

2 Chesnut Road

London
N17 9EN

Design & Access Statement
July 2020

1.0 Introduction

Introduction & Site Context

Introduction

The existing property comprises a recently completed 64 room Student Accommodation facility with associated communal facilities (e.g. shared kitchens, lounge areas, gym, and laundry). The building is 4-storeys in height and has an additional basement level.

The site is located close to Tottenham High Road and benefits from the numerous shops, cafés, and local services on the High Road. It is located to the rear of Tottenham Police Station and fronts onto Chesnut Road directly opposite the Stoneleigh Road car park. The eastern boundary fronts onto Rycroft Way and Protheroe House, which is a collection of new purpose-built extra care apartment building for persons over the age of 55 years, is located directly opposite.

Bruce Grove Railway Station is located a short walk (approx. 3 minutes) to the north and provides services into Liverpool Street Station. Tottenham Hale Underground (Victoria Line) and Railway Station is located to a short walk (approx. 5-minutes) to the south-east and Seven Sisters Underground (Victoria Line) and Railway Station can be accessed via a short bus ride on Tottenham High Road.

The accessible nature of the site is highlighted in its Public Transport Accessibility Rating (PTAL) of 6a, which one of the highest levels possible. The area is mixed in nature, with the area becoming more residential to the east of the site.

Background

The Student Accommodation building was originally granted planning permission (ref: HGY/2013/0155) on 26th March 2013. The description of development was as follows:

‘Partial demolition of existing buildings, retaining existing historical facade, construction of student accommodation over 3 and 4 floors to provide 64 student rooms and amenities areas.’

Following on from this, an application to vary the approved plans, specifically in relation to the basement level, was approved on 27th October 2017. The Student Accommodation building was completed in 2019, in anticipation of the commencement of the new academic year in September.

The building was becoming increasingly popular with students and vacancy and void periods were reducing. However, this all changed with the impact of the Covid-19 pandemic and subsequent ‘lockdown’ in March. This resulted in many of the students returning home to their families within the UK and abroad.

At this stage, it is impossible to predict how the Covid-19 pandemic will impact the

Student Accommodation sector in London. However, the applicant conservatively estimates that the 2020 – 2021 academic year will be severely impacted, with reports that many students will either be studying via ‘online’ courses or will defer the commencement of their studies for a year or more, thus reducing demand for Student Accommodation facilities.

At the time of submission, vacancy rates at the site were increasing, and many students had failed to pay their rent for the previous quarter. Furthermore, only 13 students (20%) had indicated a desire to let a room for the new academic year in September with the risk that some, or all these initial bookings may be cancelled before this time.

Clearly, the facility is not profitable with only 20% occupancy and normally approx. 70-80% occupancy is required as an absolute ‘minimum’ in terms of viability. This justification is assessed in further detail within the Supporting Planning Statement which accompanies this application.

2.0 Proposal

The Proposal

The Student Accommodation sector in London is expected to be severely impacted by Covid-19 and the current facility is unviable in its anticipated state for the 2020 / 2021 academic year (e.g. approx. 20% occupancy). This may indeed last much longer, as it takes time to generate interest, confidence and generally 'fill up' Student Halls of residence with incentives and active marketing.

It is for this reason that the proposal seeks to use the property for a mix of both Student Accommodation and 'co-living' for a temporary period of 3-years. It is envisaged that the property would continue to accommodate those students that wish to rent rooms. However, as many rooms are expected to be vacant the temporary consent (if approved) would allow these to be occupied by young professionals in a co-living format. This could then revert towards a greater amount of Student Accommodation lettings as and when the impact of the Covid-19 pandemic eases.

This approach is being promoted by the applicant as modern student accommodation facilities and co-living facilities (as well as some hotels) are physically extremely similar in terms of room sizes and communal facilities.

Therefore, the mixed student accommodation and co-living facility would not result in the need for any physical changes to the property whatsoever. Furthermore, it would ensure that the facility would remain viable by providing accommodation for young professionals (e.g. 21-35 years old) who are generally the most popular demographic for co-living in London.

This approach would ensure an efficient use of the property during the Covid-19 pandemic as it seems somewhat wasteful for a perfectly good facility to remain 80% vacant during a housing crisis. The detailed justification and planning implications of the proposal are discussed further within the Supporting Planning Statement.

Drawings

The existing & proposed scheme is reflected in the following set of drawings. It should be noted that there are no differences between the set of existing & proposed drawings.

The application is applying for the Change of use of the property from Student Accommodation to provide a mix of Student Accommodation and Co-Living accommodation for a temporary period of three years only.

Therefore the internal and external configuration will remain the same.

3.0 Existing & Proposed Drawings



01 Existing & Proposed Site Plan

1:1250@A3



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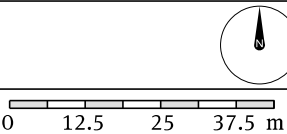
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Existing &
Proposed Site Plan

Project No. Date
1706 July 20

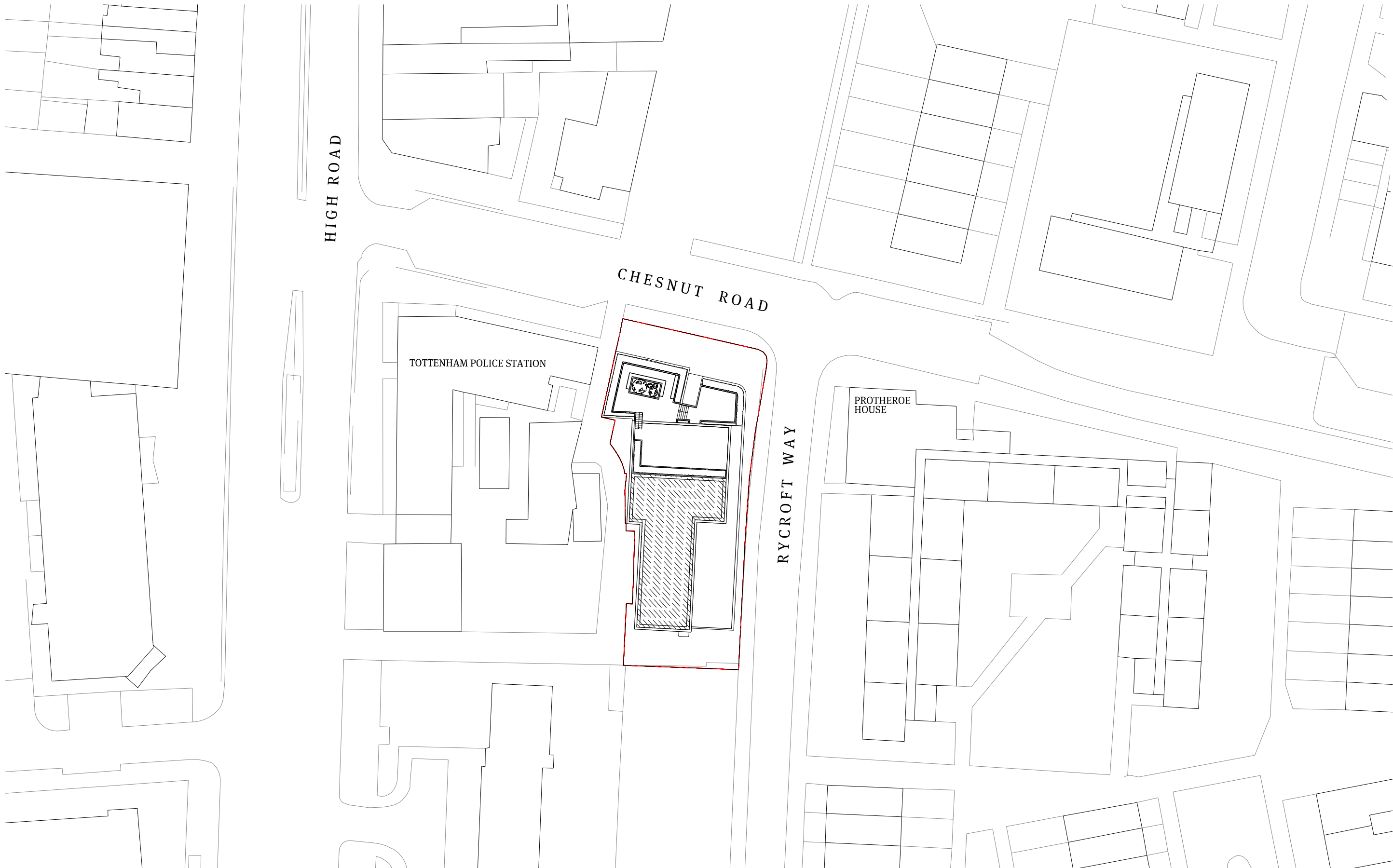
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1:1250 @ A3
Current Rev
P01

