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ARCHITECTURE & INTERIOR DESIGN

DESIGN & ACCESS STATEMENT

12 Canning Crescent,
London, N22 5SR

Amendments to the approved application (HGY/2023/1337) involving the demolition of the existing dwelling and redevelopment of the site to increase the number of flats from 6 to 9.

NOVEMBER 2024

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1.0 Introduction

This Design and Access Statement provides a detailed overview of the proposed redevelopment at 12 Canning Crescent, London, N22 5SR. The project involves the demolition of the existing two-storey property, currently comprising six studio flats, and the construction of a new building to accommodate nine self-contained flats. Originally, planning approval was granted in April 2024 for a redevelopment scheme that would deliver six flats on the site. Following a re-evaluation of the site's potential and the pressing need for increased housing within the area, we are submitting this amended application to create a total of nine flats. This updated proposal is carefully designed to respect and integrate with the surrounding neighbourhood, enhancing both the site's efficiency and its contribution to the local housing supply.

The design concept for this redevelopment aims to balance increased density with sensitivity to the existing architectural and community character of Canning Crescent. The proposal builds on the approved scheme by optimising the internal layout and space utilisation, allowing for the creation of three additional units without significant changes to the overall building envelope. Each of the nine flats is thoughtfully designed to provide high-quality living spaces that meet modern standards for natural light, privacy, and comfort.

The architectural language of the new development aligns with the aesthetic of the surrounding properties, using compatible materials and detailing to create a harmonious streetscape. The building's massing, scale, and appearance remain consistent with the approved scheme, ensuring that the proposal does not negatively impact neighbouring properties or alter the area's character

12 Canning Crescent is in Wood Green, London, within the London Borough of Haringey. This area is a vibrant, mixed-use urban neighbourhood with a range of residential, commercial, and public facilities. The site benefits from excellent connectivity, with proximity to Wood Green Underground Station (Piccadilly Line) and several bus routes, providing easy access to Central London and surrounding areas. The area is primarily residential, featuring a mix of Victorian and early 20th-century terraced houses and modern developments.

The site at 12 Canning Crescent is not located within a conservation area, nor is it a listed building. This status provides greater flexibility in terms of redevelopment, as there are fewer restrictions related to heritage preservation. However, the design of the new building remains sensitive to the character of the surrounding area, with particular attention to the materials, massing, and architectural style, ensuring it blends harmoniously with nearby properties.

2.0 Planning History

Below, you will find a chronological list of the planning histories associated with the site, starting from the most recent application, and progressing to the oldest. Each entry includes detailed information regarding the respective planning application.

Site address: 12 Canning Crescent, London, N22 5SR
Proposal description: Demolishment of existing dwelling and redevelopment of the site to provide 6 self contained flats
Reference number: HGY/2023/1337
Application type: Full planning permission
Decision: Approve with conditions
Date: 22/04/2024

Site address: 12 Canning Crescent, London, N22 5SR
Proposal description: Demolishment of existing dwelling and redevelopment of the site to provide 9 self contained flats
Reference number: HGY/2022/1956
Application type: Full planning permission
Decision: Refused
Date: 03/11/2022

Site address: 12 Canning Crescent, London, N22 5SR
Proposal description: Retention of extension to existing garage
Reference number: HGY/2005/1183
Application type: Full planning permission
Decision: Refused
Date: 11/08/2005

The site at 12 Canning Crescent has been the subject of two significant planning applications in recent years. Initially, a proposal for a nine-flat development was submitted in 2022. However, this application was ultimately refused. In response to the feedback provided in the refusal alongside other comments, we have carefully reviewed each of the points raised and conducted a thorough analysis of the concerns raised. In this statement, we provide a detailed account of how the revised application addresses and resolves each of these issues, ensuring that the new proposal aligns more closely with local planning requirements and community expectations.

In addition to this initial application, a subsequent proposal was submitted, which sought approval for a six-flat development on the site. This application received approval, establishing a baseline for redevelopment potential. Building upon this approved scheme, our current proposal aims to redevelop the site to include nine flats, with adjustments made to meet the council's criteria while making efficient use of the space to help address local housing demand.

2.1 Previous 9 flat (refused) application – HGY/2022/1956

Proposal description: Demolishment of existing dwelling and redevelopment of the site to provide 9 self contained flats
Reference number: HGY/2022/1956
Application type: Full planning permission
Decision: Refused

Refusal reasons:

1. The proposed development by reason of its size, height, massing, siting forward of the established building line and degree of site coverage would result in a cramped, obtrusive and incongruous form of development, that would have an awkward relationship with the existing properties and pattern of development within Canning Crescent and Newnham Road. For these reasons the proposal is considered an overdevelopment of the site, out of keeping with the pattern of development in the area, detrimental to the character and appearance of the area and to local visual amenities generally, contrary to Policies D3 and D6 of the London Plan (2021) and supporting guidance, Policy SP2 and SP11 of the Haringey Local Plan (2017), and Policy DM1 of the Haringey Development Management Development Plan Document Policy (2017).

2. The development by reason of its height, bulk, overall scale and massing would have a visually intrusive and overbearing relationship with adjoining properties to the detriment of the residential amenities of neighbouring residents. There would also be a loss of privacy, overlooking and potential noise disturbance as a result of the proposed large balcony located on the top floor. As such the proposal is contrary to Policy D6 and D14 of the London Plan (2021) and supporting guidance, Policy SP11 of the Haringey Local Plan (2017), and Policy DM1 of the Haringey Development Management Development Plan Document Policy (2017).

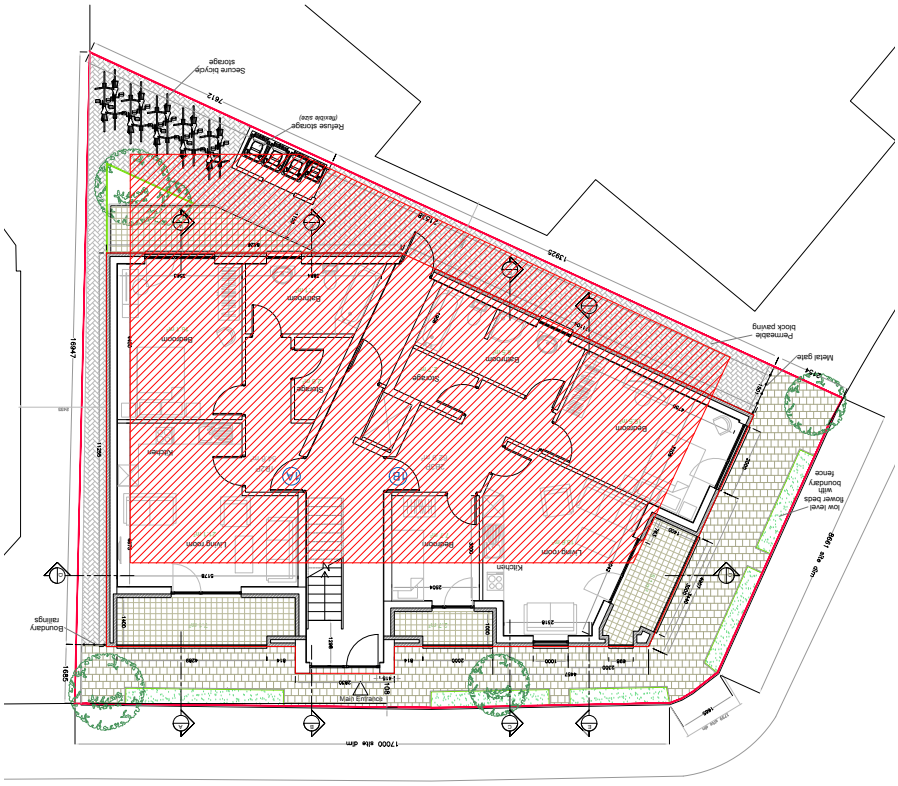
3. The proposed development would result in the provision of units with poor levels of private amenity space and communal amenity space provision, resulting in a poor living environment for future occupiers. As such, the proposal would be contrary to Policies D6 of the London Plan (2021), policies SP2 and SP11 of the Haringey Local Plan (2013), the Mayor of London's Housing SPG and policies DM1, DM11 and DM12 of Development Management DPD (2017).

