# Design and Access Statement

**Submitted on behalf of:**

**Park Vue Dental**

**Application for proposed rear extensions**




**At site address:**

Park Vue Dental Practice
204 High Road
Wood Green
London
N22 8HH

TP Thompson Planning

**Statement prepared May 2015**

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## The site

The application site is a three storey Victorian terraced property fronting the High Road in Wood Green close to the junction with Station Road and the A109 by Wood Green Underground Station. The site is within the designated Town Centre, Secondary retail frontage area and has good access to public transport with a bus stop immediately outside and the Underground Station in close proximity.

Figure 1: Location Plan

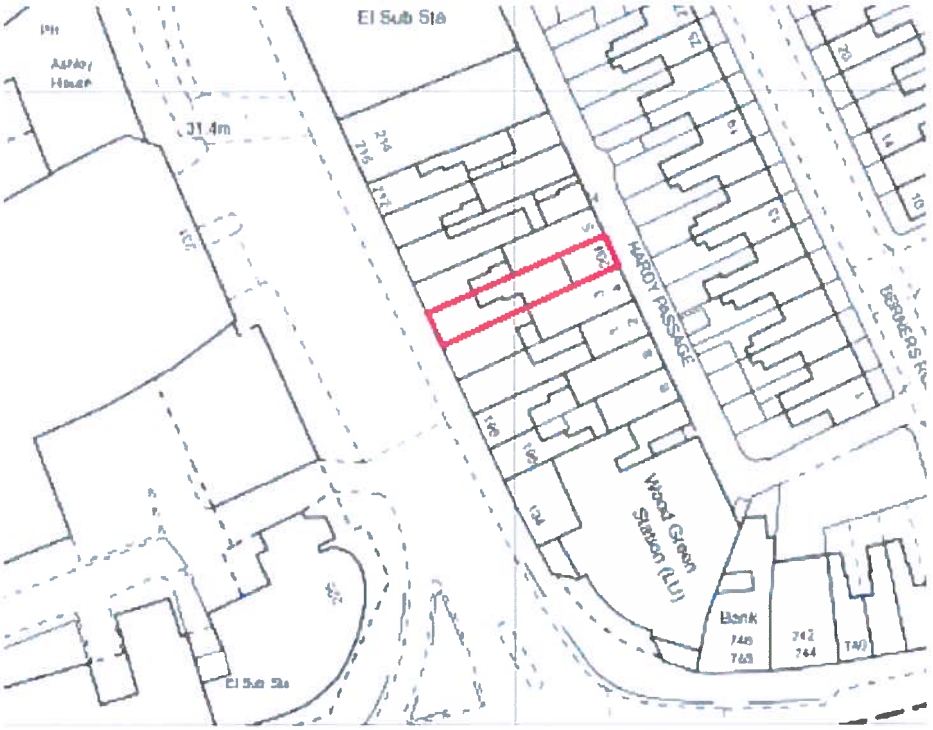
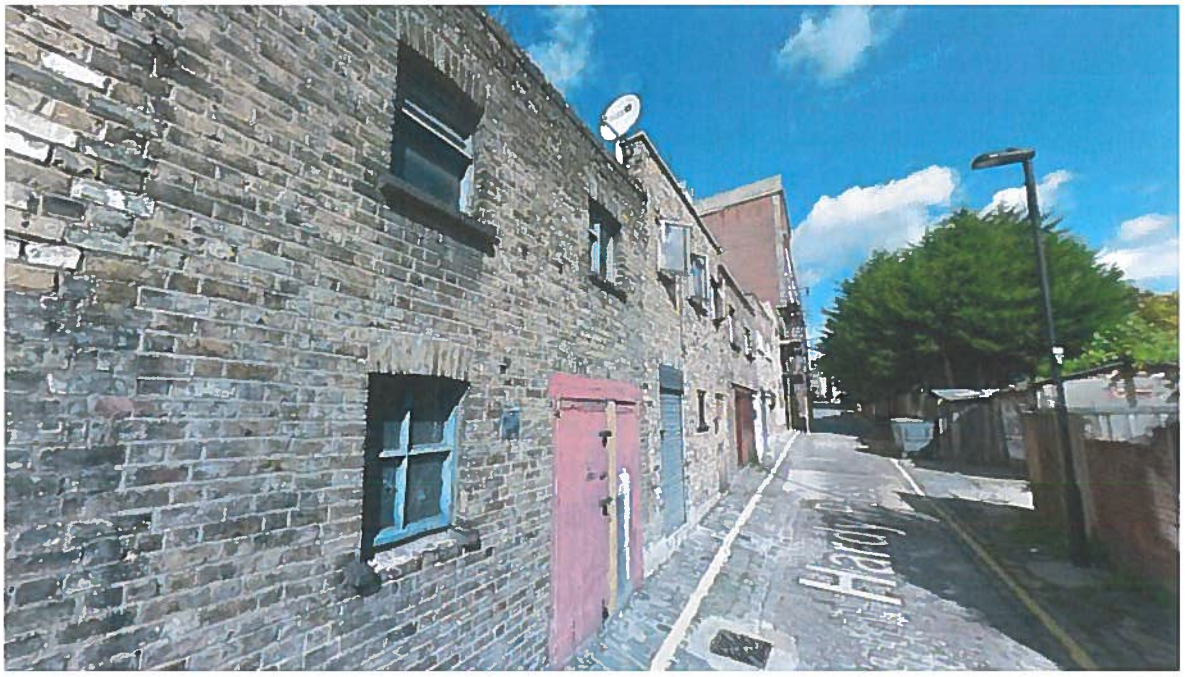



