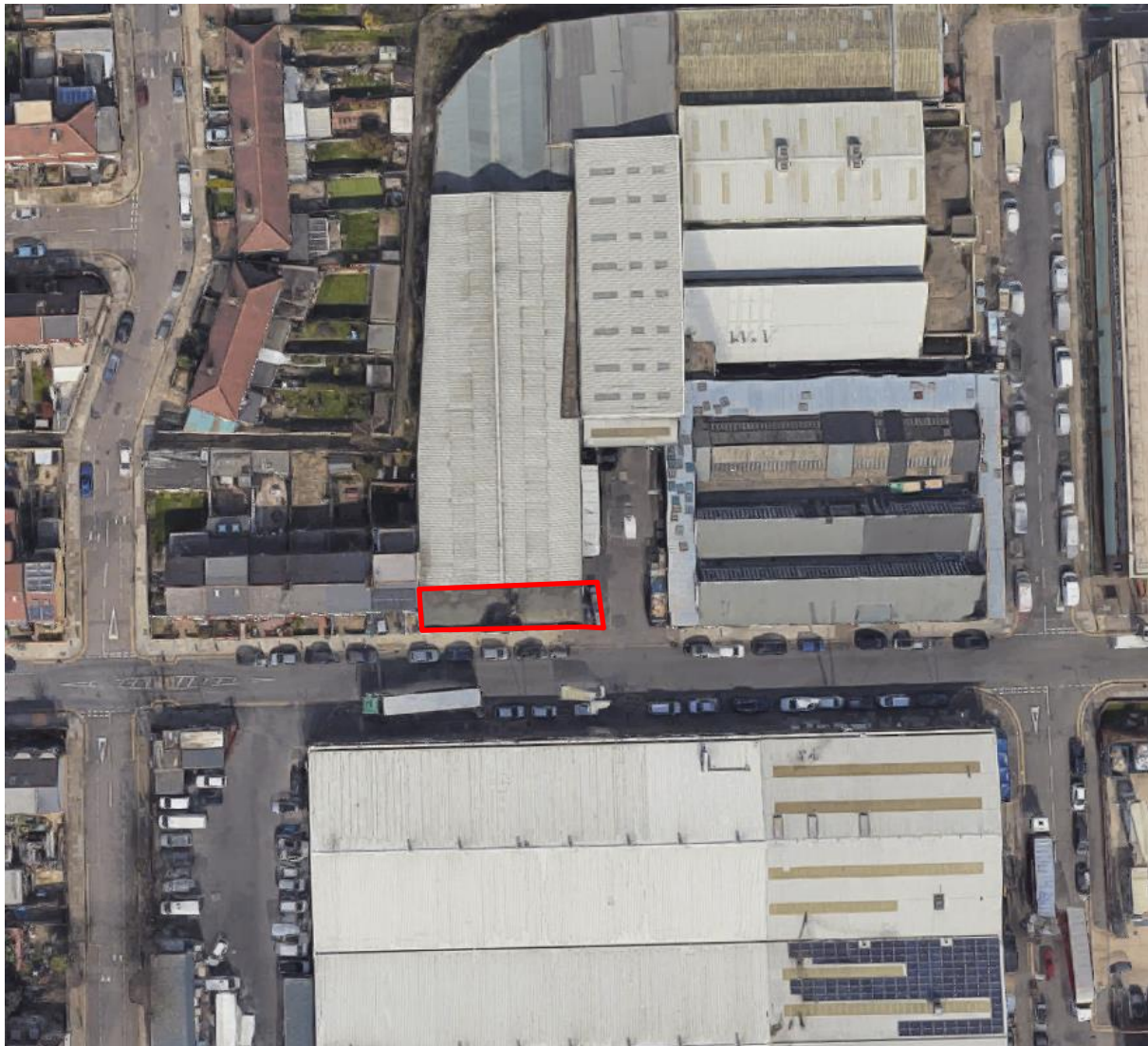




105 Brantwood Rd
N17 0DX

October 2024

Design and Access Statement



This Design and Access Statement supports the Full Planning Application for the proposed works 105 Brantwood Road, N17 0DX involves change of use from office to flats.

This document has been provided to support the justification for the proposed works at 105 Brantwood Road, N17 0DX. The proposal seeks to address the changing demands of the area by repurposing underused office space into high-quality residential accommodation.



Introduction

The site is located within the jurisdiction of Haringey Council and sits within a Strategic Industrial Location (SIL). Although SIL areas are designated primarily for industrial use, this proposal has been carefully designed to balance the need for residential housing while maintaining compatibility with the surrounding area.

