

Alterations to the existing shop front, replacement roof finish along with the
installation of 4 x rooflights

Design & Access Statement
12th January 2023

Shop, Bomarsund, 94 Fortis Green, London,
N2 9EY

Contents

Introduction	1.0
Site & Context	2.0
Design Proposal	3.0
Conclusion	4.0

Shop, Bomarsund, 94 Fortis Green, London,
N2 9EY





Site location plan

1.0 Introduction

This design and access statement has been prepared by Green Tea Architects on behalf of the applicant, to support the proposal at Shop, Bomarsund, 94 Fortis Green referred to as 'the site'.

The scheme is for the alterations to existing shop front; installation of 4 x rooflights and replacement roof finish.

The documents sets out the proposal in the context of its urban setting, design approach, scale, internal arrangement, and conformity with the Council's planning policy.

2.0 Site & Context

Shop, Bomarsund, 94 Fortis Green / London / N2 9EY

CHARACTER & APPEARANCE

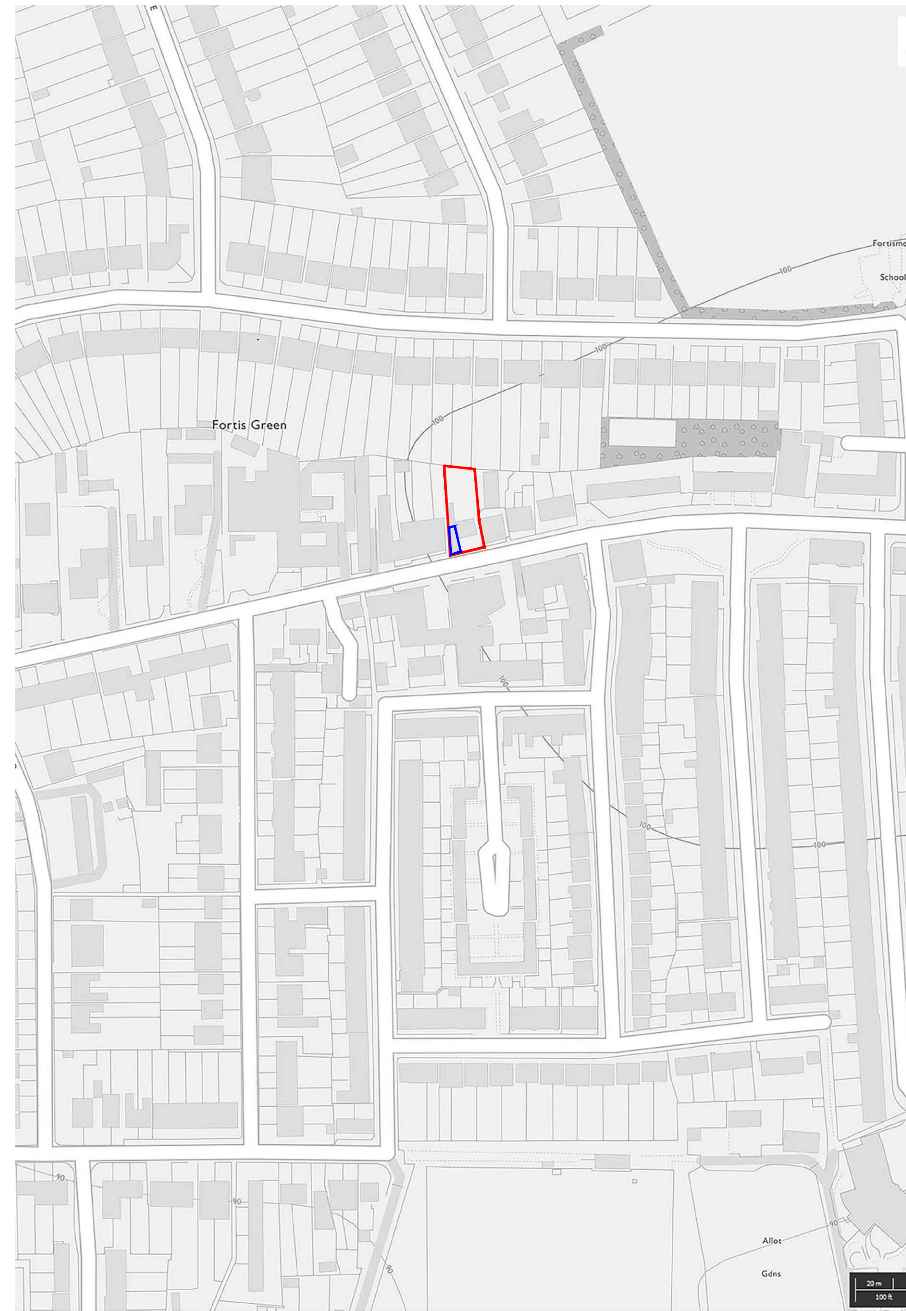
Fortis Green is a mixed residential and commercial street in Haringey, and forms part of the Fortis Green Conservation Area.

