



160 PAGE GREEN TERRACE N15 4NU

Application for Renewal of Planning Approval HGY/2015/1505 granted 2016 for the operation under E(g)iii formerly (B1) (light industry) Use, supporting Artist, Media, (Photography / Music / Recording Studio / Production).

INTENDED PURPOSE OF THIS DESIGN & ACCESS STATEMENT:

This design and access statement, has been prepared to accompany an application for 'Temporary Planning Permission' to retain, and extend the previously granted temporary planning approval HGY/2015/1505 for the properties current use, and is submitted on the basis that apart from minor cosmetic alterations to the entrance area (requested by the planning authority), there will be no physical changes to the property, or in the manner in which it is used.

The premises has operated under E(g)iii formerly (B1) (light industry) Use, supporting Artist, Media, (Photography / Music / Recording Studio / Production) with associated facilities. for a period of 10 years, under Planning Approval HGY/2015/1505 granted 2016.

This Planning, Design and Access Statement should be read alongside the full set of submission documents and drawings associated with the application, as listed in the final section of this statement.

This statement seeks to draw together the design proposals and other technical reports produced in support of this scheme and place them within the appropriate planning and urban design context, and can therefore be seen as an entry point into the submission to help those interested in the development to have an understanding of the proposal and related issues.

Prior to the current use, and occupation by the current business/applicant, the premises had been abandoned and occupied by squatters for at least the preceding 2 years. Occupation by the current business/applicant, and its use over the past 10 years has enabled the property to remain in a reasonable physical condition, avoiding a decline into a derelict state.

This Planning, Design and Access Statement is designed to respond to the requirements of the 'National Planning Policy Framework 2012' updated 2023. The required elements have been included to fully address the design in planning and access terms.

This statement generally follows the CABE guidance document "Design and access statements: How to write, read and use them" and attempts to show how all the elements of design (Use, Layout, Scale, Landscaping, Appearance and Access) has had some influence in the proposals.

INTRODUCTION:

The applicant, Los Angeles Ltd (LACC), specialises in the creative, art and media industry, providing training, courses and workshop facilities, for those with interest in the art industry, and additionally facilitates this, by providing studio spaces at affordable rates to assist those interested in entering this field of endeavour.

The Los Angeles Ltd (LACC), is a platform for creative individuals and freelancers, providing affordable studio space for its users, and in addition, mentoring, training courses and workshops in photography, video and music, alongside training for the food &

beverage industry. The aim is to serve as platform for locals who wish to rent and use the facilities for their own courses and training. The centre promotes the arts, hosts small group exhibitions, and organises events and training for various food cultures.

The facilities include private studios for hire, a soundproof recording / practice studio, a photographic studio and dark room, a digital darkroom, a green key video shooting studio, a screening area for training and classrooms. There are in addition, workshops, a kitchen area, a bar, cellar, shower facilities and, cycle parking.

SITE HISTORY:

The site, No. 160 Page Green Terrace, is a two storey with basement Victorian end of terrace building, and was previously in use as a Community Centre/Church (D1), but had fallen into disuse, and been occupied by squatters for at least 2 years prior to occupation by the applicant. It was brought back into use when the current occupants took up a lease of the building, which commenced on the 7 March 2014, at which time they applied for and obtained planning approval for 'Class Bi' (now class E [g]iii) for a period of 5 years, HGY/2015/1505.

SITE LOCATION AND SURROUNDINGS:

The site, is situated at Page Green Terrace, which is centrally located within easy walking distance of Seven Sisters and South Tottenham underground, and South Tottenham Over ground rail services, and No's. 76, 149, 243, 259 and 279 bus services, so it well served in terms of public transport.

