

Planning Design & Access Statement

IN SUPPORT OF A

PLANNING APPLICATION

FOR A

PROPOSED REPLACEMENT SECURE REFUSE AS WELL AS CYCLE STORAGE ENCLOSURE
WITHIN REAR AREA OF THE PROPERTY.

TO

ZENITH HOUSE, 69 LAWRENCE RD, LONDON N15 4TG

FOR

SEVEN SISTERS CONSTRUCTION 2
LIMITED C/O GCP ASSET
MANAGEMENT

FEBRUARY 2024

PREPARED BY: SHAPE OF ARCHITECTURE LIMITED

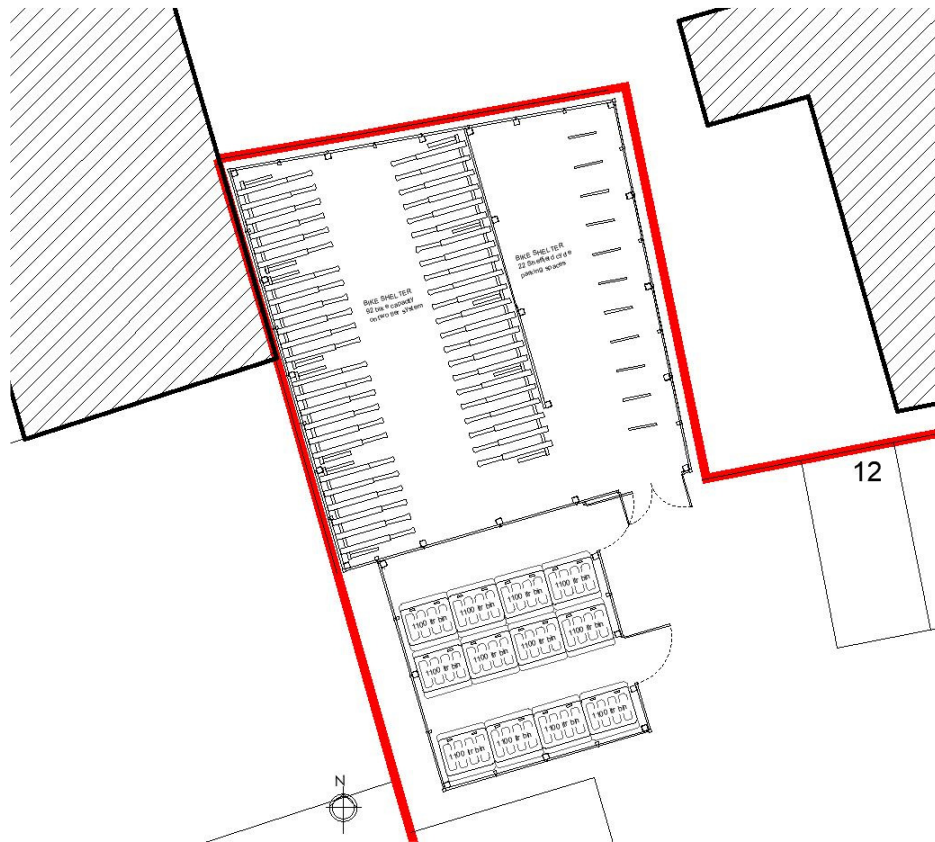


Zenith House, 69 Lawrence Rd

Above: location of the site.



Above: the photograph shows the burnt remains of the existing cycle and refuse store.



Above: location of the proposed refuse area in the north left corner of the site - the same location as the existing cycle and refuse store.

DESCRIPTION OF THE DEVELOPMENT

The property, called Zenith House, is located in Tottenham at No.69 Lawrence Road, London N15 4TG. The property is 10 minutes' walk away from Seven Sisters Underground, train and overground stations and 15 minutes' walk from South Tottenham overground station.

