



PERA SOLUTIONS
— LIMITED —

DESIGN, ACCESS AND HERITAGE STATEMENT

Site Address: 178 Philip Lane, London, N15 4JW

Preparation Date: 22/09/2022

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CONTENT

- 1.0 Introduction**
- 2.0 The Site Surrounding Area and Planning History**
- 3.0 Planning Proposal**
- 4.0 Material Planning Consideration**
- 5.0 Design and Appearance**
- 6.0 Impact on neighbouring amenity**
- 7.0 Transport Consideration**
- 8.0 Heritage Statement**
- 9.0 Conclusion**

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared by Pera Solutions Limited. It incorporates statements in accordance with local and national planning guidance, and is to be read alongside the submitted plans and documents related to the current planning application. It is a concise report which accompanies the application for full planning permission. The role of this statement is to provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. This statement includes an assessment of the proposed scheme against the policies of the Haringey Local Plan and other material planning policy considerations. The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment. The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings.

2.0 THE SITE SURROUNDING AREA AND PLANNING HISTORY

2.1 The Site Surrounding Area

2.2 The site contains a ground floor unit with permission to be used as E class within a 3-storey mid-terrace building located on the northern side of Philip Lane close to the junction with Mount Pleasant Road.

2.3 The site is located within Clyde Circus conservation area and does not fall within the cartilage of a listed building.

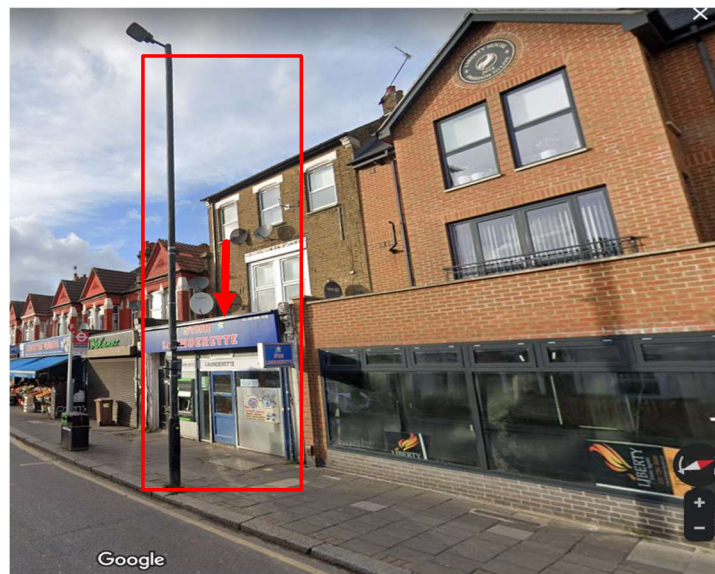


Photo 1. Photo of the premise

2.4 The site is outside a conservation area and is along parade of shop within a local shopping centre. The surrounding area is predominantly residential.

2.5 Planning History

HGY/2017/2732- ATM illuminated surround signs (Retrospective)- Granted

HGY/2017/0334- Retention of an Automated Teller Machine- Granted

HGY/2016/1847- Certificate of Lawfulness for use of rear structure/area as residential- Granted

HGY/2016/0426- Certificate of Lawfulness for use of rear structure/area as residential-Refused

OLD/1989/1575- _Self-containment of two flats above launderette.-Granted

3.0 PLANNING PROPOSAL

3.1 The proposal is for the installation of a flue system at the rear of the premise and a pergola system at the rear over the garden area with a proposed new shopfront.

