Project: 151 LORDSHIP LANE, TOTTENHAM, N17 6XE

Design and Access Statement

Advance Architecture

ADVANCE ARCHITECTURE

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This application intends for the retrospective planning application for the front canopy

1. BACKGROUND AND BRIEF HISTORY

1.1 SITE CONTEXT



This document is intended to act as an aid alongside the plans submitted in support of this retrospective application, which is about a front canopy at 151 Lordship Lane, Tottenham, London, N17 6XE. The premises is located in Tottenham in the London Borough of Haringey Council and the property does not lie within a Conservation Area and has not been characterised as a listed building.

- The immediately surrounding area is predominantly mixed used in character.

- The application site is surrounded by residential dwellings and also buildings with commercial units at ground floor level with residential units above.
- The area is characterised by two and three storey buildings.

2. RELEVANT PLANNING & APPEAL HISTORY

2.1 SITE HISTORY

- **HGY/2001/0676**– Approve with Conditions on 28/6/2001
  Change of use of the ground floor from vacant launderette to a take away fish and chip shop (A3) and the erection of an extract flue to the rear elevation.

- **HGY/1999/1623** – Refused on 08/2/2000
  Change of use of ground floor unit to (A3) take away/restaurant and the self-containment of first floor residential unit.

2.2 ADJACENT HISTORY

The photographs provided demonstrate that similar canopy structures are present at neighbouring commercial premises along Lordship Lane, particularly in association with cafés, restaurants and other ground-floor commercial uses. These structures provide sheltered areas to the front of the premises and form part of the existing commercial character of this section of the street. The retrospective canopy at No. 151 is therefore not an isolated feature within the local streetscape and is considered to be consistent with the established pattern of sheltered frontage areas along Lordship Lane.

