



PLANNING STATEMENT

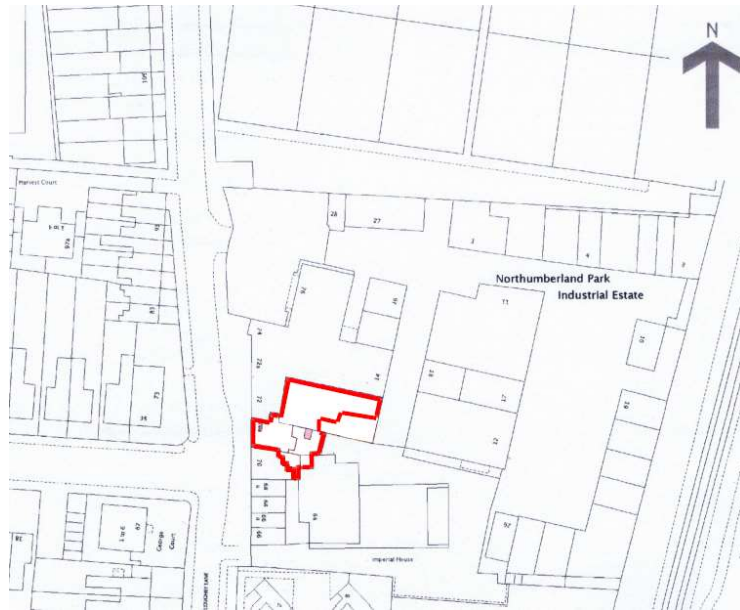
Ground Floor, 70A Willoughby Lane, N17 0SP
ADA/AB/220917

DESIGN and ACCESS STATEMENT

Ground Floor, 70A Willoughby Lane, N17 0SP

1. Site and surrounding area

The application site is a part of ground floor of a block of offices which are three storeys high to the front. The application site is within the Northumberland Park Industrial Estate, located on the east side of Willoughby Lane.



The site is within a Locally Significant Industrial Site (LSIS).

2. Proposal

Retention of part of ground floor as Community Centre/Place of Worship (F1/F2) use.

3. Details of proposal

The proposal is for retention of existing use and make the temporary permissions HGY/2015/3053 and HGY/2020/2793 permanent as these permissions to expire on 18 December 2022.

The details of this application is exactly the same as 2015.

The application site is 300 square metres and will employ 3 full time members of staff and 4 part time members of staff. The centre will operate between 09:00 and 21:00 Monday to Sunday.

The centre, as previously support the local Turkish and Kurdish community as a place to facilitate community involvement.

The use of the centre would not change and still provide family activities, education programmes as well as act as a local advice centre.

4. Planning history

HGY/2021/2044 Change of use part of ground floor from Community Centre / Place of Worship use to Class E (barber shop) with related shopfront alterations. – **Approved** 20/08/2021

HGY/2020/2793 Retention of part of ground floor as Community Centre / Place of Worship (F1/F2) use – **Approved** until 18 December 2022 on 18/12/2020

HGY/2015/3053 Retrospective application for change of use part of ground floor from offices to Community Centre/Place of Worship (D1) use and retention of shopfront. – **Approved** with 5 years temporary condition 10/12/2015

HGY/2012/2087 Change of use part of ground floor from offices to Community Centre (D1) use and retention of new existing shopfront – **Refused** 15/01/2013

5. Principle

The 2015 permission is accepted with evidences that there was no demand for this unit to be used as employment/business use and the proposal provide 3 full time 4 part time employees within the centre.

The current property market for business is even alarming than 7 years ago with pandemic, Brexit and economic crisis as well as people mostly

working from home now, there is not a prospect of having a business tenant for this 300 sqm unit unless it is a retail and considering the transport and servicing issues of this unit, that would not be desirable at all in this location.

In addition to the above, following the Town and Country Planning Use (Use Classes) (Amendment) (England) Regulations 2020, and further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015; the former B1 (offices) and B2 (general industry) uses are now fall into Class E (commercial , business and service).

Therefore, considering the current and foreseeable future of the market as well as changes to the use classes, this application requires the temporary permission to be permanent.

6. The amenity of neighbouring

The community centre was in use for the last 7 years and operating without any detriment to the neighbouring amenities.

7. Highways

The last seven years proves that the transport statement, additional parking and provision of cycle parking was satisfactory for this community centre/place of worship.

8. Use

The use of the centre will not change and it would be as previously if not less due to the pandemic. There are events and services where the centre ceased or reduced to minimum due to the pandemic but the centre hopes that those uses will gradually improve and continue to serve the whole community, such as Friday prayers, health forums, etc.

