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ARCHITECTURE

DESIGN & ACCESS STATEMENT

Jolly Anglers Pub, 33 Station Road,
Wood Green, London, N22 6UX

The change of use from Sui Generis (Public House) on the ground floor to 6 x Class E (office) units, the insertion of windows and provision of associated refuse and cycle stores.

February 2024

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1.0 Introduction



This design and access statement outlines a proposal to transform the Jolly Anglers Pub, situated at 33 Station Road, Wood Green, London, N22 6UX, from its current use as a public house (Sui Generis) to office premises (use class E(g)(i)). The aim of this conversion is to repurpose the existing structure to cater to the growing demand for office space in the area, while also demonstrating sensitivity to the surrounding environment and addressing relevant planning considerations.

Over the past two years, the site has remained on the market without attracting interest for its continued use as a pub. Given this lack of demand, the proposed conversion to office space offers a viable alternative that aligns with current market needs. It's worth noting that the building is not listed or locally listed, nor does it fall within a designated conservation area, allowing for flexibility in repurposing the structure.

The intention behind this proposed change is not only to adapt to market dynamics but also to breathe new life into the site. By transitioning from a pub to office space, we aim to revitalise the building and contribute positively to the economic and social fabric of the Wood Green area. This transformation will not only serve the immediate needs of businesses seeking office accommodation but also foster a more vibrant and dynamic environment within the community.

Throughout the planning and implementation process, careful attention will be paid to preserving the integrity of the surrounding environment. This includes consideration of architectural aesthetics, ensuring seamless integration with the existing urban landscape, and adherence to all relevant planning regulations and guidelines. Our commitment to responsible development extends to mitigating any potential impacts on traffic, noise, and other environmental factors, thereby maintaining harmony with the neighbourhood.

In summary, the proposal to convert the Jolly Anglers Pub into office space reflects a forward-thinking approach to adaptive reuse, driven by market demand and a commitment to sustainable development principles. Through this transformation, we aspire to unlock the full potential of the site, creating a space that not only meets the needs of businesses but also enhances the overall quality of life in Wood Green.

2.0 Planning History

Below, you will find a chronological list of the planning histories associated with the site, starting from the most recent application, and progressing to the oldest. Each entry includes information regarding the respective planning application.

Site address: The Jolly Anglers Public House, 33 Station Road, London, N22 6UX

Proposal description: Change of use of the upper floors of the public house (Class E) to HMO (House of Multiple Occupation) C4 use class including internal alterations.

Reference number: HGY/2023/3362

Application type: Full planning permission

Decision: Approved with Conditions

Date: 14/02/2024

Site address: 33 Station Road, London, N22 6UX

Proposal description: Installation of double glazed lobby extension and steps to the rear and installation of retractable canopy to the side elevation.

Reference number: HGY/2006/2258

Application type: Full planning permission

Decision: Approve with conditions

Date: 02/01/2007

Site address: The Jolly Anglers Public House, 33 Station Road, London, N22 6UX

Proposal description: Display of externally illuminated fascia sign and internally illuminated projected box sign.

Reference number: HGY/1995/1066

Application type: Consent to display an advertisement

Decision: Approve with conditions

Date: 17/10/1995

Site address: The Jolly Anglers Public House, 33 Station Road, London, N22 6UX

Proposal description: Erection of rear extension to increase the public area & to provide improved toilet facilities.