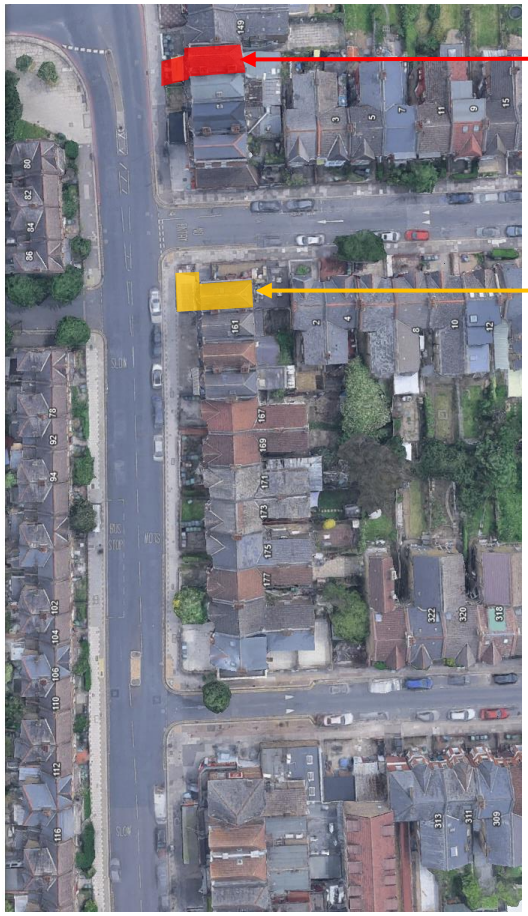
155 Lordship Lane, London, N17 6XE





159 Lordship Ln, London N17 6XF

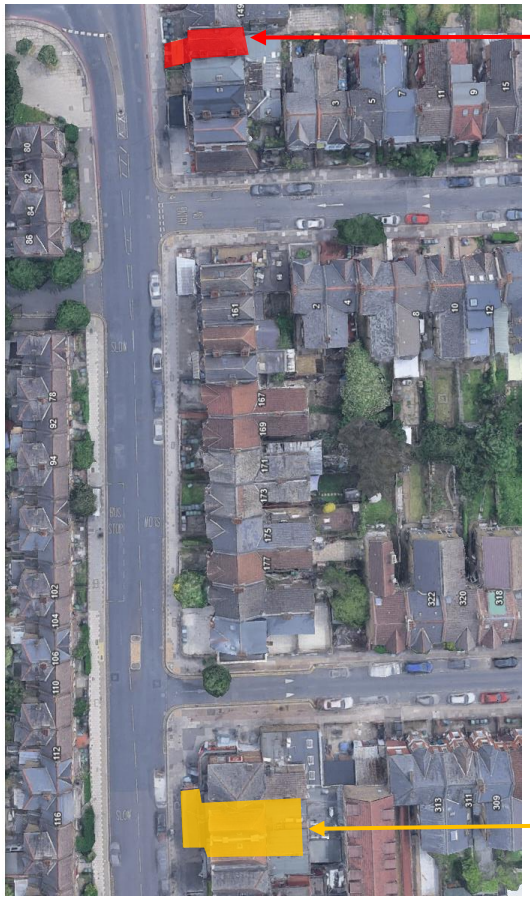




185-187 Lordship Ln, London N17 6XF

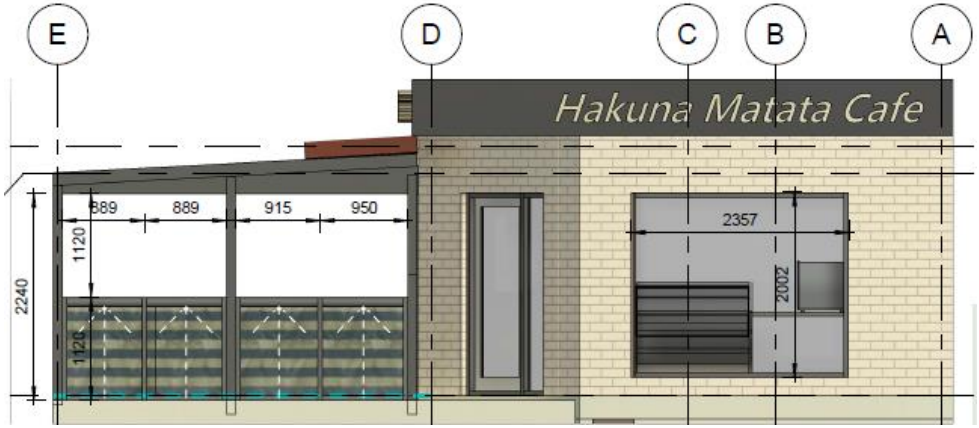
HGY/2014/3006 Approve with Conditions on 15/12/2014
Alterations to convert two shops into single unit, comprising internal and external alterations to shop front including new canopy to the front of shop.

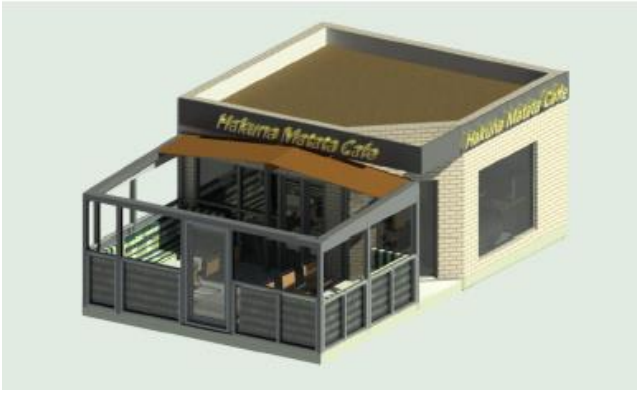




600, Seven Sisters Road, London, N15 6HT

HGY/2024/2558 Approve with Conditions on 09/12/2024
Demolition of existing canopy structure and erection of new canopy structure