To support the application, the following reports and assessments have been prepared - Contaminated Land Risk Assessment, Noise Impact Assessment, Daylight and Sunlight Report and Transport Statement.

These assessments provide detailed analysis and address potential issues, ensuring that the proposal complies with local and national planning requirements.

Site

The property at 105 Brantwood Road is a commercial building currently classified under Use Class E. Historically, the site comprised open fields or vacant land until the early 20th century. By around 1935-1936, the site was developed into a bakery, with the office accommodation located at the frontage and the bakery and processing areas to the rear. The building has remained in this configuration until its recent redevelopment to only office use.

The site is set within a predominantly industrial area, surrounded by warehouse accommodations, many of which are also related to food processing or similar activities. However, there are residential properties located to the west of the site. The site has been covered with hardstanding.

Planning History

- HGY/2018/1549 - Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) - Withdrawn
- HGY/2023/0633 - Increase in height of roof, creation of a new mezzanine/third storey level and installation of a new row of upper-level windows in the front elevation of the office building fronting Brantwood Road (part retrospective application)– Granted
- HGY/2013/0665 - Formation of vehicle crossover - Granted



Within the same Strategic Industrial Location (SIL) near the site, the conversion of office buildings to residential flats has been previously approved by Haringey Council. Specifically, the council granted planning permission for the conversion of offices to flats under the following reference numbers: HGY/2016/0081 and HGY/2015/2599 at Cheltenham House, Grange Road, London, N17 0ES.

These approvals highlight the council's acknowledgment of the changing demands in the area and support for similar conversions where appropriate, contributing to the borough's housing supply while maintaining industrial character.

Proposal

The conversion will be carried out within the existing footprint of the building, with no extensions or external alterations to the structure. This ensures the integrity of the site and minimizes disruption to the surrounding industrial uses. The proposal also contributes towards the meeting the Borough's housing needs in accordance with London Plan policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Supply'.

The proposal seek to provide – 2x 2-Bedroom flats and 4x 1-Bedroom flats, with open plan kitchen and family size bathrooms. The design of the flats prioritizes functional and efficient use of space while maintaining a high-quality living environment which comply with Policy DM1 from "Development Management DPD – Adopted July 2017". Key design principles include:

Internal Layout: The layout is designed to maximize natural light and ventilation. Open-plan living spaces will enhance the feeling of space and provide modern, flexible living arrangements. Bedrooms are placed to minimize noise disruption from the surrounding industrial activity.

External Appearance: As part of the conversion, the existing façade will be retained. The aim is to maintain the industrial aesthetic of the area while enhancing the visual appeal of the building.

Materials: Any proposed new windows or external finishes will be in keeping with the building's original character and will adhere to the local planning authority's requirements to safeguard the visual amenities of the area.

In support of this application, the following reports have been prepared:

Contaminated Land Risk Assessment: The site's historical use as a bakery and the surrounding industrial activities were reviewed. No sources of contamination were identified at the site, and there is a low risk of contamination affecting future residents. The complete hardstanding and underlying London Clay provide additional protection, minimizing the likelihood of ground contamination migration.