Rev	Date	Reason For Issue	Chk
P01	08.07.20	Submission	DY



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01 Existing & Proposed Block Plan
1:500@A3



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Drawing title
**Existing &
Proposed Block
Plan**

Project No. Date
1706 July 20

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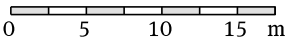
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Current Rev
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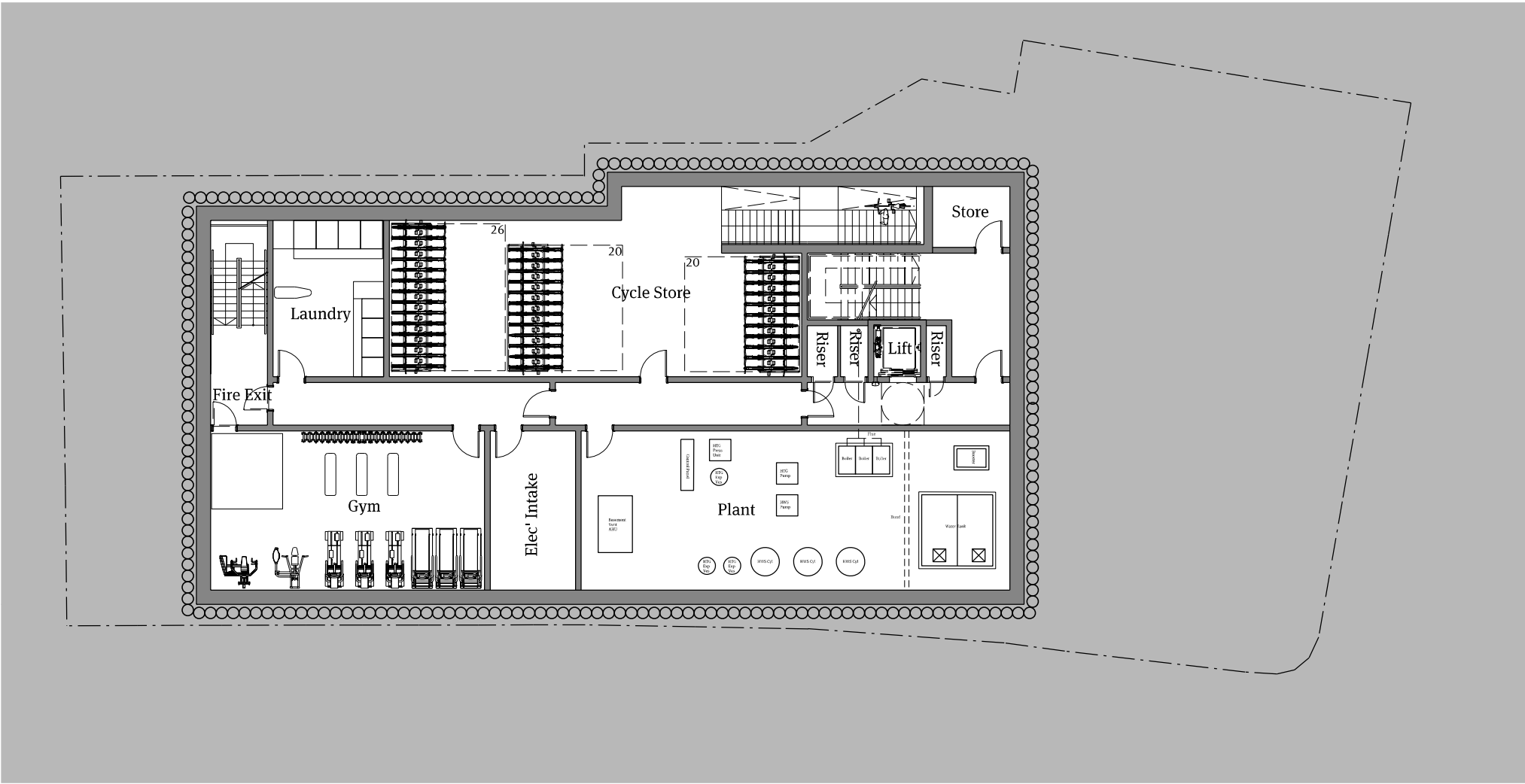
Rev Date
P01 08.07.20

Reason For Issue
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01 Existing Basement Floor Plan

1:200@A3

Legend	
- - -	Site Boundary



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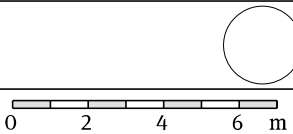
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Existing Basement
Floor

Project No. Date
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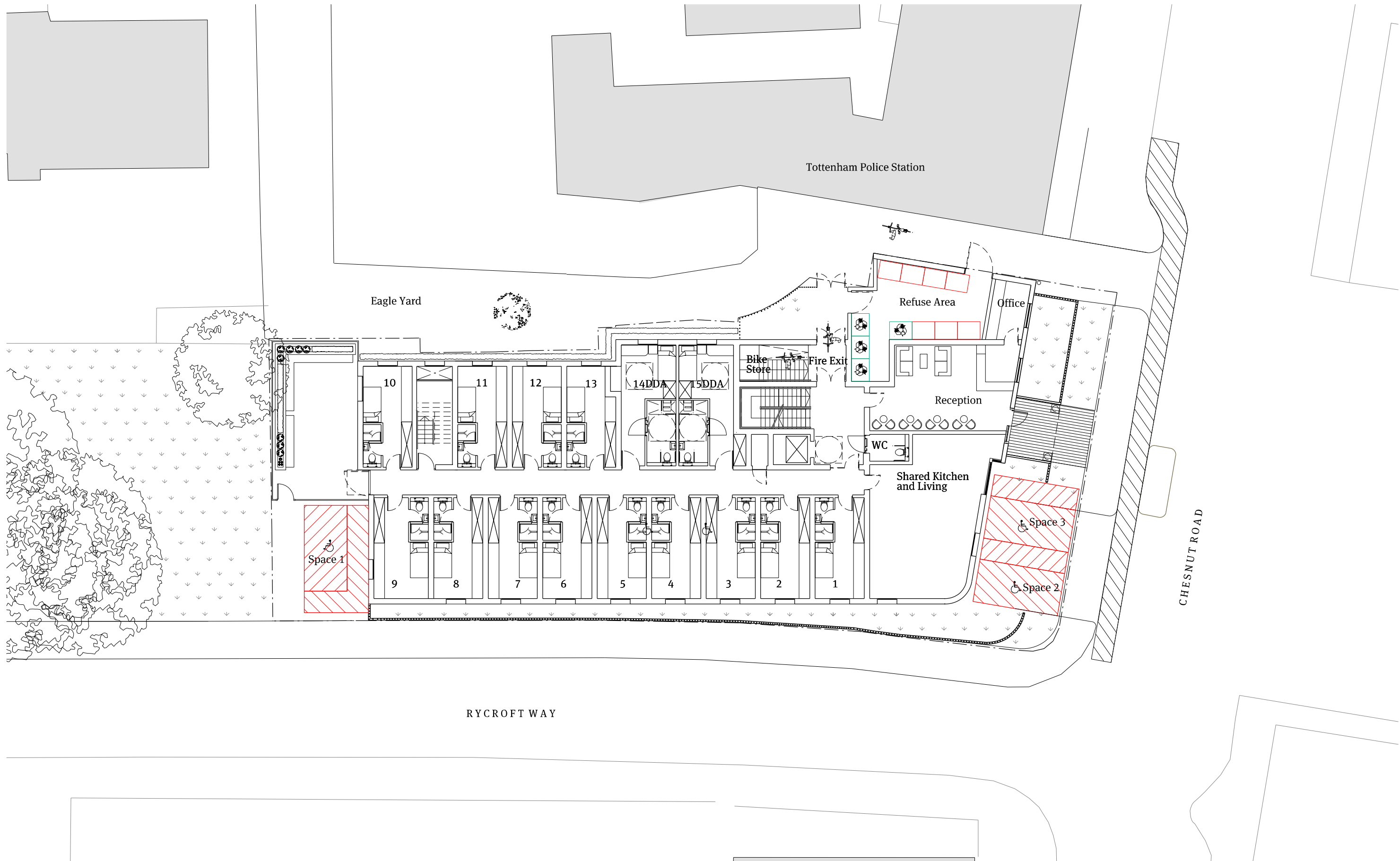
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Current Rev
P01

