

Proposed change of use from offices to residential accommodation at the rear of 3 New Road, N8 8TA
Design and Access Statement

1. This Design and Access Statement relates to the existing building at the rear of 3 New Road. It is proposed to change part of the existing office area (use class E) to residential use (use class C3) use (C3), thus creating 5 new apartments. The previous planning application (HGY/2022/1759), seeking permission to convert all of the existing office space to 7 apartments, was withdrawn following feedback from planning officers. The requested changes are reflected in the current scheme.
2. The existing office space has been built in accordance with a planning permission HG/2016/1562 and in line with the subsequent approved planning amendments.
3. The previously proposed single aspect ground floor units facing the car park have been omitted and 115.2m² of office use retained. The new scheme comprises 5 apartments and a partial retention of commercial space, as shown below.
4. The building is suitable for residential use. It benefits from large windows, good daylight levels and good outlook. Internally, there are three levels served by a lift and a large staircase, each level allowing for finished headroom of 2.5m or greater. Externally, the building features cedar cladding, green roofs, and outdoor planting, as seen on the photographs below.



5. Design and landscaping:

Minor alterations to the existing elevations provide a small window opening (Flat 2), not visible to neighbours, and a new skylight (Flat 5). Principal entrance, bin storage, and access routes would remain in the same location. Externally, the proposed works are limited to new planting, landscaping improvements, and provision of a small storage box and hangers for bikes.

All flats benefit from private amenity space – provided externally in form of an outdoor patio garden by using the existing outdoor space at rear, for units 1 and 2, or internally in form of an additional space / winter garden, for units 3, 4, and 5. The units with internal amenity / winter gardens have been designed to comply with the Council's internal space standards. Upper floor units benefit from generous floor to ceiling heights and large areas of glazing providing uninterrupted views of sky and mature trees.

6. All flats would have good outlook and privacy. In order to limit the potential overlooking it is proposed to add privacy film to sensitive window locations as indicated on the submitted plans and graphics below (please refer to <https://www.lintec-europe.com/product/privacy-lumisty-visioncontrolfilm-frosted/> for more information) Similar treatment would be proposed to limit potential overlooking of Lynton Road properties from flat 1 and 3, in areas indicated on the excerpts below.





SECTION THROUGH THE PROPOSED FLATS SHOWING GENEROUS INTERNAL HEIGHTS AND THE LARGE EXTENTS OF GLAZING WITH GOOD OUTLOOK

7. The external space available for the future residents significantly exceeds external amenity standards. (192% bigger for unit 1 and 98% bigger for unit 2). Good choice of planting and careful design provide high quality amenity and visual attraction, as illustrated by a reference image below.



PHOTO OF THE EXISTING OUTDOOR SPACE (FLAT 1)



REFERENCE IMAGE SHOWING A SIMILAR SIZE PATIO GARDEN

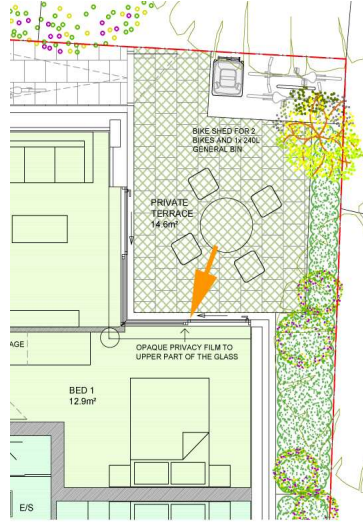
8. Residential space standards for the proposed flats. The proposals comply with London Plan and Nationally Described Space Standards, as shown in the table below:

