

**The Elmhurst
131 Lordship Lane
Tottenham
London
N17 6XE**

Proposed external alterations to provide a new timber framed and flat roofed pergola and new festoon lighting and cabling in the existing beer garden area, to provide new 1800mm high timber fencing between the car park and beer garden, to replace timber gates in the boundary wall to Lordship Lane with new wrought iron gates, and to crown reduce 2no existing trees within the boundary of the site.

Design and Access Statement



1. Introduction.

This statement has been produced to accompany a Planning Application submitted for approval to carry out various items of external alterations to areas of the site located around the main public house premises.

The Elmhurst Inn Public House is located in a prominent roadside position at the junction of Lordship Lane and Broadwater Road, in the Tottenham area of London. The site is located midway between Wood Green and Walthamstow and is located in a mixed residential and commercial use area.

The main public house is a two-storey brick and stone built structure with some areas of the roof attic space used as accommodation space. The building has traditional timber framed leaded windows and glazed and panelled timber doors. The main build has single storey pitched roof additions to the southern side. The pitched roofs have a slated finish. To the east of the main two storey building there is an enclosed beer garden area which extends to the southern boundary. To the immediate south of the building there is a small, enclosed car park for patrons, with space for six vehicles.

To the east of the beer garden area the site is neighboured by a commercial garage property, with the side wall of this premises forming the enclosing eastern boundary of the public house beer garden area. The northern and western boundaries of the site are enclosed by brick and stone constructed walling, with stone capped piers. The boundary wall facing onto Lordship Lane has a double timber constructed gate to the northeast corner of the site.

The beer garden area is surfaced with a mixture of grass and paved area, and there are a number of overgrown trees located to the north and south sides of the site.

There are no listed buildings located at the site. The site is located at the edge of the Bruce Castle and All Hallows Conservation Area

2. Proposed Works.

The works proposed are contained within the external areas of the public house site, and consists of the following items:

1. The formation of a new timber framed and flat roofed pergola in the beer garden area to the east of the site.
2. The addition of new festoon lighting and cabling in the beer garden area to the east of the site.
3. The addition of a section of new 1800mm high close boarded timber fencing between the car park and beer gardens to the south of the main building.
4. Alterations to replace the timber gates in the boundary wall to Lordship Lane with new wrought iron gates.

5. To crown reduce two existing trees within the boundary to the north and south of the site.
6. The addition of new low energy LED string lights/net lights to two existing trees within the boundary to the north and south of the site.

Item 1; The new pergola is to be constructed as an open sided timber framed structure with 150mm square timber support posts, timber support beams and timber rafters forming a flat roof which will be finished with a bronze tinted polycarbonate sheet. The new pergola is to be built within the existing beer garden area to the east of the main public house building, and its location is relatively shielded from view by the public house building and adjoining commercial garage building.

Item 2; The addition of festoon lighting to the beer garden area, and to the underside of the proposed pergola roof structure is intended to supply a subtle warm white colour illumination to the area and is preferred to the introduction of spotlight type lighting which would introduce a more concentrated lighting to the area. The new festoon lighting will have low energy LED bulbs with cables spanning between the existing public house building, the proposed pergola and the existing tree located to the north of the site.

Item 3; The addition of the new 1800mm high close boarded timber fencing to the south of the public house building is intended to enclose the beer garden at this part of the site and provide separation to the adjoining car park area. The new timber fencing will be formed between the outer wall of the public house and the boundary wall to the south of the site. The height of this new fencing will be below the level of the southern boundary wall.

Item 4; The existing timber gates located in the northern boundary wall to the site will remove an unsightly feature, and the introduction of new wrought iron gates will significantly improve the appearance of the site boundary in this area. The new wrought iron gates will allow vision into the site from the pavement area. The new wrought iron gates will be constructed by a specialist supplier and will include a fixed panel above the double gates, with scroll features and lettering forming an arch over the opening.

Item 5; The crown reduction of two trees within the site, located to the north and south of the site is intended to tidy up the general appearance of these overgrown trees, and will help to improve their appearance from within the site, and from surrounding areas. It is suggested that the crowns are reduced by around one metre all round, however this work will also be subject to a separate application for works to trees in a Conservation Area.

Item 6; The addition of low energy LED string lights or net lights into the two trees subject to crown reduction will supply an addition subtle warm white colour illumination to the trees and will help to highlight their improved appearance within the site, and to the surrounding areas. The lighting introduced to the tree on the northern boundary of the site will be at a suitable illumination level to ensure there is no adverse effect cause to the adjoining roadways.

The proposed alterations form part of an overall program of works intended to improve the appearance of the external areas around the public house building, intended to enhance the customer experience at the site, and will help to ensure the appearance of this prominent building and site is vastly improved within the wider area.

3. Use.

The buildings and site currently operate as a public house premises, and this use will continue on completion of the works.

4. Amount.

The proposed works described above are located within the existing external areas around the site. There will be no new site areas created, and the overall extent of the existing beer garden will not be increased. The proposed pergola is to be formed in a relatively enclosed area of the site, and its overall roof height will be below the public house building, and the adjoining commercial garage building.

5. Layout.

The proposed works described above are located within the existing external areas around the site to the north, east and south of the main public house building. There will be no new site areas created, and the overall extent of the existing beer garden will not be increased.