The houses within Fortis Green Conservation Area are based around two main property types; two-storey terraced and semi-detached buildings with many occupying commercial units on the ground floor level. Those occupying commercial units project forward adjacent to the street pavement, whilst the main residential portion is set back from the street.

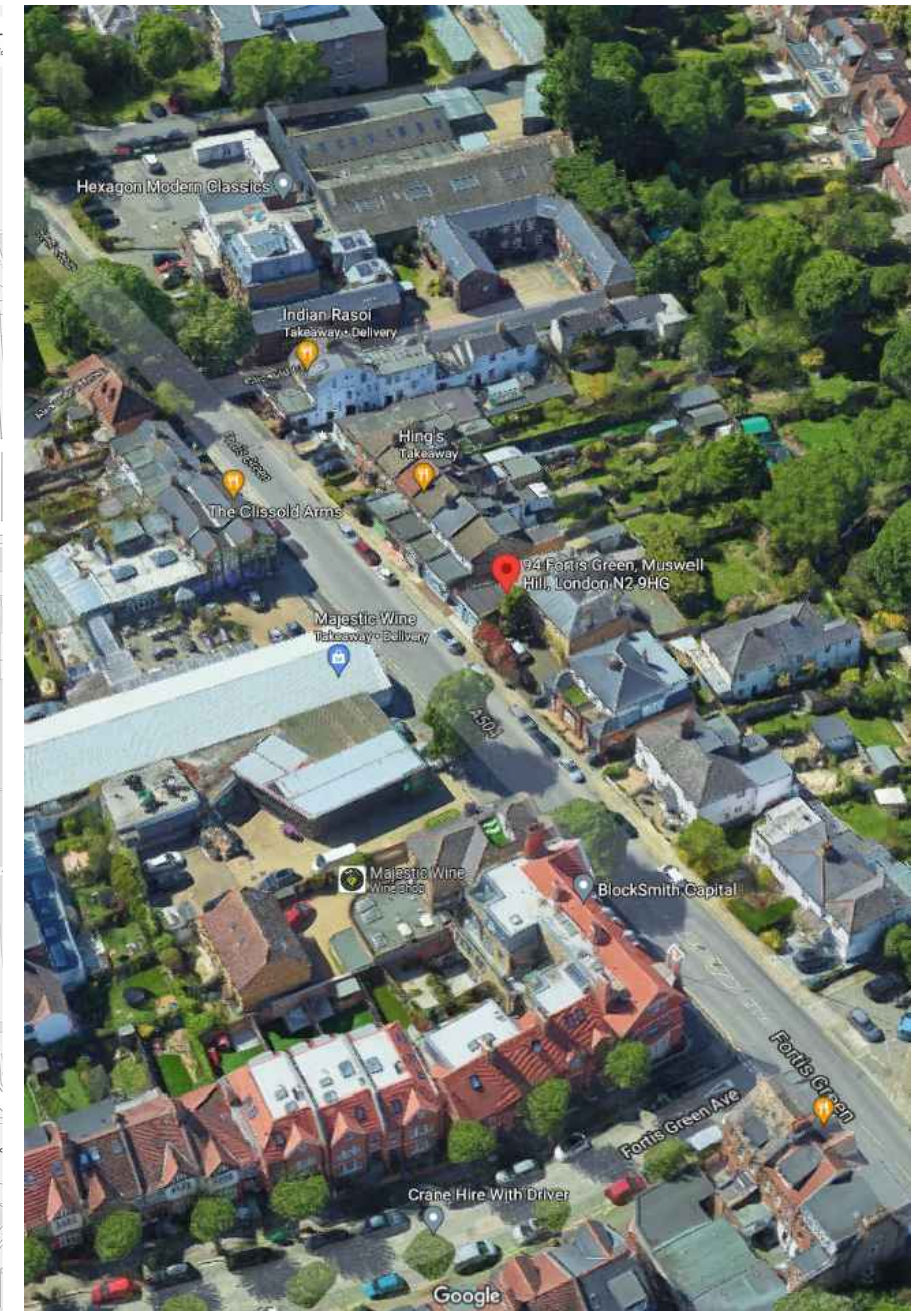
The site sits south west of Bomarsund, 94 Fortis Green and is a one storey commercial unit occupied for retail use (class E) however, the space is currently not used and has been vacant for 14 years. The shop was built c.1870, originally post office & grocer, then wine merchant 1930-80s, travel agent 1990s, vacant for 10-15 years.

