

DESIGN ACCESS AND HERITAGE STATEMENT

Address: Community Centre, 399-401 High Road N17 6QN

Proposal:

The proposal seeks planning permission for erection of garden walls to create a children play area and installation of two platform lift for disability access.

The site is located on the western side of the High Road Tottenham and is occupied by a statutorily Grade II Listed Building which is a rebuilt replica of a late 18th Century pair of houses. Typical of its architectural style and period, each house is three storeys with basements, constructed in yellow stock brick, gauged brick arches and parapet detail. There are late 19th Century extensions to the south as well as the north. Following a fire a number of years ago, the houses were rebuilt in the 1980s, however, the rear part of the southern extension survived the fire and retains its late-nineteenth-century form. Within the interior of the building, the first floor room retains decorative cornice details and a Victorian fireplace along with a chimney breast.

The building is 'set back' approximately 17 metres from the back edge of the pavement with hard standing accommodating car parking to the northern side and front of the building. The site is accessed off the High Road via a crossover to the northern end of the site. The site is within the Tottenham Green and the Tottenham High Road Historic Corridor. The building currently accommodates community uses.

The community centre is a valuable local asset which provides a community space providing live music, theatre, culture, arts, place of worship and also renting out spaces to schools, youth groups and the wider community.

DM Policy 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built

environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.

The building is a lack of children play area as well as proper disabled access. This proposal is prepared exactly with matching materials to infill this gap and provide a better disability access and child play area for the visitors.

In assessing this proposal following factors must be considered:

1. The proposed development would be located within the existing urban area in a sustainable location ensuring a high quality environment for future users.
2. The proposal provides suitable access arrangements
3. The setting of the building is preserved and indeed enhanced by the proposal.
4. The proposed development will enhance the character of the building as well as the surrounding area and built environment. Also exactly matching materials have been used in the proposal.
5. The economic viability of the building is improved by providing a high quality play area use. The proposal will provide long-term maintenance of the building.
6. The proposal will bring benefits to the community including economic benefits and enhancement of the environment.
7. The proposal does not have any adverse effect on the building and the area.

For reasons identified in this statement and as shown on the plans, it is considered that the application proposal represents appropriate development and enhances the setting and character of the building and the area.

It is considered therefore that the application proposal represents appropriate development and as such planning permission should be granted