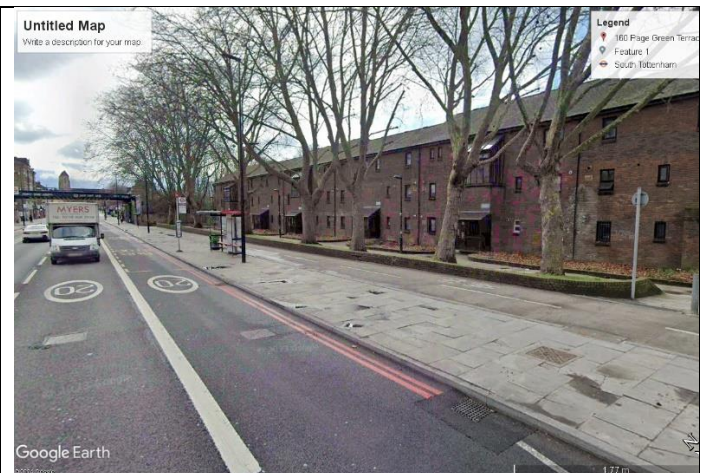
The locale is mainly residential in the nature, and the property under consideration is located on the end of Page Green Terrace, which is a cul-de-sac. It is situated adjacent to a recent residential development to the south, and has residential properties to the north, west and east. The property itself has been extant in the area for a considerable time and as such constitutes part of the general character of the area.

According to records found for the site, the property is not currently listed (statutorily or locally) and is not sited in a designated conservation area.



View Looking North East along High Road with the site on right hand side.

View Looking North West along High Road with the site out of shot to the right



View Looking South East along High Road with the site on left hand side.

View Looking South West along High Road with the site out of shot to the Left

‘PROPOSAL:

The premises has now been in use in its current form for at least 10 years, (a fact corroborated by the ‘Studio Usage Table appendix (I) remains popular with those who use it, and has to our knowledge generated no adverse reaction from its neighbours. Unfortunately, however, it has recently been subject to enforcement investigation, because a ‘Planning Application’ to extend the use, which was validated on the 03/11/2021, for which the consultation period expired on the 24/12/2021, resulting in no objections lapsed. Logically the application should have been granted through delegated powers by the LPA, but unfortunately, through a concatenation of peripheral events (the unexpected arrival of the COVID academic, and the departure from the local authority of the designated planning officer) an extension of the current use was not obtained.

A London Borough of Haringey Enforcement Officer visited the property and advised that a planning application should be submitted for the retention of the current B1 use on the property as soon as possible, and this new application is being made with the aim of obtaining permission to continue the current use.

The primary aim of LACC remains that of providing and developing opportunities for the local community by offering facilities that enable growth in the areas of endeavour covered, by providing affordable workspace, facilities and training opportunities for emerging talents.

PLANNING POLICY CONSIDERATIONS:

This planning statement is guided by the National Planning Policy Framework NPPF (2023), the London Plan (2021), and the local policies contained in the Local Plan: Strategic Policies 2013 (with alterations 2017).

National Planning Policy Framework NPPF:

Central Government policy is contained in the 'National Planning Policy Framework' published March 2023, which sets out the Government's planning policies for England and how these are expected to be applied. However, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary, providing a framework within which the local electorate, and the councils which represent them, can produce strategic, local and neighbourhood plans, which reflect the needs and priorities of the local community.

THE NEW LONDON PLAN 2021:

The New London Plan (2021) seeks to accommodate substantial future growth in London's economy and population though not at the expense of communities. It seeks to create a more open and equitable society, and at the same time preserve and improve London's heritage and environment, with the primary policy objectives being:

- To accommodate London's growth within its boundaries without encroaching on open spaces.
- To build strong and inclusive communities.
- To make the best use of land
- To create a healthy city
- To grow a good economy
- To increasing efficiency and resilience.

