

01.12.2023



DESIGN & ACCESS STATEMENT FOR A:

A Full Planning Application for the refurbishment, reconfiguration and extension works to an existing part single part two storey mix-use building consisting of part commercial and part residential units. The proposed scheme is for the introduction of an additional floor level to the front building, raised roof ridge level and new dormers to the rear wing of the building and associated external and internal alterations to create a total of 8 x residential units (3 x 3 beds, 2 x 2 beds, 2 x 1 bed, 1x studio), with the retention of 2 x commercial units. The scheme will introduce private amenity areas, a secure and enclosed cycle and a refuse/recycling store, at:

613-615 Green Lanes, Palmers Green, London N13 4EP

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DOCUMENT CONTROL

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- Compiled by: Sofoklis Michail – Vivendi Architects
- Reviewed by: Peter Koumis – Vivendi Architects

SUMMARY

This Design and Access Statement is in support of a Full Planning Application for the refurbishment, reconfiguration and extension works to an existing part single part two storey mix-use building consisting of commercial and residential units. The proposed scheme is for the introduction of an additional floor level to the front building, raised roof ridge level and new dormers to the rear wing of the building and associated external and internal alterations to create a total of 8 x residential units (3 x 3 beds, 2 x 2 beds, 2 x 1 bed, 1x studio), with the retention of 2 x commercial units along Green Lanes.

The schedule of accommodation of the proposed units is as follows:

- | | | | |
|--|-----------------|--|--------------------------------|
| • <u>COMMERCIAL SPACE A</u> 53 sq.m | | | Ground + 1 st Floor |
| • <u>COMMERCIAL SPACE B</u> 53 sq.m | | | Ground + 1 st Floor |
| • <u>UNIT 1</u> (Dwelling) 86 sq.m (+28 sq.m of amenity space) | 2 Bed/4 Persons | | Ground + 1 st Floor |
| • <u>UNIT 2</u> (Flat) 77 sq.m (+21 sq.m of amenity space) | 3 Bed/4 Persons | | Ground Floor |
| • <u>UNIT 3</u> (Flat) 77 sq.m (+20 sq.m of amenity space) | 3 Bed/4 Persons | | Ground Floor |
| • <u>UNIT 4</u> (Flat) 77 sq.m (+ 7 sq.m of amenity space) | 3 Bed/4 Persons | | First Floor |
| • <u>UNIT 5</u> (Flat) 70 sq.m (+7 sq.m of amenity space) | 2 Bed/4 Persons | | First Floor |
| • <u>UNIT 6</u> (Flat) 53 sq.m (+5 sq.m of amenity space) | 1 Bed/2 Persons | | Second Floor |
| • <u>UNIT 7</u> (Flat) 45 sq.m (+5 sq.m of amenity space) | Studio | | Second Floor |
| • <u>UNIT 8</u> (Flat) 55 sq.m (+6 sq.m of amenity space) | 1 Bed/2 Persons | | Second Floor |

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1) INTRODUCTION

This Design and Access Statement is in support of a Full Planning Application for the refurbishment, internal reconfiguration and extension works to an existing part single-part double-storey mix-use building consisting of commercial and residential units. Our scheme is for the introduction of an additional floor level to the front building (*front elevation*), increase in the roof ridge line to the rear wing of the building, and with new front and rear dormers and associated external and internal alterations to create a total of 8 x residential units (3 x 3 beds, 2 x 2 beds, 2 x 1 bed and 1x studio) with the retention of 2 x commercial units along Green Lanes. The proposed scheme will also introduce private amenity areas, secure and enclosed cycles and refuse/recycling stores as required.

This statement also includes an assessment of the significance of the site and existing building in context. It describes our design intentions and proposal concerning, preserving and enhancing the area's character with a sympathetic design proposal for the site.

The existing building is situated on a rectangular site with an approximate area of around 480 m². The building has a stepped appearance, being formed of a mixed-use two-storey hipped roof building to the front, a double-storey gabled roof central wing and a single-storey gabled roof residential unit on the rear boundary towards Lytton Avenue. The building is visible from the main road, while the rear stepped wings are situated along a pedestrian pathway on Lytton Avenue and are partly visible from Green Lanes.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, location, residential uses in the area, transport requirements, refuse and recycling requirements etc.

Following a supportive pre-planning consultation process and ongoing discussions with the Planning Case Officer, the presented scheme has addressed and incorporated all suggested feedback received regarding the proposed works for the site towards a Full Planning Application submission.

The proposed units are designed to meet (*and go beyond*) the minimum space standards including amenity space provision for every unit, designed to meet both New Part M of the Approved Documents and Secured by Design standards (*where possible and applicable to existing site conditions/constraints and works to an existing building*), and would benefit from good fabric insulation and energy efficient measures so as to reduce energy consumption over and above those required to comply with Building Regulations Part L.



IMAGE 1: Existing building seen from Green Lanes

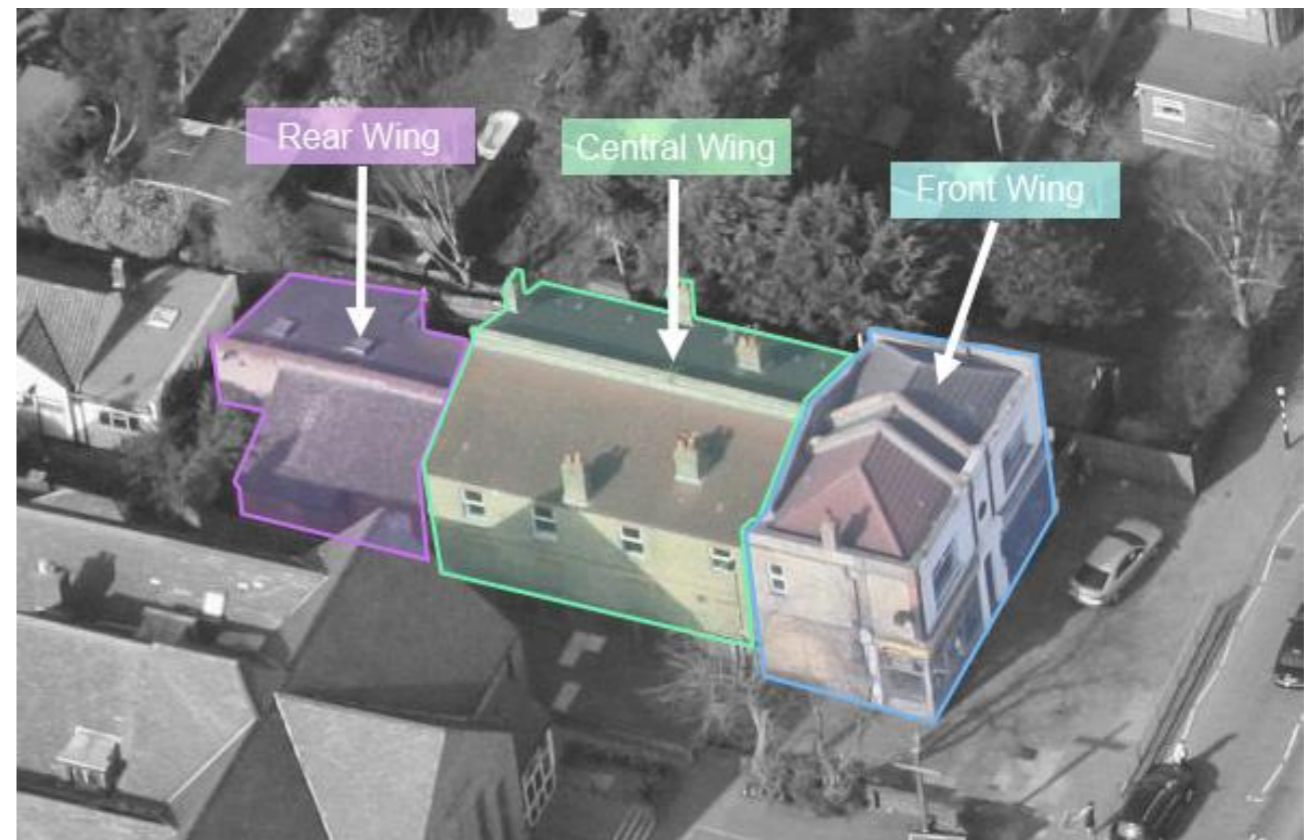


IMAGE 2: existing buildings complex

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2) SITE DESCRIPTION/ USE

2.1 AREA & CURRENT USE

The existing site is occupied by a mixed-use building on a rectangular-shaped plot located on an east-west axis with the eastern short-side front building facing Green Lanes.

