

Project: 326 GREEN LANES, LONDON, N13 5TW

Design and Access Statement

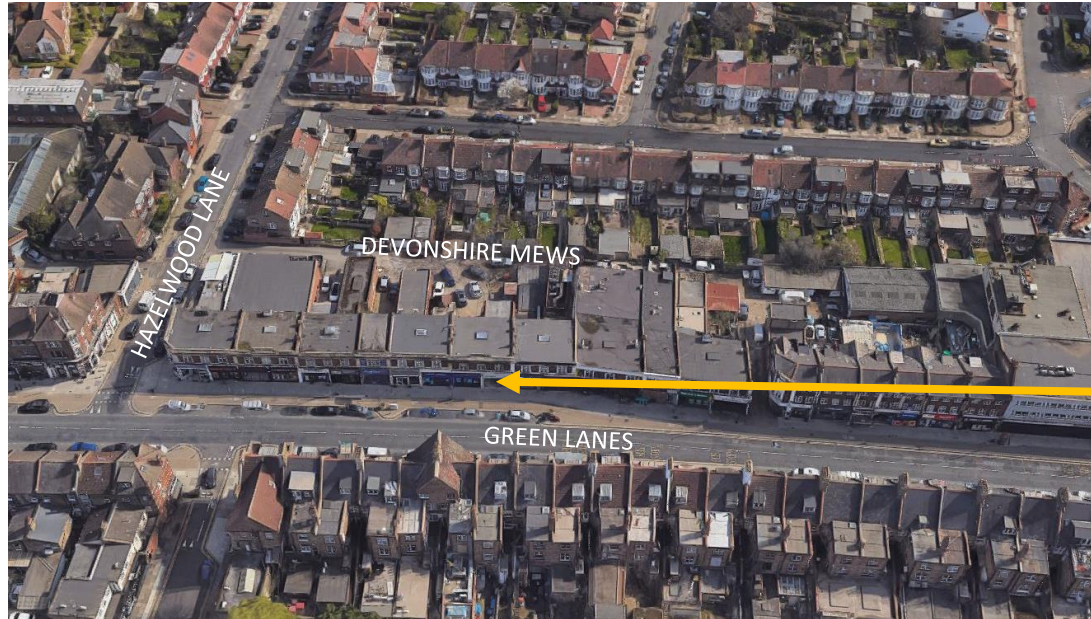
Advance Architecture



This application intends for the installation of a kitchen extraction ducting system at the rear of the premises to be used as a café/ restaurant.

1. BACKGROUND AND BRIEF HISTORY

1.1 SITE CONTEXT



AERIAL SITE VIEW

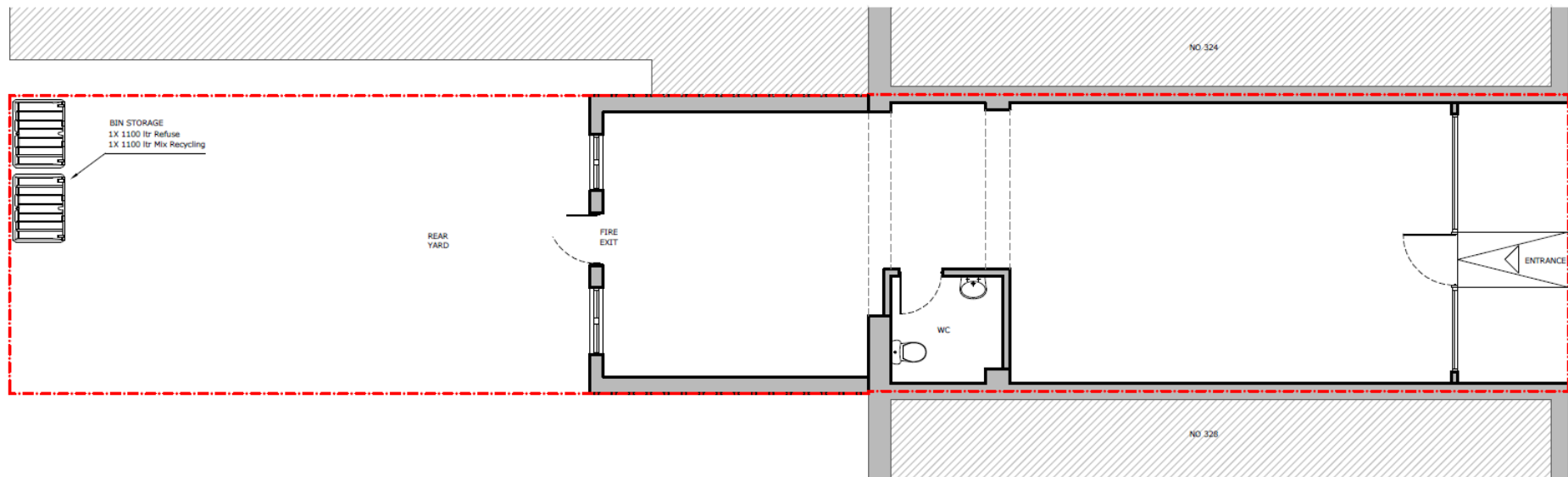
This document is intended to act as an aid alongside the plans submitted in support of this planning application, which is about the installation of a kitchen extraction ducting system at the rear of the premises at 326 Green Lanes, London, N13 5TW. The premises is located in London Borough of Enfield. The property does not lie within a Conservation Area and has not been characterised as listed building.