Day of week	Time	Activity	Number
Monday to Friday	09:00 – 17:00	Daily 3 full time staff to provide advice, help and translation on welfare rights, health and social care, housing and benefits.	Throughout the day 20-25 people expected to this drop-in services
Monday to Friday	12:00 – 14:00	Daily lunchtime prayers	30 (approximate) 200 (for Friday prayers) (approximate)
Monday	16:00 – 21:00	- Health options programmes for children about how to enjoy life, be healthy, feel safe and secure and contribute to the society. - Lessons on Physical, Health, Social Education, Physical exercise, keep fit etc - Numeracy and Literacy class to realise children`s potentials - Early Intervention Service on Anti-Social Behaviour, Substance and Alcohol Misuse and other Social Perils.	20-25 (variable)
Tuesday	16:00 – 21:00	The following programmes will particularly be for children and young people to help them develop as a responsible adult.	20-25 (variable)

		- Group discussion/seminar on citizenship and rights and responsibilities as a citizen - Programmes on civic engagement, law and order and community safety - Sessions on community development, diversity, social cohesion, sustainable environment - Mentoring and coaching	
Wednesday	16:00 – 21:00	- Creative Arts and Creative Writing for children and young people - Supplementary Education, extracurricular activities and study circle - Mentoring, coaching and tutoring	20-25 (variable)
Thursday	16:00 – 21:00	Following sports and recreational activities will be for the youth: - Table tennis, snooker, indoor football, pool, basketball, computer games, weight lifting, Karem Board, skipping rope etc.	20-25 (variable)
Friday	10:00 – 21:00	Following sports and recreational and social activities will be offered to	30-40 (variable)

		promote health and wellbeing of elders: - Luncheon Club, Library facilities, counselling, etc - Advice sessions on welfare rights, health and social care, housing and benefits - Lessons on English language and British culture - Celebration of socio-cultural events and facilitation of spiritual activities - Seminar on interfaith issues and community relation	
Saturday	09:00 – 21:00	Programmes specifically designed for women and children: -Sessions to enable women`s empowerment, development and capacity building to fulfil their aspiration Training on safeguarding vulnerable women and prevention of domestic violence and forced marriage - Educational workshops, seminars, assertive outreach programmes - Parenting sessions on child protection, child development and child welfare - Advocacy, meditation and counselling service	30-40 (variable)

		- CV and job application surgery	
Sunday	09:00 – 21:00	Centre will through Haringey's Doctors' Forum and other organisations provide the following services: - Advice and guidance on healthy lifestyles, promotion of health and development - Mental health and psychological well being and prevention of mental illness. Targeted programmes will be run by professional women for young women and tutoring for children - Achieve their educational attainment and pursue relevant and appropriate careers - Devise personal goals and build their confidence to be involved in the community activities/development. - Mentoring and coaching - Language classes and book club	30 – 40 (Vairable)

During the Ramadan month (holy month for the Muslims) the centre will be used as a place of worship as there are more religious activities, however other planned activities will reduced to minimum during this week. Having said this, due to the recent pandemic even Ramadan

activities are now much reduced scale compared to what it was prior to the pandemic.

Social events

The centre will not have any events like, weddings, etc. However when there is a burial, women tend to bring food and serve. The number of attendees are depends on the deceased`s family circle and there will be a gathering. However these are not expected to happen more than once a month or with more than 50 people at a time.

The most busy and attended times will be during the Ramadan month (once a year). During Ramadan, centre will provide food to the needy, provides additional prayers throughout the day and evening.

During normal times as a place of worship, the centre will only held Friday prayers regularly, however during Ramadan month, the centre will be used for all the praying times as stated below:

- Fayr (1 ½ hours before sunrise)
- Zuhr (just after midday)
- Asr (mid afternoon)
- Maghrib (after sunset)
- Esha (1 ½ hours after sunset)

Addition to the above there will be twice a year mid-morning Eid prayers which lasts maximum 1 hour.

Outside of the Ramadan month the place of worship element of this unit will be Friday prayers. However Muslims pray anywhere, not to miss their allocated praying times and therefore it is likely that the attendees will pray within the centre if it is praying time. These prayers are not group events and people will likely to pray individually.

9. Conclusion

As the last seven years shown, the proposal is a much needed facility for this community and in the light of current economic situation, recent pandemic and home working, there is no prospect of use of this large unit to be offices, the permanent change of use is requested to be approved.