

Design and Access statement for rear extension to accommodate the Tottenham Congolese Social Club

27 Lordship Ln, London N17 6RU



Introduction

This document is made in support of a retrospective planning application for the erection of a rear extension to a class E.

Site

27 Lordship Lane is the ground floor of a 3-storey building holding a house at 1st and 2nd floors (27A) in the Bruce Grove area which is a vibrant multicultural neighbourhood where several African, Caribbean, and European communities coexist and interact on a daily basis.

It is part of a row of 6 terraced houses all with commercial ground floors, majority of the gardens are already built up or paved to use as commercial areas.

Planning History

There is no relevant planning history available in the online council's database.



Building

The unit holds as hairdresser at the front, an accountancy office behind, and a Legal advisor/solicitor further at the back.

The existing extension is a makeshift timber structure with poor safety and prompt to an unhealthy use, the kitchen at the rear is prepared for the preparation of home meals, but it lacks basic building regulations and safety not offering sufficient ventilation under the timber deck or insulation. The Barbecue area outside, lacks proper fire proof protection and has smoked the existing fencing panels.

The owner recognizes the faults of the space and is willing to make improvements that will uplift the site conditions.

Use

The commercial (New Class E) property is a ground floor property split in to several uses, including:

- 1 accountant office,
- 1 legal advisor
- 1 Beauty Salon (Salon Bercy).

All the services are owned and managed my members of the Tottenham Congolese community, Salon Bercy is a meeting point for the community although small and not working full time.

Design/Proposal

The Proposal is to level the floors easing any fire escape route.

The Stud Walls are to be thermally and acoustically insulated to current regulations building requirements.

The Barbecue area is to be rebuilt in Brick and mortar. Outside areas are to be paved with porcelain suspended tiles. The new flooring is all to be a concrete slab.

The social club is meant to operate from:

- 16:00 to 22:00 from Sunday to Thursday
- 16:00 to 24:00 on Fridays and,
- 11:00 to 24:00 on Saturdays.

Access

There are no changes to the public access to the premisses, either there is a any vehicular access proposed.

Conclusion

The owner recognizes that better conditions have to be created to serve the community.

Facing the circumstances of the use of the building and the condition of the extension we believe the proposal to be in benefit of the community and of the neighbourhood.

The Congolese community has been congregating in this spot for a long time and is part of a vibrant and multicultural Tottenham deserving a place for meeting enjoying their language and culinary.