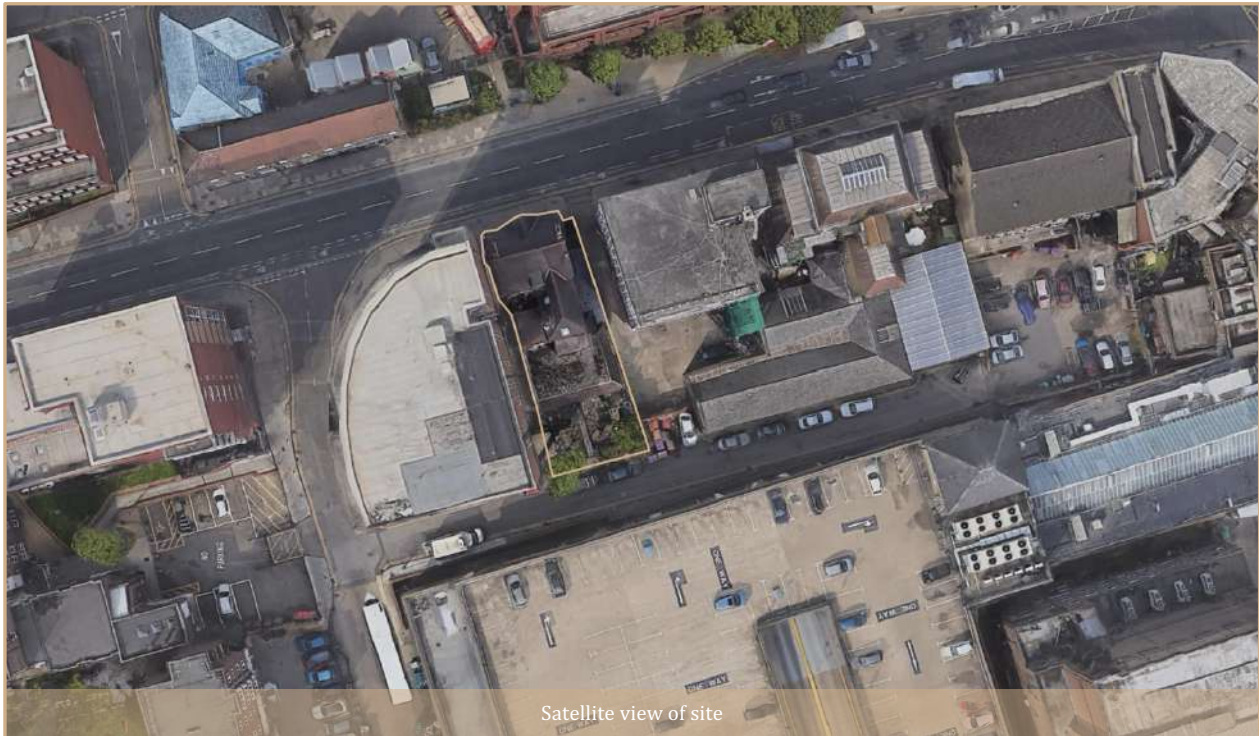
Reference number: OLD/1982/1416

Application type: Full planning permission

Decision: Approve with conditions

Date: 15/11/1982

3.0 Setting: Site Context and Surroundings

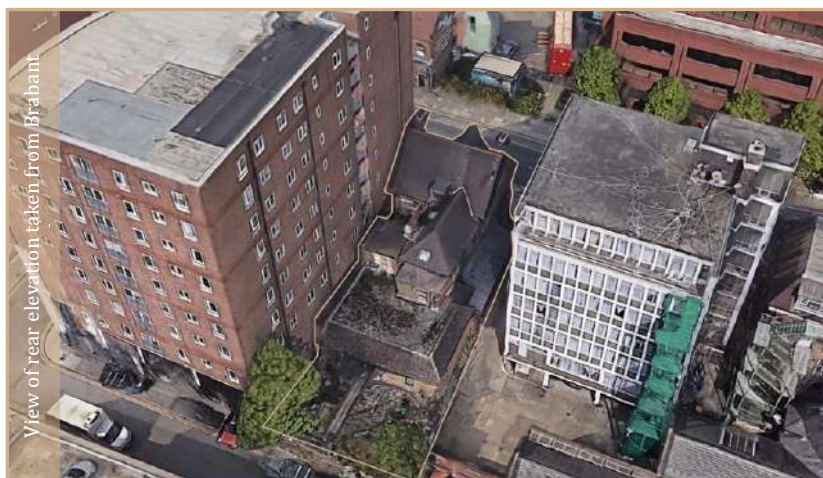


Satellite view of site

The Jolly Anglers Pub, situated at 33 Station Road, London, N22 6UX, occupies a prominent location within the vibrant Wood Green neighbourhood. Conveniently located a mere one-minute walk away from Wood Green Station, the pub is nestled amongst a bustling urban landscape characterised by a diverse mix of residential and commercial properties.

The area surrounding The Jolly Anglers Pub is characterised by a diverse array of property types, ranging from Victorian terraces to modern residential new builds. This wide-ranged mix of residential accommodations caters to a wide spectrum of lifestyles, attracting individuals from various socio-economic backgrounds.

The lifestyle within the vicinity of application site is vibrant and dynamic, reflective of the multicultural nature of London. Both locals and tourists engage in various activities, such as walking in nearby parks, exploring culture, and trying different cuisines. The neighbourhood displays an air of inclusivity and community spirit, fostering connections among its diverse inhabitants.



View of rear elevation taken from Brabant

Overall, the socialising needs of the local community are adequately met with a wide range of social activities. The diverse variety of property types and vibrant lifestyles further validate the viability of the proposed change of use that we are requesting. We believe that repurposing the premises in alignment with the proposed plan will contribute positively to the socio-cultural fabric of the neighbourhood.

3.1 Other Nearby Pubs

Many pubs are found surrounding the Jolly Anglers Pub catering to the local community's recreational and social needs. The area boasts a richness of similar establishments, ensuring plenty of provision for the socialising requirements of the residents. Here is a list of some of the noteworthy pubs within walking distances to 33 Station Road:

1. **The Nag's Head, 203 High Rd, London N22 6DR (1 minute):** The Nag's Head pub, located directly opposite Wood Green station at the corner of the crossroad, is indeed a well-known establishment near 33 Station Road. It adds to the local pub scene, providing residents and visitors with another option for socialising and enjoying beverages in the Wood Green area.
2. **Spouter's Corner, Unit 5, Spouter's Corner, 180 High Rd, London N22 6EJ (3 minutes):** Located just a short stroll away from The Jolly Anglers Pub, The Spout's Corner is a traditional British pub renowned for its cosy ambiance and extensive selection of beverages. With outdoor seating available, guests can savour their drinks and meals while soaking up the vibrant atmosphere of the neighbourhood.
3. **PJ O'Connors Irish Sports Bar, 239 High Rd, London N22 8HF (3 minutes):** With its warm Irish decor, PJ O'Connors Irish Sports Bar offers a cosy atmosphere where guests can enjoy genuine Irish drinks and hearty pub food, immersing themselves in the Emerald Isle's spirit.
4. **The Prince, 1 Finsbury Rd, London N22 8PA (10 minutes):** Situated within walking distance, The Queen's Arms exudes an inviting atmosphere, offering customers a haven to relax and socialise.
5. **The Starting Gate Public House, Greater, Alexandra Palace, Station Rd, London N22 7SS (10 minute):** The Starting Gate Public House, nestled near Alexandra Palace also at Station Road, is a cherished local landmark. As a listed building, it holds historical significance, offering customers a unique blend of traditional charm and modern comfort.
6. **Welcome Inn, 451 Lordship Ln, London N22 5DJ (17 minute):** Positioned nearby, The Welcome Inn is a popular stop among locals, providing a welcoming space for customers to unwind and enjoy quality beverages.



4.0 Existing Site Photographs



View of rear elevation taken from Brabant Road



View of side entrance from Station Road – access to residential on the upper floor and a second access point to the pub



View of side elevation (East)





