

120 Archway Road

London, N6 5BH

Planning Application
Design and Access Statement

The design team have approached this scheme with a view to create a well considered, flexible and attractive development for the benefit of the site. A measured and modest thought process has been adopted throughout this design, carefully taking into consideration the key principles of density, layout, scale, landscaping, and appearance. This document details and explains the design concepts and principles that have been undertaken. This statement should be read together with the 'Planning Application' drawings, and accompanying reports.

History, Site and Context



The site is located on 120 Archway Road in Haringey, London N6 5BH. The site area measures approximately 128 sqm and is currently occupied by an existing single dwelling. The existing 3 storey property is of a post war era, likely to be built in the 1960s. Surrounding properties typically comprise long terraces of 3 and 4 storey brick dwellings and ground floor commercial premises. The site fronts the A1 and is surrounded by woodland to the rear of the property.



Images of the site frontage and rear.

Proposal

Density

The proposal seeks the demolition of the existing singular dwelling. The property is consistently experiencing mould and damp issues due to that nature age and the construction method, suspected to have no insulation. The proposal is for a part sunken, 5 storey property, comprising 5 self-contained flats with a singular flat on each level. Associated landscape improvements are proposed for the front and rear.

Layout

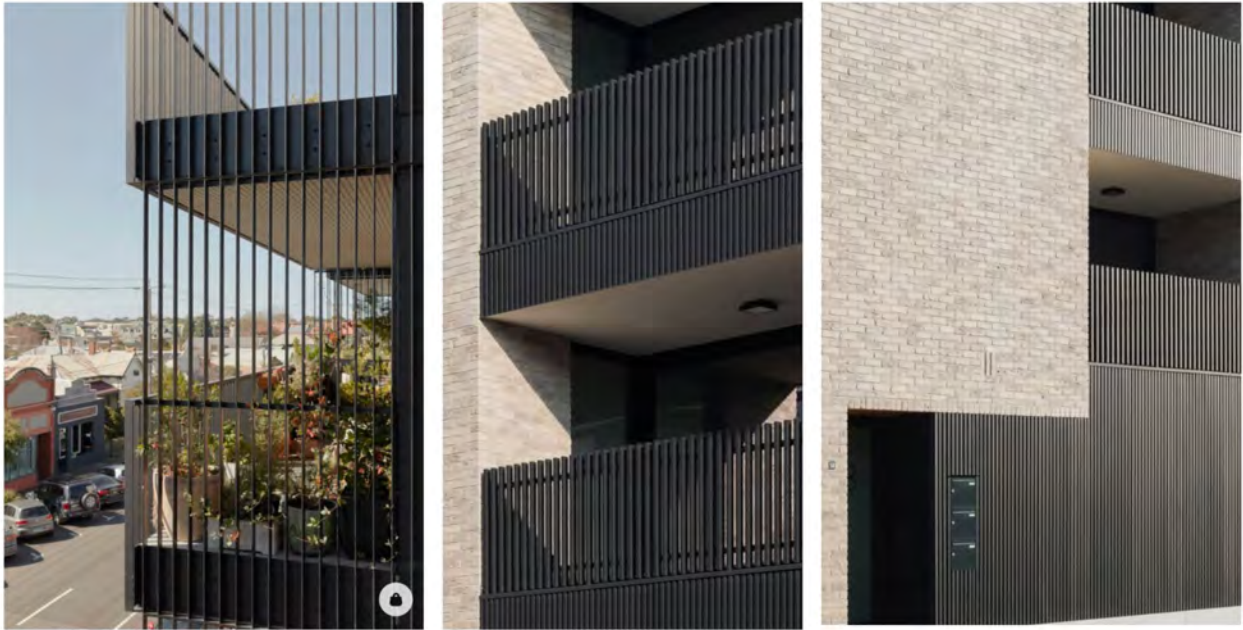
The residential layout consists of 1x 1B (bedroom) 1P (person) flat and 4x 1B 2P flats. Secure, internal bicycle storage is proposed out of sight from the road. Whilst visitor bicycle storage is proposed on the frontage at pavement level.

Each flat will be dual aspect and have its own outside area, consisting of a stepped garden for the ground floor flat and balconies for the upper floor flats.

Visual Impact and Scale

The proposal retains the sunken nature of the existing dwelling at the front of the property and takes cues of its form from the neighbouring properties along the street. A pitched roof alongside an extruded facade, are a contemporary interpretation of the terrace houses that define the streetscape along with the various types of existing bay windows that front these terraces. The pitched roof itself, sits lower than its direct neighbour, whilst the front facade sits further back from the street than the existing terraces, then stepping back again, as it cascades back towards the adjoining neighbour.

Materials



Material Precedents

The palette of materials has been chosen to sit comfortably within the streetscape, yet provide a simplistic clean facade. A light sandstone coloured brick alongside gunmetal grey railings blend aspects of the existing brick and stonework along the street whilst the railings sit comfortably next to the existing boundary wall that runs the length of the street.

Landscaping

Soft landscaping is proposed throughout the site. Much of this will be to the rear within the stepped garden. Similarly, the frontage will benefit from a sunken stepped planter, providing a softness to the streetscape, whilst creating a barrier for the ground floor flat. No trees are on the site, therefore none are being removed.

Access Statement

General Notes

The proposed scheme is to be designed to the current Building Regulations Approved standards. The access via communal entrance will be secure and accessed via a fob and video entry systems. Cycle, refuse and recycling are stored discretely within lockable and covered enclosures along the site frontage.

.Refuse and Recycling

A communal, secure, covered bin store will serve the 5no. Individual flats via 4x 360 litre refuse and recycling bins (2no. Refuse and 2no. Recycling). Food waste will be provided on an individual flat basis via a 350x300x360mm caddy that can be stored within the flat itself.

The bin store is located at pavement level to allow for easy access to the street.

Vertical Circulation

As the property retains the existing sunken ground level, main access is via a staircase. The first and second, third and fourth levels are connected via an internal stair.

Transport

Please refer to the planning statement for further information.

Conclusion

The design team have been actively working on this considered project to make sure that this offers high quality design. It is considered that the proposal offers extremely valuable and positive housing that is up to date with current standards.

Spacelab is an RIBA award winning Architectural Practice based in Hackney who have worked on a number of successful residential mixed-use schemes in the UK and abroad.