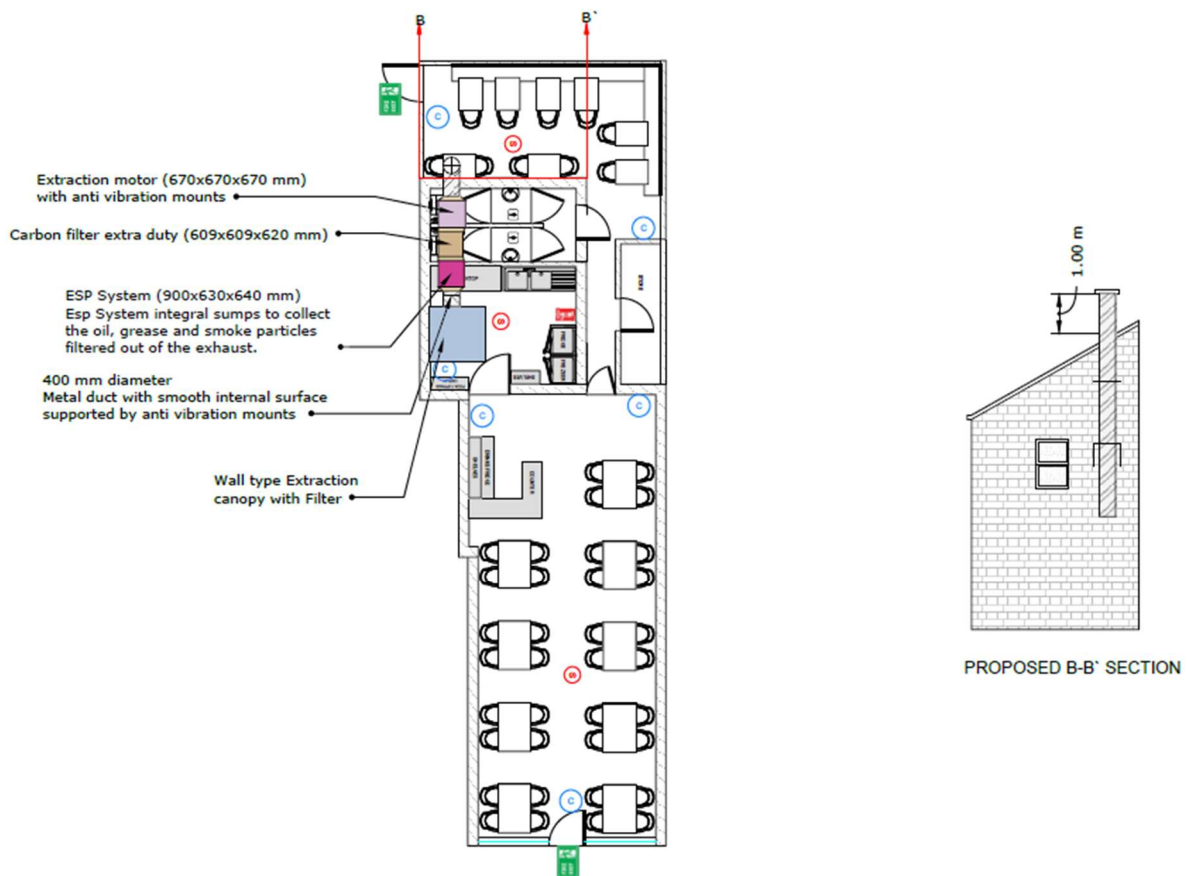


Figure 1. Proposed Flue System

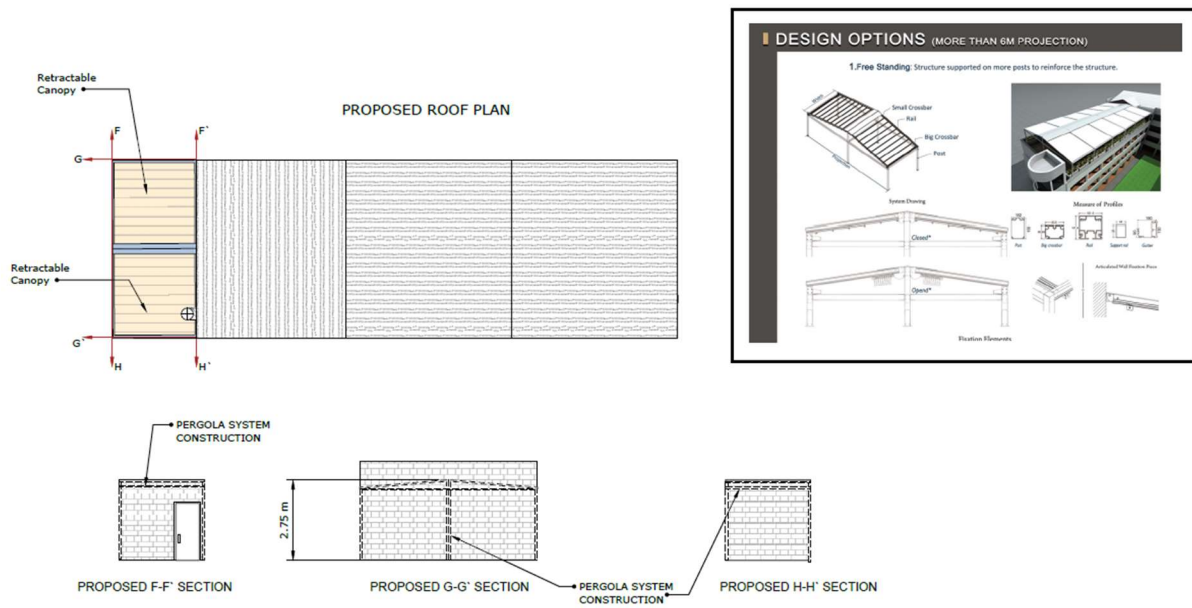


Figure 2. Proposed Pergola System

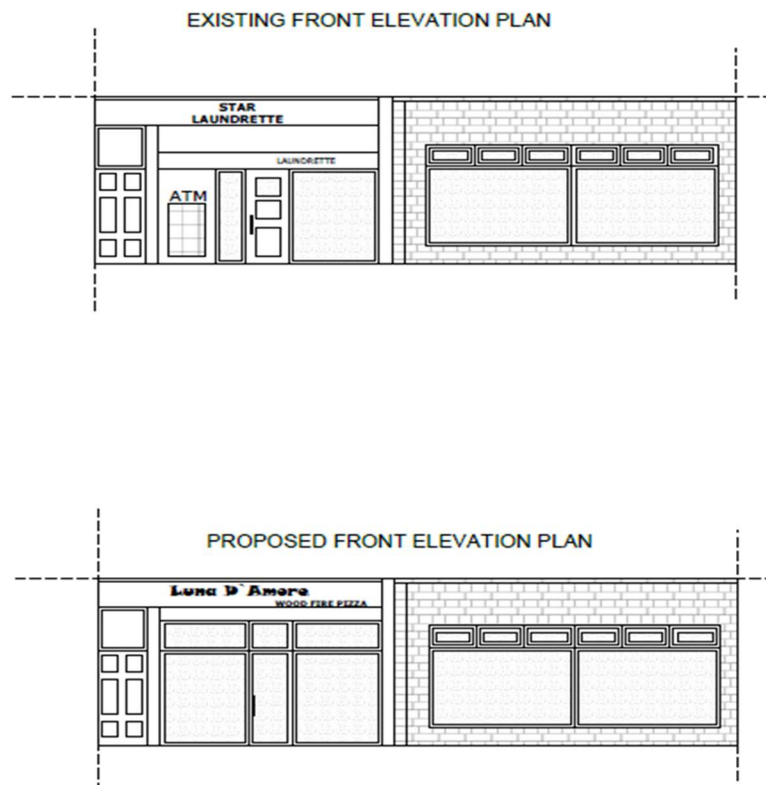


Figure 3. Proposed Shop Front

4.0 MATERIAL PLANNING CONSIDERATION

4.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance.
2. The impact on the amenity of adjoining occupiers
3. Transport Consideration

5.0 DESIGN AND APPEARANCE

5.1 Character and appearance of the conservation area London Plan policies 7.4 and 7.6 requires planning decisions to have regard to local character and for development to comprise details and materials that complement, but not necessarily replicate the local architectural character.

Policy SP11 of the Local Plan requires development to create places and buildings that are of high quality, attractive and sustainable. Also, policies UD3 and SP11 require that development proposals complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area. The proposed shopfront design will preserve and enhance the character and appearance of the Conservation Area. The ATM machine will be removed from the shop front.

5.2 The proposed pergola system will be at the rear of the property and it will not be visible from the street scene.

5.3 The proposed duct extraction is tucked away at the rear of the property in the corner hidden from sight. The ducting system has been carefully designed to minimise the noise created. Please see Mechanical Delivery File.

5.4 Additionally, the installation of ductwork to the rear of the site is a minor alteration, and one that would have very limited visibility from within the wider streetscene and conservation area. It is also noted that there is an existing flue to the rear of the property (A1 use; laundrette) and the proposal is not considered to have a detrimental impact on the conservation area above and beyond that which already exists.



