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Design & Access Statement

Date: 12/2023

Site Address: 27-31 Garman Road, London, N17 0UP

Planning application reference number: HGY/2023/0894

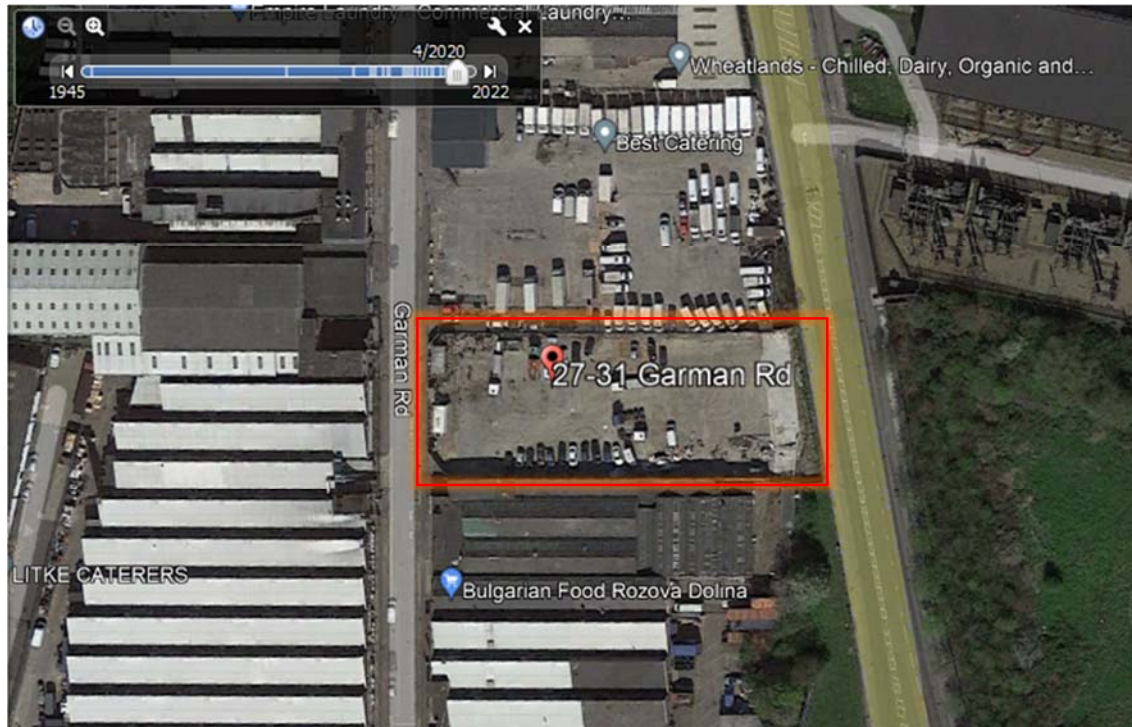
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Introduction:

The Design and Access Statement has been prepared in support of a planning application for Erection of two replacement units designed to match the original units following fire damage and demolition of the original units.

SAM Planning is the acting agent on behalf of the owner of the site.



Relevant Planning History:

N/A

The Site and Its Surroundings:

The application site consists of an empty site that was previously two commercial units, the immediate area is predominantly industrial in character.

Located within Flood Zone 2, there is a low probability of flooding. Additionally, the Site has a very low to medium risk of surface water flooding.

The Site is not located within a conservation area and does not contain any statutorily or locally listed buildings. It is not located within proximity of any designated or non-designated heritage assets

Principle of Development:

The proposed development is for the erection of two replacement units following fire damage and the subsequent demolition of the original units. The intention is for the design of these replacements units to mirror the aesthetics of the original units, as it preserves the architectural harmony of the area. This approach aligns seamlessly with Haringey Council's emphasis on maintaining the character and visual integrity of neighbourhoods. The commitment to reinstating structures that blend seamlessly with the existing urban fabric is a testament to the applicant's dedication to preserving the unique identity of the locality. Furthermore, this proposal contributes to the revitalization of the community after the unfortunate incident of fire damage. We believe that the restoration of these units will not only enhance the visual appeal of the area but also foster a sense of continuity and resilience within the community. Overall, we wholeheartedly support this application as it exemplifies a thoughtful and sensitive approach to redevelopment, reflecting a positive contribution to the local built environment.

In addition to our endorsement of the proposed development for the erection of two replacement units, we want to highlight the thoroughness of the application process. Recognizing the importance of sustainable development, we have commissioned comprehensive energy reports and a transport statement. These studies underscore our commitment to rebuilding the property in a manner that aligns with modern environmental and transportation standards. The incorporation of these reports ensures that the new units will not only contribute positively to the visual character of the area but will also meet the contemporary expectations for energy efficiency and sustainable transport practices. We believe that this conscientious approach further strengthens the merits of the application, demonstrating a commitment to both the immediate community and broader environmental considerations.

