

DESIGN AND ACCESS STATEMENT

Property Address: Ground Floor, 38 Quernmore Road, London, N4 4QP

Proposal: NEW

FRONTAGE.

INTRODUCTION

This Planning Statement accompanies an application to determine a new shop frontage to the application site. A new frontage is required following the grant of planning permission for the conversion of the ground floor to a residential flat.

SITE AND SURROUNDINGS

The site is situated on the south side of Quernmore Road at its junction with Stapleton hall Road. This site comprises of 3 existing Residential units basement and on the upper floors and the Ground floor with change of use approved

The site is located within the Stroud Green Conservation Area.

PLANNING HISTORY

A review of the Council's records show

Application Nos: HGY/2013/1492 for the Installation of New Shopfront

HGY/2023/2192 Notification of Prior Approval for Change of Use from shop to a 1 bedroom flat.

THE PROPOSAL

The proposal is to replace the shopfront with the same timber frame glazing bars and design as existing only to add thermal insulation to the upper section with triple glazing glass thermal and sound panels to comply with EPC recommendations, with the same materials to be used as existing the proposed change would not have a neutral impact on the character and appearance of the conservation area.

The picture below identifies the property





PLANNING CONSIDERATIONS

A new frontage is required to facilitate the residential unit granted for the ground floor.

the existing shopfront was replaced in 2013 Replacing the original shop front.

The surrounding street scene has a variety of frontages with new and old, wooden and aluminium the adjoining shop a black aluminium frontage, the traditional shopfront was removed.

This proposal involves the replacement of the existing frontage which includes brickwork to the lower section and a timber frame with obscured glazing to the mid/upper section which is existing for the last 10 years.

The new frontage being Proposed would have a wooden upper frame same detail glazing bars as existing with triple glazed glass window panels with openable top section as in place currently with existing frame the lower section would be brick with insulation and Renda covering and painted grey as existing. The wooden windows together with the detailing and the wall below would provide an attractive frontage and appearance of the conservation area and surroundings as it does at the moment.