



DESIGN & ACCESS STATEMENT

Local Authority
CAMDEN COUNCIL LONDON BOROUGH

Project Location: **76 Neal Street, London – Covent Garden WC2H 9PA**

Project Code: ASP-2023104_76 NS

Project Title: Installation of ventilation system – Kitchen – Bakery activity at Basement Floor & Relocation extra flue duct to the Rear-Side Elevation

Client: DOW Properties Ltd, 195 Hale Lane, London Edgware HA8 9QN
 Mr. Morad Arefin

Architectural Consultant: ASP Architects London Ltd, Architect Sami Almaqableh

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Date	01.08.2023	05.08.2023	10.08.2023
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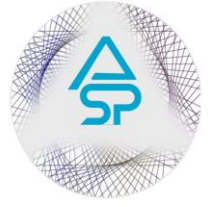


FRONT VIEW
76 Neal Street

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Existing REAR-SIDE VIEW

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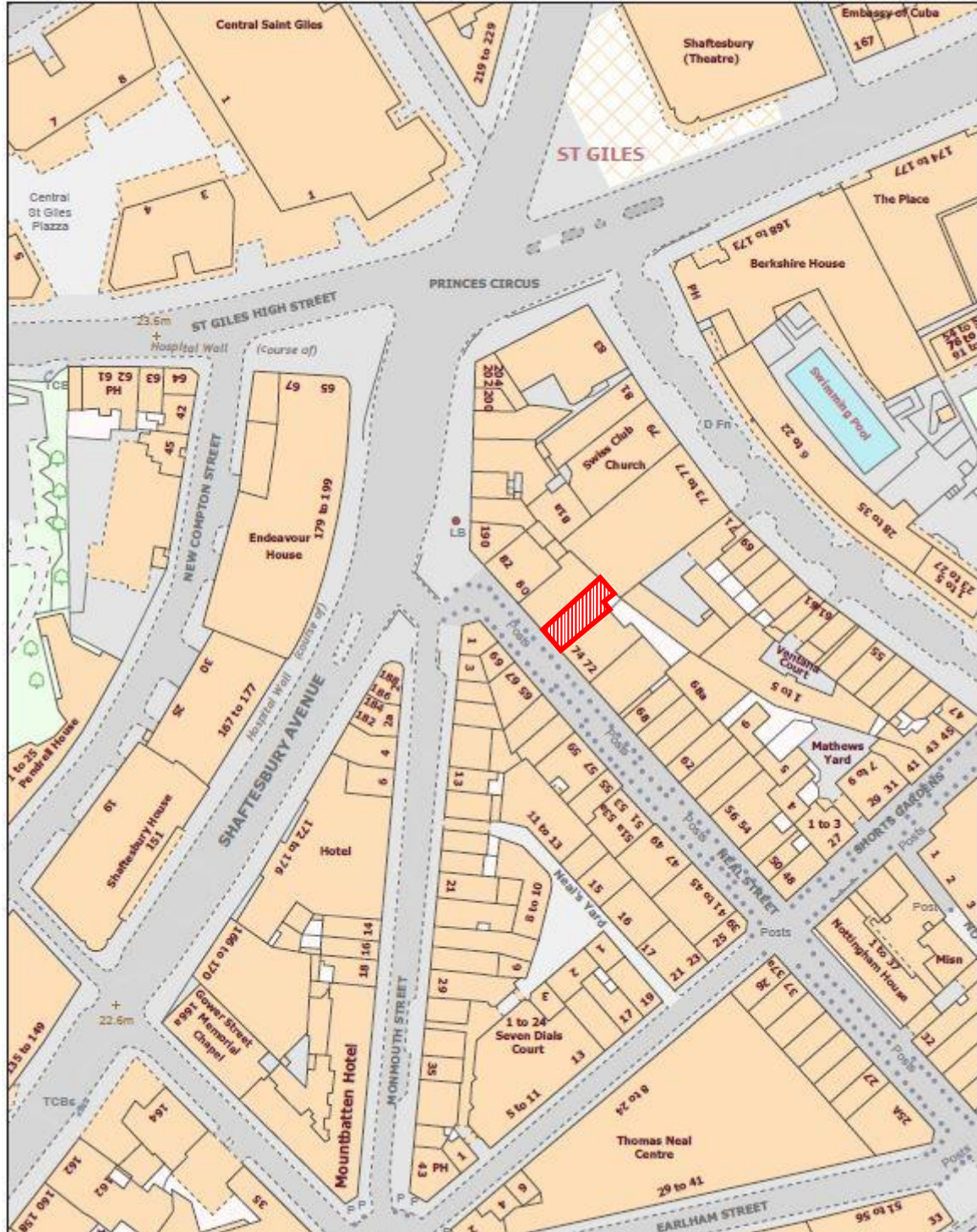
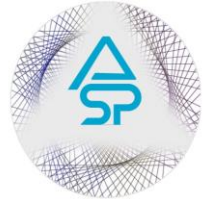
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**SITE LOCATION**

