



Stuart Henley & Partners

Design & Access Statement in respect of; Unit 1, 12 Heath Street, London NW3

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- 1.0 The proposal is to install an extraction system into the existing unit to provide mechanical ventilation to the kitchen.
- 2.0 The site is located within the Hampstead Town Centre as designated within the London Borough of Camden's Development Plan and also within the Hampstead Conservation Area.
- 3.0 The site is one of a number of commercial units situated within the former Antiques Emporium. It is accessed via an open courtyard that runs off of Heath Street.
- 4.0 As part of the application, Reference has been taken from Camden Council's policy TC2 b) and c).

b. provide for and maintain, a range of shops including independent shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice;

c. make sure that food, drink, entertainment and other town centre uses do not have a harmful impact on residents and the local area and focusing such uses in King's Cross and Euston Growth areas, Central London Frontages, and Town Centres (Refer to Policy TC4 Town centre uses)
- 5.0 Due to the location within a Town Centre zone there is requirement to seek diverse uses from commercial premises to provide a range of services. This however needs to be balanced with not causing any detrimental effect on the surrounding area in accordance with section c) above and the subsequent policy note TC4.
- 6.0 Due to the location within the Conservation Area, care needs to be taken concerning any proposal that could visually impair the area. In this regard all parts of the extract system has been contained entirely within the building with no manifestation on the outside fabric, other than the point of exhaust. This however is contained within the flank wall, that faces Oriel Court, and is formed using terracotta airbricks that will provide a low impact appearance.
- 7.0 The point of exit has been selected as it appears to have been a point where historically there was an opening within the wall (now bricked up) as well as being

within a passageway formed between Oriel Court and the application building. The latter means that the outlet will not be visible from anywhere other than from within the passage itself.

8.0 In addition to this the flank wall of Oriel Court is a blank brick wall and as such occupants have no direct view of the place where the extract is proposed.

9.0 Finally it is noted that there is residential accommodation nearby and that there are windows that look out onto the flat roof above the unit. As such the extraction system could potentially cause an impact if it was exited through the roof. The proposed location, through the wall, was therefore selected as the best option.

10.0 The extraction system will be fitted with carbon filtration to limit cooking smells. These will, in any event, be low in level. The proposed occupant is an Italian Street Food cafe that has a limited menu being home made pasta and pizza. In addition to this, the unit being only 58sq.m, limits the size of any operation on the site.