

CITY GAMING LIMITED, 448 - 454 HIGH ROAD, LONDON, N17 9JN
REF NO: ADV/2021/00481

APPLICATION FOR PRE-APPLICATION ADVICE FROM PLANNING AND CONSERVATION

(1) BACKGROUND

This is a request for pre-application advice on behalf of City Gaming Limited, 448 - 454 High Road, London, N17 9JN - minor commercial applications up to 499 square metres - application fee - £1524 (VAT inclusive.). The request for pre-application advice relates to previous applications and appeals submitted on behalf of City Gaming Limited, in connection with these premises.

On 14th February 2022, an enforcement letter was sent by Haringey Council to City Gaming Limited, with regard to 'the unauthorised internally illuminated lettering', 1NO. internally illuminated projecting sign, applied vinyl lettering and 3NO. digital screens.

The letter refers to the appeal attached to HGY/2021/1781, which was dismissed on 20th December 2021.

On 4th March 2022, Woods Whur Solicitors, on behalf of City Gaming Limited, wrote to Haringey Council, having recently been instructed by City Gaming Limited, with regard to 3 matters relevant to the premises as listed below, and requested a meeting with Haringey Council to try and resolve the matters:

(a) The Advertising Consent

The original application for advertising consent and the appeal against the refusal of the application was for illuminated signage, bus stop and the applied vinyl. Some concern was expressed that it was not as stated in the preamble on the appeal refusal for 3 digital displays.

The proposal put to Haringey Council is to submit a revised application for the signage, reverting to overhead illumination for both the main sign and the bus stop, and these would be solid letters.

In the interim, it was confirmed that all signage had been switched off.

(b) The Roller Shutters

An application for roller shutters was refused, and the proposal being considered is to appeal the refusal to allow roller shutters, but hopefully an alternative would be to reach agreement with Haringey Council in the interim.

(c) The Active Shopfront

An appeal decision relating to these premises imposed the condition to have an active shopfront. The section in the PINS approval made reference in paragraph 19 to the following: 'in the interest of securing an active shopfront in accordance with policy DM42A(c), a condition is necessary to require the detail of a shop window display to be submitted to, and approved, by the Council.'

However, in the schedule of conditions attached to the PINS approval notice, it states 'notwithstanding the submitted details prior to the first use of the premises hereby permitted... the details of shop window display shall be submitted to and approved in writing by the local planning authority for all ground floor windows fronting high roads. The approved display shall be installed prior to the first use of the premises as an Adult Gaming Centre, and shall be retained for the lifetime of the development.'. This appears to be at odds with the other comment in paragraph 19, and we would like to discuss this with Haringey Council, seek clarification on policy DM42A(c), and try and reach a resolution on all 3 matters.

(2) DOCUMENTS ENCLOSED

- i. Site location plan - 1:1250
- ii. Layout plan of the premises
- iii. Photographs of site and surroundings
- iv. Appeal decision - Change of Use, 22 March 2021
- v. Appeal decision - Advertising Consent, 20 December 2021
- vi. Woods Whur summary note

(3) FURTHER INFORMATION

(a) The site location plan 1:1250 (document i) and the layout plan of the premises (document ii) do not require further explanation.

(b) 10 photographs have been submitted showing roller shutters in adjacent premises for consideration.

The following photographs have also been submitted:

- Photograph of the Game Nation premises
- Photograph of the high street
- Photograph of the high street
- Close-up photograph of Game Nation premises

- Example roller shutter
- William Hill shop - roller shutter
- Peacocks - roller shutter
- Further close up of Game Nation
- Further close up of Game Nation
- Further close up of Game Nation
- Peacocks - roller shutter

(c) The appeal decision for change of use, dated 22nd March 2021, is document iv. Paragraph 19 of the appeal decision sets out the requirement for an active frontage in accordance with policy DM42A(c), requiring the details of a shop window display to be submitted to and approved by the Council.

(d) The appeal decision dated 20th December 2021, document v, relating to the advertising consent, sets out the main issues and reasons for the recommendation and other matters at Paragraphs 6-15.

(4) SUMMARY

We would like to meet with Haringey Council, and in particular, to discuss the outstanding issues in detail with Planning and Conservation officers, to hopefully agree a solution to overcome all concerns.

Please contact Andrew Woods on andrew@woodswhur.co.uk , or 07738170138 to arrange the meeting and payment of any appropriate fee.



Appeal Decision

Site visit made on 12 January 2021

by D Szymanski BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd March 2021

Appeal Ref: APP/Y5420/W/20/3260036

448-454 High Road, Tottenham, London N17 9JN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by City Gaming Ltd against the decision of the Council of the London Borough of Haringey.
 - The application Ref HGY/2020/1777, dated 4 May 2020, was refused by notice dated 10 September 2020.
 - The development proposed is change of use of the ground floor to part adult gaming centre (Sui Generis) and part coffee and cake shop (A1/A3), with associated shopfront alterations.
-

Decision

1. The appeal is allowed, and planning permission is granted for change of use of the ground floor to part adult gaming centre (Sui Generis) and part coffee and cake shop, with associated shopfront alterations at 448-454 High Road, Tottenham, London N17 9JN in accordance with the terms of application Ref HGY/2020/1777 dated 4 May 2020, subject to the conditions set out in the schedule attached.

Procedural Matter

2. In the banner heading above I have used the description from the appellant's planning application form. In the decision paragraph I have omitted reference to the use class of the coffee and cake shop to reflect the changes to the Town and Country Planning (Use Classes) Order 1987 (the UCO) as a consequence of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Main Issue

3. The main issue is the effect of the proposed development upon the vitality and viability of the Tottenham High Road/Bruce Grove District Centre.

Reasons

4. The appeal site comprises two units on the ground floor of a three storey building located within a primary shopping frontage in the Tottenham High Road/Bruce Grove District Centre. It is characterised by a variety of commercial uses including several non-shopping uses mostly fronting the High Road. At the time of my visit many premises were closed in accordance with national Covid-19 lockdown rules. However, having regard to the visibility of

whitewashed windows, empty units, fly posting, stickers, and estate agents boards, relatively few premises appeared vacant.