Internal photograph of the pub



Internal photograph of the pub

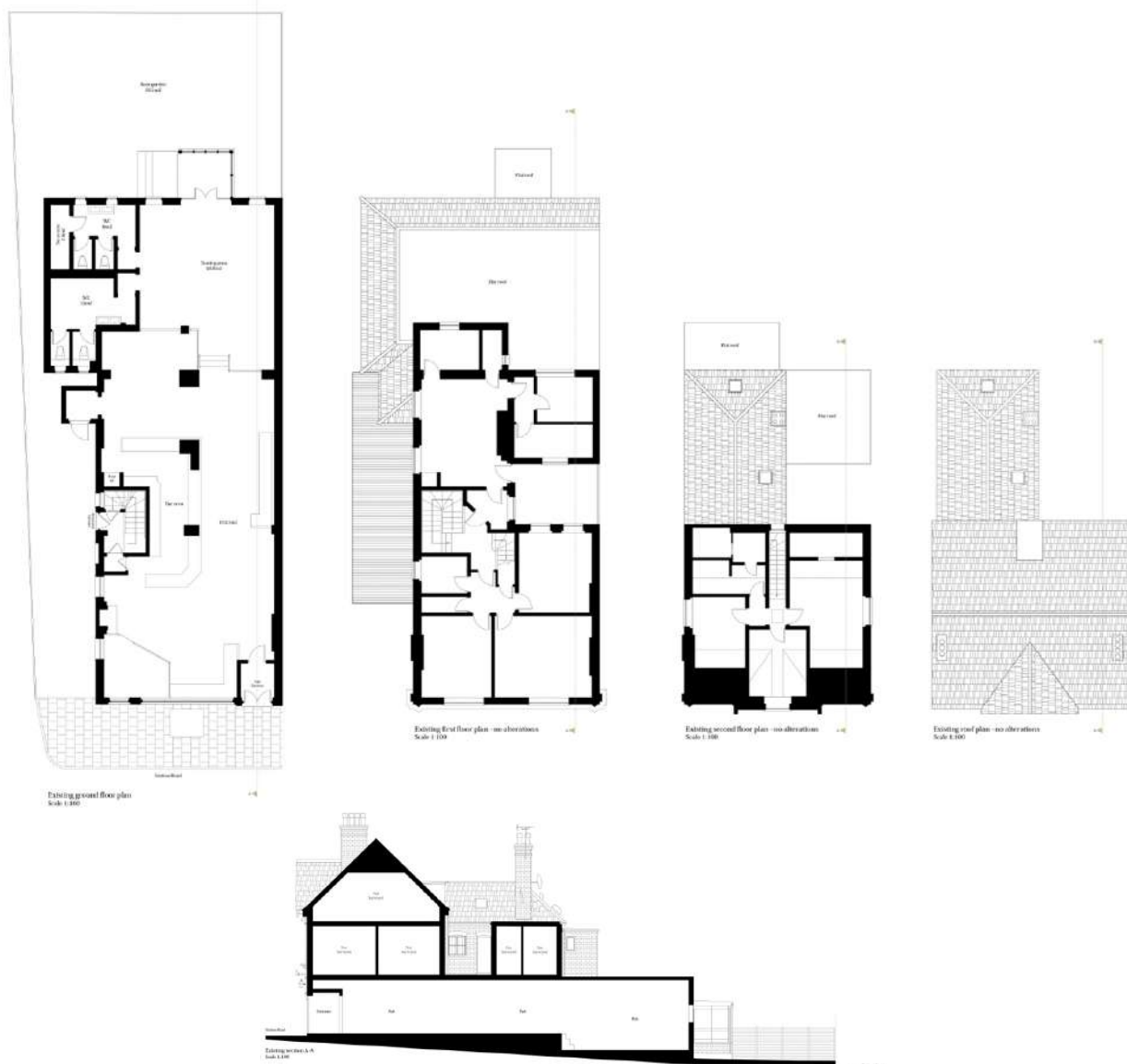
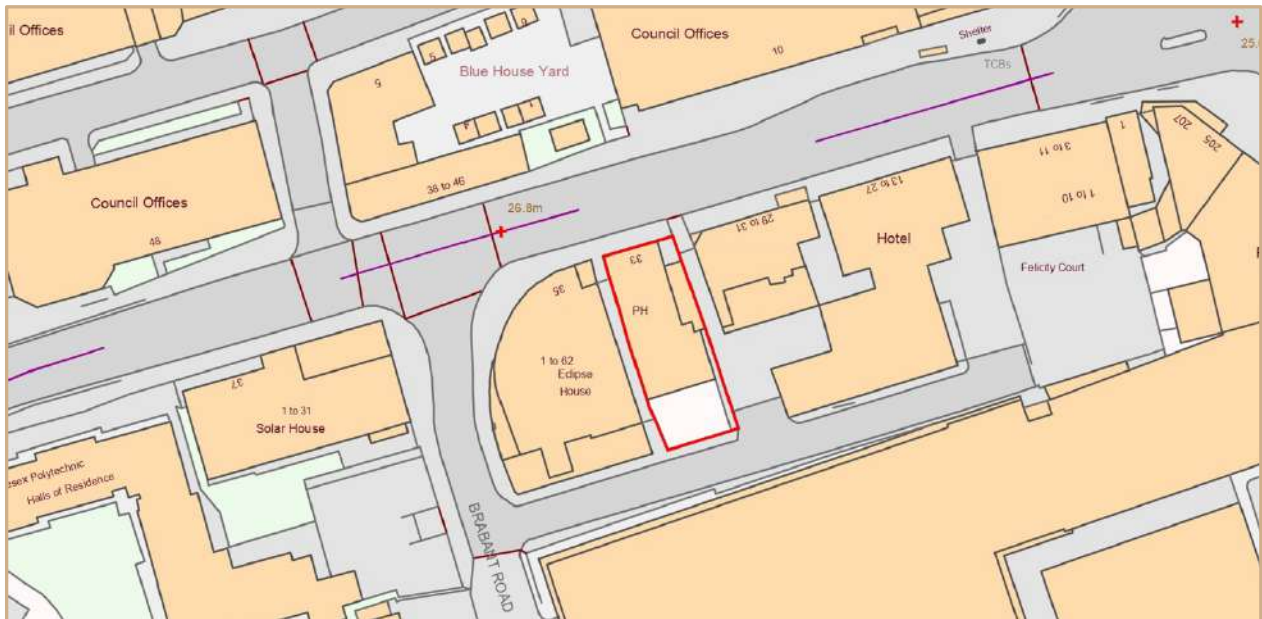


