**181 York Way, London N7 9LN**

**Design and Access statement**

This application if for a change use from A1 internet cafe to A3 cafe for the ground floor and basement. The current lessess did not realise that the current use is A1, and that to have cooking on the premises they need an A3 use. To the rear of this building is decking with a marquee over it, with high railings covered in plastic ivy separating it from the adjacent parking area.

We wish to remove the marquee and the existing railings, and to replace the railings with new ones 2000mm high, set back 600mm from the corner of the building. Planters will be provided so that the railings can be covered with living climbers. We wish to retain the decking and to erect a roof over it supported on a timber frame. We propose that this roof be a biodiverse green roof, which is beneficial to wildlife, helps rainfall run off and also looks attractive. The primary use of this covered area is for those who wish to eat outside, but do not wish to get wet; the secondary use is for those who wish to smoke, whether cigarettes or shisha. The primary use of this site is as a cafe.

The corner of York Way and Camden Road is always busy with traffic and pedestrians night and day. The pizzeria at 179 York Way is open until 2am. On the opposite side of York Way the Nisa supermarket opposite has a 24 hour off licence , the Halal Fried Chicken and the Aspendos restaurant are open until midnight, and the Nisa supermarket has a 24 hour off-licence well populated by all-night drinkers, and people drink and smoke outside the Unicorn pub on Camden Road until well after midnight. An alfresco dining area behind railings will not add to the existing continual noise.

N P Design

34 Brecknock Road, N7 0DD

29 July 2016