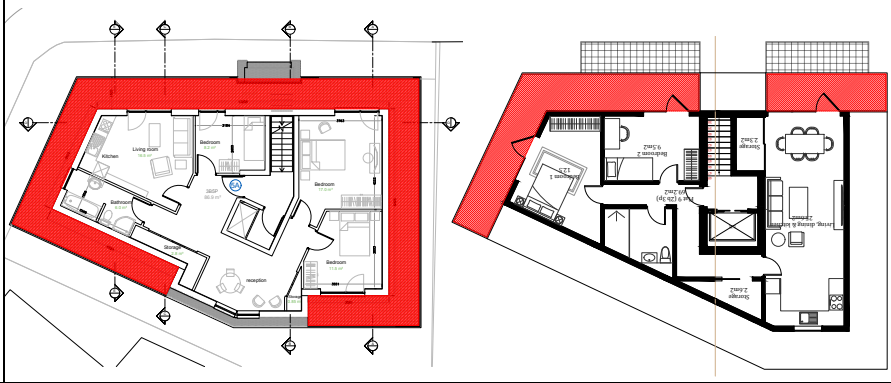
4. Due to the proposal including the removal of mature trees, the lack of replacement trees, and the general lack of green amenity space proposed around the site, the proposed development would have a harmful impact on biodiversity and local visual amenity contrary to policies G7 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

5. The proposal is not considered acceptable in terms of carbon reduction and sustainability and does not comply with policies SI 2 and SI 4 of the London Plan (2021), Local Plan policy SP4 and policy DM21 of the Development Management DPD (2017).

6. The site is located within a Family Protection Zone, and only 1 of the 9 units contributes towards this need for family housing with the mix skewed towards smaller 1 to 2 bed units, failing to provide an appropriate mix of units contrary to Policy H10 of the London Plan (2021) and DM11 of the Development Management DPD (2017).

7. **Comments from waste management**: The documents currently lack detailed information on waste and recycling facilities. While the Design and Access Statement mentions compliance with local authority requirements, stating that recycling euro bins will be provided in a secure, external brick-built bin store, the plans actually show wheelie bins and label the storage area as “flexible.” More specific details, based on the attached guidance, are needed to ensure the waste and recycling arrangements are sufficient for the development.

	Reason for rejection	How this has been addressed
1	Size, height & massing	The footprint of the refused application measured 177 square metres, whereas the current proposal has been reduced to 156 square metres, reflecting a decrease in size already. Furthermore, the new design has been adjusted to align with the building line of the neighbouring property at Canning Court, as well as Janet Court, which is located to the right. This repositioning ensures that the proposed development integrates more harmoniously with the established streetscape and neighbouring properties.  Although we have maintained the building's height and are still proposing nine flats, similar to the refused scheme, we emphasise that our design considers the overall character of the neighbourhood. The refused proposal appeared overly busy, with design elements such as numerous large windows, balconies, and deep set-ins or voids in the main façade. These features prevented the building from blending seamlessly with the surrounding site. In contrast, we have drawn inspiration from the approved six-flat application (HGY/2023/1337) and have developed a more streamlined elevation. A key issue in the previous design was the fifth floor, which, despite being set back, remained visually dominant due to its substantial roof overhangs. We have addressed this by proposing a mansard roof, set in from all corners, and have introduced a 45-degree line from an average pedestrian's eye level to illustrate that this design will not appear overbearing for those walking across the road. In addition, we have incorporated architectural elements seen in nearby Victorian properties, such as a raised ground floor leading to a lower ground floor, to further harmonise with the character of the area as well us giving us the opportunity to lower the floor area to minimise the overhall height of the additional floor. 
2	Loss of privacy, overlooking and potential noise disturbance as a	All balconies have been positioned on the front elevation, facing directly onto the road. This includes the top-floor balcony, which has been significantly reduced in size compared to the refused scheme. By orienting it solely towards the road, we have ensured that there is no overlooking into neighbouring properties, thereby enhancing

	result of the proposed large balconies.	privacy for surrounding residents. This careful placement of balconies improves the development's suitability for the area and reduces potential privacy concerns. 
3	Poor levels of private amenity and communal amenity space provision.	Every flat in this new scheme has a private amenity area of at least 5m2. Due to the site restriction, providing a private amenity space would be quite difficult on site. However, it is an important factor to highlight the walking distances to nearby public parks such as Woodside Park which is to the North of the site with a walking distance of 4 minutes and White Hart Lane Recreation Ground to the South which is also a 2 minute walk from the site. 
4	Proposal includes the removal of mature trees, the lack of replacement trees and the general lack of green amenity space	Since the previous application was submitted, the mature tree mentioned earlier has been removed by previous tenants, leaving the existing property without any landscaping. In response to this, our current application includes plans to plant a new tree at the rear of the site, facing Canning Court. Additionally, we propose incorporating soft landscaping features such as hedges and ferns, which will not only enhance privacy for the ground-floor flats but also introduce greenery to the area. We also plan to implement further landscaping on the lower ground level, contributing to the overall aesthetic and ecological value of the site. This approach aims to improve the environment for both current and future residents while enriching the local landscape. 
5	Not considered acceptable in terms of carbon reduction and sustainability	Since the previous application was rejected, a new sustainability report has been prepared by a different team of consultants for the approved six-flat scheme. The same consultancy, Base Energy, will be responsible for conducting the sustainability assessments for the current proposal as well. More detailed information can be found

		in the additional documents we have uploaded. This ensures that we are adhering to the latest standards and practices in sustainability, enhancing the project's environmental credentials.
6	Only 1 of the 9 units contributes towards the need for family housing with the mixed skewed towards smaller 1 to 2 bed units	Out of the nine proposed flats, seven are designed as one- or two-bedroom units, catering to a diverse range of residents and their needs. The remaining two flats, situated on the lower ground and raised ground floors, are larger three-bedroom units. This mix of accommodation types aims to provide options for families as well as individuals or couples, promoting a balanced and inclusive living environment. By including a variety of flat sizes, the development seeks to appeal to different demographics, enhancing the overall community feel of the area.
7	Lack detailed information on waste and recycling facilities	We have proposed a secure 4 x 1100L waste storage area and 360L of food waste within the communal waste storage area for the 9 flats. The average distance from the road to the waste storage area is 10m for the waste collection team. This has been calculated according to section 1.3 High rise housing and communal collections section of the 'Waste management guidance note for residential and mixed-use developments' document supplied by Haringey Council.

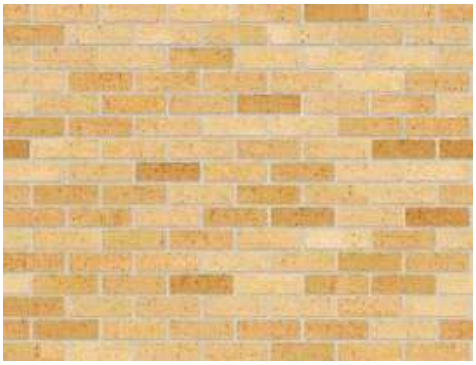
2.2 Previous 6 flat (approved) application – HGY/2023/1337

Site address: 12 Canning Crescent, London, N22 5SR
Proposal description: Demolishment of existing dwelling and redevelopment of the site to provide 6 self contained flats
Reference number: HGY/2023/1337
Application type: Full planning permission
Decision: Approve with conditions
Date: 22/04/2024

	HGY/2023/1337	Current proposed
1-bed unit	2	3
2-bed unit	2	4
3-bed unit	2	2
Total	**6**	**9**