The site is attached to a 4 bed detached house, built c1820, repeatedly modified through the years, including extension over part of the shop footprint in 2015. The house has a large front garden with an area for parking and refuse.

Together form part of a locally listed building.



Site location plan



Street elevation of the site

3.0 Design Proposal

ALTERATIONS TO THE EXISTING SHOP FRONT,
REPLACEMENT ROOF FINISH ALONG WITH THE
INSTALLATION OF 4 X ROOFLIGHTS

The scheme is for the alterations to the existing shopfront and installation of new rooflights and new roof finish.

The proposed space will occupy an existing shop space with plenty of natural daylight through 4.no flat new flat conservation roof-lights. The footprint and scale of the building would remain the same.

Access to the property would remain unchanged and would be accessed via the main entrance located on Fortis Green.

The new shop unit will retain a door to the front of the building to maintain the aesthetics of a shop unit in respect to the conservation area and the local listed building.

The owner and applicant are intending retain the existing use. Due to the shop being vacant for a number of years the roof and shop front are in a poor condition and need replacing. The unit intends to take some features from what previously existed to inform the proposed design.

The refuse storage and collection would remain the same. Parking and access would also remain unchanged.

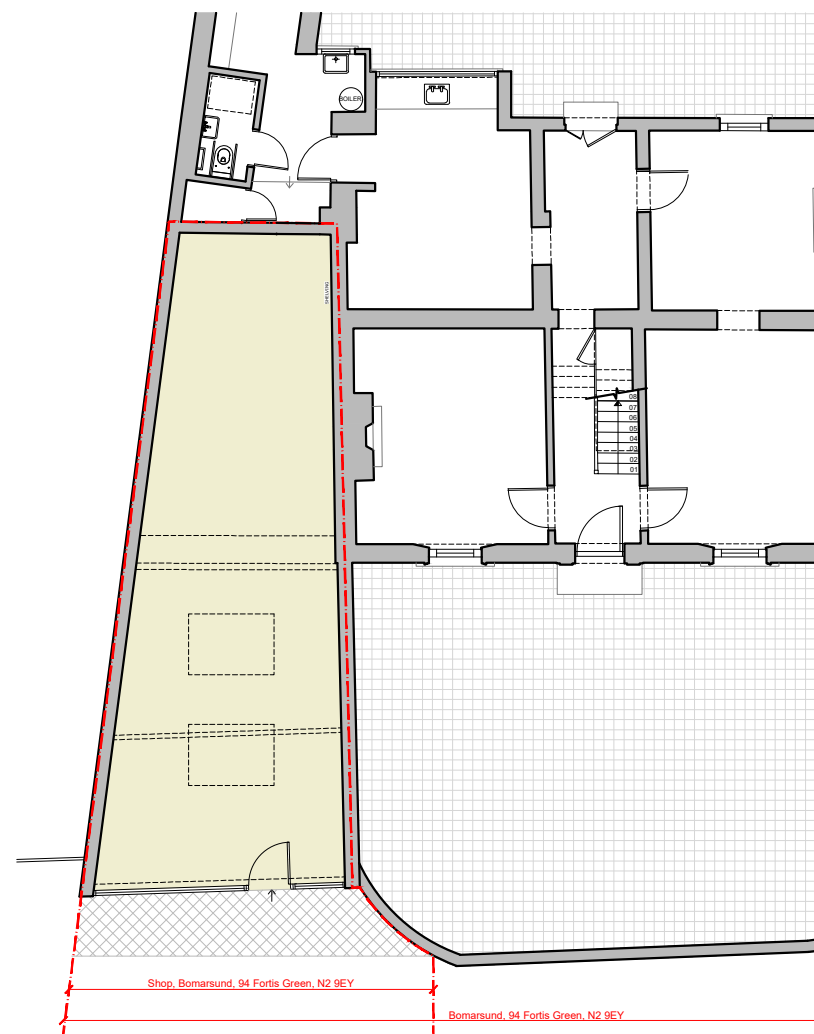
Shop, Bomarsund, 94 Fortis Green / London / N2 9EY



