

PLANNING STATEMENT

AUGUST 16

40A Tottenham Lane, London N8 7EA



Design
Studio

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Proposal: Erection of a single-storey ground-floor infill extension to the existing recessed frontage, incorporating a new glazed commercial shopfront and entrance, together with associated external alterations.

Applicant: [Applicant Name]

Site Address: 40A Tottenham Lane, London N8 7EA

Local Planning Authority: London Borough of Haringey

Prepared by: SY Design Studio Ltd

Project Reference: 1043

1. Introduction

This Planning Statement has been prepared by SY Design Studio Ltd in support of a planning application at 40A Tottenham Lane, London N8 7EA.

The application seeks planning permission for the infilling of an existing recessed ground-floor area of the premises to create additional enclosed commercial floorspace comprising a reception and waiting area.

The works include the installation of a new glazed commercial frontage and entrance together with a new roof over the infilled area and associated external alterations.

The proposal represents a relatively modest intervention to the existing building. It is intended to rationalise the ground-floor frontage, improve the functionality and appearance of the premises and provide a clearer and more active relationship between the commercial accommodation and Tottenham Lane.

The works are confined principally to ground-floor level and do not materially alter the overall scale, height or established upper-floor form of the existing building.

2. Site and Surrounding Area

2.1 The Application Site

The application relates to 40A Tottenham Lane, London N8 7EA.

The property forms part of the established built frontage along Tottenham Lane and comprises commercial accommodation at ground-floor level with accommodation above.

The existing building has an irregular footprint reflecting the historic pattern of development in the locality.

At ground-floor level, part of the frontage is presently recessed from the main building line and accommodates an open area associated with the premises.

The existing ground-floor accommodation includes a number of commercial spaces together with ancillary facilities. The recessed part of the frontage presently creates a break in the otherwise built-up ground-floor elevation.

The application seeks to utilise this existing recessed area more efficiently by enclosing it and incorporating it into the premises.

2.2 Surrounding Character

Tottenham Lane is characterised by a mixture of commercial and residential development, with buildings of differing ages, architectural styles, heights and frontage arrangements.

Ground floors within the wider street contain a variety of commercial premises and associated entrances and glazed frontages.

The character of the street is therefore not defined by a single uniform architectural treatment. Rather, it reflects a varied urban environment where commercial activity contributes significantly to the appearance and vitality of the street.

The proposed works have been designed in response to this established commercial context.

3. Existing Development

The existing ground-floor arrangement contains a recessed/open area positioned towards the frontage of the premises.

This area currently sits outside the principal enclosed building envelope.

The existing arrangement creates an irregular relationship between the internal commercial accommodation and the external frontage.

The proposal seeks to rationalise this condition by enclosing the recessed area while retaining the overall scale and established form of the wider building.

No substantial alterations are proposed to the existing first-floor accommodation or the principal upper parts of the building as part of these works.

4. Proposed Development

The application proposes:

- the erection of a single-storey infill extension within the existing recessed ground-floor area;
- enclosure of the existing open area to form additional internal commercial accommodation;
- creation of a reception area;
- creation of a customer waiting area;
- installation of a new glazed commercial frontage;
- provision of a new entrance door;
- installation of associated glazing and mullions;
- construction of a new roof over the infilled area; and
- associated minor external alterations necessary to integrate the extension into the existing premises.

The extension occupies an area already physically contained by adjoining parts of the existing building and therefore represents an infill form of development rather than a substantial outward extension of the overall premises.

The proposed accommodation will provide a more practical reception and waiting area and improve the relationship between the internal commercial activities and the street frontage.

5. Design Approach

5.1 Principle of the Infill

The design approach has been deliberately kept simple.

Rather than introducing a visually dominant addition, the proposal fills an existing gap within the ground-floor footprint.

The intervention consequently reads as a rational completion of the existing commercial frontage rather than as a separate or competing architectural element.

The scale of the works remains subordinate to the main building and the proposed extension remains entirely at ground-floor level.

The established upper-floor form, roofscape and overall massing of the principal building remain substantially unchanged.

5.2 New Commercial Frontage

A key element of the proposal is the creation of a new glazed frontage.