- The immediately surrounding area is predominantly mixed used in character.
- The application site is surrounded by mixed used units with commercial units on the ground floor and residential units at the upper floors.
- The area is characterised by low rise mixed used buildings between two and three storey buildings.

1.2 EXISTING BUILDING & USE

This statement should be examined in conjunction with the submitted drawings and documents provided for the planning application.

The application site is fronting Green Lanes, which can be accessed by customers, while, the rear of the site can be accessed via Devonshire Mews. The ground floor of the three storey building has been used as a charity retail shop, however, it is vacant for at least 6 months now.



EXISTING GROUND FLOOR PLAN

2. RELEVANT PLANNING & APPEAL HISTORY

2.1 SITE HISTORY

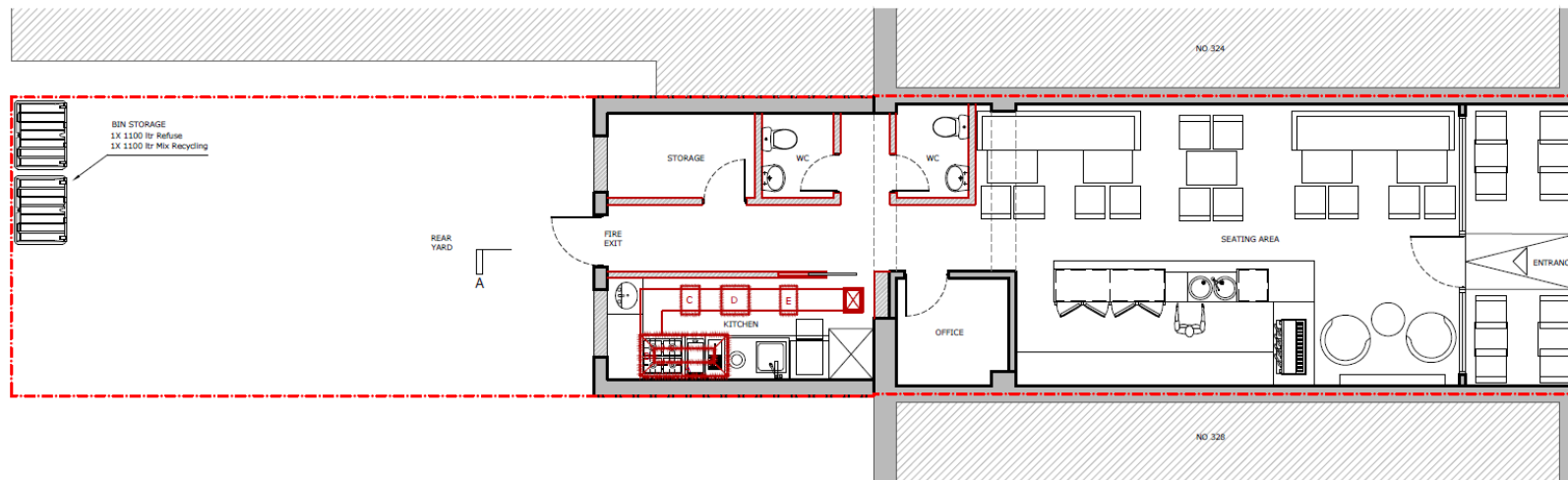
- There is no recent/relevant planning history according to the Enfield Council online planning register.

