

Project: 59 WHITE HART LANE, LONDON, N17 8HH

Planning Statement

Advance Architecture



59 White Hart Lane, London, N17 8HH, 2008 street view

This application intends for the 'Certificate of Lawfulness for a proposed use' of converting the flat at the upper floors above the ground floor shop into two flats at 59 White Hart Lane, London, N17 8HH.

Development consisting of a change of use of a building from a use for any purpose within Class A1 (shops) of the Schedule to the Use Classes Order, to a mixed use for any purpose within Class A1 (shops) of that Schedule and as up to 2 flats.

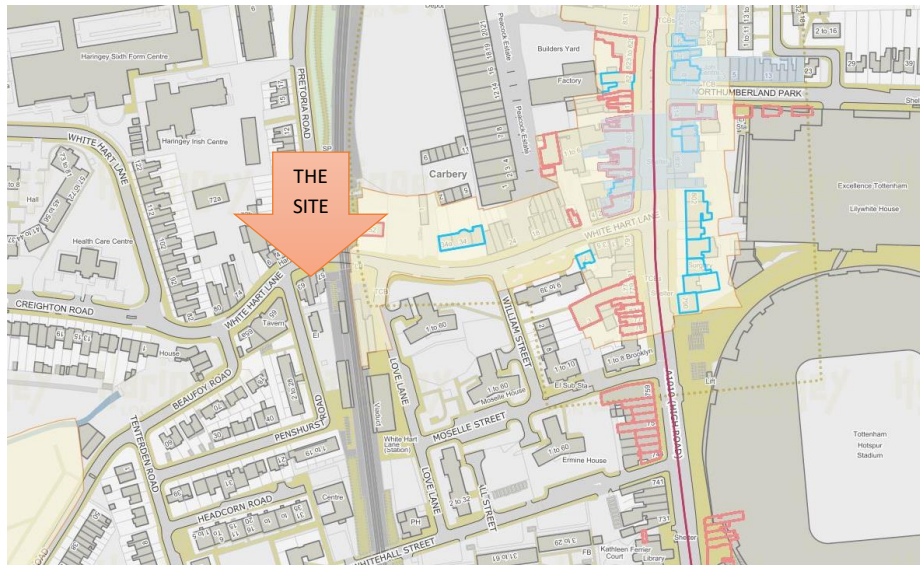
1. BACKGROUND AND BRIEF HISTORY

This document has been conducted in order to accompany the Planning Application, regarding the property at 59 White Hart Lane, London, N17 8HH. It should be read in conjunction with the submitted documents and drawings.

The site is a privately owned land and this document has been prepared by Advance Architecture.

1.1 SITE CONTEXT

The property is located in the town centre of Tottenham in the greater London area. The site is located to the eastern end of the White Hart Lane with the ground floor shop front facing onto the White Hart Lane.



POLICIES MAP, TOTTENHAM AREA

- The site is not within a Conservation Area and it has not been characterised as listed.
- White Hart Lane leads to the Wood Green market towards West.
- It has a few commercial properties on the ground floor with some properties having residential units above, around the application site, however is predominantly bounded by terraced residences.
- The site is within walking distance of a White Hart Lane overground station which connects it with the City in less than 30 minutes.
- Parking is not available on the site; however on-street parking is available to the local vertical streets subject to restrictions.

1.2 EXISTING BUILDING & USE

The site is the second in a terrace of four similar properties and is bounded on the two sides by No 57 and 61 White Hart Lane, while to the north is fronting White Hart Lane and to the south is an electric substation.

The ground floor of the site has been leased out for at least 8 years to *E.M. Meat – Fresh Vegetable & Wine*, while the two storeys above the shop are occupied by a residential unit.