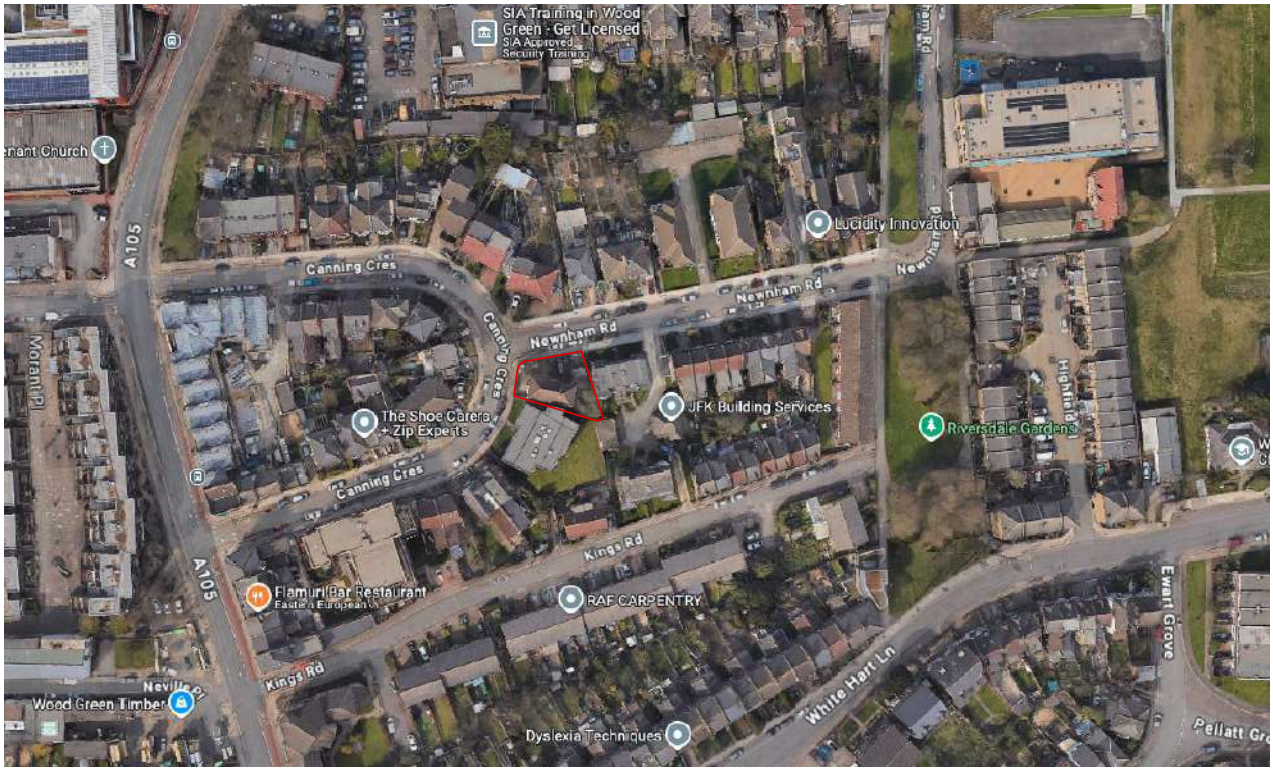
The application for this new six-flat development was successfully approved, subject to twelve conditions, following extensive modifications to the original scheme, which had proposed nine units. The design, functionality, and meticulously considered details of the project were carefully refined to ensure a high-quality outcome. Notably, no objections or responses were received from residents throughout the consultation process. Further details and comparisons can be found within this document.

Materials: The primary structure was designed to consist of masonry, with a mid-yellow London stock brick chosen to complement the character of the surrounding area, ensuring a harmonious integration within the local context. Additionally, the central staircase core and the upper floor apartment will be clad in standing seam cladding, using either aluminium or zinc to achieve a refined, contemporary finish. Windows and doors will feature frames in a dark aluminium, providing a striking contrast to the brickwork.

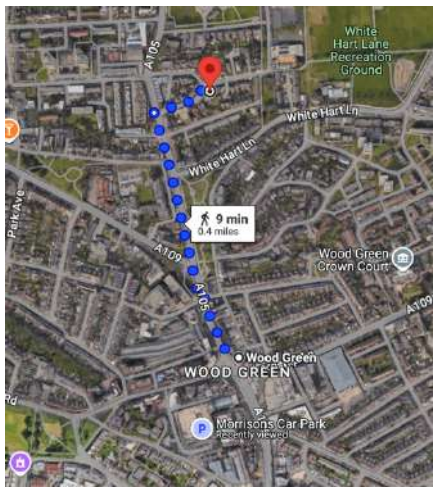


The current proposed scheme will mimic the materials and use of this approved application.

3.0 Setting: Site context and surroundings



The site is strategically positioned at the intersection of Canning Crescent and Newnham Road in Wood Green, within the London Borough of Haringey. It lies approximately 600 meters to the North of Wood Green Underground Station, offering efficient transportation options. Additionally, the site is conveniently located near Wood Green High Street, which hosts a variety of local amenities, including shops and educational institutions.



Covering a total area of 257.2 square meters, the site is not situated within a designated conservation area. The surrounding area primarily comprises three to four-storey buildings, many of which exhibit ceiling heights that exceed the typical standards for such structures. This characteristic enhances their architectural distinction, resulting in a notable increase in the overall height of these properties compared to conventional three to four-storey buildings.

Recent development trends in the area include several new builds, particularly in proximity to High Road. A notable example is the proposed redevelopment of the vacant land adjacent to 2 Canning Crescent, London N22 5SR. This proposal outlines a residential development plan for 19 dwellings, which includes eighteen flats and one house, all classified under Use Class C3. This new development also features private and communal amenity spaces, refuse storage facilities, bicycle storage, landscaped areas, three designated parking spaces, and new vehicular access from Kings Road.

Overall, this location benefits from its connectivity, local amenities, and ongoing development, making it an attractive area for residential investment and community growth.

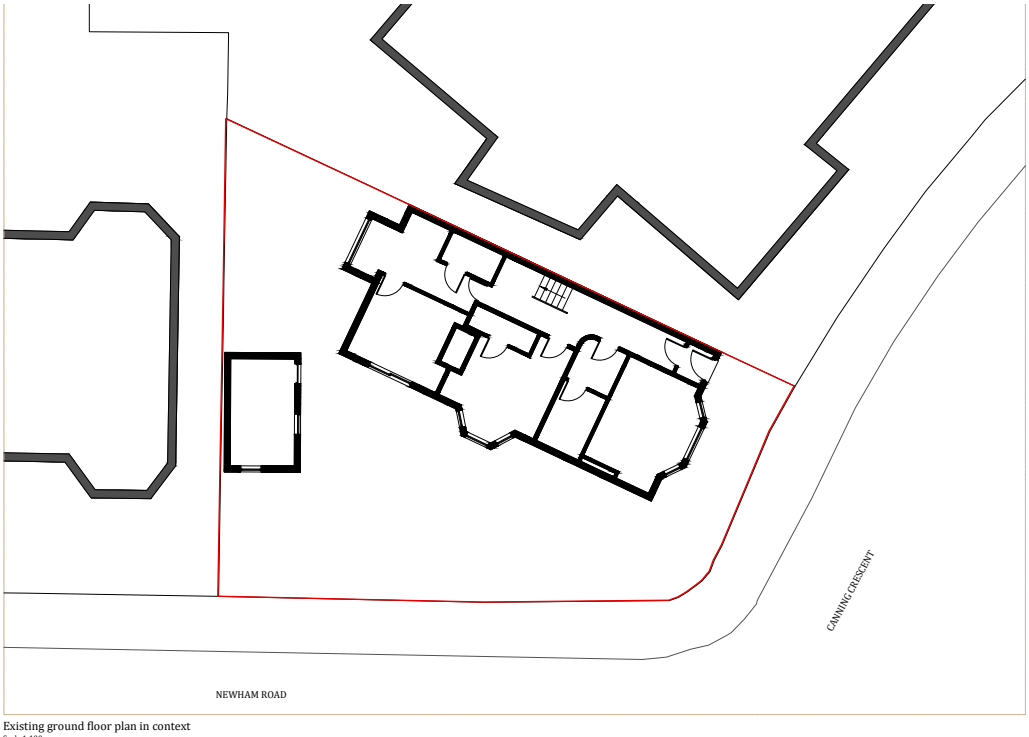
3.1 Satellite view of site surrounding

4.0 Existing site

The property located at 12 Canning Crescent, N22 5SR, comprises a two-storey building characterised by partially exposed brickwork and sections of white-rendered brick, all beneath a pitched roof. In addition, it features a basement level. This existing structure has been converted into studio apartments, accompanied by an ancillary building. Notably, over 37% of the total site area is currently occupied by this existing structure.