3.0 DESIGN STATEMENT

3.1 PROPOSAL OVERVIEW

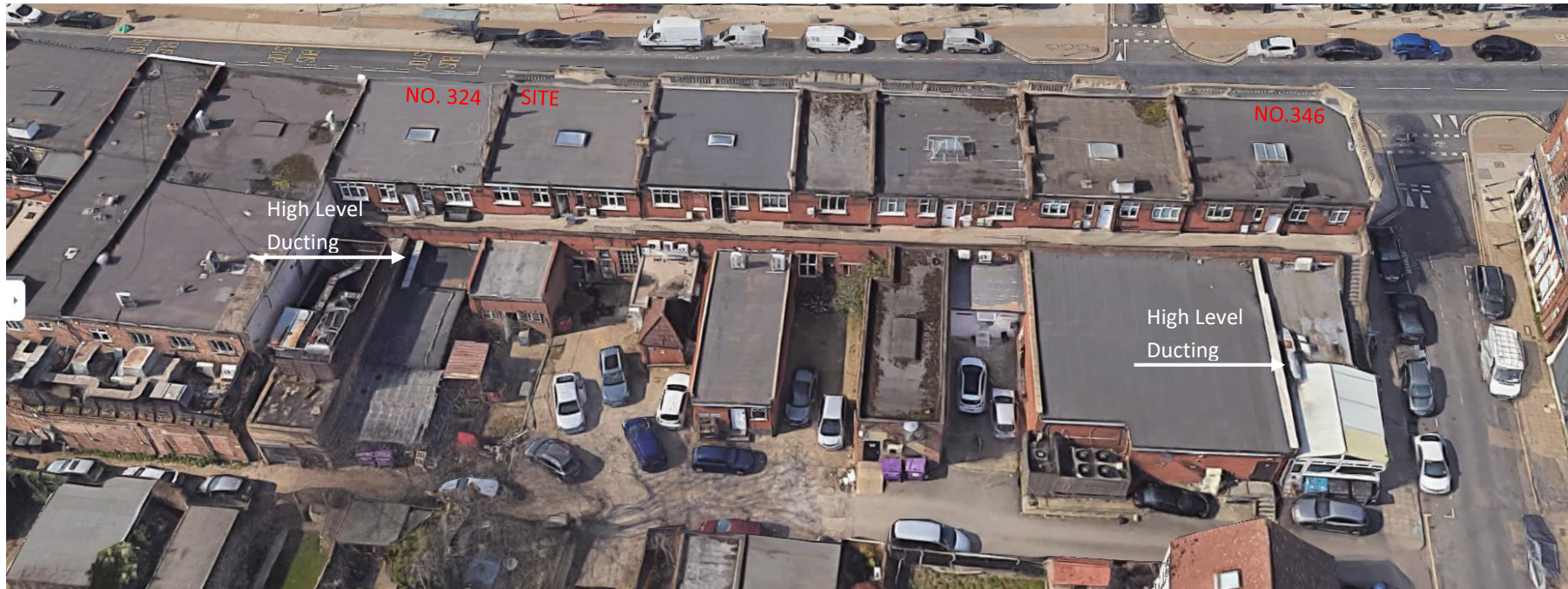
This application intends for the installation of a kitchen extraction ducting system at the rear of the premises to be used as a café/restaurant at 326 Green Lanes, London, N13 5TW.

The ducting system will be of the very latest technology aim to cause no impact in the locality. The intention of the proposal is to enhance and optimise the existing building's potentiality whilst respecting the existing building's structure and context. The proposal will improve the internal spaces and meet all current commercial design standards, being in line with the Local Planning policies and causing no negative interference to the occupants or the neighbourhood.



PROPOSED GROUND FLOOR PLAN

There are currently kitchen extraction ducting systems in the rear of the parade that the premises is in and no complaints has been noted by the neighbours.



EXISTING KITCHEN EXTRACTION DUCTING SYSTEMS ON THE PARADE

3.2 DESIGN ASSESSMENT

The proposal respects the existing building and its context, where it is located. It has the potential to optimise the internal, comply with the Local Policies and causes no harm to the occupants and customers of the premises and the surrounding neighbourhood. All unit and access arrangement will be maintained and fully comply with the Building Regulations.

4.0 ECONOMIC & EMPLOYMENT BENEFITS

The design and changes will have positive impact on the locality. The proposed changes will result in additional employment to the new premises. This is beneficial for the local job seekers and will support the local employment. The premises causes no harm to the adjoining properties and intend to benefit the immediate and wider surrounding area by increasing the job positions and the visitors of the area.

