

284-286 WIGHTMAN ROAD

LONDON, N8 0LT

Design & Access Statement
January 2024

Project Name:	Project No.:	Agent:
284-286 Wightman Road	708/07	Easy Designée
Document Type:	Date:	Revision:
Design & Access Statement	July 2024	A





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1.1 The Vision

The redevelopment and refurbishment of the ground floor commercial unit at 284 - 286 Wightman Road gives an exciting opportunity to rejuvenate the existing building, yet keeping intact the architectural characteristics of the street.

The client’s aspiration is to upgrade and restore the ground floor commercial unit - Use Class E(a), currently a shop, through the initiative of introducing a new dine in restaurant Use Class E(b).

The proposed restaurant will offer new job opportunities to the local community, and it will improve the dynamic flows of visitors, contributing into the viability of the local area.

Long term precautionary measures, such as fireproofing, soundproofing, waste management, odour control, pest control, alongside with all the required licenses will be taken in order to prevent any disruptions in the daily life of adjoining occupiers.



Current - Street View



The Vision - Street View (Illustrative Only)



Existing Building - Wightman Road

2.1 Document Purpose

This Design & Access Statement is prepared by the agent Easy Designée on behalf of the applicant and forms part of the planning application for 284 - 286 Wightman Road, London, N8 0LT.

This document is the culmination of design development and should be read in conjunction with the planning application drawings and accompanying reports.

2.2 Document Contents

The contents of this Design and Access Statement reflect the process undertaken in developing the design for the proposed development. This started with a briefing, followed by analysis of the context and an evaluation of the site and the client’s brief.

2.3 Brief

The client’s aspiration is to upgrade and restore the ground floor commercial unit - Use Class E(a), currently a shop, through the following:

- To introduce a casual, family-style, dine in restaurant - Use Class E(b), with capacity of approximately 70no. seats;
- To install a commercial ventilation and extract system at the rear of the building, enclosed in an acoustic and aesthetically pleasing enclosure;
- To remove the existing signage at the front elevation;
- To replace the existing sliding doors and fixed windows at the front elevation with bi-folding doors;
- To improve the disabled access to and within the property;
- To create an adequate number of toilets for guests and staff;
- To create a dedicated space for waste bins allocation at the rear garden;
- To replace the existing roller shutter at the rear elevation with a double door, and install a new roller shutter at the outer leaf of the external wall.

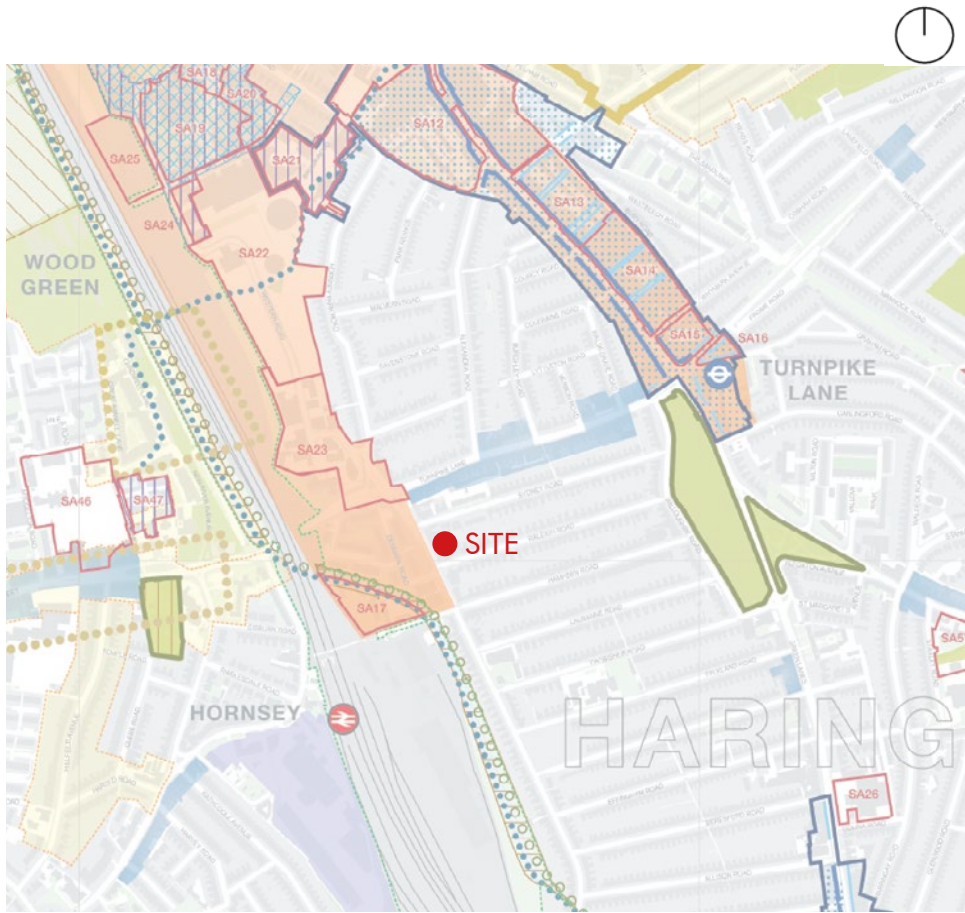
3.1

Site Location

The site is located in the Hornsey area within the Borough of Haringey, on Wightman Road. The site is close to the local centre of Harringay Ward and it is close to public transport links, including Hornsey train station, Turnpike Lane underground station, and local bus stations, which makes it easy accessible to visitors.

Wightman Road is classed as B-road, which gets busy with traffic during peak hours. This road is not considered to be a noise sensitive road, especially near the local centre.

According to Haringey’s Local Plan – Strategic Policies, this site is surrounded by a Growth Area with specific site proposals, as well a Green Chain, Ecological Corridor and Blue Ribbon (New River) to the west. To the south there a number of religious and cultural centres visible from the site.



Haringey’s Local Plan - Strategic Policies 2016-2028

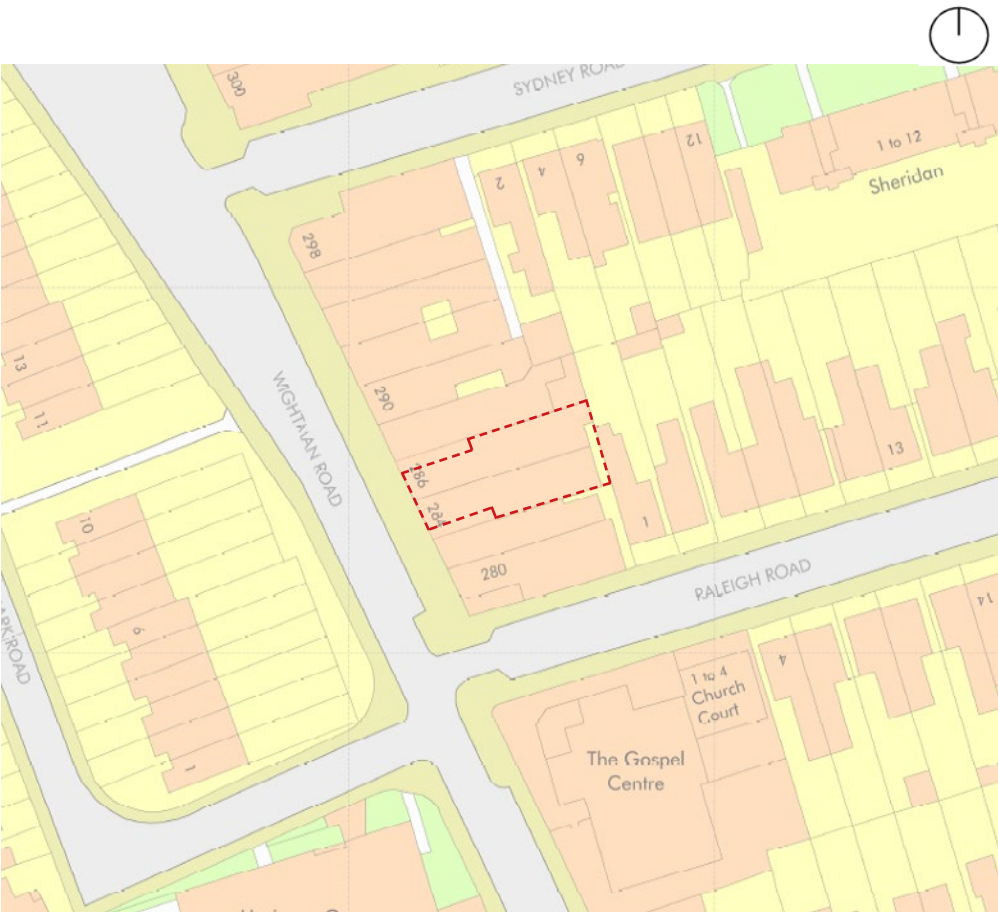
3.2

The Site

The property, ‘284-286 Wightman Road’, is located on the ground floor of the building, and it is currently extended to the rear garden.