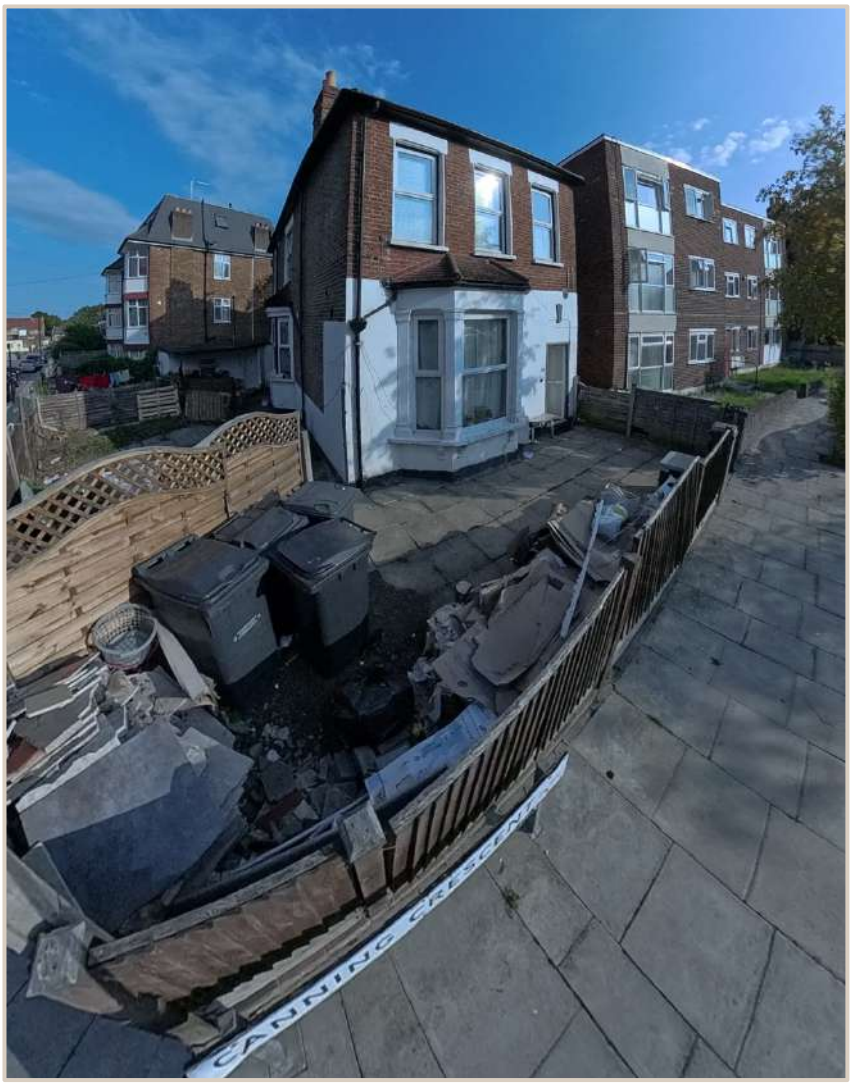
The design of the current building adheres to typical residential architectural styles; however, it may not fully exploit the site's potential for contemporary development. The proposal to demolish this existing structure is aimed at facilitating a new build that would better cater to the community's needs while enhancing both the aesthetic appeal and functional value of the area. Presently, the site accommodates six studio apartments, which primarily attract single occupants. In contrast, the proposed development will include one to three-bedroom flats, thereby creating an inviting environment for families.

This shift towards family-oriented accommodation offers numerous advantages. Firstly, it promotes a sense of community and belonging, as families can engage more with their neighbours and contribute to a vibrant local culture. Secondly, it addresses the growing demand for family housing in urban areas, providing much-needed options for those looking to settle down in the community. Additionally, the presence of families can lead to increased local economic activity, as they are more likely to support local businesses and services. Finally, a family-friendly environment often results in the establishment of safer, more inclusive neighbourhoods, fostering a higher quality of life for all residents.

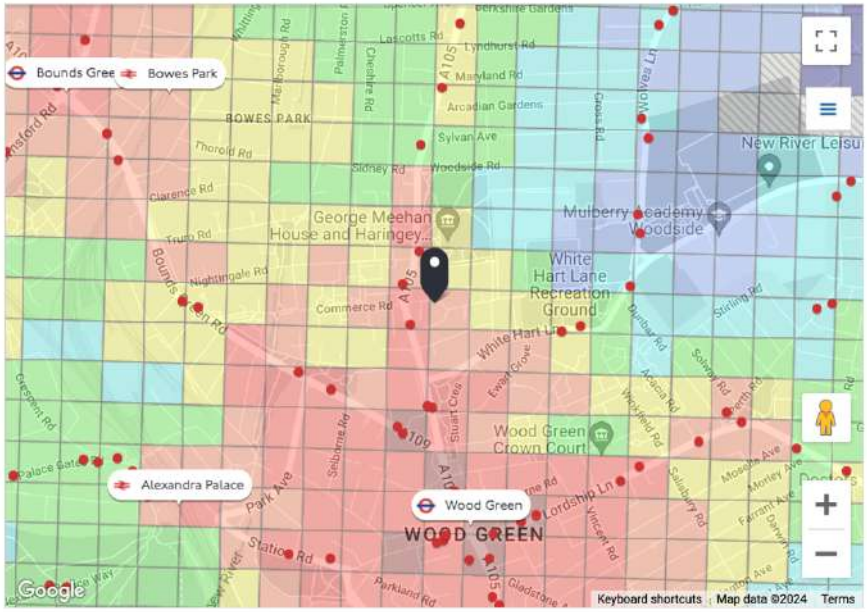


Existing ground floor plan in context
Scale 1:100

4.1 Site Photographs


CANNING CRESCENT

4.2 PTAL rating



You can click anywhere on the map to change the selected location.

PTAL output for Base Year
5

N22 5SR

Public Transport Accessibility Level (PTAL) is a measure used in London to assess the accessibility of a location to public transport. PTAL ratings range from 0 to 6b, with 0 indicating very poor access and 6b (the highest level) indicating excellent access. These ratings are determined based on several factors, including the number and frequency of nearby bus, train, and Underground services, as well as the walking distance to the nearest stations and stops.

For 12 Canning Crescent, N22 5SR, a **PTAL rating of 5** means it has very good access to public transport. This high PTAL rating provides several advantages:

1. Enhanced Connectivity: Residents have quick and easy access to numerous public transport options, making it easier to commute and reach key areas in and around London.

2. Reduced Reliance on Private Vehicles: With strong public transport connections, residents may not need to rely on cars, reducing traffic congestion and the demand for parking spaces. This also supports environmental goals by potentially lowering carbon emissions.

3. Increased Property Appeal and Value: Locations with higher PTAL ratings are often more attractive to prospective buyers and renters due to the convenience of transport options, which can positively influence property values.

4. Sustainability Benefits: Better public transport access encourages more sustainable travel patterns, aligning with London's goals for reducing traffic and promoting greener transport options.

Overall, the PTAL rating of 5 for this property highlights its suitability for residents who value accessibility and reduced travel times within a well-connected urban area.