The existing uses in the area around the site are predominantly residential with a large number of commercial activities on the ground floor along Green Lanes. To the south of our site lies the neighbouring St. Michael's church with yellow/brown brickwork facades and high-pitched roofs. To the east of our site on the opposite side of Green Lanes is currently occupied by a parade of 2 and 3-storey Victorian buildings with commercial activities on the ground floor such as workshops, restaurants and cafes.

A large number of neighbouring buildings within close proximity to the site/property have carried out extensions and alterations; many neighbouring properties are in a good condition; however, a significant number have suffered from inappropriate alterations to their fenestration and details. Overall, the appearance and character of the street reflect Victorian architectural style.

The 3 blocks that form the building are represented in *image 2* and attached existing drawings. The front building facing Green Lanes is a two-storey rectangular-shaped block with a hipped roof that currently accommodates a commercial/office space with a ground-floor entrance and the existing communal entrance for the residential units at the first-floor level.



IMAGES 3 & 4: views of the existing buildings from the pedestrian side of Lytton Avenue towards Green Lanes and from the street

The central wing is a gabled roof double-storey brick building currently occupied by a mix of commercial and residential units on the ground floor and two residential self-contained flats on the first; many of the residential units on the ground floor feature external amenities to the front and rear (*north and south façade*). The rear wing of the site is a single-storey gabled roof building with its own private entrance and amenity area. Access to the existing commercial and residential units is both from Green Lanes and Lytton Avenue (*pedestrian pathway*).

The appearance of the existing building is neglected and in need of significant repairs and upgrades in line with its surrounding buildings, including the neighbouring St. Michael's Church. The overall look is consistent with the front elevation quite dilapidated with a mixture and variety of finishes, windows and door frames that are in need of repair.

The central and rear wings are slightly in better shape; however, the building does not offer a uniform pattern of finishes and details, and all of this contributes to the feeling of an old neglected building in need of repairs. The internal reconfiguration layout of this building is required to provide better use of space and quality of rooms: the existing residential spaces, do not provide adequate living standards because of their dimensions and the overall layout which does not provide enough natural lighting to the rooms.

In summary, the building needs a complete refurbishment to provide adequate and desirable habitable conditions for its users. The planned improvements will not only significantly enhance the building's appearance but also boost its character, durability, and overall aesthetics. This will positively influence the immediate area surrounding the premises.

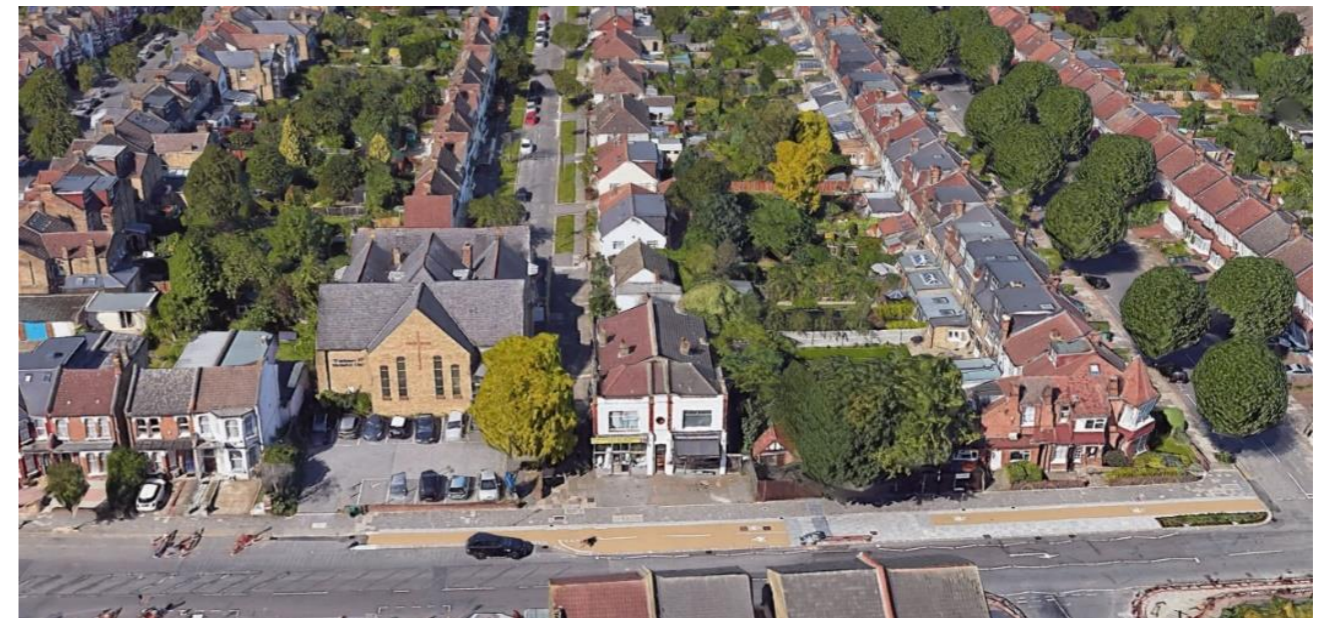


IMAGE 5: Aerial view of the existing building seen from the front

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IMAGE 6: Street view of part of the property at no. 613-615 and the front elevation of St. Michael's Church



IMAGE 7: Street view of the three-storey buildings in front of the property at no. 613-615

2.2 LOCAL TRANSPORT

The Site is within close proximity to Winchmore Hill Train Station which lies to the northwest providing regular train routes into central London and Palmers Green Train Station to the southwest. The Site is also within close proximity to bus stops which are serviced by the 329, 629, and N29 bus routes, a Sainsbury's superstore, and the services and facilities located in Winchmore Hill. The site is easily accessible to all public transport and has a PTAL rating of 2.