Figure 2: Front elevation of property demonstrating proximity to bus stop



To the rear of the site is a two storey detached outbuilding with a frontage on to Hardy Passage at the rear of the High Road. The building to the rear is currently vacant and disused.

Figure 3: Rear elevation of property



The application site has accesses onto both the High Road and Hardy Passage. Neighbouring properties along the High Road include a patisserie, news agent and KFC to name a few. All neighbouring premises along the High Road maintain a commercial element at ground floor and either ancillary or residential space above. The application site is a well established dental practice on all floors. At the rear properties onto Hardy passage are either in residential or ancillary use.

Figure 4: Illustrating linear nature of site and neighbouring properties and dual access.



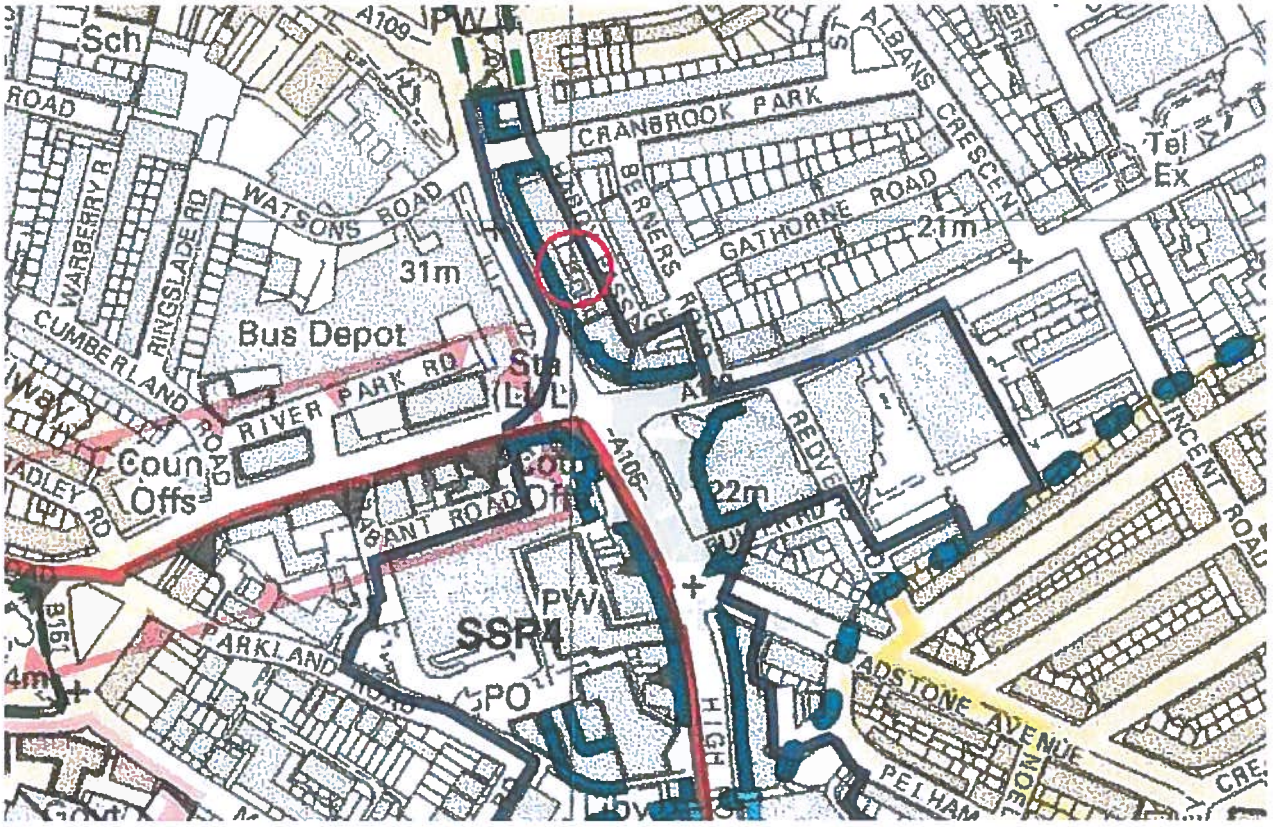
## Relevant Policies

The proposed development will be assessed against from the London Borough of Haringey's Local Plan Strategic Policies, the saved Unitary Development Plan Policies, the London Plan and the National Planning Policy Framework.

### London Borough of Haringey Local Plan and Saved Policies

The proposed development is taking place in the designated Town Centre and the access onto the High Road is within the designated secondary frontage. The proposals retain the existing use of the premises, but seek to increase on site services. This will increase foot fall within the Town Centre and support the surrounding shop premises by increasing potential customers in the Town Centre.

Figure 5: Extract from the London Borough of Haringey's Local Plan Strategic Policies 2013 – 2026 Policy Map showing the location of the application site.




The following policies are relevant to the proposed application and provide no obstruction to the proposed expansion of the existing business in this location:

