

Seesaw Studios

197 Field End Road, HA5 1QR

Design & Access Statement

June 2018



We are **Seesaw Studios**, an artistic team of design professionals and project managers, led by company director and senior architect, Tuba Korkmaz.

We believe in creating unique, functional spaces to synchronise all forms of creative disciplines, ensuring that each of our client's needs & concepts are successfully manifested in each project we develop.

Our team portfolio demonstrates considerable experience in residential & commercial projects alike, in addition to project management.

Creativity, excellence and great quality underpins our style and approach.

Architecture & Interiors

Document produced by:

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On behalf of our client:

Mr. Tozlukaya
MELISSA SUPERMARKET
197 Field End Road, Pinner
London, HA5 1QR

1. Introduction

1.1 Seesaw Studios architectural practice has been appointed by the client to complete the following Design & Access statement relating to the accompanying application to create alterations to the existing shopfront, proposal of a second entrance to the rear of site and further alterations to the side extension to provide sheltered refuse/recycle store, trolleys and storage under full planning permission.

1.2 This statement is submitted as part of a formal application and is to be read in conjunction with all architectural drawings and associated documentation.

2. Overview

2.1 The site is currently occupied by a retail grocery unit in a prominent corner location.

2.2 The proposal has been designed through a process of carefully considering the existing building, in addition to its neighbours.

3. Use

3.1 The existing site's planning use is as an (A1) retail unit.

3.2 The site in question comprises of the ground floor solely.

3.4 The property adorns a prominent corner location between Field End road and North View

3.5 The building will continue to be used as an (A1) retail unit. No change of use is proposed.



[Exterior view of the existing unit (July 2017) - Google Maps]

4. Site Surroundings & Heritage

4.1 The site is situated within TFL zone 5, the nearest underground station being Eastcote Underground Station serviced by both the Piccadilly and Metropolitan lines. At just a five minute walk away, the site is well connected to central London and numerous other national and local railway stations.

4.2 As part of the TFL network, the site is serviced by numerous local bus routes, ensuring easy transportation availabilities through public transit

4.3 The site is surrounded by numerous green spaces, including Warrender Park, Cavendish Recreation Ground and Roxbourne Park.

4.4 The surrounding area is primarily residential in character, excluding the line of shops that adjoin the site along the main thoroughfare of this main road.

4.4 The site is not a listed building.

4.5 The site is not in a conservation zone but sits close to the border of Eastcote (Montford Way) conservation area.

5. Planning History

5.1 Planning history for the site dates back as far as 1989, with an application to install a partial internally illuminated sign.¹

5.2 An application to install internally illuminated elevational signage was approved in September 1993.²

5.3 An application to install roller shutters was refused in August 2017.

5.4 Our accompanying application seeks to rectify past concerns raised by the site as well as enhancing the unit's character in this prominent location.

6. Design

6.1 This application seeks full planning permission for the applicant to create alterations to existing shopfront, proposal of a second entrance to the rear of site and alterations to the side extension to provide sheltered refuse/recycle store, trolleys and storage.

6.2 The changes proposed are subtle, offering the applicant a decent improvement to the aesthetic of the elevation without infringing on the character of the surrounding context.

6.3 To match the existing design, all materials are proposed as such, so as not to detract from the character of the existing building and its adjoining terrace neighbours.

6.4 Owing to the corner position of this site, the proposed alterations would unavoidably be visible from public vantage points.

6.5 Our design accommodates the needs of a contemporary business whilst improving on past concerns that have left this unit looking less than its best.

6.6 A second entrance is proposed to the rear of the site.

6.7 Access shall remain unaltered.

¹ Further planning history may be available but is not immediately accessible. All available data was taken from the public information on record through the council's online planning portal. Council planning reference: 22149/C/89/3640

² Council planning reference: 22149/F/93/3078

7. Conclusion

7.1 The design and the proposed alterations that come with it are minimal, yet add a contemporary boost to the site and overall refreshment to its character.

7.2 The proposal has been designed to suit local policy in line with government and development plan guidance.

8. Commitment to Quality

8.1 This document has been produced by Matti Ryan of Seesaw Studios. If you feel that this design & access statement would benefit from elaboration or alteration, please do not hesitate to contact us via e-mail at: info@seesaw-studios.com

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