NO.	DESCRIPTION	FLAT AREA	%	BED 1 AREA	BED 2 AREA	LIVING AREA	AMENITY	STORAGE
FLAT 1	1BED 1 BATH	52.2m2	104%	12.9m2	X	25.7m2	14.6m2 external	3.0m2
FLAT 2	2BED 2BATH	70.0m2	100%	12.0m2	12.0m2	27.2m2	11.9m2 external	2.5m2
FLAT 3	2BED 2BATH	75.7m2	108%	13.5m2	12.3m2	25.0m2	5.0m2 internal	2.4m2
FLAT 4	1BED 1 BATH	62.8m2	126%	11.7m2	X	26.6m2	5.0m2 internal	6.6m2
FLAT 5	1BED 1 BATH	62.6m2	125%	14.0m2	X	32.2m2	5.9m2 internal	2.7m2

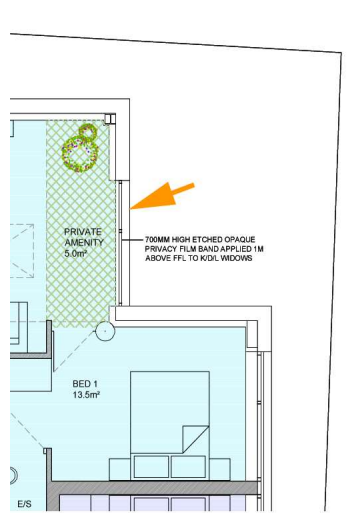
% COLUMN SHOWS IN WHAT RATIO DOES THE PROPOSAL COMPLY WITH THE HOUSING DESIGN STANDARDS



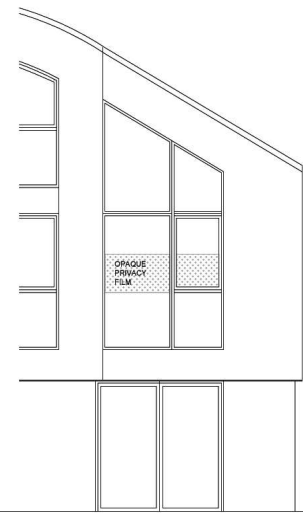
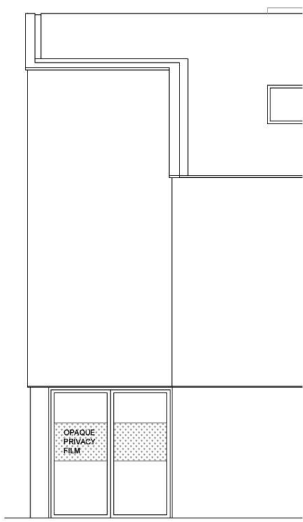
PHOTO SHOWING THAT ANY POTENTIAL OVERLOOKING BETWEEN THE EXISTING WINDOWS AND LYNTON ROAD PROPERTIES IS LIMITED