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01 Existing Ground Floor Plan
1:200@A3

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Drawing title
Existing Ground
Floor Plan

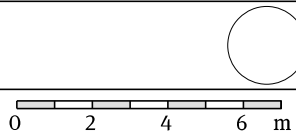
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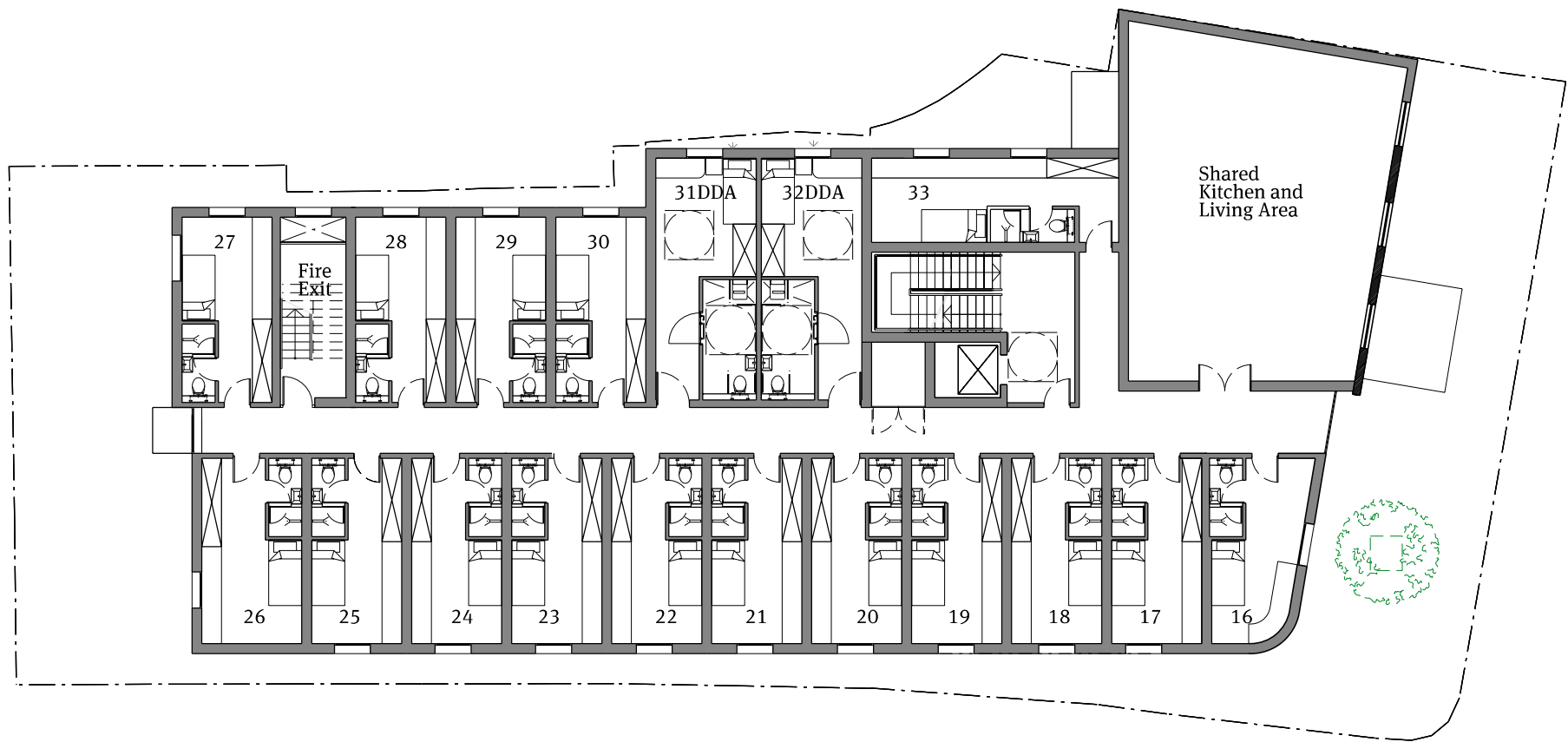
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Current Rev
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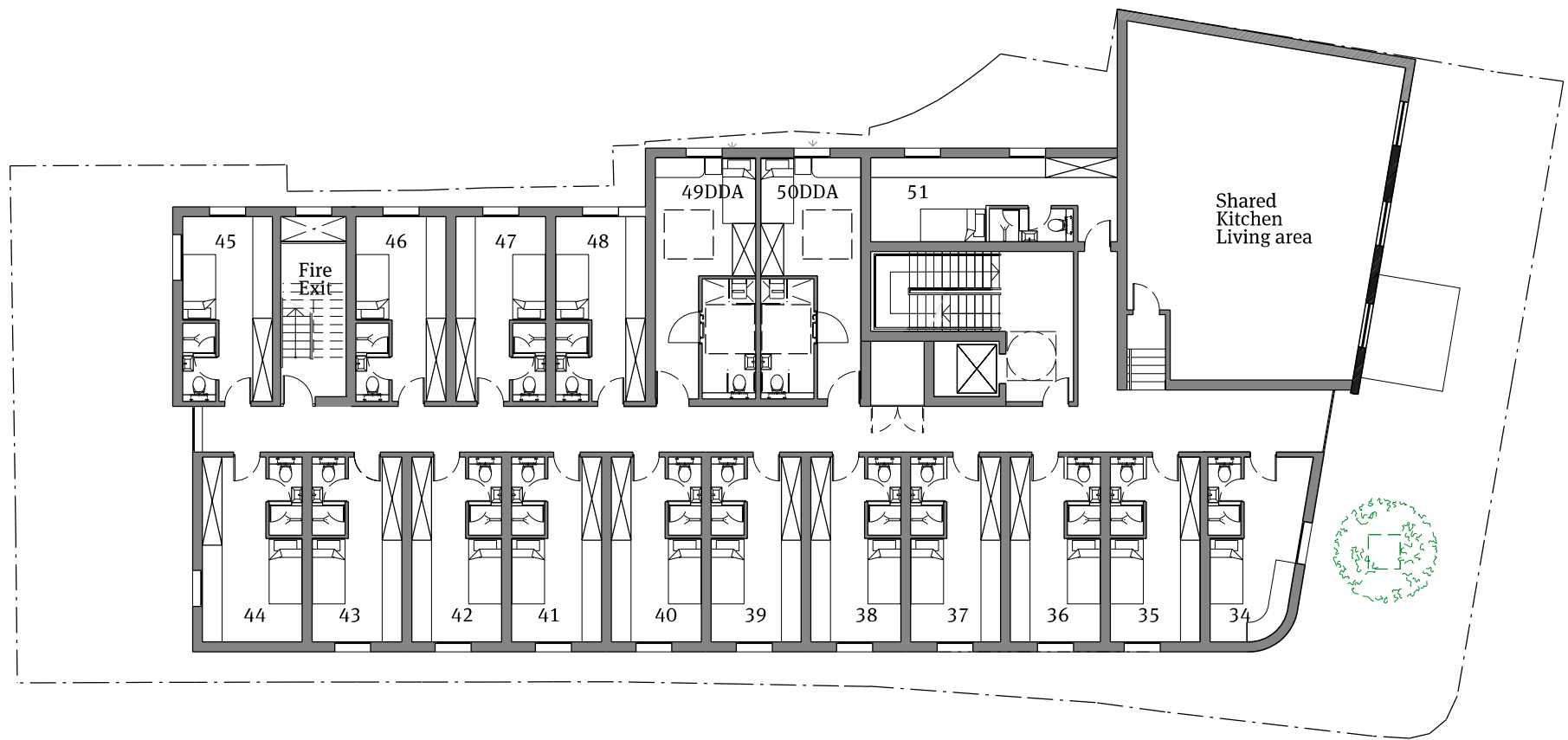


