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DATE: 20/03/2023

DESIGN & ACCESS STATEMENT

DESCRIPTION:

Proposed Frontage (Signage and Shutters) and Partial Demolition of Canopy.

PREPARED FOR:

Mr. Kemal Koca

155 Mount Pleasant Road

Haringey

London

N17 6JH

REF: 23.002

PREPARED BY: MR. IRFAN KAYA

1. INTRODUCTION, PURPOSE AND DEVELOPMENT PROPOSAL

1.1 Introduction

- 1.1.1 Cadoo Limited, has been appointed by the applicant to prepare the necessary drawings and supplementary documents to obtain planning consent for new signage, installation of new shutters and partial demolition of the existing canopy at 155 Mount Pleasant Road 'site'.
- 1.1.2 The proposed elements have been carefully considered to ensure the proposed changes are both in keeping with the road and matching similar developments in terms of character within the area.
- 1.1.3 This statement should be read in conjunction with the drawings which indicate the external materials along with the architectural forms.

1.2 Purpose

- 1.2.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this statement is therefore,
- to identify development plan policies that may be relevant in the assessment of the development proposal; and
 - to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the development.
- 1.2.2 The Courts have determined that it is enough that a proposal accords with the Development Plan when considered as a whole. It is not necessary to accord with each policy contained within the Development Plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 1.2.3 The position was confirmed by Patterson J in his judgement in Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC [2015] EWHC 2489 Admin) at paragraph 31:

"I do not accept, lest it be thought to establish the proposition, that the case of Hampton Bishop (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole."

- 1.2.4 In addition, R (Kverndal) v Hounslow LBC [2015] EWHC 3084 (Admin) confirms that the Development Plan must be read as a whole so that conflict with one or more policies does not mean that planning permission should be refused.
- 1.2.5 Furthermore, the NPPF (2019) also recognises this in paragraph 3 where it is made clear that the Framework should be read as a whole.
- 1.2.6 The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.

1.3. Development Proposal

- 1.3.1 The proposed development to obtain planning consent for installation of new shutters, change of signage and partial demolition of the existing canopy.
- 1.3.2 The ground floor unit is proposed to continue trading as an organic supermarket. In this endeavour, the use class will remain as existing Use Class E.
- 1.3.3 The application site has a ground floor Gross Internal Area (GIA) of 128.7m².

2. SITE LOCATION, DESCRIPTION AND PLANNING HISTORY

2.1. Site

- 2.1.1 The application site is at the ground floor of a corner-plot building located at the junction of Mount Pleasant Road and The Avenue, Haringey. The street has a mixture of uses along the road but the site is at the end of a block of houses.
- 2.1.2 At present, the site is occupied by Mount Pleasant Supermarket and will switch to Elif Food Centre.
- 2.1.3 The site falls under very low risk of flooding and the impact on surface water run-off is very low as shown below.



Flood map for planning

Your reference
N17 6JH

Location (easting/northing)
533181/190077

Created
9 Mar 2023 16:39

Your selected location is in flood zone 1, an area with a low probability of flooding.

- 2.1.1. The site is not listed nor located within a designated conservation area.

3. PLANNING ASSESSMENT

3.1. Development Plan

3.1.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan relevant to the application site comprises:

- National Planning Policy Framework (July 2021);
- London Plan (March 2021);
- Haringey Strategic Policies (2013); and
- Haringey Development Management Policies (2017)

3.1.2 The appropriate weight needs to be applied to the policies and other material considerations, such as national planning policy.

3.2. National Planning Policy Framework (July 2021)

3.2.1 The NPPF provides general advice alongside the presumption in favour of sustainable development. Paragraph 7 notes that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 126 expresses the importance of creating high quality buildings and places which is fundamental to what the planning and development process should achieve. Paragraph 130 (f) seeks to ensure developments create places that are safe, inclusive and accessible and which promote health and well-being.

3.2.2 The NPPF advises design should be sustainable and should conserve heritage assets. The NPPF provides general advice on design and the conservation of heritage assets, to be read alongside the presumption in favour of sustainable development. Paragraph 189 of the NPPF, amongst other matters, seeks the conservation of heritage assets in a manner “appropriate to their significance”.