5.0 Proposed Scheme

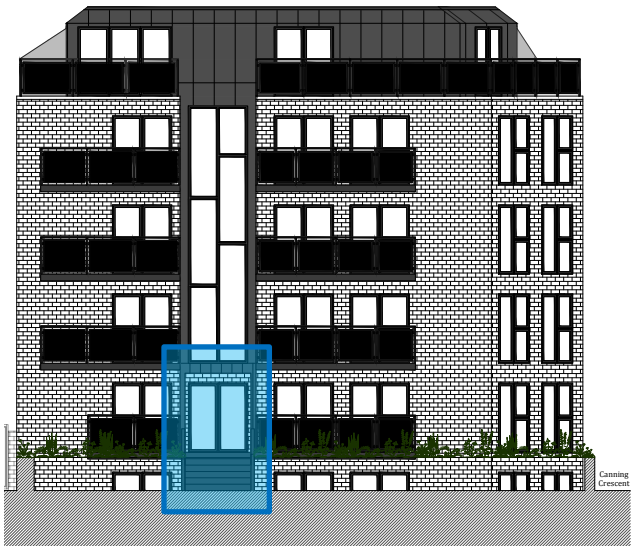
Size, height & massing:



The proposed scheme builds upon the previously approved application (HGY/2023/1337) by introducing several key modifications aimed at enhancing both the design and functionality of the development.

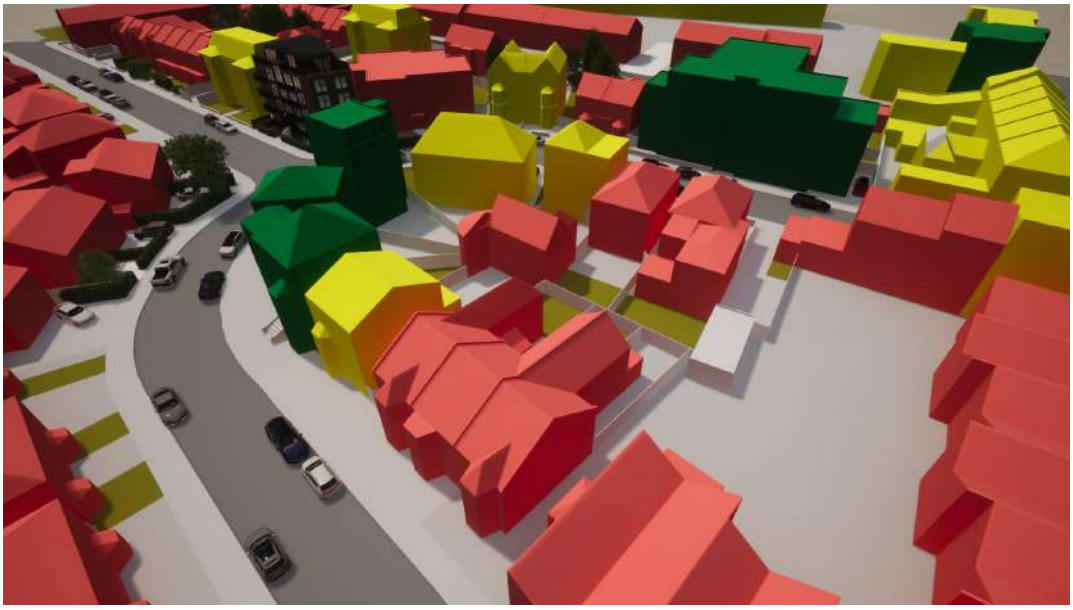
Firstly, the revised design includes two additional storeys to the original structure. Despite this change in height, the floor heights have been carefully modified from the previous approval. The previous application included an internal floor height of 2.5 metres with a 50-centimetre floor thickness. We have adjusted this to the minimum standards, proposing a 2.4-metre internal floor height with a floor thickness of 30 centimetres, effectively lowering the overall building height by 1.2 metres.

The proposal now has a raised ground floor level of 1.15m with a lower-ground level hosting a 3-bedroom flat with a garden. We have incorporated this architectural element inspired by nearby Victorian properties, specifically the closest one being 11 Canning Crescent.



Although the proposal has 6 floors including the lower ground and mansard roof, the total height of the proposal is still in line with many properties within street. I have included diagrams below which explains the height levels of the buildings. **Green: 13.5m>** **Yellow: 10m-13.5m** **Red: <10m**


Green: 13.5m> **Yellow: 10m-13.5m** **Red: <10m**

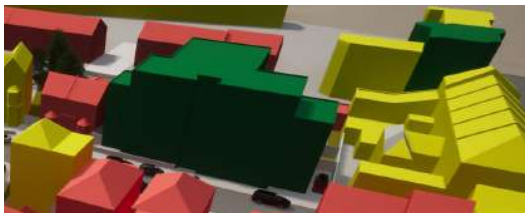


As demonstrated in the colour-coded diagrams, where green represents buildings with heights of 13.5 metres or more, yellow denotes buildings with heights between 10 and 13.5 metres, and red indicates buildings below 10 metres, it is evident that the subject property is surrounded by buildings of varying heights. The immediate context includes both green and yellow-coded buildings, indicating that the area is not exclusively comprised of structures under 10 metres.

Given the property's prominent corner plot location, it is important to note that, while the neighbouring building to the right stands at approximately 9 metres (red-coded), there is an additional semi-detached property to its right, marked in yellow. This range of building heights illustrates that, although the street's architectural character has been carefully designed, there is no strict uniformity regarding building heights.

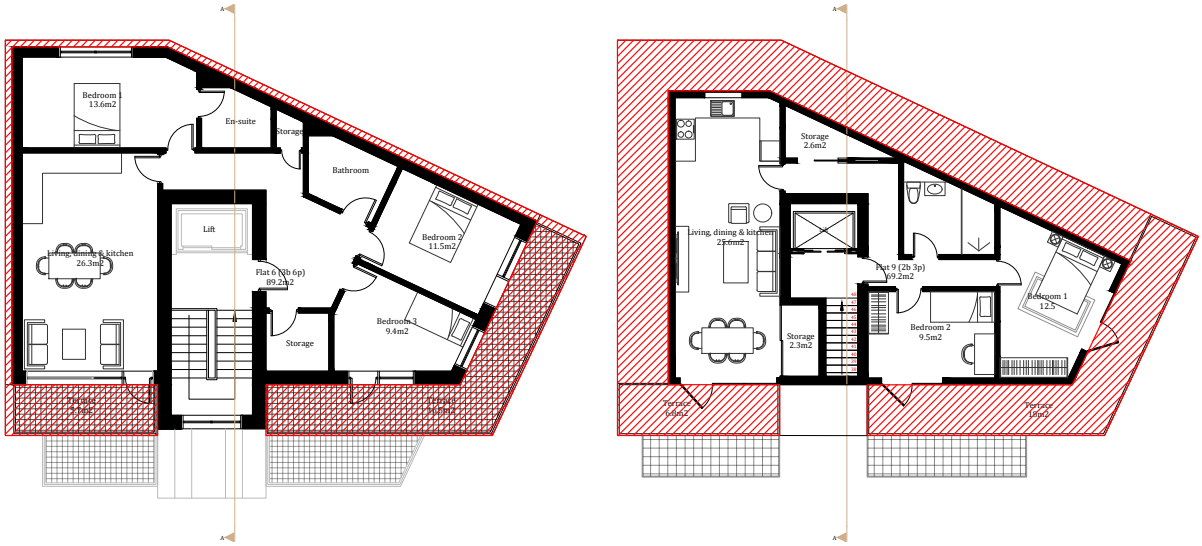
This varied context supports the integration of the proposed development, as the area already demonstrates flexibility in height and scale, particularly around corner sites.

Examining the newly constructed Woodside Apartments, located on land adjacent to 2 Canning Crescent, London N22 5SR, we observe that it comprises two semi-detached properties under 10 metres in height, along with terraced properties facing the High Road, each standing below 13 metres. This configuration mirrors the situation of our proposed development in terms of height and relationship to the surrounding built environment.