5. Policy DM42 of the Haringey Development Management DPD (2017) (the DMDPD) seeks to ensure that having regard to viability and vitality, primary frontages are characterised by their predominantly retail function and that there is a suitable balance of uses across the designated frontages. Within primary shopping frontages Policy DM42A) states the use of ground floor units for appropriate town centre uses will be permitted where three criteria are met. The Council's retail survey from August 2018 found that 44.74% of the primary frontage was not in a retail use, although the appellant suggests this may be around 40%. However, based upon this and my visit, the percentage is above the threshold of 35% for non-retail uses under DM42A)a).
6. The conclusions of the Inspector in previous appeal decision Ref APP/Y5420/W/19/3227764 are noted. However, the full details of the layout and configuration of those proposals and all the evidence before that Inspector is not clear. The most recent use of the larger unit is an A2 use (financial and professional services). As it was not a retail use the Adult Gaming Centre (AGC) (a Sui Generis use) would not result in a greater degree of conflict with the percentage threshold for non-retail uses in DM42A)a) or consecutive non-retail uses in criteria b) of DM42A. Replacing the former retail use in the smaller unit, with the proposed coffee and cake shop, might be considered to result in a greater degree of conflict with DM42A)a) and more than two consecutive non-retail units in conflict with criteria b).
7. However, since appeal Ref APP/Y5420/W/19/3227764 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020 amending the system of use classes in the UCO. The amendments include the creation of a new Commercial, Business and Service use class (Class E). The new Class E incorporates previous use classes A1, A2, A3, B1, and some of D1 and D2.
8. The proposed use of the smaller unit no longer constitutes an act of development and the previous A2 use could also be changed to a Class E use, with both units being of an adequate size to accommodate other Class E uses. Therefore, the existing uses could be lost or changed to a number of other Class E uses without planning permission. The Council suggests low vacancy rates within the district centre would mean the premises would be able to attract other town centre uses. Based upon the evidence before me, I am satisfied that there is a greater than theoretical possibility of the units being occupied by another Class E use if this appeal were to fail. I give this fallback position significant weight.
9. An active frontage is derived from both the appearance and comings and goings. Some premises nearby had posters, banners, or displays in the windows significantly restricting an active frontage, with other premises such as banks presenting a less visually active frontage. The appeal site currently has solid tiling across a significant proportion of the frontage. I am mindful that other permitted Class E uses such as an office or light industrial use, health and medical services, and nurseries may not create an active frontage and may have limited footfall.
10. The proposed coffee and cake shop would provide an active frontage compliant with Policy DM42A)c). The presence of a small lounge area in the AGC which

could include some catering facilities is suggestive that customers might be encouraged to stay for longer periods than a retail use. However, the AGC would create some footfall, which would be likely to have more frequent comings and goings than other Class E uses. Some of these other Class E uses may also not seek to create an active window frontage. The internal screening shown in the drawings would allow limited inter-visibility into and out the premises. It is evitable that the change of use would result in some change to a window display, which both parties agree could be the subject of a suitable planning condition. I am of the view that there is no inherent reason why a condition could not secure a suitably active frontage, compliant with the aim of Policy DM42A)c).

11. The development would bring two vacant premises back into use close to commercial and retail uses, with the potential for some linked trips. Although there are other betting shops and may be some limited other facilities in pubs and takeaways in the area, they are a materially different use to an AGC. There is one AGC nearby and the development would add a leisure and entertainment use contributing to the diversity and mix of uses, providing increased surveillance later in the evening. In these regards, the proposal would be complimentary to the centre and create a suitable mix of uses, that would not undermine the vitality and viability of the centre.
12. I note the references to an over-concentration of gambling uses, the potential for harmful social effects, the proximity to schools, the reference the Haringey Statement of Gambling Policy (2016), Tottenham Regeneration initiatives, and Policy DM46. I agree with the previous Inspector that there is a distinction between betting shops and AGCs, and there is no conflict with Policy DM46 which is specifically aimed at betting shops. There is no substantive evidence before me that demonstrates this development would result in a direct conflict with the strategies or policies referenced, that it would result in a defined over-concentration of such premises, or this development would result in harm. Furthermore, the AGC is also subject to the licensing regime, and the evidence before me suggests it would be subject to several licence conditions, including in respect of vulnerable persons and crime prevention, such as CCTV, controlled access, trained staff, and a Gang Management Policy.
13. A number of appeal decision letters have been provided to me. However, most are in different local authority areas, with different development plan policies. Based upon the evidence before me they are not directly comparable to this proposal, which I have considered on its own merits and impacts.
14. For the reasons set out above, the development would result in a limited conflict with Policy DM42 of the DMDPD insofar as it seeks primary frontages are characterised by their predominantly retail function. However, the previous uses can be replaced with a range of non-retail uses under Class E without the need for planning permission. The changes to the use classes order outweigh the conflict with the development plan. The development would provide some benefits in respect of footfall, diversity of uses, bringing vacant premises back into use, and subject to the imposition of a suitable planning condition would create an active frontage. Therefore, on-balance, the development would not be harmful to the vitality and viability of the Tottenham High Road/Bruce Grove District Centre.

15. The development would also be compliant with paragraph 85a) of the National Planning Policy Framework (2019) (the Framework) which expects decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation, in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses, and reflects their distinctive characters.

Other Matters

16. The appeal site occupies the ground floor of an attractive 1920's Locally Listed Building (LLB) within the Bruce Grove Conservation Area (the BGCA). Special attention should be given to the desirability of preserving or enhancing the character or appearance of the BGCA under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The BGCA encompasses buildings along the High Road and some to its rear, north and south of the appeal site, characterised by mostly historic brick buildings and occasional newer buildings with commercial uses on the ground floors exhibiting a variety of frontages.
17. The attractive upper floors of the appeal site building make a minor positive contribution to this part of the BGCA. The ground floor tinted windows, grey tiling and blank areas for signage are dated, and make a minor negative contribution to the BGCA and the LLB. The proportions and appearance of the proposed frontages integrating glass and blue and white tiles, would renew and have a minor beneficial effect upon the LLB, and would not be harmful to, thereby preserving the character and appearance of the BGCA, and the elements that make a positive contribution to its significance. Therefore, the development would not conflict with Policies DM1 or DM9 of the DMDPD or Policy SP12 of the Strategic Policies Local Plan (2017).
18. There are residential properties above some neighbouring premises, although the floors above the appeal site units are non-residential. The site is within a busy district centre location on a main vehicular route, where ambient noise levels are relatively high. Subject to the imposition of a suitable condition in respect of hours of use, the development would not result in harmful living conditions to neighbouring occupiers as a consequence of noise and disturbance.