The site is of a rectangular shape, and it is bounded by Wightman Road to the west, the adjoining properties to the south and north, and the side elevation of the adjoining property on Raleigh Road to the east. Above, the site is bounded with the upper floors’ residential units. Across Wightman Road, the site faces the rear gardens of the properties of Denmark Road.

The site is connected to Raleigh Road, to the south, from the rear of the property, through a passage which is shared with the neighbouring buildings 280 - 288 Wightman Road.



Site Plan





View 1 - Overlooking 298 - 280 Wightman Rd. Block of Buildings

3.3 Local Context

The block of buildings located at 280 - 298 Wightman Road is characterised by 3 storey Victorian terraced houses, stepping down every 3 or 4 buildings, following the natural slope of the terrain.

The site is surrounded by a mix tenure of residential units on the upper floors and commercial units on the ground floors. Within this block of buildings, currently, there are several restaurants, cafes, and shops.

The front facades, are a mixture of either exposed, painted or rendered London brick. This distinguish Victorian block is inspired by the Italianate neo-classicist style, observed on the upper floors, decorated with architectural elements such as ornamental mouldings, protruding pilasters, marking the party walls, and geometric shapes, like triangles, arches, and rectangles above the sash windows and on the roof upstand. In the recent years, the ground floor facades have been adapted to shops, by removing of the original front gardens and possibly bay windows. Currently, these shops display large, flat, glazed openings and colourful signages. Some ground floor properties have extended to the front pavement with light construction patios and retractable awnings.

This block of buildings has distinctive butterfly roofs, which are not visible from the Wightman Road elevations, hiding behind tall upstands.

The rear facades are characterised by exposed London bricks. All the rainwater down pipes are located in the rear facades, alongside with ventilation supply and extract pipes and other mechanical systems serving the commercial units on the ground floors. This fenestration rhythm and style gives way to a more piecemeal developed and fragmented language to the rear elevations.

The ground floor properties have been extended to the rear leaving almost no garden space, apart from two narrow passages leading to the side roads, Raleigh Road to the east, and Sydney Road to the west, used for servicing the commercial units.

The first floor properties have rear extensions built above the ground floor roofs, extending to approximately 1/3 of the ground floor extensions. The ground floor roofs are flat, sloping and draining towards the rear end, accommodating various mechanical units.



View 2 - Overlooking 288 - 280 Wightman Rd. Front Elevations



View 4 - Street View from 288 Wightman Rd. towards 298 Wightman Rd.



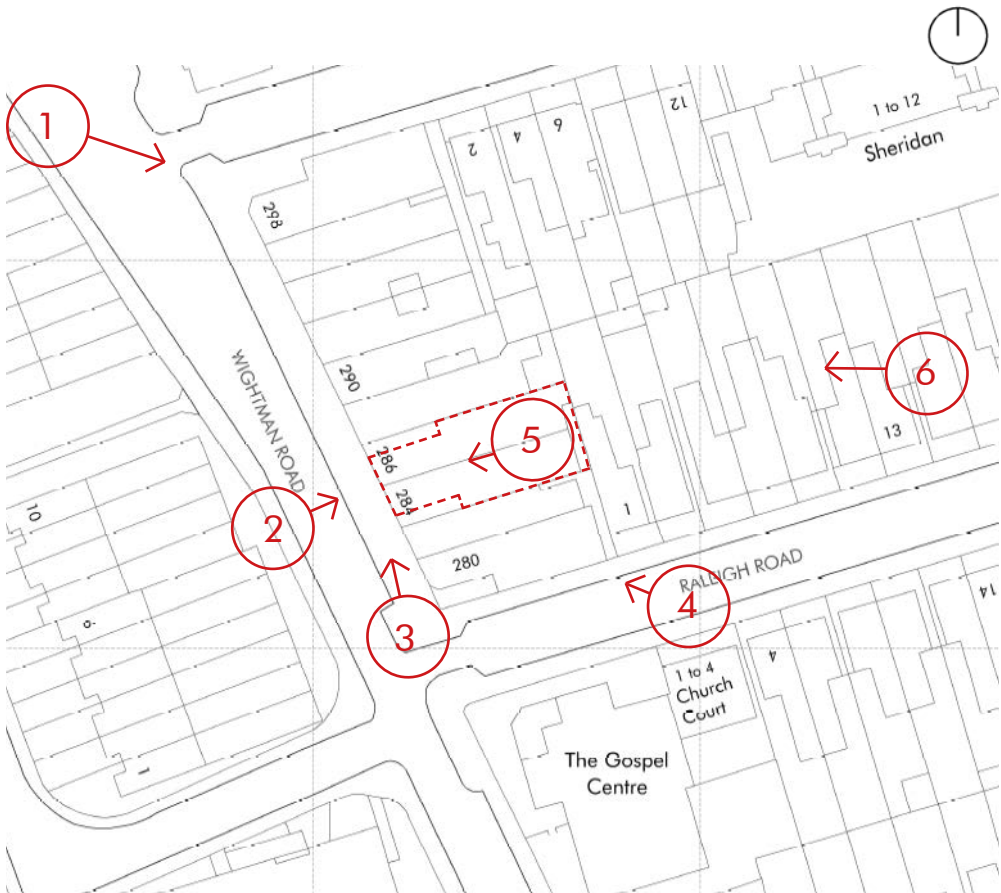
View 4 - Overlooking 1 Raleigh Rd. & Rear 280 - 284 Wightman Rd.



View 5 - Overlooking 282 - 288 Wightman Rd. Rear Elevations



View 6 - Top view of 280 - 298 Wightman Rd. Rear Facades



Views Points

3.4 Existing Building

The building dates back to circa 1880. In the 70s the ground floor property was extended to the rear, and it was used as a dress manufacture. A further extension was added to the rear in the late 80s, used as offices ancillary to the existing factory.

The premises ‘284 - 286 Wightman Road’ comprise of a grocery store at ground floor level extended to the rear garden, with residential units above on the first floor and second floor.

The property is narrower at the front, from both the left- and right-hand side, due to the upper floor flats access, located in the front elevation.

