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Site:  
295 Green Lanes  
London  
N13 4XS

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design

# Introduction

## Context of Application

This report has been prepared by Paul Archer Design for a pre-application for the refurbishment and extension of a commercial building at 295 Green Lanes, London.

The site is not currently occupied. This offers an opportunity to significantly enhance the current building on the site and return the vacant building into a thriving public house and associated guest house accommodation.

## Proposed Development Description

The ground floor of the development will retain current A4 use and operate as a public house with associated back of house spaces for the public house, as well as a reception for the guest house.

The proposed redevelopment on the site comprises the re-use, conversion and extension of the existing upper floors of the public house building to provide 35 no. bedrooms and the re-use of and construction within the existing rear yard area to provide a new build block containing 3 no. accessible bedrooms together with associated landscaping.

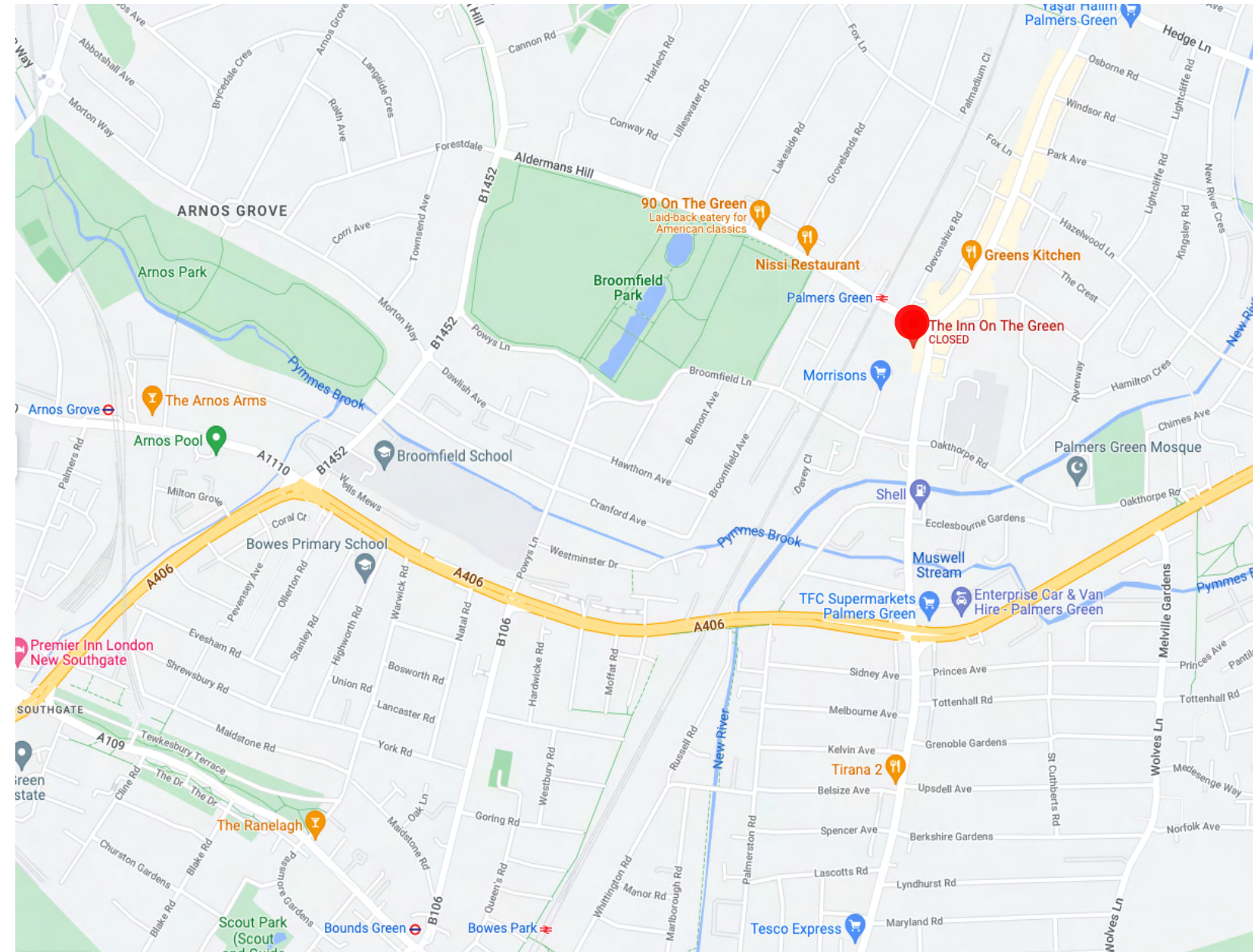
The guest house accommodation will support the commercial A4 use and enable the property to continue to use floorspace for a public house. Although the floorspace will be reduced the marketing of the property has established that the existing footprint is too large to be sustained in the current commercial market.

