



VIZARCHi
Architecture & Visualization

CAN CIGER
773 High Road
N17 8AH

DESIGN AND ACCESS STATEMENT
12.10.2022

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INTRODUCTION

VIZARCHi Architecture & Visualization has prepared this document on behalf of the applicant Mrs Bilensoy, to be submitted in support of a planning consent for a standalone retractable pergola at the rear garden of Can Ciger, 773 High Road, Tottenham, N17 8AH.

This Design and Access Statement describes the context, the existing buildings, illustrates our design approach and explains how the proposal responds to planning policies at local, regional and national level to support the determination of this Planning Application.

The unit numbers and area figures quoted in this document must be treated as approximate as they relate to the likely numbers and areas of the proposals at the current stage of design. Any decisions to be made based on this information, whether as to project viability, pre-letting, lease or sale agreements and the like, should make allowance for design development, accurate site survey, site levels and site dimensions, construction methods and building tolerances, Local Authority and Statutory consents.

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1.1 SITE LOCATION

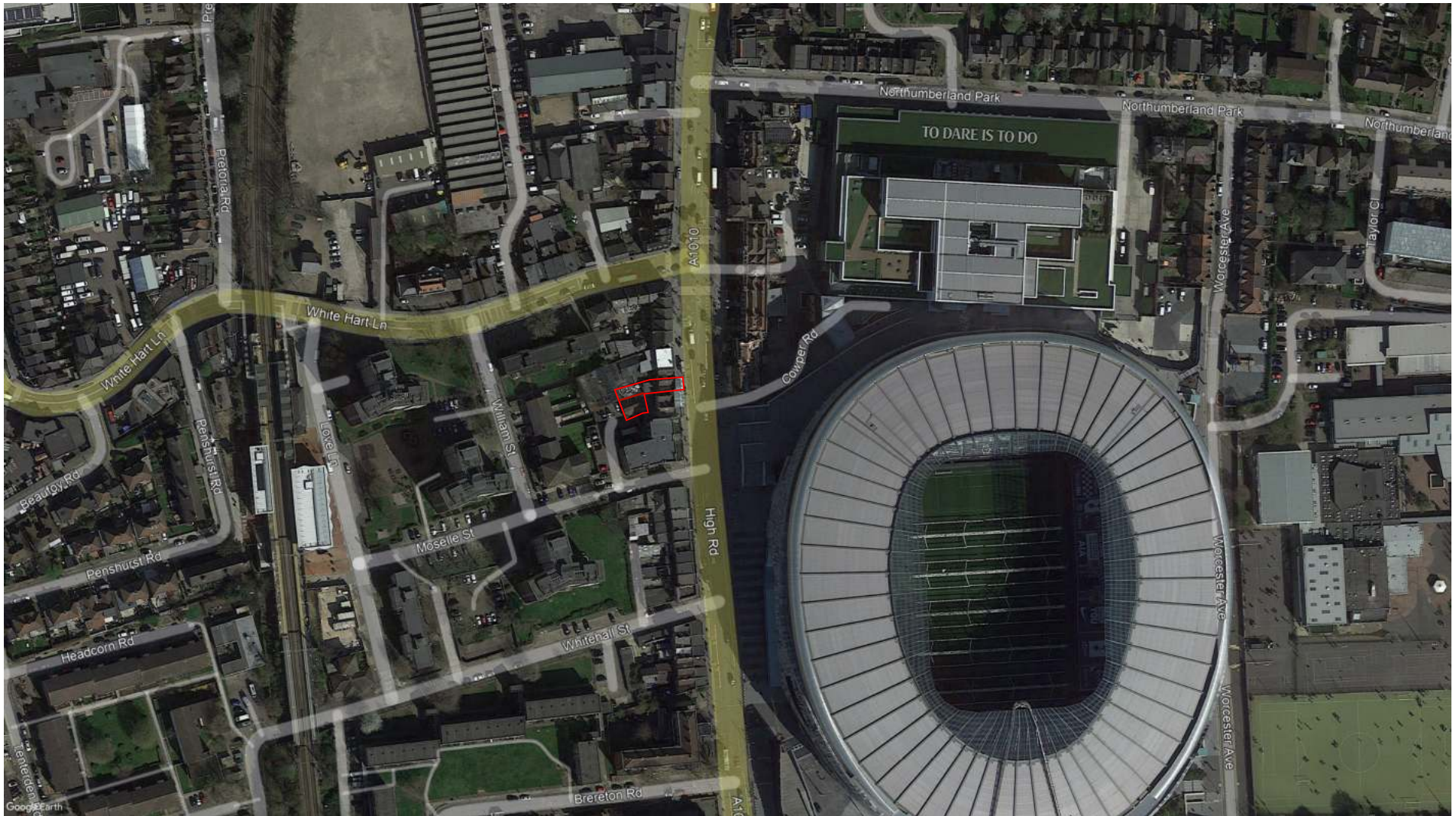


Image source: Google

1.1 SITE LOCATION

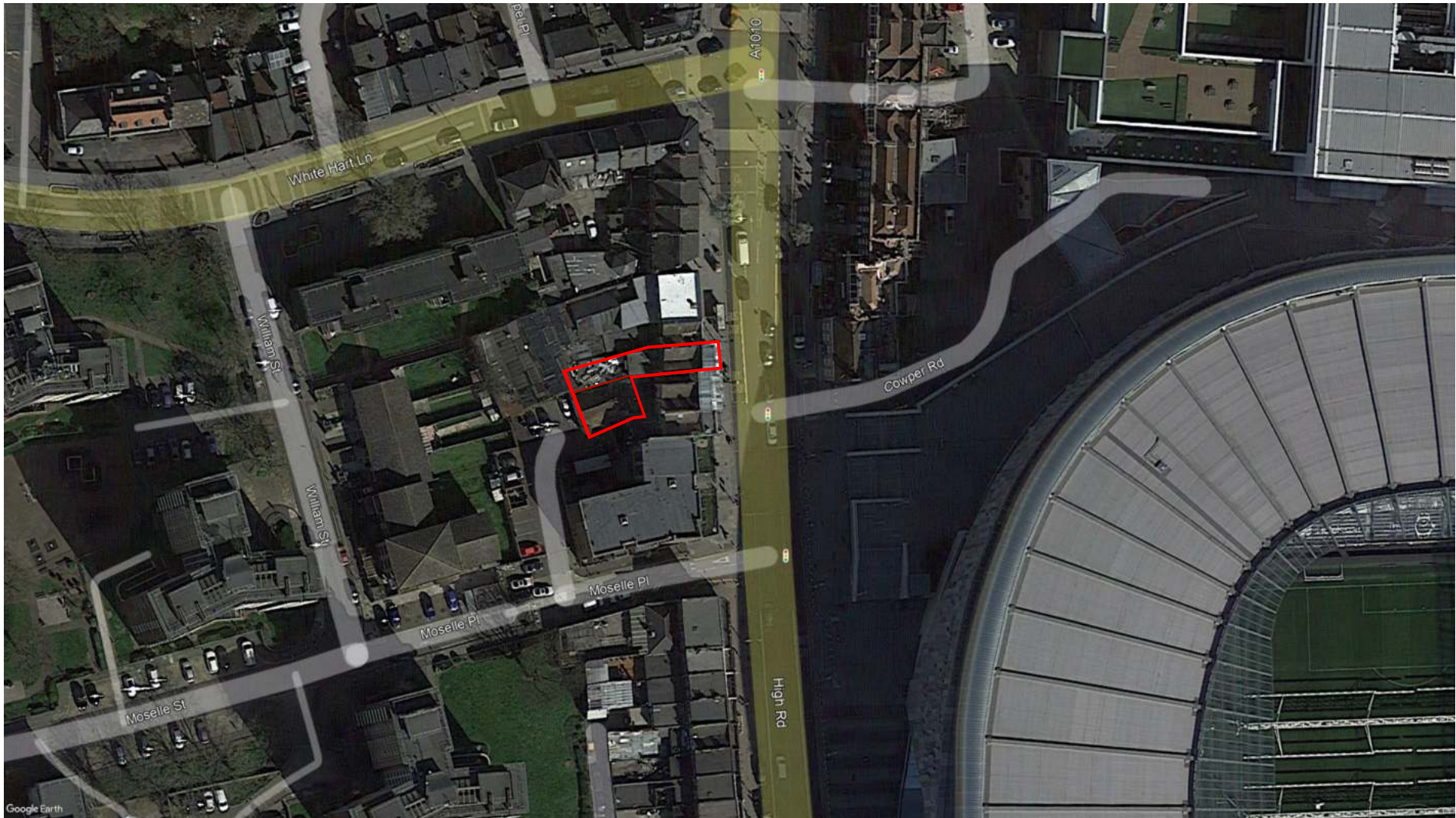


Image source: Google

1.2 SITE & EXISTING BUILDING

This section of Tottenham High Road is classified as a conservation area and includes a locally listed building. While simultaneously restoring order, scale, proportion, and materiality in keeping with the historic design intention of the host buildings, the design approach acknowledges the diversity of unique enterprises.

The conservation area includes a townscape from the 19th century that has been conserved effectively as well as important buildings from older eras. The area is particularly interesting due to the well-maintained linear street layout and the range of high-quality buildings in diverse ages and types including the new Tottenham Hotspur Stadium.

The majority of the buildings in this protected area are terraced three- and four-story Edwardian buildings. The ground level units have a variety of typical local retail uses.

Although the street scene is well-maintained, the rear gardens of the properties along the High Road are sadly neglected. The application site is a three-storey mid-terrace property and the proposed works only affects the rear garden.

