
Appendix 1

Pre-application 1 written feedback1



Hornsey Park Rd

Pre-application report

July 2022

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On behalf of:

Orbital Development

Contents



INTRODUCTION

1.1	SDPSA Experience	07
1.2	Executive Summary	08



SITE & SURROUNDINGS

2.1	Site Location & Wider Analysis	11
2.2	The Immediate Site Context	12
2.3	Site Photographs	14
2.4	Adjacent Permitted Schemes	16
2.5	Environmental & Policy Context	18
2.6	Constraints & Opportunities	19



PROPOSED DESIGN

3.1	Proposed Site Strategy	23
3.2	Scale and Massing	24
3.3	Proposed Ground Floor Plan	29
3.4	Illustrative Sketches	30
3.5	Proposed Upper Floor Plans	33
3.6	Use and Amount	38
3.7	Daylight assessment	39



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INTRODUCTION



This Pre-application Report has been prepared by Stephen Davy Peter Smith Architects on behalf of Orbital Development to support the proposal at 157-159 Hornsey Park Road, N8 0JX, hereafter referred to as ‘the Site’, in the London Borough of Haringey (LBH).

The intention of this report is to introduce the proposal for a well balanced and considered mixed-used development on the Site. The document sets out the proposal in the context of its urban setting, design approach, scale, internal arrangement, and conformity with the national planning policies, the London Plan and Haringey’s specific policies.

1.1 SDPSA Experience

Stephen Davy Peter Smith Architects is an established London based practice which was created in 1995. British Architects Stephen Davy and Peter Smith lead the office which includes a diverse group of talented professionals who generate a rich and stimulating architectural approach.

The practices' expertise is reflected in the numerous awards and press coverage it has received, and demonstrates the architects desire to achieve high standards in their work. We investigate the merits and opportunities of each site to create an appropriate architectural response to maximise the benefit to our Client. The office prides itself on working in close partnership with its clients to create places in which people choose to live, work and play.