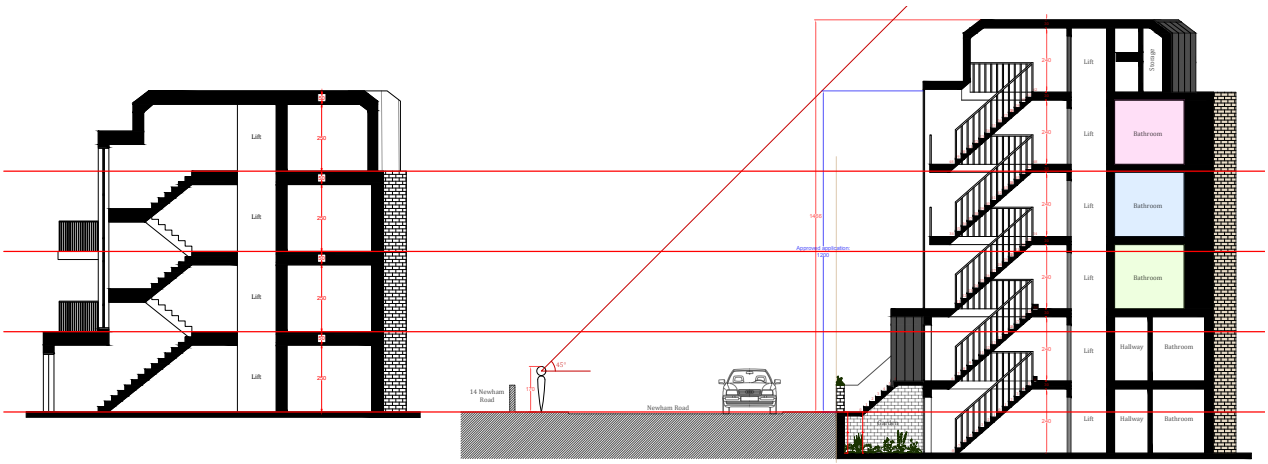


However, a height comparison alone is insufficient to determine the suitability of the proposed scheme. Additional factors, such as overlooking, as well as sunlight and daylight impact, play a crucial role in assessing the application's overall acceptability. When reviewing our current proposal alongside the previously refused 9-flat application, we note that the earlier design raised considerable concerns regarding overlooking from the top floor, as well as its proximity to the pavement (which have been addressed further down this statement), which ultimately contributed to its refusal.

Turning to the massing considerations, the proposed scheme has not only reduced the site footprint but has also introduced a recessed mansard roof, which is set back from all corners of the property. This design choice marks a significant improvement over the approved six-flat scheme, in which the top floor's prominence was clearly visible from street level.



By creating this deliberate offset, the top floor becomes much less perceptible when viewed from the pavement, achieving a subtle 'illusion' whereby passers-by are less likely to notice the additional storeys. This setback significantly reduces the building's visual impact and perceived height and bulk, even with the added floors.



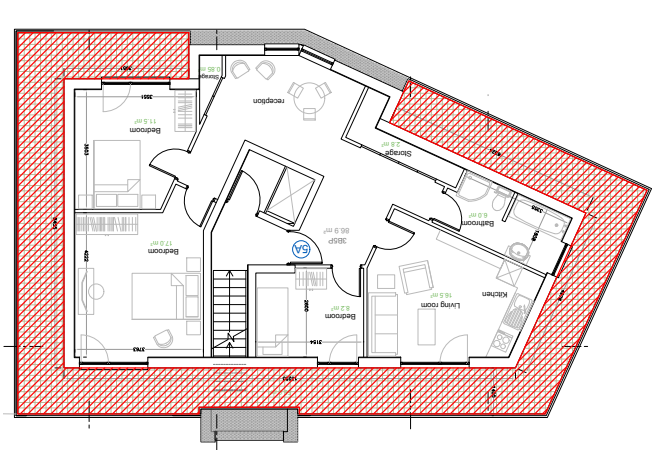
Furthermore, the use of darker tones on the mansard level enhances this effect, allowing the upper floor to recede visually. This careful use of colour, alongside the recessing of the mansard roof, ensures that the development integrates more harmoniously into the surrounding architectural environment and contributes positively to the area's streetscape.

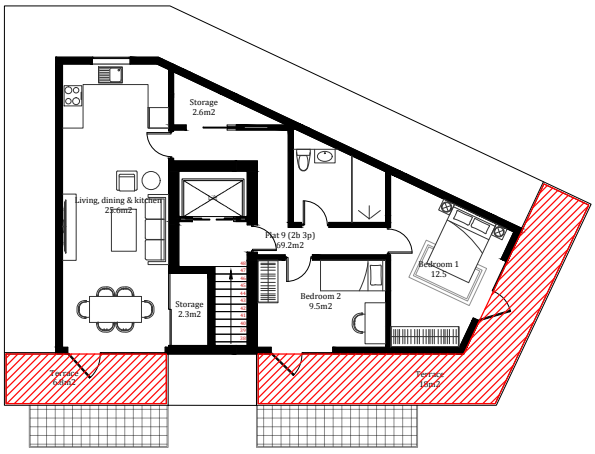
While our proposal includes an additional two storeys compared to the previously approved six-bedroom application, we have carefully adjusted internal ceiling heights and lowered the overall building height. This approach enables us to present a design that visually appears to include only one additional storey, thereby preserving the aesthetic integrity of the approved scheme.

Privacy & Overlooking:

The diagram below, marked with red hatching, illustrates the total terrace area proposed on the top floor for both the refused nine-flat application (shown on the left) and the current proposal (shown on the right). In the previously refused design, the entire rooftop area was allocated as navigable terrace space for future occupants, which raised concerns regarding overlooking and potential privacy impacts on neighbouring properties.

In the current proposal, these issues have been addressed and significantly reduced. The terrace area is now restricted to face only Canning Crescent and Newham Road, thereby limiting views over adjacent properties and ensuring a higher level of privacy for surrounding residents. This revised terrace design balances usable outdoor space for residents while demonstrating a sensitive approach to neighbouring privacy.

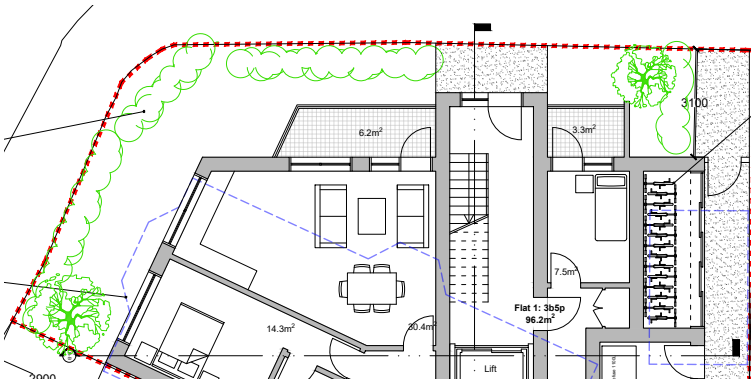




Appearance:

We have preserved the building's aesthetic integrity by retaining exposed brickwork for the main façade and applying grey cladding to the mansard level, complemented by protruding balconies. This approach aligns seamlessly with the approved design, fostering a cohesive visual presence within the surrounding streetscape. Unlike the initial 9-flat rejected application, this proposal is also more consistent with the architectural character of the neighbouring properties.

Amenity Space and landscaping:



The previous approved application included a green space at ground level, shielded by hedges. However, given its proximity to the ground-floor flat, this area offered insufficient privacy for practical communal use, rendering it ineffective for this purpose. Although we did not propose any communal used green areas, the use of hedging and landscaping also flows onto this scheme.

Upon reviewing the officer's report from the previously refused application for the 9-flat development, it is noted that the site initially contained mature trees, and the proposed scheme was criticised for not incorporating this feature. While the prior client subsequently removed these trees, we have reinstated them into the current proposal, ensuring that the landscape design honours and preserves the site's original character. This approach underscores our commitment to sustainable design practices and aligns with local planning policies that prioritise ecological considerations and green space integration.

Flat number	Floor level	Number of bedrooms/people	Proposed private amenity area (m2)
1	Lower ground	3b 5p	77 *(garden)*
2	Upper ground	3b 5p	8.7
3	First floor	1b 2p	5
4	First floor	2b 3p	5.6
5	Second floor	1b 2p	5
6	Second floor	2b 3p	5.6
7	Third floor	1b 2p	5
8	Third floor	2b 3p	5.6
9	Fourth floor	2b 3p	24.8

The availability of several nearby parks which are within a comfortable walking distance from the site make up for the absence of communal amenity space within the proposal. These local green spaces provide residents with ample access to open areas for recreation, relaxation, and social interaction, effectively compensating for the lack of dedicated communal areas within the development itself. This arrangement aligns with urban planning standards that recognise the availability of nearby parks as a suitable alternative to on-site communal amenities, particularly in densely built areas where outdoor spaces are readily accessible.