2. RELEVANT LEGISLATION

The Town and Country Planning (General Permitted Development) (England) Order 2015

SCHEDULE 2 Permitted development rights

PART 3Changes of use

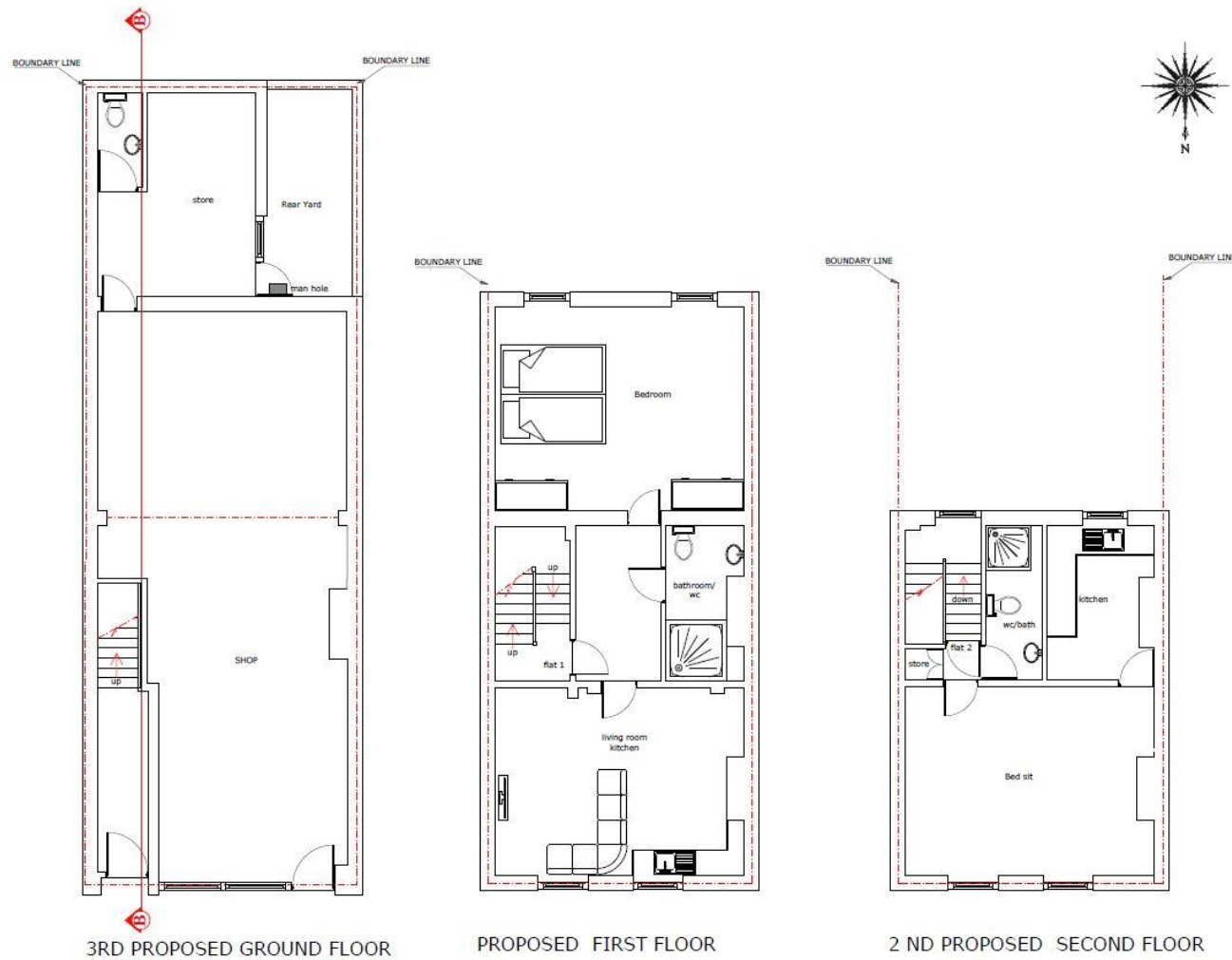
Class G – retail or betting office or pay day loan shop to mixed use