76 Neal Street

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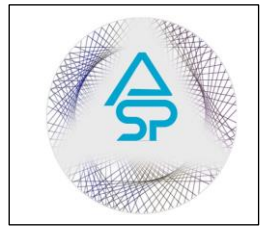


1. PROJECT Information – PROJECT Details:

Project Title	Installation of Ventilation System- Kitchen-Bakery activity at Basement Floor & Relocation extra flue duct to the rear-side elevation at 76 Neal Street, Covent Garden- London WC2H 9PA			
Project Number	ASP-23103-12 AP			
Roles Provided	<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Lead Designer	<input type="checkbox"/> Project Lead	<input type="checkbox"/> Contract Administrator
Architectural Consultant	ASP Architects London Ltd – 203-205 The Vale Business Centre, Office n. 39 The Vale Acton – London W3 7QS			
Project Summary	Shop at Ground floor and Basement Floor to create a new Kitchen/Bakery activity zone (G.I.A.=7.28 m²), H=3.00, Existing G.I.A.(Basement) =103.45 m² - no change or extension of high and G.I.A. Percentage of change is 7.04 % of the current G.I.A at basement			
Document Date	10/08/2023	Version Control	0	
Client	DOW Properties Ltd, 195 Hale Lane, Edgware- London HA8 9QN - Mr. Morad Arefin			
Local Authority	Camden Council London Borough - LPA			

● RIBA Plan of Works

RIBA Workstage	Design Submitted to Client & LPA	Design Approved by Client	Notes
Stage 1	✓	✓	Requirements to create a partial area for Kitchen-Bakery Activity
Stage 2	✓	✓	Request for Pre-Advice- never received a response from Camden LPA
Stage 3	<input type="checkbox"/>	<input type="checkbox"/>	Drawings Coordination with: Ventilation system installer, noise sub-consultant and builder
Stage 4	<input type="checkbox"/>	<input type="checkbox"/>	Accepted and approved by client and installer and ready to be submitted to LPA
Stage 5	✓	<input type="checkbox"/>	Not duties of ASP
Stage 6	<input type="checkbox"/>	<input type="checkbox"/>	Not duties of ASP



2.0 INTRODUCTION

This supporting Planning / Design and Access statement has been prepared to support the intention of our client to apply for a full Planning Permission Application to the LPA (Camden Council London Borough). And current application for Pre-Advice (which unfortunately we haven't received any response from planning department, despite our phone calls and waiting a call from the planner to discuss the pre-advice)

Therefore, this request of planning permission: ***Installation of Ventilation System Kitchen-Bakery activity shop at Ground Floor-Basement & Relocation Extra Flue Duct to the Rear-Side Elevation at 76 Neal Street – Covent Garden WC2H 9PA.***

The Shop is located in Conservation Area, with current **Use Class Order “E”**, the main purpose of this statement to demonstrate that the new Ventilation System and activity would be suitable for primary cooking (Bread, Pizza, preparing food and different meals and vegetables to exposed in the shop), The proposal is shown in drawing P200 and illustrate all necessary equipment to be compatible with the new use and comply with the Local Plan regulations and policies, However, will be satisfied in particular:

- BS7475 :** Description and Measurement of Environmental Noise) &
- BS4142:2014:** Methods of rating & assessing industrial and commercial sound.
- BS 5839-6** Fire Alarm System
- BS 5446-1 & 2** Mains operated smoke and heat detectors

Currently the shop is vacant & temporary closed to permit the internal refurbishment works (which is not subject of planning) and in the past, the place was used as a Shop Class Order E

The proposal; Partial conversion of the space (Basement Level) and activity to a new Bakery & Primary Cooking, with internal kitchen area equipped with Gas Oven and necessary equipment for the new activity.