The aim of the scheme is to ensure the continued retention of a public house as a social function in the community on the site by supporting it through the guest accommodation proposed.

# Site Context

## Site Location

- The application site is located to the west side of Green Lanes within the Palmers Green District Centre, close to the junction with Aldermans Hill.
- The former use was as a Public House falling within Use Class A4, with ancillary facilities.
- The building is accessed via the street frontage and an access road alongside.
- The site is surrounded by ground floor level non-residential operations with general residential uses to the upper storeys
- The main existing building faces onto Green Lanes. This building has two floors with a deep footprint, running into the disused yard area at the rear.
- A large Morrisons supermarket is built immediately to the rear of the site.



KEY:

● Site Location





## Site Considerations

### Site Analysis

The site is located to the western side of Green Lanes within the Palmers Green District Centre close to the junction at Alderman's Hill. The existing building consists of an ad-hoc 1930s style building joined to a Victorian terrace on its first floor. The footprint of the building is deep and has a shopfront on the ground floor elevation. The last known use for the site was as a public house with ancillary facilities. There is an existing single storey commercial building adjoining the site at the side of its rear.

The surrounding area is largely mixed use with a wide range of services and facilities.

### Heritage

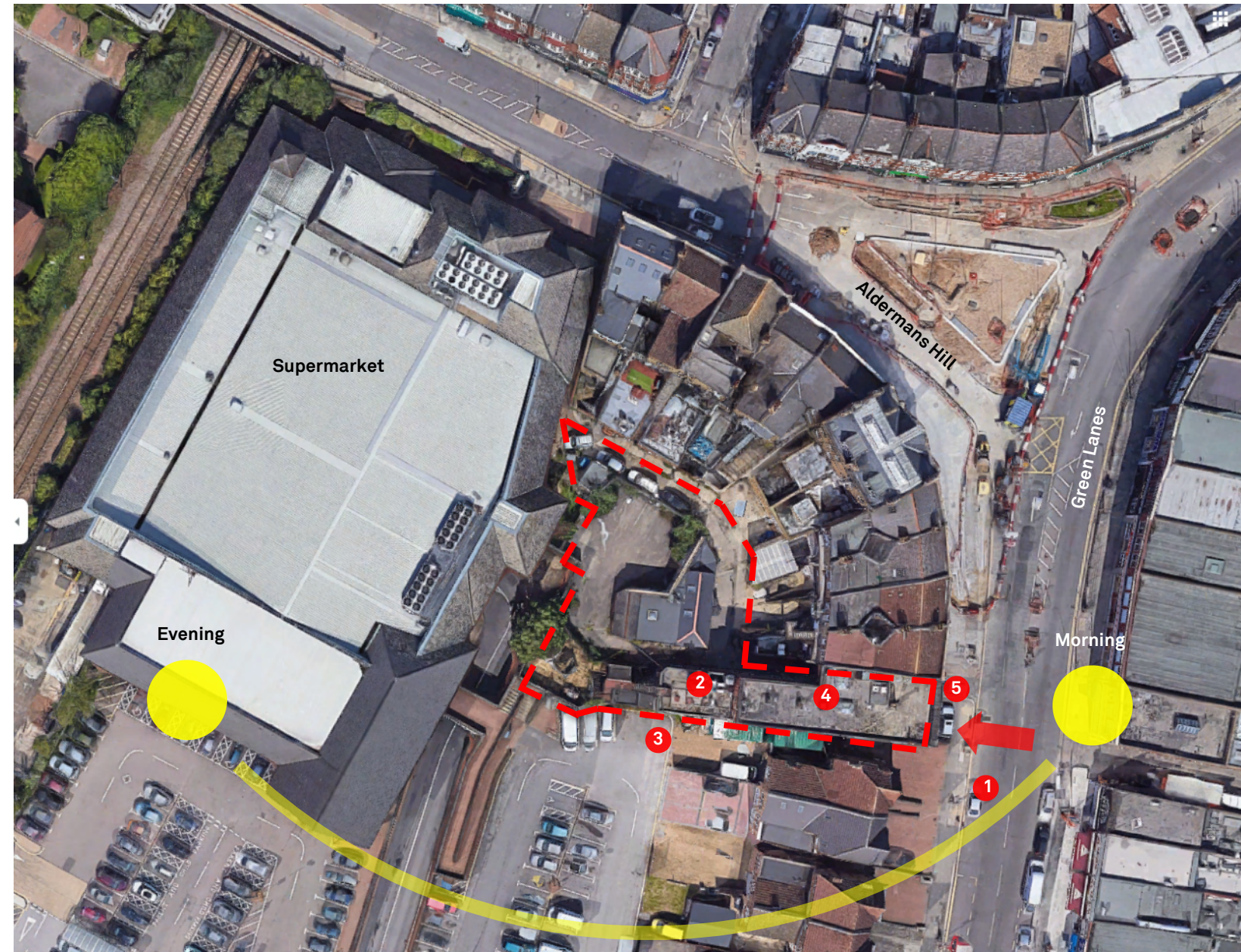
The site is not within a Conservation Area, although the Lakes Estate Conservation Area is approximately 80m to the north, nor is it a Listed Building.