3.2.3 Paragraph 126 expresses the importance to create high quality buildings and places which is fundamental to what the planning process should achieve. It further states that good design is a key aspect of sustainable development which helps create better places to live and work.

3.3. London Plan (March 2021)

3.3.1 The recently adopted London Plan provides a high level planning policy position for forward planning and decision-making by local planning authorities within London. The most pertinent planning policies are identified below:

- Policy GG5 (Growing a good economy) details the need to promote and enable the continued development of a strong and increasingly diverse economy;

- Policy D1 Part A of London's form, character and capacity for growth: Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth. Area assessments should cover the elements listed below:

3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density)

8) topography and hydrology

9) land availability

11) land uses

- Policy D4 Part B of Delivering good design: Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process.

Part C: Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

- Policy D5 Part B of Inclusive Design: Development proposal should achieve the highest standards of accessible and inclusive design.

Part C: Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.

- Policy E2 Part A of Providing suitable business space: Boroughs should include policies in local Development Plan Documents that support the provision, and where appropriate, protection of a range of B Use Class business space, in terms of type, use and size, at an appropriate range of rents, to meet the needs of micro, small and medium-sized enterprises and to support firms wishing to start-up or expand.

Part B: Development of B Use Class business uses should ensure that the space is fit for purpose having regard to the type and use of the space.

- Policy E9 Part B of Retail, markets and hot food takeaways: In Development Plans, boroughs should:

1) identify future requirements and locations for new retail development having regard to the town centre policies in this Plan and strategic and local evidence of demand and supply. Part C: Development Plans and development proposals should:

2) support convenience retail in all town centres, and particularly in District, Local and Neighbourhood centres, to secure inclusive neighbourhoods and a sustainable pattern of provision where there is less need to travel.

3) provide a policy framework to enhance local and neighbourhood shopping facilities and prevent the loss of retail and related facilities that provide essential convenience and specialist shopping.

4) identify areas under-served in local convenience shopping and related services and support additional facilities to serve existing or new residential communities in line with town centre Policy SD7 Town centres: development principles and Development Plan Documents

5) support London's markets in their full variety, including street markets, covered markets, specialist and farmers' markets, complementing other measures to improve their management, enhance their offer and contribute to local identity and the vitality of town centres and the Central Activities Zone.

6) manage existing edge-of-centre and out-of-centre retail (and leisure) by encouraging comprehensive redevelopment for a diverse mix of uses in line with Policy SD6 Town centres and high streets, Policy SD8 Town centre network, Policy SD7 Town centres: development principles and Development Plan Documents and Policy SD9 Town centres: Local partnerships and implementation to realise their full potential for housing intensification, reducing car use and dependency, and improving access by walking, cycling and public transport.

3.4. Haringey Strategic Policies (2013)

3.4.1 The following policies from Haringey Strategic Policies are considered pertinent to the determination of this application:

3.4.2 SP8: Employment

The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, Local Employment Areas and other non-designated employment sites.

The forecast demand is for an additional 23,800 m² of B Class floorspace up to 2026.

This forecast demand is to be met through:

- The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;
- The intensification of the use of existing employment sites (where possible);

- The provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites; and
- The protection of existing viable B Class Uses on designated and non-designated sites. In addition the Council will also:
 - Support local employment and regeneration aims;
 - Support environmental policies to minimise travel to work;
 - Support small and medium sized businesses that need employment land and space; and
 - Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

3.4.3 SP11: Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable - and able to integrate services and functions.

3.5. Haringey Development Management Policies (2017)

3.5.1 Policy DM1: Delivering High Quality Design

Haringey Development Charter

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;
- d Demonstrate how the quality of the development will be secured when it is built; and
- e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

B Development proposals should relate positively to their locality, having regard to:

- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials.

Landscaping

C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- a Landform;
- b Levels, slopes and the fall of the ground;
- c Trees on and close to the site;
- d Landscaped boundary and treatments; and

e Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
- b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

3.5.2 Policy DM8: Shopfronts, Signs and On-Street Dining

Shopfronts

A The Council will require shopfronts, including their signs, security shutters and canopies, to be designed to a high standard and contribute to a safe and attractive environment. In particular:

- a The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape;
- b Replacement shopfronts should conserve original materials as far as possible;
- c The alteration or replacement of an existing shopfront or a new shopfront must allow for easy access by all members of the community;
- d The Council will not support shopfront canopies fixed in the 'down' position. Retractable shopfront canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance; and
- e Security shutters should be open mesh and, wherever possible, be located internally.