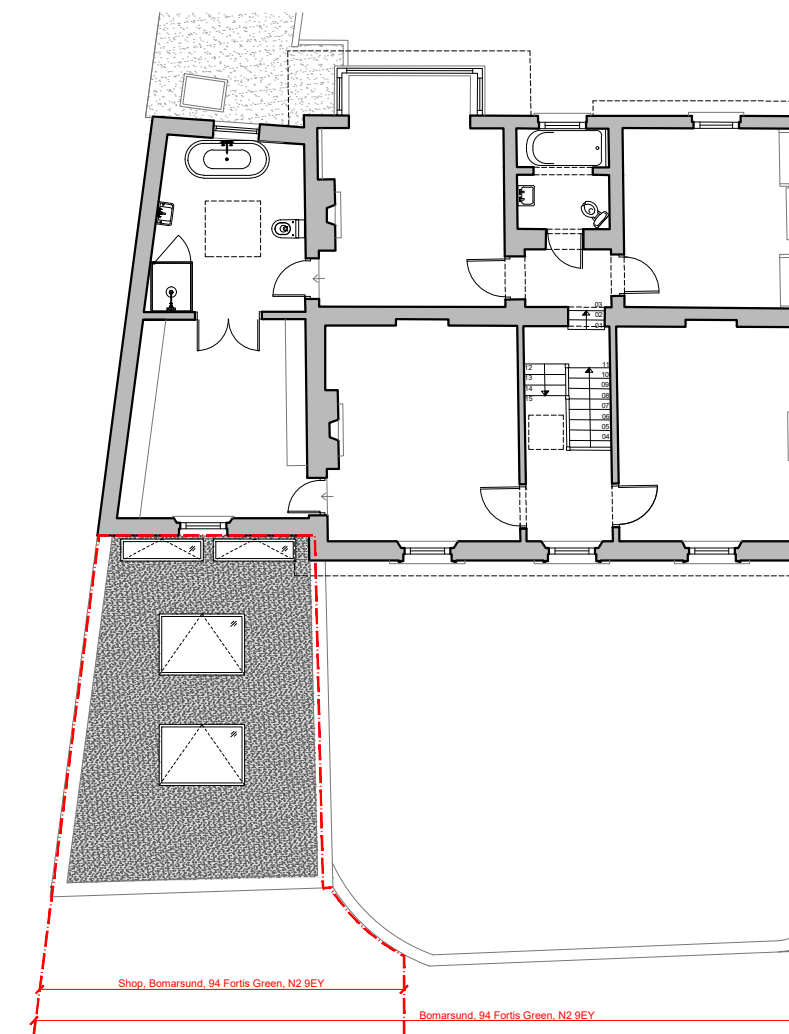
Historic Image of the Shop Front



Current Image of the Shop Front



Proposed ground floor plan



Proposed roof plan



GREEN TEA
ARCHITECTS

3.1 Design Proposal

PROPOSED ALTERATIONS & APPEARANCE

The design rationale behind the proposal has been informed by contemporary play on the historic precedence of the retail unit.

The proposal includes alterations to the existing shop front to improve the frontage of the site. However retain similar proportions that currently exist.

Low level plinths with medium size panels of glazing and a single door and fanlight above. Similar to what would have existed when first built. The proposed door has been offset from the centre of the facade similar to what currently existed, however remain flush to negate the public from loitering by the opening.

The new shop front will be made of hardwood timber and will be painted. The glazing will be clear.

The shop front will also have a flush signage. A style which can be found in the adjacent properties of Denmark Terrace.

The roof would have the insertion of four low-lying, discreet conservation roof-lights to respect the heritage of the building and the location of the building in the conservation area. Whist providing this space with natural light and ventilation will not be visible from the street scene.

