

PROPOSAL: GROUND FLOOR FRONT EXTENSION AND  
CONVERSION INTO RESTAURANT

LOCATION 66 TURNPIKE LANE  
LONDON N8

APPLICANT RAJESH SOMAIA  
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## SITE AND LOCATION

The application site is part of a terrace of properties located between the junction of Alexandra Road and Burley Road, and is to the west of Turnpike Lane Underground Station and Wood Green High street. There are 11 properties in total forming the terrace and these have two distinct typology in relation to massing. The seven properties to the west are larger and are set out on four floors and with a mansard style roof. The other four properties to which the application site is part of, and also is at the end of the terrace, are on two floors and were built originally with hipped roof to the street frontage. Over the past decade, some of these properties have had the front hipped roof converted to gable ends.

The property is the one with the hipped roof and is end of terrace. To the east and unto the junction with Burley road are three terrace properties, similar to the application site

All the properties within the terrace are fronted by commercial units, and with residential accommodation to the upper floors, most of which a studios, 1 and 2 bedroom units and do not have access to amenity space (roof terrace). The application site and no 60 are the only two properties within the block of 16 terraces that do not benefit from a single storey front extension.

The application site, no 66, is on the ground floor was part of 3 adjoining units (66, 68 & 70) which had been opened up into one large shop, selling groceries, fish, meat and vegetables. Over the past four years, the level of retailing has significantly reduced and the section of the shop which sells speciality fish (no 66) had not been trading for over 9 months. The ground floor separating wall with no 68 has now been reinstated and the shop is currently vacant.



APPLICATION SITE

STREET VIEW

The proposal seeks to build a single storey front extension and conversion of the premises at ground floor into a restaurant. A previous planning application was granted for a single storey front extension reference HGY/2016/1896 which was not implemented. The bulk of the proposed extension would be similar to the previous approved scheme and therefore the principle of the design is considered to be acceptable.

The site is not within a conservation area, or the curtilage of any listed building, but is designated as being within the local shopping centre.

The site is located close to the Clarendon Developments of over 1,800 residential units and would be along the route from the development to Turnpike Lane underground and bus stations. This would create a significant foot traffic to the front of the proposal which also leads to Wood Green Shopping City. The section of Turnpike Lane where the application site is located has few restaurants or cafes, and the proposal would add variety to the mix of eatery, and positively contribute to the vibrancy of the area.

## **PLANNING CONSIDERATIONS**

The bulk of the design is similar to the unimplemented planning permission and therefore the principle of the design should be acceptable. Incorporated within the shop front is a door which would lead to the staircase to the upper floor flats.

The proposal will not have any adverse impact on the neighbouring or adjoining properties and the residents on the upper floors of these properties. These are all flats and the proposed front extension will therefore have no impact on any loss of sunlight, daylight or outlook.

Nos 62 and 64 which are the two properties to the right of the application site have both recently had extensions and conversions which incorporate new shop fronts. The height of the proposal will be below the height of the parapet front walls to these adjoining buildings.