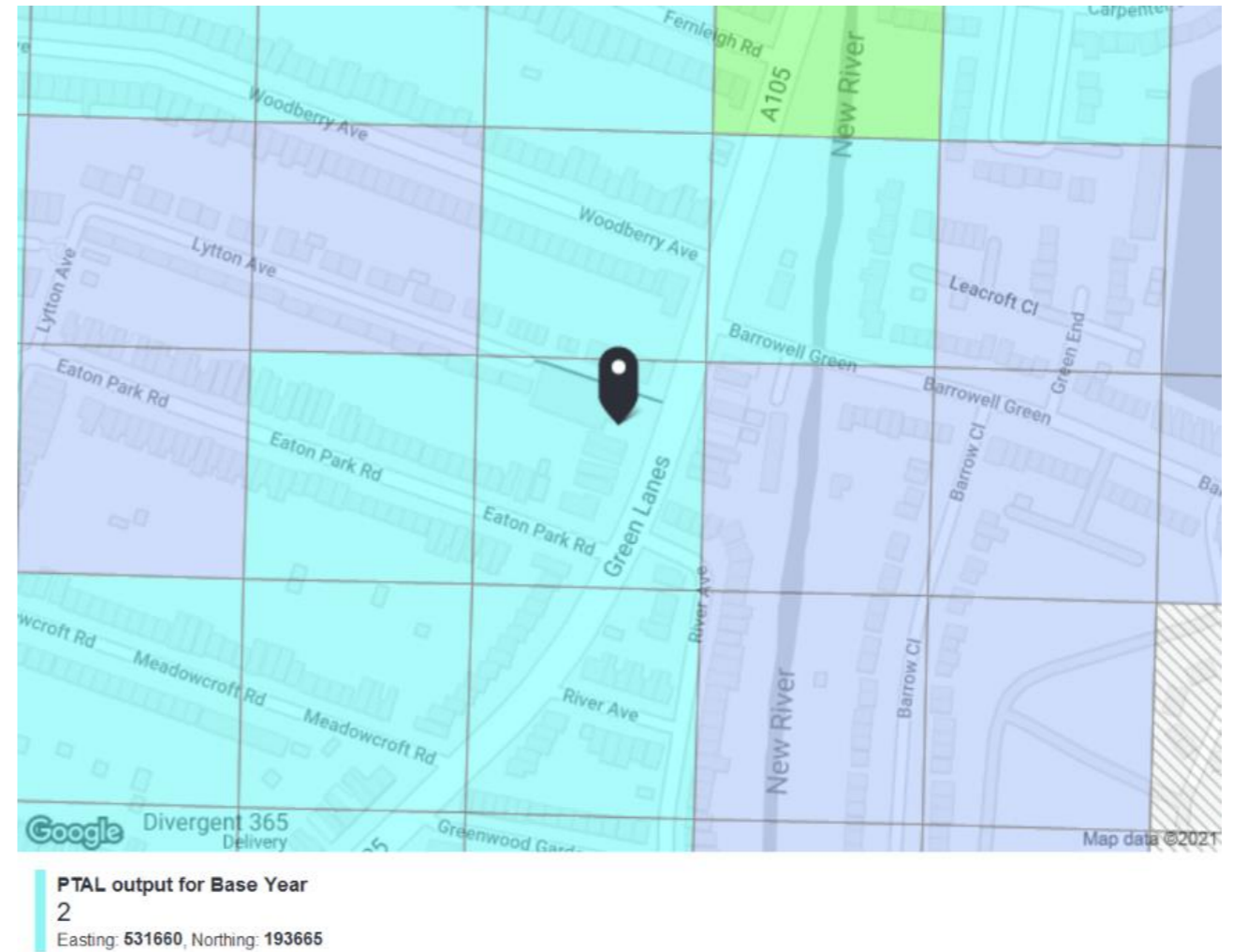


IMAGE 8: Extract of the PTAL rating for the area

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2.3 AERIAL SITE IMAGES



IMAGE 9: Aerial perspective – From East

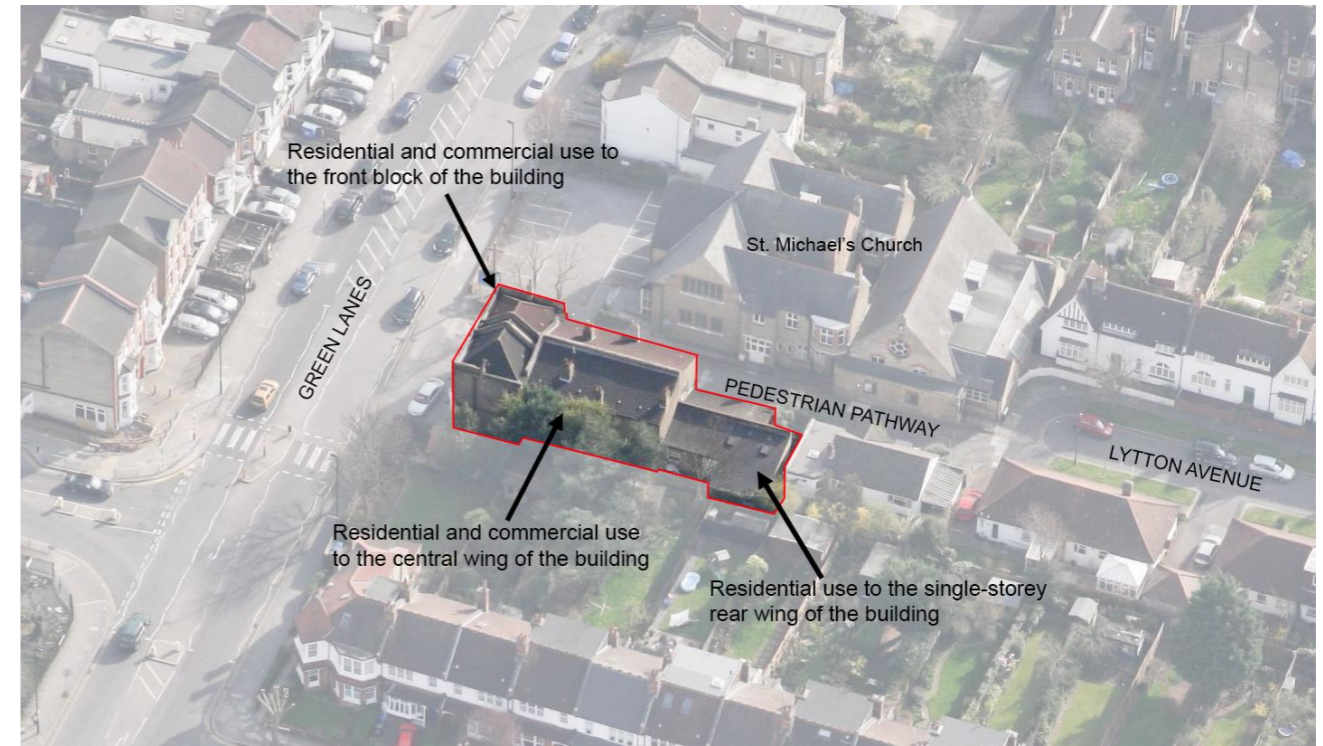


IMAGE 10: Aerial perspective – From North

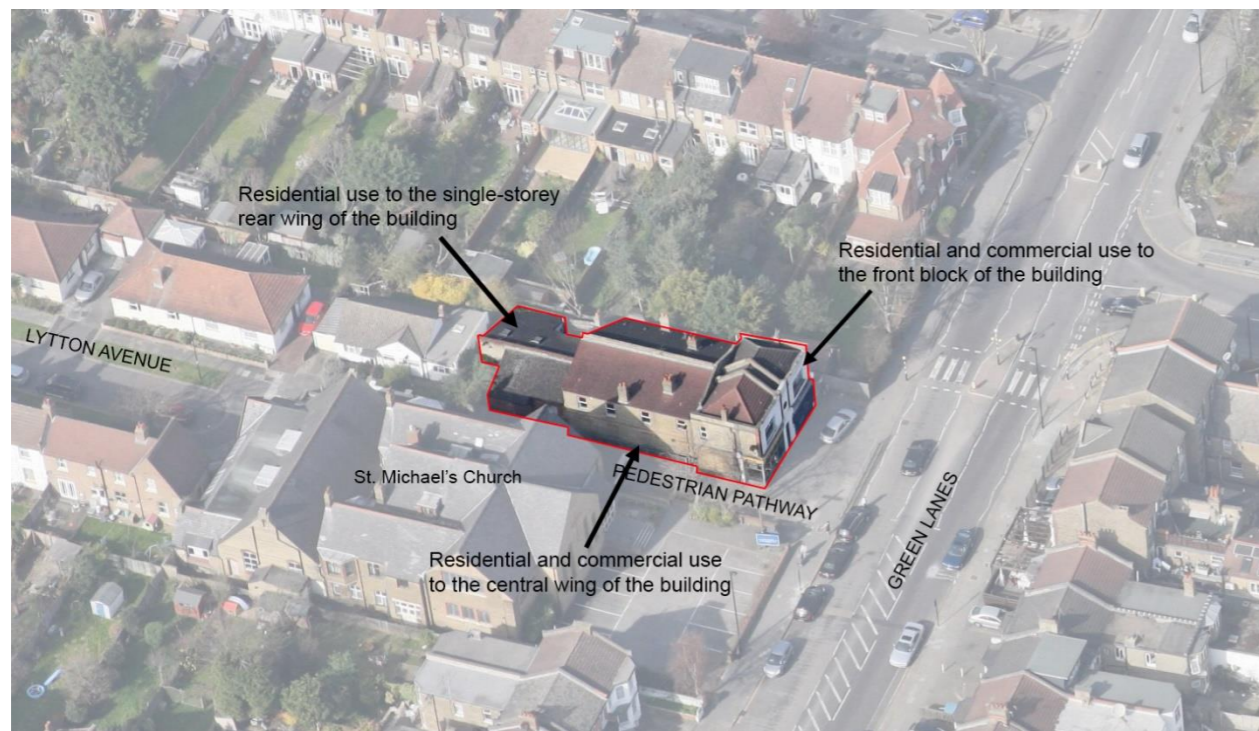


IMAGE 11: Aerial perspective – From South

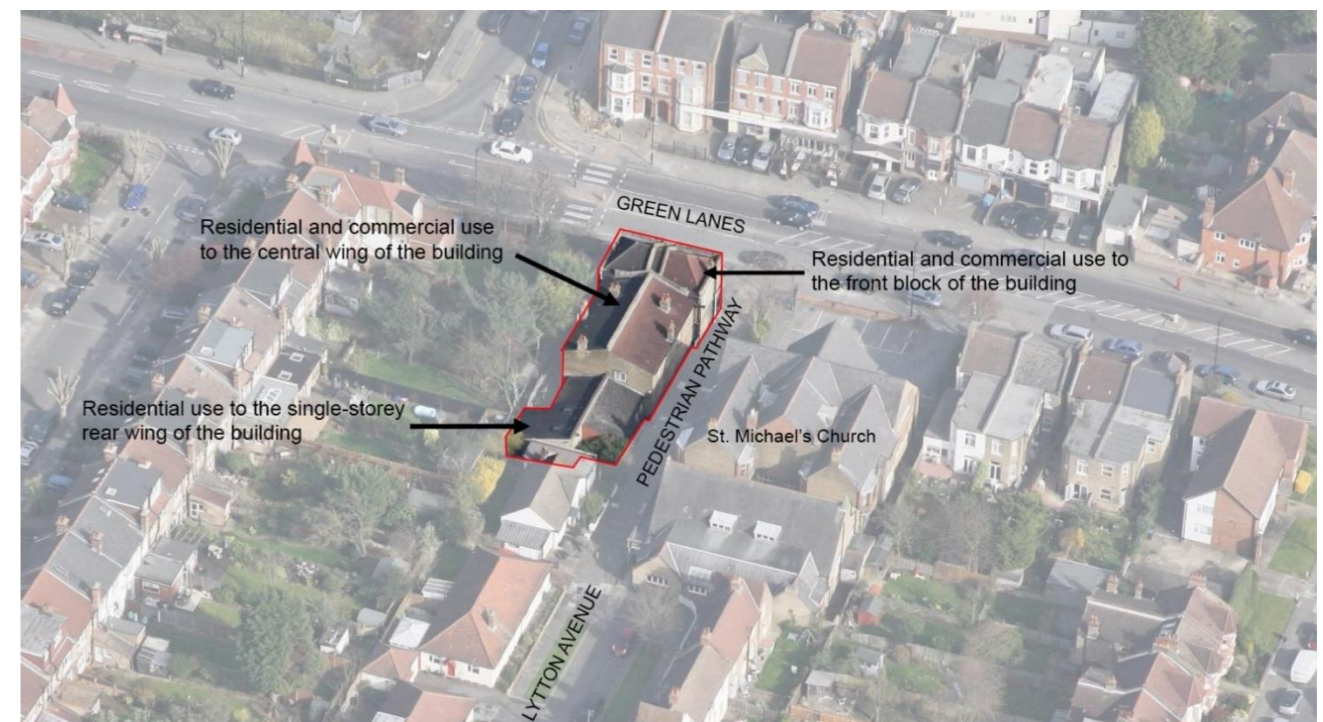


IMAGE 12: Aerial perspective – From West

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3) PLANNING CONSIDERATION

3.1 KEY POINTS OF CONSIDERATION

- **Principle of Development**

Avoid overdevelopment of the site, and ensure the proposal will not have any detrimental impact on the existing residential surrounding buildings or on the street scene.

- **Improving the public realm and outlook**

With great consideration in enhancing the existing building and surrounding area, the proposal will retain the current building's overall profile of a stepped façade without any detrimental impact on the neighbouring properties.

- **Residential Amenity**

New ground floor units are to be provided sufficient private garden space, and the upper residential floors with amenity spaces through the benefit of balconies and terraces. The proposed development does not have any adverse impact on the neighbouring residential amenity in terms of loss of natural light, outlook or privacy.

- **Desirable residential units**

The proposed scheme is to provide a variety of unit types mix, with a range of studio, 1-, 2- and 3-bedroom units. All units will be of generous dimensions also offering desirable units over and above the minimum required standards for unit types.

- **Dual aspect**

Proposed units with the aim to provide dual-aspect residential units to ensure excellent ventilation throughout and overall enjoyment of the internal spaces. The proposed units will have a dual-aspect layout along the north-south direction (*along Lytton Avenue*).

3.2 RELEVANT PLANNING APPLICATIONS

From a review of the Enfield Local Authority planning database, it was found that the following applications have been approved for sites in close proximity to Green Lanes:

- 521 Green Lanes – 19/01988/FUL - Redevelopment of site involving demolition of existing building and ancillary structures and erection of part 2, part 3 storey building (6 x 2 bed self-contained flats)
- 543 Green Lanes – 15/05620/FUL - Demolition of existing buildings and redevelopment of site to provide 9 flats (1 x studio, 1 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed)
- 687 Green Lanes - 17/03115/LBC - Refurbishment and conversion of former police station into 6 self-contained flats (2 x 1 bed, 2 x 2 bed and 2 x 3 bed)