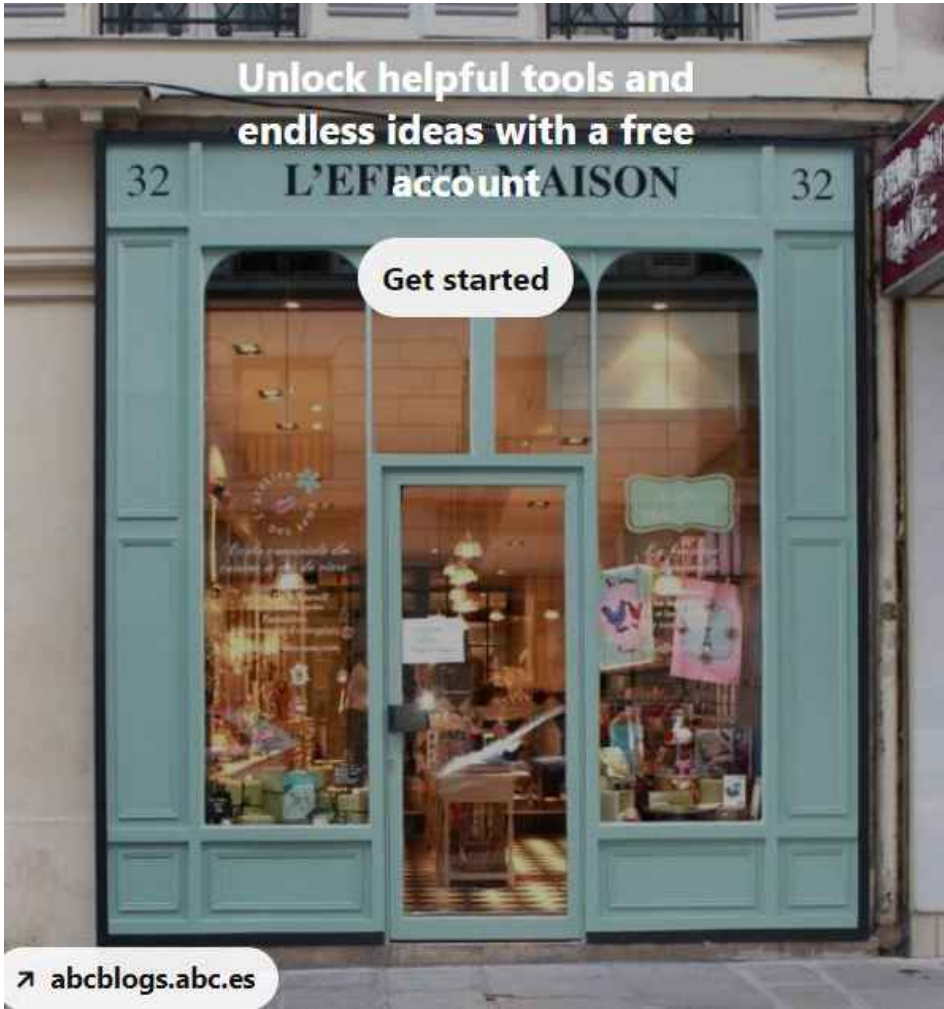
The hard landscaping area immediately in front of the shop would be replaced with a new permeable non slip cobble paving.

The changes to the shop front will be more in keeping with the Victorian architectural style and will have a positive impact characteristically within this conservation area. Not only this but highlight some features of this local listed building in a respectful but contemporary approach.

Shop, Bomarsund, 94 Fortis Green / London / N2 9EY



Precedent of a proposed shop front with low level plinth



Precedent of a proposed shop front



Proposed Low Lying Conservation Rooflights



Proposed Permeable Paving



Proposed street elevation of the site

4.0 Conclusion

ALTERATIONS TO THE EXISTING SHOP FRONT,
REPLACEMENT ROOF FINISH ALONG WITH THE
INSTALLATION OF 4 X ROOFLIGHTS

The shopfront alterations intend to retain and respect the external characteristics of the site. The changes will be more in keeping with the Victorian architectural style and will be a positive contribution characteristically within this conservation area.

The materials used will be of high quality and respect the character of the street scene and help restore the elevation and identity to the local listed building.



Street elevation of the site