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# PLANNING, DESIGN AND ACCESS STATEMENT.

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THE TRIANGLE PALMERS GREEN, LONDON N13



JANUARY 17, 2014

FPS (UK) LTD  
LONDON

## **1.0 SITE DESCRIPTION AND SURROUNDING AREA**

- 1.1 The site is situated on the junction of Green Lanes and Alderman's Hill. The site historically is known as The Triangle, Palmers Green. The clock would be sited on the western side of the Triangle facing the A105 Green Lanes. The locality is characterised as a busy pedestrian and vehicular thoroughfare within Palmers Green Town Centre.
- 1.2 The Triangle has a variety of public furniture sited on it such as benches, directional signage and monitoring structures.
- 1.3 The site is surrounded by buildings of differing designs and various heights varying from two storey on the western part of Green Lanes to three and four storeys surrounding the site at the junction with Alderman's Hill.
- 1.4 The site forms part of the public highway

## **2.0 PLANNING HISTORY**

- 2.1 Until recently The Triangle had disused public conveniences within the lower basement. These have now been removed.

## **3.0 DESCRIPTION OF THE PROPOSAL AND BACKGROUND**

- 3.1 The proposal involves the erection of a clock supported by a metal façade comprising a slim pole and a base. The clock structure comprises three main elements namely the base (which will hold the electrical components), a slim metal pole section and the clock structure itself. The footprint and base of the structure would 0.6m and would comprise a structure of 8 sides as shown on the design plans. This will allow some design work to be fitted to each design panel. This would rise to height of 1.5m. The slim central

pole element would be 2m in length and above that the clock face would be 0.762m. Overall and including the architectural finishes the structure would have a height of 5.5m.

- 3.2 The clock would have 3 faces to reflect The Triangular on which it is situated. The clock has been designed to reflect some of the local character of the surrounding buildings.
- 3.3 The Green Lanes Business Association under the stewardship of its Chairman Costas Georgiou have gained public funding to implement this project. In conjunction with its membership the Association believe the introduction of the clock will introduce a prominent feature onto the High Street providing a sense of place and civic pride to the locality.
- 3.4 The Association have engaged its members and the wider community in its project for Palmers Green Town Centre. The following additional publicity of the clock has been entered into, the proposals have been advertised in the A. Webb magazine which has been distributed to ten thousand homes locally.

#### **4.0 RELEVANT PLANNING POLICY**

##### **4.1 CORE POLICY 30**

##### **MAINTAINING AND IMPROVING THE QUALITY OF THE BUILT AND OPEN ENVIRONMENT**

All developments and interventions in the public realm must be high quality and design-led, having special regard to their context. They should help to deliver Core Policy 9 (Supporting Community Cohesion) by promoting attractive, safe, accessible, inclusive and sustainable neighbourhoods, connecting and supporting communities and reinforcing local distinctiveness.

##### **4.2 National Planning Policy**

The NPPF introduces a presumption in favour of sustainable development. Paragraph 15 states that:

“Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.”

## 5.0 PLANNING CONSIDERATIONS

5.1 The main planning considerations and issues raised by this proposal are:

1. The appearance of the Clock within the Public Realm.
2. Highway Issues.

**The proposals are clearly supported by Core Policy 30** which forms part of the Core Strategy which in turn forms part of the Enfield Plan. The Triangle Clock Monument is clearly well designed. It is sited to provide a prominent focal position for all the community to enjoy. Its position along the highway and its triangular configuration allow maximum visibility for those passing through the Palmers Green Triangle.

The design itself leans on the local architecture and local distinctiveness of the buildings. The design features have all been taken from the surrounding buildings from the octagonal base, date scroll, and detail around the clock face. The scale of the clock at a height of 5.5m while wishing to be prominent also provides a scale which can be enjoyed by pedestrians.

Highway Advice in relation to highway visibility was sought from Stuart Michael Associates, they have concluded there are no adverse effects on highway or pedestrian safety or the free flow of traffic from the siting of the The Triangle Clock Monument.

The structure will be manufactured locally and assembled by Dave Plummer of Triangle Metal Works. The structure would be predominantly manufactured in metal and assembled locally adding to its sustainable credentials.

## 6.0 CONCLUSIONS:

- 6.1 The proposals are supported by local planning policy and will provide a well-designed feature in the public realm reinforcing local distinctiveness and providing a sense of place.
- 6.2 It is respectfully requested the planning application be approved to allow the scheme to be implemented without delay.