- 699 Green Lanes – 19/01285/FUL - Demolition of existing buildings and erection of a part 4-storey, part 5-storey building for 18 no. residential units (8 x 1-bed, 8 x 2-bed, 2 x 3-bed)
- 790A Green Lanes – 20/00369/FUL - Sub-division of site and erection of a 2-storey block of 2 x 1 bed self-contained flats
- 792 Green Lanes – 17/00260/FUL - Conversion of upper floors to provide a total of 8 residential units (5 x 1 bed, 2 x 2 bed and 1 x 3 bed)
- 794 Green Lanes – 17/01864/FUL - Redevelopment of site involving demolition of existing building to provide a part 6- part 7 storey blocks of 91 residential units (49 x 1 bed, 32 x 2 bed and 10 x 3 beds)

3.3 RELEVANT PLANNING POLICIES

The following policy documents need to be given full consideration:

- National Planning Policy Framework
- The London Plan 2021
- Enfield Core Strategy (2010)
- The Development Management Document Policies (2014)
- Supplementary Planning Guidance / Documents / Other Planning Guidance
- Waste and Recycling Storage Planning Guidance (2020)

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3.4 PRE-APPLICATION CONSULTATION - 22/03889/PREAPP

The current proposal has been developed following a thorough Pre-Planning Application process.

Our Pre-Application scheme was submitted to the Planning Team in November 2022, with the following description:

'A Pre-Planning Application for the refurbishment, reconfiguration and extension works to an existing part single part two storey mix-use building consisting of part commercial and part residential, with the introduction of an additional floor level to the front building, raised roof ridge level and new dormers to the rear wing of the building and associated external and internal alterations to create a total of 8 x residential units (3 x 3 beds, 2 x 2 beds, 2 x 1 bed, 1x studio), with the retention and creation of 2 x commercial units. The scheme will introduce private amenity areas, a secure and enclosed cycle and a refuse/recycling store.'



IMAGE 13: 3d massing view of Pre-Application Scheme.

(Please refer to Appendix 1 for a copy of the submitted Pre-Application Scheme and [Appendix 2 for Supporting Pre-Application/Planning Statement by FPS Planners](#))

The pre-application scheme received supportive feedback from the Planning Officer, Ms. Eloise Kiernan, through the Pre-Application Report issued in April 2023. In summary, the report indicated that the proposed development's size, scale, appearance, and overall occupancy would be supported, pending the incorporation of some minor amendments and the submission of relevant consultants' reports.

