



Design & Access Statement

FULL PLANNING

MARCH 2024



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Figure 1: Site Location



Figure 2: Location



1.0 Introduction

1.1 Aims

This Architectural Design Document has been prepared by Architecture & Interior Design to support an application for a new shop front, with new signage and extract canopy to rear.

1.2 Design Ethos

The design approach can be summarised as follows:

- To provide customers with a contemporary style dining experience with modern and elegant fittings throughout
- To incorporate various elements of sustainable design, look to new technologies and utilise the local workforce.

1.3 Location

The application site is located in Tottenham, North London.

The area is populated with predominately retail, commercial, and residential buildings, making it an ideal location for the proposed change of use.

The site benefits from excellent public transport links with bus services operating on the road and adjoining road.

1.4 Existing Site

The existing site was last used as a nationwide bank.

The surrounding area is well populated with mix of retail, commercial, and residential buildings.

1.5 Proposal

The proposal is for a new shop front with new signage and extract canopy to rear.

Externally the building will be changed by creating a new shop front, with a central doorway and glazing to either side. The new signage will be positioned above the entry, similar to existing. Addition of an extract canopy to the rear.

Internally, the building will undergo modification to create a modern and clean customer seating area accompanied by a well-equipped supporting kitchen space.

Figure 3:



2.0 History

'Toteham' (the farmstead of a man called Totta) was first recorded in Domesday Book, as was a weir at present-day Tottenham Hale.

From the twelfth century Tottenham's accessibility to London attracted wealthy merchants and religious institutions to its wooded slopes, although the main village consisted only of a cluster of dwellings at Tottenham Green. Six inns were recorded on the High Road in the mid-15th century and Tottenham manor house (now Bruce Castle) lay almost a mile to the north of the green.

Henry VIII made a payment to the hermit of Tottenham when he visited the house in 1517. Over the course of the next two centuries mansions, private schools, groups of almshouses and other charitable institutions were built near the High Road, while extensive woodland survived to the west and the marshy meadows lay undisturbed to the east.

Only in the late 18th century did development begin to branch away from the High Road along old tracks like White Hart Lane and new roads like Bruce Grove.

Tottenham remained suburban rather than urban until the coming of the railways to the east side of the parish in the 1840s and the west side in the 1850s. Wood Green, formerly an outlying hamlet, grew especially rapidly and had established itself as a separate middle-class district by the early 1870s. At this time a railway at last cut through central Tottenham, west of the High Road. Speculative developers had already built numerous houses in anticipation of this event and they stepped up their efforts over the following two decades, until Tottenham had spread to meet its neighbours in all directions.

In the early 20th century places of entertainment were built on the High Road, Tottenham Hotspur football club won early trophies and industry came to the marshes. Shown in the photo below, an engine house survives on Tottenham Marshes, with a recently opened café. The last pockets of farmland disappeared in the 1920s, when municipal housebuilding began in earnest.

Figure 4: Street Scene



Figure 5: Previous planning history

Planning Applications

[View results as a table](#)

Application Reference	HGY/1992/0536	Proposal	Installation of new shopfront.
Application Status	Decision Made	Site Address	491 High Road London N17 6QT London
Date Valid	15/5/1992	Decision	Approve with Conditions
Decision Notice Sent Date	23/6/1992		
Application Reference	HGY/1991/0427	Proposal	Display of new shop fascia sign and projecting box sign.
Application Status	Decision Made	Site Address	491 High Road London N17 6QT London
Date Valid	16/4/1991	Decision	Approve with Conditions
Decision Notice Sent Date	31/5/1991		
Application Reference	HGY/1989/0620	Proposal	Installation of automatic telling machine to front elevation.
Application Status	Decision Made	Site Address	491 High Road London N17 6QT London
Date Valid	17/7/1989	Decision	Approve with Conditions
Decision Notice Sent Date	18/10/1989		
Application Reference	OLD/1988/0583	Proposal	2/11/87 Display of fascia with intergral projecting sign replacement of panel into existing box.
Application Status	Decision Made	Site Address	Nationwide Bldg Soc 491 High Road London N17 6QT London
Date Valid	01/1/1988	Decision	Approve with Conditions
Decision Notice Sent Date	05/5/1988		

3.0 Planning Guidance

3.1 Planning History

Please see Figure 5 for an excerpt of the sites planning history.

4.0 Proposed Development

4.1 Design Concept

The overall external aesthetic of the building will remain unchanged with proposed new signage positioned above the shop front glazing.

The internal layout will be altered on the ground floor to provide a suitable layout for a restaurant.

The envisioned change of use would bring health benefits to the large local community by offering a selection of healthy foods, something that is somewhat limited in the area.

The proposed restaurant will help to regenerate and revitalise the building and contribute to the community's economic well-being through the creation of job opportunities for local residents.

4.2 Use

Will be used as a restaurant/takeaway.

4.3 Amount

The proposed change of use will not affect the scale of the building.

4.4 Layout and Scale

The internal layout on the ground floor will be altered to provide the best setting for a restaurant with dining space and kitchen preparation. On the first floor, the layout will remain unchanged.

Externally the signage will be changed to provide a fresh welcoming appearance.

4.5 Appearance and Materials

The external signage will be altered to show the brand name and internally on the ground floor the layout will be changed to suit the proposed change of use. Materials used internally will be of high standard and quality to represent quality dining experience.

The proposed external aesthetic aims to mimic the existing, promoting the traditional architecture that exists on the façade.





4.6 Opening hours

Mon - Fri: 12.00am – 11.00pm
Sat - Sun: 12.00am – 11.00pm

4.7 Staff

The restaurant seeks to employ 15-20 no full/part time staff

4.8 Access

Multiple bus routes serve the surrounding local area, ensuring convenient access to the site via public transport.

The property is accessed via the main entrance to the front. The entrance has a small external ramp to the pedestrian footpath to ensure easy access for any diner at the restaurant; should any wheelchair users require access, there would not be a problem for them.

4.9 Parking

The local area has much parking options. No parking is dedicated to this proposal.

5.0 Conclusion

The proposal is for a new shop front with new signage and extract canopy to rear. Externally the building will be changed on the ground floor by updating the shop front, with a central doorway and glazing to either side. Addition of an extract canopy to the rear. The heritage aspects of the building will not be altered.

Internally, the building will undergo modification to create a modern and clean customer seating area accompanied by a well-equipped supporting kitchen space.

The restaurant / takeaway will continue to be economically viable for the local area as it is well populated with a mix use of buildings, from retail to restaurants in a busy city location. The proposed restaurant will provide a family friendly dining experience with family seating areas and healthy grilled food, something which is quite limited in the area and would be very successful.

The proposed alterations are designed to seamlessly integrate with the existing building structure, drawing in customers while concurrently presenting a modern interior aesthetic that sits comfortably within its context.

The modifications to the existing building would be very successful in this vicinity contributing positively to the enhancement of the surrounding area. With all prerequisites addressed, we are confident that this proposal will yield a positive outcome.