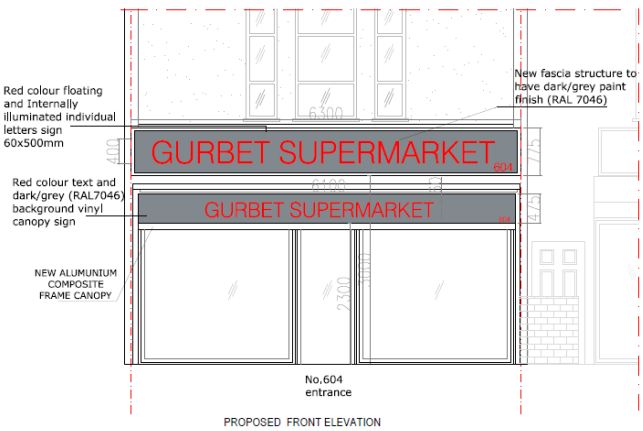


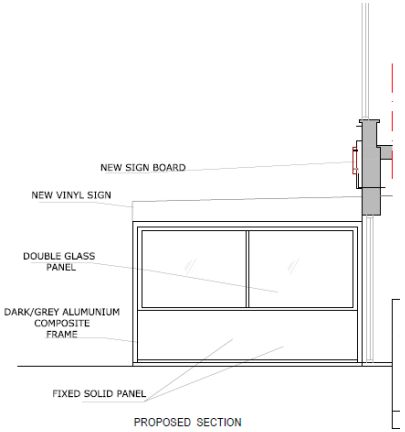


604, Seven Sisters Road, London, N15 6HT

HGY/2019/0580 Approve with Conditions on 04/4/2019
The proposal is for removal of the existing canopy structure in order to provide new canopy with dark/grey colour aluminium, including a new fascia sign.