(Please refer to Appendix 3 for a copy of the Pre-Application Report/Feedback)

The current Full Planning Application has been designed and progressed in-line with the Planning and Urban Officer's comments, as follows:

- Enhanced soft landscaping and planting along Lytton Avenue and Green Lanes facades.
- Alterations to proposed refuse/recycling and cycle stores in accordance with Planning Officer's comments for separation between commercial and residential access and use.
- Provision for obscured privacy screens up to 1.7m and privacy plantings to balconies along north façade to eliminate overlooking (to gardens of properties at Woodberry Avenue).
- Minor external alterations to proposed fenestration design.
- Supporting Consultants' statements provided as requested.

As a result of the positive feedback received during the pre-application stage, it was determined that there was no requirement for the submission of a new/further Planning Statement by the Planning Consultant. This decision was based on the fact that the Pre-Application was successful in addressing the planning policies and the submitted Planning Statement issued at Pre-Application stage is sufficient and remains relevant (see Appendix 2).

3.5 PLANNING HISTORY

The application site at 613-615 Green Lanes has the following historical planning records:

- [TP/06/2311 Conversion of ground floor rear to provide a studio flat - Approved 15 Jan 2007](#)
- [TP/93/0050 Change of use of ground floor of No.613 from retail \(A1\) and ground floor of No.615 from Estate Agents to the storage, sale, and hiring of theatrical equipment with ancillary office and repair facilities \(retrospective\) - Permission Granted with Conditions](#)
- [TP/04/1145 Change of use of part of ground floor to 1-bed self-contained flat travel agency. \(Part Retrospective\) - Refused](#)
- [TP/02/0096 Change of use from retail \(A1\) to two-bed, self-contained - Approved](#)
- [TP/06/2311 Conversion of ground floor to provide a studio flat - Approved.](#)

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4) THE PROPOSAL

The proposed scheme will see the reconfiguration of the existing premises, via external additions and internal/external alterations, to provide 8 x residential units (3 x 3 beds, 2 x 2 beds, 2 x 1 bed and a studio), with minor alterations to the existing commercial space (on Green Lanes) which is retained and refurbished including the introduction of a new contemporary glazed shopfront to improve the overall front fenestration treatment and character of the building. External works include the introduction of an additional floor to the front building, raised roof ridge line to the rear wings to provide habitable rooms within the roof, the inclusion of new dormers and roof lights, refurbishment and reconfiguration of the existing facades, external amenities, refuse /recycling and cycle store.

We have used six principles to develop the design concept and proposed scheme for your consideration:

4.1 KEY DESIGN PRINCIPLES:

1. FRONT EXTENSION AND ROOF RECONFIGURATION

The existing front block of the building consists of commercial spaces both at the ground floor and part first floor level. In addition access to the existing two residential units at the first-floor level is via the existing central stair core to the front elevation facing Green Lanes. The proposal includes the retention of the commercial space at the ground and first-floor levels along Green Lanes and the introduction of a new second-floor level to accommodate an additional residential self-contained flat. The existing rear residential wing of the building (part one and part two-storey wings) is currently both with a gable roof end being raised appropriately to provide accommodation space within each roof void. The height at the existing eaves level will remain unaltered.

2. MAINTAINING THE ORIGINAL STEPPED PROFILE

The design has considered the original building character and aims to restore its overall aesthetics and revitalise currently dilapidated premises. The proposed reconfiguration will be in line with the existing building with associated extension works, maintaining the stepped profile of the character and volume of the building. Keeping the stepped profile approach minimises any impact on the neighbouring properties, especially on the single-storey rear neighbouring property at No. 2 Lytton Avenue, whilst also reducing the overall bulk and mass providing a continued relationship with its neighbouring properties and existing street scene.

3. PRIVATE GARDENS AND AMENITY AREAS FOR FLATS

The proposal includes three private gardens at ground level. Unit 1 will benefit from a large garden area on three sides, whereas Units 2 & 3 have a private rear garden in addition to a front garden along Lytton Avenue providing further privacy from the pedestrian pathway. The upper residential units to the first-floor central wing will benefit from a private front Juliet balcony and rear balconies, whilst the flats on the second-floor level will have roof terraces to the

rear (units 6 & 7) and a recessed balcony to the front block (unit 8). As such, all proposed units will benefit from private amenity areas in line with the national policy standards.

4. USE OF COMMON MATERIALS IN THE AREA

Our proposal retains the existing character of the building whilst complimenting the area and ensuring there is no impact on the neighbouring properties. The use of brick finish, white render and natural slate tiles to match existing materials are in line with the adjoining residential properties along the Green Lanes. Furthermore, soft planting and screening have been introduced to enhance further privacy throughout.

5. PROVIDING A BALANCED RESIDENTIAL UNIT MIX

The scheme introduces a mix of unit types and sizes in line with the local demand and requirements, whilst the current building provides sub-standard units with inadequate internal spaces below minimum standards. The proposed studio, 1-, 2- and 3-bedroom units will be dual aspect and provide desirable and spacious accommodation that goes above and beyond the nationally described space standards to works carried out to an existing building.

6. SUSTAINABLE DESIGN

The proposed scheme aims to protect, restore and enhance the development site by using sustainable methods of construction and environmentally friendly design features where applicable to works on an existing property.

It will employ an energy strategy that considers the following:

- incorporates passive features (Be Lean)
- installs energy-efficient building services (Be Clean)
- incorporates renewable technology (Be Green).



IMAGE 13: the existing buildings seen from Green Lanes.



IMAGE 14: the neighboring single-storey dwelling at No.2 Lytton Avenue

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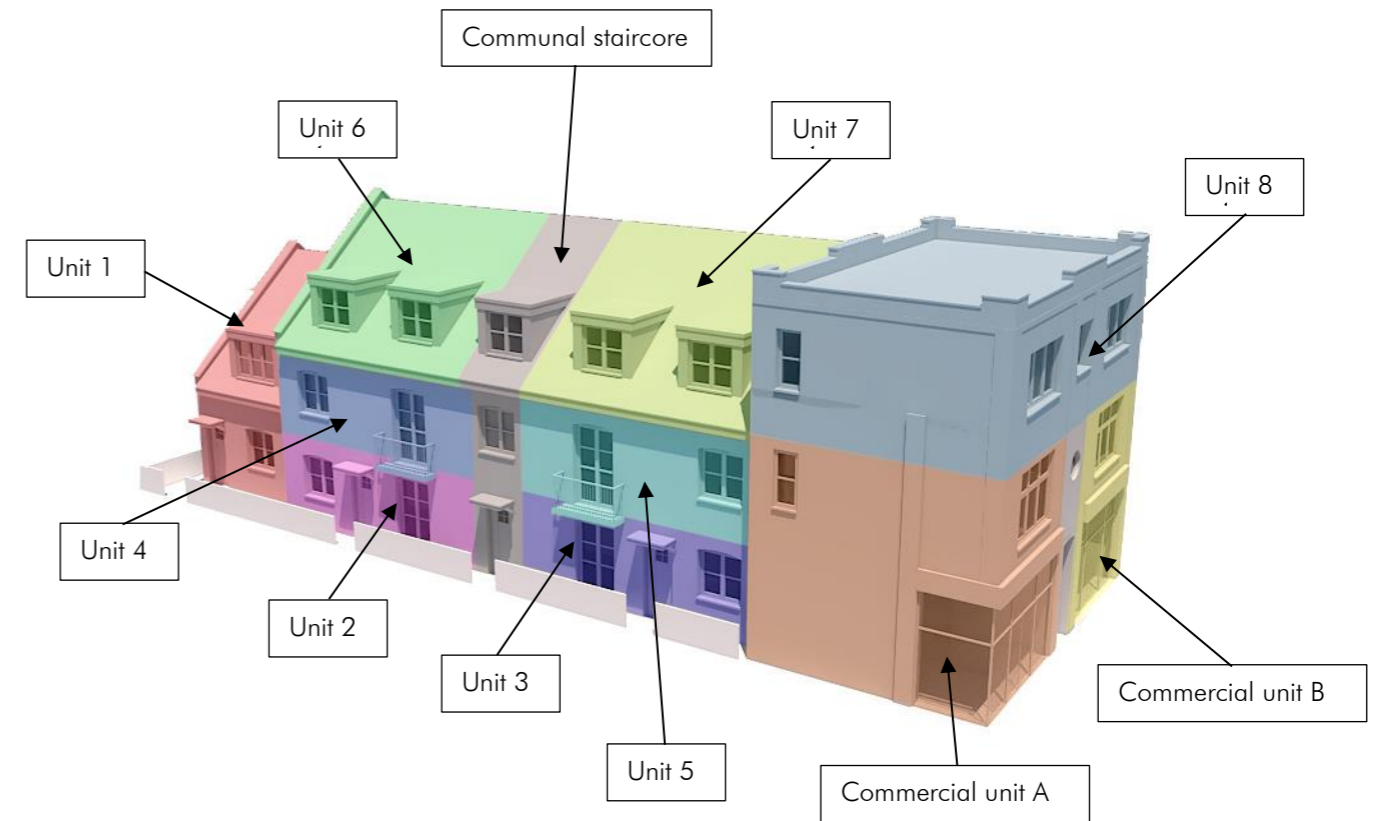
4.2 PROPOSAL