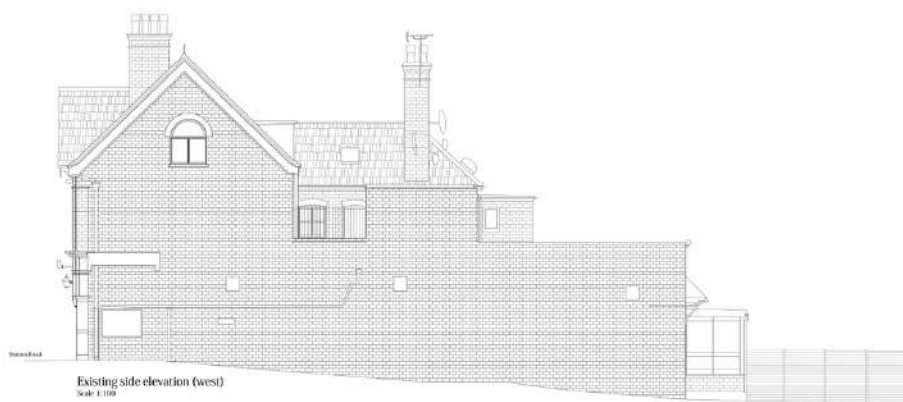
Internal photograph of the pub



Internal photograph of the pub

4.1 Existing Site Drawings



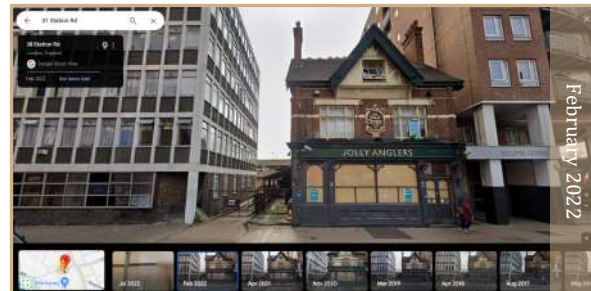
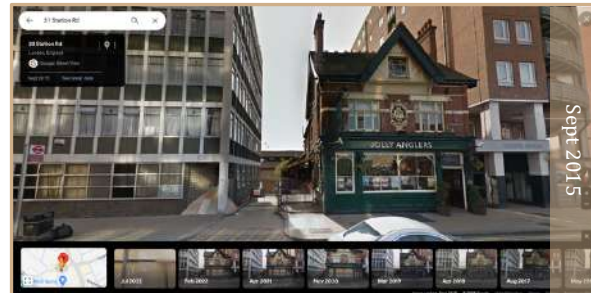
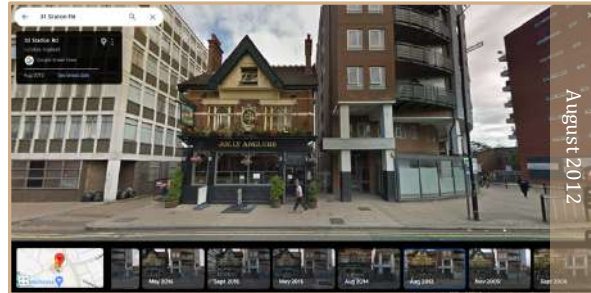


4.2 Existing Site and Use

JOLLY ANGLERS PUB TIMELINE:

1871:	Established
1905:	Rebuilt in a cottage style
2016:	Fatal incident in front of the premises
November 2018:	Review of premises licence
January 2019:	3 months licence suspension
April 2019:	Pub completely shut down
December 2019:	Covid-19 pandemic begun
Mid-2021:	pandemic/lockdown finished
June 2022:	first listing on the market for the property's sale for £2.2 million
September 2022:	Price reduction to £2.1 million
October 2022:	Price reduction to £1.85 million

Here are several screenshots sourced from Google Maps Street View, depicting the evolution of the location across different years, spanning from 2008 to 2022:



The Jolly Anglers occupies a distinguished two-storey detached Edwardian property. The historical significance of the Jolly Anglers dates to its establishment in approximately 1871, with a reconstruction undertaken in 1905 to adopt a charming cottage-style architecture. Situated in a strategically advantageous location proximate to Wood Green Station, along Station Road, which serves as a principal thoroughfare linking Wood Green with Alexandra Palace, the establishment enjoys prime accessibility and visibility within the vicinity. However, recent years have seen a decline in the establishment's reputation, exacerbated by unfortunate incidents, notably a tragic occurrence in October 2016 resulting in a fatality in front of the premises. Subsequently, pressure from law enforcement authorities, including the Metropolitan Police, led to the initiation of proceedings aimed at revoking the pub's license. This culminated in the cessation of operations in the spring of 2019.

The ground floor of the premises was most recently utilised as a public house, which ceased operations in early 2019 amid the onset of the pandemic. Further details concerning the review of the premises license previously are provided on the subsequent page, addressing specific incidents and concerns raised by residents and the metropolitan police. Since the closure of the pub, compounded by the challenges posed by the pandemic, efforts to either reopen or sell the site have been significantly impeded. Consequently, the property has remained vacant, with no discernible interest from potential clients to maintain its current usage. As a result, the market value of the property had to be adjusted downwards to facilitate a sale.

Regarding the upper levels of the premises, which were previously used partially as the pub's kitchen and partly for residential purposes, evidenced by council tax bills associated with them, these areas have remained vacant for an extended period, approximately three years.

A formal planning application has been diligently submitted, seeking a change of use for these floors, proposing their transformation into a house in multiple occupation (HMO). This application has recently received approval with certain conditions, effective from 14/02/2024 (application reference no. HGY/2023/3362). The approval does not pose any interruption to this application. However, it's essential to exercise caution regarding the placement of bin and cycle storages for both the upper units and the ground floor. Sufficient space is available towards the rear of the site to accommodate secure cycle parking and secure waste bins can be situated towards the front of the site for convenient collection. An example diagram has been provided in the next pages.



Google street view of the Pub dating November 2009

4.3 Review of Premises Licence under the Licensing Act 2003

24th November 2018

The following details have been taken from the report from the council's meeting, reviewing their concerns for the premises licence that Jolly Angler's Pub held.

Ms Daliah Barrett, Licensing Officer, introduced the application for the review of the Premises Licence for Jolly Anglers, 33 Station Road, Wood Green, London N22. The applicant of the review was the *Metropolitan Police* who had claimed the operation of the premises had failed to uphold the licensing conditions and the licensing objectives, namely the prevention of crime and disorder, the prevention of public nuisance, and public safety.

In addition to the Metropolitan Police submissions, representations had been received from 22 local residents and the Licensing Authority. Their concerns with the operations of Jolly Anglers are listed below:

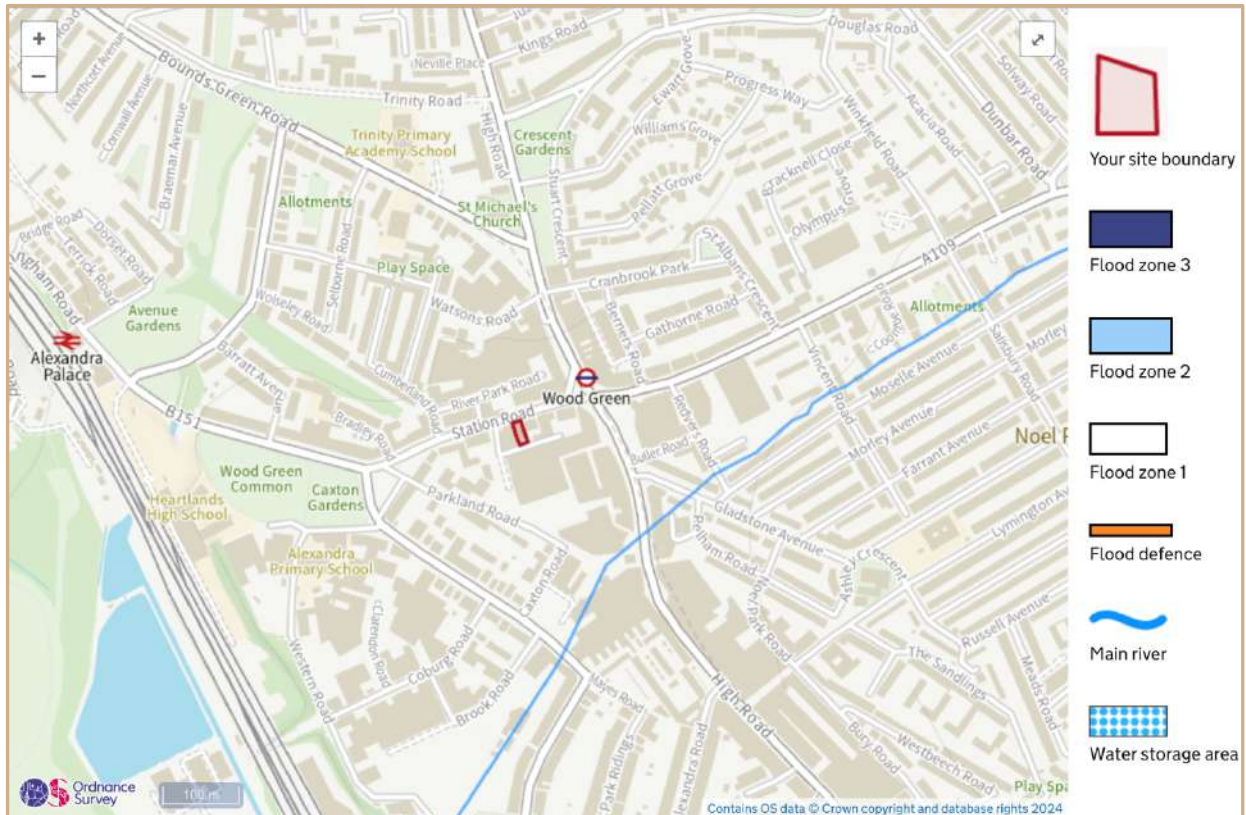
- Noise related issues, which they said could be heard in the early hours. They claimed the noise prevented them from being able to sleep.
- Clientele throwing up and urinating on the streets
- Anti-social related behaviour such as fighting taking place outside the venue.
- The issues were not limited to weekends.
- Smashed glass left on the streets surrounding the premises.
- The ineffectiveness of the door staff in being able to handle the clientele and moving them on once they had left the venue.
- Local residents claimed they had witnessed the door staff instigating fights and not acting to prevent fights occurring.
- There were instances where individuals were congregating outside the venue in their cars and playing loud music in the early hours.

The local residents noted their concern with the management of the pub and that they had let down their employees and surrounding residents. Mr Belsham was satisfied that the revocation of the late-night license and the venue being open until 23:00 would limit the noise and antisocial behaviour related complaints.

Having heard from all the parties, the Committee decided that the matters it heard represented a serious failure to uphold the four licensing objectives and as a result saw fit to suspend the licence for a period of three months. Following the license suspension, the pub was closed in April 2019 in which then Covid-19 pandemic had already taken place.

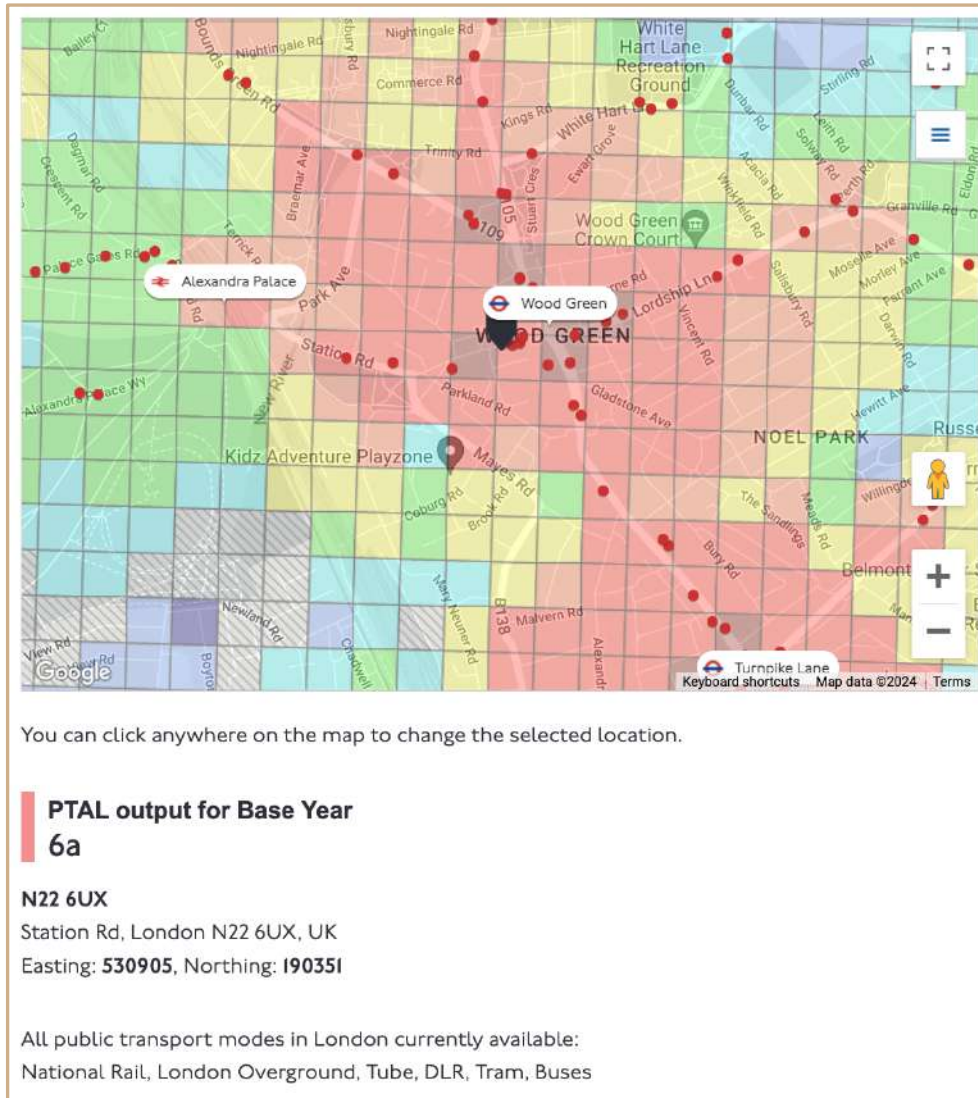
4.4 Flood Risk Zone 1

The site is situated within Flood Zone 1, denoting areas with a minimal risk of flooding from rivers and the sea. Developments located in Flood Zone 1, particularly those covering less than 1 hectare (ha), typically do not mandate a comprehensive Flood Risk Assessment (FRA) as a component of the planning application process. Notably, the site delineated in the highlighted area below spans approximately 0.04 ha, falling well below the threshold that would necessitate a formal FRA. Thus, while the site is within a flood zone, it is important to underscore that the low probability of flooding renders a detailed assessment unnecessary for the proposed development.