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01 Existing First Floor Plan
1:200@A3

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				Drawing No. 500-202	Current Rev P01							



01 Existing Second Floor Plan
1:200@A3

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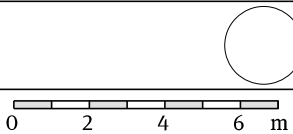
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1706 July 20

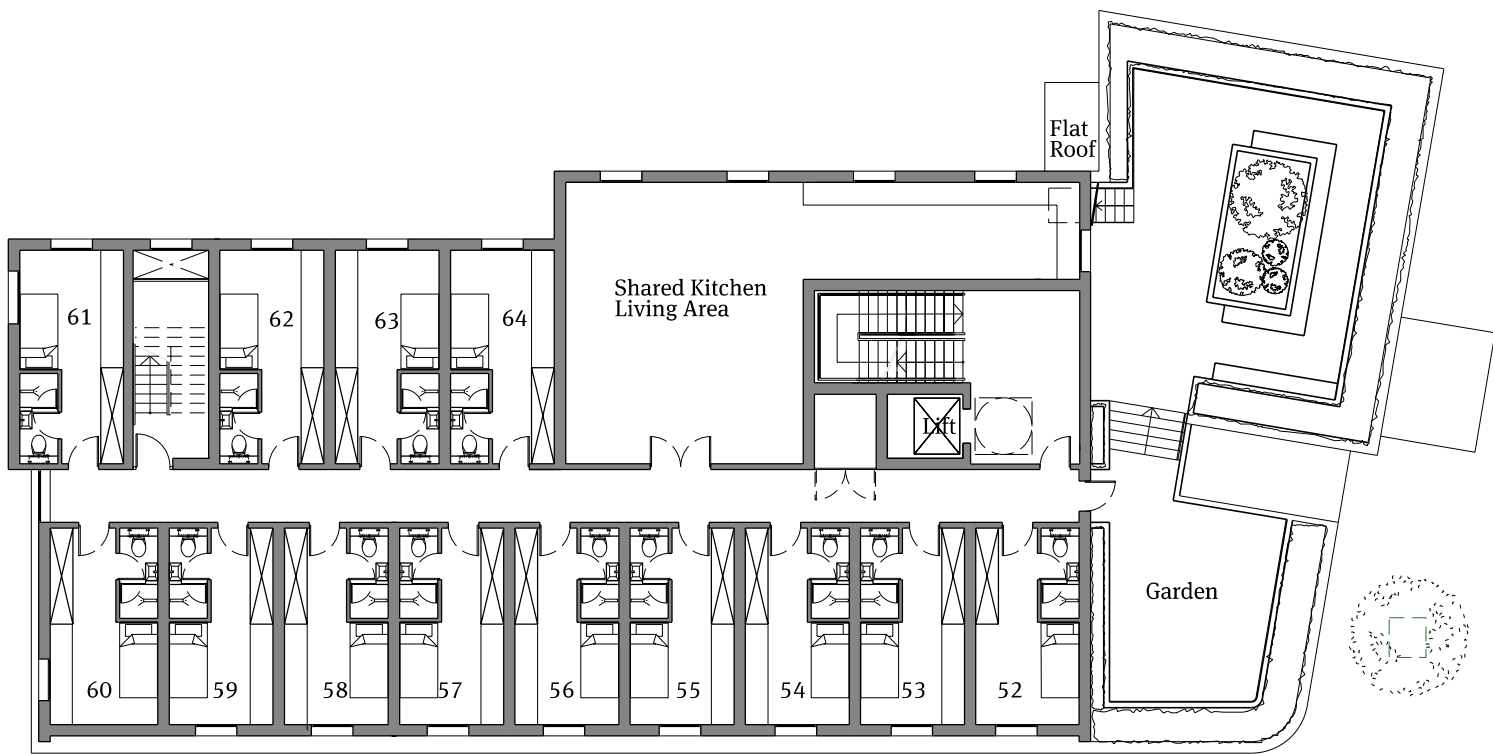
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01 Existing Third Floor Plan

1:200@A3

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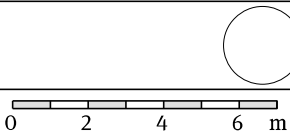
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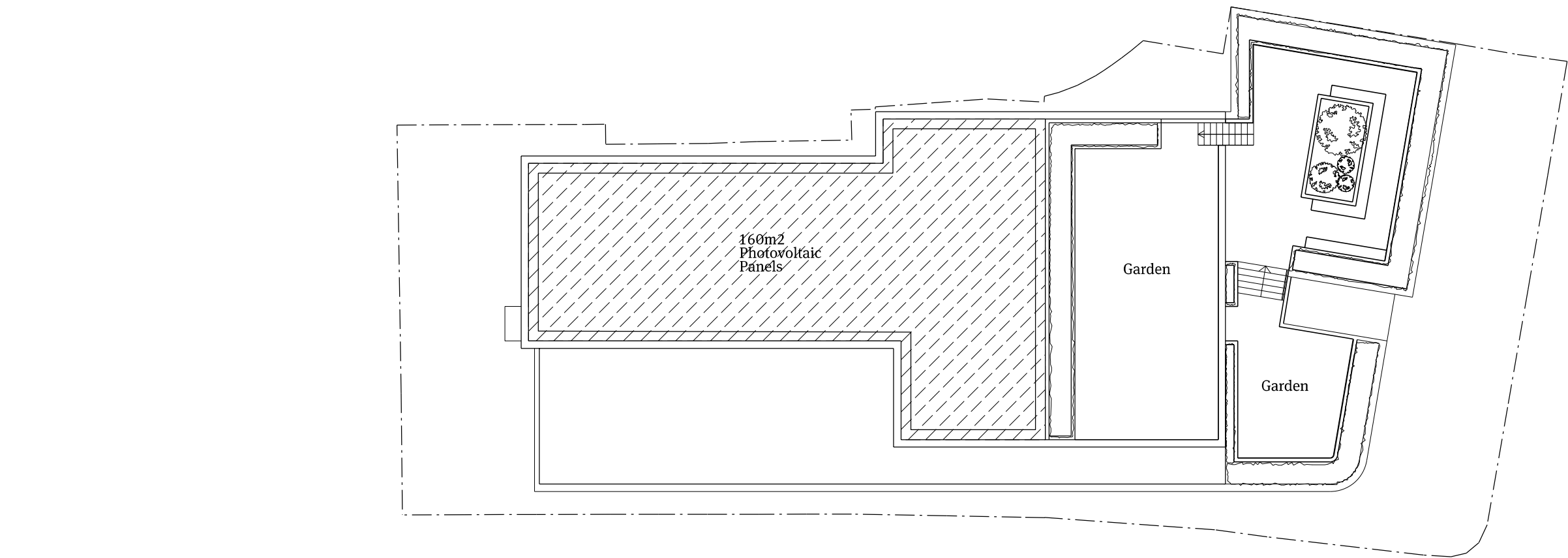
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01 Existing Roof Plan
1:200@A3



