



DESIGN AND ACCESS STATEMENT

ROJ CAFE - SINGLE-STOREY STORAGE EXTENSION

**1B Turnpike Lane, Ducketts Common
London N8 0EP**

Application	Full planning permission
Existing use	Cafe (Use Class E)
Proposal	Single-storey extension providing dedicated storage and associated operational improvements
Prepared by	Phaaraspa Design Studio



Aerial context: Roj Cafe within Ducketts Common, close to Turnpike Lane.

1. Introduction

This Design and Access Statement supports an application for full planning permission for a modest single-storey extension to Roj Cafe at 1B Turnpike Lane, Ducketts Common, London N8 0EP. The extension would provide a purpose-designed storage area and enable associated improvements to the cafe's internal service arrangement and external circulation.

The statement has been prepared with reference to drawings A100-A108, the Arboricultural Impact Assessment and Method Statement prepared by All Arboriculture (28 July 2026), and the preliminary pile-foundation drawing prepared by Greenart Consultancy Limited (5 August 2026).

2. Site and Surroundings

Roj Cafe is an established single-storey commercial building within Ducketts Common in the London Borough of Haringey. The site is set within public open space and is close to Turnpike Lane Underground Station, bus services and surrounding residential and commercial areas. Access is taken from the existing park footpath network.

The building has a flat roof and a contemporary lightweight appearance, with light blue external structures, vertical framing and extensive glazing. Mature London plane trees are located close to the cafe. The arboricultural survey identifies three Council-owned or off-site trees (T1-T3), all graded Category B, whose crowns and root protection areas influence the site.

3. Existing Building and Use

The premises operate as a cafe within Use Class E. The existing plan comprises a customer seating area, kitchen, accessible WC, entrance, fire exit and external bin area. Storage is currently limited, constraining stock management and the efficient separation of customer, food-service and back-of-house functions.

4. The Proposal

The submitted drawings show a single-storey extension adjoining the service side of the existing cafe. The extension is approximately 4.785 m wide and 2.5 m deep and is designed as a dedicated storage and back-of-house area. The proposals include:

- a secure storage room with shelving, fridge/freezer provision and worktop space;
- an enclosed bins area and retained fire-exit route;
- reorganisation of the existing kitchen as a service area;
- extension of an existing internal wall opening to accommodate a new display counter;
- external wall finishes and colours matched to the existing cafe; and
- a limited green-coloured hard-surface treatment around the cafe perimeter, subject to drainage and arboricultural requirements.

The cafe use, principal entrance, customer seating area and accessible WC would remain. The proposal is therefore an operational enhancement of the existing business rather than a change in the nature of the use.

