Planning Application Supportive Statement

for

26 The Broadway, London N8 9ST

February 2016

Ref: 1257/das

IntelliArch Ltd

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2.0. Introduction

2.01 Intelliarch Ltd have been commissioned on 4th February 2016 by Middeys (Crouch End) Ltd for submitting a planning application in respect of a proposal for internal and externally refurbishment of the existing property with replacement of the front main door.
The purpose of this supportive statement is to provide detailed explain of the proposed works on site with evidence we have in hand.

2.02 Due to the progress of the works and our involvement with the project on 4th February 2016, unfortunately Intelliarch Ltd does not have any details of existing condition or layout of the property. Therefore, any information provided here are to the best of our knowledge and information we have been provided by our client.

2.03 Our client Middeys (Crouch End) Ltd has been contacted on 4th February 2016 by the enforcement officer to stop all works and submit an application for listed building consent for the proposed refurbishment works.

2.04 All works are stopped on the same date and our appointment have been instructed on the same date to avoid any further issues or problems that may occur by the parties.

3.0 The Site



Picture 1. View From The Broadway

3.01 The property is the ground floor shop unit in this 3 storey building on the south side of The Broadway. The building is Grade 2 listed and with Broadway House and Hornsey Town Hall is part of the listed complex of buildings surrounding the Town Hall green. The property is in the heart of Crouch End Broadway's primary shopping frontage, and has a 6m. frontage on The Broadway itself and a 24 m. return frontage along the side of the Town Hall square

4.0 Proposed Works

4.01 The existing building is currently empty and under refurbishment stage. The proposed works are 80% completed.

4.02 From our inspection on 4th February 2016 it is evident that the proposed works are:

Internal and external refurbishment of the existing property with full fit out of the internal fittings with a new main entrance door.

4.03 The existing ceiling is untouched. However, there are number of existing cracks and existing water leaks from upper floors which have been lined with a gyproc fireline plasterboard to provide suitable fire proofing to the property.

The celling than have been plaster skimmed over with the intention of decorating.



Picture 2. Front Section of the Property.



Picture 3. Rear Section of the Property.

4.04 The existing air conditions are replaced with similar size and shape which are evident in picture 2 and 3.

4.05 All internal light fittings are proposed to be replaced with new energy saving type as well as proving a full fire alarm to the property.

4.06 The main existing double door to the property is been replaced due to ageing and damage evident. The new doors are identical size, profile and shape.



Picture 4. New double doors.

4.07 It appears that there was a secondary door inside the property directly in the front of the existing doors which are fully removed. From our searches with historical applications archives, it appears that these doors are not existing. The secondary door has been replaced by the previous owner and in our opinion these doors have no Architectural interest to be kept.

4.08 All existing walls in the property are kept as existing. The existing plaster have not been touched. As part of the proposed works the front section of the property has been lined with pasteboard and skimmed over. This is evident in picture 2 and 3. It is also proposed to be decorated once the works are completed.