The glazing provides visual permeability between the premises and the street and helps avoid the creation of a blank or inactive elevation.

The shopfront treatment also provides a clearer visual identity to the commercial premises and establishes a more legible entrance arrangement.

The use of glazing is appropriate to the commercial nature of the ground floor and is consistent with the general character of active commercial frontages.

The proposed mullions provide an appropriate degree of subdivision and give the frontage a clear architectural rhythm rather than presenting a single uninterrupted area of glazing.

5.3 Scale and Massing

The extension is single storey only.

Its height is significantly below the principal upper levels of the existing building and consequently remains visually subordinate.

The proposal does not introduce additional upper-floor massing and does not materially alter the overall height or silhouette of the principal building.

The infill arrangement also limits the visual prominence of the extension because it occupies an existing recess between established elements of the building.

5.4 Roof Form

A new roof is proposed above the infilled area.

The roof is modest in scale and positioned below the principal upper-floor level.

Its simple form allows it to integrate with the existing building without introducing unnecessary architectural complexity.

The new roof will therefore have a limited effect upon the wider roofscape or views of the building from Tottenham Lane.

6. Planning Policy Context

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant planning framework includes:

- the National Planning Policy Framework;
- the London Plan 2021;
- the Haringey Local Plan;
- the Haringey Development Management Development Plan Document 2017; and
- other relevant adopted supplementary planning guidance.

The proposal is primarily concerned with design, appearance, commercial frontage quality, accessibility and the relationship of the development with the surrounding townscape.

7. National Planning Policy Framework

The National Planning Policy Framework places significant importance on achieving well-designed places.

Development should respond appropriately to local character while also allowing appropriate innovation and change.

The proposal accords with these objectives.

It represents a modest intervention to an existing commercial property and makes efficient use of an underutilised recessed part of the premises.

The design responds directly to the existing building rather than introducing an unrelated architectural form.

The proposed glazed frontage would also improve the visual relationship between the commercial premises and the street.

The scheme therefore constitutes an appropriate and proportionate form of development that supports the continued effective use of an existing building.

8. London Plan 2021

8.1 Policy D3 – Optimising Site Capacity Through the Design-Led Approach

London Plan Policy D3 promotes a design-led approach to development and requires development to respond appropriately to its context.

The proposal complies with this principle.

The scheme has been developed around the physical characteristics of the existing building.

Rather than extending significantly beyond the established footprint, the proposal makes use of an existing recessed area between built elements.

The result is a compact and efficient form of development that improves the usability of the premises without materially increasing the overall scale of the building.

The extension is consequently proportionate to the site and surrounding context.

8.2 Policy D4 – Delivering Good Design

Policy D4 seeks to secure high-quality design throughout the development process.

The proposed scheme is straightforward in architectural terms and its simplicity is considered appropriate to the scale of the works.

The new shopfront provides an improved interface with the public realm and the extension has been designed so that it remains visually subordinate to the principal building.

8.3 Policy D5 – Inclusive Design

The proposed frontage provides a clearly identifiable entrance into the premises.

The detailed design and construction of the entrance will ensure that appropriate access is provided in accordance with relevant accessibility requirements.

The proposal therefore supports the principles of inclusive and accessible commercial development.

9. Haringey Local Planning Policy

9.1 Policy DM1 – Delivering High Quality Design

Haringey's Development Management policies require development to achieve a high standard of design and to respond positively to the character and amenity of the surrounding area.

The proposal satisfies these objectives.

The extension:

- is modest in scale;
- is contained at ground-floor level;
- occupies an existing recessed area;
- respects the established scale of the building;
- maintains the dominance of the original building;
- introduces an active glazed frontage;
- avoids a blank or visually defensive elevation; and
- provides a coherent commercial entrance.

The proposal therefore makes a positive contribution to the appearance and functionality of the premises.

9.2 Shopfront Design

Haringey's planning policies and design guidance recognise that shopfronts make an important contribution to the character, activity and appearance of commercial streets.

New and altered commercial frontages should therefore be appropriately designed and integrated with the host building.

The proposed frontage has been designed as an integral part of the ground-floor elevation.

Its proportions respond to the dimensions of the existing recessed area, while the use of glazing maintains visual activity at street level.