Conditions

19. I have considered the list of suggested conditions provided by the Council in the context of the advice in the Framework and Planning Practice Guidance. As well as the standard condition for commencement, for certainty a condition requiring the development to be carried out in accordance with the approved plans is necessary. In the interests of securing an active frontage in accordance with Policy DM42A)c) a condition is necessary to require the details of a shop window display to be submitted to and approved by the Council. It is not necessary for this to be a pre-commencement condition.
20. In the interests of the living conditions of the occupiers of nearby residential properties it is necessary to impose a condition restricting the hours of use. The hours reflect those in the premises licence. Having regard to the directly neighbouring uses a condition in respect of sound proofing and noise mitigation is not necessary.

Conclusion

21. The development would result in a limited conflict with the development plan read as a whole. However, the benefits of the development and the other material considerations set out above outweigh the limited conflict with the development plan. Therefore, for the reasons given, the appeal is allowed and planning permission is granted.

Dan Szymanski

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the plans/drawings numbered: 2011_20A; 2011_10; 2011_11; 2011_01B; 2011_02C; and 2011_03.
- 3) The development hereby permitted shall only operate in accordance with the following hours:
 - i) Nos 450 – 454 High Road: Between the hours of 09:00hrs – 00:00hrs Monday – Saturday and 09:00hrs – 23:00hrs on Sunday; and,
 - ii) No 448 High Road: Between the hours of 07:00hrs – 19:00hrs Mondays – Fridays, 07:00hrs – 18:00hrs on Saturdays and 09:00hrs – 18:00hrs on Sundays and Bank Holidays.
- 4) Notwithstanding the submitted details, prior to the first use of the premises hereby permitted at No 450 – 454 High Road as an Adult Gaming Centre, the details of shop window displays shall be submitted to and approved in writing by the Local Planning Authority for all ground floor windows fronting High Road. The approved displays shall be installed prior to the first use of the premises as an Adult Gaming Centre, and shall be retained for the lifetime of the development.

End of Schedule.

Appeal Decision

Site visit made on 30 November 2021 by C Glaister BSc (Hons)

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 December 2021

Appeal Ref: APP/Y5420/Z/21/3282114

448-454 High Road, Tottenham, London N17 9JD

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by City Gaming Ltd against the decision of the London Borough of Haringey.
 - The application Ref HGY/2021/1781, dated 1 June 2021, was refused by notice dated 28 July 2021.
 - The advertisement proposed is internally illuminated lettering, 1no. internally illuminated projecting sign, applied vinyl lettering and 3no. digital screens.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matters

3. The Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended) require decisions to be made only in the interests of amenity and, where applicable, public safety. Due to the nature of the advertisements, and the siting, it does not adversely affect public safety. A recommendation is therefore put forth with regard only to the visual amenity of the proposed advertisements, taking into account the provisions of the development plan, so far as they are material; and any other relevant factors.
4. The proposed advertisements have already been installed. The appeal will therefore be considered with regard to its retrospective status.

Main Issue

5. The main issue is the effect of the advertisements on the amenity of the area including whether they preserve or enhances the character or appearance of the Bruce Grove Conservation Area.

Reasons for the Recommendation

6. The Planning Practice Guidance sets out that in practice, 'amenity' is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an advertisement, and the local characteristics of the neighbourhood should always be considered. The National Planning Policy

Framework sets out that the quality and character of places can suffer when advertisements are poorly sited and designed.

7. The site is within the Bruce Grove Conservation Area (CA). The area is generally characterised by ground-floor commercial premises, with residential use above. The two floors above the appeal site are historically characterful and contribute positively to the CA.
8. The materials, colours, and design of the advertisements relate poorly to the rest of the building above it, and the illumination of the signs exacerbates their prominence and effect. As a result, there is harm to the character and appearance of the CA.
9. The Bruce Grove Conservation Area Appraisal and Management Plan (MP) provides guidance relating to shop front design. It suggests that the materials, colours, and design for all signage should complement the historic character of the building and area. The advertisements do not adhere to the MP guidance.
10. Although not determinative, Policy SP12 of Haringey's Local Plan Strategic Policies 2013 – 2026 (March 2013) seeks to ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Policy DM8 of the Development Management DPD (DPD) seeks to ensure signage does not adversely impact the character or appearance of a conservation area. Policy DM9 of the DPD seeks to ensure proposals are assessed against the significance of a designated or non-designated heritage asset and its setting. Policy D8 of the London Plan (March 2021) (LP) states that the lighting for advertisements should be carefully considered and well-designed. For the reasons above, the advertisements do not adhere to the aims of these Policies. Policy DM1 of the DPD and Policy HC1 of the LP do not directly relate to advertisements. However, the advertisements do not adhere to their overarching objectives.
11. There are instances of advertisements in the area that maintain a degree of illumination. Most of these advertisements are designed differently to the proposal, or directly relate to buildings of a different character. The overall design of the shopfront, including the advertisement, at 491 High Road maintains a more modest appearance and relates more appropriately to the rest of the building above it and the surrounding area. Illuminated advertisements of the design proposed do, in any case, result in unacceptable cumulative harm to the character and appearance of the CA.
12. For these reasons, the proposed advertisements harm visual amenity and fails to preserve or enhance the character or appearance of the Bruce Grove Conservation Area and is contrary to the requirements of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Matters

13. Even if the advertisements are associated with a scheme which could be seen to represent an improvement of the site, it is not necessary for them to cause harm to the character or appearance of the CA, and an appropriate alternative could be achieved. Similarly, supporting economic growth, and the viable operation of the site is not dependant on advertisements which causes harm, as this could be achieved by other means. These factors therefore together hold minimal weight which does not outweigh the harm identified.

Conclusion and Recommendation

14. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is dismissed.

C Glaister

APPEAL PLANNING OFFICER

Inspector's Decision

15. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

K Taylor

INSPECTOR

Planning Service**Rob Krzyszowski** Assistant Director Planning, Building Standards & Sustainability Service

Manager
City Gaming Ltd
448-454 High Road
Tottenham
London
N17 9JN

0009/000859

Your ref:

Date: 14 February 2022

Our ref: ADV/2021/00481

Direct dial: 07976 764 220

Email: fatema.begum@haringey.gov.uk

Dear Manager

Re: 448 - 454 High Road, London N17 9JN**Reference Number: ADV/2021/00481**

I am writing to you with regard to the **unauthorised internally illuminated lettering, 1no. internally illuminated projecting sign, applied vinyl lettering and 3no. digital screens.**

The appeal attached to HGY/2021/1781 was dismissed on 20th December 2021.
To avoid formal enforcement action, the following remedial works are required:

- Remove the internally illuminated lettering
- Remove the internally illuminated projecting sign
- Remove the applied vinyl lettering
- Remove the x 3 digital screen.

You have 21 days from the date of this letter to remove the above. A compliance site visit will be carried out once the 21 days has expired.

