

# **Design Access Statement**

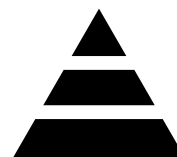
## **Planning Application December 2023**

**Site:** FAM GREEN MARKET, UNIT 1 SONNY HEIGHTS EAST, 3 SWAIN'S LANE  
LONDON N6 6QX

**Proposal:** Proposed side single storey extension.

Prepared by:  
Delta Tech Ltd  
86 - 90 Paul Street  
London  
EC2A 4NE

[www.deltatechltd.com](http://www.deltatechltd.com)

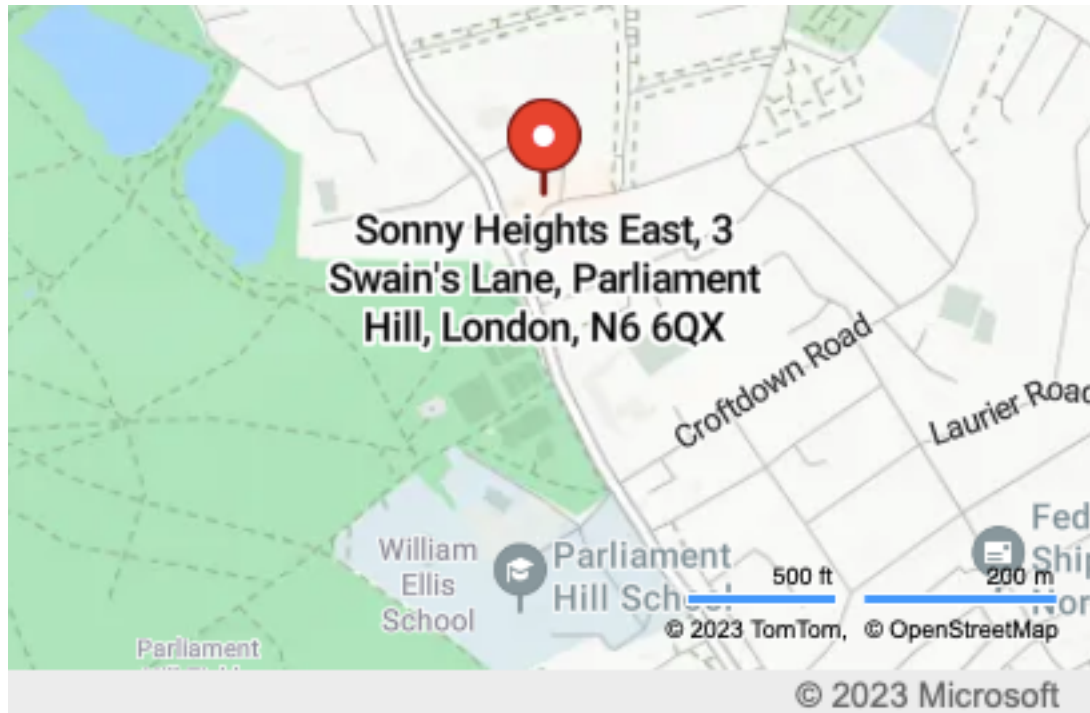


# **Delta Tech Ltd**

Architecture & Construction

### Site details:

The application site is located on Swain's Lane, south of Parliament Hill, along a parade of mixed commercial uses on ground floor and residential units on the upper floors with private access. The immediate area is predominately residential with commercial units located along the parade of Swain Lane. The host building is three storey high with ground floor commercial unit and the upper floor is residential with private access from the front. The architecture and construction of buildings within the neighbourhood are from the early to mid 19th-20th century with the host building being modern 21st century. The application site currently operates as a retail unit/supermarket with the outside space serving display of fruit and veg.