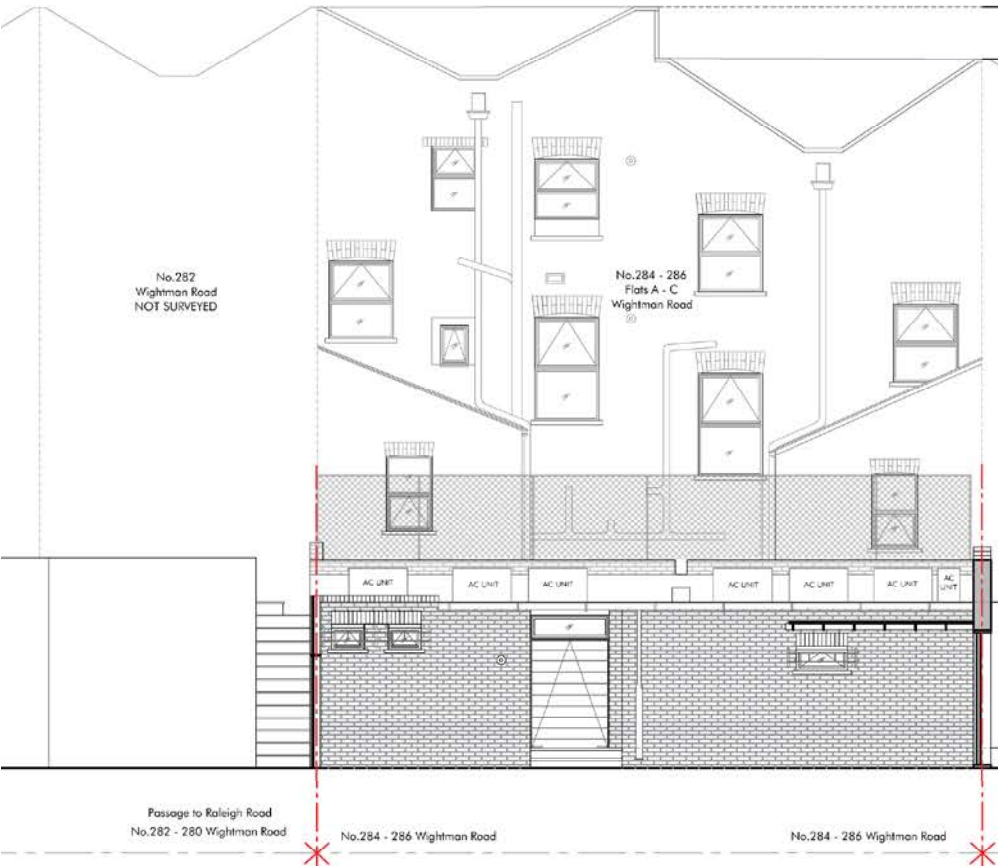
The front facade displays floor-to-ceiling, double glazed, aluminium windows, with sliding doors in the middle and boxed out roller shutters installed above, finished in a dark purple paint. There is also a signage advertising the current shop above the large openings.

The rear elevation is built in exposed bricks. It has 3no. small, high level windows, and an access opening in the middle, which can be closed only by a full height roller shutter installed on the inside leaf on the external wall.

On the roof, there are several outdoor air conditioning units surrounded by a mesh fence, servicing the current shop.



Existing Front Elevation



Existing Rear Elevation



Existing Front Elevation - Photo



Existing Rear Elevation - Photos



Site Analysis

4.1 The Site

The site is approximately 285 sqm and consists of a ground floor shop, with a narrow rear garden / passage.

4.2 Orientation and Views

The main frontage of the building is on Wightman Road and the rear of the building has easterly blocked out views from the side elevation of the ancillary property '1 Raleigh Road'.

4.3 Access

The main entrance to the shop is on Wightman Road. There is a secondary entrance to the rear from Raleigh Road, through a passage shared with the neighbouring buildings 280 - 288 Wightman Road.

4.4 Servicing

Servicing to the building occurs to the rear of the property accessed from Raleigh Road.

Key:

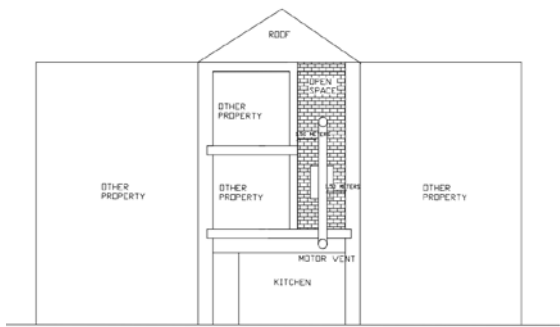
- Site Boundary
- Commercial Entrance
- Servicing
- Sunpath
- Green Elements
- Cycle Parking
- Cultural / Religious Buildings
- Rastaurants & Cafes

5.1 1 Wellington Terrace, Turnpike Lane, N8

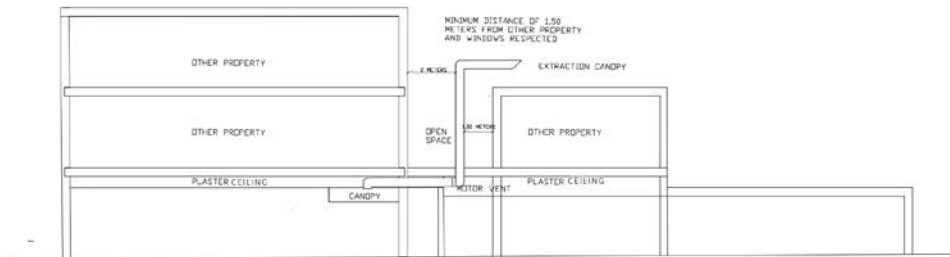
Application Reference: HGY/2023/1175

Status: Application Approved

Description: Retrospective application for installation of external extraction ventilation system.



Pre-planning & Approved Section



Pre-planning & Approved Section



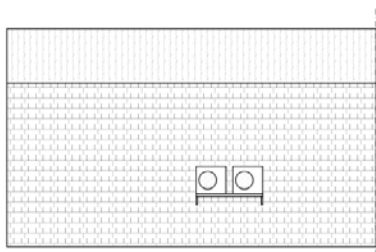
1 Wellington Terrace in relation to 284-286 Wightman Road

5.2 57 Coburg Road, Wood Green, N22

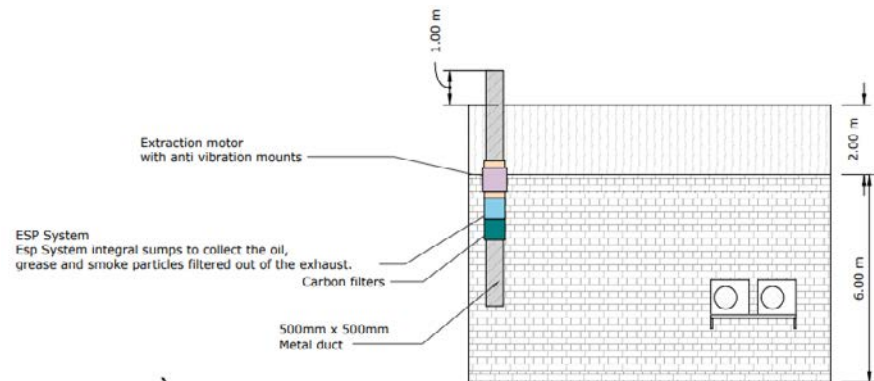
Application Reference: HGY/2023/1073

Status: Application Approved

Description: Change of use from storage & distribution (Class B8 use) to commercial kitchen and delivery service (sui generis use) and the installation of an extract flue to the rear of the building.



Pre-planning Rear Elevation



Approved Rear Elevation



57 Coburg Road in relation to 284-286 Wightman Road

5.3 565 High Road, Tottenham, N17

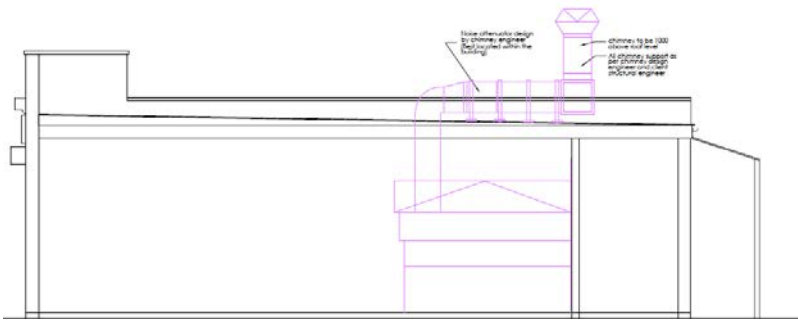
Application Reference: HGY/2023/1456

Status: Application Approved

Description: The proposal is change of use from A1 use class Hair salon to A3 use class Restaurant and café. Instal-lation of an extract duct to the above roof rear part of the building.