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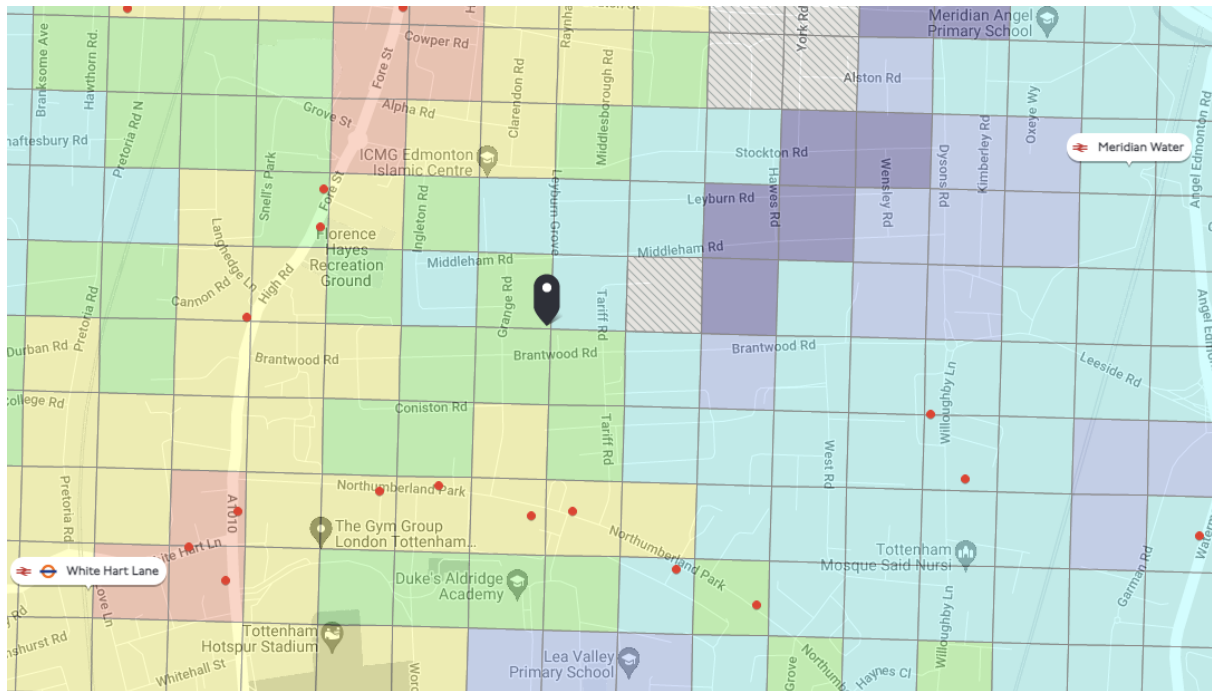
Noise Impact Assessment: Due to the site's location in a Strategic Industrial Location (SIL), an assessment of potential noise impacts from nearby industrial activities has been carried out. The assessment identifies key noise sources and proposes mitigation measures, including soundproofing, to ensure a comfortable living environment for future residents.

Daylight and Sunlight Report: The Daylight and Sunlight Report assessed the daylight and sunlight levels for the proposed flats, confirming that all habitable rooms comfortably exceed the minimum daylight and sunlight provision targets as per BS EN 17037 and the BRE Guide. Living rooms and kitchens achieve the required illuminance over 50% of the reference plane for at least 50% of daylight hours, ensuring a high standard of natural light in the proposed development.

Transport Statement: The Transport Statement assesses the transport infrastructure serving the site, confirming that the development will be car-free, in line with London Plan guidance, due to its location within a Controlled Parking Zone (CPZ) and good public transport links (PTAL 3). The site is well-served by bus and rail services, with White Hart Lane Station only 900m away, offering regular Overground services. Ten long-stay cycle spaces and two short-stay spaces will also be provided

Access and Transport

The development will have adequate access for residents via the existing entrance to the property. The location benefits from good public transport connections, reducing the need for private car ownership. The site will be car-free, and secure bicycle storage facilities will be provided in line with London Plan standards.



PTAL output for Base Year

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105 Brantwood Rd

105 Brantwood Rd, London N17 0DX, UK

Easting: **534291**, Northing: **191697**

Northumberland Park Train Station is in 13min walking distance, and White Hard Lane Overground Station is in 12min walking distance.

Impact on Surroundings

The proposed residential conversion has been carefully designed to avoid conflict with the surrounding industrial uses. Key considerations include - Noise Mitigation as the building's position and design is minimize the impact of noise from neighboring properties and industrial traffic.

As stated in the marketing letter, the offices have remained unoccupied for several years, and the conversion to flats represents the best solution for the site. The proposal aligns with the existing residential pattern of the street before the commercial buildings begin. The loss of the B Use Class land or floorspace will not compromise the strategic employment land requirement. Furthermore, the proposal would not restrict, prevent, or prejudice the continued operation of adjoining or nearby established employment uses. This ensures compliance with Policy DM37, which aims to protect and enhance employment land while allowing for flexibility in its use when appropriate.



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The borough's employment area will not be negatively affected by the inoccupation of the offices, as the proposed flats are expected to be rented by young professionals who either work from home or use the excellent public transport connections to reach work, whether within the borough or in central London. Additionally, the development will connect to ultra-fast broadband, ensuring that residents have access to modern communication infrastructure, supporting remote work and digital access. This aligns with Policy DM38, which encourages the integration of high-quality digital infrastructure into new developments to support modern working practices and enhance the area's economic potential

Conclusion

The conversion of 105 Brantwood Road from office space to residential flats represents a sustainable and practical approach to addressing housing needs in Haringey. While the site is within a Strategic Industrial Location, this development will provide much-needed residential accommodation without compromising the industrial character or function of the surrounding area.

Given the office space's long period of vacancy and the absence of demand, this conversion is the most viable and sustainable use of the site. Furthermore, the proposal aligns with the existing residential pattern of the street before the commercial buildings begin.

We believe this development offers a positive contribution to the community and request that the planning application be considered favorably.