The proposed works incorporate the complete reconfiguration of an existing mixed-use building with the retention of the office/commercial space, an additional second-floor extension to the front block, associated rear extension works and an increase in the roof ridge height to the central and rear wing of the building in order to achieve a total of 8 x desirable residential units.

The works will include both internal and external reconfiguration throughout the existing building, and with the inclusion of new roof dormers and terraces, new entrance doors and fenestration treatment to all floor levels.

A new common entrance and staircase is proposed along Lytton Avenue to the central wing of the building providing access to upper residential units at first and second floor levels.

The proposal will provide a desirable mix of units, with a studio, 2 x 1 bed/2 persons, 2 x 2 bed/4 persons and 3 x 3 bed/4 persons (please see the schedule of accommodation below for more details).



UNIT	USE	FLOOR	LOCATION	AMOUNT	G.I.A. proposed	G.I.A. required	STORAGE	AMENITY SPACE
A	Commercial	Ground + First	Front	Commercial/office space	53 m ²	N/A	N/A	N/A
B	Commercial	Ground + First	Front	Commercial/office space	53 m ²	N/A	N/A	N/A
1	Residential	Ground + First	Rear	2 bed/4-person dwelling	86 m ²	79 m ²	2 m ²	28 m ² garden
2	Residential	Ground	Middle	3 bed/4-person flat	77 m ²	74 m ²	3 m ²	21 m ² rear garden
3	Residential	Ground	Middle	3 bed/4-person flat	77 m ²	74 m ²	3 m ²	20 m ² rear garden
4	Residential	First	Middle	3 bed/4-person flat	77 m ²	74 m ²	3 m ²	7 m ² front and rear balconies
5	Residential	First	Middle	2 bed/4-person flat	70 m ²	70 m ²	2 m ²	7 m ² front and rear balconies
6	Residential	Second	Middle	1 bed/2-person flat	53 m ²	50 m ²	1.5 m ²	5 m ² rear roof terrace
7	Residential	Second	Middle	Studio flat	45 m ²	37 m ²	1 m ²	5 m ² rear roof terrace
8	Residential	Second	Front	1 bed/2-person flat	55 m ²	50 m ²	1.5 m ²	6 m ² recessed balcony

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4.3 AMOUNT

The site is surrounded by various mix use residential/commercial buildings of different bulk and sizes. The neighbouring properties are two or three-storey buildings with a great number of terraced dwellings in the area.

The proposal consists of the retention of the commercial space on the ground and first-floor level to the front building facing Green Lanes that will benefit from an internal staircase for access.

The proposal also includes 8 residential units across the existing footprint of the building and with the proposed minor extension works marginally increasing the overall volume and size. Of the 8 proposed residential units, (unit 1) will be a single-family dwelling with private access and a garden. The other 7 units will be self-contained flats with a variety of unit size mixes (a studio and 1, 2 or 3 bedrooms each), with suitable storage space and amenity area provision, throughout the ground, first and second floors. The proposed self-contained flats (units 2, 3 & 8) will also benefit from their own private entrance to their units. In summary, the proposed scheme will offer a desirable mix of residential units to the area providing high-quality space accommodation, private amenity areas and floor areas that go above and beyond the minimum requirements.

4.4 LAYOUT

The proposed dual-aspect layout of the flats is designed with consideration to utilize space and make good use of natural daylight without having any impact on the neighbouring properties or any overlooking issues.

The front block will have commercial/office space retained at the existing ground and first-floor levels with a proposed internal staircase. The proposed second-floor additional storey with a flat roof and parapet wall above facing Green Lanes is to accommodate a new self-contained flat (unit 8, 1-bed 2 persons) without compromising the current layout and structure of the existing building whilst utilizing the existing staircase for direct access from the front entrance at ground floor level.

The proposed fenestration/facade works have been designed to be sympathetic to the existing design. The windows to the second-floor extension of the front building will match those on the floor below in width, and the façade details on the existing front elevation will be replicated to the proposed second floor to be in line and not disrupt the existing design pattern and character of the building.

The proposed central wing will be slightly extended in length and height with the raised roof ridge line by approximately 2 metres; which has enabled us to reconfigure the internal floor plans and accommodate two residential dual-aspect units on each of the three-floor levels.

Units 2 & 3 are dual-aspect ground floor units (3-bed 4 persons) with a rear garden and front amenity area with its own private entrance. Units 4 and 5 are two first floor dual aspect units (1x 3-bed 4 persons & 1x 2-bed 4 persons) with front and rear balconies, and units 6 and 7 are further two-dual aspect units (1x 1-bed 2 persons and a studio) to the second-floor level (within the existing and raised roof area) including new dormers and private rear roof terraces, all served by a central common staircase with direct access from ground level on the main (south-facing) side elevation along Lytton Avenue.

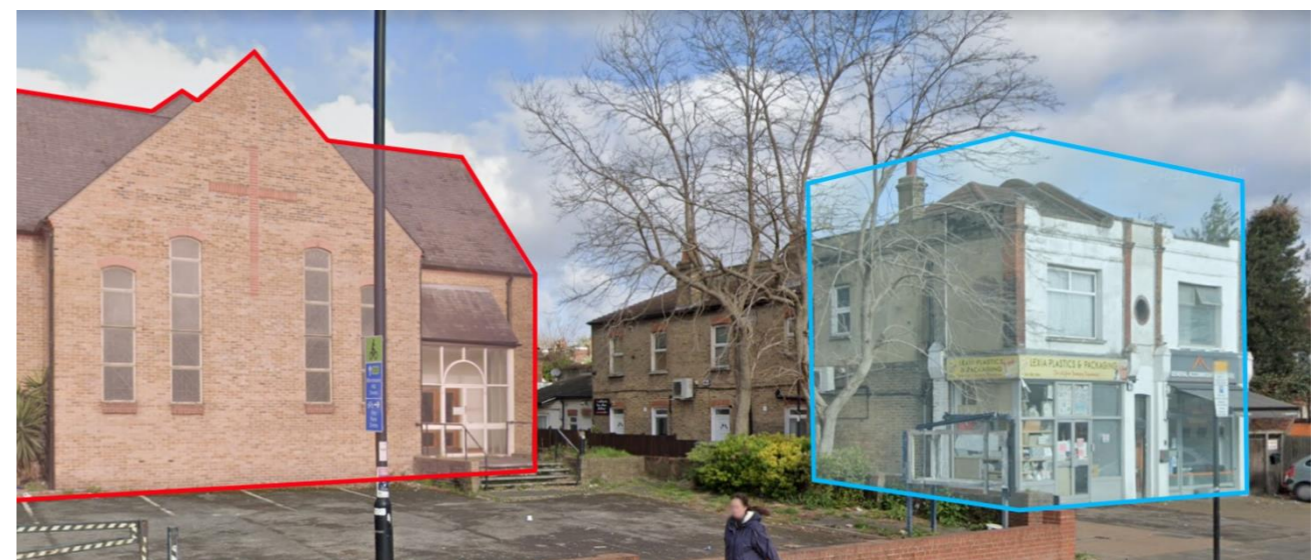


IMAGE 15 & 16: the proposed extended front building mass (in light blue) compared to the existing surrounding properties (in red): St. Michael's Church (image 16) and 598-604 Green Lanes three storeys parade (image 15)

