

Seesaw Studios

143-145 Philip Lane, N15 4HQ

Design and Access Statement

Expa Superstores Ltd

February 2023

Seesaw studios is an artistic architectural design studio with an ever growing reputation for providing sustainable and creative results. We are committed to creating better places to live, work and sustainable for the future.

Our team portfolio demonstrates considerable experience in residential, commercial and project management.

Creativity, excellence, great quality underpin our style and approach.

Document produced by
Seesaw studios
30 Shacklewell Lane, London, E8 2EZ

Tel: 020 7254 5671
Email: info@seesaw-studios.com
Website: www.seesaw-studios.com

1.0 Introduction

- 1.1 Seesaw studios architectural practice has been appointed by 'Expa Superstores Ltd' to complete the following Design & Access statement relating to the full planning proposal for the shopfront canopy application at the ground floor premises for 143-145 Philip Lane, N15.

This statement is submitted as part of a formal application and is to be read in conjunction with all architectural drawings.

- 1.2 The application site occupies on Philip Lane, N15 with an existing location of residential and commercial high street.
- 1.3 The proposed scheme is currently a three storey corner building with commercial supermarket (Use Class E) and self contained residential units at first and second floor levels. The site is also easy accessible with good local transport links.

2.0 History

- 2.1 There has been a long history of enforcement action against unauthorized alterations to the building frontage including erection of a permanent canopy structure.
- 2.2 The applicant has worked together with the Council and complied with the enforcement by installing a retractable awning that meets the Council's policy in April 2019. This demonstrates a commitment to adhering to local planning guidelines and maintaining a positive relationship with the Council.
- 2.3 Further to major winds the awning did not last long and was damaged which poses a danger to public safety. This not only was a threat to the public but also to members of staff. During a heavy wind the awning had fallen and injured a member of staff. Therefore, my client had the duty to replace this awning with permanent structure that will serve in all weather conditions.

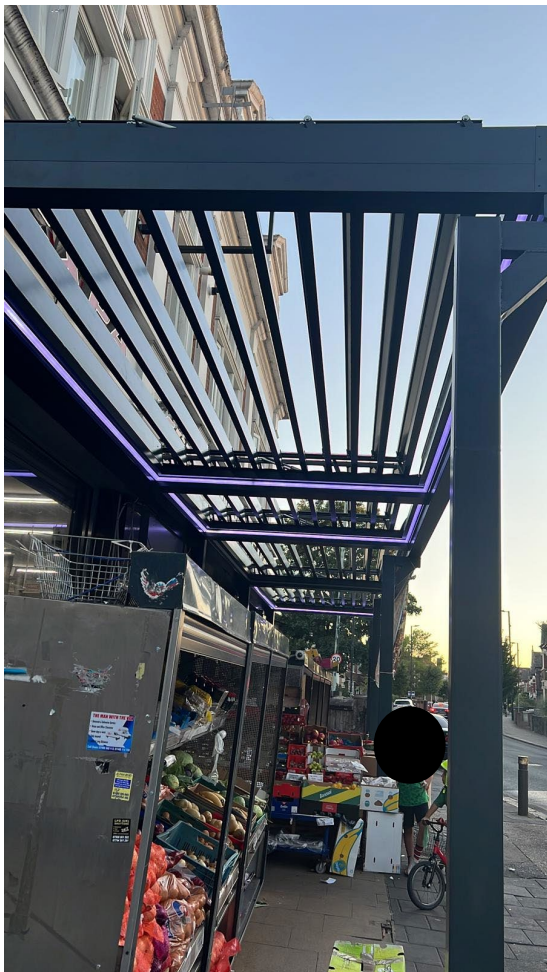
3.0 Design

- 3.1 In July 2022 my client installed the new retractable shopfront to provide shelter for the groceries and vegetables fronting Philip Lane. The proposed canopy has been designed through a process of carefully considering the surrounding context. The features evident on the adjoining and existing building have been the starting point in creating a proposal that is sympathetic to its surrounding, whilst at the same time enhancing the current building and street scene.

- 3.2 The proposal aims for a comprehensive solution to above mentioned problems by erection of a retractable canopy extension without harming the exterior of the building. Although the existing building is a corner plot, it is not a listed building, nor in a conservation area.

Retractable Shopfront Photographs below;





4.0 Conclusion

- 4.1 The proposed shopfront canopy is minimal and adds value to the local area without causing harm to the surrounding context. Prioritizing safety for shoppers and local residents is essential in creating a positive community environment.

The following has been considered with the proposal of the design;

1. Minimal impact: The design has been carefully considered to ensure minimal disruption to the surrounding area and that it is in keeping with the local character.
2. Positive contribution: The proposed canopy enhances the local area, by improving aesthetics, increasing foot traffic, and supporting the current business.
3. Safety and accessibility: The supermarket is committed to providing a safe and accessible shopping experience for all users, including those with disabilities, by incorporating features such as level access, clear signage, and appropriate door widths.
4. Compliance with planning policies: The design complies with local planning policies and guidelines, as the property is not listed nor in a conservation area.

These aspects clearly demonstrate the value of the proposal to the local community and its adherence to planning policies and guidelines. We look forward to discussing the proposal with you during the application stage and would be grateful to discuss any further requirements you may have.

Yours Sincerely,

Seesaw Studios