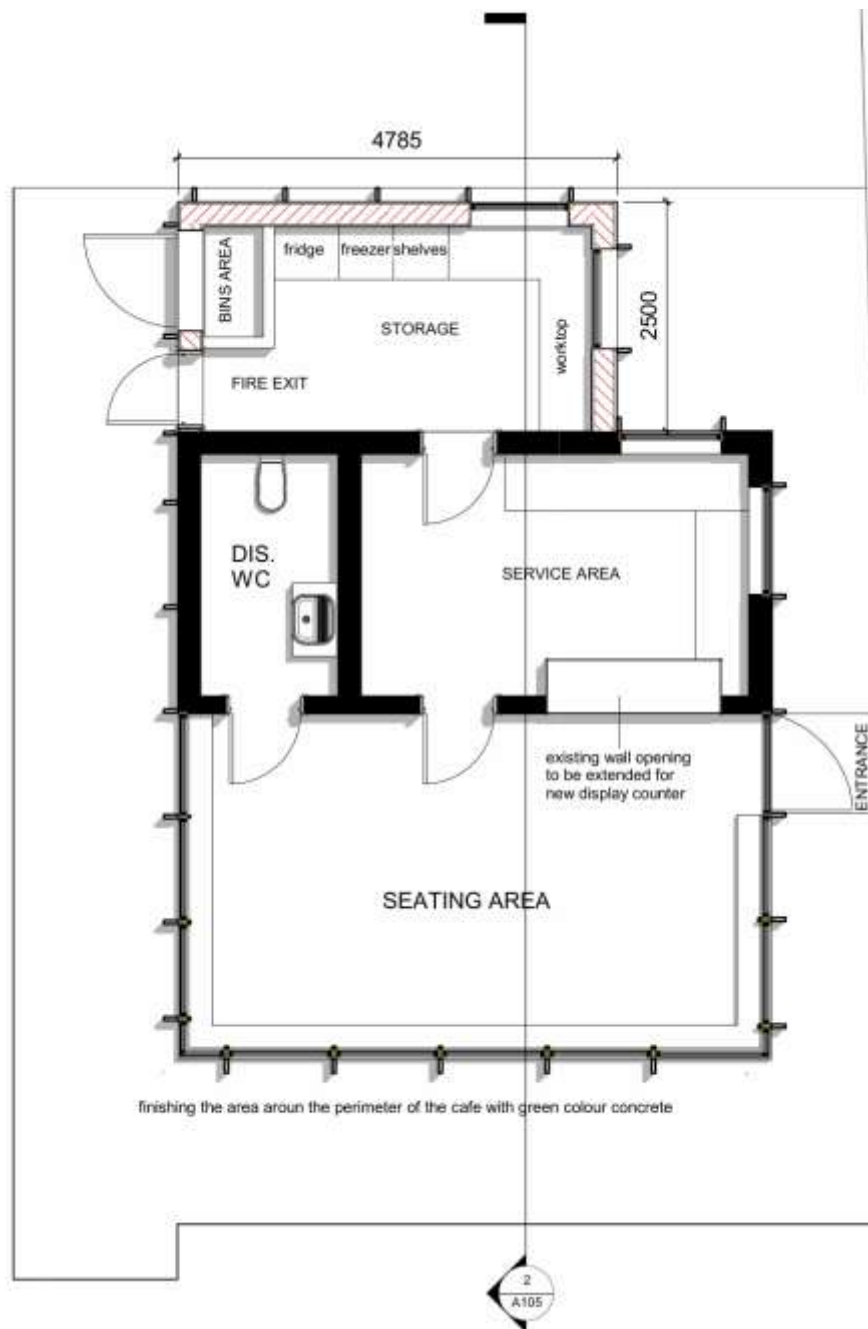


Figure 1. Proposed ground-floor arrangement (drawing A103).

5. Design

5.1 Amount and scale

The extension is deliberately compact and single storey. Its footprint responds directly to the storage requirement and avoids unnecessary enlargement. It remains subordinate to the existing cafe and retains the building's established roofline and low-profile form within the park setting.

5.2 Layout and operation

Locating storage beside the service area creates a logical back-of-house sequence for deliveries, stock storage and day-to-day service. It removes loose stock and equipment from customer and food-preparation areas, supporting improved housekeeping, hygiene and staff workflow. The separate external and internal doors create a buffer between outside conditions and the food-service area.

5.3 Appearance and materials

The elevations show the extension continuing the proportions, panel rhythm and dark green colour of the existing building. Matching finishes reduce visual contrast and allow the addition to read as a coherent, subordinate part of the cafe. The extension does not alter the principal glazed customer frontage or rooftop cafe signage shown on the submitted elevations.



Figure 2. Proposed visual showing the extension integrated with the existing cafe (drawing A108).

6. Access and Inclusive Design

The established approach from the park footpaths and the principal customer entrance would remain unchanged. The customer seating area and existing accessible WC are retained. The extension is a back-of-house space and does not reduce the principal customer circulation area shown on the proposed plan.

Detailed thresholds, door clear widths, ironmongery, lighting and surface finishes should comply with the applicable Building Regulations and operational accessibility requirements. The external hard surface should be even, slip resistant and detailed so that it does not create a trip hazard or impede drainage.

7. Trees, Foundations and Landscape Protection

The arboricultural assessment identifies no tree removals, no facilitation pruning, no demolition within a root protection area and no new surfacing within a root protection area. The extension does, however, encroach into the root protection areas of T1 and T3. This constraint has shaped the foundation strategy.

A precautionary no-dig approach is proposed. The arboricultural method statement describes a mini-piled, suspended construction, while the preliminary structural drawing shows five helical pile positions supporting a suspended timber floor. The final structural design should coordinate these documents and retain the core principle of minimal excavation and root avoidance.

- install approved tree-protection fencing and ground protection before construction;
- exclude storage, mixing, contaminants, machinery and unauthorised activity from protected rooting areas;
- use hand tools or air-spade techniques where investigation within a root protection area is unavoidable;
- retain and protect roots greater than 25 mm diameter, adjusting pile positions where necessary;
- use low-ground-pressure equipment operating from temporary ground protection; and
- provide arboricultural supervision at the protection, foundation and completion stages.

Subject to these controls, the supporting arboricultural report concludes that the relationship between the extension and retained trees is acceptable and consistent with BS 5837:2012.

