

# PLANNING APPLICATION SUPPORTING STATEMENT

## INCLUDING DESIGN & ACCESS STATEMENT

**Site Address:** Raj Barbers Limited, 40 Joel Street, Northwood Hills, Northwood, HA6 1PA

**Proposal:** *Alteration to existing front shop to create an additional entrance door for new sub-divided unit (internal subdivision permitted under Class E).*

### 1. Introduction

This statement accompanies a planning application for **minor external alterations** to the existing shopfront at **40 Joel Street**. The works are required to facilitate the creation of two separate commercial units within the existing Class E premises.

The **internal subdivision does not require planning permission**, as both the existing barber shop and the proposed new retail unit fall within **Use Class E**, and internal works are permitted development.

The first-floor flat at **40A** is unaffected by the proposal.

### 2. Site and Surrounding Context

40 Joel Street forms part of a continuous commercial parade within Northwood Hills, characterised by ground-floor Class E uses and residential accommodation above. The existing premises operate as Raj Barbers, with a single shopfront and a right-hand entrance door.

The surrounding area features a mix of retail, service, and food-related uses. Shopfronts along the parade typically consist of glazed frontages with fascia signage above, creating a consistent commercial character.

### 3. Description of the Proposed Development

#### 3.1 External Works Requiring Planning Permission

The application seeks approval for the following external alterations:

- **Retention of the existing right-hand entrance door**, which will continue to serve the barber shop (Unit 40B).
- **Replacement of the existing left-hand glazed panel** with a **new matching glass entrance door** to serve the new retail unit (Unit 40).
- **Retention of the existing fascia**, with only the **text updated** in the same size, style, and specification as existing, ensuring no material change to the appearance of the signage.

These works maintain the existing proportions and character of the shopfront.

### 3.2 Internal Works (Permitted Development – For Information Only)

#### Unit 40B – Barber Shop (Right Side)

- Approx. **2.25m width, 30 sqm**.
- Access via existing right-hand door.
- WC and utility area located behind the customer area.

#### Unit 40 – Retail/Shop (Left Side)

- Approx. **2.75m width, 63 sqm** including full-width rear extension.
- New matching front entrance door.
- Rear extension includes WC, wash area, storage and waste area.
- Separate rear exit door retained.

These internal works fall within Class E and do not require planning permission.

## 4. Planning Policy Considerations

### 4.1 Use Class Compliance

Both units fall within **Use Class E**, ensuring:

- No material change of use.
- Continued active commercial frontage.
- Support for the vitality and viability of Joel Street.

### 4.2 Design and Appearance

The proposal:

- Maintains the existing shopfront proportions and glazing pattern.
- Introduces a new door that **matches the existing door in design, materials, and glazing**.
- Retains the fascia board, with only like-for-like text replacement.
- Preserves the visual rhythm and character of the commercial parade.

### 4.3 Impact on Neighbouring Properties

The proposal:

- Does not increase the building footprint.
- Does not affect residential amenity.
- Does not alter servicing or access arrangements.
- Does not impact the first-floor flat (40A).

#### 4.4 Fire Safety Measures (For Information)

As part of the internal fit-out, the applicant will install appropriate fire safety measures, including:

- A **fire control panel**.
- **Smoke and heat detectors** throughout both units.
- A compliant fire alarm and detection system.
- Maintained escape routes to both front and rear exits.

These measures will be implemented under Building Regulations and are noted here for completeness.

### 5. DESIGN & ACCESS STATEMENT

#### 5.1 Design Principles

The design objective is to create two independent commercial units while maintaining the established character of the shopfront and the wider parade. The proposal is intentionally modest and sympathetic.

#### Scale and Proportion

- The new door replaces an existing glazed panel of similar dimensions.
- No change to the overall width, height, or massing of the shopfront.
- The visual balance of the frontage is preserved.

#### Materials and Appearance

- The new door will **match the existing door** in material, colour, frame profile, and glazing.
- The fascia remains unchanged, with only the lettering updated on a like-for-like basis.
- All materials are consistent with the existing palette and the surrounding parade.

#### Character and Streetscene

- The proposal maintains an active frontage.
- The rhythm of doors and glazing along Joel Street is preserved.
- The works are visually unobtrusive and fully in keeping with the commercial context.

#### 5.2 Access

##### Pedestrian Access

- Each unit will have its own **level-access entrance** directly from Joel Street.
- The new door provides safe, independent access to Unit 40.

- The existing right-hand door continues to serve Unit 40B.

### **Rear Access**

- Unit 40 retains a separate rear exit for servicing, waste storage, and staff use.
- Escape routes remain clear and unobstructed.

### **Inclusive Access**

- Both entrances provide step-free access suitable for all users.
- Door widths and thresholds will comply with Building Regulations.

### **5.3 Servicing and Waste**

- No changes are proposed to refuse collection arrangements.
- Waste storage for Unit 40 is contained within the rear extension.
- Servicing continues via existing arrangements at the rear.

## **6. Conclusion**

The proposal represents a **minor, proportionate, and visually sympathetic** alteration to the existing shopfront. It enables the lawful subdivision of a Class E premises while maintaining the character of the parade and supporting local commercial activity.

The development complies with relevant planning and design policies, preserves the appearance of the streetscene, and provides safe and inclusive access.

**Planning permission is respectfully requested.**