Signage

B Where required, the Council will grant consent for shopfront signage, including illuminated fascia signs and free-standing display panels, where they contribute to an attractive environment and do not:

- a Cause a public safety hazard;
- b Contribute to clutter or a loss of amenity; or
- c Adversely impact the character or appearance of a conservation area.

On-street dining

C Proposals for on-street/forecourt dining must demonstrate the suitability of the proposed location and should:

- a Be integral and functionally related to the business;
- b Be distinct from the pavement space and provide sufficient space to not obstruct it; and
- c Be composed solely of moveable furniture.

3.5.3 Policy DM37: Maximising the use of employment land and floorspace

A Within designated Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Area - Employment Land, as identified on Haringey's Policies Map, proposals for the intensification, renewal and modernisation of employment land and floorspace will be supported where the development:

- a Is consistent with the range of acceptable uses in Policy SP8;
- b Wherever possible, is designed to allow for future flexibility of use including subdivision and/or amalgamation to provide for a range of business types and sizes, including small businesses;
- c Makes adequate provision of space for on-site servicing and waiting goods vehicles;
- d Improves and enhances the quality of the environment of the site and business area; and
- e Makes a demonstrable improvement in the use of the site for employment purposes, having regard to:
 - i The quality and type of employment floorspace provided;
 - ii The quality and density of jobs to be accommodated on-site; and
 - iii The proposal's contribution to the achievement of economic objectives and outcomes set out in the Local Plan and the Council's other key plans and strategies.

B Within Locally Significant Industrial Sites (LSIS), proposals for uses not within Use Classes B1 to B8 will only be supported in exceptional circumstances where the following can be demonstrated:

- a The proposal is necessary to facilitate meeting the needs of modern industry and business; or
- b The proposal relates to a use which supports the continued functioning of the LSIS as a predominantly industrial and commercial area; or
- c The proposal would deliver strategic economic benefits of a borough or sub-regional scale; and
- d The loss of the B Use Class land or floorspace would not compromise the strategic employment land requirement; and
- e The proposal would not restrict, prevent or in any way prejudice the continued operation of adjoining or nearby established employment uses.

3.5.4 Policy DM42: Primary and secondary shopping frontages

A Within Primary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where:

- a The overall number of units in non-retail use (including extant planning permissions) will not exceed 35% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre;
- b The continuity of the centre's retail frontage will be maintained, normally with no more than two adjoining units in non-retail use; and
- c An active frontage is provided.

B Within Secondary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where:

- a The overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; and
- b An active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.

C Within Secondary Shopping Frontages, the Council will give consideration to proposals for community facilities where it can be demonstrated that the use will:

- a Enhance the vitality and viability of the centre by attracting visitors to it, including by encouraging linked trips for shops and services;
- b Ensure access to visiting members of the public; and
- c Not result in an overconcentration of similar community uses where this would detract from the diversity of uses in the centre.
- d Having regard to the above criteria, proposals for community uses which meet identified local need will be viewed favourably.

D Within designated Primary and Secondary Shopping Frontages, the Council will give consideration to the granting of temporary permissions for meanwhile uses not compliant with (A-C) above where it can be demonstrated that the use will positively support the retail function of the town centre. The temporary use of a vacant ground floor unit will be supported where it can be demonstrated that the unit is being actively marketed.

3. DESIGN

4.1 Proposal

4.1.1 The proposed works intend to install new shutters and change of signage. Partial demolition of the existing canopy on the south and south-east sides. Installation of new shutter boxes above the door and windows, change of signage to Elif Food Centre.

4.1.2 It is proposed for the frontage and shutter boxes to be painted with the colour code RAL(7045).

4.2 Conclusion

4.2.1 Overall, these proposals, partial demolition of the existing canopy, change of signage and installation of shutter boxes is acceptable. The proposed works would be entirely in accordance with national policy guidance and the Haringey Strategic Policies (2013). The proposed frontage and demolitions are entirely complimentary to the building and its setting within its existing commercial surroundings.

4.2.2 Should there be additional information or clarification required to progress this application please do not hesitate to contact Cadoo Ltd.