



Design and Access Statement
64 Turnpike Lane,
London N8 0PR

Existing property

64 Turnpike Lane is the end property in a late Victorian / Edwardian terrace, The property is currently used as residential accommodation. The building is set back from the pavement line of Turnpike Lane leaving an area of garden to the front of the property.

The existing property is a 2 storey building with pitched tiled roof to front and rear. It has been upgraded with a gable to the front and a dormer and second floor rear extension to the rear. The upper floors have been converted to form two self-contained flats.

The property is not in a conservation area and is not a Listed Building



Site location

Proposal

The proposal for 64 Turnpike Lane is to extend the existing offshoot to the rear in planform and to create and extend a shop at the front to the back of the pavement line.

The extension would result in a retail unit at ground floor and a storage area to the rear. This will result in a change of use of the existing ground floor residential unit.

The upper floors have previously been converted to provide two additional residential units.

Planning History

Planning Applications

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Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
HGY/2021/3337	Proposal to create a new shop entrance by extending the existing front to the pavement and new access to the upper flats	Decision Made	64 Turnpike Lane London N8 0PR	06/9/2021	Withdrawn	25/10/2022
HGY/2020/0791	Ground floor front extension and conversion to restaurant. Amendments to existing rear extension roof layout.	Decision Made	64 Turnpike Lane London N8 0PR	26/2/2020	Refuse	16/2/2021
HGY/2017/1111	Change of use of ground floor from residential (C3) to restaurant (A3) with associated single rear extension and alterations to the frontage to remove the existing bay window and create an active commercial frontage	Decision Made	64 Turnpike Lane London N8 0PR London	28/4/2017	Approve with Conditions	03/11/2017
HGY/2013/2195	Conversion of upper floors to form 3 self-contained flats	Closed	64 Turnpike Lane London N8 0PR	24/10/2013	Withdrawn	18/12/2013
HGY/2008/2134	Erection of rear dormer with new front gable roof.	Decision Made	64 Turnpike Lane London N8 0PR	23/10/2008	Approve with Conditions	16/12/2008
HGY/2008/1307	Erection of new gable wall to front roof elevation and erection of rear dormer window.	Closed	64 Turnpike Lane London N8 0PR London	17/6/2008	Withdrawn	05/8/2008
HGY/2003/0955	Erection of ground floor rear extension to existing restaurant installation of new extract flue and new shopfront.	Decision Made	64 Turnpike Lane London N8 0PR London	23/5/2003	Refuse	15/7/2003
HGY/2002/0083	Change of use from dwelling house to A3 (Restaurant)	Decision Made	64 Turnpike Lane London N8 0PR London	24/1/2002	Refuse	18/3/2002
HGY/1992/1423	Conversion of property to form 1 X 1 bed and 1 X 2 bed self contained flats.	Decision Made	64 Turnpike Lane London N8 0PR London	24/12/1992	Approve with Conditions	09/2/1993
HGY/1992/0126	Change of use of ground floor from residential to offices. Creation of 2 bedroomed flat on first floor and in the roof single storey rear extension.	Decision Made	64 Turnpike Lane London N8 0PR London	05/2/1992	Refuse	11/5/1992
HGY/1991/1325	Change of use of ground floor and part of first floor from residential to offices	Decision Made	64 Turnpike Lane London N8 0PR London	02/12/1991	Refuse	23/12/1991
HGY/1990/0866	Formation of an access to a Classified Road.	Decision Made	64 Turnpike Lane London N8 0PR London	11/7/1990	Refuse	18/9/1990
HGY/1990/0867	Erection of second floor extension to back addition and mansard roof to front elevation to provide a two person, one bedroom flat.	Decision Made	64 Turnpike Lane London N8 0PR London	11/7/1990	Refuse	09/10/1990
OLD/1988/1880	1/8/88 Change of use of two storey premises from residential to office use.	Decision Made	64 Turnpike Lane London N8 0PR London	01/1/1988	Refuse	18/11/1988

This current application supersedes and updates current applications relating to the use of the ground floor.

Size and scale

The size of the proposed rear extension is similar to the size and height of the existing extensions on 68, 70 and 72 Turnpike Lane and the approved proposed rear extension to 62 Turnpike Lane.

The proposed extension would therefore be in keeping with the established character and streetscape of the rear of this terrace.



Aerial view of existing rear extensions 64- 72 Turnpike Lane



64-72 Turnpike Lane (Rear)

GAGE-DP Limited

Design

In general, the proposed materials will be in keeping with those characteristic of the area. Brickwork walls, white uPVC windows of traditional proportions with flat roofs with grey GRP membrane material and flat roof-lights.

The rear extension is partially complete under the previously approved planning application HGY/2017/1111.

The rear boundary wall is at 2m in height so as not to adversely impact on the amenity of the adjoining property in Burley Road.

The proposed new shop front will be built to reflect the proposed adjoining shop front to 62 Turnpike Lane and in the same style as the existing shop fronts in the terrace pictured below.



Existing terrace shopfronts

Access and Parking

The proposal has secure storage for cycles for the upper flats within the existing common ground floor hallway.

There is no off-street parking proposed.

The site has a PTAL rating of 6A, no car parking is therefore required.

Residential access will remain from Turnpike Lane.

Refuse collection will remain as existing with Local Authority daily collections