Proposed flat layouts, standards and sizing:

All flats and individual rooms fully comply with the technical requirements outlined in the Nationally Described Space Standards, as well as the standards for living, dining, and kitchen areas. These details are presented in the table below, providing a clear reference to demonstrate adherence to the established guidelines.

Flat number	Area	Bedroom/People	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Storage	Living, dining & kitchen
1	102.8m2	3b 5p	16.5m2	12.7m2	10.8m2	2	5.2m2	31.6m2
2	99.5m2	3b 5p	16.5m2	12.7m2	8.1m2	2	5.2m2	31.6m2
3	54.7m2	1b 2p	14.4m2	-	-	1	2.1m2	27m2
4	67.4m2	2b 3p	13m2	9m2	-	1	2.1m2	27.7m2
5	54.7m2	1b 2p	14.4m2	-	-	1	2.1m2	27m2
6	67.4m2	2b 3p	13m2	9m2	-	1	2.1m2	27.7m2
7	54.7m2	1b 2p	14.4m2	-	-	1	2.1m2	27m2
8	67.4m2	2b 3p	13m2	9m2	-	1	2.1m2	27.7m2
9	69.2m2	2b 3p	12.5m2	9.5m2	-	1	4.9m2	25.6m2
Total number of 1-bedroom flats:				**3**				
Total number of 2-bedroom flats:				**4**				
Total number of 3-bedroom flats:				**2**				
Total flats:				**9**				

Here are the minimum requirements:

4.4.1

The following combined floor areas for living, kitchen and dining space should be met:

Designed occupancy	Minimum combined floor area of living, dining and kitchen spaces (sq m)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

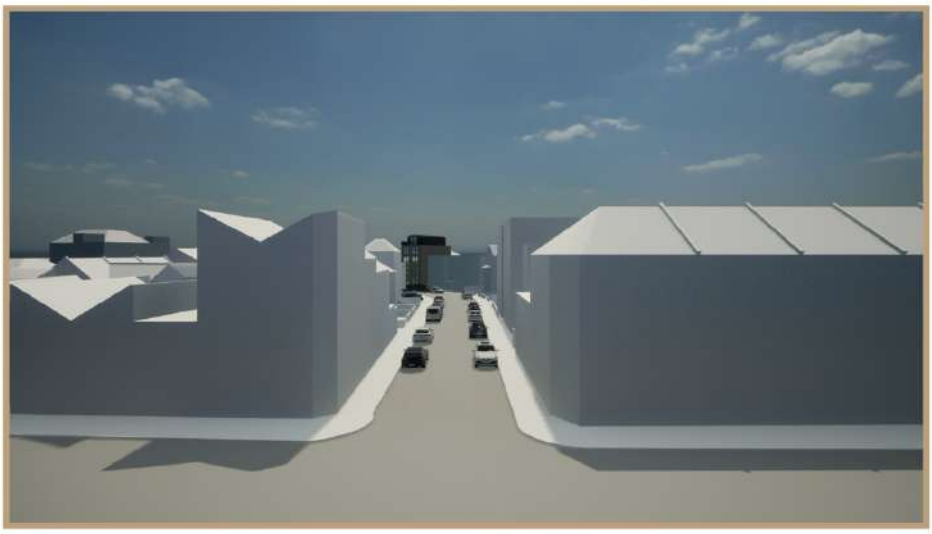
Table 1 - Minimum gross internal floor areas and storage (m^2)

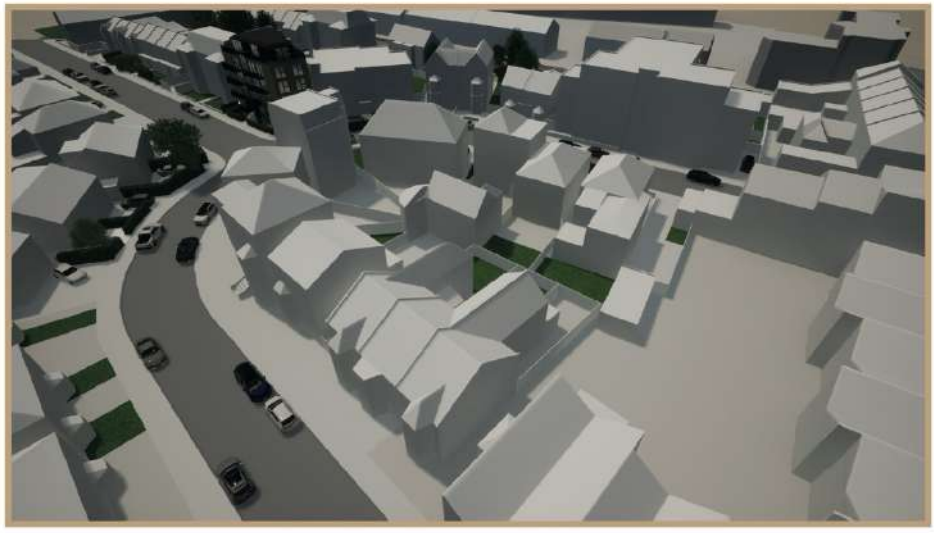
number of bedrooms	number of bedspaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
studio	1p	39 (37)*			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Overall, the lower ground and upper ground floor flats are designed to mirror each other, creating a cohesive aesthetic and functional flow between these two levels. This symmetry not only enhances the architectural harmony of the building but also optimises the use of space.

Furthermore, the design extends to the upper floors, specifically from the first to the third floor, where each level features two flats positioned at either end. These flats are similarly mirrored across all three floors, reinforcing the building's consistent design language. This thoughtful layout promotes uniformity while providing residents with well-defined living spaces that maintain a sense of connectivity throughout the building.

5.1 Renders





5.2 Refuse and recycling

Sustainable Design & Construction, Supplementary Planning Document', adopted March 2013: Waste management guidance note for residential and mixed-use developments

The standard collection frequency of all three standard residential waste collection streams (residual, dry mixed recycling and food waste) is weekly for all high rise and communal collections; the council will not collect waste more frequently. Standard waste and recycling capacity for flatted developments is assessed by the following formula:

Refuse allocation	Capacity	Approximate bin dimensions
per 6 dwellings	1100 litres	985mm D x 1260mm W x 1370mm H
Dry mixed recycling allocation		
per 10 dwellings	1100 litres	985mm D x 1260mm W x 1370mm H
Food waste allocation		
per dwelling	20 litres	140 litre wheeled bins
Any proposal to incorporate rubbish chutes must submit an 'Innovation and residential waste management plan', see section 2.4		

Following the waste management guide, as we are proposing a total of 9 flats which would require the following:

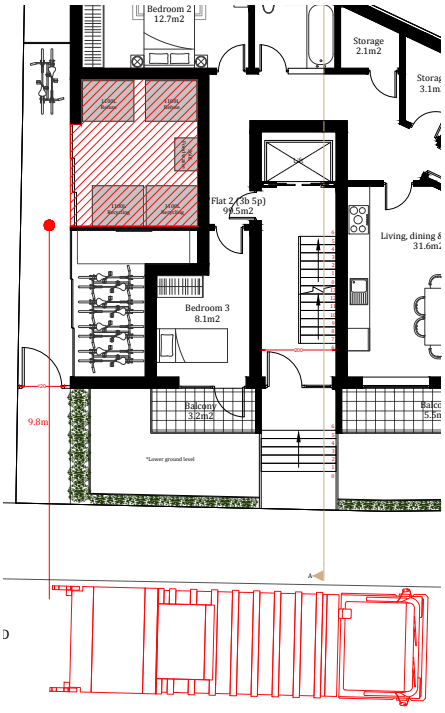
Refuse allocation	Capacity	Proposal	Requirement	Proposed
Per 6 dwelling	1100L	9	2200L	**2 x 1100L**
Dy mixed recycling allocation				
Per 10 dwellings	1100L	9	1100L	**2 x 1100L (1 x extra)**
Food waste allocation				
Per dwelling	20L	9	180L	**1 x 360L**

"Any development of six flats or more must be provided a bin store and use bulk bins for refuse and recycling. The capacity must be made up of the largest bin sizes available within the council's prevailing specification or bin hire offer. For example, a required capacity of 3000L for any one waste stream must consist of 3x 1100L. Bulk bins cannot be stored or presented on the public highway unless expressly agreed with the authority." Further to this, we have proposed a secure space on the ground floor to the left-hand side of the entry façade to accommodate a total of 4 x 1100L and 1 x 360L bins.