- SP10 Town Centre Boundary and Secondary Frontage
- SP1 Wood Green and Haringey Heartlands

### The Further Alterations to the London Plan (FALP)

The London plan is clear in supporting the Mayor's intention to support strong economic growth in the London Region. Policy 4.1 of the FALP sets out the strategic aims for London by promoting continued development of a strong, sustainable and increasingly diverse economy across all parts of London. This policy seeks to ensure the

availability of sufficient and suitable workspaces for all and this includes small to medium enterprises such as the Park Vue Practice. Policy 4.1 seeks to secure sustainable growth and development by providing relatively affordable work space and the competitive advantages of the wider London economy. This policy also stresses the importance of enterprise and innovation and the continued provision of suitable capacity for sites for small to medium enterprises into the future to ensure London's competitiveness into the future. The proposed development would permit the continued retention and expansion of the existing business on site.

### National Planning Policy Framework (NPPF)

Paragraph 19 of the NPPF sets out that Planning should operate to encourage and not act as an impediment to sustainable growth. And that significant weight should be placed on the need to support economic growth. Paragraph 21 goes on to clearly state Local Authorities should support existing business sectors, taking account of whether they are expanding or contracting. This objective clearly supports the plans for the Park Vue Practice to expand.

As a result in principle, the Local Plan, the Further Alterations to the London Plan and indeed the NPPF support the proposed extensions, subject to issues relating to design, neighbouring impacts and highway matters.