Of relevance to the proposal under consideration are Policies:

- GG1 D:** Ensuring London continues to generate a wide range of economic and other opportunities.
- GG2 G:** Plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel, enabling car-free lifestyles that allow an efficient use of land, as well as using new and enhanced public transport links to unlock growth.
- GG2 H:** Maximise opportunities to use infrastructure assets for more than one purpose, to make the best use of land and support efficient maintenance.
- GG5 C:** Plan for sufficient employment and industrial space in the right locations to support economic development and regeneration.
- GG5 G:** Make the fullest use of London's existing and future public transport, walking and cycling network, as well as its network of town centres, to support agglomeration and economic activity.

GG5 F: Promote and support London's rich heritage and cultural assets.

HARINGEY'S LOCAL PLAN: Strategic Policies 2013 – 2017 (Consolidation)

Haringey's Spatial Strategy:

SP4: Working towards a Low Carbon Haringey:

Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings.

SP8: Employment:

The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, Local Employment Areas and other non-designated employment sites. and protect the Borough's hierarchy of employment land, Strategic Industrial Locations,

SP9: Improving skills and training to support access to jobs and community cohesion and inclusion

The Council will seek to address unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes.

PLANNING CONSIDERATION (Land Use):

The premises occupier, LACC, is a privately run business that aims to provide facilities and spaces for small and emergent business, primarily in the art, media and digital industries. The project makes use of the site to provide a well-managed professional environment, with targeted workspaces for young people seeking to become Freelance, or Self-employed by setting up their own business venture. Those catered for are generally working with an eye on ultimately growing their businesses to the point where they become employers in their own right, with the aim of setting up businesses of their own in the area . The project, the individual units and the use of the premises, has been created to provide a platform where young professionals can meet, interact and exchange skills and ideas through co-operation and collective projects.

Creative minds do not generate ideas and concepts to a schedule, and some of our tenants are already in employment, but are working towards becoming independent, so it is essential that tenants have access to the site 24 hour per day, to allow the opportunity to consolidate ideas and concepts when they arise, to facilitate the development, of emerging talents and businesses.

The project caters for a cross-section of people, covering students, the employed, unemployed and self-employed, all of whom are in the process of developing new creative and business ideas. It is important to note also, that some of the tenants are in daytime employment, and so have a need for access to the facilities in the evenings and on weekends, to support their creativity.

The site in addition provides 24 hours access to support facilities, such as darkroom, digital darkroom, screening area, showers and kitchen.

Activities on the premises are supervised by on-site managers twenty-four hours a day, who are in overall charge of the facility, responsible for site safety, and access control, and the primary task of ensuring the users of the premises adhere to the management plan, and safety protocols, and respect the amenities of the occupants of the surrounding residential properties.

The E(g)iii formerly (B1) use as stated above, and its retention, as proposed under this application is based on the current facilities, comprising; 24 studio spaces of varying size, arranged over the basement, ground and first floors and the ancillary spaces. The studios are occupied by mixture of new talents and professionals starting out in various art/media businesses, who require affordable studio space where they can work and showcase their individual talents and products.

USE:

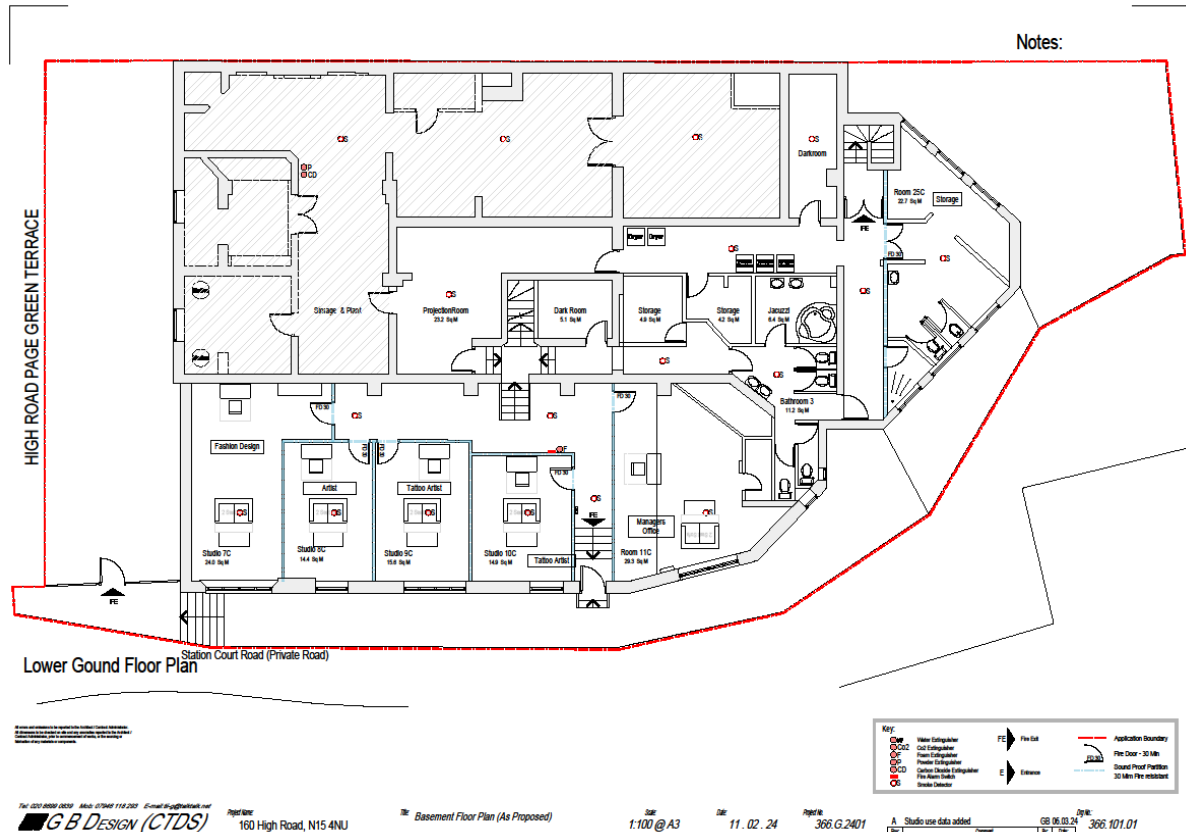
The site has been in use in its current form for more than ten years and does not conflict with the predominant character of the area. It is worth noting also, that there have been no conflicts with local neighbours during the tenure of Los Angeles Ltd at the site, suggesting that its existence is not perceived as causing harm to the neighbouring residents.

In general, E(g)iii formerly (B1) Use is considered to be a use that can work alongside C4 residential use, and as such is a compatible use in a residential area such as this. The facility has been created in such a way as to ensure the amenities of the neighbouring properties are protected, with particular emphasis on minimising the opportunities for noise to escape the sound and video studios.