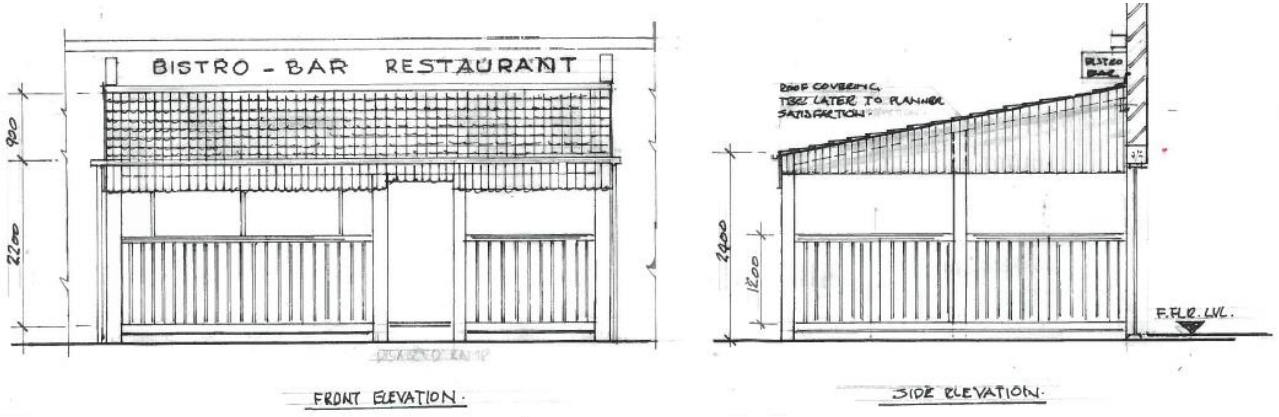






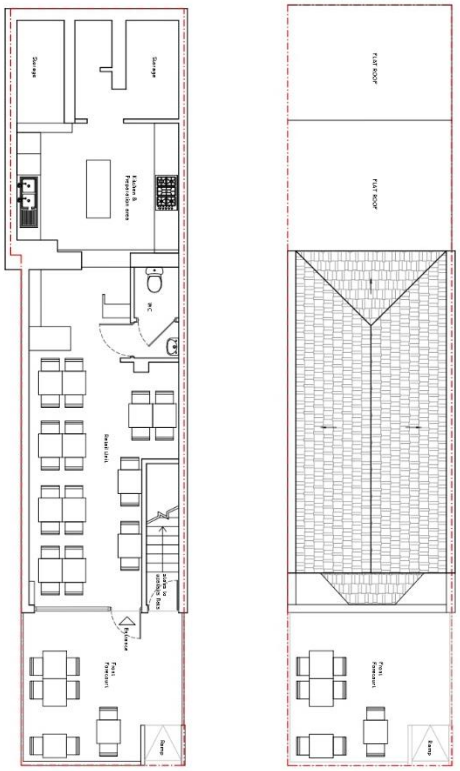
8C, Westbury Avenue, London, N22 6BN

HGY/2012/1752 Approve with Conditions on 02/11/2012
Installation of open canopy



3. PRE-EXISTING DESIGN

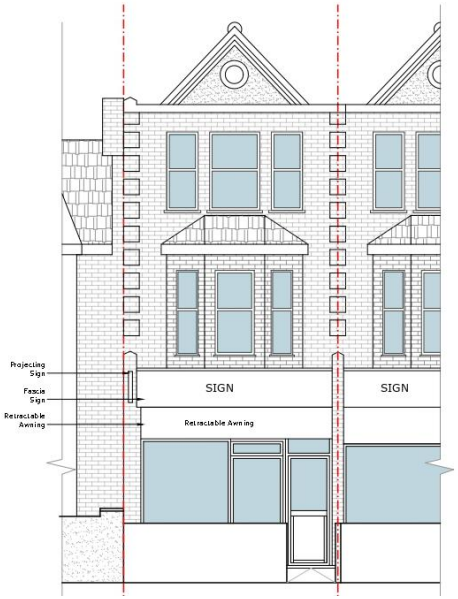
Prior to the erection of the current canopy, the café frontage featured a retractable awning, which extended over the existing outdoor seating area and provided shelter for customers. The outdoor seating area therefore formed part of the established arrangement at the front of the premises prior to the installation of the current canopy.



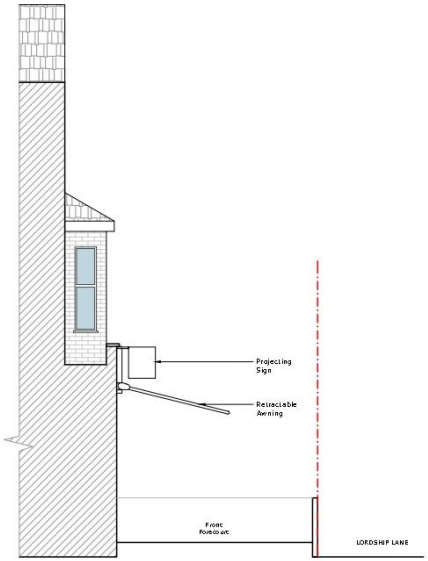
PRE-EXISTING GROUND FLOOR PLAN



PRE-EXISTING AWNING OVER OUTDOOR SEATING AREA



PRE-EXISTING FRONT ELEVATION



PRE-EXISTING SIDE ELEVATION

4. DESIGN STATEMENT

4.1 EXISTING BUILDING & USE

The existing ground-floor premises operates as a café, with opening hours between 07:00 and 18:00. The retrospective canopy provides a sheltered outdoor seating area ancillary to the existing café use and does not alter the established nature or operating hours of the premises.

Given the daytime and early-evening operating hours, the premises does not operate as a late-night use. The outdoor seating area beneath the canopy is therefore not anticipated to result in unacceptable levels of noise or disturbance to neighbouring residential occupiers, particularly during the more sensitive late-evening and night-time periods.



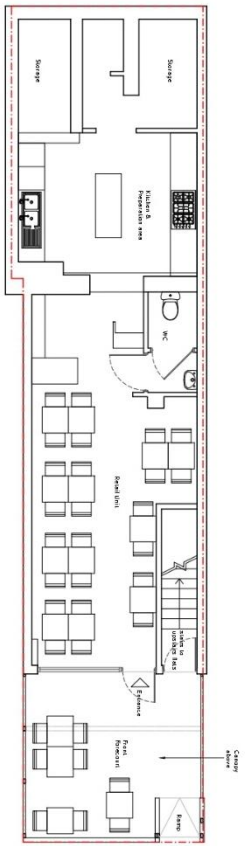
EXISTING FRONT CANOPY

4.2 DESIGN ASSESSMENT

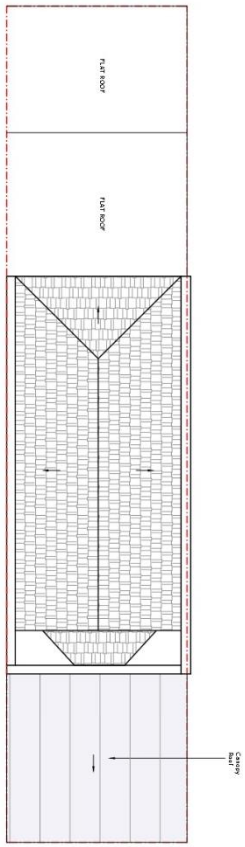
The existing respects its context, where it is located. It has optimised the space, complied with the Local Policies and causes no harm to the occupants and customers of the premises and the surrounding neighbourhood and all unit and access arrangement maintained.

The intention of the extension of the front canopy was to significantly enhance the functionality and commercial potential of the existing building, while carefully preserving its original structure and respecting the surrounding context. The canopy, which is fully contained within the site's

boundary, aims to improve the operational efficiency of the business by providing a sheltered outdoor space as a sitting area. This space will not only enhance the visual appeal of the cafe but will also create an inviting, functional area for customers to sit in an open-air feeling environment, which is particularly appealing in favourable weather conditions.



EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN

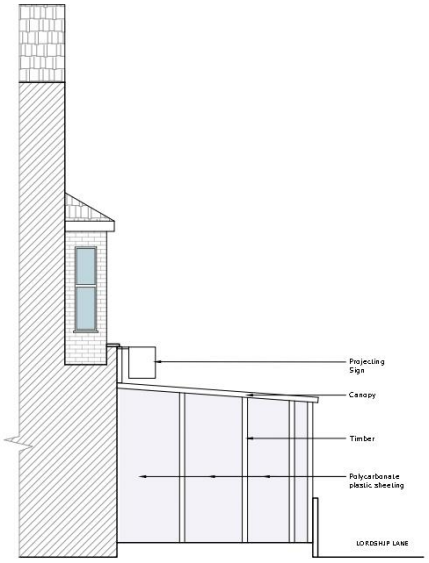
This canopy was important not only for improving the layout and efficiency of the business but also for creating a more inviting and practical retail environment. The canopy enabled the store to better serve its customers, increase the visibility of building, and contribute to the business's long-term success. Ultimately, this addition was designed to enhance the overall customer experience while remaining sensitive to the building's character and the local context.

The canopy itself is a lightweight structure comprising polycarbonate plastic sheets and is intended primarily to provide weather protection for customers using the existing outdoor seating area. The development does not introduce any additional plant, extraction equipment or other significant noise-generating equipment.

Accordingly, the retrospective development is considered compatible with the existing café use and would not result in an unacceptable impact upon the residential amenity of neighbouring occupiers.



EXISTING FRONT ELEVATION



EXISTING EAST ELEVATION

5.0 ACCESS STATEMENT

The site is served by the pre-existing entrance on Lordship Lane at the front elevation. The existing surrounding roads and footpaths are generally in good condition for pedestrians and vehicular access.

Alternative public transport routes are available and are accessible to all personnel and customers as the site is in PTAL rate 4. Site personnel and visitors are always encouraged to use public transport. Good bus services is also available within a short radius of the site.

Public Transport: The site is also well served by buses and connects to other local high streets which is approximately an 8-minute walking distance from the bus station. And 12-minute walk to the station is served by the white hart lane overground.

6.0 MANAGEMENT OF WASTE, RECYCLING & DELIVERY

The retrospective canopy does not result in any change to the existing waste and recycling arrangements associated with the café. The premises will continue to use the existing refuse and recycling facilities, including the existing bins and waste sacks, in the same manner as the established café operation. Existing waste storage and collection arrangements will therefore remain unchanged.

The canopy is located to the front of the premises and does not interfere with the existing waste storage or collection arrangements. No additional refuse storage area is required as a consequence of the development. The canopy therefore has no material impact on the existing refuse and recycling arrangements at the site.

7.0 CONCLUSION

This retrospective application seeks planning permission for the retention of the existing front canopy at 151 Lordship Lane, Tottenham, N17 6XE, serving the existing ground-floor café and its outdoor seating area. The canopy provides a practical, weather-protected space for customers and supports the continued operation of the established café use.

Prior to the installation of the current canopy, the frontage already benefited from a retractable awning over the outdoor seating area. The current structure therefore continues the established principle of providing shelter to this part of the premises. Similar forms of covered frontage

and canopy structures can also be seen at neighbouring commercial premises along Lordship Lane, contributing to the established commercial character of the street.

The canopy added to functionality and visual appeal of the existing premises, while remaining sensitive to the surrounding residential and commercial context. The canopy provides a practical, sheltered sitting area, thereby improving customer experience and supporting the long-term viability of the business.

The canopy is a modern, lightweight timber structure with polycarbonate plastic sheets on roof and sides. The café operates between 07:00 and 18:00 and is not a late-night use. The canopy does not introduce additional plant, extraction equipment or other significant noise-generating equipment, and its use as a sheltered seating area is not anticipated to result in unacceptable noise or disturbance to neighbouring residential occupiers.

In conclusion, the development represents a modest, well-considered enhancement that will benefit the premises, its customers, and the wider local environment without causing harm to the character or amenity of the surrounding area. Given its compatibility with the surrounding area and its positive impact on the business, it is respectfully requested that the planning permission be granted.

Advance Architecture