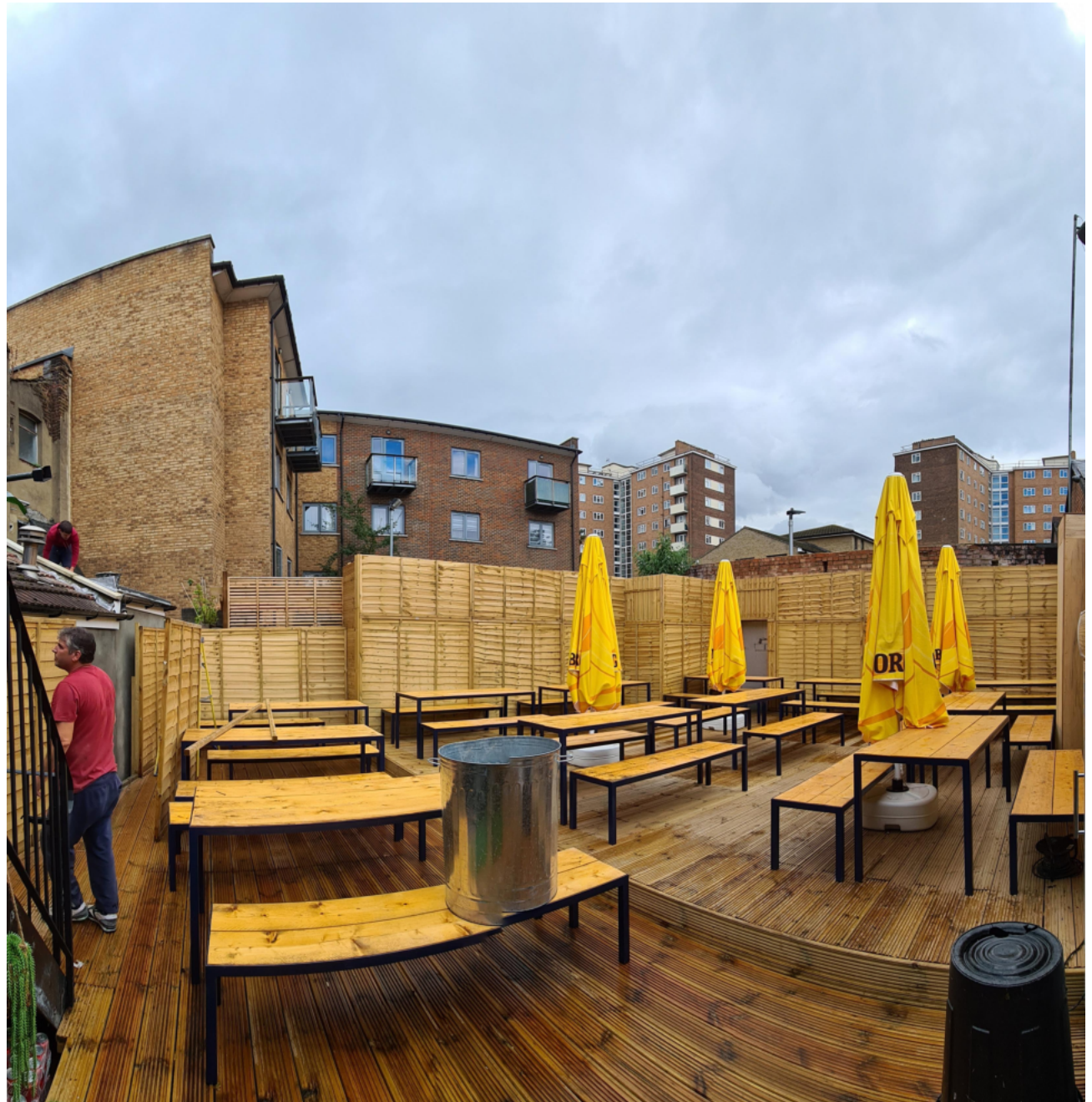
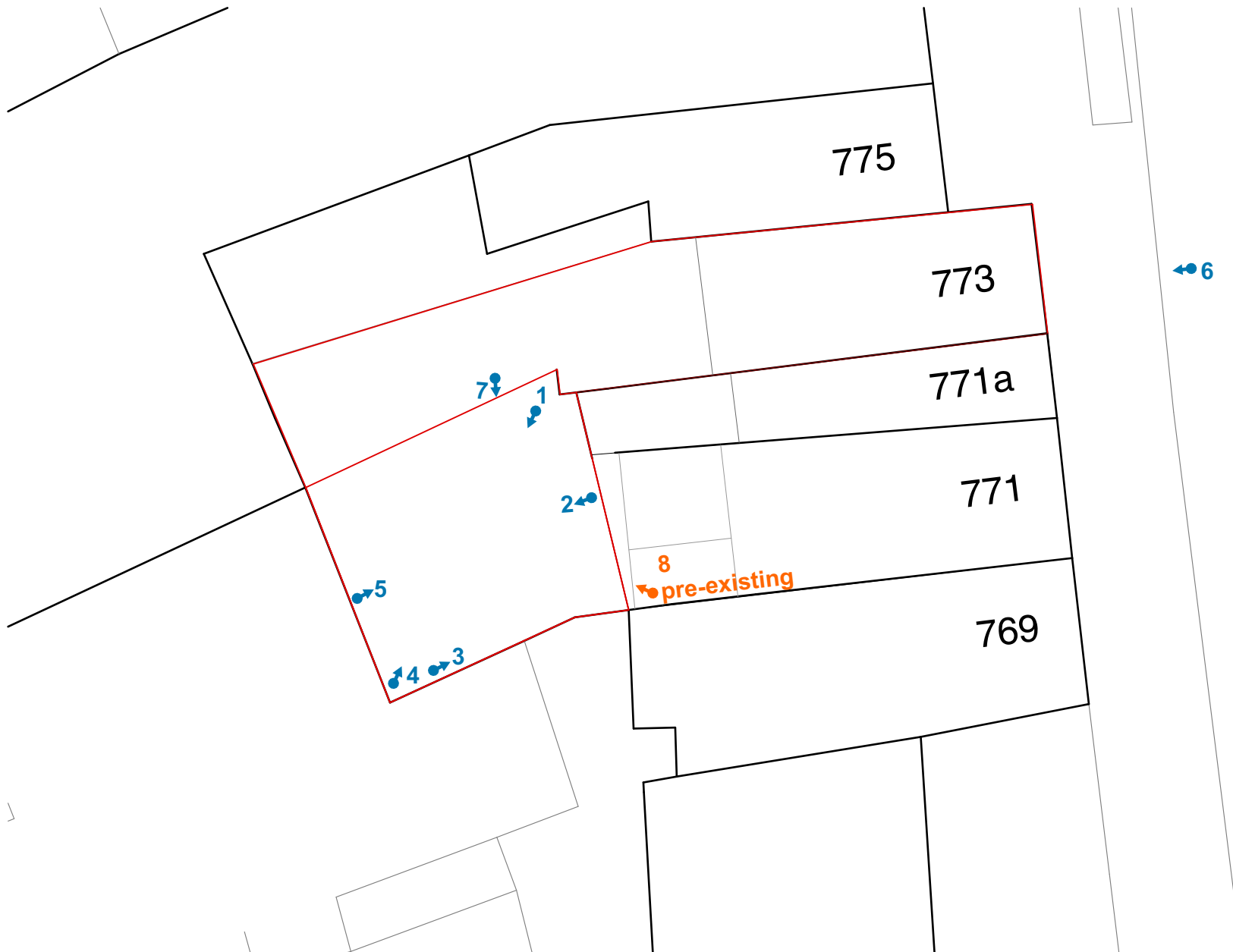