Wandle Bank, Ealing



Quest House, Croydon



Marcon Place, Hackney



Manor Works, Ealing



Eldon Court, Croydon

1.2 Executive Summary

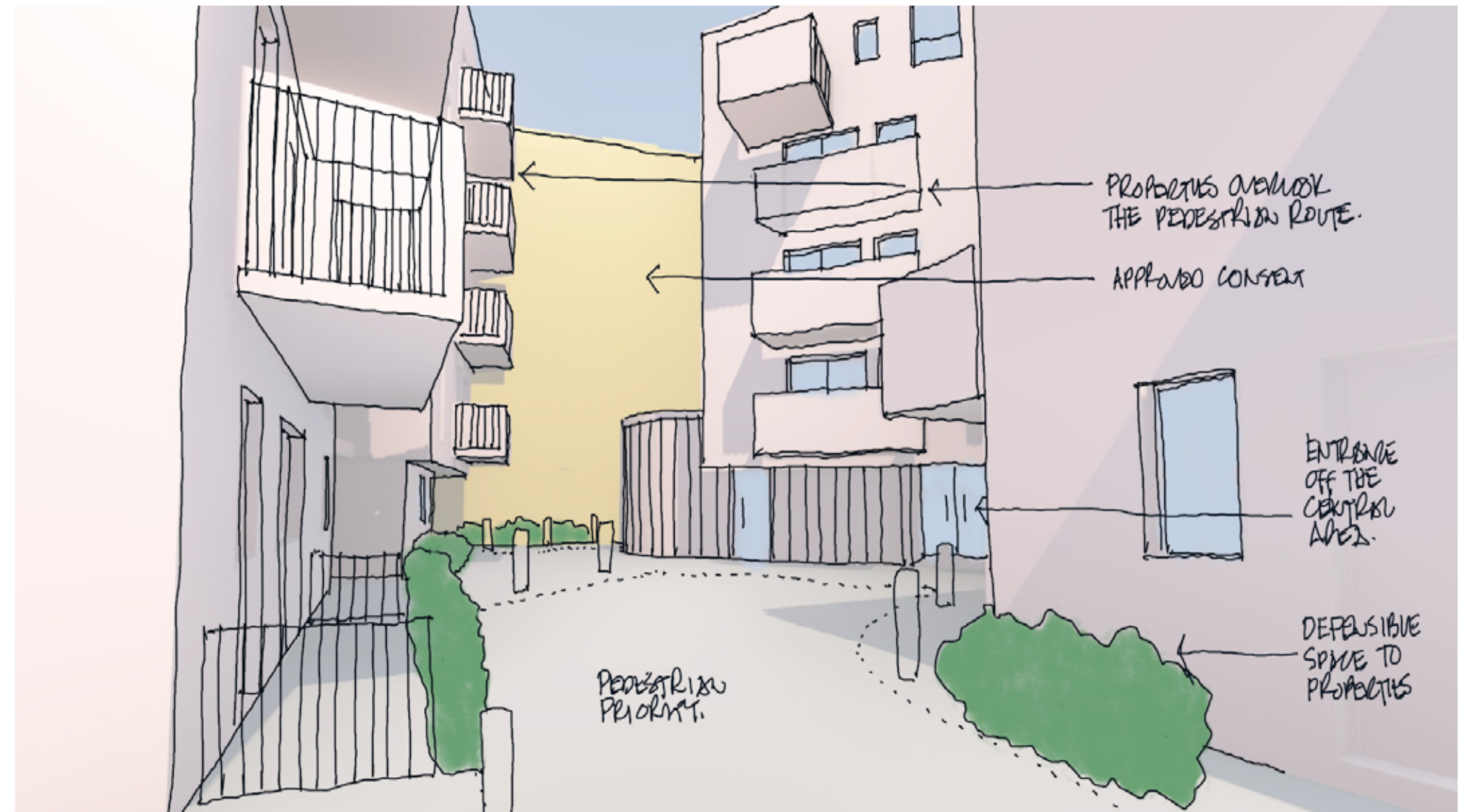
Description of the development

The scheme is for the erection of 2 buildings ranging from 3 to 6 storeys in height and a detached 2-storey house, to provide for 33 residential units and 154m² commercial floorspace, together with associated landscaping with delivery of a new public pedestrian route, car and cycle parking, and refuse and recycling facilities.

The Vision

The proposed scheme presents an opportunity to redevelop the Site to provide much needed new homes and to contribute to the ongoing regeneration of this part of the borough. It will improve pedestrian connections in line with the Council's ambition for the Site Allocation, linking the Haringey Heartlands area to Wood Green High Road.

- Delivery of residential accommodation, including family housing.
- Better use of an underutilised site, complementing developments coming forward in the locality.
- Provision of a new pedestrian route together with the new schemes being delivered in the area; a key community benefit.