4.09 The existing kitchen area has been striped to remove all existing stainless steel cladding and kitchen fittings.

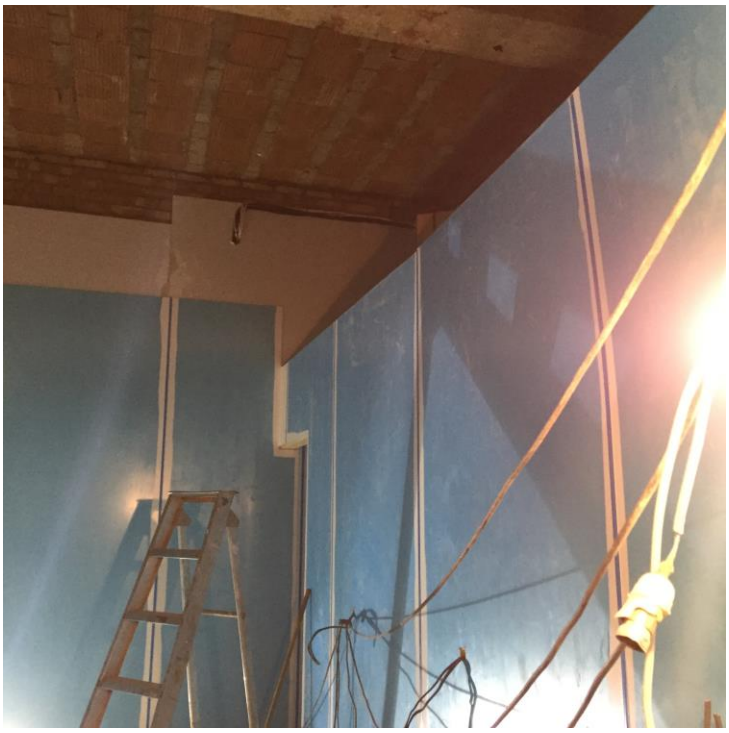
4.10 As part of proposed works the existing plaster works and kitchen ceiling is to be untouched. All decorative cornice works are to be retained.



Picture 5. Kitchen walls and ceiling.

4.11 The proposed works in the kitchen is to line the walls with plastic hygiene boards up to the existing decorative cornice works.

4.12 In the middle section of the kitchen area there appears to be no ceiling which we have been informed that there was an existing suspended ceiling. This ceiling was in very poor condition and as part of proposed works this ceiling will be replaced.



Picture 6. Middle Section of Kitchen Area.

4.13 All existing doors and windows of the kitchen area is to be kept as existing.



Picture 7. Existing Kitchen Window



Picture 8. Existing Rear Fire Exist Door

4.14 As part of the proposed works the only proposed works are to decorate the door and window with similar color. No other works are proposed.

4.15 The existing ductwork to the kitchen area is to be untouched. No works are proposed.



Picture 9. Existing Ductwork

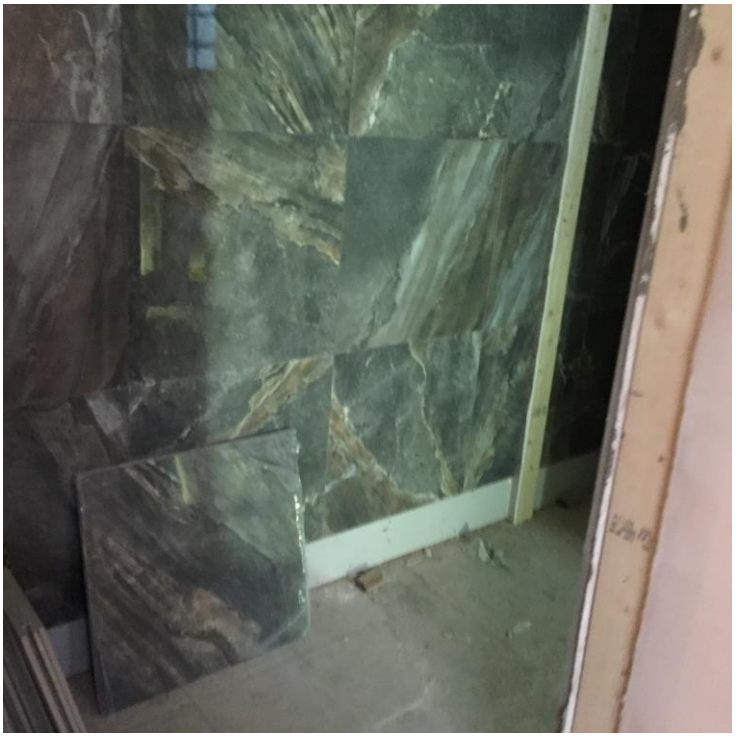
4.16 The existing air conditions units are replaced as stated in 4.04 and the condensers are also replaced in the same position.



Picture 10. New condenser Units.

4.17 The existing sanitary fittings in the customer toiles are removed and we have been informed that these items have been replaced number of times over the years by the previous owners. Therefore, in our opinion these items have no Architectural interest to be kept.