Photo from rear garden

1.3 SITE PHOTOS LEGEND



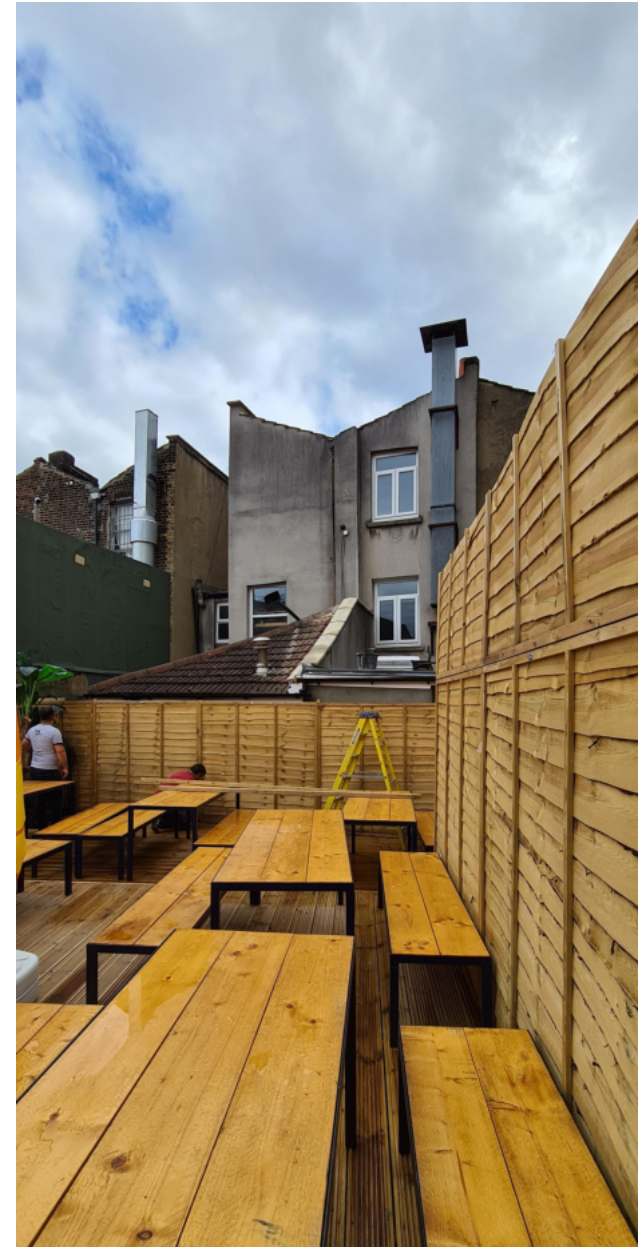
1.3 SITE PHOTOS



1. Existing Garden - looking from the entrance towards the boundary.



2. Existing Garden - looking from in front of no. 771, towards the rear boundary

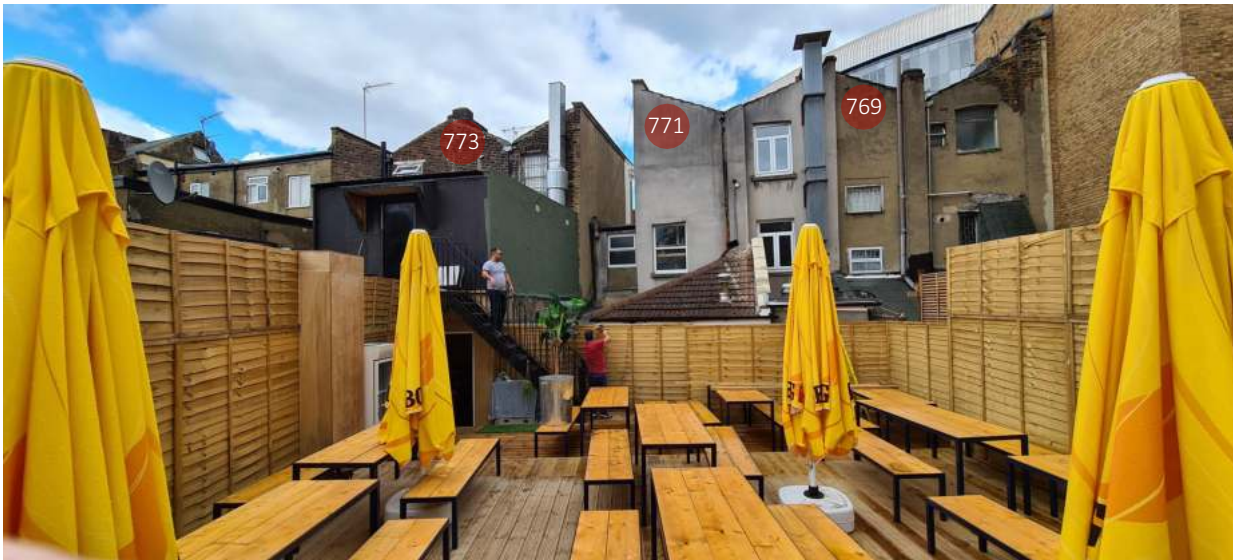


3. Existing Garden - Looking from at the end of boundary line towards the rear elevation of no. 771

