

Haringey Council London Borough,
Planning, Regeneration onomy,
Level 6, River Park House,
225 High Road,
Wood Green, N22 8HQ

Attn: Case Officer
Uploaded to Planning Portal only.

Our Ref
357-CA-DAS-01

Date
11/10/2022

Dear Case Officer,

Re: Design and Access Statement – Whymark Avenue

The Applicant has approached our firm to assist with the production of the Planning Application to comprise alterations to an existing showroom facility over the ground floor and first floor of part of the building located at 26 High Road, Wood Green, London, N22 6BX – but facing onto Whymark Avenue – and an associated change of use to establish a restaurant/bar area on the first floor and a banqueting hall on the ground floor.



Above: Highlighted façade belonging to the site which is proposed to be altered. This elevation serves the proposed facilities



Above: Existing first floor used as a storage facility

Existing

Internally the property is currently used as a large commercial storage/showroom facility. The space is entirely proposed for use as a restaurant/shisha-bar area and requires no structural alterations to enable this use.

Proposed

The first floor elevation windows are proposed to be replaced with bottom-hinged panels which will fit within the same structural opening and powder coated aluminium frames. The opening will be limited to a token dimension to enable free airflow but not allow for a customer to climb outside.

Opening Hours

12:30pm – 12:30am Mon - Saturday

MOE

The current MOE stairwells will remain unchanged. There are two which currently serve the first floor and these will remain as MOE stairwells and utilise appropriate door furniture and closers.

Access

Access to the unit remains the same. There is a stairwell serving the first floor on the southern corner of the building, this will serve the restaurant / shisha-bar. Other stairwells

A separate staff/employee entrance stairwell (00-01) is located on the northern elevation adjoining Bury Road.

A third stairwell which serves the first floor is also accessible from the Hall (00-03) which can be reached from both Bury Road and Whymark Avenue.

Amenity

Adequate facilities for male and female washrooms and DDA rest rooms are located on both ground floor and first floor.

Refuse and Parking

The facilities will make use of the same existing refuse facilities which have a dedicated refuse area located to the rear of the building within the associated car park.

Should you have any questions or concerns, please do not hesitate to contact me or my team.

Yours sincerely,

Joshua Harrison
Managing Director