Our proposal is for replacement refuse and cycle store new. The current refuse cycle store was destroyed in a fire last year accidentally caused by the homeless. The store was destroyed to the degree that it requires a complete replacement. The old store was made of timber and therefore was prone to catching fire.

We are proposing a new fire-proof metal store with a metal canopy and partly open to the outside in order to prevent the homeless camping inside and thus to prevent a risk of accidental fire.

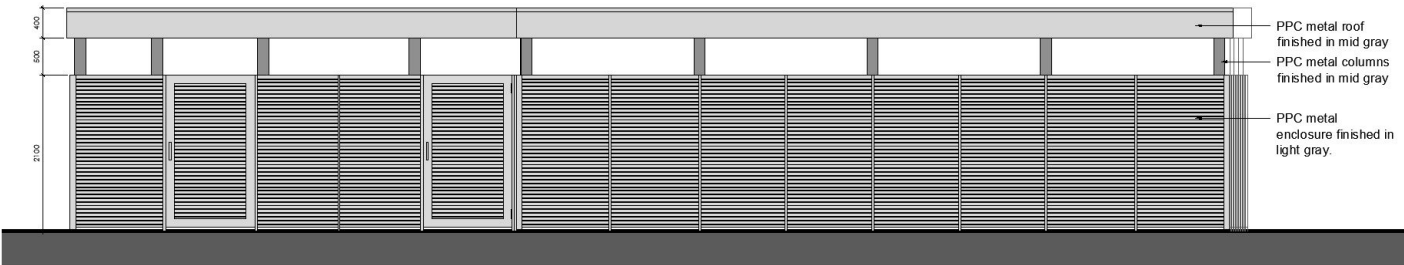
We trust that the above proposal is acceptable and is a significant improvement to the appearance as well as the health and safety of the site.



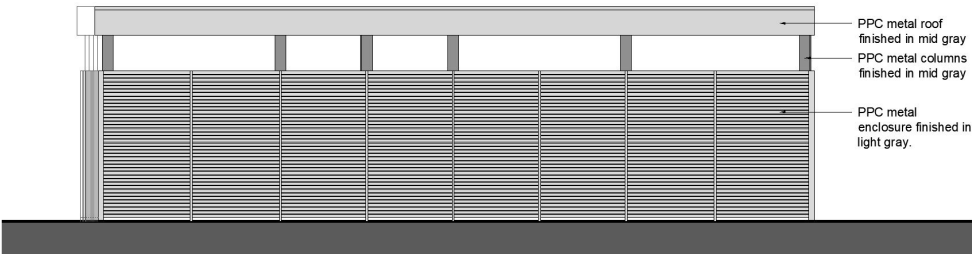
Above: proposed cycle / refuse storage to match the design and colour scheme of the above cycle store.



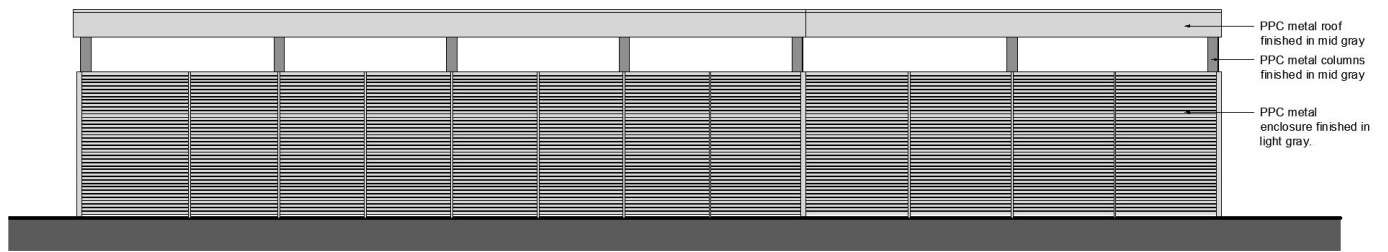
ELEVATION A-A
scale 1:50



ELEVATION B-B
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ELEVATION C-C
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ELEVATION D-D
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