

0628_West Green Road

Design and Access Statement Addendum

April 2024

black

Introduction

Black Architecture have been appointed by Eurocrest Sub3 Ltd, Eurocrest Sub4 Ltd, Eurocrest Sub6 Ltd and Eurocrest Sub7 Ltd to prepare a revised planning application for a replacement roof structure at a storage warehouse on West Green Road in Haringey, that addresses the reasons for refusal set out by the Local Planning Authority in relation to application reference **HGY/2023/3357**.

The Addendum Design and Access Statement describes the changes that have been implemented in response to the two reasons for refusal. It should be read in conjunction with the original Design and Access Statement (**0628_Design and Access Statement**, October 2023) and the updated drawings submitted by Black Architecture and daylight/sunlight report by MES Building Solutions.

Reasons for refusal

1. The proposed development by reason of its excessive size, height, scale and dominating appearance and backland location, would have a detrimental impact on the character and appearance of the site and its surrounding area and result in a cramped overdevelopment within a restricted site. As such, the proposed development would be contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM7 of the Development Management DPD 2017.
2. The proposed development by reason of its size, bulk and close proximity would have a seriously adverse impact to the amenities of 28 – 33 Willow Walk and 1 – 15 Waldeck Road by reason of material loss of sunlight, outlook and be overbearing, contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM7 of The Development Management DPD 2017.

Amendments to address Reason for Refusal 1

Amendments to the proposal are detailed below. The following six points are changes that have been made in response to comments from Haringey Planning Services, and relate to scale, massing and materiality.

1. The pitch of the chamfered edge of the roof has been lowered from 45° to 37.5° to match that of the houses on Waldeck Road.
2. The shoulder of the building (eaves) has been lowered from a height of 4.35 metres to a height of 3.59 metres to align with existing boundary wall at rear of the Waldeck Road gardens.
3. The apex of the roof has been positioned away from the north and east edges of the site. As a result, the mass of the building has been moved away from these residential boundaries.
4. The cladding on the pitched area of the roof has been changed from profiled steel to slate tiling to match neighbouring domestic properties.
5. The overall scale of the slate roof is broken up by emphasising the structural lines with raised upstands on the pitched roof, referencing the raised party walls on the residential terraced roofs. This presents a familiar domestic rhythm to the exterior of the proposal.
6. The rooflights along the chamfered edges of the roof have been adjusted from transparent to translucent in response to concerns regarding the overlooking of neighbouring amenity space.

While the proposed footprint and area remains the same, the design alterations generate the following changes:

- The internal usable volume of the proposal is reduced from 1,763 m³ to **1,643 m³**.
- The area of the of extensive green roof is reduced from 228 m² to **168 m²**.
- The urban greening factor is reduced from 0.46 to **0.34**.

Amendments to address Reason for Refusal 2

In response to the following comment by Haringey Planning Services, the client has commissioned a detailed daylight/sunlight analysis report by MES Building Solutions:

"The proposed development by reason of its size, bulk and close proximity would have a seriously adverse impact to the amenities of 28 – 33 Willow Walk and 1 – 15 Waldeck Road by reason of material loss of sunlight, outlook and be overbearing, contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM7 of The Development Management DPD 2017."

The report (**240426-1 West Green Road DS Report**) concludes that the proposed development has very little impact on neighbouring properties, with all neighbouring south-facing windows meeting the BRE guidance for both annual and winter probable sunlight hours, and all neighbouring gardens meeting the BRE guidance for two hours of sunlight to amenity spaces.

Conclusion

This addendum outlines a number of changes to the proposal that have been implemented to fully address the reason for refusal set out within the decision notice and described within the officer's delegated report.

The purpose of the proposal is to replace the damaged roof of the existing storage warehouse with an efficient structure that optimises the use of the brownfield site, and provides the opportunity to increase biodiversity, generate on-site renewable energy and improve thermal performance. Enhancing the external envelope construction will additionally reduce the risk of noise pollution from the warehouse to neighbouring residential properties. It should be noted that there no increase in the number of on-site employees is anticipated and that no external plant is proposed.

Responding positively to the reasons for refusal in the delegated report with a series of design changes has yielded a proposal which responds sympathetically to character of the surrounding context of the site in its form, massing, scale and materiality.