Pre-planning Section



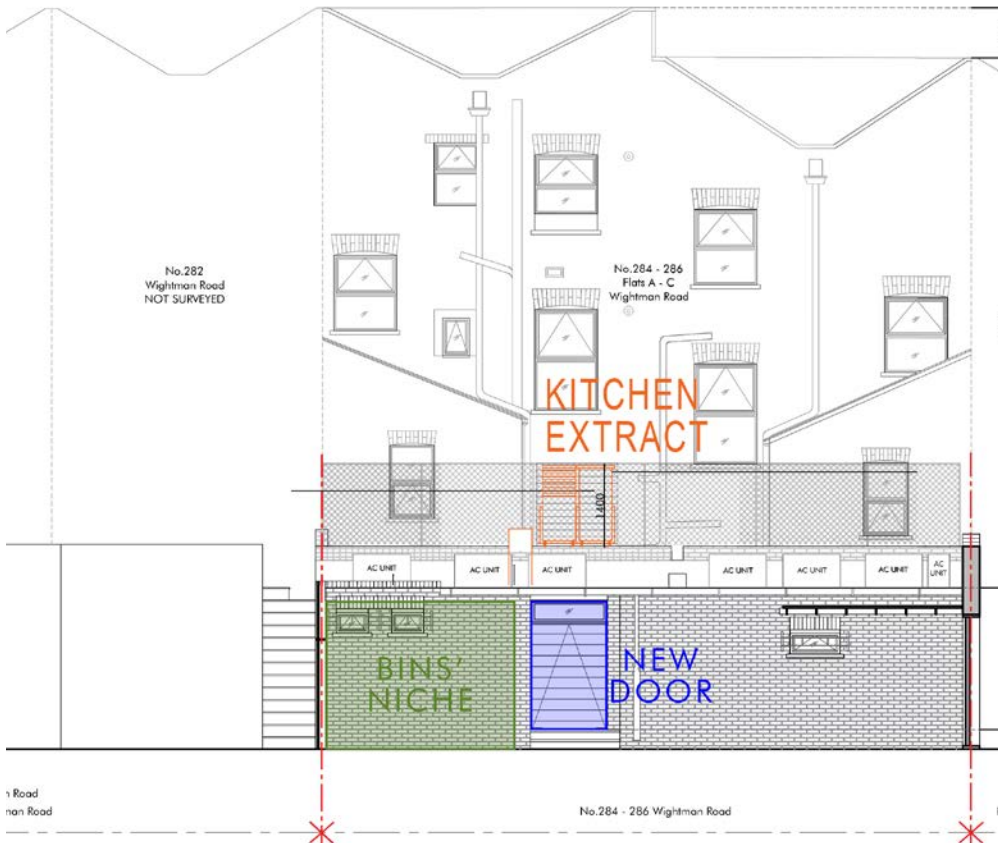
Approved Section



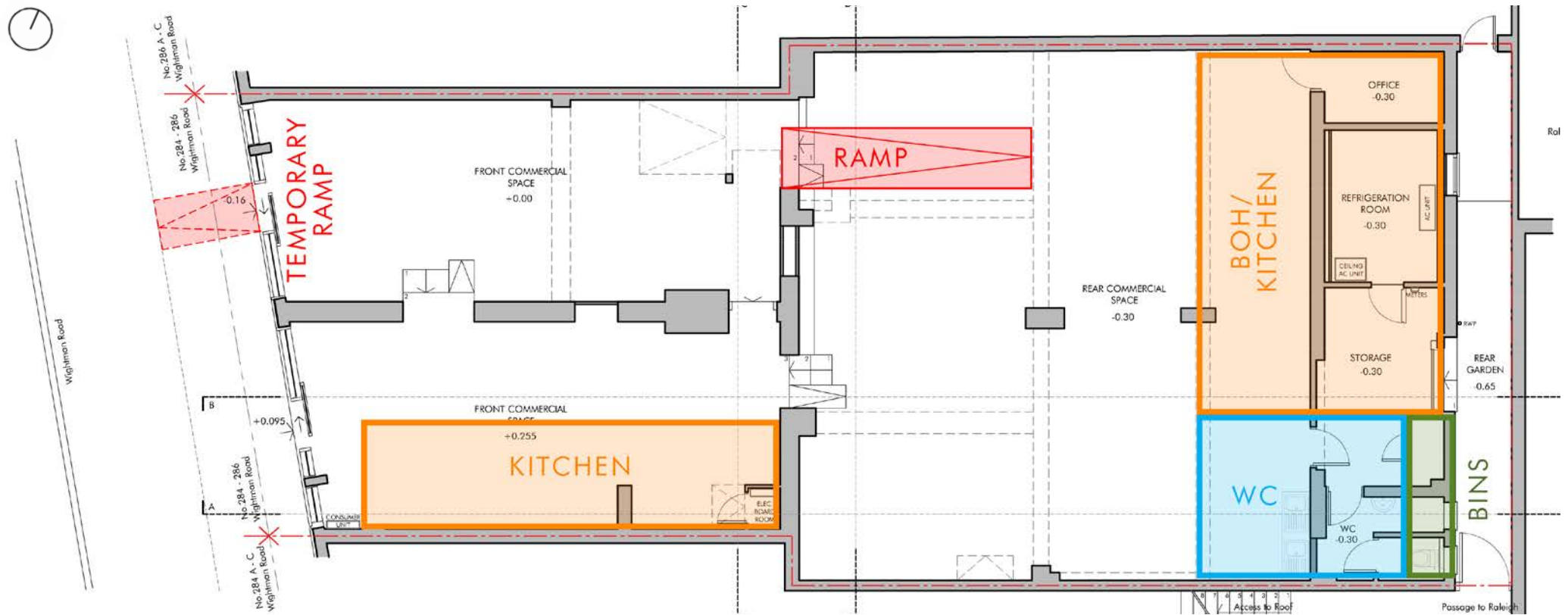
565 High Road, Tottenham, in relation to 284-286 Wightman Road



Front Elevation - Sketch



Rear Elevation - Sketch



Ground Floor Plan - Sketch

6.1 Access

- It is proposed the usage of temporary ramps at the front entrances, stored within the premises in conjunction with the access and evacuation management plan, when needed.

6.2 Internal Alterations

- It is proposed to build disabled ramps to link the front and the rear of the premises.
- It is proposed the formation of a commercial kitchen in the front commercial space, alongside a preparation and washing area at the rear of the premises.
- It is proposed the installation of an adequate number of toilets for guests and staff.

6.3 Front Elevation

- It is proposed to replace the existing display of large, aluminium windows and doors with full height bi-folding door opening onwards the interior.
- It is proposed to remove the signage from the shop front.

6.4 Rear Elevation & Rooftop

- It is proposed to replace the roller shutter with full height glazed double door.
- It is proposed the installation of an external extraction ventilation system, as part of the design of a commercial kitchen in the interior, fixed on the rear elevation of the upper floor properties going all the way up to the roof.

6.5 Refuse

- It is proposed the formation of a refuse niche at the rear of the property, of adequate capacity for commercial waste.

7.0 Proposed Design

7.1 Planning Policies

Haringey Local plan Policy DM1: Delivering High Quality Design states:

A) All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- Make a positive contribution to a place, improving the character and quality of an area;

B) Development proposals should relate positively to their locality, having regard to:

- Active, lively frontages to the public realm; and
- Distinctive local architectural styles, detailing and materials.

7.2 Design Brief & Development Proposals

The main objective of this application is the change of use and reconfiguration of the commercial space, currently a shop - Use Class E(a), into a dine in restaurant - Use Class E(b), at ground floor 284 - 286 Wightman Road, by introducing an exposed commercial kitchen at the front of the premises, together with the installation of an external extraction ventilation system to the rear of the building. In addition, it is proposed the reconfiguration of the rear extension to create sufficient space for the back of house services, including food preparation, storage, cleaning, office, and staff room, with suitable bin storage at the rear garden.

Moreover, the proposal includes the replacement of the rear roller shutter with full height glazed double doors, and the installation of a new roller shutter on the outer leaf of the external wall.

Additionally proposed is the fitting of 1no. staff's toilet and 5no. guests' toilets, including 1no. disabled toilet, at the rear end of the premises.

Consequently, it is proposed the provision of temporary ramps at the front entrances, alongside with the access and evacuation management plan, when required, as well as the installation of a permanent disabled ramp linking the front to rear of the premises.

Furthermore, proposed is the replacement of the front elevation doors and windows with bi-folding doors and the removal of the existing shop front signage.

