

DESIGN & ACCESS STATEMENT

18th November 2022

FULL PLANNING APPLICATION FOR THE REPLACEMENT OF WINDOWS TO A COMMERCIAL UNIT.

1. INTRODUCTION

- 1.1 This supporting Design & Access Statement forms part of a planning application for works at 429 Green Lanes, London.
- 1.2 The proposed scheme is for replacement of windows to a commercial unit. The application is for one of the fixed units on Cavendish Road to be replaced with timber sash windows and the fixed shopfront glazing on Green Lanes to be swapped for a set of high performance timber sash windows.
- 1.3 The drawings submitted as part of the application are as follows:
 - 52_201 Existing Elevations
 - 52_202 Proposed Elevations

2. THE SITE AND SURROUNDING AREA

- 2.1 The application site is situated within the London Borough of Haringey. The location of the site is at 429 Green Lanes, the ground floor commercial unit.

3. USE

- 3.1 No change of use is proposed.

4. PURPOSE

- 4.1 The fixed glazing facing Cavendish Road is facing South, the commercial unit gets very hot when the sun is out, making the space uncomfortable for the customers. The new windows will allow natural ventilation. The unit is currently relying on air conditioning to cool the space, which is not an efficient or energy and carbon saving solution.

5. PLANNING CONTEXT

- 5.1 The building sits in the Harringay Ward.
- 5.2 Planning consent was granted in January 2017 (HGY/2016/4154) to create a new residential entrance from Cavendish Road for dwellings on first and second floors.
- 5.3 Planning consent was granted in August 2022 (HGY/2022/1734) to replace 2 of the fixed windows on Cavendish road with opening windows together with the addition of awnings to provide solar shading.
- 5.4 Neighbouring shops on Green Lanes have fully openable shop fronts, the addition of sash windows on this unit would bring continuity on the streetscape. Please refer to annexe for imagery.

6. APPEARENCE

- 6.1 The proposed new timber sash windows will fit within the existing openings with a fixed glazed panel at lower level, the new timber frame will be painted to match the existing window frames (RAL 5001).
- 6.2 The proposed works will upgrade the existing thermal performance of the building.
- 6.3 No other changes to the building fabric are proposed.

7. ACCESS

- 7.1 Existing pedestrian and vehicular access to the site remains unchanged.
- 7.2 The design will not affect any neighbouring amenity in terms of access.

8. CONCLUSION

- 8.1 By upgrading the shopfront the scheme allows for the continued use of the existing building.
- 8.2 The scheme aims to contribute to enhance the streetscape.

Annexe:



Diyarbakir restaurant just opposite 429 Green Lanes, fully openable facade with a set of bi-folding doors.



Bianca at 419 Green Lanes, bi-folding doors to open the shopfront.



Antepliler further down the road, bi-folding doors to open the shopfront.



Gökyüzü further down the road, bi-folding windows to open the shopfront.