

63 – 65 High Road N22. Design and Access Statement

Introduction

This Design and Access Statement presents the proposed development of additional storeys on the building located at 63-65 High Road, Wood Green N22. The property, currently utilized as a shop with ancillary and storage spaces, is situated within the London Borough of Haringey, Wood Green ward. The development aims to enhance the overall urban fabric while adhering to conservation area regulations and delivering much-needed housing in a central location.

Site Context

The property enjoys a prime location, fronting the bustling High Road, designated as a town centre and vibrant commercial hub. The rear of the property faces Lilac Mews, a peaceful residential cul-de-sac. The site is within the Wood Green Cultural Quarter Conservation Area, which encompasses the historically significant Grade II listed building at No. 63 Coburg Road. Its prominent position and accessibility from Wood Green Underground Station and various bus routes make it well-connected to public transportation.

Proposed Development

The primary objective of this proposal is to add an additional storey to the part of the building facing the High Road and another raised storey to the extension facing Lilac Mews. This will result in the creation of new residential units, enhancing the overall value and functionality of the property.

Apartment Details

- *First Floor:*

- One two-bedroom apartment
- One one-bedroom apartment
- Increased commercial ancillary area of 51 sq. m

- *Second Floor:*

- Two two-bedroom apartments of 65 sq. m each

- *Third Floor:*

- Two two-bedroom apartments of 65 sq. m each

- *Raised Floor:*

- Two studio apartments of 42 sq. m each

Each apartment's design emphasizes spatial efficiency, comfort, and contemporary living standards. Ample storage solutions have been integrated to optimize functionality.

Retail and Residential Integration

While the upper floors will be converted into residential units, a portion of the first floor will be redesigned to provide essential staff facilities for the ground-floor retail space, including toilets and changing rooms. This approach promotes effective coexistence between the commercial and residential elements.

Sustainable Measures

The proposed development acknowledges the importance of sustainability. Secure cycle storage will be incorporated at a first-floor terrace, complemented by dedicated cycle hangers within each apartment. To facilitate waste management, refuse storage will be conveniently positioned on Lilac Mews, near the entrance.

Conclusion

The proposed development at 63-65 High Road, Wood Green N22, aims to enhance the existing property's value and contribute positively to the urban fabric of the area. By adding additional storeys with high-quality residential units and implementing sustainable measures, the project aligns with the broader goals of providing quality housing within a historically rich and vibrant locale.

This design and access statement was submitted to Haringey Council planning Ref:- HGY/2023/2373. It appears the application will be granted planning consent as the council is working on the S106 agreement at present.