

Design Statement – Proposed external amenity seating deck for unit F Tottenham Hale Retail Park

This brief design statement is made on behalf of Britel Fund Trustees Ltd, the site owner, in conjunction with Pret A Manger, the tenant of unit F, Tottenham Hale Retail Park. This brief statement is in support of the planning application for an external amenity seating deck, to serve customers of the premises.

The drawings supporting this application are:

11558 FE001 Location Plan

TD22/PM174/OS01 Existing site Plan

TD22/PM174/OS02 Proposed Site Plan

TD22/PM174/P01 Site Photographs

TD22/PM174/EE01 Proposed elevations/ section
Decking Material brochure



Location

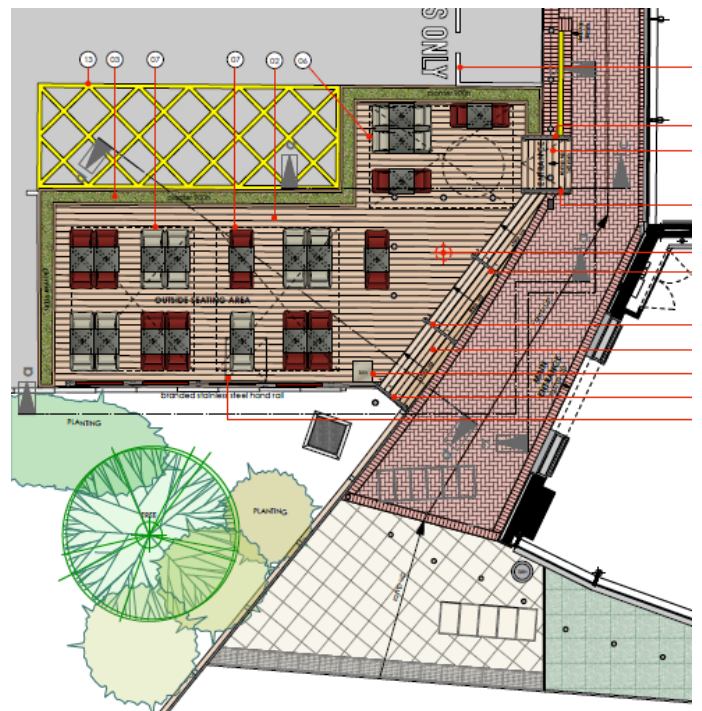
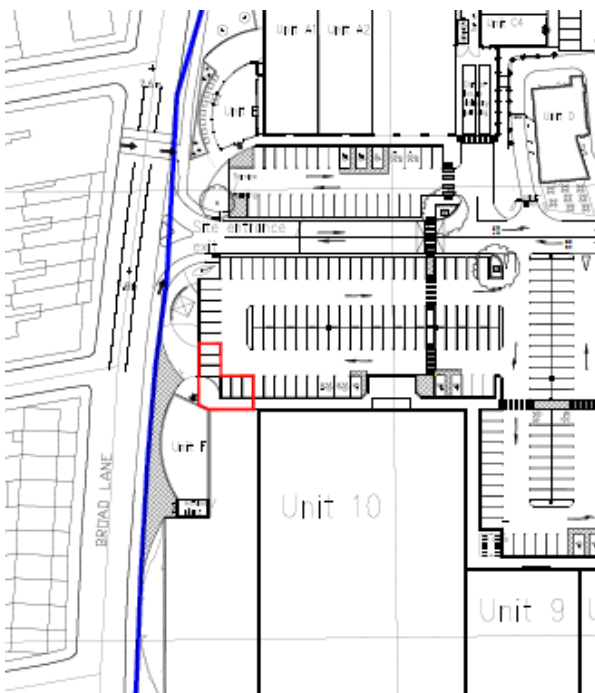
Unit F sits at the south west corner of the Tottenham Hale Retail Park, adjacent to B&Q and fronts directly onto Broad Lane. The application site sits on a small area of the car park and landscape planting.

Context & Land Use

The Tottenham Hale Retail Park is an established and successful retail destination, strategically located adjacent to a major public transport interchange.

The site was originally constructed in 1990, but benefited from further elevational improvements and additional retail units, with phased planning permissions granted between 2005 and 2007.

The site provides a comprehensive retail offer with additional food and beverage outlets, however given its urban context it has limited external amenity space.



The Proposals

The scheme submitted for detailed planning approval is for the installation of an external deck area adjacent to unit F and the pedestrian footpath access onto Broad Lane. The deck will mainly sit within the corner of the current car park, with the loss of 6 spaces and will provide circa 38 covers for casual eating and drinking.

This seating area will be set back from Broad Lane behind the existing established landscape and separated from the car park by a 900mm high continuous planter trough. The remainder of the elevation to the enclosure will feature stainless steel handrails and frames with canvas infills. A ramp and steps will raise the deck slightly from the general surrounding ground level. The deck itself will be fabricated from composite panels featuring 60% recycled materials and reflecting a timber appearance. These materials are durable over time in an external urban environment and meet EN1350-1 class B Fire regulations.