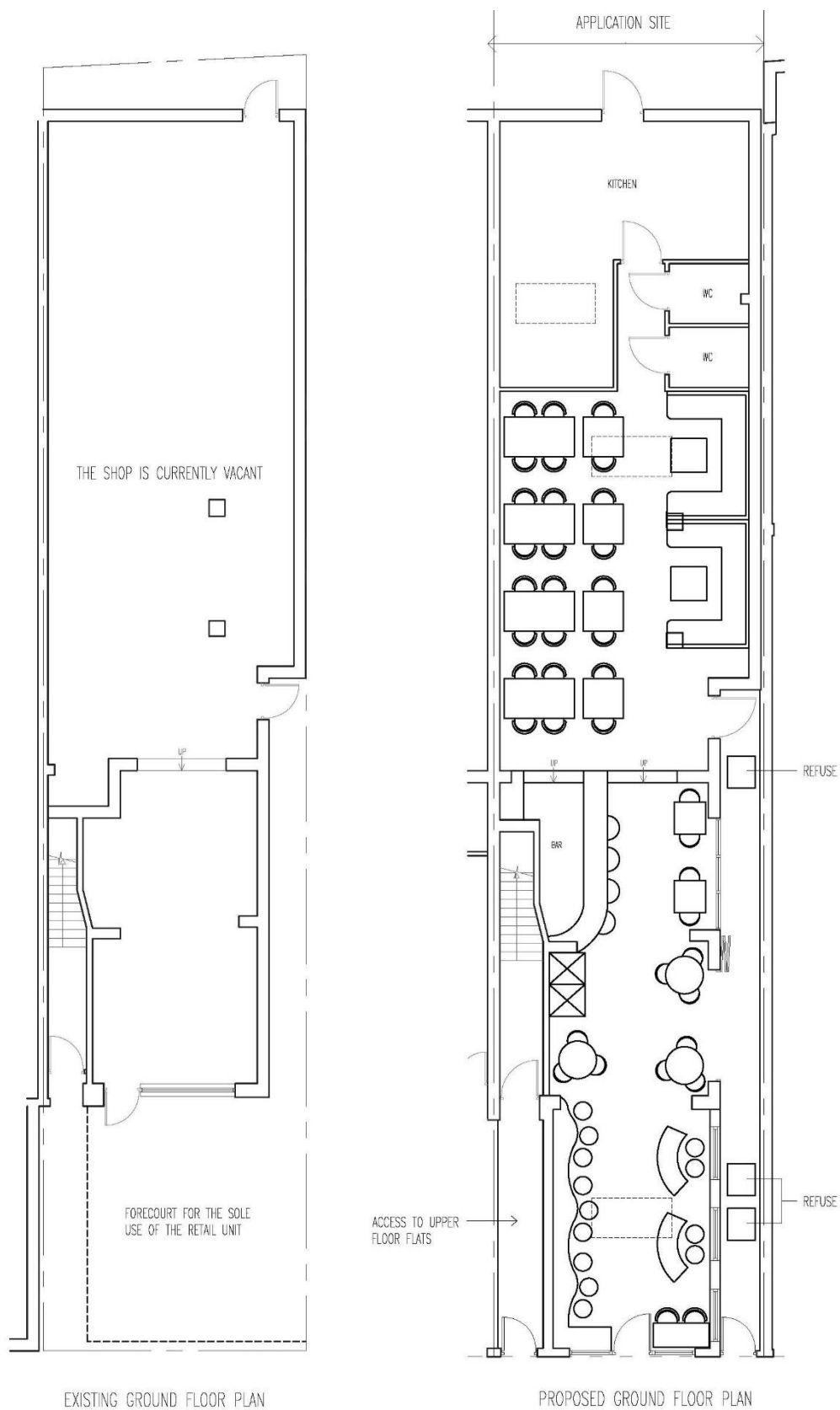
As the application site is an end of terrace and with the adjoining no 64 not having any windows to the flank wall, the proposal would not have any adverse impact on the neighbouring residents including noise and any nuisance from music, notwithstanding that these could be controlled by means of Planning Conditions.

## **DESIGN CONSIDERATIONS**

The proposed front extension will accommodate a passageway to the left side, leading to staircases to the two flats on the upper floors. The front extension is set with a gap of 900mm from the boundary wall of no 64 to allow for natural ventilation to the side windows and doors.

There are clerestory windows to the side elevation and folding doors. There are also two rooflights to the rear. The design seeks to maximise on natural daylight and ventilation, with a congenial interior

and energy efficient design approach. The internal layout and seating would provide a variety of spaces from the bench type to the frontage and with semi-booth seating and larger tables to the rear.



## EXISTING SHOPFRONT DESIGN WITHIN STREET SCENE

The shopfronts to the row of terraces forming the block to which the application site belongs to is an eclectic mix and with no prevailing design style.