1.3 SITE PHOTOS



3. Existing Garden - looking from the at the corner of boundary.



3. Existing Garden - looking from the at the end of boundary line towards to 773, 771, 769



6. Front view of 773 High Road

1.3 SITE PHOTOS



7. Existing Garden - Looking from Flat roof



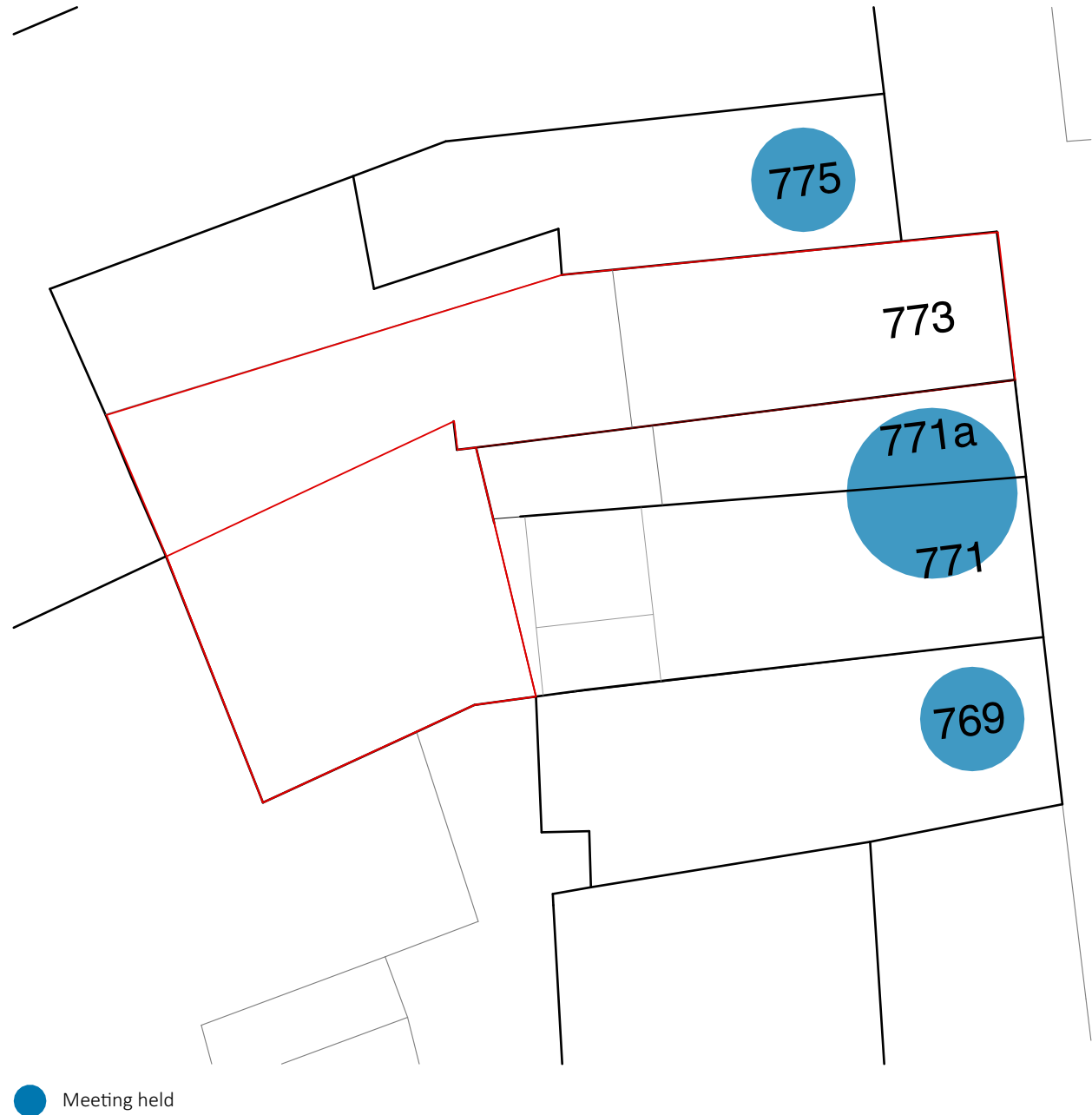
8. Pre-Existing warehouse building and the garden