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The rear wing (*unit 1*) is a single-family dwelling (*2 bed/4-person unit*) with a gabled roof (*similar to existing*) over two floors with its own private entrance door at ground level along Lytton Avenue, with the provision of a good-sized private garden/amenity area. The rear single-family dwelling is approximately the same footprint as the existing single-storey rear building, whilst the proposed works include an increase in the roof ridge height and the inclusion of dormers to accommodate habitable rooms within the roof.

The increase of the existing roof ridge to the rear wings of the building will provide sufficient head height for the residential units below; please note the height at the eaves level has not been changed and is in line with the overall height and bulk of the existing building.

In summary, the overall fenestration treatment to the middle and rear wing of the building is similar to the existing building fenestration and neighbouring properties, offering a traditional and sensitive design approach. The proposed openings to the main (*south-facing*) side elevation provide a balanced façade treatment with the inclusion of the roof dormers, which are placed symmetrically above the main openings. The proposal includes arched window head openings, which also continue the existing fenestration pattern and rhythm along the street.

The rear (*north-facing*) elevation provides wider opening doors leading to the rear gardens at ground level, and to the balconies on the first floor. Two rear dormers and two private terraces are also proposed at the 2nd floor level providing further desirable residential units with their own private amenity area.

The proposed works retain the existing amount of external amenity area on the site at ground level, which is to be used as private garden amenities for the proposed ground floor residential units' nos 1, 2 and 3.



IMAGE 17 & 18: the pedestrian pathway along the southern facing boundary leading to Lytton Avenue

In summary, the proposed layouts have been designed to provide desirable residential units with suitable natural light and amenity spaces to each residential unit. The internal layouts have been designed according to the requirements of the London Housing Design Guide standards.

4.5 SCALE

The scale and height of the proposed extension works are sympathetic to the site context. The proposal is in proportion to the scale, mass and bulk of the existing surrounding neighbouring buildings.

Front building:

The proposal includes a second-floor front extension to the existing two-storey front building and roof void. The proposed additional floor along Green Lanes will be in line with and similar in height to the existing neighbouring two/ three-storey buildings and gable roof profiles at 598-604 Green Lanes and St. Michael Church. (See attached images 15 and 16).

Central and rear wings:

The proposed works include a minor extension of the middle wing of the building and an increase of the existing roof ridge height (*approximately 2 metres*) providing desirable accommodation at all floor levels and habitable rooms within the roof. The existing eaves level will remain unaltered ensuring the overall bulk and size are in keeping with existing ones without any detrimental impact on the neighbouring properties. Proposed front and rear dormers are introduced, which are designed to be sensitive and in size and proportion, and in line with the proposed window openings below presenting an overall well-balanced design similar to the neighbouring properties.



IMAGE 19: the existing three-storeys buildings at No. 598-604 Green Lanes

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Two private terraces are designed within the recesses of the roof area, ensuring the necessary private amenities for the units located on the second floor. These terraces have been carefully designed and are set back significantly from any neighbouring properties to avoid any overlooking or loss of privacy. Proposed external balconies are also introduced at the first-floor level to the rear elevation (*of the central wing*) providing the required private amenity area to all residential units.

In summary, the proposed works will have no impact on the neighbouring buildings in terms of size, proportion, fenestration pattern or style, the minor proposed extension works in the middle wing and the additional storey to the front block have been sensitively designed to ensure it is still in keeping with the original style and character of the building and similar to its neighbouring properties.

Please refer to the Daylight and Sunlight Assessment by EEABS for details of BRE compliance.

4.6 APPEARANCE

The proposed design for the fenestration and exterior draws inspiration from the surrounding architecture, incorporating familiar forms, textures, and locally sourced materials along with traditional window patterns. This approach ensures the building harmonises with its neighborhood and is crafted to align with the existing building's original character, preserving its original shape and material composition.

Front building/block

The materials for the proposed second-floor front building extension and overall building refurbishment will be in line with the existing, including the following:

- London multi-stock yellow/brown brickwork finish to brick piers
- White render finish
- Parapet wall to the flat roof to match existing
- Double-glazed windows to match the existing surrounding neighbouring properties
- New shopfronts at ground level

Central and Rear Wing/block:

The central and rear wings of the building will feature a material palette that will also be in line with the existing building and second-floor front extension:

- London multi-stock yellow/brown brickwork finish
- Traditional vertical brick soldier bond to the curved windows heads
- Traditional Metal framed balconies with railings
- Natural clay roof tile with traditional fascia and soffit boards
- Traditional dormers with a tiled finish to cheeks to match the roof
- Traditional entrance canopies above the entrance doors across the south-facing side elevation

In addition, the proposal will provide landscaping, plants and greenery along the front (*south-facing*) and rear (*north-facing*) amenity areas to provide a more natural and sustainable appearance and enhance privacy throughout and prevent any overlooking at street level along Lytton Avenue.

In summary, the proposed works incorporate details of a high standard and the use of high-quality materials that relate sensitively to the existing character and appearance of the surrounding buildings and areas. Overall, high architectural detailing and quality are proposed to improve an existing dilapidated building and enhance the immediate surrounding neighbourhood and street scene.

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4.7 3D VIEWS



IMAGE 20: existing 3D view 1



IMAGE 21: proposed 3D view 1



IMAGE 22: existing 3D view 2



IMAGE 23: proposed 3D view 2

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IMAGE 24: existing 3D view 3



IMAGE 25: proposed 3D view 3



IMAGE 26: existing 3D view 4



IMAGE 27: proposed 3D view 4

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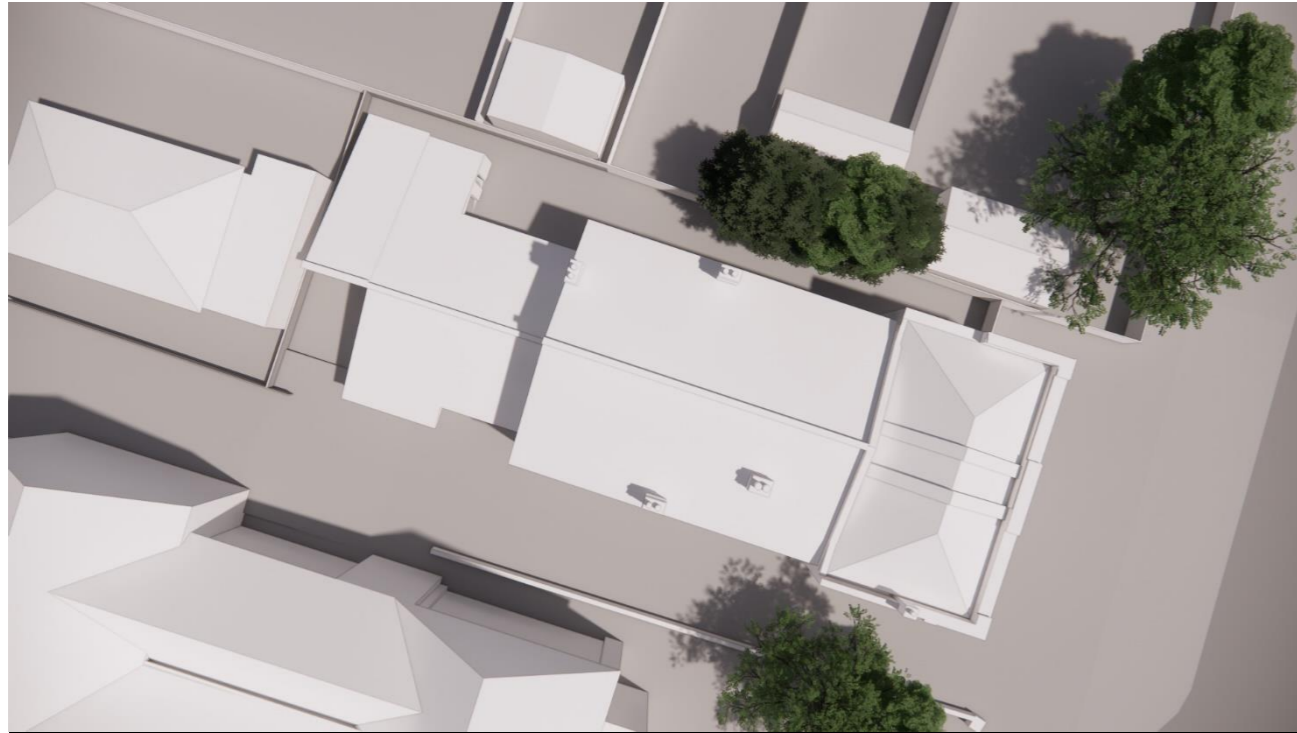


