

HERITAGE, DESIGN AND ACCESS STATEMENT

in relation to proposed
Change of use application

178b Royal College Street, Camden and Arch 73

Issue 2: 27-1-23

1.0 INTRODUCTION

This application seeks permission for the change of use of no. 178b Royal College Street and arch no. 73 and create a new quiz gaming venue (Use class E) The applicant already has a successful escape room business based in Camden and would like to use this space to expand the business into quiz boxing rooms.

The assessment has been carried out by Chris Goodsall Architects. Chris Goodsall is a Chartered Architect registered on the RIBA Conservation Register as a Conservation Architect. This qualification is supported by experience in a range of projects involving work to, or on the site of various listed buildings and in Conservation Areas.

2.0 ASSESSMENT

2.1 Physical context

The property at no. 178b Royal College Street was previously used as a tattoo parlour and Arch 73 was used as storage space in relation into this. The property is single storey with single access through the elevation fronting Royal College Street.

It is assumed that 178b was built at a later date than the terrace at number 178a and provides access to arch 73.

The attached property on Royal College Street has commercial use at ground floor with residential uses on the floors above, currently unoccupied. On the Northern side of the property is the overground railway line which serves Camden Road Station across the road.

Number 178b is located within the neighbourhood centre.

2.2 PLANNING CONTEXT

2.2.1 National Policy

National Policy is set out in Section 12 of the National Planning Policy Framework, requiring that:

- Proposals are assessed in relation to the heritage context
- Evidence is to be provided to support proposals sufficient to allow the Local Authority to reach a decision.

2.2.2 Local Policy

Various sections of the Camden Local Plan have been considered in relation to the proposals.

Relevant policies from the Local Plan (2017) considered include:

- G1 (Delivery and location of growth)
- D1 (Design)
- D2 (Heritage)
- D3 (Shopfronts)
- E1 (Economic development)
- T1 (Prioritising walking, cycling and public transport)

The proposals are supported by these policies as they seek to make efficient use of a vacant space in a highly accessible location, close to public transport links. The new business will also provide local employment opportunities and will enhance the current street scene.

2.2.3 Planning history

The below planning applications have been made for the application site.
The most relevant is the application 2018/0565/P which was granted.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2021/4163/P	178B Royal College Street, and Arches 73, 74 and 75 Randolph Street London NW1 0SP	Change of use of café/restaurant (Class Use E) at 178B Royal College Street and storage facilities (Class Use B8) at arches 73, 74 and 75 and amalgamation of 178B Royal College Street with Arches 74 and 75 and part of Arch 73 to create commercial kitchen and delivery centre with ancillary offices (Sui Generis). External alterations to shopfront of 178B Royal College Street and provision of plant and machinery to the rear of the Arches 73, 74 and 75 in association with the new use. (Retrospective).	FINAL DECISION	24-09-2021	Refused and Warning of Enforcement Action to be Taken
2018/1482/A	178A & 178B Royal College Street London NW1 0SP	Display of a fascia sign and one externally illuminated projecting sign at 178A and 178B. Display of panel sign on Randolph Street.	FINAL DECISION	23-03-2018	Granted
2018/0844/P	178A & 178B Royal College Street London NW1 0SP	Installation of new shopfront.	FINAL DECISION	23-03-2018	Granted
2018/0565/P	178A & 178B Royal College Street and Arches 73, 74, 75, 76, 77, 79 and 80 London NW1 0SP	Change of use of arches (73, 74, 75, 76, 77, 79 and 80) from offices (B1) to storage (B8). Change of use at ground floor of 178A and B Royal College Street from retail (A1), tattoo parlour (sui generis) and cafe uses (A3) to retail use (A1). Erection of a covered access extension to rear of arches 73-75.	FINAL DECISION	23-03-2018	Granted

3.0 HERITAGE CONTEXT

3.1 Development History and Description

Arch 73 is one of a collection of arches that run behind Royal College Street. Arches 74-80 were granted permission in 2002 to change of use from B1, B2 & B8 uses to B1 use class. Arch 73 has been used as ancillary storage space to the tattoo parlour at number 178b. The site is currently vacant.

3.2 Asset Designation

The property at no. 178b Royal College Street lies within the Camden Broadway conservation area. The arch falls just outside of this and neither element are listed. The closest listed building are number 25-28 Randolph Street which are Grade II listed but will not be affected by the proposals.

4.0 IMAGE OF THE SITE



View of the site from the crossroads taken from Google maps (Aug 2022)

4.0 ASSESSMENT OF HERITAGE VALUE

4.1 Architectural significance

The site has little architectural significance, number 178b forms a continuation of the active street frontage filling in the gap between the terrace and railway bridge.

4.2 Setting

The site is situated in a the end of a three storey terrace. The surrounding buildings vary in age and are predominantly three storeys high.

4.3 Cultural significance

There are no known specific cultural references related to the site.

5.0 CONCLUSION

The proposals do not have any impact on the conservation area as the works proposed are internal.

The application site has been vacant for a number of years and its occupation and refurbishment will enhance the street scene and conservation area.

6.0 USE

6.1 Existing use.

The site is currently vacant, however the previous use was as a Tattoo parlour and ancillary storage.

6.2 Planned use.

The proposed use is a Quiz gaming venue, which falls under use class E.

7.0 DESIGN CONSULTATIONS

Design consultations have been held with the owners.

8.0 ACCESS

The property has a single access route from Royal College Street. An accessible ramp has been proposed here. Ramps have also been proposed within the building to give wheelchair access to the games rooms.

9.0 Flood Risk

The site is not identified as being at risk of flooding by the Environment Agency.

10.0 BUILDING DESIGN

10.1 Amount

The total site area is 161 m².

The majority of the works are internal alterations. An accessible ramp is proposed to provide wheelchair access to the entrance.

10.2 Layout

The layout has been determined to make the best use of the space available, whilst taking into consideration the reduced head height at the sides of the arch.

There is waiting and reception area at the front of the property, accessible WC and unisex WC and three games rooms.

10.3 Appearance

It is intended that the appearance from the street will remain the same. New signage will be proposed under a separate application.

11.0 Sustainability Statement

All light fittings will be low energy fittings using compact fluorescent or LED lamps.

12.0 CONTACT DETAILS

12.1 Site Address

178b Royal College Street & Arch 73
Camden

NW1 0SP

12.2 Applicant's Details

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12.3 Architect

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Revisions:

Issue 2: Proposed use class changed from Sui Generis to Class E.