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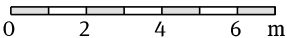
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Drawing title
Existing Roof Plan

Project No.	Date	Scale
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Drawing No.	Current Rev	
500-205	P01	

Rev	Date	Reason For Issue	Chk
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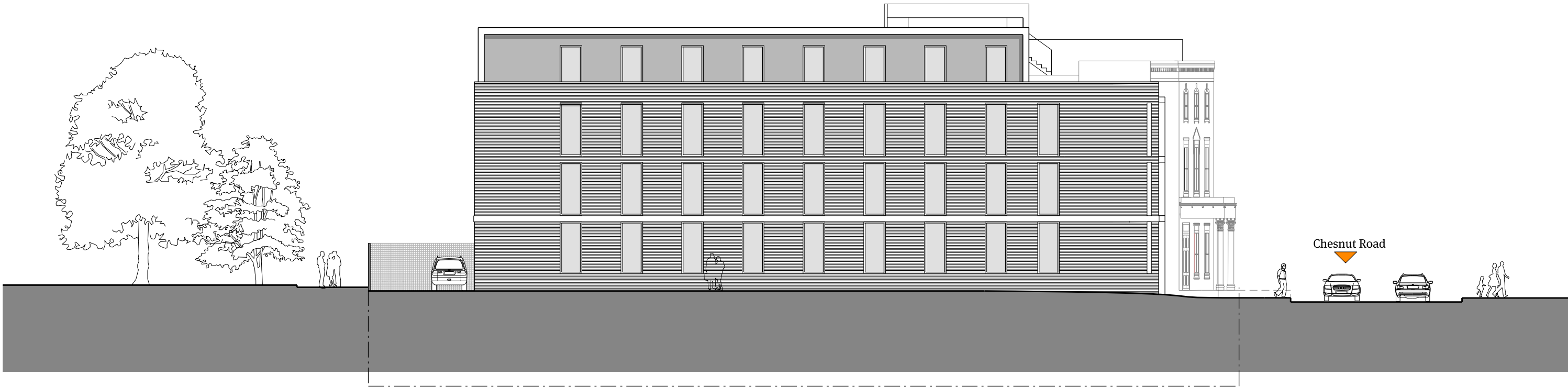


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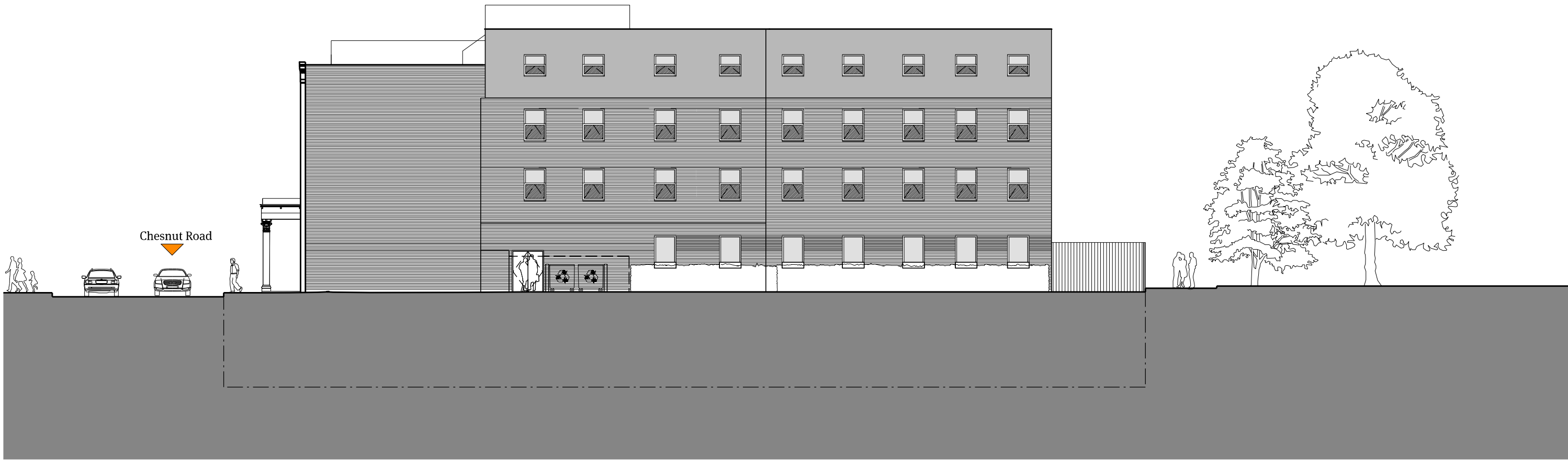
01 Existing & Proposed Front Elevation
1:200@A3

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				Drawing No. 500-210	Current Rev P01								



01 Existing & Proposed Side Elevation
1:200@A3

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				1706				P01									
				Drawing No.													
				500-211				Current Rev									
						July 20	1:200 @ A3		08.07.20	Submission	DY						
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01 Existing & Proposed Side Elevation (West)
1:50@A3

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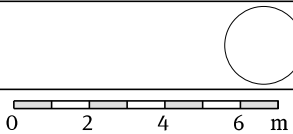
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1706 July 20