6. Scale.

The proposed works described above are located within the existing external areas around the site. There will be no new site areas created, and the overall extent of the existing beer garden will not be increased. The proposed pergola is to be formed in a relatively enclosed area of the site, and its overall roof height will be below the public house building, and the adjoining commercial garage building. The new timber fencing between the beer garden and car park area to the south of the site will have an overall height that is lower than the adjoining boundary wall. The new wrought iron gates will be added to the existing boundary wall opening on the north boundary of the site. The height of the new gates will be above the height of the boundary wall, however the area above the main gate opening will house decorative wrought iron scrolls and arched lettering and will form a pleasing visual feature to the gates.

7. Landscaping.

New landscaping will be in the form of movable planters and pots located in the beer garden area and under the proposed pergola.

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8. Appearance.

The proposed works described above, along with the applicants intentions to generally carry out a program of work to tidy up the external areas of the site will help to significantly improve the appearance of the public house site within the wider area.

9. Access.

All existing access provisions both within the site, within the public house building and to the site will be maintained and are not adversely affected by the proposed works.

10. Conservation Area and Heritage Impact.

The Elmhurst Inn Public House site is located at the edge of the Bruce Castle and All Hallows Conservation Area. There are no listed buildings located at the site.

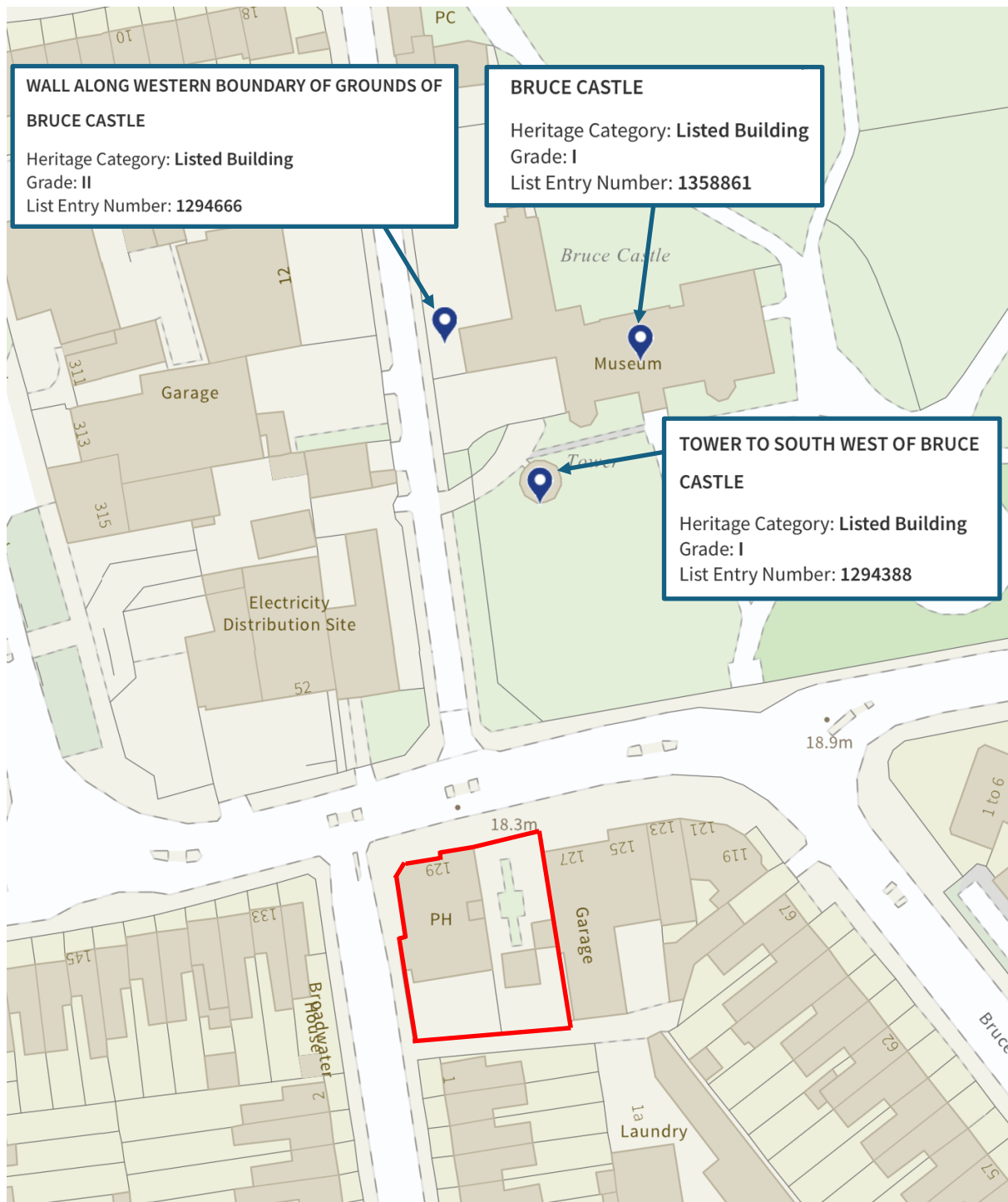
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The beer garden area is surfaced with a mixture of grass and paved area, and there are a number of overgrown trees located to the north and south sides of the site.

The application site contains no listed buildings. There are a number of listed buildings located to the north of the site as detailed below:



The proposed works are contained within the enclosed beer garden area to the east of the site and car park area to the south of the site, and the enclosed nature of these areas ensures that the proposed works will not have any negative impact on any surrounding listed buildings or to the wider conservation area.

The proposed wrought iron gates are located to the northeast corner of the site. Whilst these gates are visible from surrounding sites, the tradition design of these gates and fixed decorative panels above the gates will vastly improve the appearance of this boundary and ensures that this work will not have any negative impact on any surrounding listed buildings or to the wider conservation area.