

Design Access Statement

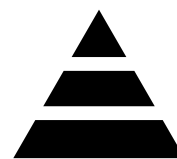
Planning Application August 2023

Site: 268 High Road, Wood Green, London N22 8JX

Proposal: Retention of existing shop front and proposed rear single storey extension.

Prepared by:
Delta Tech Ltd
86 - 90 Paul Street
London
EC2A 4NE

www.deltatechltd.com

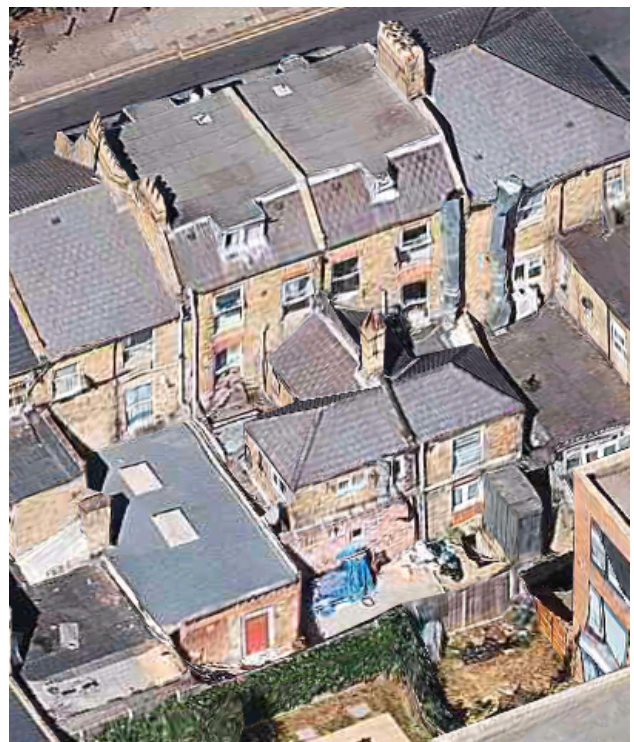
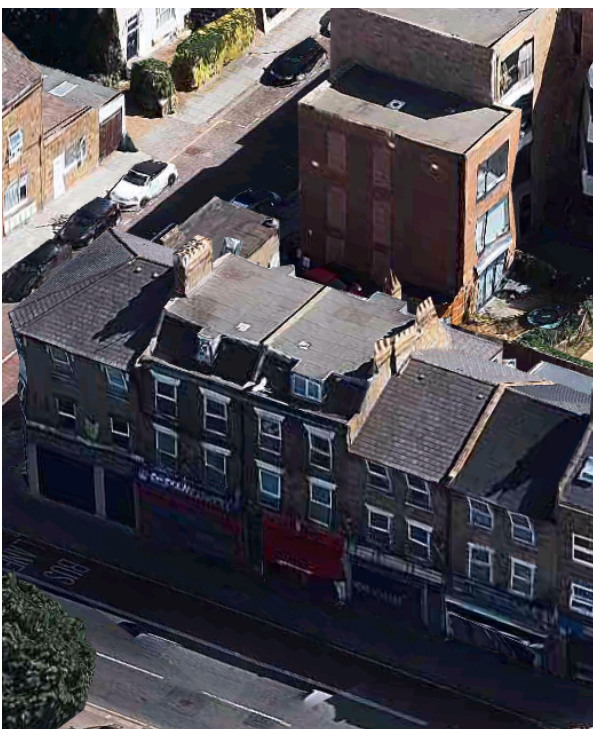
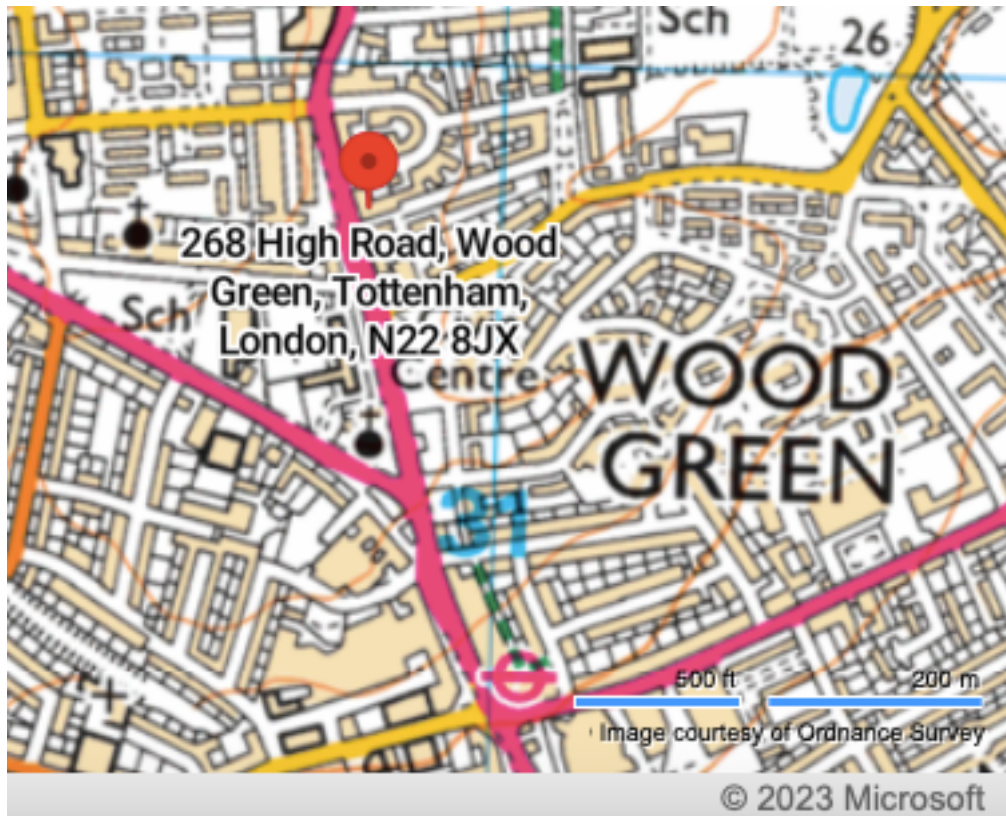