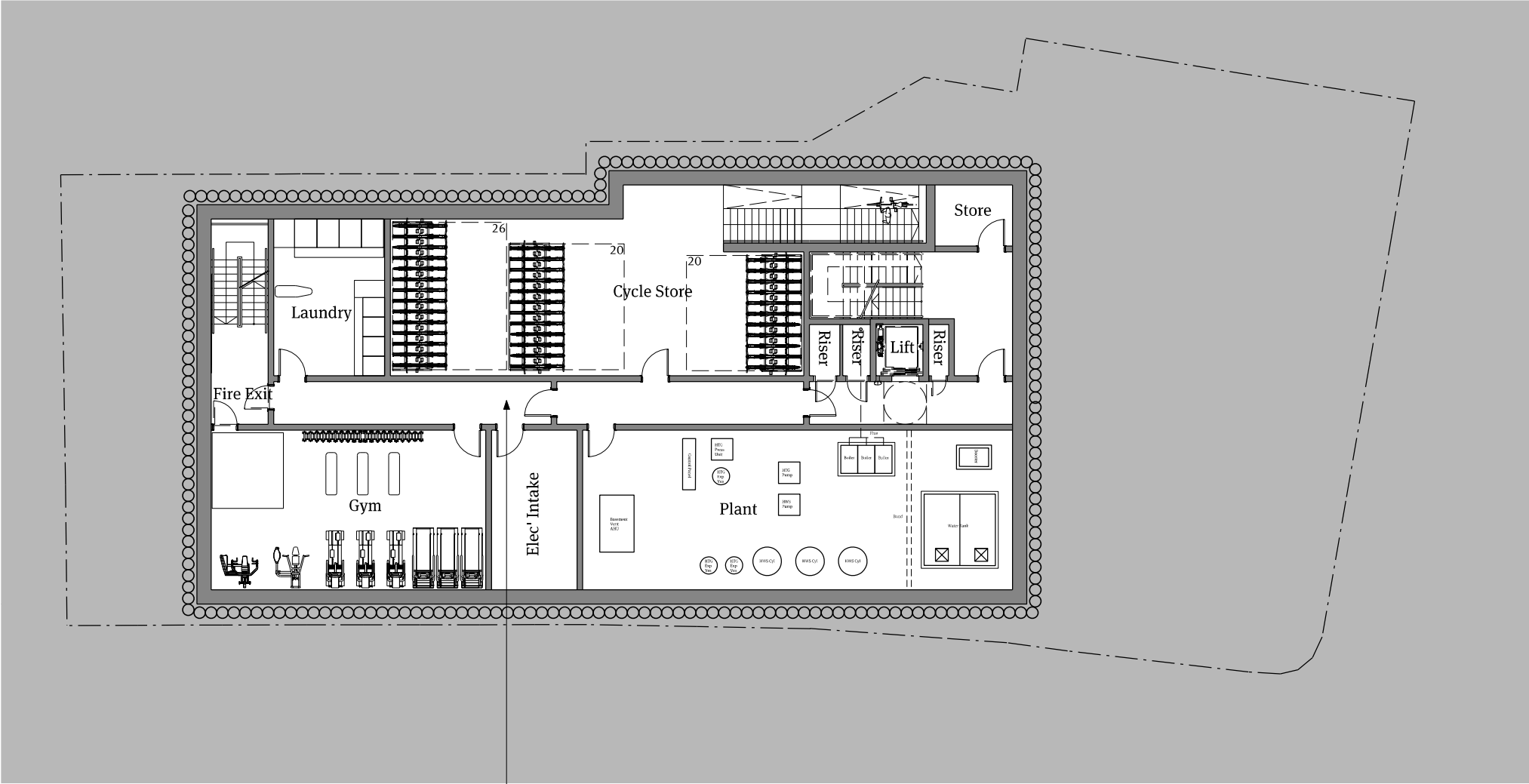
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Scale
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Current Rev
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Flexible Student Accommodation
and Co-Living Use

01 Proposed Basement Floor Plan
1:200@A3

Legend	
- - -	Site Boundary

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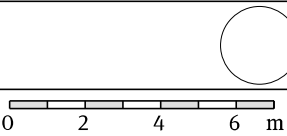
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Drawing title
Proposed
Basement Floor
Plan (no change)

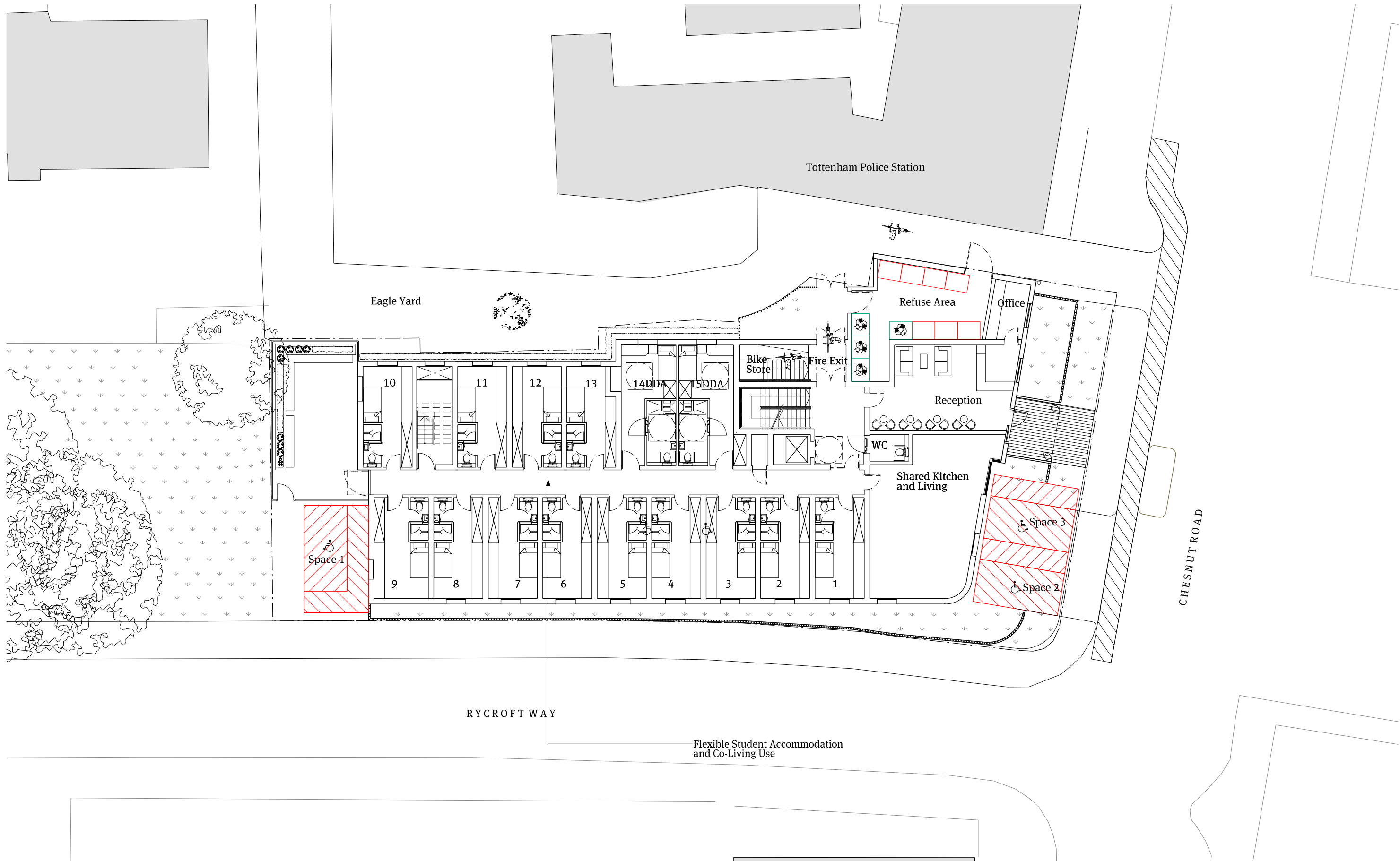
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1210 July 20
Drawing No.
500-200

Scale
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Current Rev
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01 Proposed Ground Floor Plan
1:200@A3

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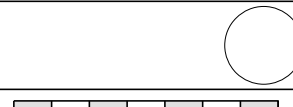
Address
**2 Chesnut Road
Tottenham
London
N17 9EN**