Photo 2. Previous Flue System

6.0 IMPACT ON NEIGHBOURING AMENITY

6.1 Impact on the amenity of adjoining occupiers Policy 7.6 of the London Plan and Policy UD3 of the Haringey Local Plan require development proposals to have no unacceptable harm on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution. Given the location of the works to the front of the premises, there would be no impact on amenity in compliance with the above policies

6.2 The proposed flue has been located away from residential windows. The proposal would not be visible from the street and would not be a dominant presence on the host building. The proposed flue would extend 1m above the host property as required by legislation. Given the minor nature of proposed external changes, the development is not considered to cause any impact on the residential amenity of the neighbouring properties. There will be no adverse impact on the outlook or daylight / sunlight of neighbouring properties. The siting of the proposed extract flue would be adequately set a sufficient distance away from any neighbouring windows to ensure that their bulk, massing and scale would not result in any unacceptable loss of light, outlook or creation of any visually overbearing impact. Given the distance it would not cause any noise or odour impact to the surroundings. As such, the development is acceptable with regards to amenity impact considerations. Please find the specification of the Ventilation system at the attached documents.

7.0 TRANSPORT CONSIDERATION

7.1 The proposed use of the premise as a restaurant No parking will be provided at the site. The level of traffic will not increase as a result of RESTAURANT (E) use because no car parking spaces are proposed as part of the development. There will be no impact on the safety of highway users as the number of trips by car will not increase.

7.2 There are several resident parking and also pay by phone parking area. Please find the pay by phone parking areas that has been taken from the RingoApp.

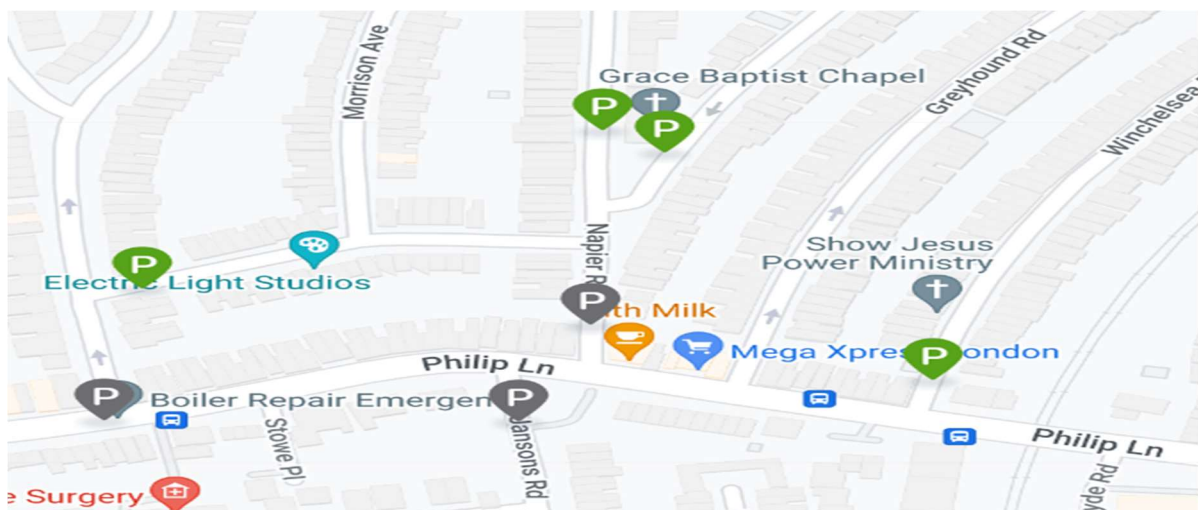


Photo 3. Parking Place from the Ringo App

8.0 HERITAGE STATEMENT

8.1 Given that the external works of modest scale would be to the rear of the building and that the internal ones would not cause any impact to the structure components of the building, we believe that the proposed scheme would not cause harm to the conservation area.

9.0 CONCLUSION

9.1 This Statement is submitted in support of a full planning application which seeks planning permission for the installation of extraction flue and pergola system at the rear and proposing a new shopfront.

9.2 National and local policies support the principle of the development of this site, while the detailed design and proportions of the proposed development are considered to be consistent with the relevant policies and requirements.

9.3 The applicant kindly requests the Council to consider the proposals within this light and offer to grant resolution for approval at officer level.