1.4 NEIGHBOUR ENGAGEMENT

As part of the planning process Mrs. Gulensoy had meetings with the immediate adjacents of 773 High Road.

During these meetings the proposal was presented and feedback was gratefully received. All neighbours have shown their acceptance to the proposal and agreed to give a signed letter stating they have no objection. You can find the letters in support of this application.

Applicant Mrs. Gulensoy, is on a Lease plan both for the property and the rear garden. The freeholder also owns no. 771a and 771. All necessary notifications to the other owners has been given.



2. PROPOSAL

2.1 PROPOSED LAYOUT

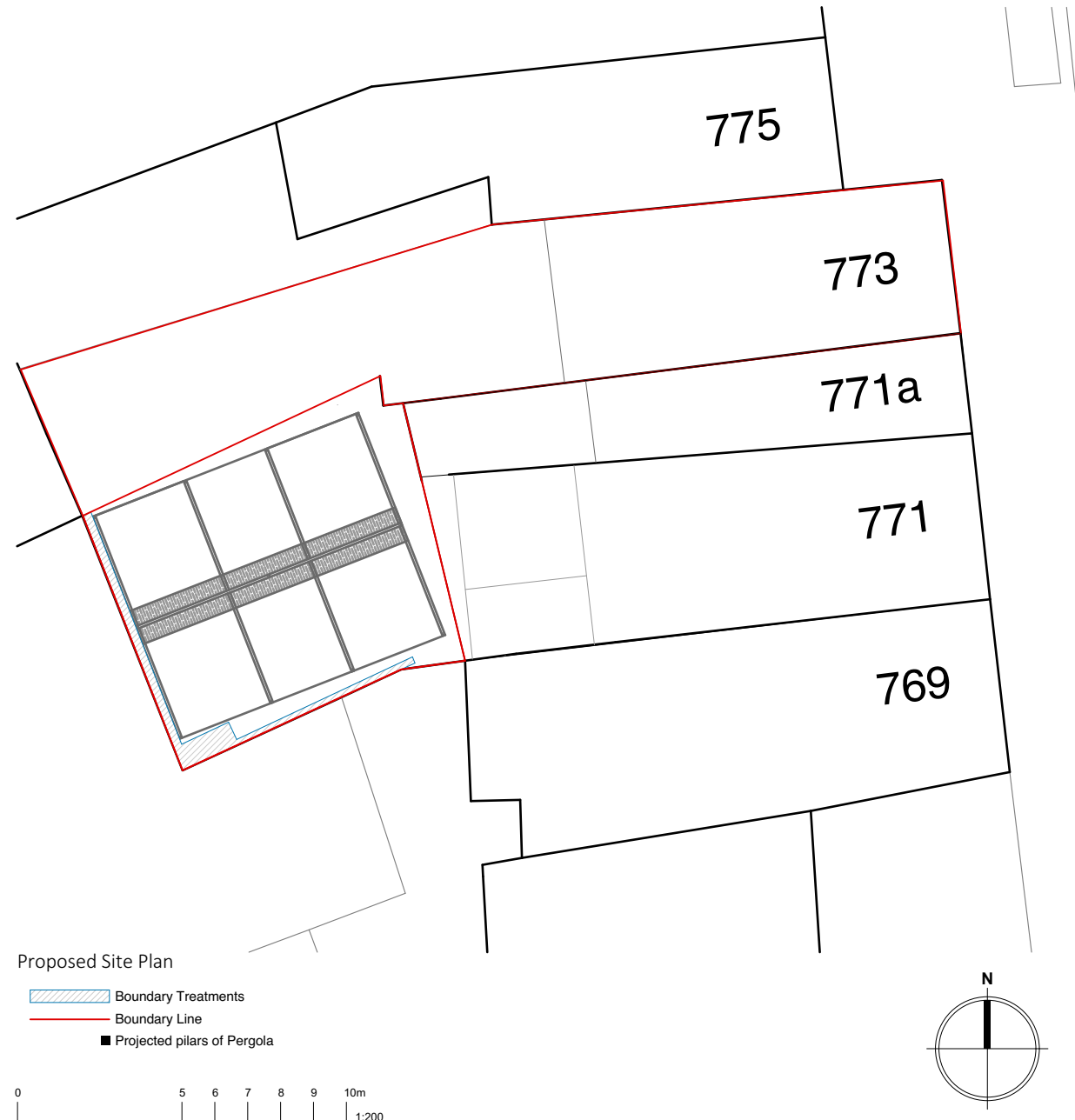
Planning permission is sought for a standalone partially-retractable pergola at the rear garden.

