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Design and Access Statement

For

The refurbishment of existing structure to form x1 shop for services
(Class E) and installation of signage

Land at

36 Chalgrove Road, London, N17 0NS



By

Eade Planning Ltd

February 2023

Introduction

The site, a corner plot fronting Chalgrove Road and Manor Road is located within the London Borough of Haringey. The site has an area of approximately 300 sq. m. At present the site at ground floor level is occupied by a grocery store providing the sale of essential items to the local community. There are also flats to the first floor, these areas of the site are not part of the application.

Fronting Manor Road is a single storey mono-pitched structure currently used as storage and in a state of disrepair. The structure is setback from the boundary and provides a shared access to the occupants at first floor level. This shared porch access divides the structure and there will be no changes made to this access as the application focuses on the north-western segment.

The proposal seeks the part refurbishment of the mono-pitched structure to accommodate an additional shop/kiosk area which will provide a public service such as keycutting. As pictured below the structure can be seen from streetview dated 2008.

The primary objectives of this statement are to demonstrate that the involved development is lawful and has progressed in accordance with the National and Local Policies, as well as the Local SPD from London Borough of Haringey.



Proposal

The intention of the planning application submitted is to enrich the local area by creating a shop/kiosk area where the local community can make use of a service. The pitched structure is to be refurbished to improve the local street scene as it is currently cluttered. The monopitched felt roof will be removed and replaced with clay tiles to match the design of existing structures along the street.

It is considered the refurbishment of the structure would be beneficial to the street scene and the local area. The proposal is considered to be acceptable in terms of design. Shop shutters will be installed internally creating no forward projection.

Layout

The ground floor layout simply shows a staff and client standing area of 22.1sqm.

Effect on Amenity of Neighbours

The proposed development does not have an overbearing impact, or damage the character and appearance of the neighbours structure. It also does not compromise views. It is therefore believed the development will not have any adverse effects on the amenity and privacy of the neighbours.

Transport

Access to public transport would seem acceptable in terms of buses, which stop nearby resulting in a PTAL of 2.

Security

It is considered that the property is very secure. Access is provided by the front entrance with no further access points from the rear of the property.

Appearance

The appearance of the proposed works will have a balanced and neutral impact on the existing street scene continuing the shop store front from Chalgrove Road. The design is simple in its appearance and is a great improvement of the current dilapidated structure.

Landscaping:

No landscaping.

Scale

The proposed shop fits well within the constraints of the plot. The space can be utilised well by a key-cutting service.

As a result, the proposed construction is in scale and entirely in keeping causing no visual disruptions to the neighbours and no visual harm to the local architecture.

Conclusion

The proposal sits well within the existing context of the street and makes a contribution to the character and appearance to the local area. The shop would benefit the community by encouraging a local craftsman into a business venture. The proposal has no negative effect on their surroundings and complies with all requirements.

The applicant is keen to ensure that works are completed to high standards of construction, with regard to energy efficiency and sustainability the performance/durability of the building will also be improved.