In addition, it is anticipated that there will be limited adjustments made to the existing building structure. Furthermore, it should be noted that the final internal floor level will be situated above the external ground level. Additionally, due to the natural slope of the site, the terrain descends towards the rear, resulting in a higher elevation for the finished floor level in that area.

4.5 PTAL Rating



A site with a Public Transport Accessibility Level (PTAL) rating of 1a indicates that it has extremely poor access to public transportation. PTAL ratings are used to assess the quality and convenience of public transport links in a given area, with higher ratings indicating better accessibility. In the case of a 1a rating, the site is situated in an area with minimal or no access to public transport options.

A PTAL rating of 1a implies that the site is located in a remote or isolated area, where public transportation infrastructure is limited or non-existent. This means that residents or visitors relying on public transport would face significant challenges in accessing essential services, amenities, and employment opportunities.

With limited or no access to public transportation, residents and visitors would heavily rely on private vehicles or bicycles to fulfil their commuting needs. Consequently, when planning new build developments within such areas, careful consideration must be given to the provision of adequate parking spaces for cars and secure storage facilities for bicycles.

The Jolly Anglers Pub holds a PTAL rating of 6a, indicating its accessibility and connectivity within the local area. A PTAL rating of 6a suggests that the pub is situated in an area with excellent public transport links, making it convenient for customers and visitors to access via various modes of transportation. This high PTAL rating enhances the site's appeal and accessibility, attracting a diverse range of customers from both nearby neighbourhoods and beyond. Additionally, a PTAL rating of 6a reflects positively on the site's potential for foot traffic and business, contributing to its overall viability and success as a social hub within the community.

5.0 Proposed Scheme

Wood Green, being a bustling urban centre within London, is experiencing a growing demand for office space. The area serves as a hub for diverse businesses spanning various sectors, ranging from retail and hospitality to professional services and creative industries. As such, there is a pressing need to provide modern, flexible office accommodations to meet the evolving needs of the local business community.

The proximity of Wood Green Station, located a mere one-minute walk away from The Jolly Anglers Pub, enhances the accessibility and connectivity of the proposed office space. This strategic location offers convenient access to public transportation networks, facilitating seamless commutes for employees and visitors alike.

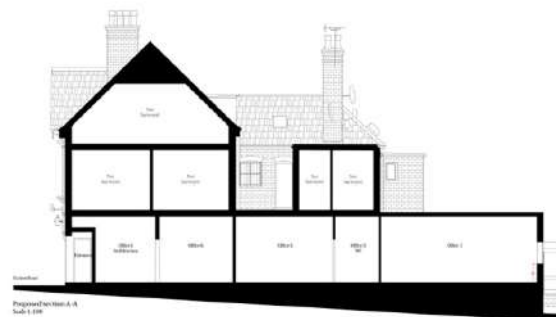
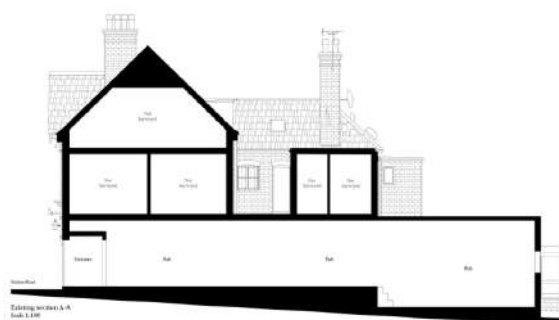
Converting The Jolly Anglers Pub into office space aligns with the evolving socioeconomic landscape of Wood Green and addresses the prevailing demand for commercial real estate within the area. By repurposing the premises, we aim to inject new life into the vacant property, revitalising the site as a vibrant hub of economic activity and innovation.

Internal alterations:

The proposal focuses solely on the ground floor, where the entire space will undergo conversion to accommodate six individual offices, each equipped with its own private WC facilities. Additionally, a mini kitchen will be incorporated to cater to the coffee and lunch requirements of the future users.

Offices 1 - 5 will share access through the side door, while office 6 will utilise the front entrance for entrance. To facilitate this arrangement, the internal door besides the bar area leading to the staircase accessing the upper floors will be permanently closed off. Consequently, this adjustment will effectively segregate the ground floor from the upper levels, as there already is a separate entrance door situated at the side of the premises.

Moreover, the rear portion of the ground floor currently features a few steps midway. As part of the proposed scheme, this elevation disparity will be amended to achieve a uniform floor level throughout. Accordingly, adjustments will also be made to the positioning of windows towards the rear, elevating them slightly to accommodate the levelled floor surface. For further clarification, please refer to the existing and proposed sections outlined in drawing number 108A2_PL01A.



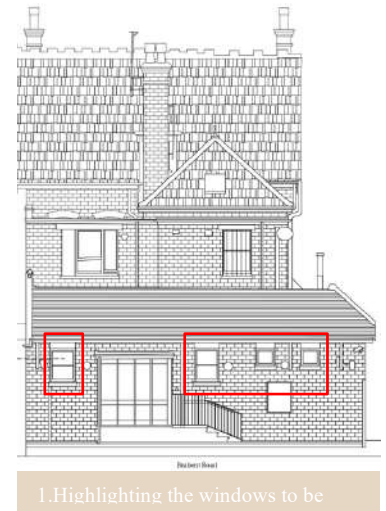
External alterations:

The scheme entails four external modifications:

1. Elevating the current windows located towards the rear of the building.
2. Installing two windows on each side elevation to accommodate offices 4 and 5.
3. Closing the space between the side entrance and the rear WC wall.
4. Eliminating the 'Jolly Anglers' signage positioned at the front along Station Road.

1. These proposed adjustments are aimed at improving the functionality, visual appeal, and overall coherence of the building. They are integral to enhancing both the internal layout and external appearance of the premises, aligning with the project's objectives and design objectives.

As we intend to flatten the internal floor across the entirety of the ground level, it will be necessary to adjust and slightly raise the existing windows at the rear to ensure they commence from a height of at least 900mm.