PLEASE DO NOT IGNORE THIS LETTER.

Yours faithfully,

Fatema Begum
Planning Enforcement Officer

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk



FAO Fatema Begum
Planning Service
6th Floor
River Park House
225 High Road
Wood Green
London
N22 8HQ

Our ref AW/AU/CIT006-6-3/5977

Your ref

03 March 2022

Dear Fatema,

City Gaming Limited: 448 - 454 High Road, Tottenham, N17 9JN

I write further to your letter of 14th February 2022 , and to previous correspondence with regard to the above site. I have been asked by City Gaming Limited to take over conduct of this case, and have been sent a file confirming the history of planning applications made on behalf of City Gaming Limited.

I wonder if it would be possible to arrange a meeting with you ASAP, either in person or remote, to discuss the issues and possible solutions. It may be that you have had meetings previously with others instructed by City Gaming Limited, but it would be very helpful to me if I could speak to you personally.

I have considered the outstanding matters which I hope I am correct in listing below, and set out some thoughts for us to discuss so as to assist prior to any meeting.

1. Advertising Consent

The original application and the appeal against the refusal of the original application was for illuminated signage, bus stop and the applied vinyl. My clients are a bit concerned that it was not as stated in the preamble on the appeal refusal for 3 digital displays.

I would propose submitting a revised application for the signage, reverting to overheard illumination for both the main sign and the bus stop, as these would be solid letters.

I can confirm, further to your letter of 14th February 2022, that all signage has been switched off, which I trust avoids any further enforcement action, but I would be grateful if you could please confirm.

2. The Roller Shutters

Having carried out a site visit, it does seem to me that there are a good number of premises nearby with roller shutters in situ, and I propose to appeal the refusal to allow roller shutters, but clearly if I can reach any agreement with you in the interim, that would be most helpful.

3. The Active Shop Front

I am somewhat confused (and it may well be my lack of understanding) with the policy DM42A(c).

I am aware that there was a condition as part of the appeal decision to approve change of use to have an active shop front. The section in the PINS approval made reference in paragraph 19 to the following: 'in the interest of securing an active frontage in accordance with policy DM42A(c), a condition is necessary to require the detail of a shop window display to be submitted to and approved by the council.'

However, in the schedule of conditions attached to the PINS approval notice, it states 'notwithstanding the submitted details prior to the first use of the premises hereby permitted... the details of shop window display shall be submitted to and approved in writing by the local planning authority for all ground floor windows fronting high road. The approved display shall be installed prior to the first use of the premises as an Adult Gaming Centre, and shall be retained for the lifetime of the development.' This appears to me to be at odds with the other comment in paragraph 19.

I would be grateful therefore for your views and any clarification on policy DM42A(c).

It may be that, if at all possible, a site meeting could take place, and we could look to work with you with regard to agreeing a position with regard to the active shop front.

I hope the above is clear, but please correct me if I have misunderstood anything. It would be extremely helpful if I could have the opportunity of meeting with you, preferably on site, but if not, virtually.

Kind regards,

Andrew Woods
Woods Whur

Kirstan Woodbridge

To: Andrew Woods
Subject: RE: New Pre-Planning Application Advice - Ref: PRE1002843 - 448-454 High Road, N17
- New Re: PRE/2022/0088

From: Andrew Woods
Sent: Wednesday, May 11, 2022 16:55
To: Whittredge Emily <Emily.Whittredge@haringey.gov.uk>; Preapp <Preapp@haringey.gov.uk>
Cc: Amanda Usher <Amanda@woodswhur.co.uk>; Andrew Woods <andrew@woodswhur.co.uk>
Subject: RE: New Pre-Planning Application Advice - Ref: PRE1002843 - 448-454 High Road, N17 - New Re: PRE/2022/0088

Hi Emily

Thanks for your time on Monday - very helpful.

1. We will get back to you with a proposal for the signage.
2. We will have a look into the roller shutter positions and get back to you.
3. You will confirm if you want to have a further discussion/TEAMS etc on the open frontage etc.

Regards
Andy

Andrew Woods

Woods Whur 2014 Ltd
Tel: +44 (0)113 234 3055
Mobile: 07738 170138

andrew@woodswhur.co.uk

St James House, 28 Park Place, Leeds LS1 2SP

Kirstan Woodbridge

To: Andrew Woods
Subject: New Pre-Planning Application Advice - Ref: PRE1002843 - 448-454 High Road, N17 - New Re: PRE/2022/0088
Attachments: 000000 GN Tottenham (PL).pdf

From: Andrew Woods
Sent: Tuesday, August 30, 2022 15:12
To: Whittredge Emily <Emily.Whittredge@haringey.gov.uk>
Cc: Andrew Woods <andrew@woodswhur.co.uk>; Amanda Usher <Amanda@woodswhur.co.uk>
Subject: FW: New Pre-Planning Application Advice - Ref: PRE1002843 - 448-454 High Road, N17 - New Re: PRE/2022/0088

Hi Emily

Hope you are well. Further to our TEAMS meeting on the above please find attached the proposals for the new signage.

The proposal is to replace the existing with new halo lit letters and trough lit bus stop, the strip is non illuminated. Can you have a look and let me know if these are ok. Look forward to hearing from you when you have had chance to consider.

