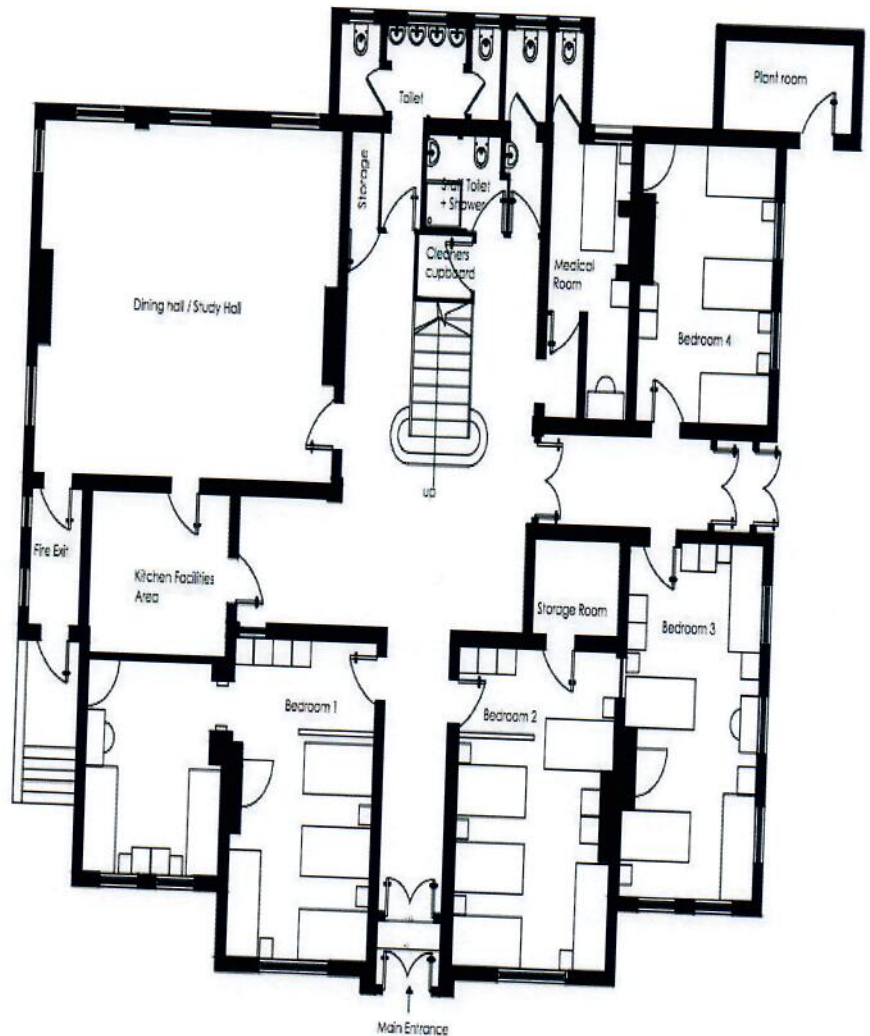
Bedroom 8: 3.96m x 4.16m

Recreation Area: 10.81m x 8.12m

Showers and W/C's

Further space in loft via access

External: Perimeter gated with plant room



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Subject: Sales enquiry: Philip Lane - Investor from HA7
Date: Saturday, 18 March 2017 at 00:41:17 Greenwich Mean Time
From: Rightmove User Manager
To: Sales

rightmove

Contact details

Mr Masood Shah
of Ha74af
mshahmaqbool@gmail.com
07783432281

Your opportunities

Is an investor / developer
Wants more details on this property



Commercial Property for sale
336, Phillip Lane London N15, N15 4AB
Guide Price £1,800,000
Status: Available
161072_7287921
[View property on Rightmove](#)

Most recent search criteria: Unknown

Additional Comments

"Price please? Size of plot? Title status? Viewing prospects? I am a cash buyer"

Contact Mr Masood Shah now

mshahmaqbool@gmail.com
07783432281

Please note!

