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DESIGN & ACCESS STATEMENT

DESCRIPTION:

Installation of two semi-circular Dutch awnings and relocation of the existing hanging sign.

PREPARED FOR:

Mr. Ali Serdaroğlu
59b Park Road
Haringey
London
N8 8DP

REF: 22028

PREPARED BY: Mr İrfan Kaya

1. INTRODUCTION, PURPOSE AND DEVELOPMENT PROPOSAL

1.1 Introduction

- 1.1.1. Cadoo Limited, has been appointed by the applicant to prepare the necessary drawings and supplementary documents to obtain planning consent for installation of two semi-circular Dutch awnings and relocation of the existing hanging sign at 59b Park Road 'site'.
- 1.1.2. The proposed elements have been carefully considered to ensure the proposed changes are both in keeping with the road and matching similar developments in terms of character within the area.
- 1.1.3. This statement should be read in conjunction with the drawings which indicate the external materials along with the architectural forms.

1.2 Purpose

- 1.2.1. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this statement is therefore,
 - to identify development plan policies that may be relevant in the assessment of the development proposal; and
 - to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the development.
- 1.2.2. The Courts have determined that it is enough that a proposal accords with the Development Plan when considered as a whole. It is not necessary to accord with each policy contained within the Development Plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 1.2.3. The position was confirmed by Patterson J in his judgement in Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC [2015] EWHC 2489 Admin) at paragraph 31:

"I do not accept, lest it be thought to establish the proposition, that the case of Hampton Bishop (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole."
- 1.2.4. In addition, R (Kverndal) v Hounslow LBC [2015] EWHC 3084 (Admin) confirms that the Development Plan must be read as a whole so that conflict with one or more policies does not mean that planning permission should be refused.
- 1.2.5. Furthermore, the NPPF (2019) also recognises this in paragraph 3 where it is made clear that the Framework should be read as a whole.

- 1.2.6. The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.

1.3. Development Proposal

- 1.3.1. The proposed development to obtain planning consent for installation of two semi-circular Dutch awnings and relocation of the existing hanging sign.
- 1.3.2. The ground floor unit is proposed to continue trading as an organic supermarket. In this endeavour, the use class will remain as existing Use Class E.
- 1.3.3. The application site has a ground floor Gross Internal Area (GIA) of 53.4m².

2. SITE LOCATION, DESCRIPTION AND PLANNING HISTORY

2.1. Site

- 2.1.1. The application site is at the ground floor of a mid-terraced building located on Park Road, Haringey. The street is defined predominantly by commercial units on the ground floor with residential flats above.
- 2.1.2. The site was built during the 1890s, presently, the site is occupied as an organic grocery store and is proposed to remain as so.
- 2.1.3. The site is in an area which is at the lowest risk of flooding and the impact on surface water run-off is negligible since the footprint of the existing building remains unchanged.



3. PLANNING ASSESSMENT

3.1. Development Plan

3.1.1. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan relevant to the application site comprises:

- National Planning Policy Framework (July 2021);
- London Plan (March 2021);
- Haringey's Local Plan: Strategic Policies (2013); and
- Haringey Development Management Policies (July 2017)

3.1.2. The appropriate weight needs to be applied to the policies and other material considerations, such as national planning policy.

3.2. National Planning Policy Framework (July 2021)

3.2.1. The NPPF provides general advice alongside the presumption in favour of sustainable development. Paragraph 7 notes that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 126 expresses the importance of

creating high quality buildings and places which is fundamental to what the planning and development process should achieve. Paragraph 130 (f) seeks to ensure developments create places that are safe, inclusive and accessible and which promote health and well-being.

3.2.2 The NPPF advises design should be sustainable and should conserve heritage assets. The NPPF provides general advice on design and the conservation of heritage assets, to be read alongside the presumption in favour of sustainable development. Paragraph 189 of the NPPF, amongst other matters, seeks the conservation of heritage assets in a manner “appropriate to their significance”.

3.2.3 Paragraph 126 expresses the importance to create high quality buildings and places which is fundamental to what the planning process should achieve. It further states that good design is a key aspect of sustainable development which helps create better places to live and work.

3.3. London Plan (March 2021)

3.3.1. The recently adopted London Plan provides a high level planning policy position for forward planning and decision-making by local planning authorities within London. The most pertinent planning policies are identified below:

3.3.2. Policy GG5 (Growing a good economy) details the need to promote and enable the continued development of a strong and increasingly diverse economy;

3.3.3. Policy SD6 Town centres and high streets

A. The vitality and viability of London’s varied town centres should be promoted and enhanced by:

1) encouraging strong, resilient, accessible and inclusive hubs with a diverse range of uses that meet the needs of Londoners, including main town centre uses, night-time economy, civic, community, social and residential uses

3.4. Haringey’s Local Plan: Strategic Policies (2013)

3.4.1. The following policies from Haringey’s Strategic Policies are considered pertinent to the determination of this application:

3.4.2. Policy SP11: Design, notes that all new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity;

3.5. Haringey Development Management Policies (June 2017)

3.5.1. Policy DM8: Shopfronts, Signs and On-Street Dining

A. Shopfronts:

The Council will require shopfronts, including their signs, security shutters and canopies, to be designed to a high standard and contribute to a safe and attractive environment.

In particular:

- a The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape;
- b Replacement shopfronts should conserve original materials as far as possible;
- c The alteration or replacement of an existing shopfront or a new shopfront must allow for easy access by all members of the community;
- d The Council will not support shopfront canopies fixed in the 'down' position. Retractable shopfront canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance; and
- e Security shutters should be open mesh and, wherever possible, be located internally.

B. Signage:

Where required, the Council will grant consent for shopfront signage, including illuminated fascia signs and free-standing display panels, where they contribute to an attractive environment and do not:

- a Cause a public safety hazard;
- b Contribute to clutter or a loss of amenity; or
- c Adversely impact the character or appearance of a conservation area.

4. DESIGN

4.1 Proposal

4.1.1. The proposed works intend to install two semi-circular Dutch awnings and relocation of the existing hanging sign. Thus retain the shopfront as existing with minor works.

4.1.2. It is proposed for the fabric of the Dutch awnings to be the colour code RAL(6028)

4.2 Conclusion

4.2.1. Overall, these proposals, installation of Dutch awnings and relocation of hanging sign is acceptable. The proposed works would be entirely in accordance with national policy guidance and the Haringey Strategic Policies (2013). The proposed awnings and signage

relocation are entirely complimentary to the building and its setting within its existing commercial surroundings.

- 4.2.2. Should there be additional information or clarification required to progress this application please do not hesitate to contact Cadoo Ltd.