

Design and Access Statement

Prepared by Tailor Made Drawing Services Limited

The Site:

The Located at 565 High Road Tottenham N17 0SB on ground floor of single storey mid terrace property to the north of High Road close to junction with Bruce Grove just south.

The premises are currently vacant previously use as ha barber salon.

The proposal site is adjoined by similar single storey properties comprising ground floor commercial amongst five units.

The Proposal:

The proposal is change of use application from A1 use class Hair solan to A3 use class Restaurant. Installation of an extract duct to the above roof rear part of the building.at 565 High Road, London N17 6SB

This design and access statement document is intended as an aid to understanding the processes used in forming the design principles and final layouts for the accompanying full planning application for change of use of ground floor as an existing Hair Salon (use class A1) to Restaurant and café (use class A3). The unit store is located on High Road and it is not a listed building.

The layout of the internals of the building is dictated by the existing retail Shop in terms of its doors and fire escape, this will ensure that there is a minimal impact and no change of exterior character therefore; it will visually remain the same.

there would be a flue to the rear part above roof but no alterations to the front.

Principle of change of use

The proposed café/restaurant (A3) use is in line with London Plan policy 2.15 as it supports and enhances the vitality and viability of the town centre. The proposal would diversify the use in the town centre and would improve its viability.

Haringey Local Plan Policy SP10 promotes the distribution of retail growth and aims to protect and enhance Haringey's town centres. Policy DM42 of the Haringey Development Management Plan 2017 (Local Shopping Centres) requires overall number of units in non-retail use to not exceed 50% across the entire frontage, unless it can be demonstrated that the proposal will significantly enhance the vitality and viability of the centre.

In this instance, the unit is vacant for over 6 months and was previously used as A1 and prior approval of restaurant (A3) use approved. The proposed restaurant (A3) use would not harm the vitality, viability of the existing uses or the predominantly retail function of the High Road area .

The proposal therefore complies with the policy as it demonstrates that, a) the overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage and it is FOR DESIGN and ACCESS STATEMENT the proposal will significantly enhance the vitality and viability of the centre as it would bring the vacant unit into a use; and (b) an active frontage is provided which is appropriate town centre frontage. The proposed café/restaurant would be a suitable use for the centre, without harming its retail offer and would improve the vitality of the centre. Furthermore, the proposal would provide an active street frontage as requested via policy DM42. In light of the above, the proposal would not cause harm to the vitality and viability of the Centre and it would bring vacant unit back into use and there would be no loss of retail frontage. There would also be an active street frontage and this would contribute to the regeneration of the centre and comply with Policy DM42 of the Development Management DPD, Local Plan Policy SP10 and policies 2.15, 4.7 and 4.8 of the London Plan.

Design and appearance:

The existing shopfront would be kept and there would be no alterations to the front elevation. The proposed extraction flue would be to the rear part of roof and not easily visible from street.

DM Policy (2015) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that 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. 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 which is supported by London Plan (2016) Policies 7.4 and 7.6

The proposal would be discreet and to the rear and not have an adverse impact to this terrace, or the character and appearance of the conservation area.

Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The proposed café/restaurant (A3) would require an extraction flue to the rear elevation. However, the flue's design will ensure that there would be no harm to the neighbouring amenities. The flue would not need to go high and would have high specs to discharge above the neighbouring windows. The flue will confirm DEFRA guidelines and there would be anti-vibration mounts and carbon discarbs and panels for the flue to prevent odours or noise reaching neighbouring amenities. Furthermore, the proposed opening hours match those of the other restaurants in the area and would not pose any harm to the neighbours.

Waste collection:

There would be a waste contract with the Council to ensure waste is regularly collected from the site. The unit benefits from a small rear garden where the waste can be stored safely for collection.

Proposed Opening-Closing Hours:

Monday to Saturday: 12:00 am – 23:00 pm
Sunday: 12:00 am – 22.30 pm

Amount & Layout:

This shop size of the unit 58.8m².

The premises scale of the proposed scheme and design has carefully considered in balance and relative keeping with the existing neighbouring buildings. The site is within the North Tottenham Conservation Area.

Site and Surroundings:

The site located within the confines of the London Borough of Haringey and is in conservation area.

Economic & Employment Benefits:

There are however expected to be several positive impacts of development on locality the proposed premises will be hire 4 full time staffs this will be beneficial for the local job seekers and boost local employment.

Conclusion:

The proposed change of use would provide an active street frontage for this unit and improve the vitality and viability of the area. The café/restaurant would be a compliant addition to this centre. The proposal would be an improvement to the area and complementary to the existing terrace. The flue with high specifications

would prevent any potential odours or noise from leaking into the area and would not harm the neighbouring amenities. Taking all of the above facts into consideration, we can conclude that the proposal complies with the council's policies and requirements.

We believe this proposed change of use will add to the character of the area and should therefore be granted

Access Statement:

Travel to site:

Existing surroundings roads and footpaths are in good condition for pedestrians and vehicular access.

Public Transport

Alternatives public transport is advised to all site personnel and visitors. Site personnel and visitors are allowed encouraged to use public transport. The site is located approximately 0.1 mile 2 min walking distance Bruce Grove station. Good bus services are available within a short radius of walking distances bus route