4.18 The existing toilets are cladded with natural stone work to provide hygienic surface.



Picture 11. Toilet Walls.

4.19 The existing floors in the property have been replaced in number of times over the years with recent materials. The front seating area is cladded with ceramic tiles which are still evident on site.

4.20 The proposed works are to the front seating area is to replace these with new modern ceramic tiles which has a timber effect looks to provide traditional feel to it. In our opinion the removal of these will not have any Architectural affect to the property.

4.21 The existing kitchen and the toilet floors are proposed to be lined with plastic lino to provide a hygienic surface to walk over. Existing floors are retained without any modifications.



Picture 12. New Lino Floors

4.22 The existing kitchen and toilet doors have been replaced by the previous owners over the years. In our opinion the removal of these will not have any Architectural affect to the property.



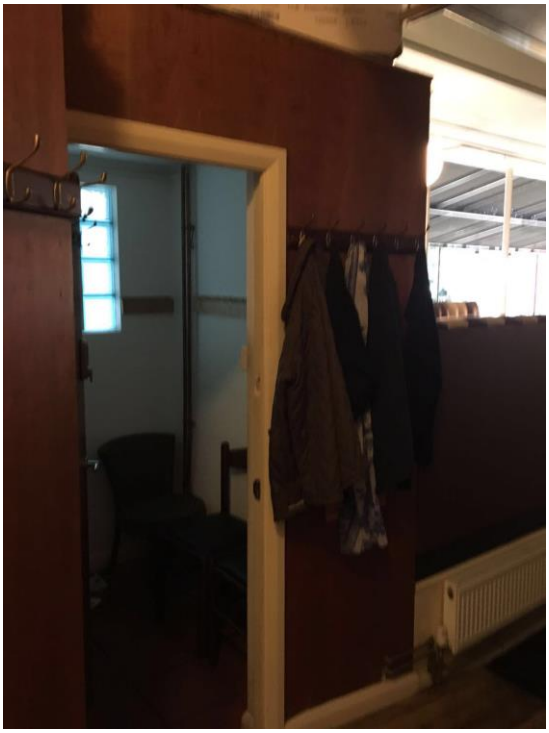
Picture 13. Existing Doors



Picture 14. Existing Doors



Picture 15. Existing Door


Picture 16. Existing Door

4.23 The new proposed doors are to be fire proofed flush doors.

4.24 The existing shopfront is to be kept as existing. The only proposed works are to rub down and apply new paint to provide fresh look to it as per picture 1. We have also note that there appears to be some cracked glass shopfront panels. These will also be replaced with a similar spec to provide safe usage of the property.



Picture 17. Existing shopfront.

4.25 The existing canopy structure is to be kept as existing. The only proposed works is to replace the fabric because the current condition has deteriorated severely. The new material will be similar color and fabric.

4.26 The existing lettering “Telephones” sign has been taken off by the builders to be sent away for refurbishment. These letters will be fitted back in the same location with new fresh paint over it.

4.27 The existing signboard to the property will be removed and replaced with a new name. This is currently under design stage by our firm for a new signage application to be submitted. As part of the future application the fascia board will be decorated. No works will be undertaken in this areas until a full planning application has been obtained.

5.0 Conclusion

5.01 Our client wishes to point out that in his opinion the proposed works will not require planning application. However, they also understand that this was not the case according to the enforcement officer and our firm.

As soon as they have been advised to stop works, all works are stopped and put on hold until the local authorities’ approval for the works.

For this reason, we have been appointed immediately on the same date to submit the appropriate planning application to obtain listed building consent for the proposed works.

Our client’s wishes are that the conservation officer is welcome to the property to inspect jointly all works with our team to discuss all existing and proposed works so that detailed explanation can be provided in order to obtain approval for the works without delay.

Furthermore, we have been informed that this particular property has been targeted by the scouters in the area and we would appreciate your prompt action to bring this property back into use.