The current layout for the rear garden arranged as a seating area for the restaurant. The proposed standalone pergola will not change its use, It will only provide a shelter area for the weather.

Pergola will be standing on its pillars and will not be attached to any boundary or walls. However it will require an attachment to the ground but this will be carried out with ground screws as this will not be a permanent structure with concrete foundations.

The pergola will have its own lights within the ceiling structure as per the visualisations. Please see "Appearance".

There is no uniform character in the area regarding the rear gardens and usually they are in a bad condition. The applicant has already improved the appearance with the boundary treatments, decking and now seeks for a permission to improve the open garden restaurant experience for their customers. Which will also contribute to the local architecture by modernising the appearance whilst considering the application site is within the conservation area.



2.2 APPEARANCE



Proposed pergola sits on its grey painted pillars and has a curvy shape on the roof. The highest part of the pergola measures 4 meters while the eaves are 3 meters high.

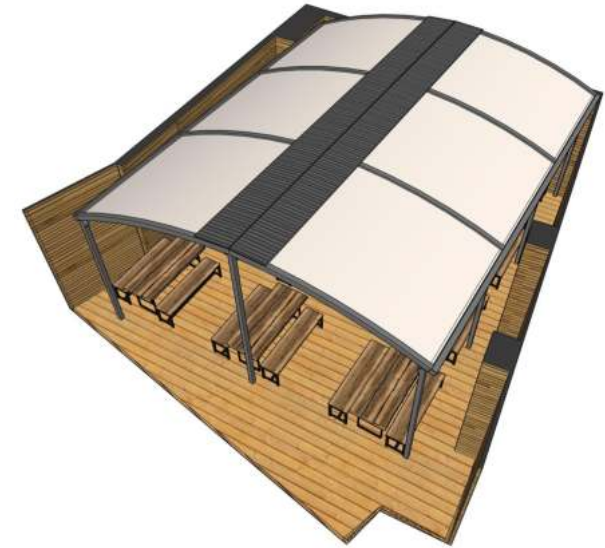
The material palette of the pergola mainly consists of grey painted aluminium and the retractable part is made from beige colored fabric.

Boundary walls are relatively tall compared to the usual shared walls, which are approximately 3 meters, and timber boundary treatments have been built throughout.

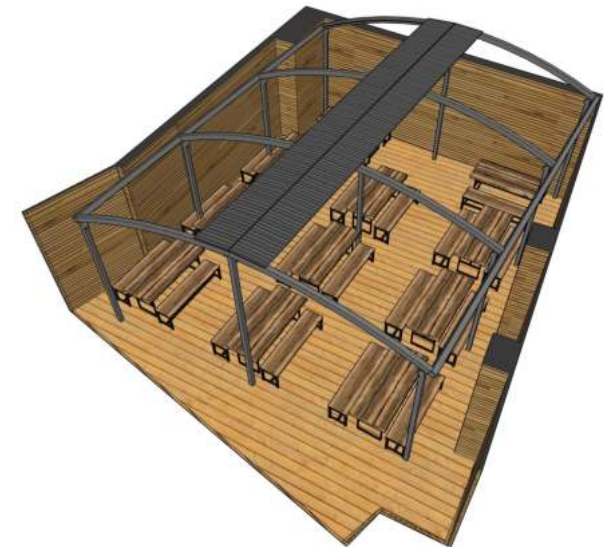
Considering the boundary height and pergola is proposed to be at the rear garden, the eaves of the pergola will not be visible from the street level.



Visual 4 shows the lighting



Visual 2 shows the pergola fully closed.



Visual 3 shows the pergola cover retracted.

3. ACCESS STATEMENT

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Pedestrian Access

Pedestrian access to the premises will remain as existing from the front door on High Road. Access to the rear garden will be via from the rear door of the restaurant. However, there is a fire escape gate at the back of the garden.

Waste Collection

The proposed pergola will not effect the waste collection method of the premises. As a result of being a restaurant for a long time, the building already has waste collection and disposal facilities in place.

Flood Risk

The property is an existing historical 2 storey building. Work proposed is installment of a pergola and will not effect the existing run off and management plans. The proposal will not increase the the flood risk. Surface water will be disposed of through existing water course.

Opening Hours

The proposed pergola at the rear garden will not effect the opening hours. Restaurant will continue as per their licence.

4. RELEVANT PLANNING POLICIES

RELEVANT PLANNING POLICIES

Relevant Planning History

1) A planning permission granted on 22/02/2021 for "Repair and restoration works to the upper facade and ground floor of the front and side elevations."

Reference number: **HGY/2020/2572**

2) A planning permission granted on 14/12/2020 for "New shopfront signage to suit original proportions with concealed LED illumination."