Andy

Andrew Woods

Woods Whur 2014 Ltd
Tel: +44 (0)113 234 3055
Mobile: 07738 170138

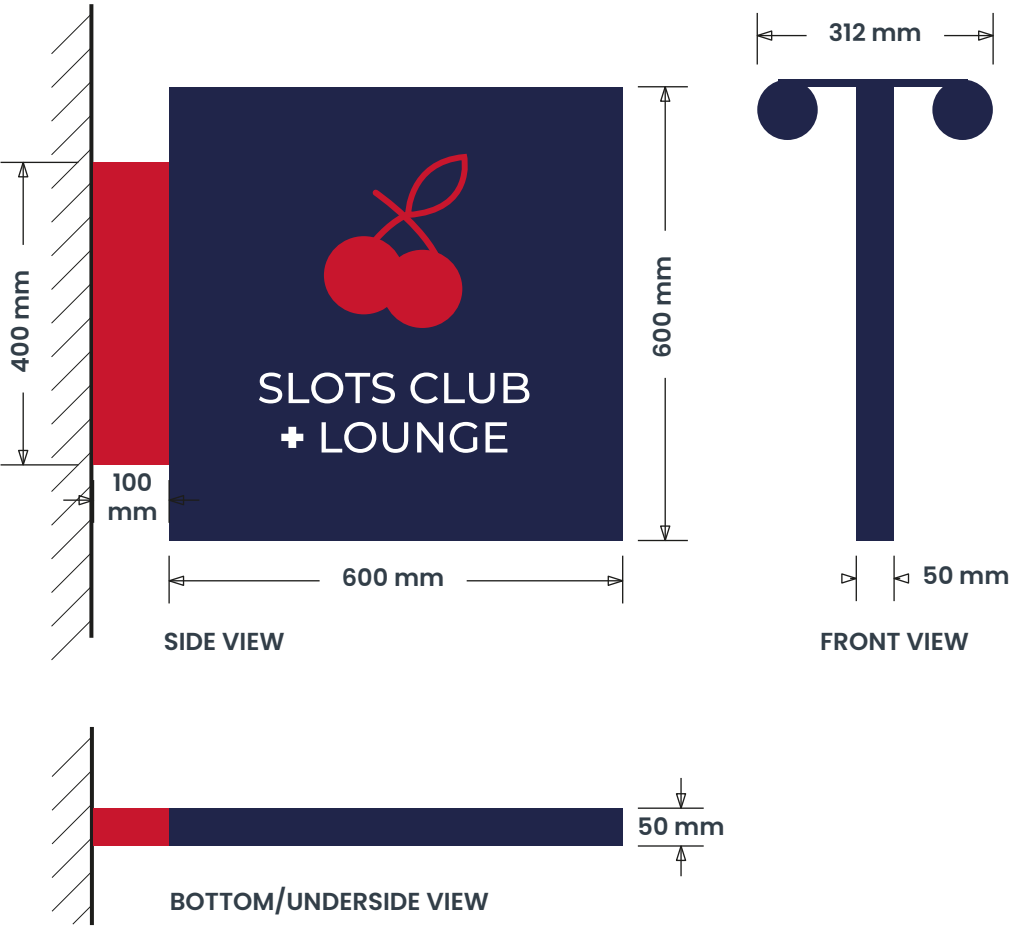
andrew@woodswhur.co.uk

St James House, 28 Park Place, Leeds LS1 2SP

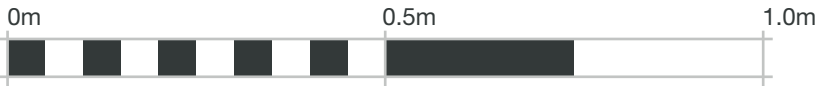
ITEM 01 (Qty 1)
Externally illuminated D/S projecting sign
Featuring:

- Formed aluminium face panels finished RAL 5003
- Applied white & Ruby vinyl (to match RAL 3027)
- Aluminium shroud finished Ruby RAL 3027
- LED trough lights (4000k) finished RAL 5003

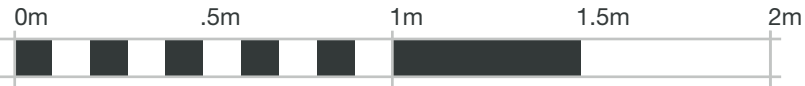
Scale 1:10



Max 250 Candelas per square meter (cd/m2)
Ground Clearance 3500 mm



Scale 1:10 @ A3



Scale 1:20 @ A3

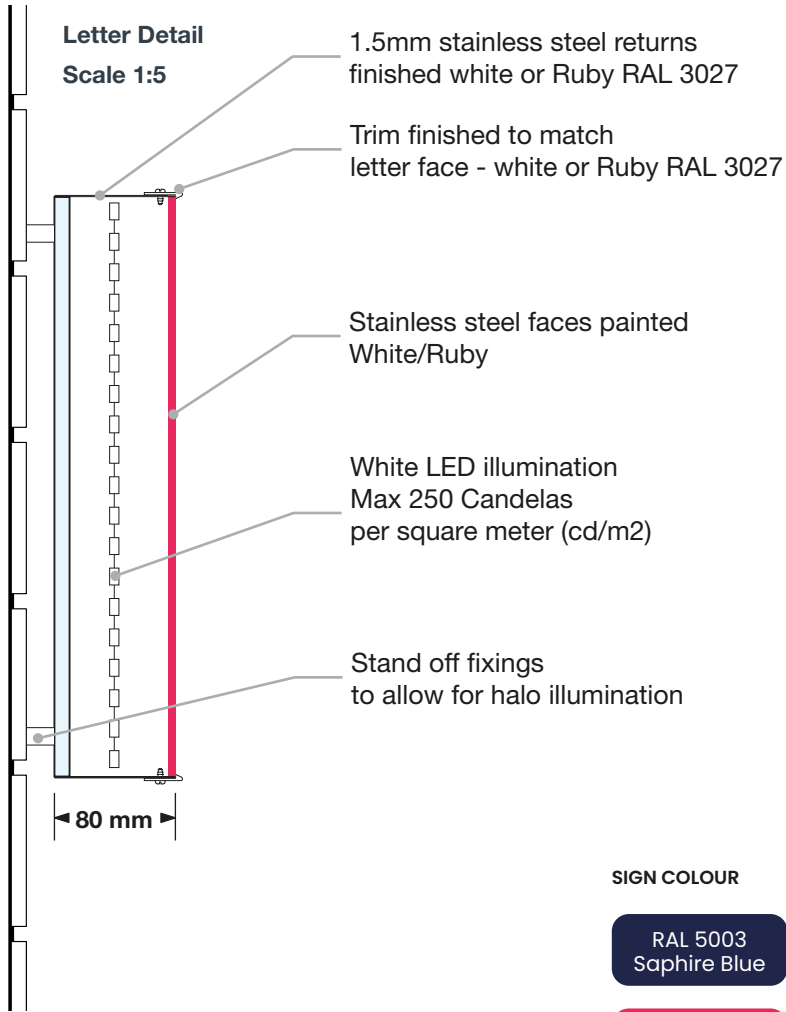
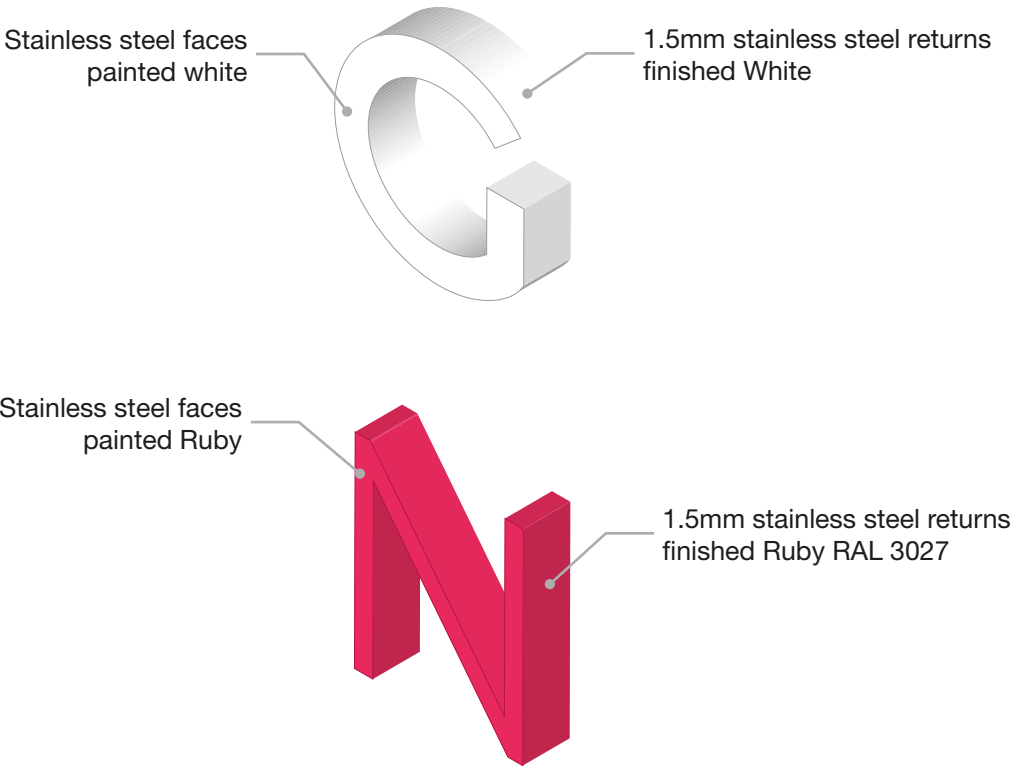
ITEM 02 (Qty 1)
Halo illuminated letters
Featuring:

- Individual built up rimless 1.5mm stainless steel letters powder coated White or Ruby RAL 3027
- 2mm painted stainless steel faces
- 10mm clear acrylic backs to allow for halo illumination.
- Standoff fixings.
- LED illumination

Scale 1:20



Max 250 Candelas per square meter (cd/m2)
Ground Clearance 3500 mm



SIGN COLOUR

RAL 5003
Saphire Blue

RAL 3027
Ruby

White

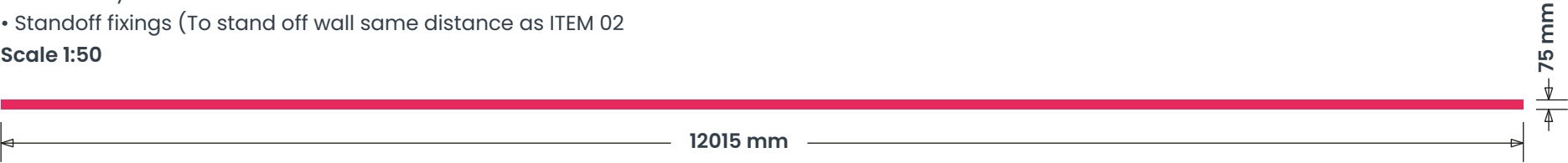
ITEM 03 (Qty 1)

Non illuminated band

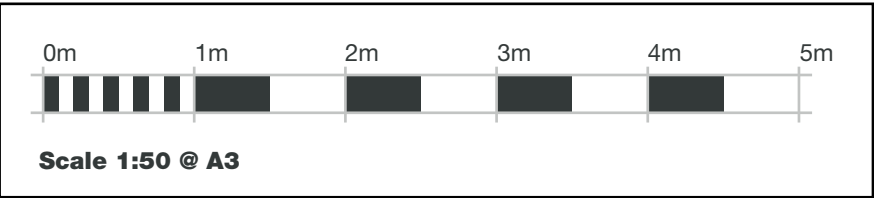
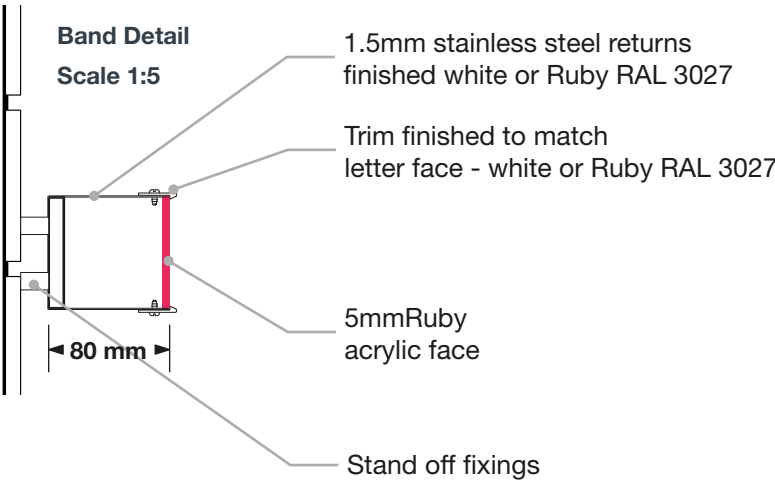
Featuring:

- Individual built up rimless 1.5mm stainless steel band powder coated Ruby RAL 3027
- 5mm Ruby faces
- Standoff fixings (To stand off wall same distance as ITEM 02)