5.0 ACCESS STATEMENT



AERIAL VIEW OF PUBLIC ACCESS ROUTE

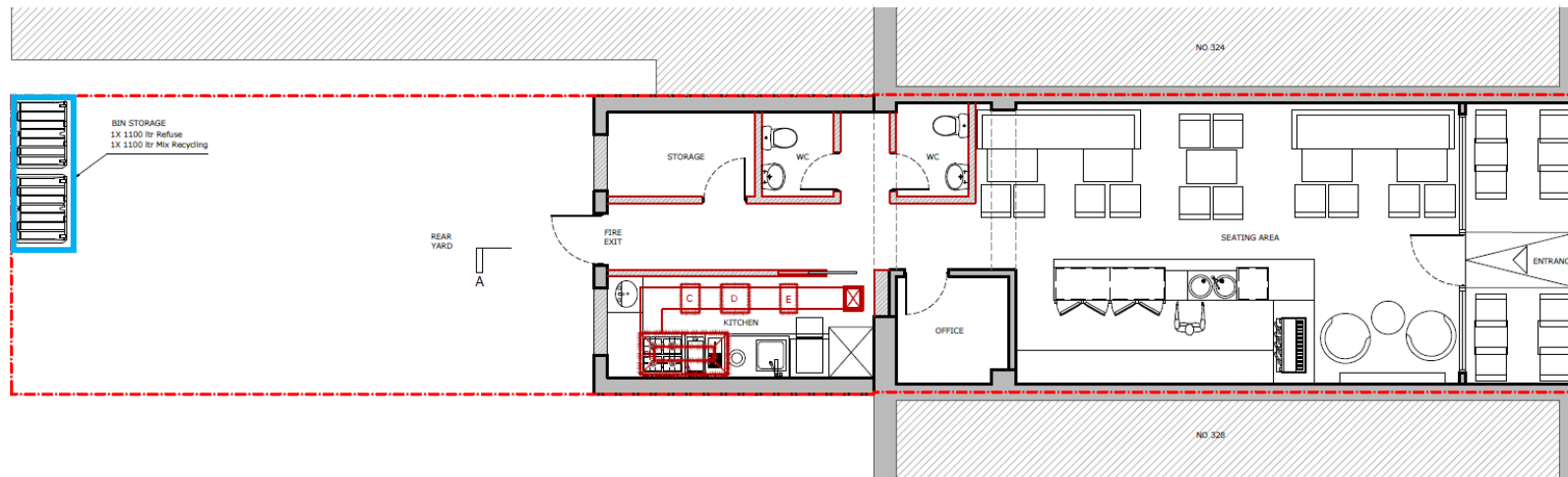
The site will be served by the existing entrance on Green Lanes at the front elevation. The existing surrounding roads and footpaths are generally in good condition for pedestrians and vehicular access.

Alternative public transport routes are available and are accessible to all personnel and visitors. Site personnel and visitors are always encouraged to use public transport. Good bus services is also available adjacent to the site on Green Lanes.

Public Transport: The area is well served by public transport and has 3 PTAL Rating. The site is a 6 mins walking distance from Finchley Central Station, which links into London City in less than 30 minutes.

6.0 REFUSE AND RECYCLE STORAGE STRATEGY

The redevelopment of the site has taken into consideration waste and recycling policies of the council and aims to comply fully with the refuse and recycling requirements. The current premises has have 2 wheelie bins of 1100ltrs, one for refuse waste and one for recycling waste located at the rear of the property. The proposal will continue with the current bin arrangements. The refuse will be made fully accessible to the waste collectors on the day of collection.



LEGEND

— REFUSE/ RECYCLE AREA

7.0 CONCLUSION

This application intends for the installation of a kitchen extraction ducting system at the rear of the premises to be used as a café/restaurant at 326 Green Lanes, London, N13 5TW.

The proposal's objective is to enhance and optimise the potentiality of the existing building while respecting its structure and setting. The proposal intends to improve the internal spaces and fulfil all current commercial design standards, while adhering to Local Planning laws and creating minimal disruption to the inhabitants or the surrounding area. The high level ducting system proposed will be of the latest technology, in respect to the locality and the environment. The proposal, therefore, will comply fully with the National Planning Policy Framework.

The proposal will use the friendliest materials for the internal and external changes that will be used at the very best quality to ensure the local environment benefits of the changes only. The applicant is willing to invest to create the eco-friendliest spaces implementing the best constructive solutions.

The development will be sustainable, durable, safe and inclusive improving the quality, clarity and sense of spaces inside the shell of the building and keeping the exterior appearance in line with the current environment.

In conclusion, it is believed that this proposal provides clear, safe and useful alterations to the premises which are aesthetically acceptable as a whole and therefore, the approval of this application should be granted.

Advance Architecture