

DESIGN AND ACCESS STATEMENT

In respect of

**75 CHASE ROAD
LONDON
N14 4QY**

**Ref: A19586
Prepared 15th December 2023**

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INTRODUCTION

This Design and Access Statement has been prepared by BS Initiative, on behalf of our client, Southgate Progressive Synagogue, to support a Planning Application for the extension of the existing Synagogue and the refurbishment of a number of rooms within the existing building.

The application site comprises two Principal Buildings. The front building, known as “The House” being a detached property which is used for worship and activities ancillary to the main use, is the subject of the Planning Application. For the avoidance of doubt, the rear building, known as “The Schindler Hall” is not subject to any application.

The subject property falls under the jurisdiction of London Borough of Enfield.

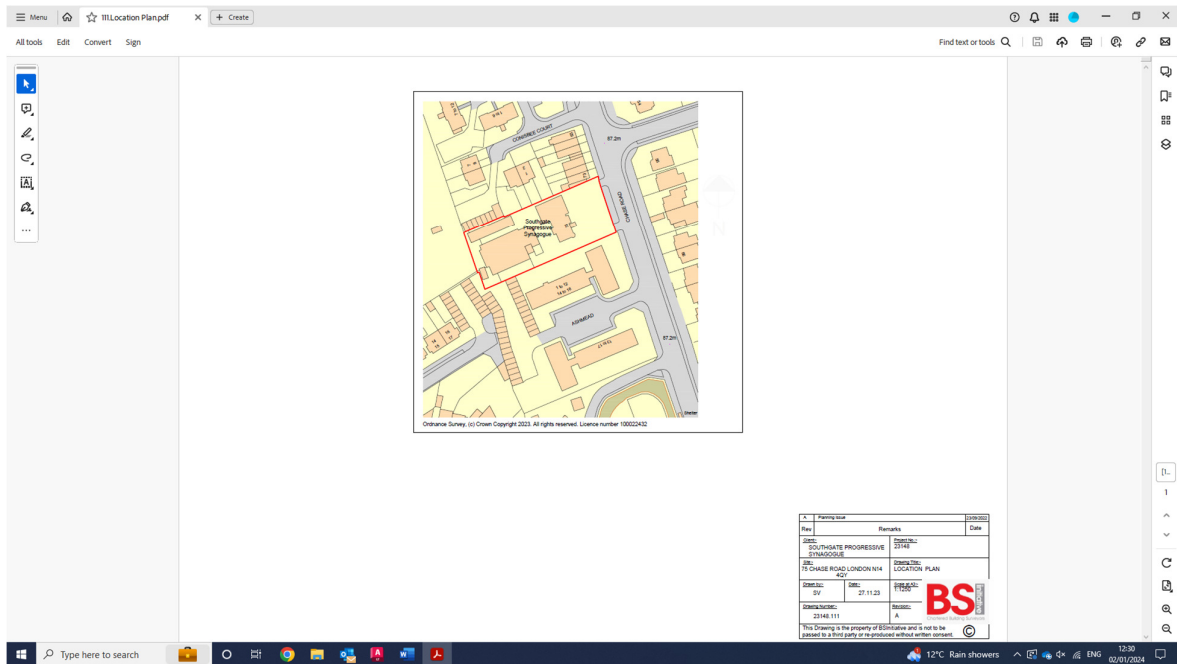
This Design and Access Statement is to be read in conjunction with the set of architectural drawings prepared by BS Initiative, including existing and proposed general arrangements, existing and proposed elevations.

SITE APPRAISAL

The site lies to the west of Chase Road with the premises being set back from the road with car-parking between the road and front elevation of the building. The subject property has no enclosed garden/open space amenity and is overlooked on two sides (each side) by neighbouring properties.

The following image depicts the Location Plan to be submitted as part of the planning Application.

Southgate Progressive Synagogue, 75 Chase road, London, N14 4QY



PLANNING APPLICATION

This is a full planning application for the extension of the existing building to provide:

Front Extension comprising:

- Judaica Shop
- Entrance lobby
- Cloaks

Rear Extension comprising:

- Rabbi Office
- Kitchen
- Shower Room
- Multi-function Room

Refurbishment:

- Existing Ground Floor Front area
- W.C's and provision of accessible W.C.

BUILDING DESCRIPTION

The proposed development will be to add to the existing accommodation. The intent is to provide additional areas to the existing building that are ancillary to the main Synagogue use whilst providing enhanced “welfare” facilities that compliment the main use. It is recognised that the created spaces are, on the whole, to remain flexible to the changing needs of the building users.

The proposed extensions are to have gross internal floor areas of:

Front 14.10 m²

Rear 56.29 m²

All the rooms are to be wheelchair accessible.



Front Elevation

There will be significant changes to existing front and existing rear elevations in the provision of single storey extensions. The other remaining elevations are unaffected by the proposals. The proposed extensions will be constructed in materials to match the existing structures excepting that flat roofs are proposed that will receive a “warm-deck” system with “liquid-plastic” waterproof coatings. Walls will be facing brick and windows and doors are also to match existing. Internally, relatively simple finishes are proposed being plasterboard ceilings,

plastered and painted walls and finishes appropriate to area to cover a solid floor slab. All external and internal doors are to be 990mm wide to allow easy access for wheelchair users. DDA compliant access is included within the floor plans with all external doors giving level access to the front car park and rear area.

Given the location of the extensions they will not impact on any of the neighbouring properties.



(part) Rear Elevation

ACCESS

The property and new and existing spaces within are fully accessible to wheelchair users, including a new accessible W.C.

No additional car parking is proposed as this is already provided as part of the existing complex.

The site is well served by local bus services along Bramley Road (A110) and Oakwood Transport for London underground station (Piccadilly Line) is close by.

REFUSE

Appropriate waste and recycling facilities are currently provided at the existing property. It is assessed that there will be no significant increase in waste production and that refuse and recycling arrangements are to continue as existing.

CONCLUSION

In conclusion, it is considered that the proposal fully accords with the latest national planning policy objectives as well as those at a local level.