Scale 1:50



Ground Clearance 3280 mm

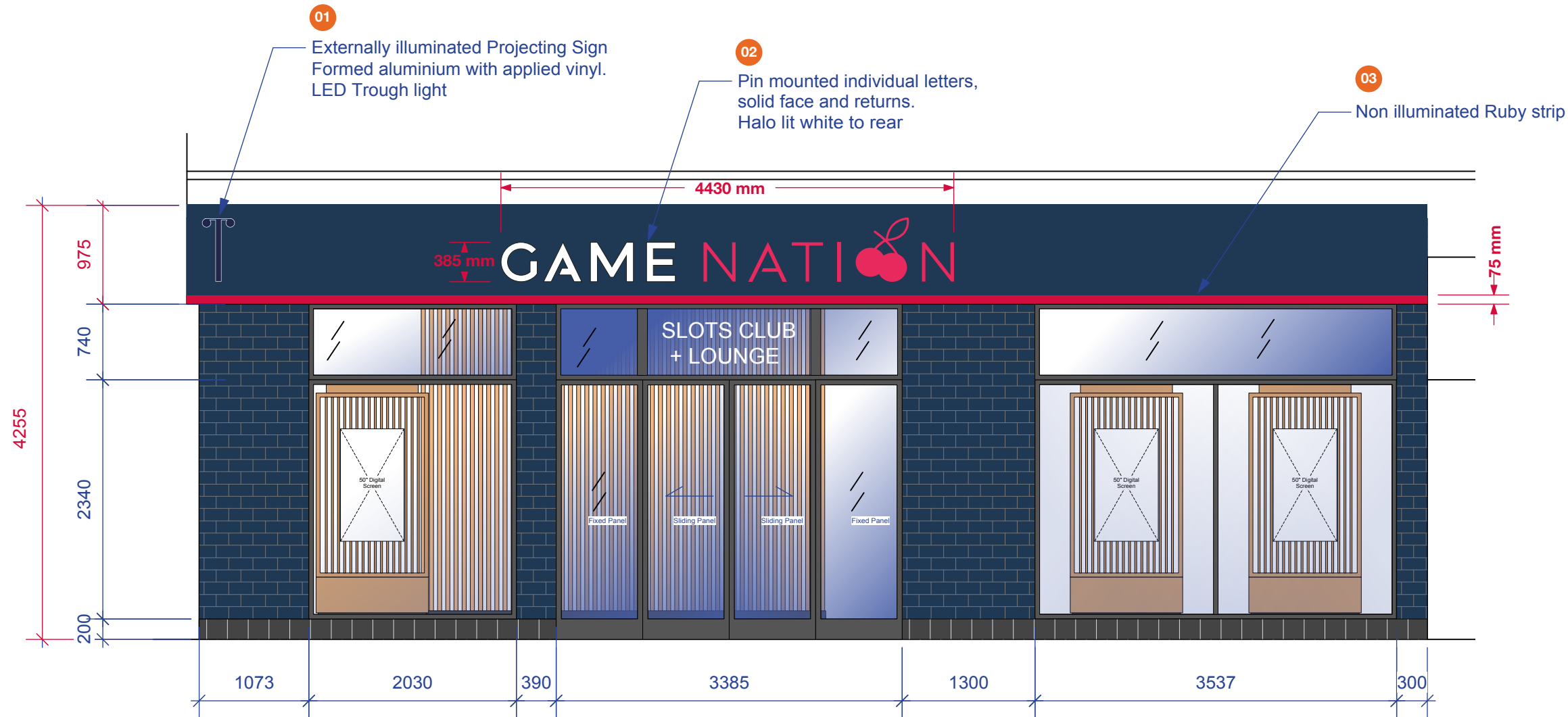


SIGN COLOUR

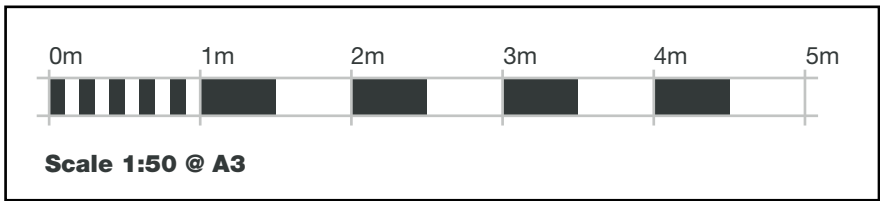
RAL 5003
Saphire Blue

RAL 3027
Ruby

White



1 Facade Elevation
Scale 1:50 @ A3



SIGN COLOUR

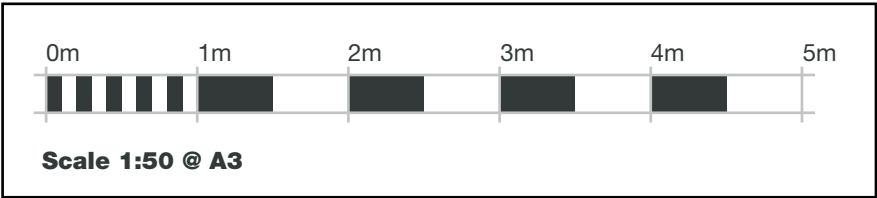
RAL 5003
Saphire Blue

RAL 3027
Ruby

White



1 Facade Elevation
Scale 1:50 @ A3

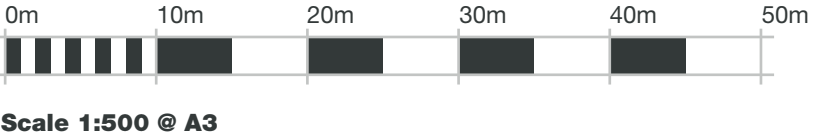
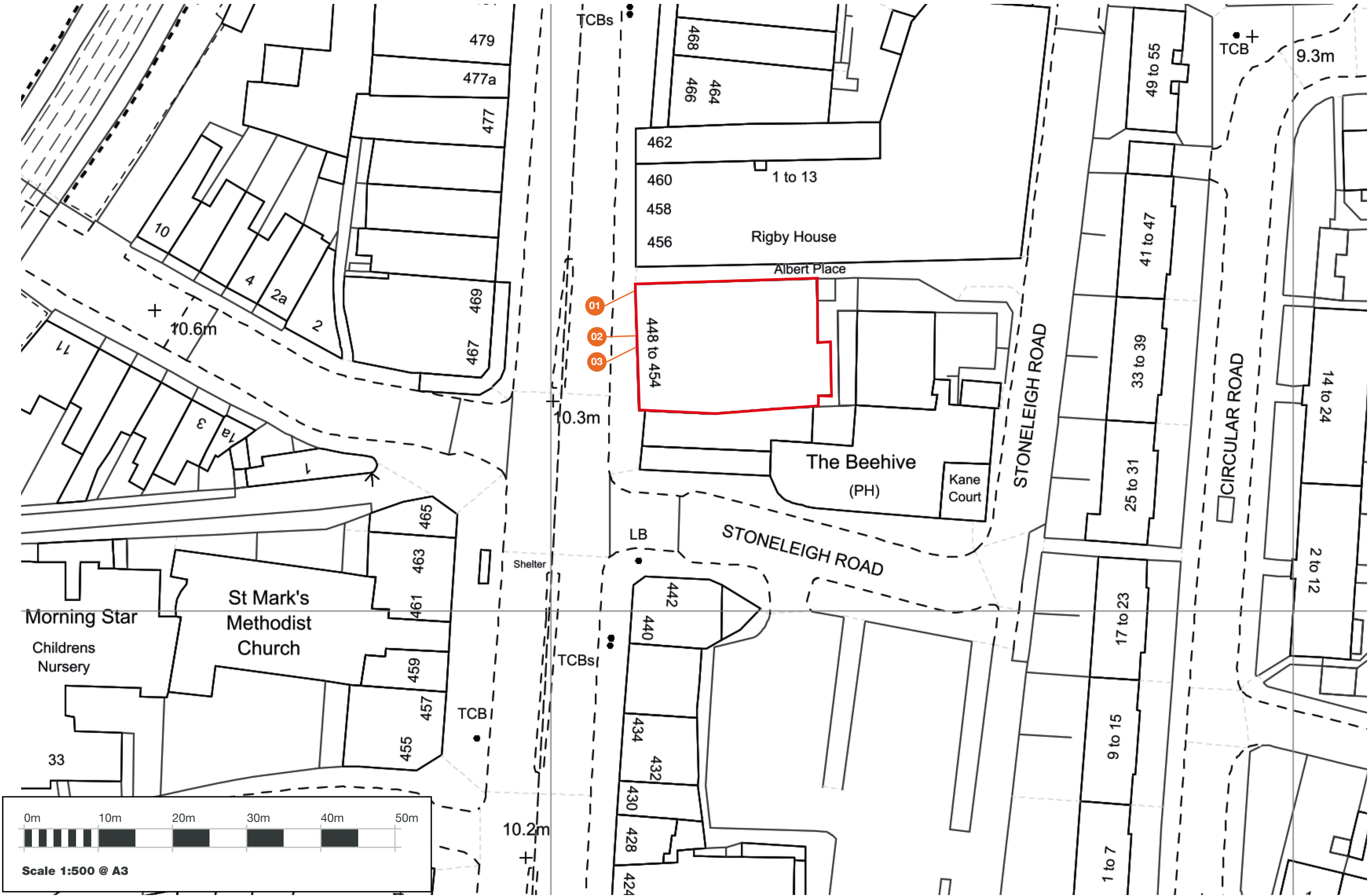