- commercial entrance at ground floor level from Wightman Road at the front;

- servicing entrance at ground floor level from Raleigh Road to the rear, through a passage shared with 280 - 288 Wightman Road properties;

- 1no. exposed commercial kitchen and waiting area at the front commercial space - 284 Wightman Road;

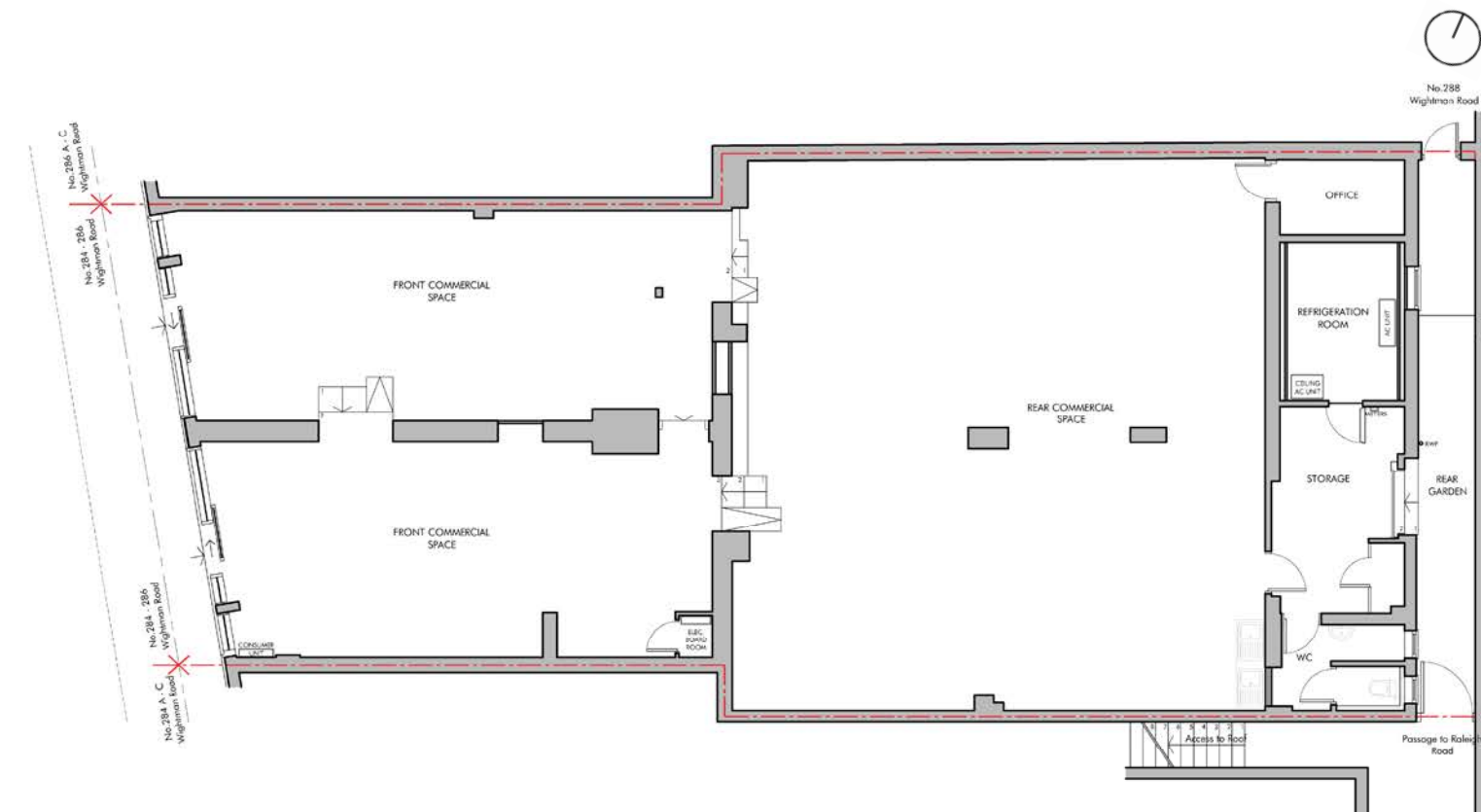
- dining area of approx. 24no. seats at the front commercial space - 286 Wightman Road;

- dining area of approx. 46no. seats and 1no. commercial bar at the rear commercial space;

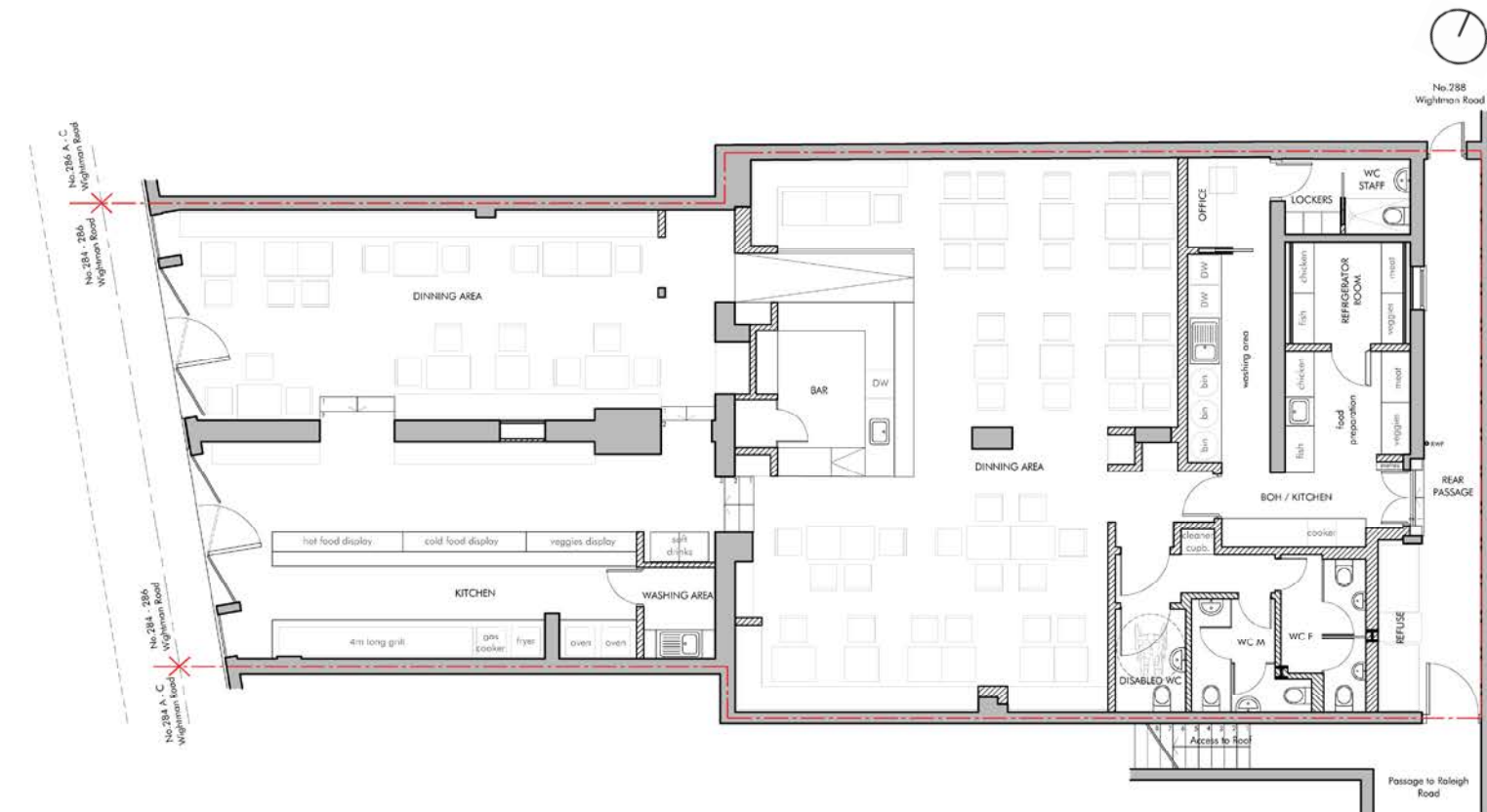
- 5no. guests' toilets, 1no. staff's toilet, staff lockers, office, storage, refrigeration room, kitchen preparation area and washing area at the back of house, rear end of the commercial space;

- refuse niche at the rear garden;

- external commercial ventilation system at roof level.