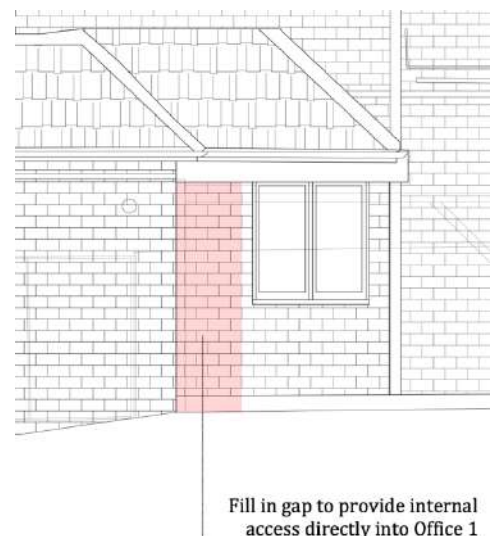
2. We are proposing the addition of windows for office 4 and 5, recognising the fundamental role windows play in any workspace. They offer numerous benefits, including the infusion of natural light, assisting ventilation, and providing an outlook. Moreover, windows contribute significantly to the overall aesthetics and functionality of the workspace, fostering a more appealing and conducive environment for productivity.

Our proposal ensures that the design of these windows aligns seamlessly with the existing ones, preserving the overall appearance and character of the site. By maintaining consistency in design, we aim to seamlessly integrate the new windows into the existing architectural framework, enhancing the visual coherence and integrity of the building. This thoughtful approach ensures that the addition of windows not only fulfils practical needs but also complements the site's overall aesthetic appeal.



3. Our proposal forms a closure of the gap shown in the image on the left to simplify access into office 1 via the communal side entrance. This adjustment is proposed to enhance the functionality and accessibility of the space, allowing for seamless entry into office 1 from the shared side entrance.

By closing this gap, we aim to streamline the circulation flow within the premises, ensuring a more efficient and user-friendly layout.





4.Existing signage

4. The existing 'JOLLY ANGLERS' sign has experienced deterioration, with certain letters already fallen off. We recommend removing these letters entirely to achieve a clean and uniform appearance.

This action not only aims to enhance the aesthetics of the building but also prevents potential confusion, especially considering that the internal usage will be for offices rather than a public establishment. By ensuring a clear and unambiguous presentation, we aim to avoid misleading anyone regarding the nature of the premises.

In addition to the approved House in Multiple Occupation (HMO) application for the upper floor, we aim to illustrate the placement of waste storage and cycle facilities for both the residents and users of the proposed offices through an example diagram. Our intention is to demonstrate the practical allocation of these amenities on the premises. As illustrated to the right, there is plenty of space available to accommodate and efficiently fulfil these requirements on-site. The colour cream represents the offices and blue represents the HMO.

The proposed office space will provide a conducive environment for businesses to thrive, fostering collaboration, productivity, and growth. Moreover, the conversion will contribute to the rejuvenation of the neighbourhood, catalysing economic development and revitalising the local community. Furthermore, the interior design of these spaces will be meticulously crafted to evoke a sense of warmth and hospitality, ensuring a welcoming environment for all visitors and users.

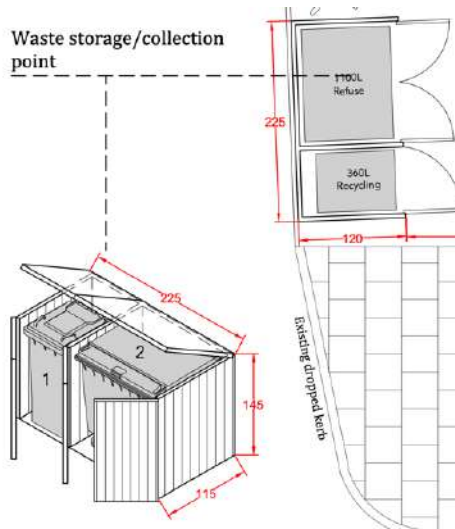
The operational hours for the premises are anticipated to be from 09:00 to 18:00. Considering the sizes of the individual offices, the expected number of employees per office will vary. Offices 1, 2, and 3 are estimated to accommodate between 4 to 6 individuals each, while offices 4 and 5 are expected to accommodate 2 to 4 people each. Office 6, being larger, is projected to house between 5 to 10 employees. These estimations are based on the available space for desks, but the final allocation will be adjusted according to the specific requirements of the businesses occupying the space.

The operation of the site will maintain a professional manner and respect for the surrounding neighbours and residents. Unlike the potential disturbances associated with customers of drinking establishments, the proposed activities within these office spaces will not cause disruptions. The focus is on conducting business activities in a responsible and considerate manner, ensuring minimal to zero negative impact on the local community.

In conclusion, the conversion of The Jolly Anglers Pub to office use represents a strategic response to the evolving needs of Wood Green. By repurposing the premises to meet the demand for office space, we aim to unlock the latent potential of the site and contribute to the sustainable growth and prosperity of the area.



5.1 Refuse and Recycling



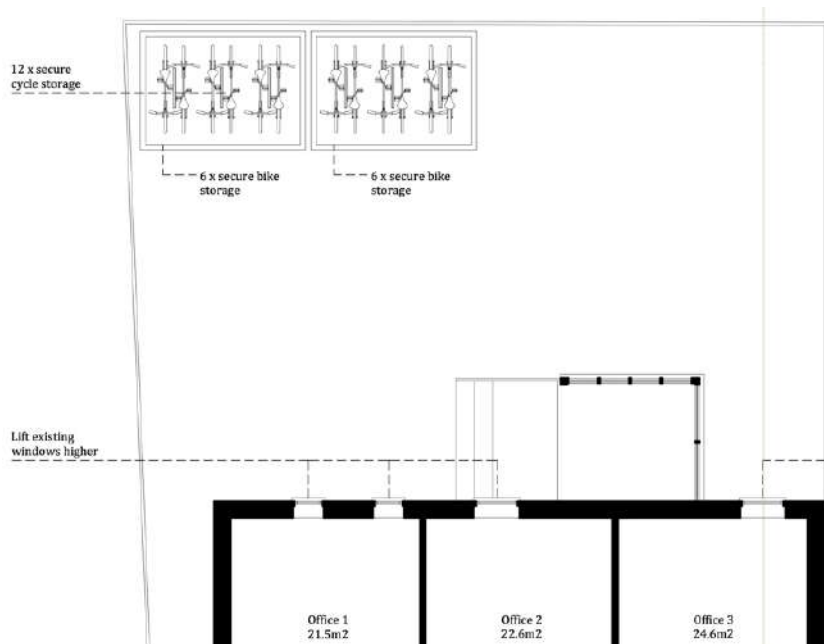
The inclusion of an enclosed waste storage unit on-site serves as a crucial aspect of the proposed development, ensuring efficient waste management practices and contributing to the overall functionality and cleanliness of the premises.