You **MAY NOT** pass these details on to any 3rd parties.

This is email no. 312 sent to you by rightmove.co.uk since 1st January 2017.

Subject: Sales enquiry: Philip Lane - Other enquiry from HA1
Date: Monday, 1 May 2017 at 17:54:13 British Summer Time
From: Rightmove User Manager
To: Sales

rightmove

Contact details

Mr jerry donovan
of 44 greenhill road, ha1 1ld
vheconstruction@gmail.com
07836 299577

Your opportunities

Is other

Wants more details on this property



Commercial Property for sale
336, Phillip Lane London N15, N15 4AB
Guide Price £1,800,000
Status: Available
161072_7287921
[View property on Rightmove](#)

Most recent search criteria: Commercial Property in Tottenham

Additional Comments

"details please"

Contact Mr jerry donovan now

vheconstruction@gmail.com
07836 299577

Please note!

You **MAY NOT** pass these details on to any 3rd parties.

This is email no. 406 sent to you by rightmove.co.uk since 1st January 2017.

Subject: Sales enquiry: Philip Lane - Investor from IP15

Date: Monday, 20 February 2017 at 14:28:06 Greenwich Mean Time

From: Rightmove User Manager

To: Sales

rightmove

Contact details

Mr richard buss
of 290 High Street, ip15 5dq
richard@mirrorstoke.com
07813065345

Your opportunities

Is an investor / developer
Wants more details on this property



Commercial Property for sale
336, Phillip Lane London N15, N15 4AB
Guide Price £1,800,000
Status: Available
161072_7287921
[View property on Rightmove](#)

Most recent search criteria: Commercial Property in Wood Green (+1 mile)

Additional Comments

"Hi Could you please e-mail me more information, has it been looked into for change of use?"

Contact Mr richard buss now

richard@mirrorstoke.com
07813065345

Please note!

You **MAY NOT** pass these details on to any 3rd parties.

This is email no. 178 sent to you by rightmove.co.uk since 1st January 2017.

Subject: Sales enquiry: Philip Lane - Investor from NW6
Date: Friday, 2 December 2016 at 15:28:24 Greenwich Mean Time
From: Rightmove User Manager
To: Sales

rightmove

Contact details

Mr Zach Forest
of NW6 1SW
zach@dutchanddutch.com
07890209397

Your opportunities

Is an investor / developer
Wants **more details** on this property
Wants to **view this property**



Commercial Property for sale
336, Phillip Lane London N15, N15 4AB
Guide Price £1,800,000
Status: Available
161072_7287921
[View property on Rightmove](#)

Most recent search criteria: Commercial Property from £50,000 in W1 (+5 miles)

Additional Comments

"Did this sell? If available please email full details."

Contact Mr Zach Forest now

zach@dutchanddutch.com
07890209397

Please note!

You **MAY NOT** pass these details on to any 3rd parties.

This is email no. 148 sent to you by rightmove.co.uk since 1st January 2016.

Subject: Sales enquiry: Philip Lane - Buyer from E14
Date: Thursday, 26 January 2017 at 12:41:17 Greenwich Mean Time
From: Rightmove User Manager
To: Sales

rightmove

Contact details

Chris
of E149SB
chris.inv3s@gmail.com
07428885909

Your opportunities

Wants more details on this property



Commercial Property for sale
336, Phillip Lane London N15, N15 4AB
Guide Price £1,800,000
Status: Available
161072_7287921
[View property on Rightmove](#)

Most recent search criteria: Commercial Property up to £5,000,000 in London

Additional Comments

"Hi Is the property still available?"

Contact Chris now

chris.inv3s@gmail.com
07428885909

Please note!

You **MAY NOT** pass these details on to any 3rd parties.

This is email no. 115 sent to you by rightmove.co.uk since 1st January 2017.