Existing Ground Floor Plan



Proposed Ground Plan

7.3 Elevation Treatment

In the front elevation, the property remains consistent with the prevailing height of the neighbouring ground floor properties and the overall street scene, ensuring a positive relationship with the street level activity. The proposals take into consideration the existing materials and previously approved alterations and extensions to the property and the neighbouring properties in Wightman Road. The proposals are mindful of the need to protect the amenity of the neighbouring properties and protect the character and appearance of the dwelling itself.

7.4 Materiality of Proposed Elements

The materiality of the proposed bi-folding door system at the front elevation, are the match the existing materiality of the current doors and windows, as well as to match the colour of the adject properties. The materiality of the proposed double doors at the rear elevation, are to match the materiality and colour of the proposed front elevation bi-folding doors. The materiality of the proposed refuse niche at the rear elevation, are to match the existing materiality of the built extension.

7.5 Impact on the Neighbouring Amenity

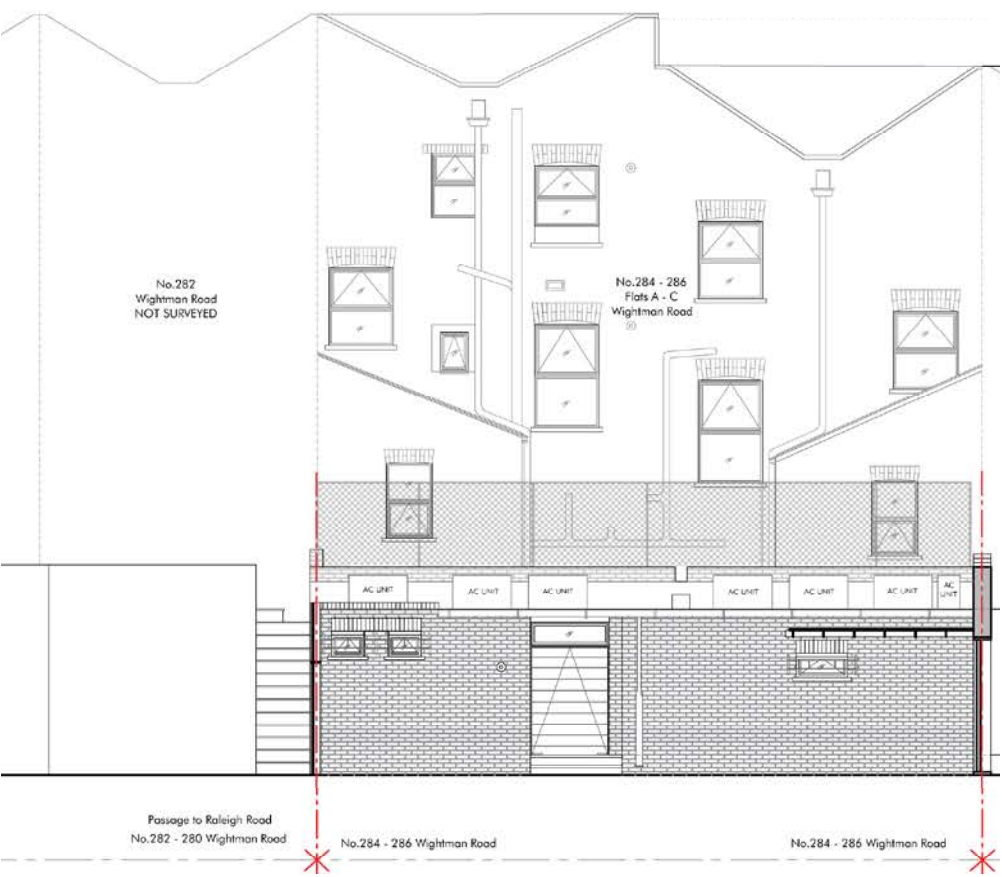
The proposed restaurant would require an extraction flue installed to the roof of the ground floor at the rear of the building. However, the flue's design will ensure that there would be no harm to the neighbouring amenities. The flue would have high specs to discharge above the neighbouring windows. The flue will confirm DEFRA guidelines and there would be anti-vibration mounts and carbon discards and panels for the flue to prevent odours or noise reaching neighbouring amenities. Furthermore, the proposed opening hours match those of the other restaurants in the area and would not pose any harm to the neighbours.



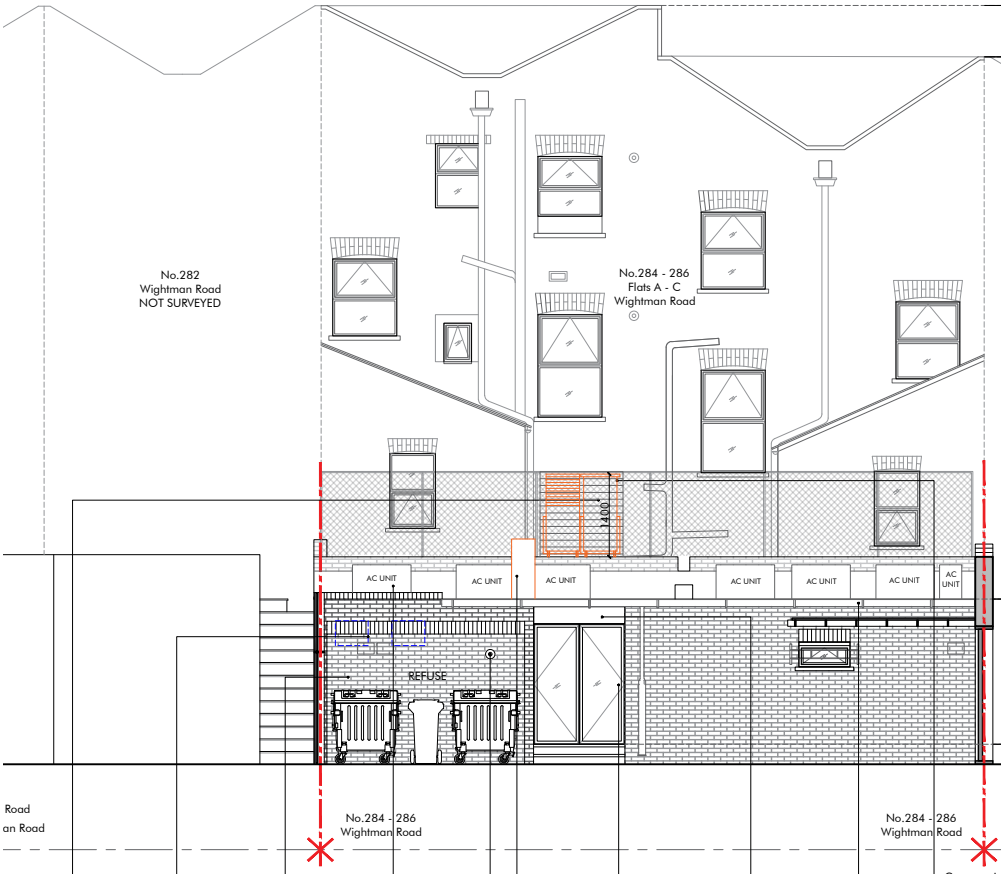
Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation

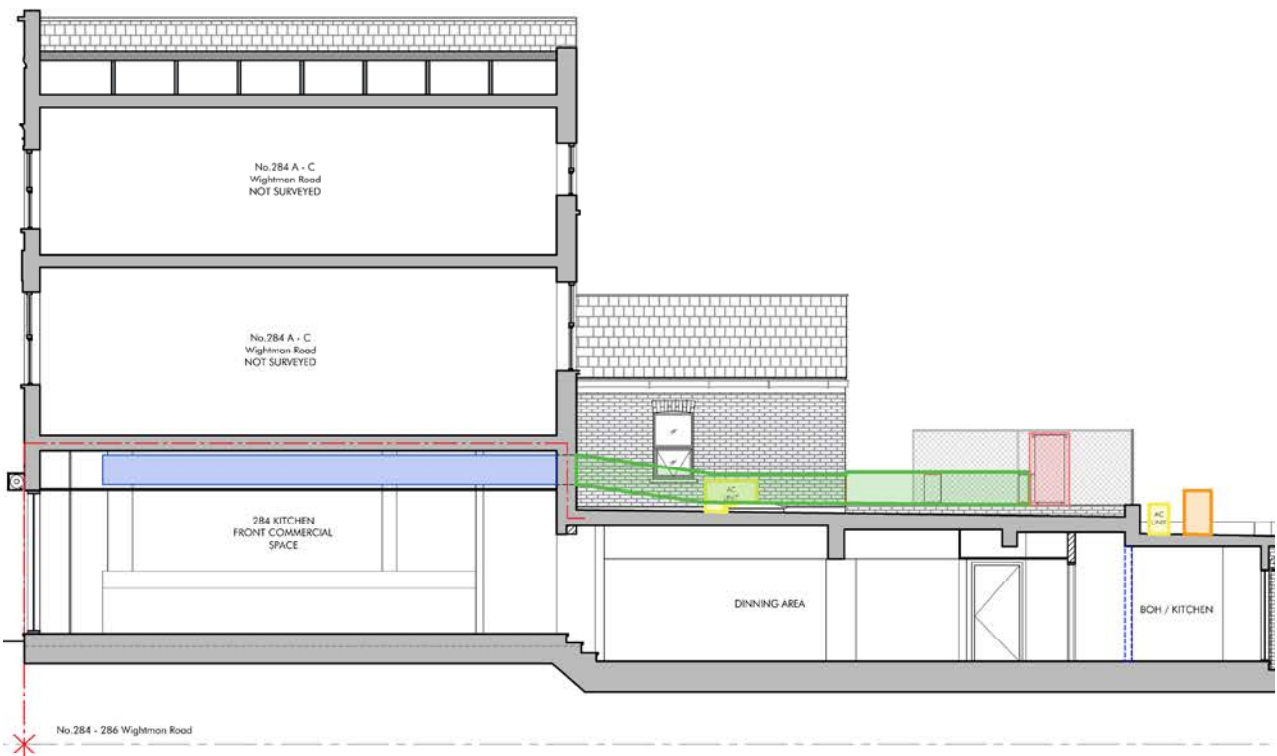


Proposed Rear Elevation

7.6 Commercial Ventilation System

The proposed flue system duct extraction is tucked away on the ground floor roof level at the rear of the building. The ventilation supply and extract fans are hidden in an aesthetically pleasing acoustic enclosure. The ventilation system will not be visible from the street scene. The extraction ventilation system has been carefully designed and coordinated to minimise the noise created. For more detailed information, please see Mechanical System Manufacturers Specifications.

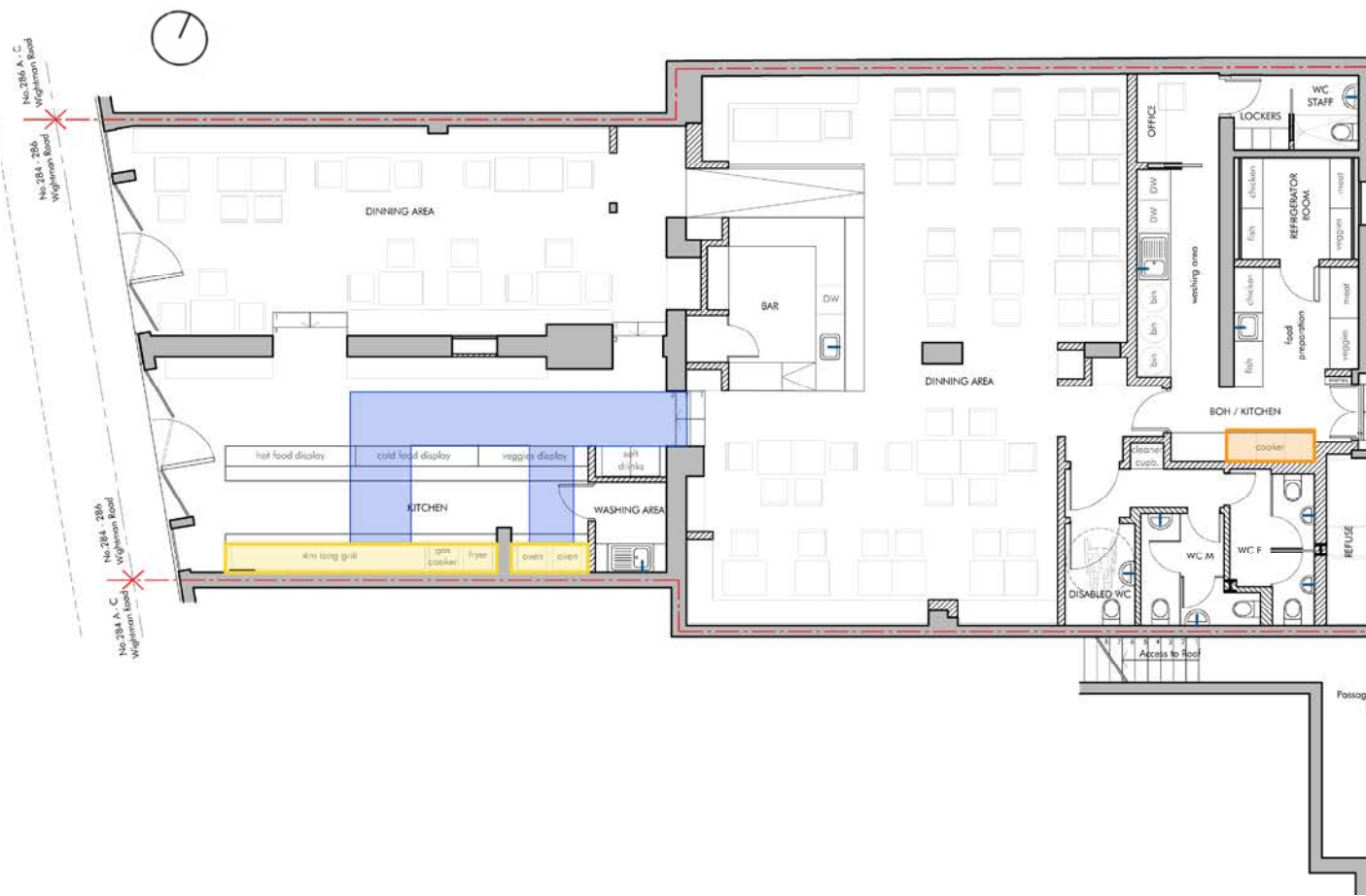
- Key:
- Kitchen Extract Flue
 - Ventilation Supply & Extract Fans
 - Ventilation Supply & Extract Ducts
 - Kitchen Hood
 - BOH Ventilation System
 - Toilets Extractor Fan
 - Existing Outdoor AC Units
 - Flue to Combi Boiler
 - Rain Water Down Pipe
 - Gutters
 - Water Supply



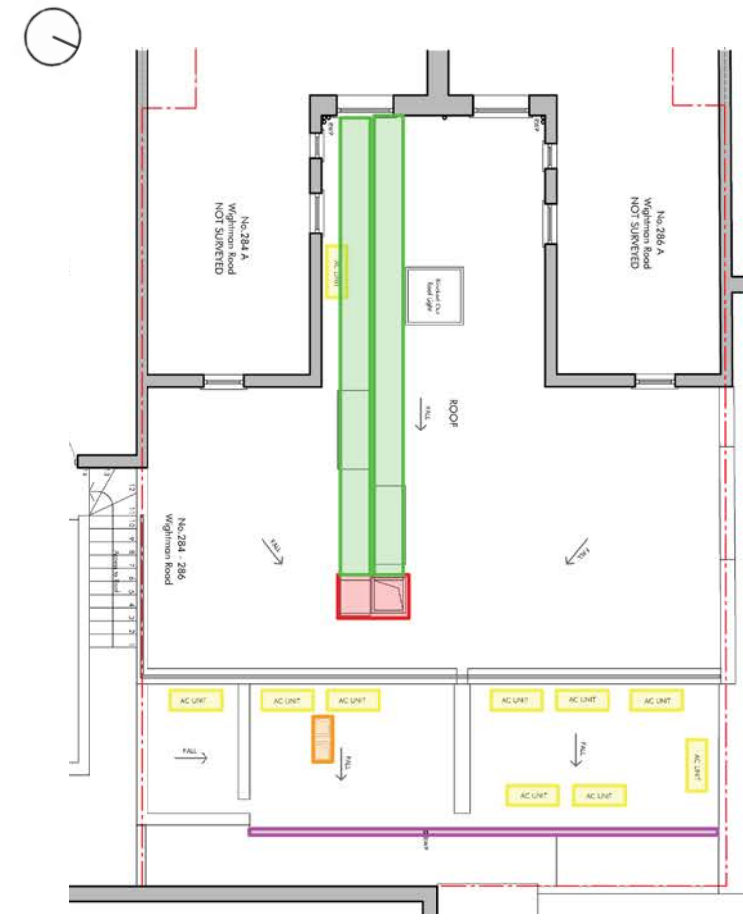
Proposed Longitudinal Section - Services Sketch



Proposed Rear Elevation - Services Sketch



Proposed Ground Floor Plan - Services Sketch



Proposed Roof Plan - Services Sketch



Access, Parking and Refuse Scheme

8.1 Commercial Access

As existing - the premises has 2no. commercial entrances from Wightman Road; entrance from street level one step up to the building.