The Design

Please see below a trimline in pictures of the site of the site:

The front Façade, pre-fire Damage March 2019



The Fire Damaged Unit June 2019



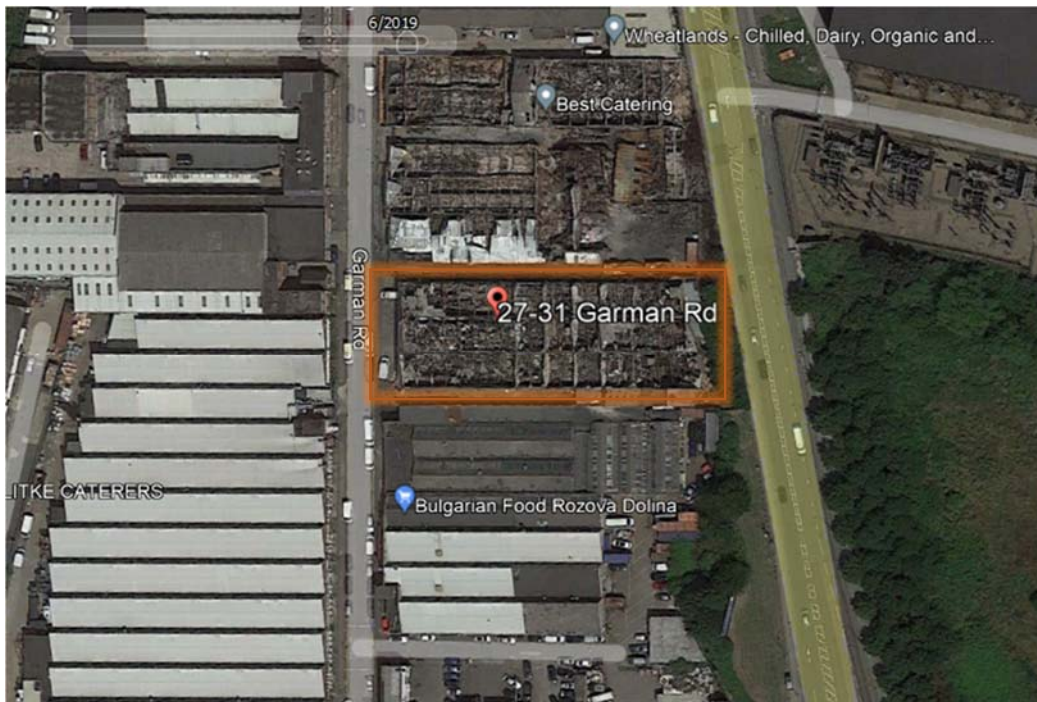
The site as existing (Post Demolition) May 2023



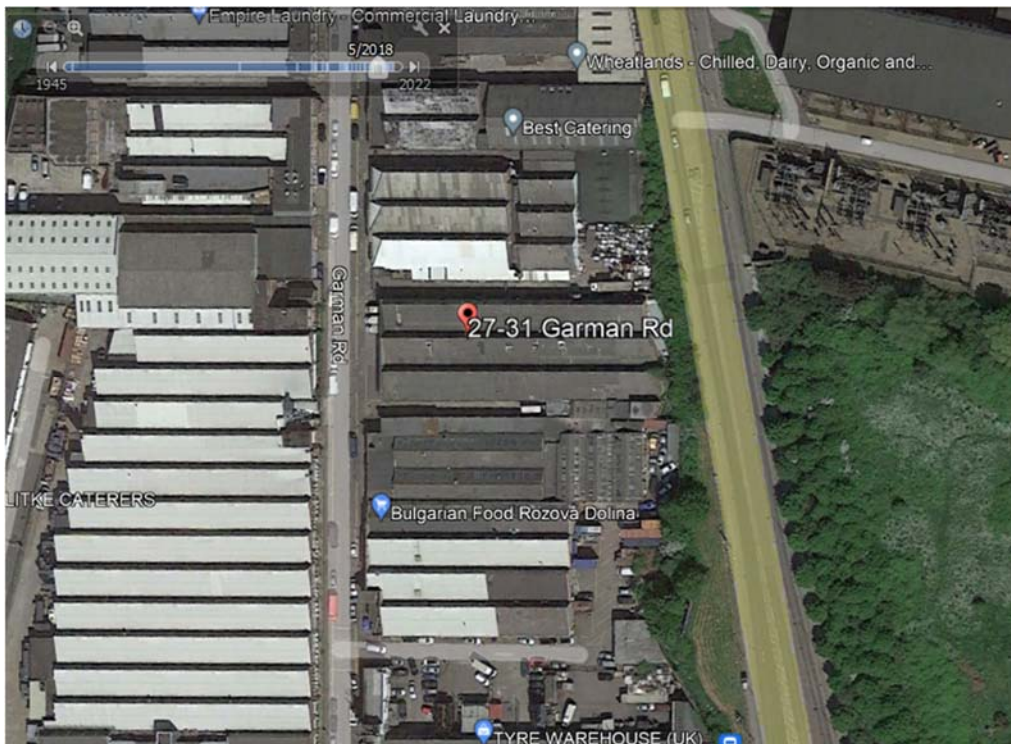
As been stated above, the proposal is for a like for like unit. The image below is of the proposed design. The front elevation will have a red brick finish, this will match in with the original and the surrounding units. The windows are proposed to be the same as the original, being white double glazed Upvc units. All shutter to be finished in a raw aluminium finish. The window cill and ribbon running horizontally across the building located above the windows will also be finished in white to match the original design. It is proposed to have the same architectural detail at the top of the parapet wall with the solider course as shown below. The roof would have Corrugated steel Roofing to match the existing design and the surrounding area.



Fire damaged units in 2019



Original units in 2018



As the application is just to reinstate the units that were existing, it is seen that there should be no objection and that the units should be allowed to be reinstated.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the proposed building. It is therefore our understanding that planning permission should be granted.