Reference number: **HGY/2020/2575**

3) A planning permission granted on 05/02/1993 for "Installation of new shopfront."

Reference number: **HGY/1990/1540**

Please note that this planning application is not in relation with above applications.

5) A planning permission granted on 23/04/2019 for "Change of use of existing launderette and storage area to the rear to A1 retail use including the demolition of the existing rear storage building and the erection of a single storey rear extension "

Reference number: **HGY/2019/3085**

Please note that above application was made before the lease agreement took place. Therefore the address on above mentioned application was for **771 High Road**. The construction has not been started except from the demolishing the warehouse.

Planning and Compulsory Purchase Act 2004 Section 38 (6) states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The following policies & plans that are relevant to this application site :

NATIONAL PLANNING POLICY FRAMEWORK, 2017

DEVELOPMENT MANAGEMENT, 2017

The policies relevant to the application proposal are as follows:

- **DM1** - Delivering High Quality Design
- **DM9** - Management of the Historic Environment
- **DM23** - Environmental Protection

HARINGEY LOCAL PLAN POLICY, 2017

The policies relevant to the application proposal are as follows:

- **SP11** - Design
- **SP12** - Conservation

LONDON PLAN POLICY, 2016

The policies relevant to the application proposal are as follows:

- **POLICY 7.6** - Architecture
- **POLICY 7.8** - Heritage assets and archaeology

PLANNING ASSESSMENT

The main planning considerations raised by this application are **the impact of the proposed pergola** on the character and appearance of the conservation area, and **the impact on the amenity of adjoining occupiers**.

CHARACTER AND THE APPEARENCE OF THE CONSERVATION AREA

London Plan Policy states that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail.

Haringey Local Plan Policy SP11 and SP12 requires the conservation of the historic significance of Haringey's heritage assets and historic environment.

DM9 of the Development management (2017) states that the Council will support for the proposals that conserves and enhances the appereance of a Conservation Area.

DM23 of the Development management (2017) requests to mitigate potential adverse impacts from the external lighting.

- Rear garden seating area is generally in-use on the matchdays of Tottenham Hotspur to meet the demand. The pergola is proposed to provide a good experience for the customers especially in the Winter season for the weather. It is thought that this will enhance the local character and provide a good service to the community.

- As mentioned before, rear gardens of properties on the High Road are generally in a bad condition. The existing layout of the rear garden and the boundary treatments have already improved the character and the appearance of the area. The proposed pergola will preserve this state and will not have a negative impact to the conservation area.

- Pergola will have built-in energy efficient LED light fixtures under the retractable part of the ceiling. Lights will be spot -down- lights and as a nature of lights' positions these lights will only illuminate the seating area. Lights will not cause light spillage to the neighbouring residential buildings. **Please refer to Visual 4, pg 14.**

- Overall, the proposed alterations are of a high-quality design that responds sensitively and sympathetically to the character and the appearance of the conservation area. The relationship and the context of the area would be preserved and enhanced as a result of erection of the pergola. Therefore, the proposal would comply with Policies SP11, SP12, DM9 and DM23 of the Development management (2017), the Haringey Local Plan Policy (2017) and the London Plan Policy 7.8.

PLANNING ASSESSMENT

THE IMPACT ON THE AMENITY OF ADJOINING OCCUPIERS

The London Plan Policy 7.6 states that the proposals must not cause unacceptable harm to the amenity of surrounding land and buildings.

DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

- Due to the usage of the premises on the ground floors on this side of High Road, generally there are no windows on the immediate adjacent properties. Although the proposed pergola is close to the boundaries, there wouldn't be any light loss or breach of privacy to the neighbouring properties, regarding the existing height of the boundary walls and the curvy shape of the roof design of the pergola.

- As shown on **Photo 8, pg.10**, there was a warehouse at the rear garden. It can be seen in the photo that the warehouse had multiple structural issues and had been demolished. Considering the pre-existing warehouse had a higher ridge & eaves height, the proposed pergola will be shorter and less intrusive by the look to the neighbours.

- Proposed pergola will not change the use of the rear garden. Therefore it is assumed that there will not be additional noise or odour to occur. On the contrary, when the pergola is closed, the noise coming from its users will reduce significantly. If there is any concern regarding the noise from the council, the applicant is happy to accept a condition to close the rear garden to the customers. The condition would be:

"The pergola hereby permitted and rear garden shall not be used by the customers after 23:00."

- Overall, It has also been demonstrated that the proposed development would not cause a harmful impact to neighbouring amenity with the appropriate scale of the proposed additions in terms of level of light, outlook or privacy that the proposal in accordance with the London Plan Policy 7.6 Architecture and DM1 of the Development management (2017). Therefore the proposal weighs in favour of the application.

CONCLUSION

CONCLUSION

The proposed pergola is sympathetic to the character and appearance of the existing dwelling and the conservation area, introducing a high-quality design and a garden space that the community would enjoy while using it. The proposal would effectively preserve and enhance the Conservation Area.

Neighbours' amenity will be protected. The proposed changes only enhance what already exists rather than adding any new functionality.

For the reasons set out above, Haringey London Borough Council is respectfully requested to grant planning permission for the proposal without undue delay.

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