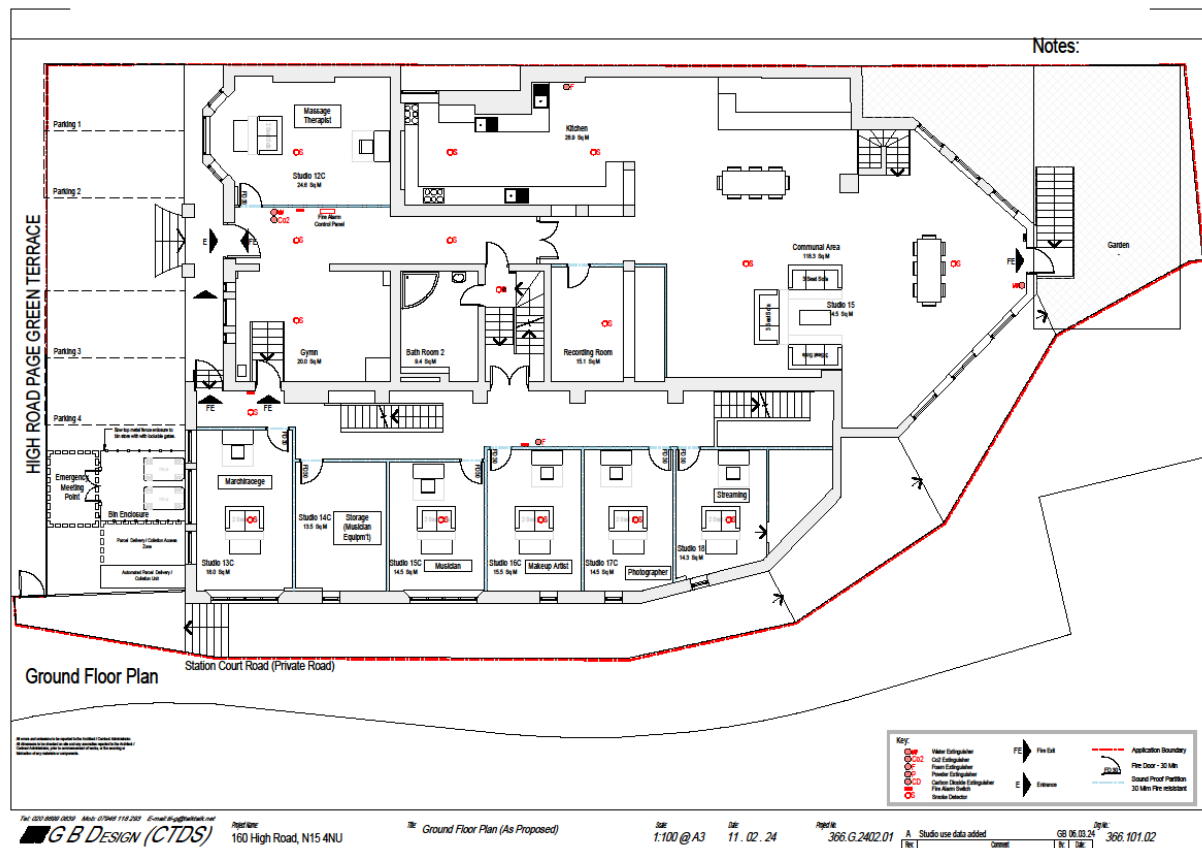
The use provides a valuable service/facility that, by supporting the creation of new businesses and providing training courses, and mentoring by established business owners, effectively, supports local planning policies, SP8: and SP9: while its convenient proximity to a significant number of local transport links, and the limited parking opportunities in the area, also helps to promote policy SP4: by making it more convenient to use public transport than private vehicles. And by inference also 'London Plan' policies; GG1 D; GG2 H; GG5 C; and GG5 G.

DESIGN:

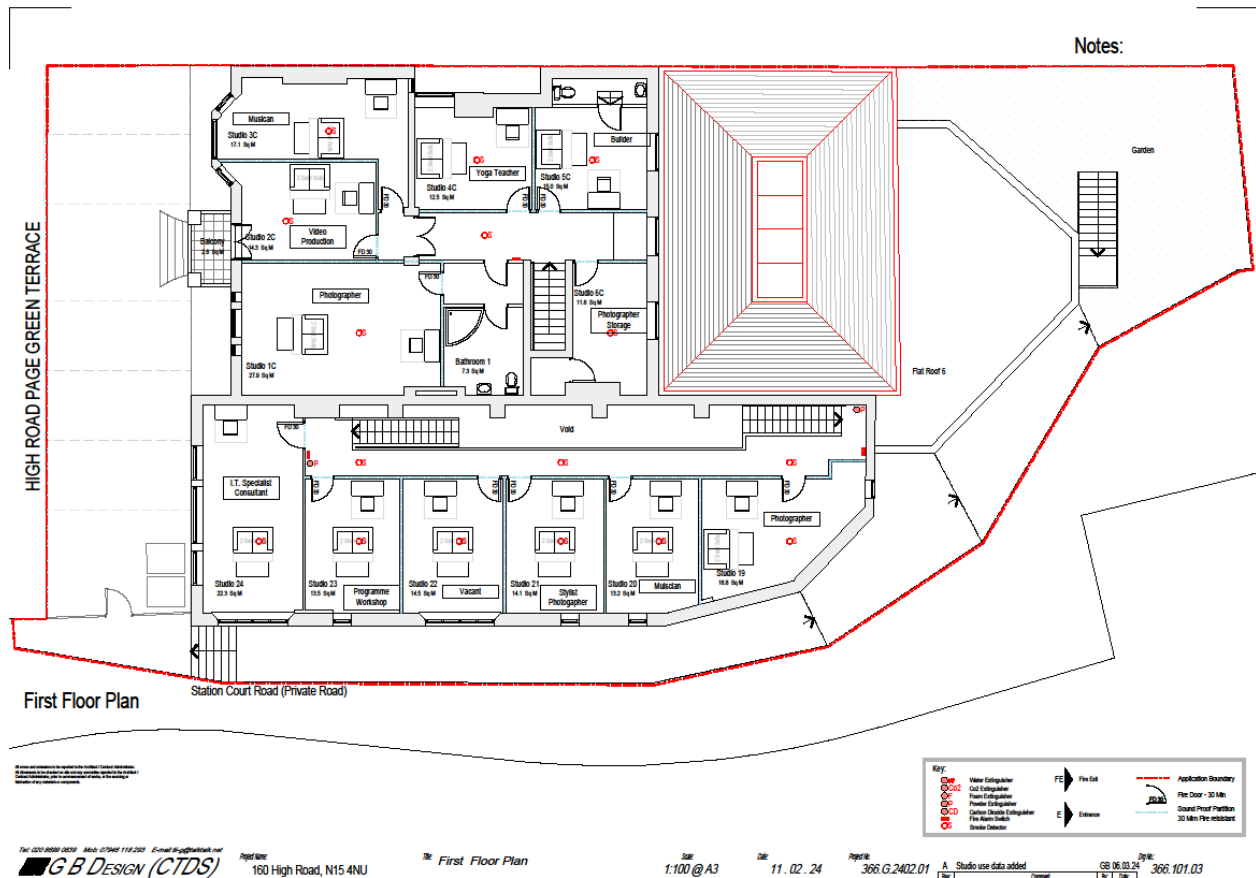
No design changes are proposed with the development, except for an improvement to the bin storage area, designed to reduce its impact on the neighbours and the general public using the roadway and pavements (installation of a gated fenced enclosure).



Ground Floor Plan as Proposed



First Floor Plan as Proposed



AMOUNT:

With no significant changes to the structure of the exterior of the building, there will be no change to the scale of the property with respect to the adjacent properties. The only tangible change being the minor modification to the waste bin arrangements.

SCALE:

As there are no major changes to the exterior of the building, there will be no impact on the scale of the building with respect to the adjacent properties.

LANDSCAPING:

The leaseholder proposes no changes to the external landscaping at this time.

APPEARANCE (External):

There will generally be no significant changes to the external appearance of the building, except those associated with the new Waste Bin enclosure. However, the applicant, mindful of the importance of this property to the overall street scene, and the pre application discussions with the planners, undertakes on receipt of planning approval, to complete a refurbishment of the exterior of the building, which will include, repairs to the dilapidated external stone / stucco mouldings, making good minor pointing issues, and renewal of the decayed external paintwork.

Additionally – as discussed with the planners - the car parking area will be delineated by resurfacing with green asphalt, with white markings defining of the parking bays, while the

site boundary will be defined by the installation of black painted steel bollards linked by similarly coloured steel chains. It is also proposed to raise the boundary fence adjacent to 'High Road' on the south boundary of the site sufficiently to obscure the new bin storage area.

Appearance (Internal):

There are no internal changes associated with this application.