### Key Considerations

1. Site fronting Green Lanes offers the potential to provide a high-quality refurbishment and new-build
2. The building is of a poor quality with many unsympathetic external additions
3. Main opportunities for daylight are to N and S
4. Opportunity to rearrange the building footprint
5. Access from Green Lanes via an existing passageway, to rear car park

### KEY:

Sun Path   
Site Boundary 



## Site History

### The Planning History (last 10 years)

AD/06/0061A: Installation of internally fascia signage, internally illuminated wall mounted sign above side access, externally illuminated wall mounted sign to side. Granted

AD/06/0061B: Externally illuminated vertical banners to front. Refused

TP/93/0974/6: Removal of Condition 08 of approval under ref. TP/93/0974 which restricts opening hours. Called in by Secretary of State 07.11.2006

TP/93/0974/5: Variation of Condition 8 of planning permission under Ref: TP/93/0974/3 to extend the opening hours to 0100 hrs. on Saturdays and Sundays. Granted

22/03249/FUL: Change of use from Public House (Use Class A4) to Guest house accommodation (Use Class C1), involving extension to upper levels including new rooftop extension and annexe within the rear yard area, with landscaped terrace to create 26 bedrooms. Granted

### Relevant Planning Policy

London Plan (2021)  
Development Management Plan (Adopted 2014)  
Core Strategy (2010)

### Other Supplementary Planning Guidance

National Planning Policy Framework (NPPF, 2019)

Nationally Described Space Standards (NDDS, 2015)  
Enfield 'Waste and Recycling Storage' Planning Guidance (2019)

'Manual for Streets 1 & 2' – Department for Transport (2007/2010)