IMAGE 28: existing 3D view 5



IMAGE 29: proposed 3D view 5



IMAGE 30: existing 3D view 6



IMAGE 31: proposed 3D view 6

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4.8 ACCESS / PARKING

Access to the commercial units is retained along Green Lanes via their perspective shopfront (*as per existing*) and with their own private internal staircase access to the upper floor.

Access to the proposed residential unit 8 (*at the additional and floor level*), will be from the existing central staircase through the entrance door facing Green Lanes.

Residential units nos: 1, 2 and 3 will have their own private entrance doors at a ground level to the south-facing elevation along the pedestrian pathway on Lytton Avenue. Residential units 4 & 5 at the first-floor level and residential units 6 & 7 at the second-floor level are accessed via a communal entrance door and stair core to the ground level located also at the centre of the south-facing elevation along the pedestrian pathway on Lytton Avenue.

The entrances to each of these units are set back from the boundary line and are provided with a small private front landscaping area with low-level fencing. This provides further privacy and prevents any overlooking the ground floor windows facing the pedestrian footpath on Lytton Avenue, similar to the existing neighbouring properties.

While the site falls within a PTAL rating of 2, the proposed application is a car-free scheme and there are no car parking spaces proposed, as presented in the supporting Transport Statement and Parking Beat Survey. Provision for a total of 2 x secured and covered cycle store and 1 x short-stay bicycle parking space to each residential unit at ground floor level within their external amenity areas. In addition, 7 x secured and covered bicycle shelter is provided for the upper residential units (*at first and second floor levels*) located in the front courtyard adjacent to the commercial units along Green Lanes. The proposed cycle spaces/storage is in accordance with The London Plan (2016).

Please refer to the Supporting Transport Statement and CLP by PT Planners for more details.

4.9 REFUSE

The proposed refused collection for the residential units will be collected on a weekly basis from outside of the property along 613-615 Green Lanes from a secured and covered storage located to the front of the commercial units.

The capacity of the refuse/recycling stores and methods of storage are based on the anticipated volume of refuse/recycling produced and in accordance with Enfield Council's Waste and Recycling Storage Planning Guidance (2020), for residential developments accommodating 7-12 Units. The 2 x retained commercial units will have their own secured and covered enclosures along the front of the site.

4.10 LANDSCAPING/AMENITY

As part of the proposed application, amenity areas are provided to all proposed units with the following:

- Ground floor units 1, 2 & 3 will benefit from private amenity areas to their rear garden spaces including soft planting that will enhance the level of privacy and a sustainable overall appearance. The proposed garden spaces will increase the amount of wildlife-friendly, planting of vegetation and will offer good privacy and a place to retreat without any overlooking issues to the neighbouring properties. Further to our Pre-Application submission, enhanced soft landscaping and planting has been incorporated along Lytton Avenue and Green Lanes facades to the scheme.
- Units 4 and 5 at the first-floor level will benefit from a Juliet balcony facing the pedestrian footpath along Lytton Avenue, and rear balconies (with privacy screens) to meet the required amenity areas. Units 6 and 7 at the second-floor level (*central wing*) will have rear inset private terraces facing the rear gardens, whilst Unit 8 (*front block*) will feature a recessed terraced area facing Green Lanes.

4.11 SUSTAINABILITY AND ENERGY

The proposed scheme aims to protect, restore and enhance the development site by using sustainable methods of construction and environmentally friendly design features. The proposed fenestration materials are to be of natural and local sourcing aiming to reduce the construction's carbon emissions.

In regards to the energy strategy the proposed works to the existing buildings will be of a high standard and specification to satisfy over and above the requirements of the Building Regulations Part L and as per our Pre-Application Advice and has been designed with overall CO2 improvement of 10.14% (above Part L, with the requirement of the Pre-Application being at 8%). These targets will be achieved with the use of efficient and airtight building envelope in conjunction with natural ventilation strategies, and solar panels, in-line with the latest Building Regulations.

WATER EFFICIENCY MEASURES:

In terms of water usage, all proposed units will have 100% of their water supplied through a water meter, and the units will incorporate water-saving and efficiency measures that comply with Part G of the Building Regulations. This will include the provision of low-flow fittings and water-efficient dishwashers to ensure that a reduced below of 110 litres of water is consumed per person per day in accordance with Local Authority requirements.

Please refer to the Supporting Energy and Sustainability Statement by EEABS for more information.

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5) CONCLUSION

This Design & Access Statement is in support of a Full Planning Application for the reconfiguration of an existing mixed-use building with the retention of 2 x office/commercial spaces, an additional second-floor extension to the front block, associated rear extension works and an increase in the roof ridge height to the central and rear wing of the building, the introduction of front and rear dormers and private amenity spaces to provide a total of 8 x desirable residential units at 613-615 Green Lanes, Palmers Green, London N13 4EP.

The proposal has been developed following a series of lengthy feasibility studies and a positive pre-application scheme. The current proposal has been updated to reflect the comments and recommendations of the Planning and Urban Officers' comments which indicated that the proposed development's size, scale, and overall occupancy would be supported.

As a result of the positive feedback received during the pre-application stage, it was determined that there was no requirement for the submission of a new/further Planning Statement by the Planning Consultant. This decision was based on the fact that the Pre-Application was successful in addressing the planning policies and the submitted Statement at Pre-Application is sufficient and remains relevant.

Our design development and analysis have assessed the scale, setting and aesthetic of the proposal, demonstrating its suitability and merits in reinvigorating the existing building and instilling architectural quality and interest in the local surrounding area. The significance of the siting and location of the existing building, as well as the preservation of the characterising stepped profile, are identified throughout our studies.

Following our assessment of the surrounding context and our studies through the principles of development, our proposal will provide the following accommodation:

- 2 x commercial units (retained)
- 1 x studio flat
- 2 x 1-bed residential units
- 2 x 2-bed residential units
- 3 x 3-bed residential units

Each new residential unit will benefit from its own private amenity space, dual-aspect internal layouts and spatial configurations that go above and beyond the nationally described space standards.

The proposed works have been designed to be unobtrusive and in harmony with the original form and character of the building. The overall size, design, scale and layouts will provide adequate residential units with no impact in terms of materials on the existing building and the adjoining neighbouring properties. The height of the proposed volumes has been designed to be in line and sympathetic to the site context.

This application has addressed the relevant criteria set out in Enfield Council Local authority's policies

Following a comprehensive Pre-Application consultation and ongoing guidance from the council we trust that this application will be considered for approval as it clearly demonstrates a proposal sympathetic to the street scene which adds value to the character of the area.

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