

Design and Access Statement for Change of Use from Retail (Class E) to Hot Food Takeaway (Sui Generis); Associated Plant and External Alterations.

178 High Holborn, London WC1V 7AA.

On behalf of Domino's Pizza UK & Ireland Ltd.

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1. Introduction

- 1.1. This Design and Access Statement has been prepared by Pegasus Group on behalf of Domino's Pizza UK & Ireland Ltd in support of a change of use of a former retail unit (Class E) to a hot food takeaway (Sui Generis) with associated plant equipment and external alterations.
- 1.2. Domino's Pizza currently operate from their unit at 166 High Holborn, on the opposite side of the road, but are required to relocate due to their lease expiring in the near future.
- 1.3. This Statement sets out the design justification for the change of use, firstly by examining the site and its surroundings and then by assessing the design and access considerations against current planning policy.

2. Site Description

- 2.1. The application site is located on the southern side of High Holborn in Camden. The site comprises a ground floor retail unit (Class E) within a large multi storey building. The site was previously occupied by 'Evans Cycles' but has been vacant for several years.
- 2.2. The site is adjacent to the entrance to the London School of Economics 'High Holborn Residence' which is understood to occupy the upper floors of the building. To the other side of the unit is 'the Place' an office building with beauty salon/store at ground floor level.
- 2.3. There is coach parking directly outside of the unit, otherwise there is no on-street parking in the immediate area around the site. The nearest on-street spaces are on Drury Lane, approximately 100 metres from the site. This is not unusual for central London sites. There are cycle stands outside of the premises and on the opposite side of High Holborn and the area has a PTAL rating of 6b, the best possible. As such, the site is highly accessible by means of sustainable modes of transport.
- 2.4. The existing front elevation comprises 2 shopfronts each containing a central double entrance door with glazing either side. There are shutter boxes at the existing shopfront.



3. Planning History.

- 3.1. The planning history for the application site itself is predominantly related to signage associated with the existing retail use.

4. The Proposal.

Change of Use

- 4.1. The application seeks planning permission for the use of the application site as a hot food takeaway (Sui Generis) which will be occupied by Domino's Pizza who intend to relocate from their current premises on the opposite side of the road.
- 4.2. The customer waiting and collection area will be located at the front left of the store (when viewing the site from High Holborn). An internal bike store will be located to the front right which will be used by delivery drivers for the storage of bicycles and e-bikes.
- 4.3. An internal bin store will be located at the basement level which will be served by a fresh air duct running from ground floor level.
- 4.4. The proposed opening hours would be between 09.30 and 23.00 7 days a week, as per the existing Domino's Pizza unit at 166 High Holborn.

Extract and Plant

- 4.5. The extraction duct will run from the oven to the rear of the store. It will terminate via a louvred grill (measuring 450mm x 750mm) at the rear elevation of the unit.
- 4.6. At the steps leading down to the basement, 2 no. existing compressors will be removed and replaced with new AC and coldroom compressors which will be wall mounted on anti-vibration mounts.
- 4.7. The fresh air intake will terminate via a louvred grill (measuring 900mm x 700mm) at the top right hand side of the shopfront.

Shopfront and Other External Alterations

- 4.8. The proposal will involve replacing the 2 no. existing shopfronts with new aluminium framed shopfronts.
- 4.9. The shopfronts will comprise 2 no. single solid panel doors at each of the shopfronts which will have full height vertical handles. The customer entrance will be on the left hand side (when viewed from High Holborn) and the entrance to the internal bike store will be on the right hand side.
- 4.10. The solid panel stallriser will be increased in height and the existing shutters and shutter boxes will be removed. As highlighted above, there will be a louvred grille at the top right hand corner of the shopfront.

5. Design

- 5.1. Policy D3 of the Camden Local Plan 2017 requires that a high standard of design is achieved in new and altered shopfronts, security measures and other features.
- 5.2. The proposals include the replacement of the existing aluminium shopfront with a new aluminium shopfront. The left-hand side (when viewed from High Holborn) will be the main open shopfront including the customer entrance and counter with the right-hand side split between an open pane providing views into the takeaway and a solid door and panel which screen views into the cycle store.
- 5.3. There will be a louvred vent installed within the shopfront on the far left side, just below the fascia. Care has been taken during the design phase to ensure that this is as discreet as possible, however the internal layout and constraints within the building mean that an alternative location is not possible. This has been discussed with the Officer prior to the writing of this report.
- 5.4. The replacement shopfront will serve to enhance the appearance of the building which has become somewhat untidy since the unit was vacated. The proposed shopfront materials are in use in the existing shopfront and widely used throughout the local area.
- 5.5. In addition, there are various examples of shopfront louvres around the site, as seen in the image below of a unit opposite the site :



- 5.6. Other external changes are limited to the insertion of ventilation louvres at the rear and side of the unit. These are required to serve the use of the ground floor unit and have been sited in a discreet location, away from public views. They will be seen in the context of the service areas within a town centre location, and will not harm the character or appearance of the building or the wider area.

6. Access

- 6.1. No changes are proposed to the premises which would impact access to, from or within the site.
- 6.2. A cycle store is to be provided within the premises, access from a dedicated door fronting the High Holborn. This will be used exclusively by delivery drivers for cycle and e-cycle parking. Details of access to this area are discussed more fully in the Operational Management Plan which is submitted in conjunction with this report.
- 6.3. There are cycle stands directly outside the store which will be available for use by customers.
- 6.4. Overall the site is in a highly sustainable location with a PTAL rating of 6b, the highest. The site can be accessed on foot, by bike or by public transport and there is parking available in the wider area around the site (approximately 100 metres away so within easy walking distance).

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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