Delta Tech Ltd

Architecture & Construction

Site details:

The application site is located north of Wood Green, in the heart of Haringey, along a parade of mixed commercial uses on ground floor and residential units on the upper floors with private access. The immediate area is predominately residential with commercial units located along the parade of the High Road. The host building is three storey high with ground floor commercial unit and the upper floors are residential with private access from the High Road. The architecture and construction of buildings within the neighbourhood are from the early to mid 20th century.

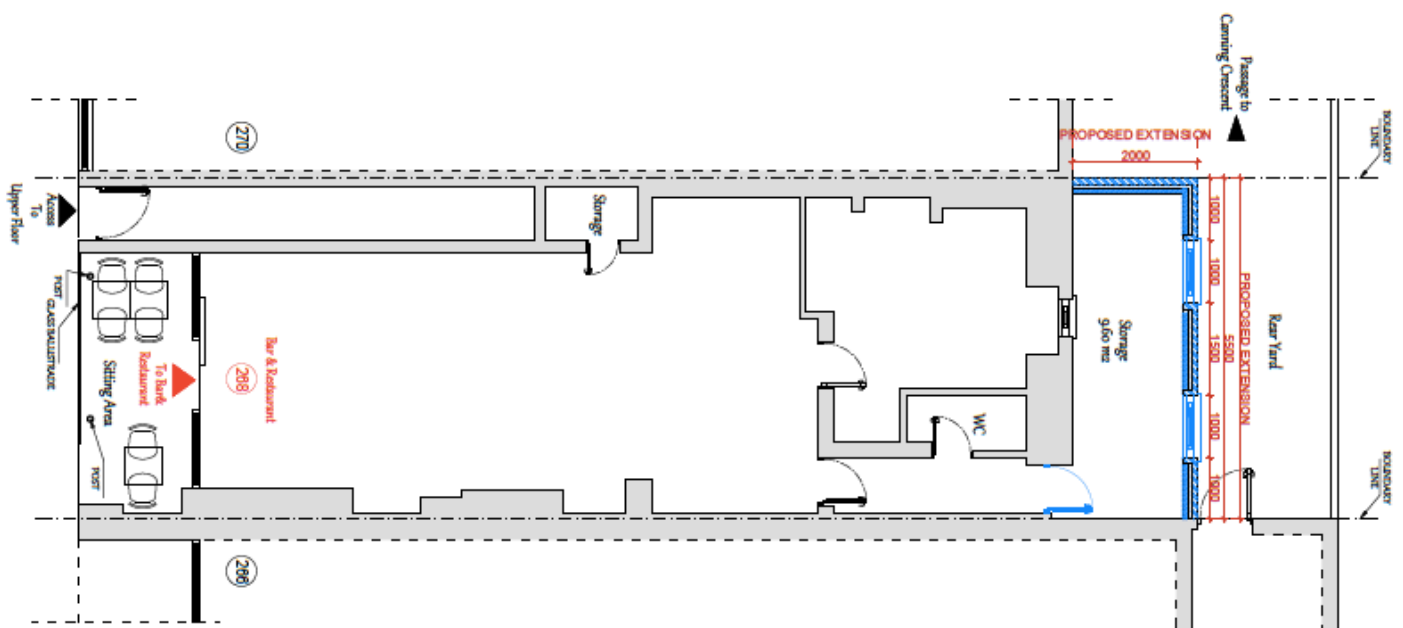


Proposal:

The proposal intends to retain the existing shop front which is moved towards to the inside of the unit to provide covered outside seating and also propose rear single storey extension.

The front seating area provides outside covered seating for patrons where the shop front has been pushed back with the shop front now constructed from large glass panels to provide natural light into the interior portions of the unit. The new seating area is ideal for those who wish to smoke without having to congregate on the outside narrow pavement, the seating also provides outside seating for warmer days. The rear extension is to be constructed from materials matching the existing host building and set at a height to match neighbouring properties. The single storey extension will provide much needed internal space within the kitchen whereby existing storage will be moved to the proposed rear extension area.

Overall, the proposals have been carefully conceived and designed to sensitively support and sustain a developing business that will continue to make a positive contribution to the vitality of the town centre. Accordingly, the proposals are in full accordance with all the relevant planning policies identified below



Planning Policy:

National Planning Policy Framework (2021)

The NPPF was reissued in 2021 and sets out the Government's planning policies for England and is a material consideration in planning decisions. This edition replaced the original NPPF from 2018. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and 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.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that:

“[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Local Planning Policies

Material:

The proposal will include materials to match existing rear and modern light material to the external finish of the new shop front.

Size & Access:

The size of the proposal and site can be seen clearly on attached plan copies. The ground floor provides easy access for those with limited movement. PTAL rating of 6a.