ACCESS: (Internal and External):

Due to the age of this property good access internally to all levels is usually cumbersome. For this development access to the ground floor is achievable via the existing established stairs to the front entrance into the building. In future, however, in order for the building to meet the requirements of DDA, a lift platform may be required to enable disabled user or visitor to access the building. As a matter of policy any disable requirement will be discussed with applicants prior to any event or function on the site, while such provision will be highlighted in the lease documents, and any marketing documents for the premises, to allow adequate time for the necessary arrangements to be made. Where occasional disabled access is required, there is space for a mobile wheelchair lift to be used, adjacent to the main entrance staircase.

Cycle Parking:

Cycle parking will be accommodated within the site boundary, via a secure access gate, and will be located along the south boundary fence, with cycles located parallel to the fence line.

Car Parking:

The number of available car parking spaces has been reduced from 6 to 4, to facilitate access to the secure bin park.

AMENITY:

LACC, offers individual studio spaces for use falling within the E(g)iii, formerly (B1) Use Class, and bearing in mind the site has been operating in this capacity for over 10 years, five of which were under a temporary planning permission for the same use class, and that there have been no specific complaints to the Council in respect of the current use (all complaints received by the Council in respect of this property to date, pre-date the applicant's occupation of the property), a fact corroborated by the letters received from the Council in respect of the period the complaints were received, we see no issues that will impact the local amenity.

Secure Bin Enclosure:

Haringey Council's enforcement officer raised the issue of the impact the waste bins were having on access to page green terrace, and to address this it is proposed to relocate the bins to a new area within the curtilage of the site, adjacent to the external emergency escape route / cycle parking area. The new bin park will be located adjacent to the south boundary along 'High Road', on an elevated platform to allow for the significant change in ground levels, with the adjacent fence raised along its length to hide the bins, and

alleviate their impact on the local amenities. A designated person will be tasked with repositioning the bins as they become filled and making them available for the councils garbage collection operatives on collection days.

Site Management Plan:

An improved and significantly more robust management plan has been prepared, superseding the existing instrument, with additional provisions to further protect both the health and safety of the site users, and the amenities of the neighbouring residents.

Noise and Disturbance:

In respect of noise and disturbance, the applicant commissioned a Noise Survey/Report with acoustic testing for the music/recording studios when the facility first became active, and the findings of the assessment suggested that their use does not generate noise or disturbance to levels that would harm the living conditions of neighbouring occupiers. The report recommended that the music room constructed as then proposed would provide more than adequate acoustic protection, to ensure continuity within the design however, the report made a specific stipulation that overall wall sound attenuation be maintained by ensuring that the doors leading to the practice room from the main common area have a minimum Sound Transmission Class STC 42 dB door, a requirement that has been complied with.

It has been noted that there were some objections raised by the neighbouring residents in the recently rejected planning application HGY/224/17/91, for established use, regarding noise, which have been specifically addressed by placing time limits on the hours during which music recording, and instrument practice may be carried out, with an overall maximum number of hours permissible per day.

Location Compatibility: It is important to note, that in general, E(g)iii, formerly (B1) use is normally considered to be compatible alongside residential C4 use, and thus should be acceptable in a residential area such as that which bounds the site, and with the noise attenuation arrangements in place, the surrounding properties are protected from unnecessary acoustic nuisance.

HIGHWAYS:

The site has a Public Transport Accessibility Level 2 (PTAL) which is quiet low. The site is in a residential area and the use would generally be compatible in a residential area without causing significant harm nearby occupiers.

(PTAL Study Report File Details: Date 23/03/2015 17:11 Day of week M-F Time period AM peak Walk speed 4.8 kph Walk file PLSQLTest. POI Name: 533685, 188653)

Bus Services:

Reliability factor for this mode is 2 Maximum walk time for this mode is 8 minutes Maximum walk distance for this mode is 640.0 metres.