# Existing Building Analysis

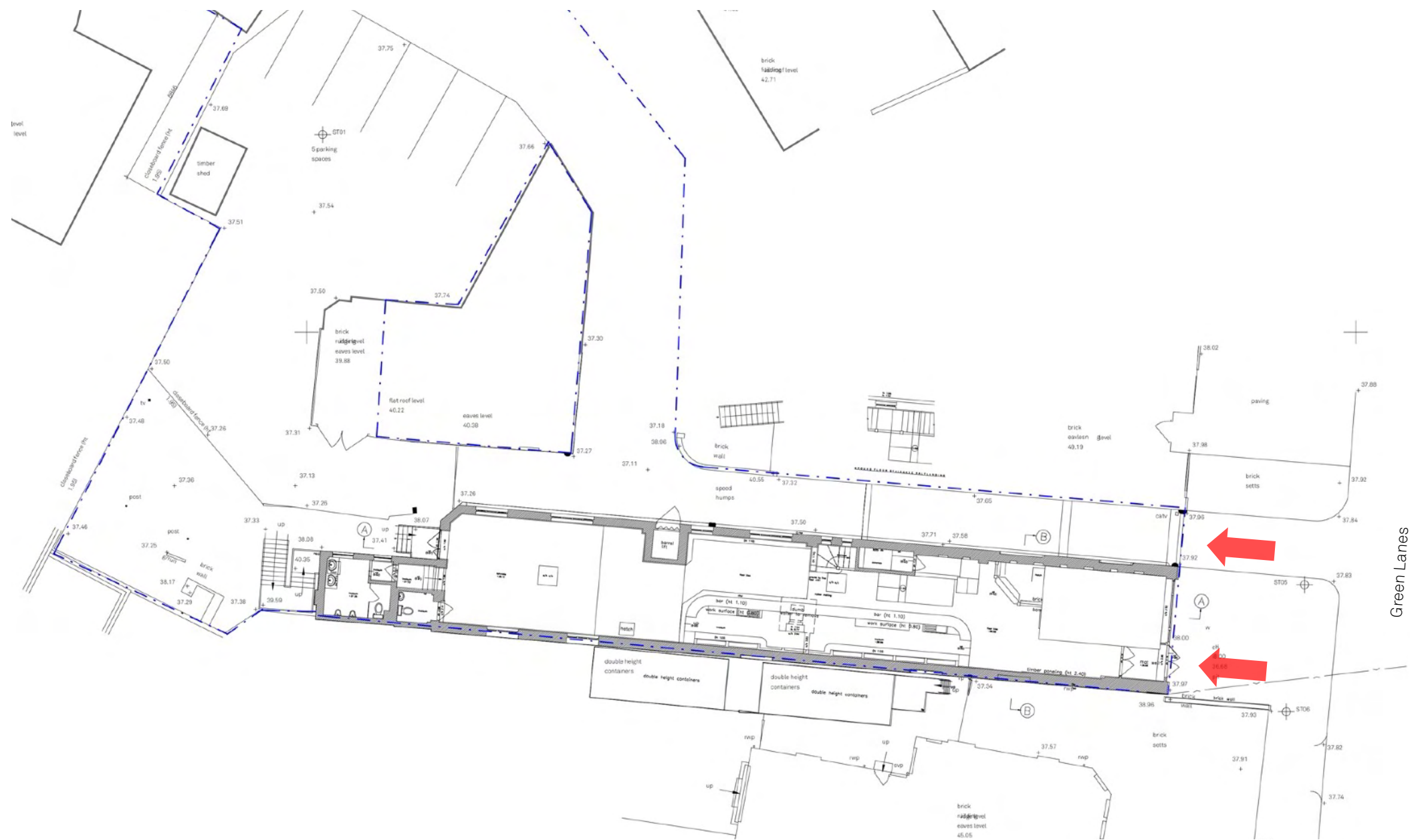
The proposed use of the building is a refurbishment of the public house ground floor space with a new extension to the rear and upper stories to facilitate the continue use of the A4 space for community use as well as providing ancillary guest house accommodation in the area.

