

Project: 509 and 511 Green Lanes, Hornsey, London N4 1AN

Planning, Design and Access Statement

Advance Architecture



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509 and 511
Green Lanes,
Hornsey,
London N4 1AN



This application is about the premises use class from an E (a) post office to E (b) Café Shop including the alteration to the shopfront, the installation of three non-illuminated fascia signs and one projecting sign that will be internally illuminated. Including the installation of a retractable awning and the installation of a high level ducting system at the rear.

1. BACKGROUND AND BRIEF HISTORY

1.1 SITE CONTEXT

509 and 511
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This document is intended to act as an aid alongside the plans submitted in support of this application, which is about the premises use class from an E (a) post office to E (b) Café Shop including the alteration to the shopfront, the installation of three non-illuminated fascia signs and one projecting sign that will be internally illuminated. Including the installation of a retractable awning and the installation of a high level ducting system at the rear for 509 and 511 Green Lanes, Hornsey, London N4 1AN.

The three storey end of terrace property is located on the junction of Warham Road and Green Lanes, which is a lively High Street situated within the neighbourhood of Hornsey in the borough of Haringey Council. The property does not lie within a Conservation Area and has not been characterised as a listed building.

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- The immediately surrounding area is predominantly commercial at ground floor level and residential above.
- The area is characterised between 3 to 4 storeys.
- The site is served by good transport connections.

1.2 EXISTING BUILDING & USE

The planning application site refers to the ground floor premises located at No. 509 and 511 Green Lanes, Hornsey, London N4 1AN. The premises has been vacant for some time and has recently been retrieved back from squatters. The last use of the premises at No. 509 and 511 was as a Post Office within the Use Class E (a).

The current site entrance into the premises is at No. 509 which has a corner entry way situated between Green Lanes and Warham Road. The rear yard is enclosed by fences that has a pedestrian gate and vehicle gate on the side of Warham road. It is intended for the rear yard to carry on being used as a car park, waste storage area and entry way for the residence residing above the commercial shop and entrance for staff members on the ground floor.

There is a door on the South elevation side on Warham Road which gives access to the residences living above the commercial unit. This doorway will be kept and will be used by the residence only.



EXISTING FRONT ELEVATION

1.3 RELEVANT PLANNING POLICIES

The proposal aims to optimise the existing site and complement its context. The new design has taken all the relevant planning policies into consideration and is fully compliant with the following relevant planning policies:

- **Planning Policy Framework (NPPF)**
- **North London Waste Plan (Adopted 2022)**
- **Haringey's Local Plan Strategic Policies 2013 – 2026**
- **Development Management DPD Adopted July 2017**

2. DESIGN STATEMENT

2.1 PROPOSAL OVERVIEW

The vision for the proposed ground floor unit is to function as a Use Class E (a) Café shop. The client intends to grow its chain called “Dobar” which was founded in 2018 and is a hotspot for making breakfast fun, which makes fresh homemade foods sourcing its ingredients locally.

The planning application is about the alteration to the shopfront, the installation of three non-illuminated fascia signs and one projecting sign that will be internally illuminated. Including the installation of a retractable awning and the installation of a high level ducting system at the rear. Green Lanes is a food orientated high street with many premises having high level ducting at the rear, our application is proposing for the ducting to be in black to better morph into the surrounding area.

The scale and design is carefully considered in balance and in relation to keeping within the existing boundary of the premises, respecting the relationship between the nearby properties.



PROPOSED FRONT ELEVATION

2.2 DESIGN ASSESSMENT

The proposal respects the existing building and its context, where it is located. It has the potential to optimise the external and internal, comply with the Local policies and causes no harm to the occupants and customers of the premises and the surrounding neighbourhood. All unit and access arrangement will be maintained and fully comply with the Building Regulations.

3. ECONOMIC & EMPLOYMENT BENEFITS

The redesign and changes will have positive impact on the locality. The proposed changes will result in additional employment to the new premises. This is beneficial for the local job seekers and will support the local employment. The premises causes no harm to the adjoining properties and intend to benefit the immediate and wider surrounding area by increasing the job positions and the visitors of the area.

4. ACCESS STATEMENT



The site will be served by the existing entrance at No. 509 which has a corner entry way situated between Green Lanes and Warham Road. The South elevation entrance will only be used by the residences. The rear entrance will be used by the staff members as well as maintaining the flat entrance for the residence above. The existing surrounding roads and footpaths are generally in good condition for pedestrians and vehicular access.

Alternative public transport routes are available and are accessible to all personnel and visitors. Site personnel and visitors are always encouraged to use public transport. Good bus services is also available within a short radius of the site.

Public Transport: The area is well served by public transport. The site is between Harringay Green Lanes Station situated towards the South which is a 6 minute walking distance, Harringay National Railway Service is situated towards the South

West which is an 11 minute walking distance and Turnpike lane station which is situated towards the North and is a 13 minute walking distance from the site. Frequent bus services is available on Green Lanes which connects the site to other areas including the city such as London Bridge, Camden, and Trafalgar Square etc.

5. CONCLUSION

In conclusion, the proposal is about the premises use class from an E (a) post office to E (b) Café Shop including the alteration to the shopfront, the installation of three non-illuminated fascia signs and one projecting sign that will be internally illuminated. Including the installation of a retractable awning and the installation of a high level ducting system at the rear.

The site has been vacant for a long time and has recently been retrieved back from squatters. The last use of the site was as a Post Office but after it shut down the ground floor premises became deserted. Our client has a desire to bring an uplift to the site and to the area by establishing the chain “Dobar” which was originally founded in 2018 and is a hotspot for making breakfast fun, which makes fresh homemade foods sourcing its ingredients locally. This project will enhance employment, save an abandoned premises and contribute to the upgrading of the area as well as providing the locals and passer-byers with alternatives to experience good quality food and a good designed venue.

The proposal will use the friendliest materials and high quality finishes for the external and internal changes to ensure the local environment benefits the changes only. The design will be made to fit the existing building. Our client is willing to invest into creating an eco-friendly space implementing the best constructive solutions.

The proposal will respect the surrounding area as the design has been made to work along the areas' frontage making the shop front and signage significantly more beneficial to the premises whilst respecting the frontage of the street. We believe this proposal provides a clear, safe and useful addition to the premises which complies with the regulations and is aesthetically acceptable as a whole therefore, the approval of this application should be granted.

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