8.2 Servicing Access

As existing - the premises has its servicing entrance from Raleigh Road, though a passage of 12m (L) x 1.2m (W) shared with 280 - 288 Wightman Road properties; entrance from rear ground level two steps up to the building. Access to roof is from a staircase at the south rear side of the building.

8.3 Disabled Access Strategy

Disabled access will be arranged though temporary ramps placed at the commercial entrances, when required, by nominated staff members, responsible for the access and evacuation management plan. The temporary ramps will be stored within the premises.

8.4 Car Parking & Loading Bay

As existing - the property has no parking spaces for guests. Delivery vehicles will use the temporary loading bay on Raleigh Road, arranged during Off-Peak Hours.

8.5 Cycles Parking

As existing - two cycles parking stations are available at the cross section between Wightman Road and Raleigh Road, of approximately 20 meters distance from the front entrance.

8.6 Refuse Strategy

General waste, food waste and recycling will be stored in the refuse niche at the rear passage, and it will be collected from Raleigh Road. The waste collection regime will be agreed with the Council.

8.7 Operating Hours

Monday to Saturday: 12:00 am – 23:00 pm
Sunday: 12:00 am – 22.00 pm

9.1 Fire Protection

Policy D12 Fire safety of London plan states:
“In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety...”

To keep the restaurant safe from fires, the proposal is to have all the elements listed below, design, installed and maintained by professionals:

- Smoke Alarm System;
- Exit Signs - all exits should be kept free;
- Fire Exit Plan Posted on Walls;
- Kitchen Fire Extinguishers;
- Fire Sprinkler & Suppression Systems;
- Cooking Equipment Protection and Maintenance;
- Secure Storage for Flammable Objects;
- Fire Safety Training for Employees;

9.2 Fire Detection

The proposal is to have heat and smoke detectors spread throughout the premises and interlinked as part of the mains-powered smoke alarm system.

9.3 Means of Escape

The main routes of escape are via the front exits located on Wightman Road and the rear exit located on the rear end, leading to Raleigh Road.

9.4 Access and Evacuation Management Plan

Evacuation for disabled people will be arranged though temporary ramps placed at the front exits, by trained staff.

9.5 Internal Fire Spread

For all structural elements, such as floors, walls and beams, fire resistance of at least 30 minutes will be provided. This will be achieved by using fire-rated plasterboard and plaster finishes of at least 12.5mm thick and a plaster set finish.
For the internal wall and ceiling finishes, materials will be Class 1 fire-rated to prevent fire spread. Finishes such as plywood or interior timber cladding will therefore need to be adequately protected using a coating system.

9.6 External Fire Spread

The external walls are of non-combustible materials being generally masonry, except for the front and rear entrances doors arrangements, where the proposed design includes glazed doors.

9.7 Access and Facilities for The Fire Services

The emergency services require three main conditions to be satisfied to successfully deal with a fire:

- Fire engines can get close to the premisses on Wightman Road and Raleigh Road;
- Firefighters and their equipment can access every point in the premises being within the required 45 metres maximum distance from the fire engine;

*The fire appliance can be parked in the middle of the carriageway on Wightman Road, and the total distance from the fire appliance to the furthest most point at the rear is approximately 40 metres.
In addition, the fire appliance can be parked in the middle of the carriageway on Raleigh Road, and the total distance from the fire appliance to the furthest most point at the front is approximately 44 metres.

- An adequate supply of water, maintained at sufficient pressure, will be available to fight the fire.

All of the above conditions are satisfied here.

Key:

- Site Bounday
- Outdoor
- Emergency Exit
- Fire Engines Parking



Emergency Exits and Facilities for The Fire Services Scheme

10.1	Planning Policy Guidance
10.1.1	National Planning Policy Framework
2.	Achieving sustainable development;
6.	Building a strong, competitive economy;
7.	Ensuring the vitality of town centres;
8.	Promoting healthy and safe communities;
12.	Achieving well-designed and beautiful places;
10.1.2	London Plan
GG1	Building strong and inclusive communities;
GG2	Making the best use of land;
GG5	Growing a good economy;
SD6	Town centres and cign streets;
SD7	Town centres: development principles and development plan documents;
D1	London’s form, character and capacity for growth;
D4	Delivering good design;
D5	Inclusive design;
D12	Fire safety;
E9	Retail, markets and hot food takeaways;
HC6	Supporting night time economy;
SI7	Reducing waste and supporting the circular economy;
10.1.3	Haringey Local Plan
10.1.3.1	Development Management DPD
DM1	Delivering High Quality Design;
DM2	Accessible and Safe Environments;
DM4	Provision and Design of Waste Management Facilities;
DM8	Shopfronts, Signs and On-Street Dining;
DM42	Primary and secondary shopping frontages;
DM47	Hot Food Takeaways;
10.1.3.2	Strategic Policies
SP1	Managing Growth;
SP6	Waste and Recycling;
SP8	Employment;
SP10	Town Centres;
SP11	Design;

11.1 Drawings Register

11.1.1 Location Plan & Site Plan

•	708-AR-DR-E-00-01	Location Plan	1:1250	A3
•	708-AR-DR-E-00-02	Site Plan	1:200	A3

11.1.2 Existing Drawings

•	708-AR-DR-E-01-01	Existing Ground Floor Plan	1:100	A3
•	708-AR-DR-E-01-02	Existing Roof Plan	1:100	A3
•	708-AR-DR-E-02-01	Existing Section A-A	1:100	A3
•	708-AR-DR-E-02-02	Existing Section B-B	1:100	A3
•	708-AR-DR-E-02-03	Existing Section C-C & D-D	1:100	A3
•	708-AR-DR-E-03-01	Existing Front Elevation	1:100	A3
•	708-AR-DR-E-03-02	Existing Rear Elevation	1:100	A3
•	708-AR-DR-E-03-03	Existing Raleigh Road Elevation	1:100	A3
•	708-AR-DR-E-04-01	Existing Reflected Ceiling Plan	1:100	A3

11.1.3 Proposed Drawings

•	708-AR-DR-P-01-01	Proposed Ground Floor Plan	1:100	A3
•	708-AR-DR-P-01-02.A	Proposed Roof Plan	1:100	A3
•	708-AR-DR-P-02-01.A	Proposed Section A-A	1:100	A3
•	708-AR-DR-P-02-02.A	Proposed Section B-B	1:100	A3
•	708-AR-DR-P-02-03.A	Proposed Section C-C & D-D	1:100	A3
•	708-AR-DR-P-03-01	Proposed Front Elevation	1:100	A3
•	708-AR-DR-P-03-02.A	Proposed Rear Elevation	1:100	A3
•	708-AR-DR-P-03-03.A	Proposed Raleigh Road Elevation	1:100	A3
•	708-AR-DR-P-04-01	Proposed Reflected Ceiling Plan	1:100	A3

11.1.4 Documents

•	241223.A	Mechanical System Manufacturers Specifications
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Easy Designée design studio

3rd Floor,
86-90 Paul Street
London
EC2A 4NE

T: +44 (0) 2071014415
W: easydesignee.co.uk