## Business Model

- The existing size of the public house can no longer be supported by the local community. The premises has been closed for some time and has been shown to not be commercially viable within the area. (Refer to accompanying report).
- The existing building no longer meets the end-user requirements which includes the public house operation but also the supporting guest house accommodation.

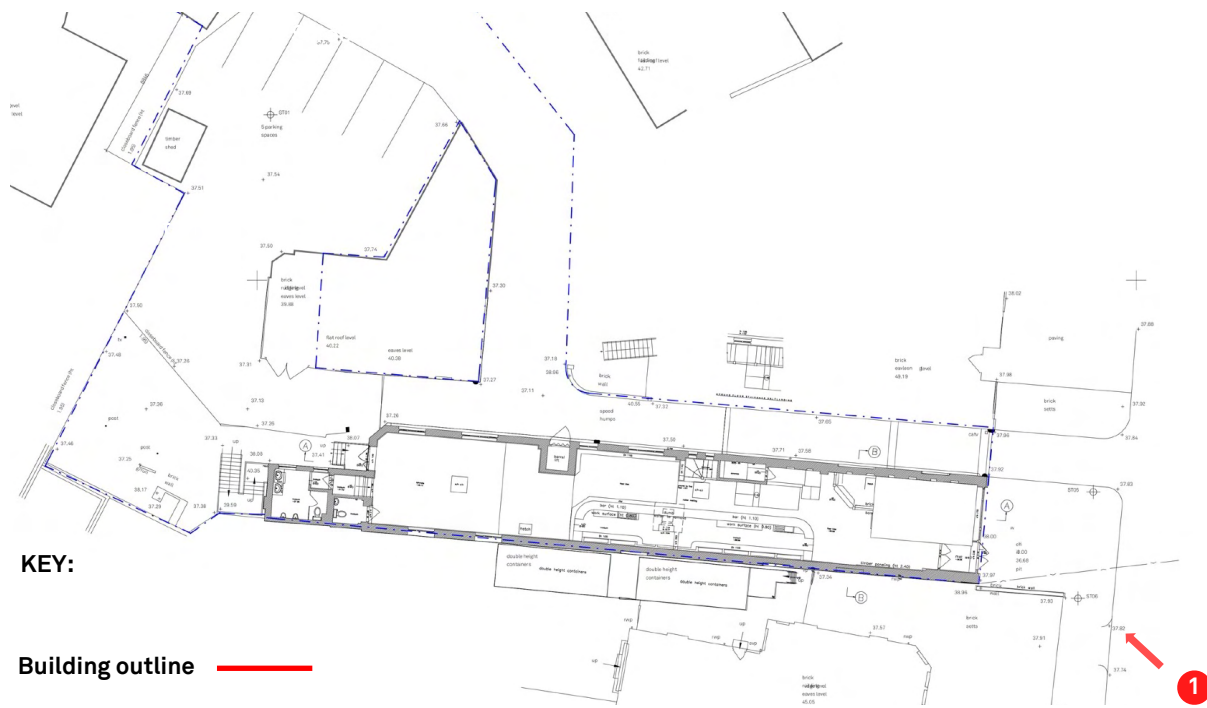
## Physical Conditions of Existing Building

- The existing footprint of the building means it cannot meet the requirements for proposed operations.
- Lack of mechanical and electrical services for contemporary use.