## Company background and need for development

Park Vue Dental practice has been trading since 1994, it is an established dental and orthodontic practice with 8 dental practitioners operating from 5 surgery rooms. The practice prides itself on providing modern facilities and the most recent treatments and procedures available. The practice is in high demand and operating from facilities that are already cramped. The proposals will permit expansion of the business to better meet the needs of the local community. The proposals will meet the growing need for the practice to provide more surgeries, for increasing patient numbers and more diverse ranges of treatments as technologies progress.

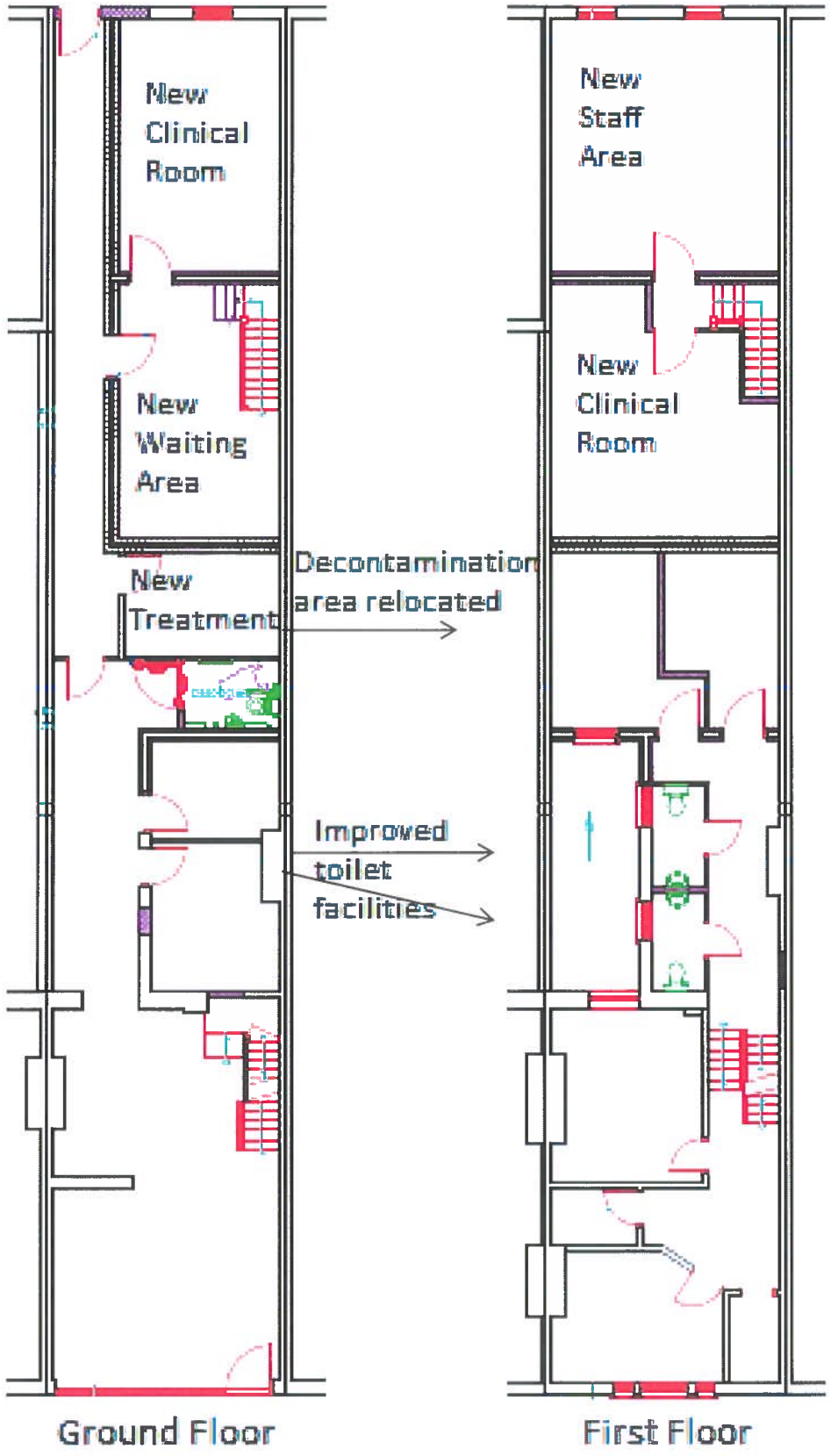
## The proposed development

The proposals seek to infill between the front and rear structures on the application site, providing additional accommodation as follows:

- Basement: Unchanged.
- Ground floor: An additional clinical room, treatment room and waiting area
- First Floor: Provision of staff area and further clinical room and relocation of decontamination area and improved toilet facilities.
- Second Floor: Unchanged.

The additional accommodation will permit improved facilities overall, but importantly two additional clinical rooms, an additional treatment room and waiting area. This will provide the much needed space to enhance the range of services available to clients.

Figure 6: Indicating the ground and first floor changes new facilities.



## Assessment of material considerations relevant to the proposed extension

### Principle of development

The principle of development on the site for use as a dental practice (D1 use class) is clearly established by the existing business.

### Design and street scene

The proposed extensions have been designed to ensure the front elevation is maintained as presently exists and the rear elevation fronting Hardy Passage being retained. The extensions are entirely within the constraints of the existing site, and would extend in a manner akin to neighbouring premises to make best use of a site that is otherwise presently underperforming.

The evolution of the design is explored in more detail in the Design section below as part of Design and Access matters.

### Neighbour impacts

The proposed extensions result in works that are wholly integral within the site. The two storey extensions mimic neighbouring developments and leave the relationship of neighbouring properties to the street unchanged. To the rear of the main high road parade, rear development is common and outlook is typically poor with extensions of a variety of scales to the rear of neighbouring units. There is no significant adverse impact to neighbouring amenity, however the proposals do include the renovation of the rear of the site fronting Hardy Passage. As a predominantly residential area to the rear of the High Road, the proposed renovation would serve to improve local views and assist in reducing crime by creating a functioning frontage that would look out over the Passage and contribute to natural surveillance in this area.

### Highway matters

The proposals will result in no change to highway arrangements. The existing site has no parking, this is unchanged. Pedestrian access into the property is unchanged and the proposals remain in a very sustainable location in the Town Centre, a stone's throw from the bus stop.

## Summary of planning merits

The proposed development has been demonstrated to accord with local, London and national policies. The extension to the business results in no adverse impact to street scene and is provided in a design and form that reflects the local area. The extension would have no significant adverse impact to neighbouring premises and the access remains unchanged. The business is keen to expand on site and hopes the Council will support this application.

## Design and Access Issues

### Design

In respect of design the proposals have been designed to reflect the existing structure and surrounding area. The infilling proposed resembles development on neighbouring sites and the front and rear elevations of the property fronting the High Road and Hardy Passage will remain unchanged or renovated. This results in the retention or enhancement of the existing street scene.

### Use
Use of the building will remain unchanged as a D1 clinic providing dentistry services for the local community.

### Amount
The proposed extensions would increase floor space by 111sqm. The additional space will improve facilities overall, provide more toilets, and most importantly two additional clinical rooms, an additional treatment room and additional waiting area.

### Layout
The proposals allow for significant benefits on the ground and first floors with alterations being contained wholly centrally within the site and by renovating the rear of the property.

### Scale
Externally from the High Road and from Hardy Passage the scale of development on the site will appear unchanged.

### Landscaping
The site benefits from no significant landscaping features due to its urban and constrained location. This is unchanged in this application.

### Appearance
External appearance from the High Road and Hardys Passage is unchanged.

### Access
Access arrangements onsite are unchanged.

## Conclusion

The proposed development has been demonstrated to accord with local and national policies. The extensions result in no adverse impact to street scenes. The extension would have no adverse impact to neighbouring premises and the access and parking remains unchanged. The business is keen to expand on site and hopes the Council will support this application.