Our proposal incorporates an enclosed waste storage facility situated towards the left-hand side of the site with direct access from Station Road. This strategic placement not only provides direct accessibility for the waste collection team but also ensures convenience for future occupiers of the property. By locating the waste storage unit near the building, occupants can easily dispose of their waste while minimising the need to transport it over long distances, thereby streamlining the process and promoting compliance with waste disposal regulations.

Moreover, the design of the enclosed storage unit allows for the accommodation of 1 x 1100L refuse bin and 1 x 360L recycling bin. This configuration facilitates proper segregation of waste materials, promoting environmentally sustainable practices and facilitating recycling efforts. By providing designated storage space for both refuse and recycling bins, we aim to promote responsible waste management practices among occupants and contribute to the reduction of landfill waste.

In summary, the provision of an enclosed waste storage unit on-site not only enhances the functionality and cleanliness of the premises but also promotes efficient waste management practices and environmental sustainability.

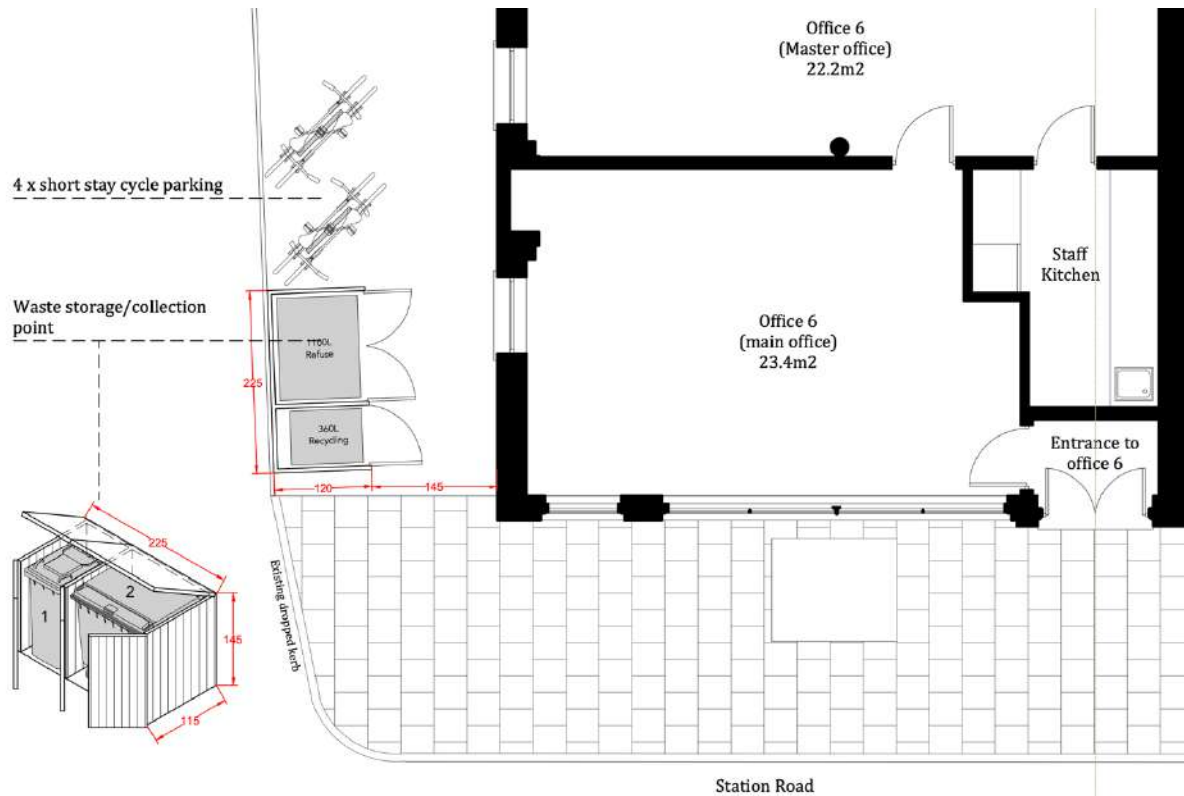
5.2 Car Park and Cycle Provision



Cycle parking provision holds significant importance in promoting sustainable transportation and reducing reliance on cars, particularly in car-free proposals such as this one, where the PTAL rating is 6a.

In line with these principles, we have proposed the installation of 12 secure cycle parking spaces towards the rear garden of the site. These secure facilities offer cyclists peace of mind regarding the safety of their bikes, encouraging more individuals to choose cycling as a mode of transportation.

Furthermore, we have allocated an additional 4 short-stay cycle parking spaces towards the front of the site, catering to the needs of visitors or individuals making short trips. This provision not only encourages cycling for commuting purposes but also facilitates access for those using bicycles for short errands or leisure activities.



Should the council deem it necessary to increase the provision of cycle parking, we have ensured that there is sufficient space available on-site to accommodate such requirements. This flexibility demonstrates our commitment to promoting cycling as a sustainable and environmentally friendly mode of transport, aligning with broader efforts to reduce carbon emissions and improve air quality in the local area.

6.0 Conclusion

In conclusion, we believe that our proposed scheme for the conversion of The Jolly Anglers Pub from its current use to office spaces under use class E is both reasonable and well-considered. The area surrounding the pub is rich with socialisation activities, and there are numerous other pubs within walking distance, ensuring that the community's social needs continue to be met despite the change in use.

Moreover, it is evident that there have been significant issues with the premises license of the pub, as outlined in this document. Local residents have expressed valid concerns regarding the behaviour of pub customers, particularly during the evenings, which has contributed to an unsafe environment in the vicinity. Converting the premises into office spaces would not only address these safety concerns but also prove beneficial for both the Metropolitan Police and the residents, by reducing the potential for antisocial behaviour and enhancing overall safety in the area.

Additionally, the demand for shared office spaces is rising as individual office rentals can be prohibitively expensive for businesses. These shared environments not only offer cost-effective rental options but also facilitate networking and social interaction among different businesses and their employees, fostering a collaborative and vibrant work atmosphere.