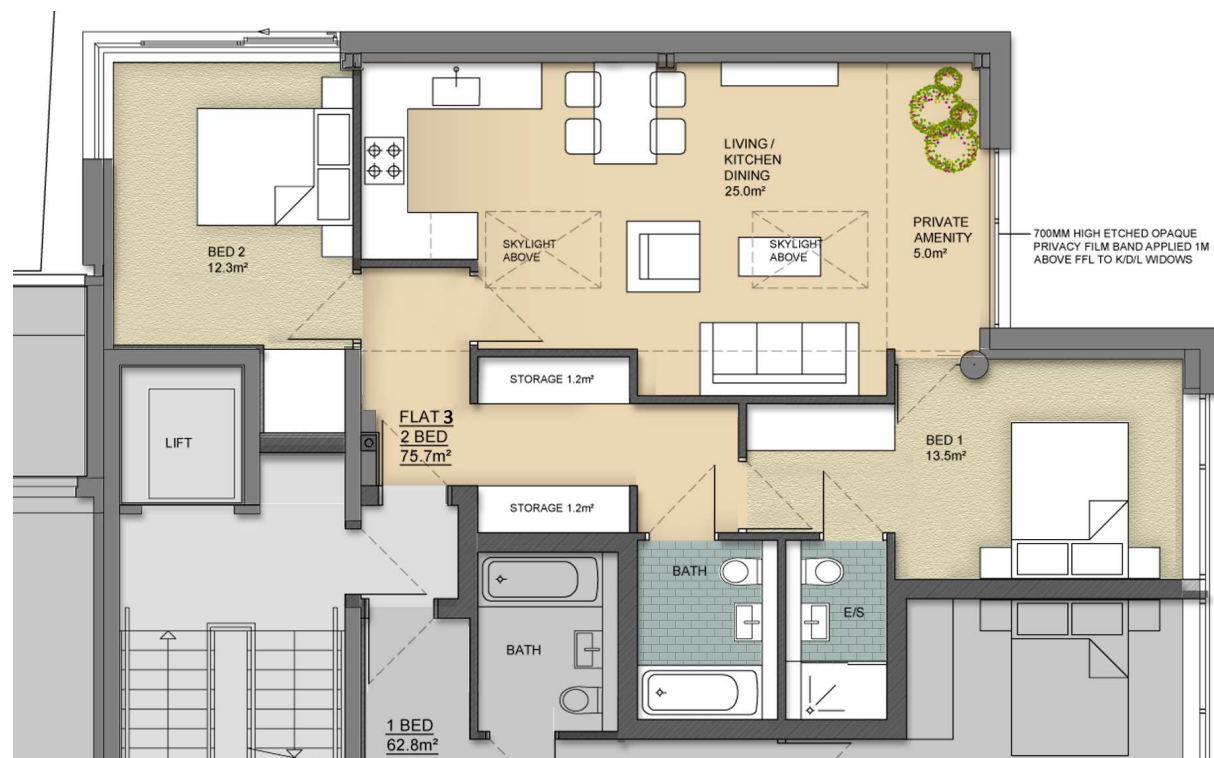
FLAT 1 (ABOVE) AND FLAT 3 (BELOW)



PLAN EXCERPTS SHOWING AREAS WHERE PRIVACY FILM WOULD LIMIT POTENTIAL OVERLOOKING OF LYNTON ROAD PROPERTIES



WINDOWS WITH A PRIVACY FILM MARKED WITH AN ARROW



PLAN ILLUSTRATING HOW RESIDENTIAL STANDARDS HOW BEEN ACHIEVED (FLAT 3)

9. Highways:

1. There would be no on-site provision for car parking.
2. Secure cycle parking would be provided both internally and externally in line with the requirement set out in Policy T5 of the London Plan (March 2021): 1.5 space per 1 bed dwelling, 2 spaces for 2 bed dwellings - overall there will be storage for up to 9 cycles.
3. The existing office benefits from gated access for vehicles and pedestrians from Park Road and via a pedestrian link from New Road.

10. Sustainability & environmental issues:

1. Proposed dwellings would incorporate water & energy saving measures and they would comply or exceed current regulations.
2. Haringey requirement for waste storage provision is 1x 1100l general waste bin for 6 dwellings and 1x1100l recycling waste bin for 10 dwelling. It is proposed to provide 2 euro-bins for 5 dwellings in a dedicated area next to the main communal entrance. The provisions would comply with the policy.
3. The building is not in a flood risk area. Regarding surface water, there would be no changes to the approved surface treatment. Main part of the building is covered with green roof which minimises rainwater run off.

11. Conclusions & summary of key planning considerations:

1. The proposals have been revised to address officer feedback relating to residential standards and loss of employment.
2. The proposal retains 115.2m² B1 office space and delivers 5 much needed good quality residential units in a sustainable location.
3. All units meet or exceed residential amenity space standards.
4. Generous glazing + floor to ceiling heights provide good levels of natural daylight + attractive outlook.
5. Opaque privacy film has been incorporated to protect the privacy of the occupiers + neighbours in Lynton Road.



INDICATIVE 3D VIEW OF THE PROPOSED LIVING SPACE – FLAT 4 ABOVE, FLAT 2 BELOW