Furthermore, we have taken some photos of the current situation inside and outside of the actual shops to certificate the temporary vacancy place and to report the current space situation and adaptability for new kitchen-bakery and ventilation system (Refer to our photographic report drawings P150).

The proposed ventilation system and extra flue duct to the Rear-Side elevation will be installed by registered installer to certify its compliance with endorsed regulations and policies. (Refer to technical specification sheet)

A noise Impact Assessment has been undertaken and submitted alongside the full planning application. It will demonstrate and shows that there would be no harm to the neighbour's living conditions through noise, providing appropriate mitigation is provided in the form external flue

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duct to the mounted wall – which is our proposal and shown in proposed pictures views and drawings.

In addition, we will elaborate a Safety Risk Assessment alongside with the full Planning application to satisfy:

- **Building Regulations 2019 edition, Approved Document (B), Fire Safety: Dwellings**
- **The Regulatory Reform n.1541 (Fire Safety) Order 2005**

3.0 DESCRIPTION OF THE SITE & THE EXISTING BUILDING:

The property is located a long Neal Street in Covent Garden WC2H. This property located in a busy road and within walking short distance Underground stations – Covent Garden – Tottenham court tube station), giving you quick access to Central London and the City. The Property is also located within a short busses ride of ger Covent Garden Tube station, again giving you quick access to Central London and the City. The property is within an area (Conservation) which offers arrays of shops, bars, restaurants and mixed use of the buildings, Commercial activity at Ground Floor and Residential on upper floors, and all the amenities required for a residential property. Within a few minutes' walk you have A Princes Circus at North Circular and Shaftesbury-Monmouth Avenue at south.

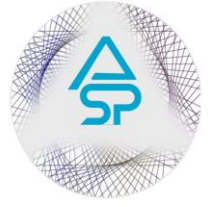
The Current Shop contains two storey, Basement and Ground Floor level in a building of 4 storey and roof terrace, with front elevation at 76 Neal Street – Covent Garden WC2h 9PA., in a terrace building with Mixed Use Classes Order “E” at Ground Floor/Basement & C3 at 1st, 2nd, 3rd, 4th and roof terrace Floor).

The front elevation at Neal Street with Two main entrances to access the building, one independent entrance to access the Shop and another access to the upper residential flats at Ground Floor. Furthermore, a fire exit at rear through a metal stair that connect basement shop and ground floor. An independent metal stair located at rear of the building and used exclusively for fire exit for the habitants of the flats.

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Existing Front Elevation



Existing Rear-Side Elevation



Existing Basement Floor



Existing Ground Floor

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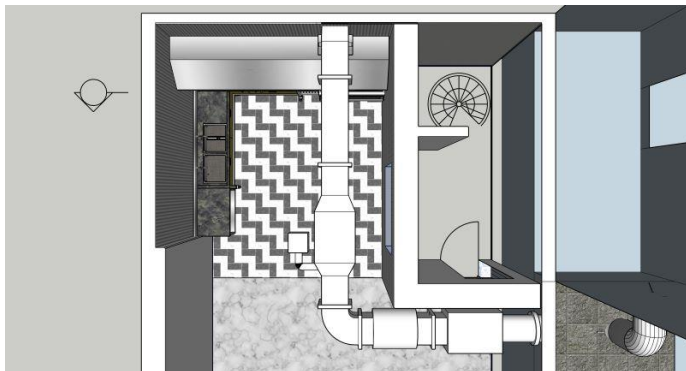
4.0 PROPOSED DEVELOPMENT:

The client has required us to create a new small zone in the shop, “*basement area*”, to be used for Kitchen/Bakery activity – used for Primary Cocking and preparing food products to be exposed in the Shop, (*Various type of Bread, Falafel, Hummus, Cheese Rolls, Stuffed Vine Leaves, sambuusa, Garlic Sauce, Moussaka, Tzazikiact.* Therefore, we extract a small area from the shop and designed a kitchen/Bakery zone to satisfy these activities (**as shown in drawing P200**). The kitchen will be furnished with all necessary equipment's and tools to make it efficient and to satisfy all policies and regulations. G.I.A. of new kitchen = 7.26 m²

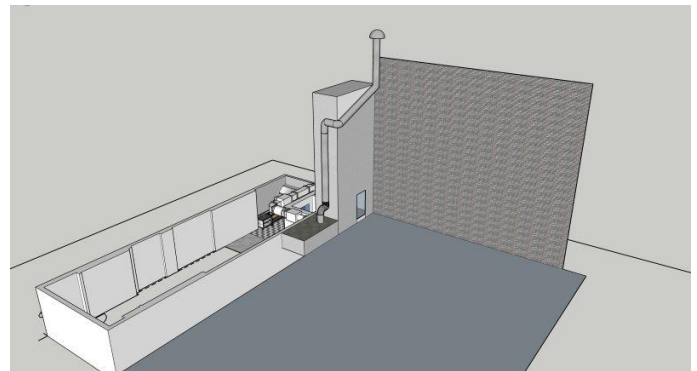
The Kitchen/Bakery area will be equipped with works tops and showcase to display products, in addition to Gas Oven, Fridge, Fryers, Canopy, Vent, Silencer, Extraction Ducts, Odour and Carbon Filter. The waste and garbage will be daily recycled and placed in Utility area bins and sent outside (External Waste Area), in proper time to landfill by proper management waste schedule.

Availability of Bicycle parking in the area for customers and n. 3 bicycle at rear of the building for employees. The area is normally occupied by tourist and local residence and the traffic by car with limited circulation, (***PTAL 6b “best”***) therefore customers are encouraged to reduce the use of their cars and minimizing the Carbon Dioxide Emissions as forecasted in COP 2026

The use of sustainable materials for the ventilation system, such as a silencer, carbon discarb, and Centrifugal Fan, certainly will contribute to reducing pollution and noise disturbances inside (Basement) and outside the shop (Rear-Side) – see below the proposals views



Proposed scheme Top View



Proposed Scheme Rear-Side View

Refer to the 3d views to see the proposed organisation of the internal space (**P320**)

However, the new kitchen/Bakery activity, G.I.A **7.28 m²** deducted from original shop-Basement Floor G.I.A. **103.45 m²**. Therefore, the reduction corresponds at **7.04%** which is considering as



small area, simultaneously will give a chance to increase the employment in the shop, offering a new job opportunity and a Bakery service which is currently absent in the area.

The proposal development will comply with Camden Local Plan 2017 and policies:

E1:	Economic Development
E3:	Tourism
A4:	Noise & Vibration
A5:	Basement
D1:	Design
D2:	Heritage
CC4:	Air Quality
TC5:	Small & Independent Shops
T1:	Prioritizing walking, cycling and public transportation.
T4:	Sustainable movement of goods and materials

The proposed drawings and documents of Kitchen/Bakery development reported in Drawing Issue Sheet as below shown:

A- Existing:

- 1- P50 : Site Location
- 2- P100: Basement-Ground floor Plans
- 3- P110: Elevations 1-1 & 2-2
- 4- P150: Photographic Report

B- Proposed:

- 1- P200: Basement-Ground Floor plans
- 2- P210: Existing-proposed Elevations
- 3- P250: Internal-External 3d Views
- 4- P300: Design & Access Statement
- 5- P310: Fire Risk assessment
- 6- P350: Noise Impact Report

C- Technical Sheet Specifications:

Silencer, Carbon Discarb Panels, Centrifugal Fan & Odour Control Solution



5.0 HISTORICAL PLANNING APPLICATIONS:

Application Number	Site Address	Development Description	Status	Date registered	Decision
2020/3058/INVALID	Basement 76 Neal Street London WC2H 9PL	Change in use of basement of shop premises (Class A1) to Restaurant/Cafe (A3)	WITHDRAWN		Withdrawn
2019/5747/P	Ground Floor & Basement 76 Neal Street London WC2H 9PL	Change of use from A1 shop to A3 cafe/restaurant	WITHDRAWN	17-12- 2019	Withdrawn
2019/0934/P	76 Neal Street London WC2H 9PL	Installation of aluminium framed doors and glazing to shopfront	FINAL DECISION	10-06- 2019	Granted
2016/1666/P	Flat 4 76 Neal Street London WC2H 9PL	Replacement of existing balustrade with glazed balustrade	WITHDRAWN	19-07- 2016	Withdrawn
2015/5354/P	1st Floor 76 Neal Street London WC2H 9PL	Change of use from office (B1) to 1x bedroom flat (C3) at 1st floor level.	FINAL DECISION	05-05- 2016	Granted Subject to a Section 106 Legal Agreement
2015/5386/P	4th Floor 76 Neal Street London WC2H 9PL	Installation of a lift overrun and 0.9m metal safety handrail at 5th floor roof level	FINAL DECISION	21-10- 2015	Granted
2014/4417/P	2nd & 3rd Floors 76 Neal Street London WC2H 9PL	Change of use of 2nd and 3rd floors from office (B1a) to 2 x 1 bedroom flats	FINAL DECISION	04-08- 2014	Granted Subject to a Section 106 Legal Agreement

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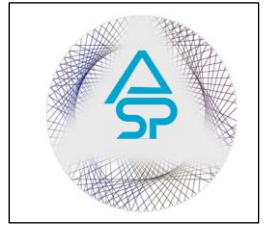
2011/2458/P	76 Neal Street London WC2H 9PA	Additions and alterations, including erection of glazed enclosure at roof level and railings in connection with use as roof garden, extension into existing front balcony at fifth floor level through the provision of a cantilevered balcony with glazed conservatory, installation of railings in balcony wall at front fourth floor level to existing dwelling on upper floors (Class C3).	WITHDRAWN	06-06- 2011	Withdrawn
2011/0826/P	76 Neal Street London WC2H 9PA	Replacement of existing shopfront and installation of new doors at ground floor level of existing commercial retail unit (Class A1)	APPEAL DECIDED	28-02- 2011	Refused and Warning of Enforcement Action to be Taken 31705(R)
31076(R)	76 Neal Street, WC2	The installation of a new shop blind	FINAL DECISION	06-01-1981	Permission
23248	76 Neal Street, London, W.C.2	Alterations to the shopfront to provide separate access to the upper part	FINAL DECISION	19-08- 1976	Permission

However, as above shown in the historical planning that the building was subject of various application for the shop and the building, which some of them are connected and other with separate subject.

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6.0 CONCLUSION & CONSIDERATION:

The proposed Ventilation System for kitchen-Bakery and food is sufficient to make the proposed activity efficient and satisfy the requested service. Considering the deduct area is small proportion related to the whole basement G.I.A. and will increase the employment in the area, which is a tourist's attraction to eat and enjoy different gastronomic world traditional food.

The elimination of noise and odour will be through a mechanism of silencer and flue duct to the roof, located at rear- side elevation, in this way will have less impact on street view (Neal Street) and the location of the duct will have the same impact as the existing of rear ducts of different bars and restaurants.

The distance of the flue duct has enough distance from the neighbouring buildings not less than 11.00 m. (*measured from the metal stairs at rear of the building and the first building in front of the proposed duct*)

Take in consideration, in the neighbouring buildings are present various extraction flue duct at rear, therefore, our proposed extract flue duct will integrate on the rear-side view as the others without any environment impact.

No change or important modification in the shop Basement/Ground floor, this approach will maintain the existing, but providing better conditions in terms of wellbeing and healthy parameters, in addition to eliminate any noise or odour should rise up from the ventilation system. Refer to the technical specifications sheet which guarantee sustainability and compliance with the regulations and policies.

We hope and wish with the proposed system, the planning department take in consideration the whole package and release his decision in positive response and be granted

On behalf of my client and ASP Architects, thanks indeed for your department. If it is requested further information/clarification, then please do not hesitate to contact us and we will be happy to satisfy all your requirements.

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Architect Sami Almagableh

London; August 2023

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