3.1 Provision of communal waste storage areas – Access to collection points

It is the responsibility of the future property manager to always provide and maintain safe access for collection crews. As we have placed a security gate to access the waste, recycling and cycle storage areas, a digital punch keypad lock or code activated devise will be placed with codes being shares with the operational teams.

Waste collection vehicles require height clearance of at least 4.75 metres which is found on site as the refuse collection vehicle will be parked directly in front of the site where there are no obstructions. The bulk waste containers are allocated within 10 meters from the point of collection as shown in the diagram to the right:



5.3 Car park and cycle provision

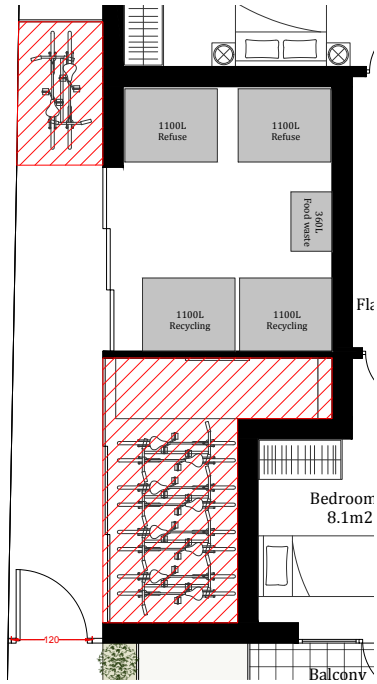
Car free development:

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'. The applicant will need to enter into the appropriate planning Agreement to formalise the car free/permit free status, and meet the Council's administrative costs (£4000).

Cycle storage:

Cycle Parking Standards		
Land Use	**Long-stay**	**Short-stay**
C3 Residential Dwellings	1 space per studio/1-bed (1-person)	1 space per 40 units
	1.5 spaces per 2 person 1-bed dwelling	
	2 spaces per all other dwellings	

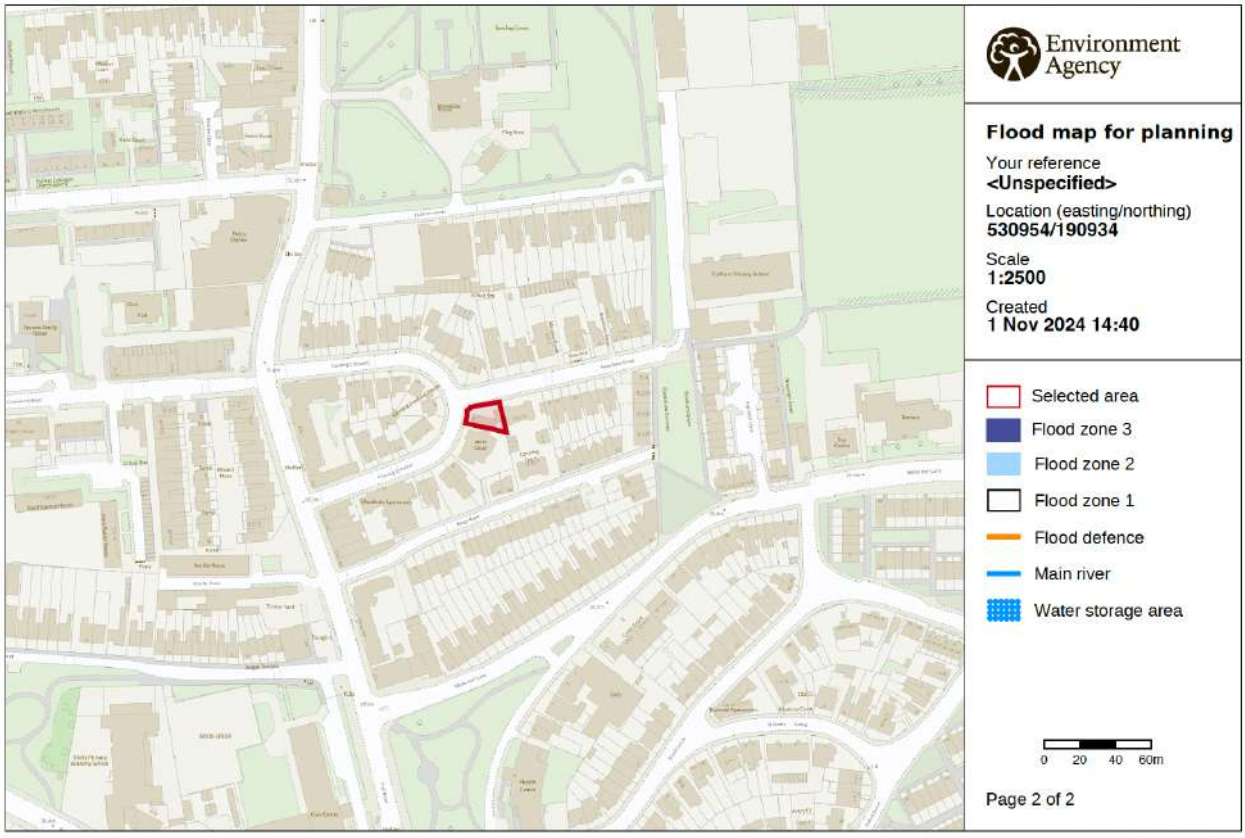
Flat no.	No. of bedrooms	No. of people	Long stay required	Short stay
1	3	5	2	1
2	3	5	2	
3	1	2	1.5	
4	2	3	2	
5	1	2	1.5	
6	2	3	2	
7	1	2	1.5	
8	2	2	2	
9	2	2	2	
Total required:			**17 (16.45)**	**1**
Total proposed:			**17**	**2**



As outlined above, we have provided additional cycle storage units beyond the required provision. Sixteen long-stay cycle storage units are located within the property, accessible from the side of the building. These units are secured in a designated area equipped with double-decker cycle racks, optimising space and ensuring efficient use.

In addition, two short-stay cycle parking spaces are located adjacent to the long-stay storage. These are positioned outdoors and intended for temporary use, allowing future users to secure their bikes with their personal locks. As these facilities are situated behind a gated side entrance, access will be restricted to those with the access code, providing an added layer of security.

6.0 Flood risk zone 1



Results from gov.uk/check-long-term-flood-risk:

Surface water yearly chance of flooding: Very Low

Rivers and the sea yearly chance of flooding: Very Low

Groundwater flooding is unlikely in this area

Reservoirs flooding is unlikely in this area

7.0 Conclusion

This proposal to increase the number of residential units at 12 Canning Crescent, London, N22 5SR, from the previously approved six-flat development has been thoughtfully designed to reflect local planning objectives and enhance the usability and appeal of the site. By carefully considering both the functional and aesthetic elements of the design, we aim to create a higher-quality living environment that meets the needs of future residents while contributing positively to the character of the neighbourhood.

The revised design maintains sensitivity to the existing architectural context and urban character, ensuring that the development integrates seamlessly with its surroundings. Each unit has been thoughtfully planned to maximise natural light, ventilation, and living space, while also providing adequate privacy and comfort for residents. This proposal complies with relevant policies in terms of unit sizes, layout, and access provisions, ensuring that all necessary requirements for contemporary urban living are met.

In response to increasing local demand for housing, the additional units have been incorporated without compromising the integrity of the original design or impacting the amenities available to each resident. The increase in units has been achieved through efficient spatial planning, without the need for significant external alterations, which ensures that the development remains visually coherent and respectful of neighbouring properties.

In summary, this proposed development at 12 Canning Crescent seeks to deliver high-quality housing that is responsive to local housing needs and community character, while enhancing the quality of life for residents.