Drawing title
**Proposed Ground
Floor Plan (no
change)**

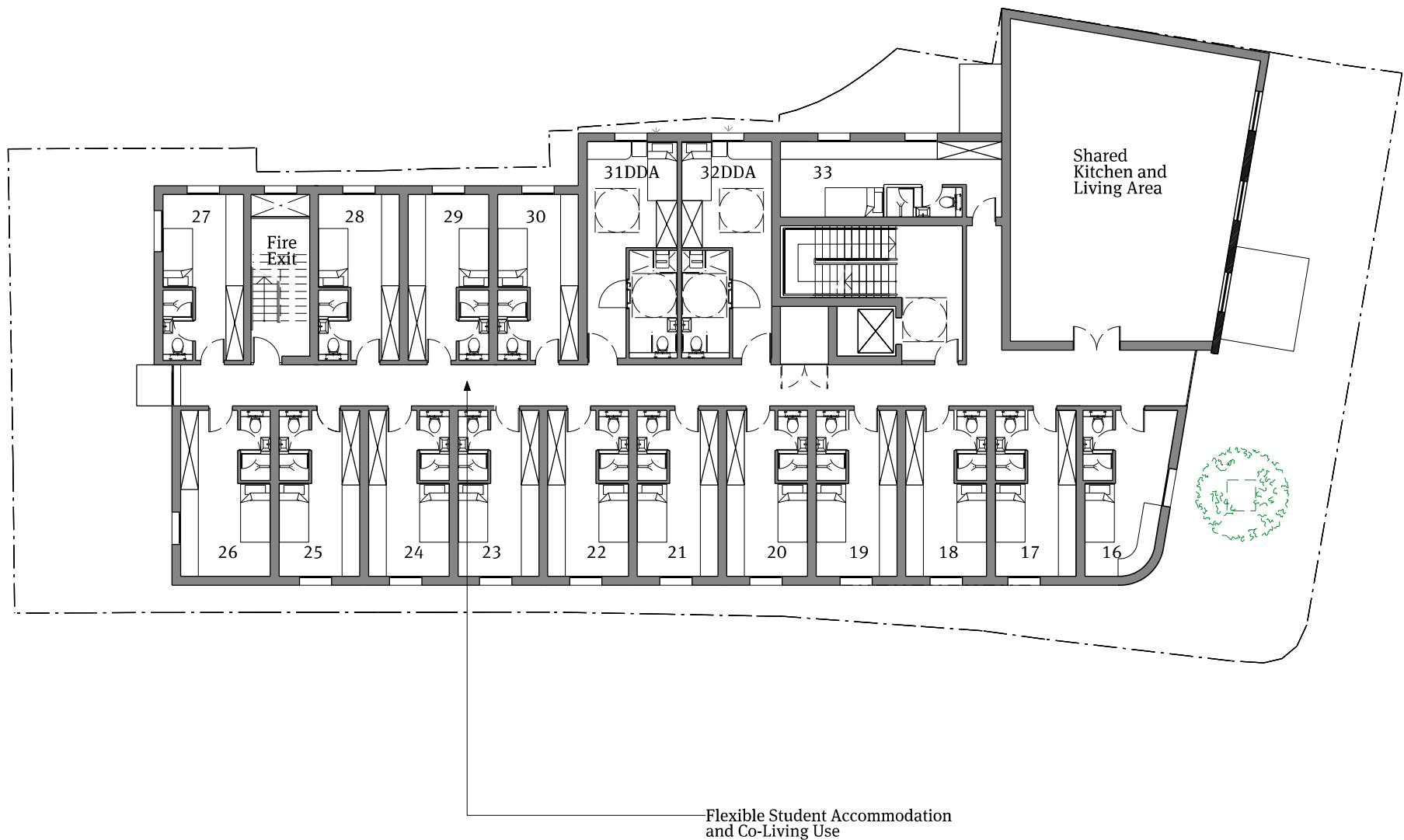
Project No. Date
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Drawing No.
501-201

Scale
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Current Rev
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01 Proposed First Floor Plan

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Drawing title
Proposed First
Floor Plan (no
change)

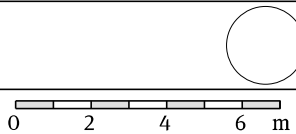
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1706 July 20

Drawing No.
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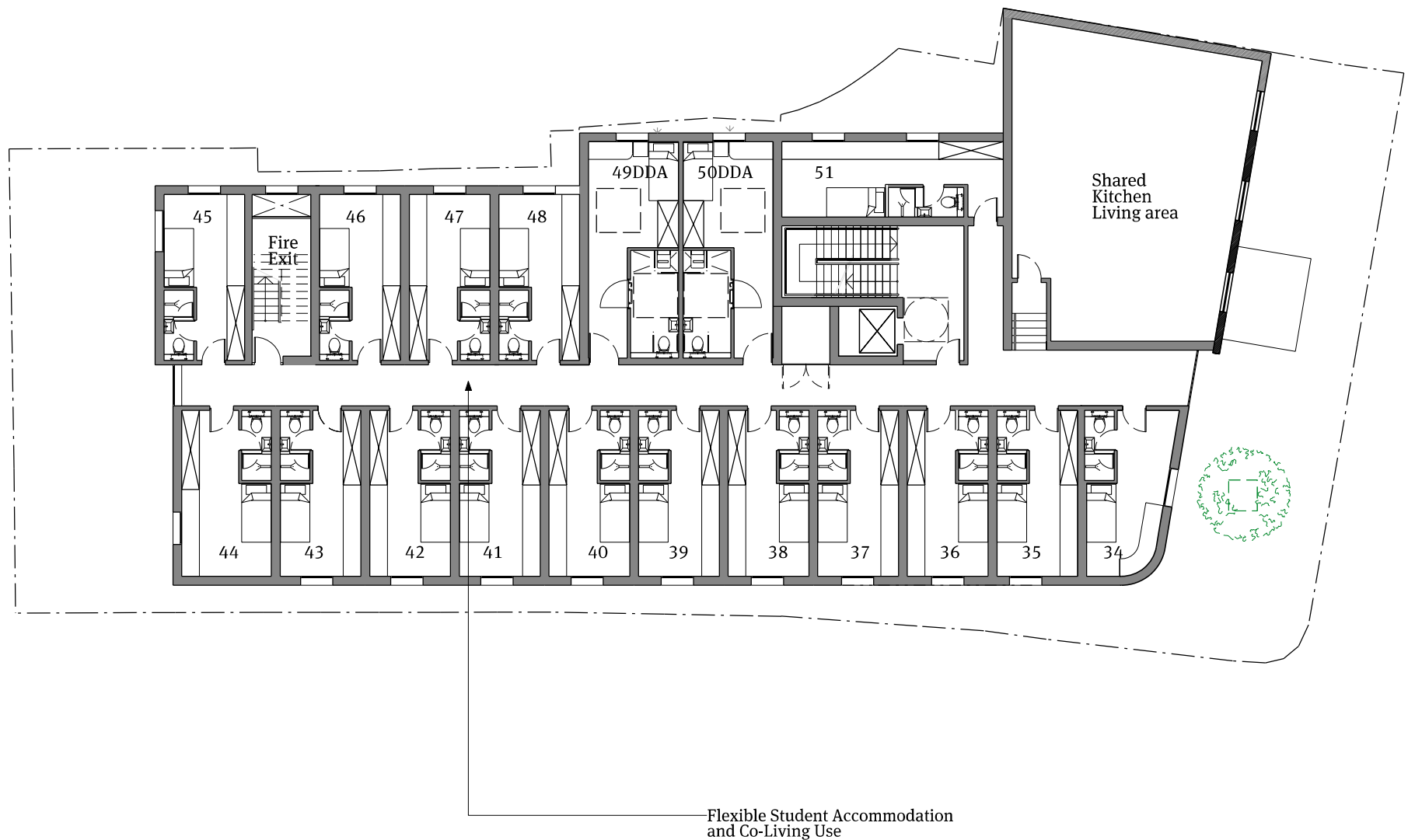
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Current Rev
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01 Proposed Second Floor Plan
1:200@A3

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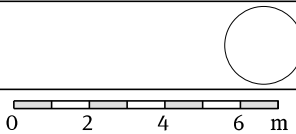
Address
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Tottenham
London
N17 9EN**