8. Sustainability and Environmental Considerations

The proposal reuses and improves an established cafe rather than replacing it. Its compact form, matching envelope and targeted operational purpose limit the amount of new construction. The pile-supported suspended floor reduces excavation in sensitive rooting areas. Materials should be durable, responsibly sourced and selected to match the existing building while meeting energy, moisture and fire-performance requirements.

Any external surfacing and drainage must be coordinated with the arboricultural constraints. Surface-water runoff should be managed within the site without concentrating flows toward retained trees, park paths or neighbouring land. Existing service routes should be reused where practicable; any new services close to root protection areas should follow the trenchless or hand-dug methods in the arboricultural method statement.

9. Planning Policy Assessment

The application should be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant framework includes the National Planning Policy Framework (NPPF), the London Plan 2021 and Haringey's adopted Local Plan documents, including the Development Management DPD.

9.1 Metropolitan Open Land and openness

Ducketts Common is protected open space and should be considered against the applicable Metropolitan Open Land framework. London Plan Policy G3 affords Metropolitan Open Land the same status and protection as Green Belt. NPPF paragraph 154(c) identifies an extension or alteration of a building as an exception to inappropriate development where it would not result in a disproportionate addition over and above the size of the original building.

The proposal is a compact, single-storey addition to an established cafe. It is attached to the existing building, follows its height and material language, and occupies only the area needed for storage. Its limited scale and integration with the existing form minimise its effect on the perceived openness and recreational function of Ducketts Common. The Council will determine the proposal's compliance with Metropolitan Open Land policy on the complete application evidence.

9.2 Design, access and trees

The restrained scale, matching appearance and retention of the principal frontage respond to the design-led approach in London Plan Policies D3-D5 and Haringey Development Management Policy DM1. Retention of existing customer access and the accessible WC supports inclusive use. The no-dig pile-supported foundation, tree protection and arboricultural supervision respond to London Plan Policies G1, G4 and G7 and Haringey Policies DM19-DM21.

10. Operational and Community Benefits

The additional storage would support safer stock control, improved separation of goods from customer areas, reduced clutter and more efficient service. It would help the existing cafe continue to serve users of Ducketts Common and the surrounding neighbourhood. The applicant anticipates that the improved premises could support up to four part-time and three full-time roles, subject to business conditions; this is an operational intention rather than a fixed planning commitment.

11. Conclusion

The proposal is a modest and functional extension to an established cafe. It provides needed storage and a clearer service arrangement while retaining the cafe use, customer entrance, seating area, accessible WC and principal visual character. The extension is single storey, subordinate and finished to match the existing building.

The design has been developed in response to the site's most important environmental constraint: nearby mature trees. A pile-supported suspended floor, tree protection, root-sensitive working methods and arboricultural supervision provide a credible route to construction without tree removal or significant excavation. Taken together, the proposal would improve the operation of a valued local facility while limiting effects on trees, landscape character, access and the openness of Ducketts Common. Planning permission is therefore respectfully requested.

Appendix A - Submitted Document Schedule

Reference	Document	Date
A100	Existing floor plan	08/08/2026
A101	Existing elevations	08/08/2026
A102	Existing elevation and section	08/08/2026
A103	Proposed floor plan	08/08/2026
A104	Proposed elevations	08/08/2026
A105	Proposed elevation and section	08/08/2026
A106	Site location plan	09/06/2026
A107	Proposed block plan	09/06/2026
A108	Existing and proposed visuals	09/06/2026
AAAIAROJC	Arboricultural Impact Assessment and Method Statement	28/07/2026
2026-01 P1	Preliminary pile-foundation drawing	05/08/2026

Appendix B - Policy and Evidence References

- **National Planning Policy Framework - Chapter 13: Protecting Green Belt land:** <https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land>
- **London Plan 2021 - Chapter 3: Design:** <https://www.london.gov.uk/programmes-strategies/planning/london-plan/the-london-plan-2021-online/chapter-3-design>
- **London Plan 2021 - Chapter 8: Green Infrastructure:** <https://www.london.gov.uk/programmes-strategies/planning/london-plan/the-london-plan-2021-online/chapter-8-green-infrastructure>
- **Haringey Development Management DPD:** <https://haringey.gov.uk/planning-building-control/planning/planning-policy/local-plan/local-plan-development-management-dpd>
- **All Arboriculture, Arboricultural Impact Assessment and Method Statement, ref. AAAIAROJC:** Submitted application document, 28 July 2026
- **Greenart Consultancy Limited, Pile Foundation, drawing 2026-01 P1:** Submitted application document, 5 August 2026 (preliminary)