

DESIGN AND ACCESS STATEMENT



849 HIGH ROAD
NORTH FINCHLEY
LONDON
N12 8PT

March 2021

DESIGN AND ACCESS STATEMENT

Application Site

This design and access statement has been produced in support for Planning Consent for change of use 849 High Street, North Finchley from Dry Cleaners (A1) to Restaurant (A3) and take away (Sui Generis).

The property comprises a traditional brick construction, with solid walls, under a pitched roof. The approximate age of the building is circa 1950. Commercial premises occupy the ground floor, with the flats located on the first and second floor.

The ground floor shop benefits from rear garden /yard.

Existing Use

The application site comprises the ground floor commercial unit of a 3-Storey terraced property located on the western side of High Road in North Finchley Town Centre.

The site is not located within a conservation area and does not contain a listed building.



Fig 1- Shop Frontage

The site benefits from a fully glazed frontage, forming part of a larger retail parade. To the south of the site in an access leading to a Betting Shop (Sui Generis) and immediately to the north is a grocery shop (A1). A Sainsbury's food store (A1) is located to the east on the opposite side of High Road.



Fig 2- Rear Elevation.

The site is located within North Finchley Town Centre's Secondary Retail Frontage.

Proposed Development

The proposed description of development is as follows;

"Change of use from dry cleaning unit to take away and restaurant and installation of a flue on rear elevation"

No external works are proposed as part of this application.

In support of the application we submit the following drawings;

- Existing Floor Plan
- Proposed Floor Plan
- Existing and Proposed Rear Elevations
- Location Plan
- Design and Access Statement

Site Planning History

No previous history.

Access and Security

Access to the premises is currently via front access.

As noted above, the site is located within North Finchley Town Centre and thus is in a demonstrably sustainable location that is well served by public transport links. Given that the proposed use is not materially different to the existing use, there will be no harmful impact on the highway network.

Summary and Conclusion

The application seeks for change of use from dry cleaning unit to take away and restaurant and installation of a flue on rear elevation.

The application is supported by the landlord and neighbours.

The proposed use would create more jobs and help the economy as well.

It is our consideration that the proposed development is acceptable. No material reasons to refuse the proposal arise and it is our recommendation that the proposal be approved, subject to appropriate conditions to render it otherwise acceptable in planning terms.