# Existing Building

Exterior - Front



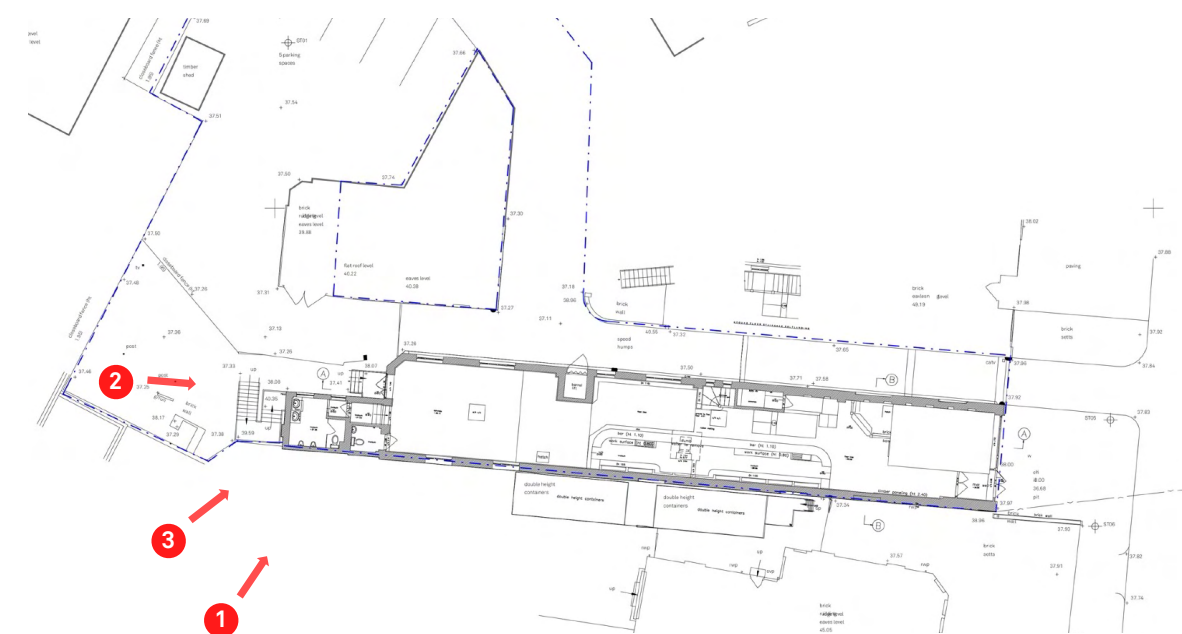
KEY:

Building outline ———



# Existing Building

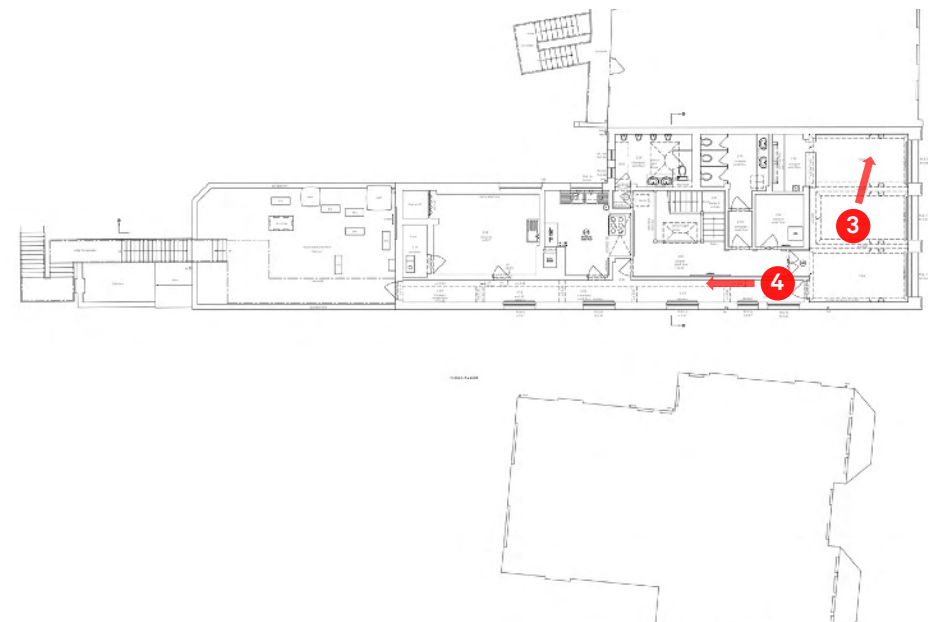
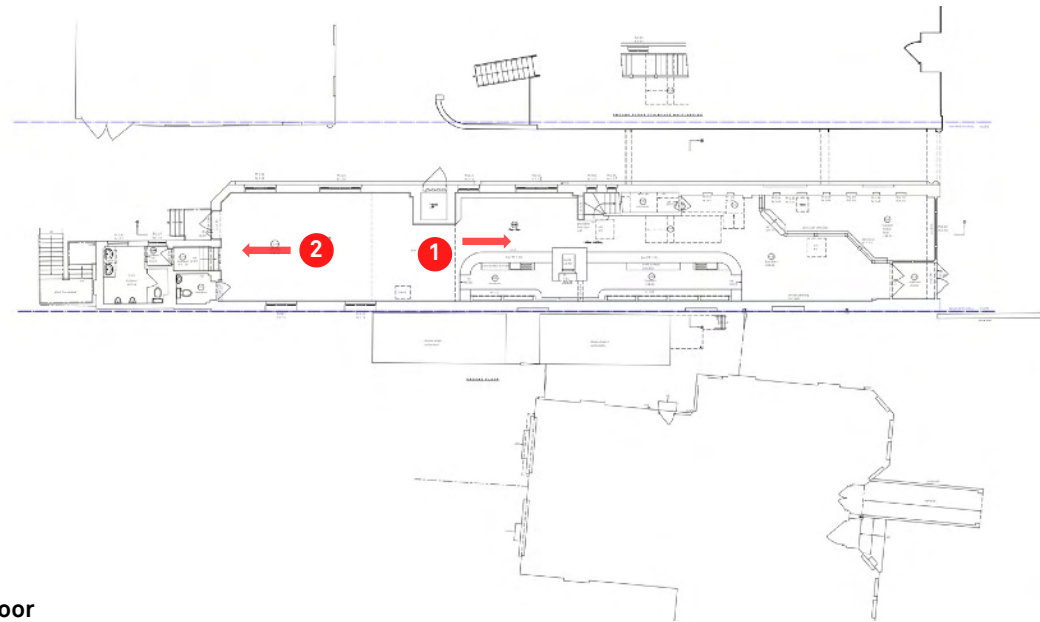
Exterior - Rear





# Existing Building

Interior





# Proposals

## Design

### Summary of proposals

The new proposed development offers an opportunity to refurbish the existing building and bring it in line with current and future building standards.

The proposed scheme is commercial in use and thus has an appropriate architectural treatment throughout the site. The overall design takes its cues from those properties in the vicinity with a stepped terrace arrangement with flat roofs and brickwork and render facades.

In response to the previous planning refusal for the site, the rear building in the new build element of the scheme will be constructed to maintain the visual gaps between the neighbouring buildings. This single-storey building to the rear of the site will enable the visual space from the surrounding properties to be retained whilst also significantly increasing the positive visual impact on the aesthetic quality of the area.

The importance of openness has been addressed by breaking up the mass, with a new building articulated behind the existing building by a series of stepped terraces to reflect the massing of the existing building. The height of the building responds to the varying levels and existing grain within the established character of the area. No views are blocked by the building, but instead, the architectural treatment and extensions only serve to enhance the area and contribute to the visual permeability and sense of openness from the terraces and adjoining supermarkets.

The existing building is further defined by the retention of the brickwork and attractive original window openings along the flank walls.

A new facade treatment has been proposed to accommodate the changing of internal floor levels and to provide improved daylighting to the inner rooms. The proposed uses a blend of redbrick and window masonry window surrounds. The brick line stops at the adjoining eaves level. We believe this approach blends into the fabric of the adjoining crescent. The upper floors are set back from the front facade and are to be clad in a darkened/grey metal to retain a degree of subservience.