Nos 66, 64 and 62



Nos 72, 70, 68

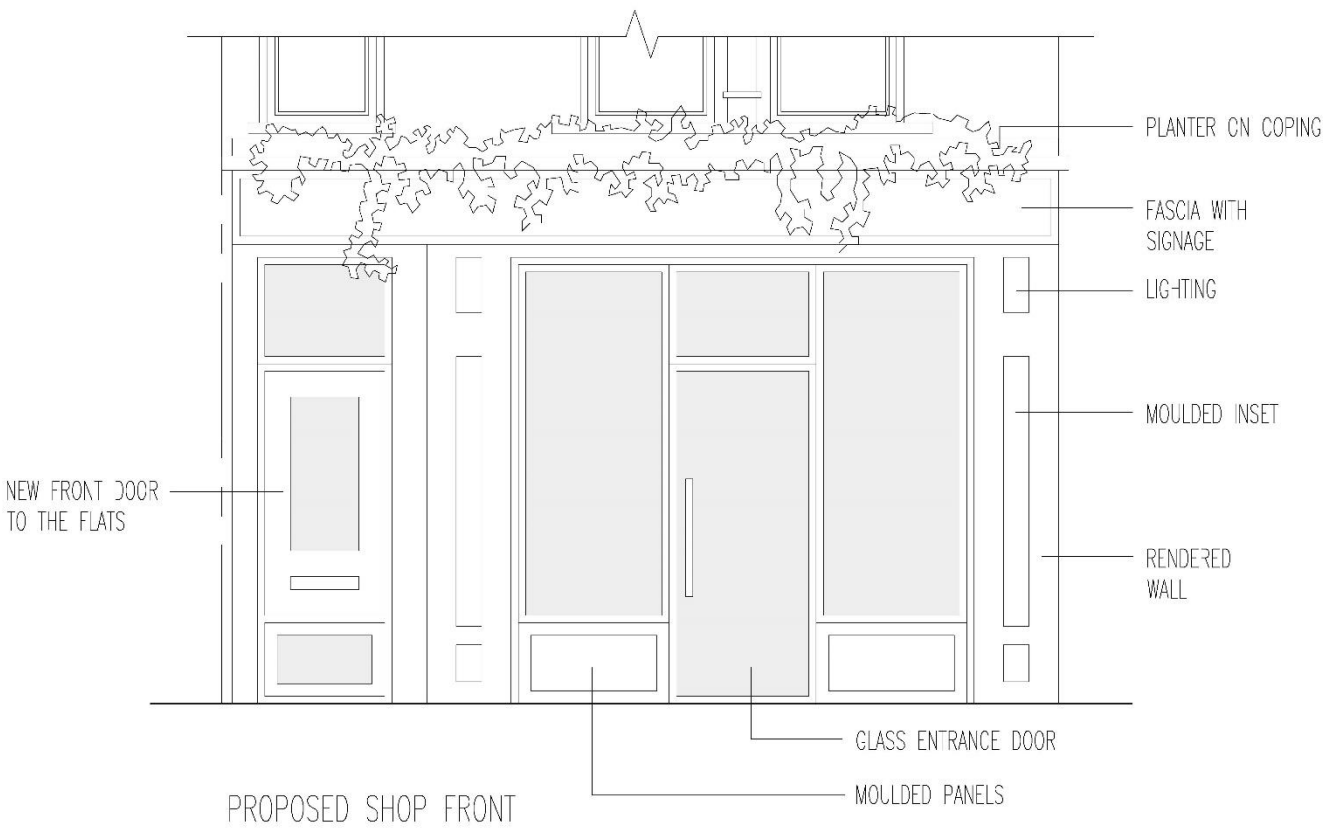


Nos 78, 76, 74 and 72A



Nos 84, 82 and 80

THE PROPOSED SHOPFRONT AND FRONT EXTENSION





Notwithstanding that there is no prevailing style withing the row of shopfronts, the proposed design regarding height of parapet wall to top, glazing, and scale picks on some of the rhythm and massing appropriate to the scale and street setting. The width of the glazing panels to the shopfront and entrance door to the flats are proportional, and the size of the clerestory light and lower panels to the door have co-ordinated width and height. The design will contribute to the public realm and to the visual amenity of the street scene.