XXXXXXX Caption

**SITE AND
SURROUNDINGS**



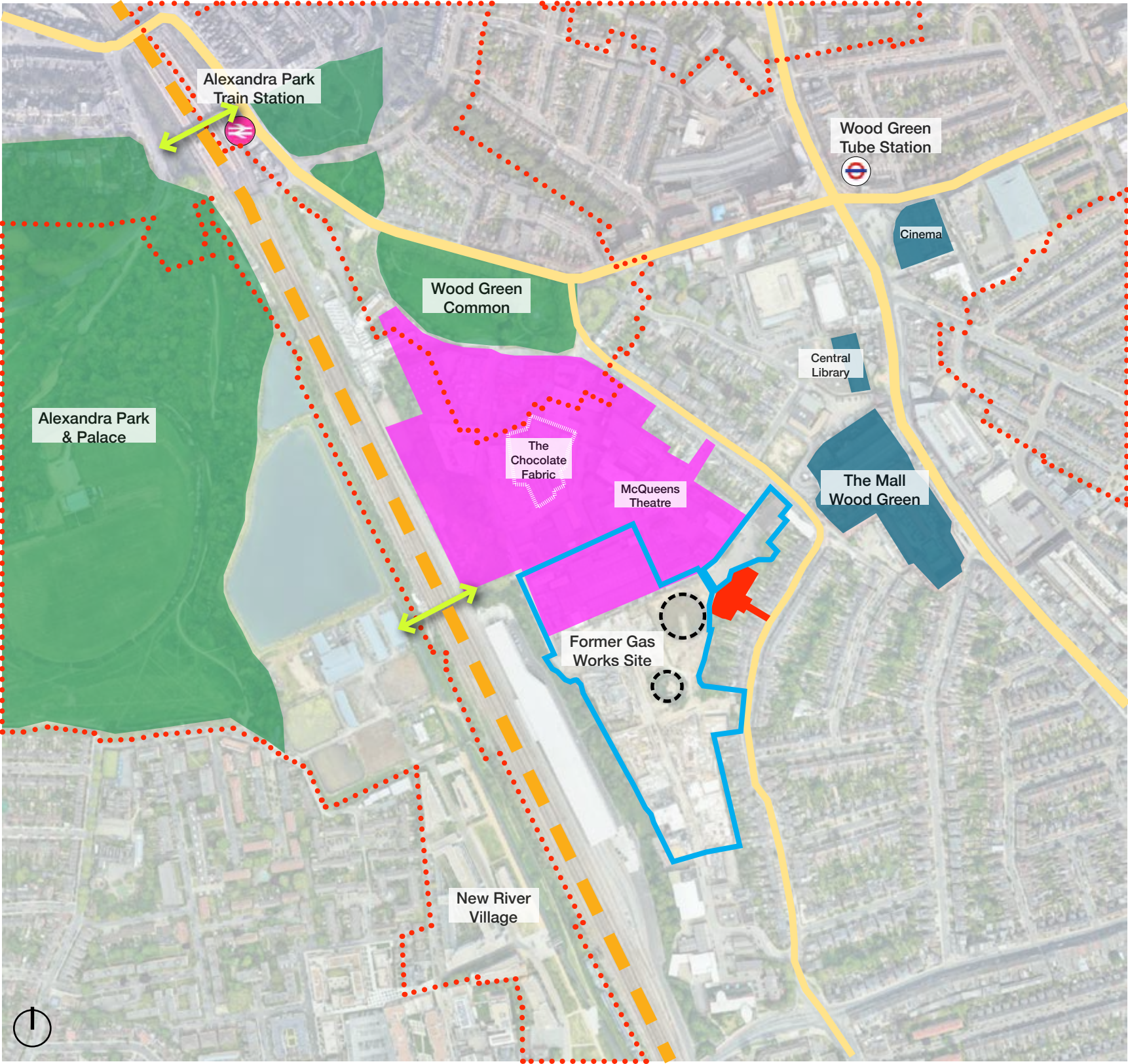
2.1 Site Location & Wider Analysis

The Site is located in Wood Green, in the London Borough of Haringey, a borough situated approximately five miles north of central London.

Wood Green is the borough's biggest town centre, with very good public transport services and good road network.

The Site lies 250m to the southwest of Wood Green High Road and the Wood Green Mall. It's in very close proximity to the Cultural Quarter and the Chocolate Factory.

The Site is within walking distance to Wood Green Common to the northwest and Alexandra Park to the west.



Wider Context Analysis Diagram

- Site boundary
- Main Roads
- Secondary Road
- Railway Line
- Parks
- Pedestrian crossing to Alexandra Park
- Conservation Areas
- Cultural Quarter
- Sites granted permission for predominantly residential schemes



Wider Location Map- London Borough of Haringey

2.2 The Immediate Site Context

Existing and emerging

The area to the northwest and southwest of the Site is evolving. There are two sites being redeveloped, immediately next to the Site, Clarendon Gas Works (St William Homes LLP) and the site off Brook Road and Mayes Road (Austringer Capital Ltd). Clarendon Gas Works is a masterplan for mixed-use buildings ranging in height from 2 to 19 storeys. The site named as ‘Land off Brook Road and Mayes Road’ goes up to 9 storeys and it contains residential and retail use as well as a medical centre.

The urban grain to the southeast of the Site is more consolidated, predominantly characterised by 2 storey terraces houses.



2.2 The Immediate Site Context

The Site sits behind a terrace and the entrance is off Hornsey Park Road. To the rear is bounded by two sites being redeveloped, Clarendon Gas Works (St William Homes LLP) and the site off Brook Road and Mayes Road (Austringer Capital Ltd), so it needs to be accessed in both its existing and emerging context.

It contains a few disused industrial buildings (1 to 2 storeys) of no architectural merit.



Overview of the Site as seen from the east

2.3 Site Photographs



View 1



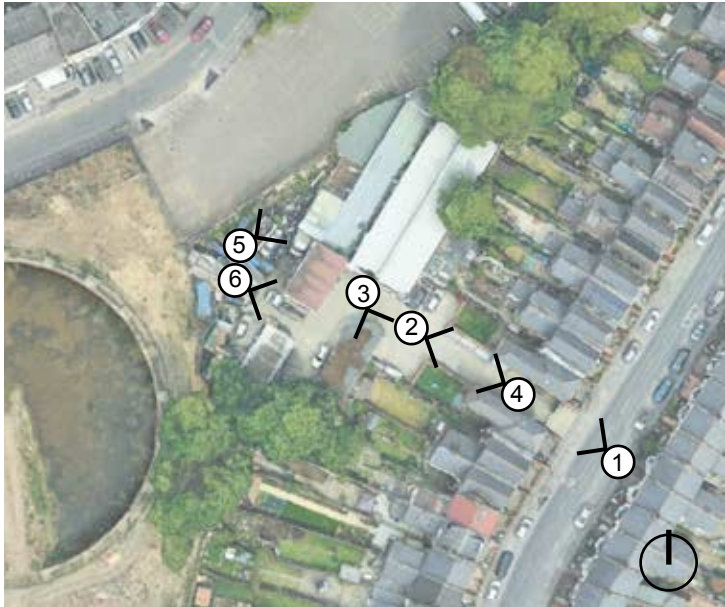
View 2



View 3



View 4



Key



View 5



View 6

2.3 Site Photographs



View 7- Inside of the existing building



View 8- Inside of the existing building



View 9- Inside of the existing building