

DESIGN AND ACCESS STATEMENT

155 Tottenham Lane N8 9BT

To accompany a planning application for the '*proposed alterations to shop front*' at 155 Tottenham Lane N8 9BT

Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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1. Introduction

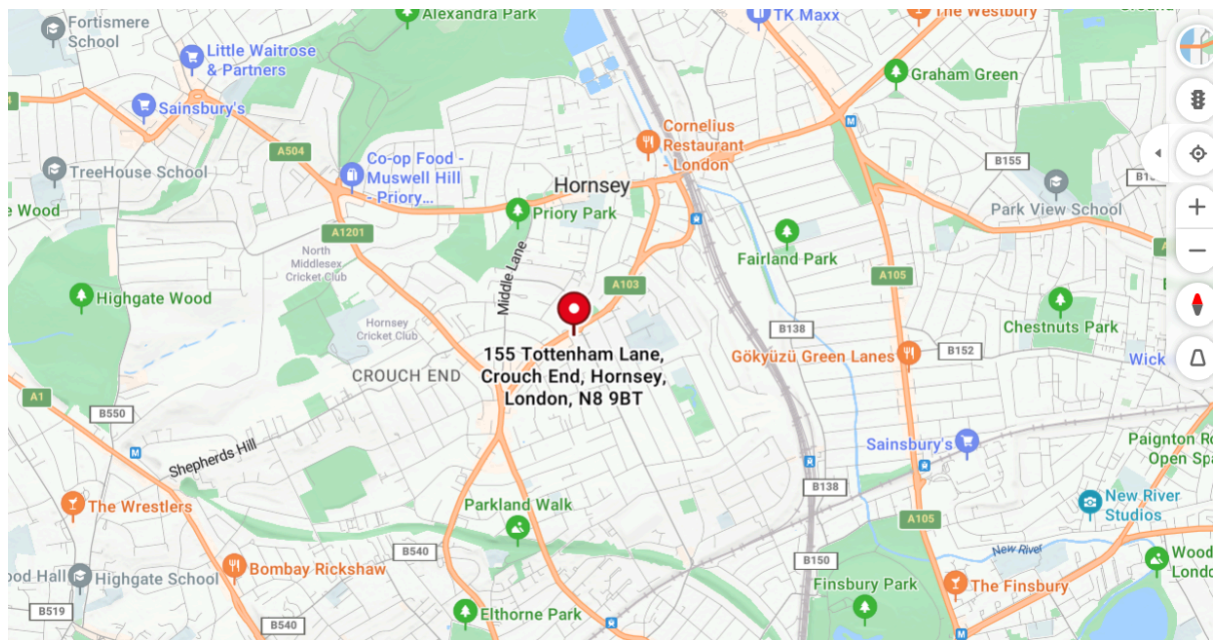
This Design and Access Statement has been prepared to accompany a full planning application for the proposals at 155 Tottenham Lane N8 9BT

This design and access statement should be read in conjunction with the following accompanying drawings.

- Original, existing and proposed plan, section and street elevation - Drawing No.100

2. Site Location

155 Tottenham Lane N8 9BT is located in Crouch End and is in the London Borough of Hornsey. This application relates to the ground floor commercial unit only.



3. Description

The site is currently used as a commercial unit and is currently used by 'Mr Blue' convenience store.

4. Previous Planning History

The following applications have been approved on the site, with associated planning references from Havering Council listed below.

1. **ENF/2025/1035-A-11996**

Planning enforcement letter, referenced above, was received on 9th December 2025, with regards to the recent alterations to the shop front. The original shopfront was removed without planning permission and a new shopfront to 'Mr Blue' was installed without relevant approvals.

5. Access

The access to the commercial unit is proposed to be reinstated as per the original design. Please see attached drawings.

6. Original & Existing

The original shop front was as per the below image.

Original Shopfront



Following the removal of the original, a new shopfront has been installed without planning permission, as highlighted in the enforcement letter previously referenced. The existing shopfront is as per the below image.

Existing Shopfront



7. Proposals

Please refer to drawing no. **100** for full details of the proposals.

- The proposed shopfront is to be rebuilt in timber to match the original.
- The low level walsl below the glazed window sections is to be rebuilt..
- A timber door and fanlight is to be resinated.
- An external shutter is proposed for additional security, fitted to the internal face of the shopfront.
- All external finishes will be to match the original.