Permitted development

G. Development consisting of a change of use of a building—

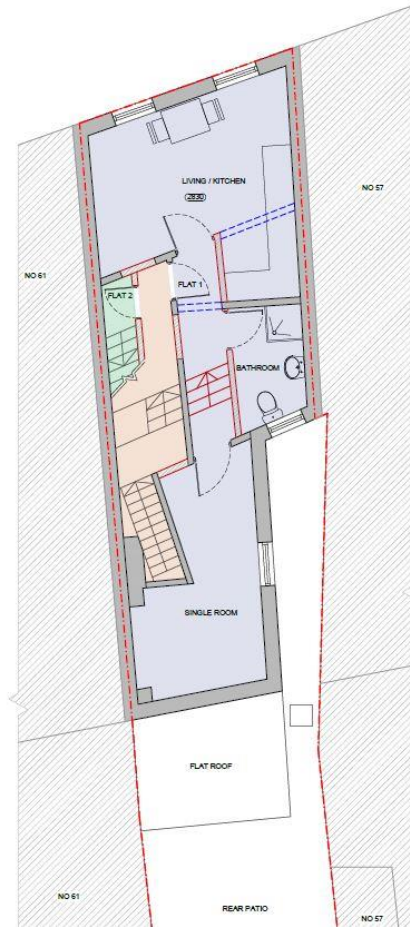
(a)from a use for any purpose within Class A1 (shops) of the Schedule to the Use Classes Order, to a mixed use for any purpose within Class A1 (shops) of that Schedule and as up to 2 flats;

3. ADJACENT HISTORY & PRECEDENTS

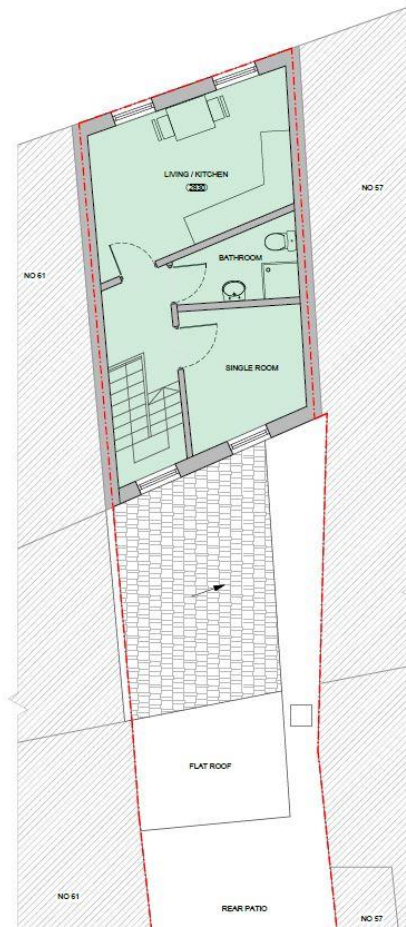


- **15 Northumberland Park, London, N17 0TA**
HGY/2013/2605 - Permission granted in 2014
Lawful development: Proposed use

4. DESIGN STATEMENT



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

The proposal aims for the conversion of the existing residential unit at the upper floors into a 1bed unit on the first floor and a 1bed unit on the second floor. The redesign of the existing interior intends to improve the site and alter the interior which is currently occupied by a self-contained flat.

5. ACCESS STATEMENT

THE SITE

WHITE HART
LANE
OVERGROUND
STATION



AERIAL VIEW OF PUBLIC ACCESS

The site will remain as existing, therefore, no public means of access will be affected.

Occupants' access to the proposed flats will be attained via the existing rear protected access from the Penshurst Road, through the communal access for the rear of the White Hart Lane parade. The existing surrounding roads and footpaths are generally in good condition for pedestrians and vehicular access.

Alternative public transport routes are available and are accessible to all new occupants. They are always encouraged to use public transport. The site is within walking distance of a White Hart Lane overground station which connects it with the City in less than 30 minutes.

Good bus services are also available adjacent to the site.

6. CONCLUSION

This application intends for the 'Certificate of Lawfulness for a proposed use' of the upper floors above the ground floor shop. The proposal aims to convert the flat above a commercial unit, into 2 residential units and provide high quality affordable accommodation. The new design aims to respect the existing building and its context;

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The change of use will deliver socio - economic benefits to the area, and bring affordable renting. All the internal habitable rooms are naturally illuminated and ventilated creating comfortable, safe, low energy environment for the new occupants.

The proposal will be of the friendliest materials for the internal and external changes that will be used at the very best quality to ensure the local environment benefits of the changes only. The design will be made to optimise the existing building and its site. The internal materials used will be eco-friendly to cause no harm to the environment. Our client is willing to invest to create the eco-friendliest spaces implementing the best constructive solutions. The development will be sustainable and durable, will be safe and inclusive and will improve the quality, clarity and sense of spaces inside the shell of the building.

In conclusion, it is believed that this proposal provides clear, safe and useful addition to the site which complies with regulations and is aesthetically acceptable as a whole and therefore, the approval of this application should be granted.

Advance Architecture