**** No stops found within buffer for this POI**

Underground Services:

Reliability factor for this mode is .75 Maximum walk time for this mode is 12 minutes
Maximum walk distance for this mode is 960.0 metres

**** No stops found within buffer for this POI**

Rail Services:

Reliability factor for this mode is .75 Maximum walk time for this mode is 12 minutes
Maximum walk distance for this mode is 960.0 metres

Stop SEVEN SISTERS BR

Walk time to stop from POI is 11.38 minutes' Walk distance to stop from POI is 910.68 metres
Route LONDON LIVERPOOL STREET BR to ENFIELD TOWN BR Direction T746-T743 Frequency 3.33 giving AWT of 9.01 minutes
Route LONDON LIVERPOOL STREET BR to CHESHUNT Direction T746-T668 Frequency 1.33 giving AWT of 22.56 minutes
Route ENFIELD TOWN BR to LONDON LIVERPOOL STREET BR Direction T743-T746 Frequency 2.0 giving AWT of 15.0 minutes
Route CHESHUNT to LONDON LIVERPOOL STREET BR Direction T668-T746 Frequency 2.0 giving AWT of 15.0 minutes
Stop SOUTH TOTTENHAM BR Walk time to stop from POI is 0.06 minutes' Walk distance to stop from POI is 4.43 metres
Route GOSPEL OAK to BARKING BR Direction T33-T799 Frequency 4.0 giving AWT of 7.5 minutes

TATs for this mode Route LONDON LIVERPOOL STREET BR to ENFIELD TOWN BR Stop SEVEN SISTERS BR TAT 21.14 minutes EDF 1.42
Route LONDON LIVERPOOL STREET BR to CHESHUNT Stop SEVEN SISTERS BR TAT 34.69 minutes EDF 0.86
Route ENFIELD TOWN BR to LONDON LIVERPOOL STREET BR Stop SEVEN SISTERS BR TAT 27.13 minutes EDF 1.11
Route CHESHUNT to LONDON LIVERPOOL STREET BR Stop SEVEN SISTERS BR TAT 27.13 minutes EDF 1.11
Route GOSPEL OAK to BARKING BR Stop SOUTH TOTTENHAM BR TAT 8.31 minutes EDF 3.61

Best EDF is 3.61 Half of all other EDFs is 2.25

AI for this mode is 5.86

Total AI for this POI is 5.86. X: 533685, Y: 188653.

PTAL Rating is 2.

Based on the above, provision would be made for approximately 6 car parking spaces on the premises. There is provision to be made for 100% cycle parking for the tenants and visitors to the premises to promote sustainable mode of transportation to and from the site.

The parking that is likely to be generated by the use, when compared to the previous use of the premises, would not exacerbate the parking situation in the area. In addition, there are no parking issues that have been reported against the use on the premises as such the development does not impact on the parking in the area and its continued use would not hamper or exacerbate the current situation.

CONCLUSION:

Prior to occupation of the premises by Los Angeles Ltd, the property was vacant, subject to vandalism and squatters, a fact made evident in the Council's communications with the applicant, the current use has resulted in a complete clearance of rubbish and detritus

around the site and redecoration of the building, a fact which is also evident in the internal works carried out to the building since its occupation by the applicant.

The current use is one described in planning terms as being compatible in a residential area, and as such, does not cause harm to the character or appearance of the host building and the area in general.

The London Borough of Haringey is respectfully requested to grant planning permission for E(g)iii formerly (B1) (Light Industrial/Production) Use in accordance with the proposal.

APPENDECIES:

- Appendix (i) Waste Management
- Appendix (ii) Management Plan (will follow the application submission)
- Appendix (iii) Letter from Council
- Appendix (iv) Studio Usage table 2014-2024
- Appendix (V) Letter to Antony Fenner
- Appendix (Vi) Images of typical studios, as viewed by Antony Fenner (Enforcement Officer) taken in advance of his inspection of site March 2024.

CONTACT INFORMATION:

All queries and inquiries regarding the above access statement should be directed to;

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