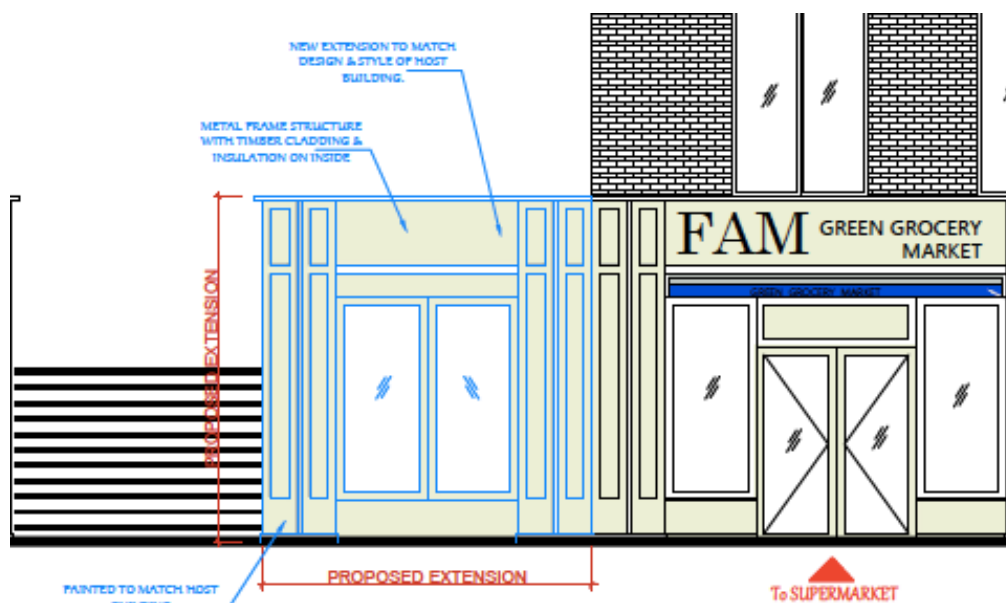
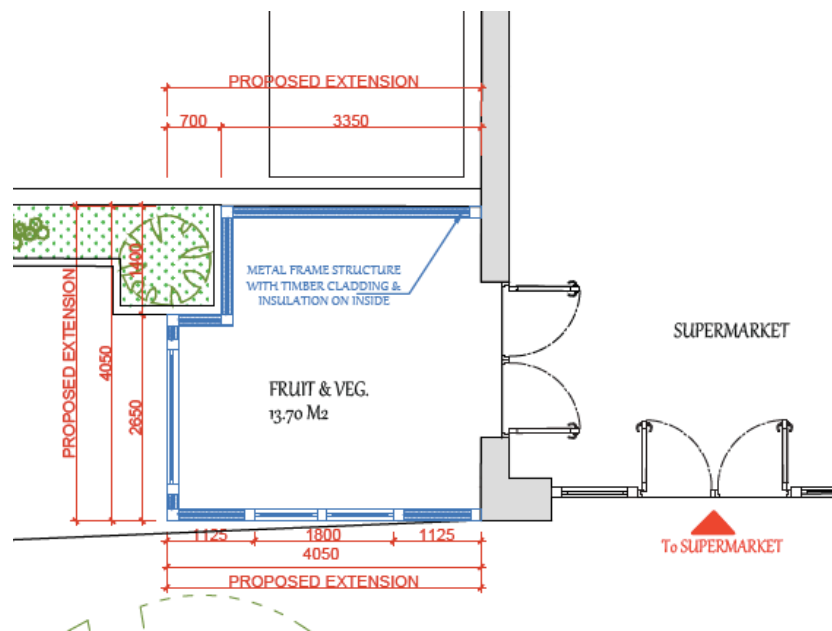


## Proposal:

The proposal intends to erect a side single storey extension.

The side extension is to be constructed from materials matching the existing host building and set at a height to match the design features of the host building plus neighbouring properties. The single storey extension will provide much needed internal space within the retail unit whereby existing veg/fruit display usually placed outside will be moved into the new proposed enclosed side extension area. The construction of the extension will include metal frame and timber cladding to match the existing shopfront and fascia, the concept is to ensure the extension blends and camouflages seamlessly into the parade without detracting.

Overall, the proposals have been carefully conceived and designed to sensitively support and sustain a developing business that will continue to make a positive contribution to the vitality of the town centre. Accordingly, the proposal is in full accordance with all the relevant planning policies identified below



## **Planning Policy:**

### National Planning Policy Framework (2021)

The NPPF was reissued in 2021 and sets out the Government's planning policies for England and is a material consideration in planning decisions. This edition replaced the original NPPF from 2018. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

### Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that:

“[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

### Local Planning Policies

## **Material:**

The proposal will include materials to match existing from elevation materials.

## **Size & Access:**

The size of the proposal and site can be seen clearly on attached plan copies. The ground floor provides easy access for those with limited movement. PTAL rating of 2.