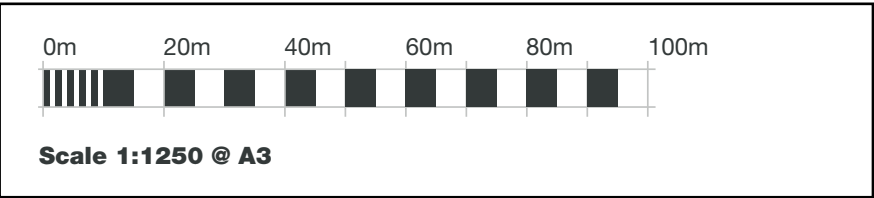
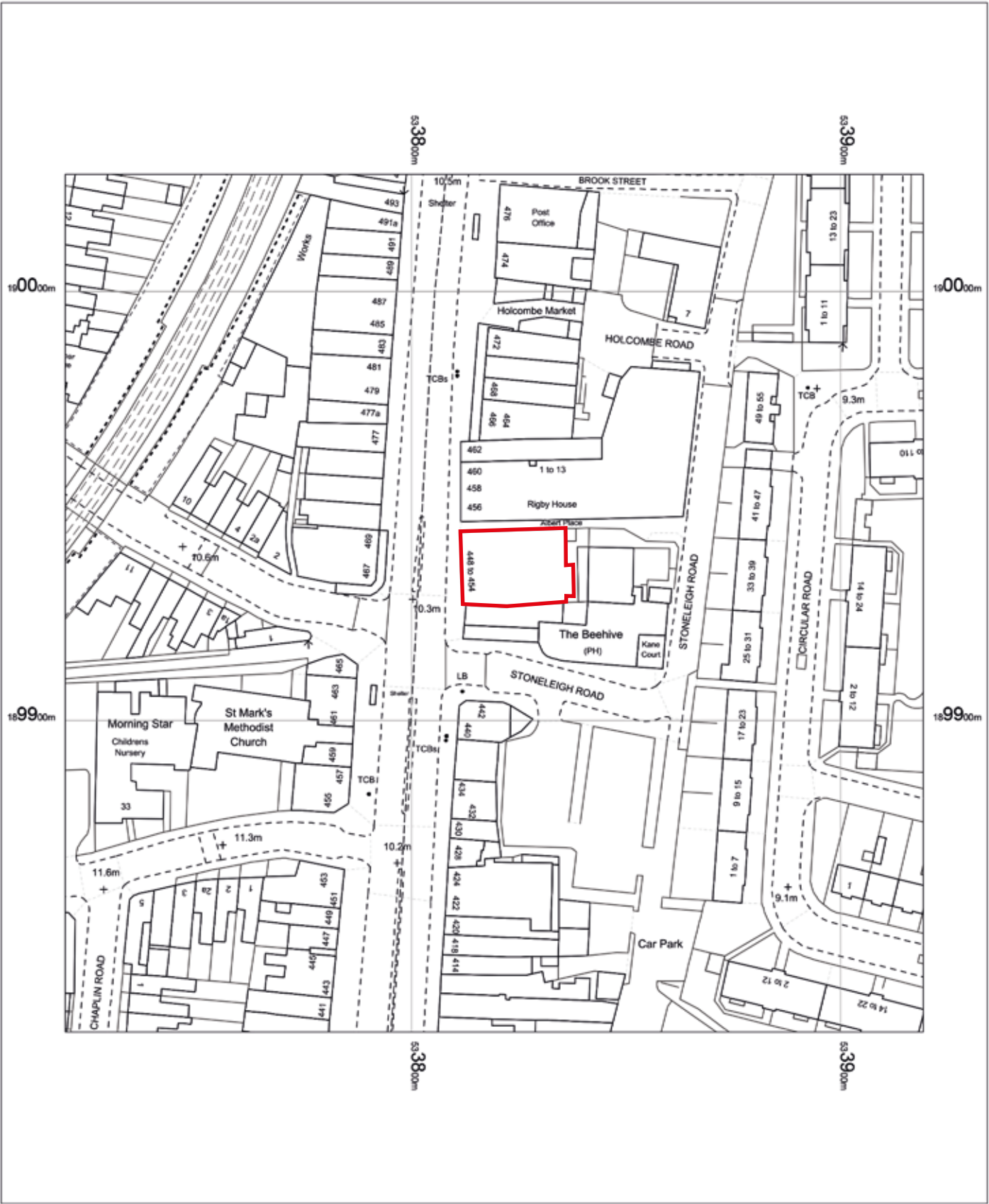
SIGN COLOUR

RAL 5003
Saphire Blue

RAL 3027
Ruby

White





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