The frontage is not excessively elaborate and will not compete visually with the upper floors of the building.

The proposed arrangement therefore provides an appropriate contemporary commercial frontage while remaining respectful of the host property.

10. Effect on the Street Scene

The effect of the proposal on the street scene is considered beneficial.

The existing recessed area produces a comparatively fragmented frontage.

Enclosing the area will provide greater visual continuity at ground-floor level and allow the premises to present a clearer commercial frontage to Tottenham Lane.

The scheme retains variation within the wider elevation and does not attempt to create an artificial uniformity with neighbouring buildings.

The development remains clearly contained within the scale of the existing property.

Because the proposal is limited to ground-floor level, it will not materially affect the established upper-floor building line or the wider silhouette of the street.

The proposed glazed frontage will also maintain visual activity and surveillance at ground-floor level.

The proposal is therefore considered to improve rather than harm the appearance of the street.

11. Relationship with the Existing Building

The proposal has been designed to remain subordinate to the principal building.

The extension occupies an existing recess and consequently does not substantially alter the established massing of the premises.

The principal architectural form above ground-floor level remains identifiable and unchanged.

The new elements are concentrated at the lower level of the building, where commercial frontage alterations would ordinarily be expected within this type of urban environment.

The proposal therefore represents an appropriate evolution of the premises rather than an intrusive alteration to its overall architectural character.

12. Residential Amenity

The proposal is not considered to result in any unacceptable impact upon neighbouring residential amenity.

The works are located at ground-floor level and largely within an existing recessed part of the building.

No substantial increase in building height is proposed.

The development therefore does not introduce a significant new source of overlooking, loss of privacy, enclosure or loss of daylight to neighbouring properties.

The proposal relates primarily to the physical enclosure and improvement of the existing commercial frontage rather than an intensification in the scale of the overall building.

Accordingly, no material adverse residential amenity impacts are anticipated.

13. Access and Public Realm

The proposal provides a clearly identifiable commercial entrance within the new frontage.

A transparent and active frontage is preferable in townscape terms to a blank elevation and contributes positively to the relationship between the premises and the adjoining public realm.

The entrance will be detailed to provide appropriate access to the premises in accordance with relevant Building Regulations and inclusive-design requirements.

No fundamental alteration to the established street or highway arrangement is proposed as a consequence of the extension.

14. Sustainability and Efficient Use of Existing Development

The proposal represents an efficient use of an existing developed site.

Rather than requiring extensive redevelopment, the scheme makes better use of an existing recess within the footprint of the premises.

This approach allows the existing building to continue to be utilised while requiring only a limited amount of additional construction.

The development therefore represents a proportionate and resource-efficient approach to improving the functionality of the property.

15. Planning Balance

The proposal represents a small-scale infill extension and commercial frontage improvement to an established property.

The principal planning benefits are:

- improved utilisation of an existing recessed area;
- creation of functional reception and waiting accommodation;
- improved appearance and legibility of the commercial premises;
- provision of a modern glazed frontage;
- increased activity and visual permeability at street level;
- retention of the established upper-floor scale and form of the building;
- limited additional massing;
- no significant adverse effect upon neighbouring amenity; and
- continued effective commercial use of the premises.

The development is modest and proportionate to the existing building.

Any change to the appearance of the property is concentrated at ground-floor level and has been designed to improve the relationship between the premises and Tottenham Lane.

There are therefore no material planning considerations identified that would outweigh the benefits of the proposed development.

16. Conclusion

This Planning Statement has demonstrated that the proposed development represents an appropriate and well-considered ground-floor infill extension to 40A Tottenham Lane.

The proposal makes efficient use of an existing recessed area and provides improved reception and waiting facilities within the premises.

The new glazed commercial frontage creates a clearer and more active relationship with Tottenham Lane and provides a coherent architectural treatment to an otherwise recessed part of the building.

The extension is modest in scale, remains subordinate to the principal building and does not materially alter the established height, upper-floor massing or wider character of the property.

The development is considered consistent with the design-led principles of national planning policy, the London Plan and the adopted policies of the London Borough of Haringey.

For the reasons set out within this statement, it is respectfully requested that the London Borough of Haringey grants planning permission for the proposed development.