Drawing title
**Proposed
Second Floor Plan
(no change)**

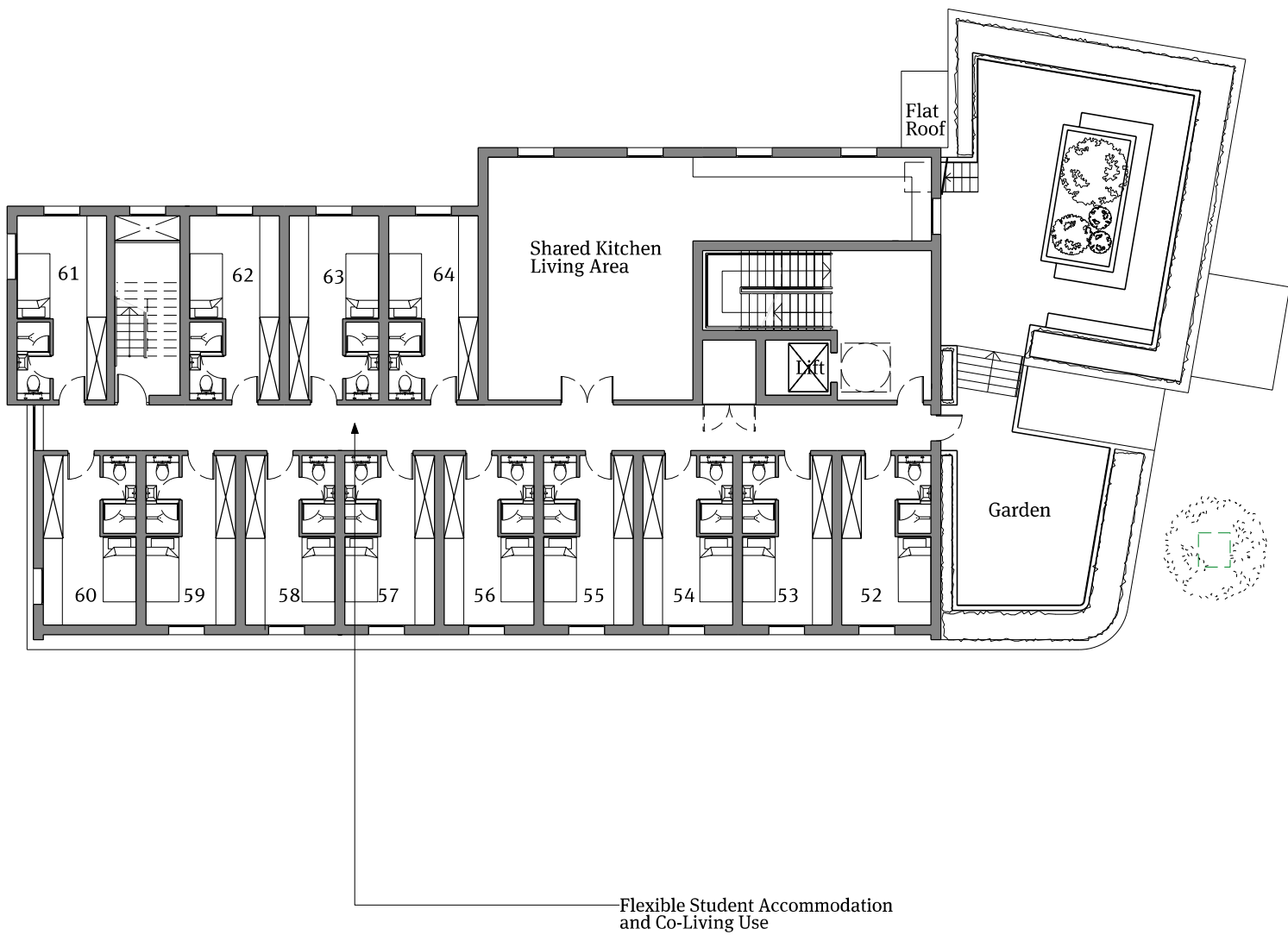
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Drawing No.
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Current Rev
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01 Proposed Third Floor Plan
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Drawing title
Proposed Third
Floor Plan (no
change)

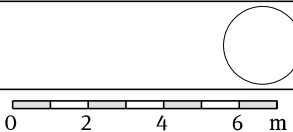
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501-204

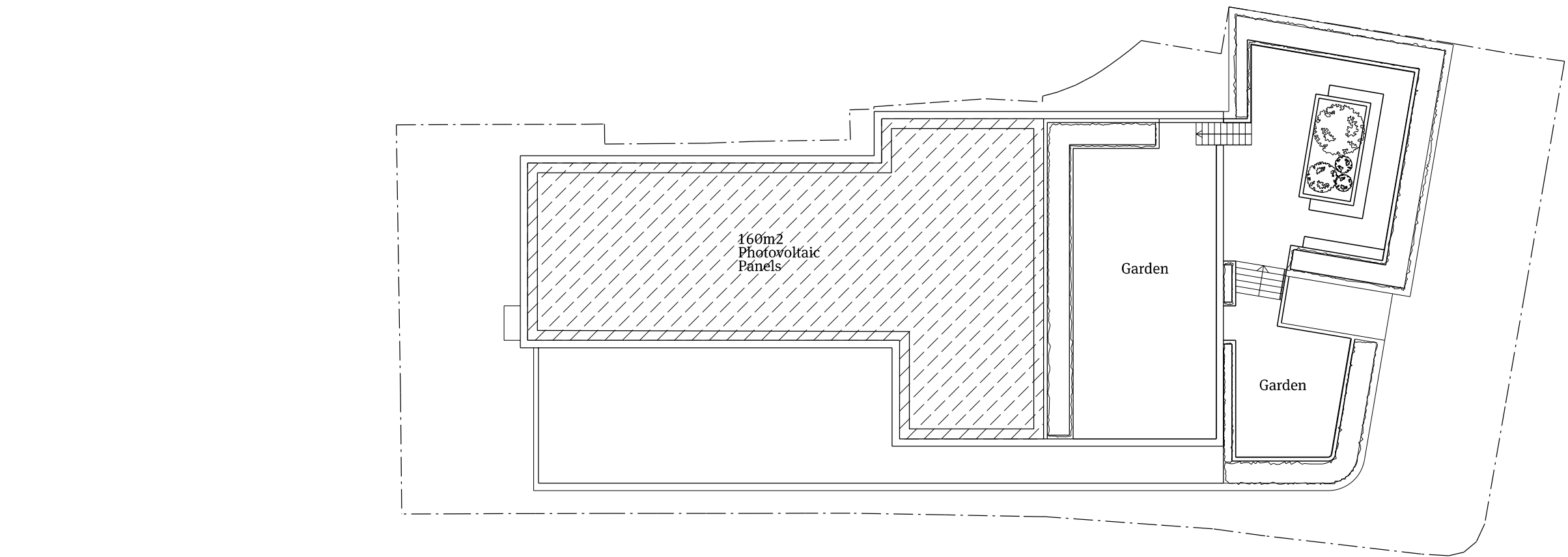
Scale
1:200 @ A3

Current Rev
P01

Rev	Date	Reason For Issue	Chk
P01	08.07.20	Submission	DY



Notes
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01 Proposed Roof Plan
1:200@A3

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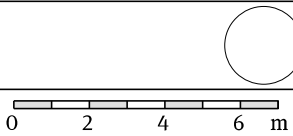
Client

Address
2 Chesnut Road
Tottenham
London
N17 9EN

Drawing title
Proposed Roof
Plan (no change)

Project No.	Date	Scale
1706	July 20	1:200 @ A3
Drawing No.	Current Rev	
501-205	P01	

Rev	Date	Reason For Issue	Chk
P01	08.07.20	Submission	DY



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