The raised terrace area creates an amenity space for the public house and the guest house. Plant room space has also been included.

### Scale

The development is split into a terraced staggered 4-storey building with rear roof terrace and courtyard, providing 35 bedrooms. A plant room enclosure and roof terrace will not exceed the overall height of the neighbouring HSBC building. The additional floors are stepped back from the main façade. This relationship can be seen in drawing 899.205.

### Amount

The redevelopment proposes 4 new accessible bedrooms with 3 of them located in the new building at the rear of the site and 1 accessible bedroom on the first floor. There are 35 bedrooms in the conversion/extension of the upper floors over the public house.

### Appearance and Materials

The architectural treatment of the new development takes its cues from the materials and appearance of the vernacular in the vicinity of the site.

Brickwork with darkened/grey metal cladding are themes throughout the scheme to reflect the materials of the existing building. Contemporary aluminium frame glazing will be used in the new extensions to reflect the modern additions and make these subservient to the existing building. In the same way, the building steps back so does the proposed dark metal clad on the proposed newer floors.



View of the front showing brick facade in keeping with surrounding buildings including the HSBC building

### Landscape

The green wall seen on the North elevation (drawing 889.206) will bring a much-needed swathe of green into the area. As will the terraces which will become attractive and welcoming places.

Each of the flat roofs will also be green to integrate this feature throughout the development. Both roof and rear terraces will have a blue roof system for water retention alleviating the drainage system.



View from the terrace showing the green wall on the north elevation



## Sustainability

### Analysis

The scheme will be designed with the following:

- Water saving measures
- Reduction of waste management during and after construction
- Energy efficient lighting
- Designed to exceed target emissions rate under Part L
- Solar panels

The incorporation of high levels of insulation to the external walls, roofs and floors plus high-performance double-glazing and thermally broken window systems will achieve high levels of insulation as a minimum to accord with the current Part L requirements of the Building Regulations.

A SUDS scheme employing the use of rainwater and other recycled 'grey' water for irrigation and flushing purposes is intended. Both roof and rear terraces will have a blue roof system for water retention alleviating the drainage system.

In addition, the specification and use of low energy LED light fittings and equipment throughout is proposed together with zoned central heating controls.

The brief to the Mechanical and Electrical Consultants will include requirements to design an energy efficient system to incorporate the above intentions that is both economic to install and efficient to run. Overall, the system can exceed the current requirements under the Building Regulations and will demonstrate a real concern with overall energy consumption and the wider issues of climate change and global warming for the users and occupiers of the building.

In addition to the sourcing of materials from local suppliers wherever possible, and selection to reflect and enhance the character of the area, due consideration will also be given to the overall 'carbon' footprint of the construction process as well as to the finished development. Sourcing materials locally also reduces the length of delivery journeys.

In terms of internal finishes, it is proposed to use low-allergy and formaldehyde-free construction materials. Timber will be sourced exclusively from renewable and sustainable sources and prefabrication will be used wherever possible in order to reduce waste and the length of the construction period. Thermal insulation will be non-toxic.

## Access

### Parking and Vehicular Access

The scheme is proposed to be accessed via the existing access road.

There are 6 no. car parking spaces at the rear which is an increase on the existing. Two of these spaces will be disabled spaces.

Cycle parking will be provided, both for short stay and long stay as indicated on the plans.

### Pedestrian Access



View from existing access road showing the green wall and first-floor terrace

## Refuse Provision

Bin stores will be provided to serve the residential units and please refer to the Waste Management Plan that accompanies this application.



View from Green Lanes showing South elevation

## Conclusion

This Statement together with the accompanying proposal drawings and other accompanying reports form a full planning application for the redevelopment of this site to provide a well-designed development to meet the needs of the Borough.

This development intends to significantly enhance and improve the character, qualities, and land use of the immediate area whilst also making a significant contribution to the more efficient use of land in accordance with market demand and local and government planning policy.